



Oregon

Theodore R. Kubongoski, 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

11/27/2009

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

FROM: Plan Amendment Program Specialist

SUBJECT: Douglas County Plan Amendment
DLCD File Number 002-09

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, December 09, 2009

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 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 THAT IT WAS MAILED TO DLCD. AS A RESULT, YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.

Cc: Jonathan Wright, Douglas County
Gloria Gardiner, DLCD Urban Planning Specialist
John Renz, DLCD Regional Representative

<paa> YA

NOV 19 2009

LAND CONSERVATION AND DEVELOPMENT

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**

For DLCD Use Only

Jurisdiction: **Douglas County**

Local file number: **09-026**

Date of Adoption: **11/17/2009**

Date Mailed: **11/18/2009**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: 5/29/2009

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other: UGB Expansion

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

VICTOR & SUSAN WILLIAMS, request for an expansion of the Myrtle Creek Urban Growth Boundary on a portion of a 4.70 acre parcel. The expansion will enlarge the existing .074 of an acres of the property already in the Myrtle Creek Urban Growth Boundary to .70 of an acre, with a Plan Amendment from Agriculture & Limited Commercial to Low Density Residential and a Zone Change from Exclusive Farm Use-Cropland 20-Acre & Community Commercial to Suburban Residential, to allow the establishment of one single family dwelling on the 4.70 acre parcel with no further dwelling or division potential.

Does the Adoption differ from proposal? **No**

Plan Map Changed from: **AGC, CL**

to: **RLD**

Zone Map Changed from: **F-1, C-2**

to: **RS**

Location: The west side of North Old Pacific Highway in Tri-City

Acres Involved: **.70**

Specify Density: Previous: **1 DU/160 AC**

New: **1 DU/4.70AC**

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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"/>

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. 002-09 (17606) [15840]

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

ODOT, DLCD, ODF&W, DSL, City of Myrtle Creek, Tri City Rural Fire Dist., Tri City Water & Sewer, South Umpqua School Dist. No. 19, Citizens Communications, Pacific Power, Avista Utilities, Charter Communications.

Local Contact: Jonathan M. Wright

Phone: (541) 440-4289 Extension:

Address: Room 106, Justice Building

Fax Number: 541-440-6266

City: Roseburg

Zip: 97470-

E-mail Address: jmwright@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, or by emailing larry.french@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 larry.french@state.or.us - **Attention: Plan Amendment Specialist.**

**CITY OF MYRTLE CREEK
ORDINANCE NO. ORD-09-006**

**AN ORDINANCE AMENDING THE URBAN GROWTH MANAGEMENT AGREEMENT
BETWEEN MYRTLE CREEK AND DOUGLAS COUNTY AND ESTABLISHING ZONING
DESIGNATIONS FOR AREAS WITHIN THE URBAN GROWTH AREA**

WHEREAS, the City of Myrtle Creek amended its Urban Growth Management Agreement between the City and Douglas County on September 23, 1991, February 18, 1992 and December 16, 1997 to provide for an orderly coordination of land use planning and development within the urban growth boundary; and

WHEREAS, the Myrtle Creek City Council has determined that certain additional amendments to the Urban Growth Management Agreement are necessary in order to ensure that development within the urban growth area is consistent with the development patterns and standards of the City; and

WHEREAS, the City of Myrtle Creek Comprehensive Plan text and map provide for the delineation of zoning districts for lands as those territories come under the land use jurisdiction of the City of Myrtle Creek; and

WHEREAS, the Myrtle Creek City Council recognizes that the administration of land use processes within Sub-area Two of the Myrtle Creek Urban Growth Area by Douglas County is consistent with providing for the orderly development within the urban growth area; and

WHEREAS, the Douglas County, Myrtle Creek Urban Growth Management Agreement (UGMA) provides for a coordinated process for land use administration in the UGB and Douglas County received and processed a Plan Amendment for a .7 acre UGB expansion.

NOW, THEREFORE THE CITY OF MYRTLE CREEK ORDAINS AS FOLLOWS:

SECTION 1. Urban Growth Management Agreement.

