



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

10/31/2011

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Roseburg Plan Amendment
DLCD File Number 001-11

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Wednesday, October 26, 2011

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Teresa Clemons, City of Roseburg
Angela Lazarean, DLCD Urban Planning Specialist
Ed Moore, DLCD Regional Representative

Thomas Hogue, DLCD Regional Representative

<paa> YA



FORM 2

DLCD

Notice of Adoption

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

In person electronic mailed

**D
A
T
E**

DEPT OF

OCT 27 2011

**LAND CONSERVATION
AND DEVELOPMENT**

For Office Use Only

Jurisdiction: **City of Roseburg**

Local file number: **LUDO-11-1**

Date of Adoption: **10-24-2011**

Date Mailed: **10-26-11**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: **7-22-11**

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

This provision will allow public input through the CUP process of considering compatible uses in the AP zone.

Legislatively amend text of Airport District (AP) zone Section 3.19.100 Uses Permitted Conditionally by replacing :

1. Offices (Uses that do not conflict with the Airport Master Plan). (delete)

1. Uses not specifically listed under Section 3.19.050 that do not conflict with Airport Master Plan. (replace)

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Does the Adoption differ from proposal? No

Plan Map Changed from: **N/A**

to:

Zone Map Changed from: **N/A**

to:

Location: **Mosher, Pine, Rice and Mill**

Acres Involved:

Specify Density: Previous: **N/A**

New:

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. 001-11 (18909) [16815]

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Oregon Department of Transportation, FAA

Local Contact: **Teresa L. Clemons, CFM Comm Pln** Phone: (541) 492-6877 Extension:
Address: **900 SE Douglas Ave** Fax Number: NA
City: **Roseburg** Zip: **97470** E-mail Address: **tlemons@cityofroseburg.org**

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s)
per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting, please print this **Form 2** on light green paper if available.
3. Send this Form 2 and One (1) Complete Paper Copy and One (1) Electronic Digital CD (documents and maps) of the Adopted Amendment to the address in number 6:
4. **Electronic Submittals: Form 2 – Notice of Adoption will not be accepted via email or any electronic or digital format at this time.**
5. The Adopted Materials must include the final decision signed by the official designated by the jurisdiction. The Final Decision must include approved signed ordinance(s), finding(s), exhibit(s), and any map(s).
6. **DLCD Notice of Adoption must be submitted in One (1) Complete Paper Copy and One (1) Electronic Digital CD via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.** (for submittal instructions, also see # 5)] **MAIL the PAPER COPY and CD of the Adopted Amendment to:**

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**
7. Submittal of this Notice of Adoption must include the signed ordinance(s), finding(s), exhibit(s) and any other supplementary information (see ORS 197.615).
8. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) of adoption (see ORS 197.830 to 197.845).
9. In addition to sending the Form 2 - Notice of Adoption to DLCD, please notify persons who participated in the local hearing and requested notice of the final decision at the same time the adoption packet is mailed to DLCD (see ORS 197.615).
10. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518.

ROSEBURG CITY COUNCIL AGENDA – OCTOBER 24, 2011
City Council Chambers, City Hall, 900 S. E. Douglas Avenue, Roseburg, OR 97470

6:30 p.m. – Special Meeting
Quarterly Financial Report – Periods Ended June 30 and September 30, 2011



7:00 p.m.

- 1. Call to Order – Mayor Larry Rich**
- 2. Pledge of Allegiance**
- 3. Roll Call**

