



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

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NOTICE OF ADOPTED AMENDMENT

June 18, 2008



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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Roseburg Plan Amendment
DLCD File Number 003-08

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: July 1, 2008

This amendment was submitted to DLCD for review 45 days 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.

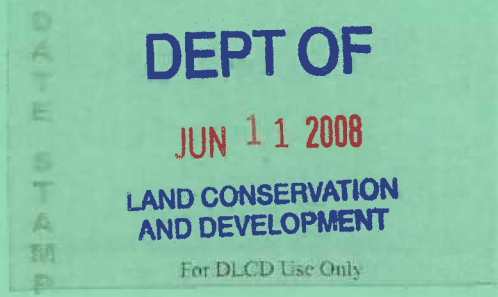
***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
John Renz, DLCD Regional Representative
Brian Davis, City of Roseburg

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Notice of Adoption

In person electronic mailed



THIS FORM MUST BE MAILED TO DLCD WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

Jurisdiction: City of Roseburg

Local file number: CPA-08-1

Date of Adoption: 6/9/2008

Date Mailed: 6/9/2008

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes Date: 2/1/2008

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached". Add 21 buildable acres to UGB and remove same amount on same parcel for zero net acre expansion. Gross acreage to be removed is 48; gross acreage added is 31. However, when slope constraints are applied, buildable land added (21 ac) and buildable land removed (21 ac) is equivalent.

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from: Farm/Forest, Low-density Res. to: Farm/Forest, Low-density Res.

Zone Map Changed from: to:

Location: In foothills east of Winchester

Acres Involved: 21t

Specify Density: Previous:

New:

Applicable statewide planning goals:

- Goals 1-19 with checkboxes (1, 2, 5, 10, 11, 12, 14 checked)

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 # 003-08 (16681)

ORDINANCE NO. 3288

AN ORDINANCE AMENDING THE ROSEBURG URBAN GROWTH BOUNDARY (UGB) ON LAND LOCATED NEAR THE END OF WINCHESTER CREEK AVENUE IN WINCHESTER BY REMOVING 48.67 ACRES OF LOW-DENSITY RESIDENTIAL LAND FROM THE UGB AND ADDING 31.16 ACRES TO THE UGB AND APPLYING A LOW-DENSITY RESIDENTIAL PLAN DESIGNATION TO THE ADDED LAND

WHEREAS, the Roseburg Urban Area Comprehensive Plan was 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; and

WHEREAS, 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, establishes procedures for hearing Comprehensive Plan Amendment applications; and

WHEREAS, the Planning Commission received the application (File No. CPA-08-1) and held a Quasi-Judicial public hearing after due and timely notice; and

WHEREAS, the Planning Commission has adopted Findings of Fact supporting its recommendation that the applicant's request be granted.

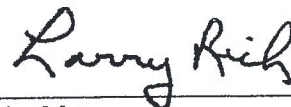
NOW, THEREFORE, THE CITY OF ROSEBURG ORDAINS AS FOLLOWS:

SECTION 1. The City Council hereby takes official notice of the Planning Commission Findings of Fact and Decision dated April 7, 2008 (Exhibit "A"), recommending the request be granted without conditions and providing details supporting approved as required by the Roseburg Land Use and Development Ordinance Section 6.150.2 including:

- a. The Amendment complies with the Statewide Planning Goals adopted by the Land Conservation and Development Commission, pursuant to ORS 197.240, or as revised pursuant to ORS 197.245.
- b. The Amendment complies with applicable policies of the Comprehensive Plan;
- c. There is a public need to a change of the kind in question; and
- d. Such a need will be best served by changing the Plan designation of the particular piece of property in question as compared with other available property.

SECTION 2. The City Council hereby amends the Roseburg Comprehensive Plan Map and Zoning Map on the area shown on the map labeled Exhibit "B", which is attached hereto and made part of this ordinance.

