



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

AMENDED NOTICE OF ADOPTED AMENDMENT

December 12, 2007

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 014-07



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: December 28, 2007

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: Doug White, DLCD Community Services Specialist
John Renz, DLCD Regional Representative
Phil Stenbeck, Douglas County

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FORM **2**

DLCD

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

In person electronic mailed

DEPT OF

DEC 10 2007

LAND CONSERVATION
AND DEVELOPMENT

For DLCD Use Only

Jurisdiction: **Douglas County, Oregon**

Local file number: **n/a**

Date of Adoption: **12/5/2007**

Date Mailed: **12/7/2007**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: **9/27/2007**

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".

1.) Update Land Use Chapter from Inventory data. 2.) Add table to Forest Resources Chapter in the Comprehensive Plan from Forest Element of the Comprehensive Plan. 3.) Clarify time frame in which County will recalculate the County population forecast.

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

n/a

Plan Map Changed from: **n/a**

to: **n/a**

Zone Map Changed from: **n/a**

to: **n/a**

Location: **n/a**

Acres Involved: **0**

Specify Density: Previous: **n/a**

New: **n/a**

Applicable statewide planning goals:

1 **2** **3** **4** **5** **6** **7** **8** **9** **10** **11** **12** **13** **14** **15** **16** **17** **18** **19**

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

014-07(16433)

DLCD FILE NO. _____

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

City of Myrtle Creek, Tri City Water and Sewer, South Umpqua School District, Tri City Fire Department

Local Contact: **Phil Stenbeck, Senior Planner**

Phone: (541) 440-4289 Extension: 0

Address: **Rm 106 Justice Building, DC Ct**

Fax Number: 541-440-6266

City: **Roseburg**

Zip: 97470-

E-mail Address: **pmstenbe@co.douglas.or.us**

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 Complete Copies** (documents and maps) 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. **Electronic Submittals:** At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: **webserver.lcd.state.or.us**. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing **mara.ulloa@state.or.us**.
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 not 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 the 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 now access these forms online at **http://www.lcd.state.or.us/**. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

DOUGLAS COUNTY OREGON
FILED

DEC 6 2007

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, OREGON
BARBARA E. NIELSEN, COUNTY CLERK

AN ORDINANCE ADOPTING)
AMENDMENTS TO THE DOUGLAS) **ORDINANCE 2007-12-02**
COUNTY COMPREHENSIVE PLAN)

RECITALS:

- A. Amendments to the Douglas County Comprehensive Plan are needed in order to update and integrate information into the Land Use Chapter of the Comprehensive Plan from a Buildable Lands Inventory of Tri City; in addition a table is being added to the Forest Resources Chapter from the Forest Resources Element; and a policy in the Population Chapter is being updated.
- B. On November 15, 2007, the Douglas County Planning Commission held a hearing and recommended that the amendments be adopted by the Board of Commissioners.

THE DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS ORDAIN AS FOLLOWS:

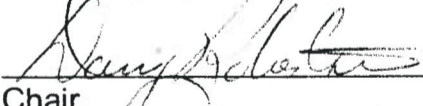
SECTION ONE: The amendments contained and referenced in the yellow attachment titled "Amendments to the Douglas County Comprehensive Plan" dated September 26, 2007.

SECTION TWO: The amendments are necessary and appropriate and shall become effective on January 7, 2008.

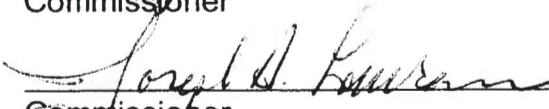
SECTION THREE: SEVERABILITY; If any provision of this ordinance is held to be invalid by any court of competent jurisdiction, such invalidity shall not affect the validity of any other provision of the ordinance. The ordinance shall be construed as if such invalid provision had never been included.