Ken Averett	Rick Coen	Steve Kaser	Melissa Smith
Mike Baker	Bob Cotterell	Tom Ryan	Steve Tuchscherer
- 4. Mayor Report**
 - A. Parks & Recreation Commission Appointment
 - B. Visitors & Convention Commission Appointment
- 5. Commission Reports/Council Ward Reports**
- 6. Special Presentation**
 - A. Douglas County Library System – Jim Pratt
- 7. Audience Participation – See Information on the Reverse**
- 8. Consent Agenda**
 - A. Minutes of September 26, 2011 Regular Meeting
 - B. Minutes of October 10, 2011 Regular Meeting
 - C. Cancellation of December 26, 2011 City Council Meeting
 - D. OLCC Change of Ownership, Western Beverage, 2249 NE Fleser
- 9. Ordinances**
 - A. 2nd Reading, Ordinance No. 3385 Airport District Zone
 - B. Ordinance No. _____, Recreational Immunity
- 10. Resolutions**
 - A. Resolution No. 2011-____ - *ConnectOregon* IV Application – Runway Extension
 - B. Resolution No. 2011-____ - *ConnectOregon* IV Application – Aviation Suites
- 11. Department Items**
 - A. Downtown Roseburg Association Services Agreement
 - B. Transportation System Development Charges
- 12. City Manager Reports**
 - A. Facility Fund Use
 - B. Activity Report
- 13. Items From Mayor, Councilors or City Manager**
- 14. City Council Executive Session ORS 192.660(2)(i)**
- 15. Adjournment**

***** AMERICANS WITH DISABILITIES ACT NOTICE *****

Please contact the City Recorder's Office, Roseburg City Hall, 900 SE Douglas, Roseburg, OR 97470-3397 (Phone 492-6866) at least 48 hours prior to the scheduled meeting time if you need an accommodation. TDD users please call Oregon Telecommunications Relay Service at 1-800-735-2900.

**MINUTES OF THE REGULAR MEETING
OF THE ROSEBURG CITY COUNCIL**

October 10, 2011

Mayor Larry Rich called the regular meeting of the Roseburg City Council to order at 7:00 p.m. on Monday, October 10, 2011 in the City Hall Council Chambers, 900 SE Douglas, Roseburg, Oregon. Councilor Coen led the Pledge of Allegiance.

ROLL CALL

Present: Councilors Ken Averett, Mike Baker, Rick Coen, Melissa Smith and Steve Kaser.

Absent: Councilors Tom Ryan, Bob Cotterell and Steve Tuchscherer (all excused).

Others present: City Manager Eric Swanson, City Attorney Bruce Coalwell, City Recorder Sheila Cox, Public Works Director Nikki Messenger, Finance Director Cheryl Guyett, Community Development Director Brian Davis, Human Resources Director John VanWinkle, Community Planner Paul Hintz, Airport Director Mike Danielle, Police Captain Jerry Matthews, Management Technician Debi Davidson, Dan Bain of KPIC-TV, Inka Bajandas of the News Review and Kyle Bailey of KQEN Radio

ARANDA DE DUERO, SPAIN SISTER CITY PRESENTATION

Dr. Earl Jones and the 9-member contingent (Marie Dixon, Tom Singer, Dorothy Williams, Una Honscheid, H.D. Honscheid, Steve Renquist, Honora Ni Aodagain, Dwayne Bershaw, Janet Eastman) that visited Sister City Aranda De Duera shared a presentation regarding their recent exchange to Spain. Gifts from Aranda, a ceramic sculpture and framed City map of 1503, were presented to the Council.

MAYOR REPORTS

Councilors were reminded to complete the City Manager evaluation forms and submit them to Coen by November 18th.

Swanson reported that Staff will meet with representatives of the Douglas County Library Board that are proposing a library district. Information regarding tax compression will be forthcoming with their presentation to the Council on October 24th.

COMMISSION/COUNCIL WARD REPORTS

Kaser reported the Public Works Commission met during the previous week and discussed matters that will be presented to the Council in the near future.

Coen announced that the Economic Development Commission will meet on October 11th at 3:30 p.m. in the City Hall Conference Room.

VISITORS AND CONVENTION BUREAU RESIGNATION

Averett moved to accept Melissa Smith's resignation from the Visitors and Convention Commission. Motion was seconded by Coen and carried with Smith abstaining.