**PASSED BY THE CITY COUNCIL ON THE 9TH DAY OF JUNE 2008.
APPROVED BY THE MAYOR ON THE 9TH DAY OF JUNE 2008,**



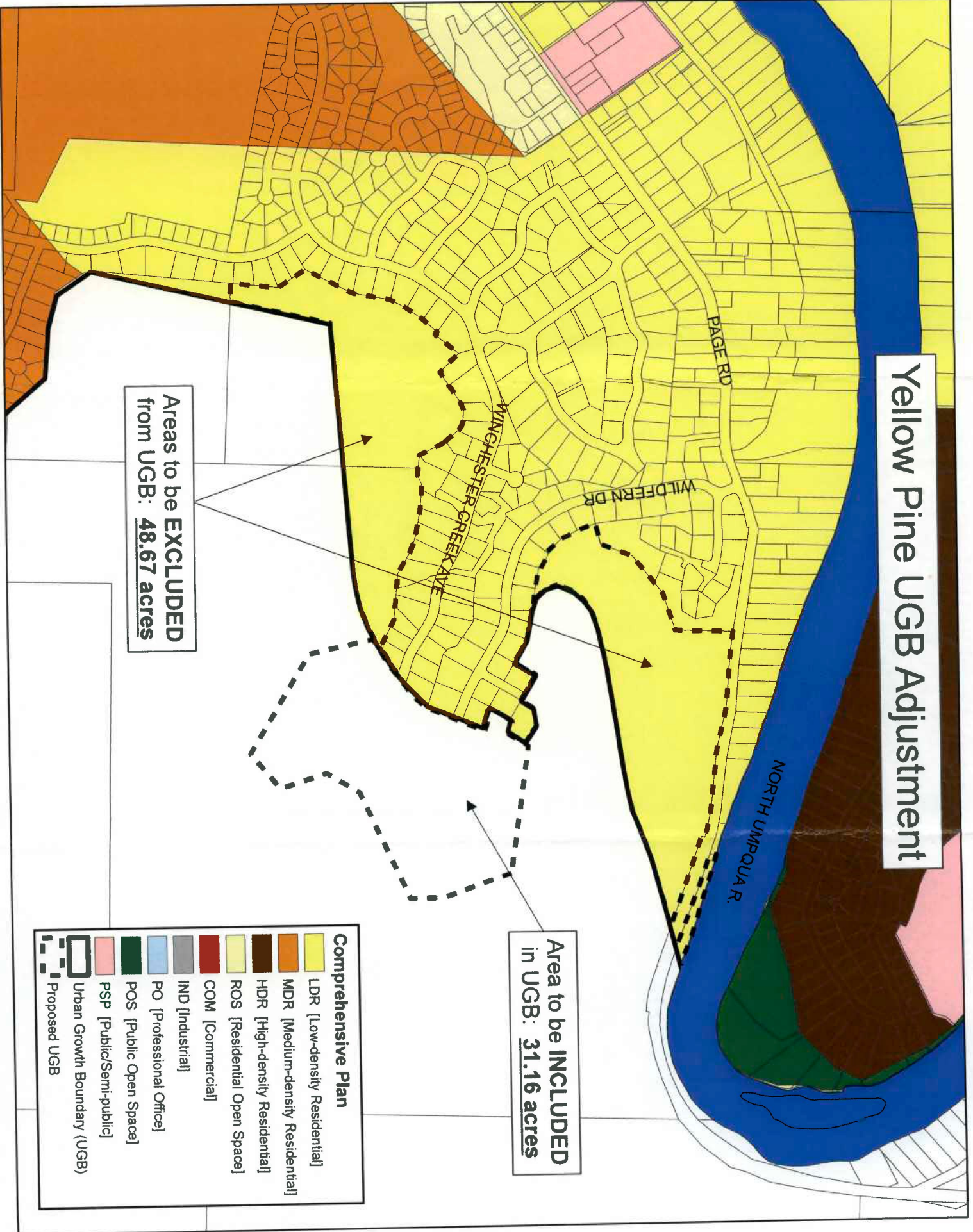
Larry Rich, Mayor

ATTEST:



Sheila R. Cox, City Recorder

Yellow Pine UGB Adjustment



Areas to be **EXCLUDED**
from UGB: **48.67 acres**

Area to be **INCLUDED**
in UGB: **31.16 acres**

Comprehensive Plan

- LDR [Low-density Residential]
- MDR [Medium-density Residential]
- HDR [High-density Residential]
- ROS [Residential Open Space]
- COM [Commercial]
- IND [Industrial]
- PO [Professional Office]
- POS [Public Open Space]
- PSP [Public/Semi-public]
- Urban Growth Boundary (UGB)
- Proposed UGB

CITY OF ROSEBURG
900 S.E. Douglas Avenue
Roseburg, Oregon 97470-3397

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10 JUN 2008 PM 11



Attn: Plan Amendment Specialist
DLCD
635 Capitol St. NE # 150
Salem, OR 97301-2540