The Urban Growth Management Agreement, an intergovernmental agreement entered into by the City of Myrtle Creek and Douglas County as amended September 25, 1991, February 18, 1992, and December 16, 1997 is hereby further amended to adopt Exhibit A (Urban Growth Management Agreement shown) which is incorporated herein and adopted by reference.

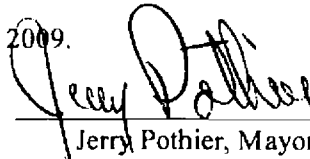
SECTION 2. Effective Date.

This ordinance shall take effect on the 30th day following its enactment.

PASSED BY THE CITY COUNCIL UPON ITS FIRST READING this 20th day of October, 2009.

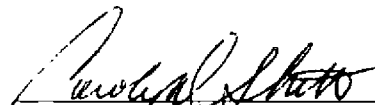
APPROVED BY CITY COUNCIL ON ITS SECOND READING this 17th day of November, 2009.

APPROVED BY THE MAYOR this 17th day of November, 2009.



Jerry Pothier, Mayor

ATTEST:



Carolyn D. Shields, City Recorder

BEFORE THE BOARD OF COMMISSIONERS
OF DOUGLAS COUNTY, OREGON

DOUGLAS COUNTY OREGON
FILED

AN ORDINANCE ADOPTING AN AMENDMENT TO THE
DOUGLAS COUNTY COMPREHENSIVE PLAN MAP
AND ZONING MAP TO EXPAND THE MYRTLE CREEK
URBAN GROWTH BOUNDARY (UGB) TO INCLUDE A .70
ACRE PORTION OF A 4.70 ACRE PARCEL, WITH A PLAN
AMENDMENT FROM AGRICULTURE & LIMITED COMMERCIAL
TO LOW DENSITY RESIDENTIAL AND ZONE CHANGE FROM
EXCLUSIVE FARM USE-CROPLAND & COMMUNITY
COMMERCIAL TO SUBURBAN RESIDENTIAL FOR
VICTOR & SUSAN WILLIAMS; PD FILE NO. 09-026

ORDINANCE NO. 2009 - 09 - 01
BARBARA E. NIELSEN, COUNTY CLERK

SEP 30 2009

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
COMMISSIONERS' JOURNAL
09/30/2009
CJ 2009-1172

RECITALS

- A. VICTOR & SUSAN WILLIAMS, request for a Comprehensive Plan Map Amendment to expand the Myrtle Creek Urban Growth Boundary to include a .70 acre portion of a 4.70 acre ownership, with a Plan Amendment from (AGG) Agriculture & (CL) Limited Commercial to (RLD) Low Density Residential and a Zone Change from (FC-1) Exclusive Farm Use - Cropland/20 Acre & (C-2) Community Commercial to (RS) Suburban Residential. The amendment will allow the establishment of one-single family dwelling on the 4.70 acre ownership, with the .70 acre portion to contain the dwelling lying inside the Myrtle Creek UGB, and the remaining 4.0 acres lying outside the UGB and retaining the FC zoning. As a condition of the zone change, the applicants were required to record a restrictive covenant to memorialize that the 4.70 acre parcel shall be limited to one, single-family dwelling and shall be managed as a whole with no further dwelling or division potential. The property is located on the west side of North Old Pacific Highway, County Road No. 386, adjacent to the Myrtle Creek UGB, and is described as Tax Lot 1900 in Section 33 of T29S, R5W, W.M., Property I.D. No. R63462. Planning Department File No. 09-026.
- B. The Douglas County Planning Commission approved the request at a public hearing held on July 16, 2009, and memorialized its approval in a Findings of Fact and Decision document dated August 20, 2009.
- C. The Board of Commissioners considered the matter on September 30, 2009, at a hearing held pursuant to Section 6.900.2 of the Douglas County Land Use & Development Ordinance. The Board affirmed the Planning Commission decision and ordered that the request be granted.

THE DOUGLAS COUNTY BOARD OF COMMISSIONERS ORDAIN AS FOLLOWS:

SECTION ONE: The requested UGB Expansion, Comprehensive Plan Map Amendment and Zone Map Amendment are GRANTED.