PUBLIC COMMENT GUIDELINES

Davidson reported that it had come to light that although the City Council adopted time limitations for audience participation comments, similar parameters were not adopted for public comment on agenda items. Staff recommended adoption of time limitations in order to ensure orderly and efficient meetings and public comment. Such limitations would not apply to public hearings. Baker moved to establish a 6-minute limit for citizen participation for agenda items (with the exception of land use hearings) with the stipulation that the Mayor and/or a majority of Council may extend the limitation as appropriate. Motion was seconded by Averett and carried unanimously.

AUDIENCE PARTICIPATION

Bill Mull, 969 Broadway Street Roseburg, read into the record portions of the Land Use Board of Appeals decision in regard to the Charter Oaks annexation and population estimates.

CONSENT AGENDA

Baker requested that the last sentence under the Facilities Fund discussion be stricken ("No Council action was taken to amend that practice.") and replaced with a statement that the Council concurred that Staff would remove language from the budget document regarding use of the fund for enterprise funds. Swanson stated Staff will present a Facilities Fund clarification at the next meeting in addition to a proposal to review all financial policies. Inasmuch as Councilors had varying recollections of the discussion, "Approval of the Minutes" was held over to the next meeting to provide Staff an opportunity to review the meeting video.

PUBLIC HEARING, AIRPORT DISTRICT ZONE AMENDMENT, ORDINANCE 3385

At 7:43 p.m. Rich opened the public hearing regarding Airport District zoning. Davis reported that the airport property was recently rezoned. Since that time, it was discovered that the language in the zone is limiting when compared to the Airport Layout Plan. Therefore, a text amendment was prepared to become consistent with that Plan. As no one else wished to speak, the hearing was closed at 7:46 p.m. Averett moved to adopt the findings of fact approved by the Planning Commission for File Nos. LUDO-11-1. Motion was seconded by Coen and carried unanimously. Cox read Ordinance No. 3385 for the first time entitled: An Ordinance of the City of Roseburg Amending the Roseburg Land Use and Development Ordinance No. 2981 by Adopting Updates and Clarification to Section 3.19.100 Uses Permitted Conditionally in Airport District (AP) Zone.

RECREATIONAL IMMUNITY

Cox reported that a draft ordinance regarding recreational immunity was prepared as a result of legislation which becomes effective until 1, 2012. Legislation provides immunity for liability exposures for unimproved right-of-ways that citizens may use for

**CITY OF ROSEBURG
PLANNING COMMISSION
STAFF REPORT**



LUDO Text Amendment File No. LUDO-11-1
2011

Meeting Date: September 19,

Prepared for: Brian Davis, Director
Community Development

Completeness Date: N/A
120-Day Limit: N/A

Staff Contact: Teresa L. Clemons, CFM Community Planner

Applicant: City of Roseburg, Community Development Department

Request: Land Use and Development Ordinance (LUDO) Text Amendment
Article 19 Airport District

ISSUE STATEMENT AND SUMMARY

This is a legislative proposal to amend LUDO Section 3.19.100, Uses Permitted Conditionally in the Airport District (AP) Zone. The Planning Commission will hold a public hearing and forward a recommendation to the City Council for final action

BACKGROUND

A. Location

The Airport District is limited to the properties that are part of the City's Airport generally located between NE Stewart Parkway and NE Edenbower Boulevard, east of NE Aviation Drive.

B. Description/Project Proposal

The proposal is to amend the text of the AP Zone to eliminate the specific reference to Offices allowed conditionally and replace the text as follows:

1. ~~Offices (Uses that do not conflict with the Airport Master Plan).~~ Uses not specifically listed under Section 3.19.050 which do not conflict with the Airport Layout Plan.

C. History/Previous Action

None

STAFF ANALYSIS

LUDO indicates that text amendments may be necessary to conform to the Comprehensive Plan or to meet other changes in circumstances and conditions. In this case only allowing Offices that do not conflict with the Airport Master Plan needlessly constrains uses that could be found suitable using the criteria for Conditional Use Permit (CUP) approval. The CUP process includes public notice to affected property owners, agencies, and departments. Their input will be considered in any decision. LUDO amendments must also conform to the Comprehensive Plan and applicable Statewide Planning Goals.

