



# Oregon

Theodore R. Kulongoski, Governor

## Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2524

Phone: (503) 373-0050

First Floor/Coastal Fax: (503) 378-6033

Second Floor/Director's Office: (503) 378-5518

Web Address: <http://www.oregon.gov/LCD>

### NOTICE OF ADOPTED AMENDMENT

March 15, 2006



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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: Douglas County Plan Amendment  
DLCD File Number 015-05

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: March 29, 2006**

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.625 (1), 197.830 (2), and 197.830 (9) 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 ADOPTED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD.**

Cc: Doug White, DLCD Community Services Specialist  
Steven Santos, DLCD Economic Development Planning Specialist  
Cheryl Goodhue, Douglas County

<paa> ya/

FORM 2

DEPT OF

D L C D NOTICE OF ADOPTION

This form **must be mailed** to DLCD **within 5 working days after the final decision** per ORS 197.610, OAR Chapter 660 - Division 18

MAR 13 2006

LAND CONSERVATION AND DEVELOPMENT

(See reverse side for submittal requirements)

Jurisdiction: Douglas County Local File No: 05-324  
(if no number, use none)

Date of Adoption: 03/08/06 Date Mailed: 03/10/06  
(Must be filled in) (Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: 12/01/05

Comprehensive Plan Text Amendment  Comprehensive Plan Map Amendment  
 Land Use Regulation Amendment  Zoning Map Amendment  
 New Land Use Regulation  Other: \_\_\_\_\_  
(Please Specify Type of Action)

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

Ron and Anita Veik, request for a Plan Map Amendment from (RC5) Committed Residential - 5 Acre to (IN) Industrial and a zone change from (5R) Rural Residential - 5 Acre to (ME) Rural Industrial to allow mini-warehouse storage, including outside storage of recreational vehicles on a 1.25 acre portion of a 1.95 acre parcel.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same." If you did not give notice of the proposed amendment, write "N/A."

Same

Plan Map Changed From: RC5 to IN

Zone Map Changed From: 5R to ME

Location: Nonpareil County Road 19, east of Sutherlin UGB

Acres Involved: 1.25 acre portion

Specify Density: Previous: 1DU/5 acres New: N/A.

Applicable Statewide Planning Goals: 1, 2, 10, 11 & 12

Was an Exception Adopted? Yes:  No:

=====  
DLCD File No: 015-06 (14837)

Did the Department of Land Conservation and Development receive a Notice of Proposed Amendment **FORTY- FIVE (45) days prior to the first evidentiary hearing?** Yes: X No:    

If no, do the Statewide Planning Goals apply? Yes:     No:    

If no, did The Emergency Circumstances Require immediate adoption? Yes:     No:    

Affected State or Federal Agencies, Local Government or Special Districts: ODOT, ODF&W, City of Sutherlin, Fair Oaks Rural Fire District, Qwest, Pacific Power, Charter Communications, Avista Utilities, Northside Water Association, Sutherlin School District No. 130.

Local Contact: Cheryl Goodhue Area Code + Phone Number: (541) 440-4289

Address: Room 106, Justice Building, Douglas County Courthouse

City: Roseburg, Oregon Zip Code + 4: 97470

=====

### ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**  
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and **TWO (2) Copies** 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**

2. Submit **TWO (2) copies** of the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the "Notice of Adoption" is sent to DLCD.
6. In addition to sending "Notice of Adoption" to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need more copies?** You can copy this form on to 8½ x 11 green paper only; or call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or email your request to [Larry.French@state.or.us](mailto:Larry.French@state.or.us) - ATTENTION: PLAN AMENDMENT SPECIALIST.

DOUGLAS COUNTY OREGON  
FILED

BEFORE THE BOARD OF COMMISSIONERS  
OF DOUGLAS COUNTY, OREGON

MAR 08 2006

AN ORDER to affirm the Findings of Fact and )  
Decision of the Planning Commission for an )  
Amendment to the Douglas County )  
Comprehensive Plan Map from (RC5) Committed )  
Residential - 5 Acre to (IN) Industrial, together )  
with a Zone Change from (5R) Rural Residential )  
to (ME) Rural Industrial on a 1.25 acre portion of a )  
1.95 acre parcel for Ron and Anita Veik. )  
Planning Department File No. 05-324. )

BARBARA E. NIELSEN, COUNTY CLERK

**ORDER**

The Douglas County Board of Commissioners being informed that the Douglas County Planning Commission, on February 16, 2006, and on request from the above captioned individual, approved a Plan Map designation amendment for property described below. The subject property is located at the southeast intersection of Nonpareil County Road No. 19 and Southside County Road No. 120, just east of the Sutherlin Urban Growth Boundary.

Pursuant to Section 6.900.1 of the Douglas County Land Use and Development Ordinance, the Board of Commissioners hereby affirms the Findings of Fact and Decision of the Planning Commission (Exhibit A, dated February 16, 2006, attached).