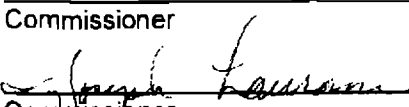
SECTION TWO: The "Findings of Fact and Order" of the Board (attached, dated September 30, 2009) and the "Findings of Fact and Decision" of the Douglas County Planning Commission (attached, dated August 20, 2009), are ADOPTED and by reference made part of this Ordinance.

DATED this 30th day of September, 2009.

BOARD OF COUNTY COMMISSIONERS
OF DOUGLAS COUNTY, OREGON


Chair

ABSENT

Commissioner

Commissioner

**BEFORE THE BOARD OF COMMISSIONERS
OF DOUGLAS COUNTY, OREGON**

Victor and Susan Williams, request for expansion of)
the Myrtle Creek Urban Growth Boundary (UGB), with)
a Comprehensive Plan Amendment from (AGG))
Agriculture & (CL) Limited Commercial to (RLD) Low)
Density Residential and Zone Change from (FC-1))
Exclusive Farm Use-Cropland /20 Acre and (C-2))
Community Commercial to (RS)Suburban Residential)
on a .70 acre portion of a 4.70 acre parcel to allow)
the establishment of one single-family dwelling on)
the 4.70 acre ownership, with no further dwelling or)
division potential. The property is located on the west)
side of North Old Pacific Highway, County Road No.)
386, and is described as Tax Lot 1900 in Section 33)
T29S, R5W, W.M., Property ID No. R63462.)
Planning Department File No. 09-026.)

**FINDINGS OF FACT
AND ORDER**

INTRODUCTION & PROCEDURAL FINDINGS

1. This matter came before the Board of County Commissioners ("the Board") at a public hearing on September 30, 2009, in Room 216 of the Douglas County Courthouse, Roseburg, Oregon, pursuant to Section 6.900.2 of the Douglas County Land Use and Development Ordinance.
2. The matter came before the Douglas County Planning Commission in a public hearing held on July 16, 2009, at which the Commission approved the request.
3. The Planning Commission memorialized its decision in a Findings of Fact and Decision document dated August 20, 2009. No appeals of that Decision were filed.
4. At the Board meeting on September 30, 2009, the public hearing on this matter was opened and parties were given an opportunity to speak on the Record. The Board deliberated to affirm the Planning Commission decision at the September 30, 2009 public meeting.

FINDINGS

1. Upon considering evidence and exhibits contained in the Planning Commission Record, including the written submittals from the applicant and parties, the written Staff Report and the Findings and Decision approved by the Planning Commission on August 20, 2009, the Board finds that the applicable decision criteria, as established in the Staff Report dated July 9, 2009, have been adequately addressed by the applicant.

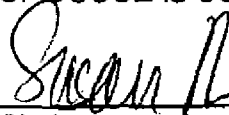
2. The Board finds that the relevant facts raised in this matter support the conclusions and decision reached by the Planning Commission in their Findings and Decision, dated August 20, 2009.
3. The Board adopts the Planning Commission Findings and Decision as its own.
4. The description of the property for which the amendment has been approved is contained in the attached Exhibit A.

ORDER

Based on the foregoing, it is hereby ordered by the Board of Commissioners that the Planning Commission decision is affirmed and the application is GRANTED.

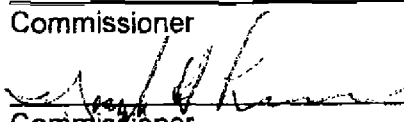
DATED this 30th day of September, 2009.

BOARD OF COUNTY COMMISSIONERS
OF DOUGLAS COUNTY, OREGON



Chair

ABSENT

Commissioner


Commissioner

EXHIBIT "A"