COMPREHENSIVE PLAN POLICIES

Pertinent policies that apply to the proposal have been evaluated as follows:

ECONOMIC GROWTH

Economic Growth Policy No. 1

The City of Roseburg shall encourage economic growth by demonstrating a positive interest in existing and new industries, especially those providing above-average wage and salary levels, an increased variety of job opportunities, a rise in the standard of living, and utilization of the resident labor force.

Economic Growth Policy No. 2

The City shall encourage economic activities which strengthen the urban area's position as a regional distribution, trade, and service center.

Economic Growth Policy No. 3

Through the planning process, the City and County shall continue to monitor the supply of developable commercial and industrial sites to ensure opportunity for the expansion of existing and the establishment of new economic enterprises throughout the urban area.

Economic Growth Policy No. 4

The City shall encourage the development of convention and tourist related facilities in the urban area.

ASSESSMENT

The amendment will allow uses which do not conflict with the Airport Layout Plan to be evaluated through the CUP process and to approve those uses which support the City's Comprehensive Plan Economic Growth Policies.

TRANSPORTATION

Transportation Policy No. 5

The findings and recommendations contained in the Roseburg Municipal Airport Master Plan shall serve as the basis for guiding improvements to facilities and services at the airport.

Transportation Policy No. 6

Airport-related commercial and industrial development allowed within the airport facility shall provide a demonstrated benefit to or dependence on the airport and shall have locational requirements which prevent development on other suitable land in the urban area.

Transportation Policy No. 7

Land use activities surrounding the airport shall be controlled to ensure that development does not interfere with the air space needs of the airport or pose a hazard to public health and safety.

ASSESSMENT

The amendment refines LUDO standards to better implement the above Comprehensive Plan Transportation Policies by allowing uses other than offices which complement the airport facility.

ENERGY CONSERVATION

Energy Conservation Policy No. 8

The City shall incorporate into its land use and ordinance provisions which encourage new development to utilize density and location, in balance with the requirements of other planning policies, in order to reduce the need to travel, increase access to transit, and permit building configurations which increase the efficiency of space heating in residences.

Energy Conservation Policy No. 9

As an energy conservation measure, the City will encourage the infilling of vacant land.

ASSESSMENT

The amendment focuses on eliminating conflicts between proposed uses and the Airport Layout Plan thus supporting the above Comprehensive Energy Conservation Plan Policies.

PUBLIC FACILITIES AND SERVICES

Public Facilities and Services Policy No. 1

Facility and service planning in the Roseburg urban area shall use the Comprehensive Plan as the basis for decisions to ensure that needs of the urban area are met in a timely, orderly, and efficient manner.

Public Facilities and Services Policy No. 2

The City shall strive to improve the level of cooperation with all agencies of local, state, and federal government in order to ensure the timely, orderly, and efficient provision of

all public facilities and services essential to the social, economic, and physical wellbeing of the urban area and its citizens.

ASSESSMENT

The amendment focuses on eliminating conflicts between proposed uses and the Airport Layout Plan thus supporting the above Comprehensive Plan Public Facilities Policies.

COMMERCIAL DEVELOPMENT

Commercial Development Policy No. 3

Commercial uses shall have convenient access to collector and arterial streets.

Commercial Development Policy No. 4

The zoning ordinance, subdivision ordinance, and other regulations shall contain standards to minimize circulation conflicts between pedestrians, bicycles, automobiles, and other vehicles servicing all commercial developments.

Commercial Development Policy No. 5

Zoning regulations governing the siting of commercial development shall take into consideration the relationship of adjacent development in terms of building height, mass, and activity.

Commercial Development Policy No. 6

Subdivision and zoning regulations should require landscaping to visually soften paved areas, reduce heat and glare, and to provide separation between buildings and pedestrian and vehicular circulation.

ASSESSMENT

The amendment focuses on eliminating conflicts between proposed commercial uses and the Airport Layout Plan. LUDO standards in place to address commercial development also help reinforce the need for proposed uses to fit in with surrounding development, in this case, the airport.