DESCRIPTION OF PROPERTY:

BEGINNING at the Northwest corner of Lot 1, Block 2, Plat D of the SUTHERLIN LAND & WATER COMPANY, as on file and of record in the office of the County Clerk of Douglas County, Oregon, which said Northwest corner is a point in the center of Central Avenue and running thence N. 67°29' E. 262.35 feet to a point; thence S. 0°25' E. 469.16 feet to the place of beginning.

EXCEPTING THEREFROM the portions lying within Sutherlin Nonpareil Road No. 19 and Southside Road No. 120.

ALSO EXCEPTING THEREFROM the following described parcel:

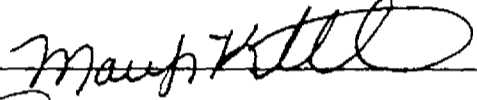
Beginning at a point in the center of Central Avenue from which the Northwest corner of Lot 1, Block 2, Plat D, Sutherlin Land & Water Company, Douglas County, Oregon bears South 67°29' West 131.18 feet and running thence North 67°29' East 131.17 feet to a point; thence South 0°25' East 300 feet to a point; thence South 83°08' West 254.38 feet to the place of beginning.

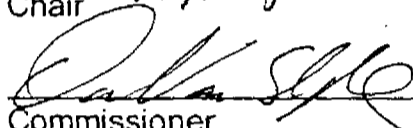
Order/VEIK  
Page 2  
March 8, 2006

Based on the aforementioned Findings of Fact and Decision as affirmed, the Board of Commissioners hereby GRANTS the requested Plan Amendment and Orders that such Plan Amendment shall be filed in the County Court Journal, and the Douglas County Comprehensive Plan Maps shall be changed accordingly.

Dated this 8th day of March, 2006.

BOARD OF COUNTY COMMISSIONERS  
OF DOUGLAS COUNTY, OREGON

Chair 

Commissioner 

**ABSENT**

Commissioner

- EXHIBIT A -

BEFORE THE DOUGLAS COUNTY PLANNING COMMISSION

Ron and Anita Veik, Findings of Fact and Decision, Planning Department File No. 05-324.

This matter came on regularly for hearing before the Douglas County Planning Commission on January 19, 2006 in Room 216 of the Douglas County Courthouse.

The applicants were present at the hearing.

The Planning Commissioners present at the hearing were: Karen Gibbons, Rick Barnes, Brian Parkinson, David Jaques, Ed Stratton, James Mast and Rich Raynor.

The Planning Commission takes official notice of the following:

1. The Douglas County Comprehensive Plan, including the implementing Douglas County Land Use and Development Ordinance, adopted by the Douglas County Board of Commissioners December 31, 1980, effective April 1, 1981, and as later amended, which has been acknowledged by the Land Conservation and Development Commission on December 21, 1982, and by Compliance Acknowledgment Order 83-ACK-12 dated January 18, 1983.
2. The records of the Planning Department of Douglas County concerning publication and mailing of notice.

FINDINGS OF FACT

1. Application was filed with the Planning Department at least 30 days prior to January 19, 2006 .
2. At least 20 days prior to January 19, 2006, notice of the hearing was sent by mail to the applicant, to all property owners within 250 feet of the property which is the subject of the application, to service providers and governmental agencies and to the Calapooya Planning Advisory Committee (PAC).
3. Notice of the hearing was given by publication in a newspaper of general circulation in the affected area at least 20 days prior to January 19, 2006.
4. At the hearing we recognized the following parties in the matter: Ron and Anita Veik, applicants and titleholders, Ron Schofield, Schofield & Associates, Applicants' Representative.
5. Staff entered Staff Exhibits 1 through 11, including the Staff Report, into the Record and gave the oral staff report, stipulating to the Record.
6. We heard testimony from the applicants' representative, who also stipulated to the Record.
7. Seeing no opposition, we moved to adopt the findings of the Staff Report, concluding that the application meets the criteria for a Plan Amendment and Zone Change as provided in Section 6.500.2 and Section 3.38.100.2 of the Douglas County Land Use and Development Ordinance, and as set forth in the Statewide Planning Goals.

Decision/VEIK  
Page 2  
February 16, 2006

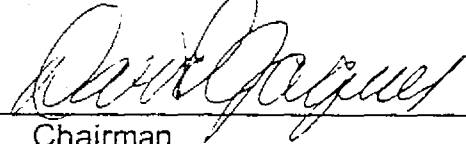
**DECISION**

Based on evidence received, the findings above and the findings contained in the Staff Report, we hereby APPROVE the request for a Plan Amendment from (RC5) Committed Residential - 5 Acre to (IN) Industrial and a zone change from (5R) Rural Residential - 5 Acre to (ME) Rural Industrial to allow mini-warehouse storage, including open storage area for commercial storage of personal property such as recreational vehicles as an accessory use to the mini storage facility, on a 1.25 acre portion of the subject 1.95 acre parcel.

Dated this 16<sup>th</sup> day of February, 2006.

DOUGLAS COUNTY PLANNING COMMISSION

By: \_\_\_\_\_

  
Chairman

ASSESSOR MAP  
T25S R5W SEC 15

P/D 05-324  
VEIK