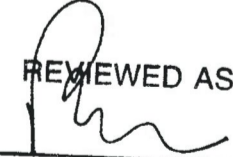
DATED this 5th day of December, 2007

BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, OREGON


Chair


Commissioner


Commissioner

REVIEWED AS TO FORM
By 
Office of County Legal Counsel
Date: 11/30/2007

Amendments to the

DOUGLAS COUNTY COMPREHENSIVE PLAN

DRAFT
September 26, 2007

Planning Commission
November 15, 2007

Board of Commissioners
December 5, 2007

TABLE OF CONTENTS

Page

LAND USE CHAPTER UPDATE

1. **Update the Land Use Chapter from the Tri City Buildable Lands Inventory. Comprehensive Plan pages 15-101 through 15 109. 2**

FOREST RESOURCES CHAPTER

2. **Addition of table indicating conversion formula for cubic feet per acre per year to board feet. Comprehensive Plan page 2-3 6**

POPULATION CHAPTER

3. **Add a time frame to Policy #7 in the Population Chapter. Comprehensive Plan page 10-11 8**

KEY

Additions and Amendments are identified by both **BOLDING** and UNDERLINING.
Deletions are identified by ~~STRUCKOUT~~ text.

Douglas County Planning Department

Keith L. Cubic, Planning Director

Phil Stenbeck, Senior Planner

LAND USE CHAPTER

1. LAND USE CHAPTER

PURPOSE:

The purpose of this legislative amendment is to update information in the Land Use Chapter. The update flows from a recent Residential Buildable Lands Inventory conducted in the Tri City Area of the Myrtle Creek Urban Growth Boundary.

BACKGROUND:

Tri City has seen steady development over the years. In 2010, a bridge will be built across the South Umpqua River, in the area between Exit 106 (Weaver Road) and Old Pacific Highway in the area of Weeks Road. These two facts create a need for understanding more thoroughly the land use and development needs in Tri City. The last inventory of land use and development in Tri City was done in 1987.

AMENDMENT:

Through this legislative amendment process, inventory numbers in the Land Use Chapter of the Douglas County Comprehensive Plan will be updated. The numbers will be updated based on the Residential Buildable Lands Inventory created by Douglas County Planning Department staff.

TRI CITY FINDINGS

14. ... The land use plan allocates land for various uses and by acres as follows:

TRI CITY LAND USE PLAN ALLOCATION

<u>Land Use Type</u>	<u>Acres</u>
Residential	
- Low Density	494 255
- Medium Density	667 887
- High Density	51 50
.....	
<u>Rights-Of-Way</u>	<u>300</u>
Total Acres In UGB	1,603 1,886

15. The location of the South Umpqua River to the northwest and hills on the southeast has formed Tri City's linear development pattern along Old Pacific Highway (formerly State Highway 99). The community is approximately 3.6 miles long and encompasses approximately ~~4,450~~ 1,886 acres.
16. Population increased in Tri City at a rate of 5.8 percent between 1970 (2,000 people) and 1980 (3450). Since 1980, ~~population has declined to 3060 people in 1985~~ 584 dwelling units have been built in Tri City.

EXISTING LAND USE

Existing Population and Developed Acreage

57. The Tri City Urban Area is one of the fastest growing areas in Douglas County. Between 1970 and 1980 the population increased approximately 66% with the 1980 population equaling 3,135 persons. The number of developed acres of land in the Urban area totals 917+/- acres. The 2006, population for Tri City was approximately 4,330 persons.

Residential

58. Along with the increase in population, the number of dwelling units increased from 587 in 1970 to 1,050 in 1979. A 205% increase was seen in mobile home placements over this time period resulting in a total of 300 units or 29% of the entire housing stock. From 1980 to 2006, 584 new dwelling have been built in Tri City.
59. This recent growth has resulted in a relatively new community with 48% of the housing stock being less than ~~40~~ 35 years old and only 7% being older than ~~40~~ 65 years. The housing stock is in good condition with 91% being in standard condition or in need of only minor repairs.

FUTURE LAND USE

Population and Development Projection

66. The projections for the Tri City Urban Area indicate a need for an additional 500 100+/- acres to accommodate future residential growth. This growth is anticipated to include a population increase between ~~4,868 and 2,401~~ 4,330 to 5,694 persons and a proportional increase in commercial and industrial development to that existing ratio.