INDUSTRIAL DEVELOPMENT

Industrial Development Policy No. 7

The zoning ordinance shall allow appropriate on-site employee services and facilities in industrial areas. Traffic generated by industrial uses should be diverted away from residential areas, and should have convenient access to arterial or collector streets. Wherever practical, outdoor storage areas shall be screened from adjacent residentially designated properties.

Industrial Development Policy No. 8

Industrial uses shall be encouraged to locate in planned industrial parks in order to reduce site development costs, maximize operating economies, and achieve a more

harmonious land use pattern; however, location within a planned industrial park shall not be a prerequisite of approval. Except in planned industrial parks, other land uses should be discouraged from districts that have been designated for industrial uses.

ASSESSMENT

The amendment will allow evaluation of industrial type development which may be considered to complement existing airport uses.

PUBLIC AND SEMI-PUBLIC BUILDINGS AND LAND DEVELOPMENT

Public and Semi-Public Buildings and Lands Development Policy No. 9

Major public and semi-public buildings shall be located on or near arterials and have well planned access and parking.

Public and Semi-Public Buildings and Lands Development Policy No. 10

Community facilities should be well designed to fulfill their specified function, taking into consideration the needs of handicapped persons.

ASSESSMENT

The airport itself is a public facility; proposed public and semi-public uses which do not conflict with the Airport Layout Plan may be considered using Conditional Use Permit criteria for approval through the amendment to LUDO.

Compliance with Statewide Planning Goals

In addition to Comprehensive Plan Policies, following is an evaluation of the applicable Statewide Planning Goals. Oregon Department of Land Conservation and Development (DLCD) received required notice of this action and has no comments.

Goal No. 1 – Citizen Involvement - To develop citizen involvement programs that ensure the opportunity for citizens to be involved in all phases of the planning process.

The City of Roseburg and Douglas County have an adopted and acknowledged Comprehensive Plan for the Roseburg Urban Area. The Comprehensive Plan is implemented via the adopted Roseburg Land Use and Development Ordinance (LUDO). Within LUDO the City identifies procedural requirements for processing land use actions, including notification and hearing procedures. The notice procedures guide the general public through the land use process within the City as well as through provisions that meet Oregon Revised Statutes (ORS).

Roseburg also has an established Planning Commission that has the responsibility to act as the conduit to the City Council on land use matters. The Planning Commission is selected through an open, well-publicized public process and the Commission may include one member who resides outside the city limits. In addition, as a part of the

project a Citizen Advisory Committee was formed and a community forum was held allowing for citizen input and participation. The City of Roseburg provided notice of this application as mandated through ORS and LUDO requirements, as well as publishing the notice in the News-Review, a newspaper of general circulation. A public hearing(s) is held in order to provide an opportunity for interested citizens to be involved, provide comments and present issues, influence the Commission and eventually the Council, provide technical information, and/or provide information regarding conditional approval.

Goal No. 2 – Land Use Planning - To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such actions.

As noted above the City of Roseburg has adopted a Comprehensive Plan, which is "acknowledged" by the State of Oregon. This Plan was again acknowledged through Periodic Review in 1992 and is coordinated and adopted by Douglas County for the unincorporated area located within the City UGB. (Roseburg Urban Area Comprehensive Plan adopted by the City Council in Ordinance No. 2345, effective on July 1, 1982, and re-adopted in Ordinance No. 2980 on December 9, 1996.) Implementation of the Comprehensive Plan is accomplished through the adopted LUDO. LUDO has been acknowledged by the State of Oregon and has been amended from time-to-time in order to comply with ORS. (Roseburg Land Use and Development Ordinance No. 2363, as originally adopted July 1, 1984, and re-adopted in Ordinance No. 2981 on December 9, 1996.) Both the Comprehensive Plan and LUDO have been amended from time-to-time.

Goal No. 9 – Economic Development - To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

The proposed LUDO amendment will increase economic opportunities while still protecting airport uses because it evaluates all variety of uses which could be undertaken in the Airport Zone.