Residential

67. The number of housing units needed by the year ~~2000~~ **2026** is based upon a ~~decline in the area~~ household size ~~of~~ to 2.65 persons and on vacancy rates considered necessary to ensure adequate choice in the market. The total number of dwelling units projected to be needed is ~~2,023~~ **2,171** ~~an increase of 110% over the existing housing stock.~~ The breakdown of units by type include ~~1,344~~ **1,151** (61 **53%**) single family, ~~198~~ **98** (9 **4.5%**) multi-family and ~~661~~ **917** (30 **42.2** %) mobile homes. This ratio reflects the changing trends in housing necessitated by increased single family housing costs.

68. To accommodate existing development and future need, three residential land use designations and acreages have been utilized as follows:

Low Density Residential: ~~191~~ **255** acres. Up to 3 dwelling units per acre. This designation is intended to accommodate limited usage in areas where significant constraints to development exist. This designation has been applied to areas within the floodplain, where it reflects the predominant land use pattern of the area, areas with steep slopes, and in areas where higher density development would create traffic safety problems.

Medium Density Residential: ~~667~~ **887** acres. Up to 7 dwelling units per acre. This designation is intended to accommodate the majority of future residential development in the Tri City Urban Area including predominantly single family detached units, duplexes and mobile homes which are not contained within parks. It has been applied to those lands with very limited, if any, constraints to development.

High Density Residential: ~~51~~ **50** acres. Up to 20 dwelling units per acre. This designation is intended to accommodate multi-family development and mobile homes contained within parks. It has been applied as justified by need to those lands which are close to the commercial nodes, major transportation routes, and where it reflects existing land use. (Revised 4/16/87 QJ)

FOREST RESOURCES CHAPTER

2. FOREST RESOURCES CHAPTER

PURPOSE:

The purpose of this legislative amendment is to clarify what the County uses as a formula for conversion of cubic feet per acre per year to board feet. The formula is used to calculate soils capability when considering whether forest land is commercially productive.

BACKGROUND:

When considering certain types of land use applications, questions about soil capability are criteria in the applications. The County believes that this conversion formula adds clarity to the County's decision making process, where by an applicant can adequately calculate soils value using an empirical model. The question is indirectly raised in a recent LUBA case.

AMENDMENT:

Through this legislative amendment process, Douglas County will integrate new language into existing Comprehensive Plan text. The change is needed to clarify the standard which the County uses in reviewing soils capability.

FOREST RESOURCE FINDINGS

Forest Lands

16. Commercial Timber can be judged by cubic foot per acre per year or by board foot. The Comprehensive Plan uses cubic foot per acre per year, however, in some land use applications data may be provided in board feet. Therefore the following table from the Forest Element of the Comprehensive Plan is included with a cross reference to board feet to assist in analysis of forest information.

TABLE 1. Comparison of Cubic Foot Site Class and Site Class For Douglas Fir.							
100 yr. Site Index	50 60 70		80 90	100 110 120	130 140 150	160 170 180	190 200 210 220
Site Class			V	IV	III	II	I
Cubic Ft./ Yr. (MAI)	0-19	20-49	50-84	85-119	120-164	165-224	225+
Cubic Ft. Site Class	7	6	5	4	3	2	1
* one cubic foot per acre per year = twelve board feet							

POPULATION CHAPTER

3. POPULATION CHAPTER

PURPOSE:

The purpose of this legislative amendment is to support the County's role in maintaining a County wide coordinated population forecast.

BACKGROUND:

House Bill 3436 was passed by the Oregon Legislature. The bill changes Oregon Revised Statutes pertaining to population forecasting. Population forecasting is delegated to the County by Oregon Revised Statute. Population forecasting plays a critical role in land use processes such as Urban Growth Boundary Expansions, Plan Amendment and Zone Changes, as well as assisting in calculating adequate infrastructure communities.

AMENDMENT:

Through this legislative amendment process, Douglas County will integrate new language into existing Comprehensive Plan text. The change is needed to clarify the role of the County in Population Forecasting.

PAGE 10-11

OBJECTIVE A: Develop a land use plan that provides for orderly growth which reduces the cost of essential services while preserving the basic elements of our environment.

POLICIES:

7. The County shall periodically (at least once every ten years) update its population forecast, and in cooperation with each city in Douglas County, reassess population projections and make appropriate adjustments.

NG DEPARTMENT
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