Goal No. 12 – Transportation - To provide and encourage a safe, convenient and economic transportation system.

Uses beyond offices which use the airport for transport can now be evaluated and approved using the standards in the CUP process.

Goal No. 13 – Energy Conservation – To conserve energy - Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.

The amendment will save energy if uses complementary to the airport but not previously allowed conditionally can be sited in close proximity to the airport.

Statewide Planning Goals not directly applicable include Agricultural Lands (No. 3); Forest Lands (No. 4); Open Spaces, Scenic and Historic Areas and Natural Resources (No. 5); Air, Water and Land Resource Quality (No. 6); Areas Subject to Natural Disasters and Hazards (No. 7); Recreational Needs (No. 8); Housing (No. 10); Public Facilities and Services (No. 11); and Urbanization (No. 14).

ASSESSMENT

The text amendment will allow a full range of compatible uses to be evaluated under CUP approval criteria and will provide public input and participation in any decision.

OPTIONS

1. Adopt proposed or modified Findings of Fact recommending the City Council approve the amendment.
2. Adopt modified Findings of Fact recommending the City Council deny the amendment.
3. Continue consideration to obtain more information.

CONCLUSION/SUGGESTED MOTION

An assessment of the proposal has found that it complies with the applicable Comprehensive Plan policies and the Statewide Planning Goals. Based on the information provided, the following motion is recommended:

I MOVE TO ADOPT THE FINDINGS OF FACT AS PRESENTED AND RECOMMEND THE CITY COUNCIL **APPROVE** FILE NO. LUDO-11-1 AND TO AMEND LUDO SECTION 3.19.100(1) AS PROPOSED.

ATTACHMENTS

- 1 – City Zoning Map
- 2 - Findings of Fact - Pages 8-9

**BEFORE THE PLANNING COMMISSION
OF THE CITY OF ROSEBURG**

In the matter of a Legislative Land Use
and Development Ordinance text
Amendment relative to Article 19 Section
3.19.100 Uses Permitted Conditionally.)

**FINDINGS OF FACT
AND DECISION
FILE NO. LUDO-11-1**

Finding No. 1

This matter came before the Planning Commission for public hearing on September 19, 2011, in the Council Chambers of Roseburg City Hall, 900 SE Douglas Avenue, Roseburg, Oregon.

Finding No. 2

The application was duly executed as provided in the Land Use and Development Ordinance.

Finding No. 3

Notice of the public hearing was given by publication in the News-Review, a newspaper of general circulation, at least 10 days prior to the date of the hearing. Opportunities were provided for all interested parties to be involved in the planning process through the public hearing.

Finding No. 4

The Planning Commission takes official notice of the Roseburg Urban Area Comprehensive Plan adopted by City Council Ordinance No. 2980 on December 9, 1996 and of the Roseburg Land Use and Development Ordinance No. 2363, as originally adopted July 1, 1984, and re-adopted in Ordinance No. 2981 on December 9, 1996, as both may have been amended from time-to-time. The Planning Commission takes official notice of the records of the Community Development Department.

Finding No. 5

The Planning Commission staff report prepared for evaluation of this application was reviewed and taken into consideration during the review process including all exhibits and materials referenced and any testimony provided at the hearing, which is hereby made a part of the Commission's findings.

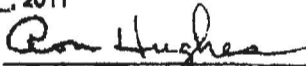
CONCLUSION

The amendment detailed in the information provides clearer direction improving implementation and understanding of the Airport District. An assessment of the proposal has found that the amendment complies with the applicable Comprehensive Plan policies and the Statewide Planning Goals.

BASED ON THE INFORMATION PROVIDED IN THE STAFF REPORT, AS WELL AS ALL OTHER MATERIALS PRESENTED, INCLUDING RELEVANT PUBLIC INPUT, THE PLANNING COMMISSION RECOMMENDS THE CITY COUNCIL APPROVE FILE NO. LUDO-11-1 APPROVING A LAND USE AND DEVELOPMENT ORDINANCE TEXT AMENDMENT TO REVISE CONDITIONALLY PERMITTED USES AS FOLLOWS:

- ~~1. Offices (Uses that do not conflict with the Airport Master Plan).~~
- ~~2. Uses not specifically listed under Section 3.19.050, where the ongoing operation and use is directly dependent upon and directly associated with airport activities.~~
1. Uses not specifically listed under Section 3.19.050 which do not conflict with the Airport Layout Plan.

DATED THIS 20th DAY OF September, 2011


Ron Hughes, Chair


Brian Davis,
Community Development Director

Planning Commission Members:

Ron Hughes, Chair
Knut Torvik, Vice Chair - absent
Patrick Parson
John McDonald - absent
John Boyd
Scolty Ingeman

LUDO FILE NO. LUDO-11-1

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF ROSEBURG AMENDING THE ROSEBURG
LAND USE AND DEVELOPMENT ORDINANCE NO. 2981 BY ADOPTING UPDATES
AND CLARIFICATION TO SECTIONS 3.19.100 USES PERMITTED CONDITIONALLY
IN AIRPORT DISTRICT (AP) Zone**

WHEREAS, after reviewing the recommendation of the Planning Commission and conducting a public hearing on September 19, 2011 and October 10, 2011, and

WHEREAS, Article 53, Section 3.35.000 states it may be necessary to amend the Land Use and Development Ordinance text from time-to-time to meet changes in circumstances and conditions, and

NOW, THEREFORE, THE CITY OF ROSEBURG HEREBY ORDAINS AS FOLLOWS:

SECTION 1: On the basis of the facts contained in the record, the City Council finds there is sufficient justification and need to accept the Planning Commission recommendation and hereby adopts as its own the Findings of Fact of the Planning Commission which are included herein by this reference.

SECTION 2: Land Use and Development Ordinance Section 3.19.100 is hereby amended to read as follows:

1. Uses not specifically listed under Section 3.19.050 that do not conflict with the Airport Layout Plan.

SECTION 3: All other sections and subsections of the Land Use and Development Ordinance shall remain in effect as written.

PASSED BY THE COUNCIL THIS _____ DAY OF _____, 2011.

APPROVED BY THE MAYOR THIS _____ DAY OF _____, 2011.

Larry Rich, Mayor

ATTEST:

Sheila R. Cox, City Recorder

City Council
October 10, 2011

LUDO Text Amendment
Page 12 of 12

ORDINANCE NO. 3385

**AN ORDINANCE OF THE CITY OF ROSEBURG AMENDING THE ROSEBURG
LAND USE AND DEVELOPMENT ORDINANCE NO. 2981 BY ADOPTING UPDATES
AND CLARIFICATION TO SECTION 3.19.100 USES PERMITTED CONDITIONALLY
IN AIRPORT DISTRICT (AP) Zone**

WHEREAS, after reviewing the recommendation of the Planning Commission and conducting a public hearing on September 19, 2011 and October 10, 2011, and

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NOW, THEREFORE, THE CITY OF ROSEBURG HEREBY ORDAINS AS FOLLOWS:

SECTION 1: On the basis of the facts contained in the record, the City Council finds there is sufficient justification and need to accept the Planning Commission recommendation and hereby adopts as its own the Findings of Fact of the Planning Commission which are included herein by this reference.

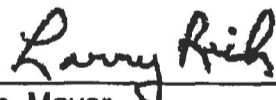
SECTION 2: Land Use and Development Ordinance Section 3.19.100 is hereby amended to read as follows:

1. Uses not specifically listed under Section 3.19.050 that do not conflict with the Airport Layout Plan.

SECTION 3: All other sections and subsections of the Land Use and Development Ordinance shall remain in effect as written.


PASSED BY THE COUNCIL THIS 24TH DAY OF OCTOBER 2011.

APPROVED BY THE MAYOR THIS 24TH DAY OF OCTOBER 2011.



Larry Rich, Mayor

ATTEST:



Sheila R. Cox, City Recorder

ORDINANCE NO. 3385