A PORTION OF THE PROPERTY DESCRIBED IN DEED INSTRUMENT 2006-011466, DOUGLAS COUNTY DEED RECORDS, WHICH IS ALSO A PORTION OF ADJUSTED UNIT 1 OF SURVEY MAP M153-38, WHICH LIES IN THE NORTH ¼ OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 5 WEST, W.M., AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ALONG THE NORTH EASTERLY BOUNDARY BETWEEN ADJUSTED UNITS 1 AND 2 OF SAID MAP M153-38, SAID ROD BEARS N53°03'17"W 2954.15', MORE OR LESS, FROM THE EAST ¼ CORNER OF SECTION 33;
THENCE N52°02'50"W 104.99' TO A POINT ALONG THE NORTH EASTERLY BOUNDARY OF ADJUSTED UNIT 1;
THENCE S38°01'54"W 185.33' TO A POINT ALONG THE SOUTH WESTERLY BOUNDARY OF ADJUSTED UNIT 1;
THENCE S51°58'12"E 268.65' ALONG THE SOUTH WESTERLY BOUNDARY TO A POINT ON A STRIP OF LAND ALONG THE NORTHERLY RIGHT OF WAY OF OLD PACIFIC HIGHWAY 99, ACQUIRED BY DOUGLAS COUNTY AS RECORDED IN DEED INSTRUMENT 93-15520, FROM WHICH A 5/8" IRON ROD BEARS S51°58'17"E 12.04';
THENCE CONTINUING ALONG SAID ACQUIRED RIGHT OF WAY STRIP N33°35'51"E 62.72' TO A POINT, FROM WHICH A 5/8" IRON ROD BEARS S46°38'13"E 12.18';
THENCE LEAVING SAID ACQUIRED RIGHT OF WAY STRIP N46°26'42"W 164.08' TO A 5/8" IRON ROD;
THENCE N46°51'42"E 107.19' TO THE POINT OF BEGINNING.

BEFORE THE DOUGLAS COUNTY PLANNING COMMISSION

VICTOR & SUSAN WILLIAMS, Findings of Fact and Decision, Planning Department File No. 09-026.

This matter came before the Douglas County Planning Commission on July 16, 2009 in Room 216 of the Douglas County Courthouse.

The applicant was present at the hearing.

The Planning Commissioners present at the hearing were: William Duckett, Javier Goingolzarri, Dave Leonard, Brian Parkinson, Rich Raynor and Cindy Simmons.

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.

PROCEDURAL FINDINGS OF FACT

1. Application was filed with the Planning Department at least 73 days prior to July 16, 2009.
2. At least 45 days prior to July 16, 2009, notice of the hearing was sent by mail to the applicant, to all property owners within 500 feet of the property which is the subject of the application, to service providers and governmental agencies and to the South Umpqua 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 July 16, 2009.
4. At the hearing, the Planning Commission recognized parties in the matter which are contained in the Record on file with the Planning Department.
5. Staff entered Staff Exhibits 1 through 19, including the Staff Report, into the Record and gave the oral staff report.
6. The Planning Commission received testimony from the applicant, Victor Williams, who stated he was in agreement with the Staff Report and the one condition of approval put forth therein.

SUBSTANTIVE FINDINGS OF FACT

On the basis of the testimony and evidence contained in the whole Record, the Planning Commission adopts the following findings of fact.

1. The Planning Commission takes note of the applicants wish to construct a dwelling to better manage their existing farm use on the 4.70 acre subject property. The Planning Commission also acknowledges that due to the restrictiveness of the State's criteria for dwelling opportunities on resource land, the applicants have no other option but to proceed with the UGB expansion process. To ensure that property will be limited to only one dwelling, a covenant shall be required as a condition of this approval limiting the entire 4.70 acre property to the one dwelling and restricting it from any future divisions.
2. The expansion will enlarge the existing .074 of an acres of the property already in the Myrtle Creek Urban Growth Boundary to .70 of an acre, with a Plan Amendment from Agriculture & Limited Commercial to Low Density Residential and a Zone Change from Exclusive Farm Use-Cropland 20-Acre & Community Commercial to Suburban Residential, to allow the establishment of a single family dwelling. The Amendment is subject to the criteria for a UGB expansion is the applicable Statewide Planning Goals (especially the criteria of Goal 14), and the Douglas County Land Use Development Ordinance (LUDO) Chapter 3, Article 38, and Chapter 6.
3. Tri-City is an area within the City of Myrtle Creek Urban Growth Boundary. Through an Urban Growth Management Agreement (UGMA) between Myrtle Creek and Douglas County, the County has retained administration of land use and development in Tri-City. The County's jurisdiction of land use in the Tri-City area identified in the UGMA, places expansions of the UGB also in the County's jurisdiction. The Planning Commission finds that the UGB expansion has been conducted in accordance with the UGMA. Once the County Decision has been issued, it shall be co-adopted by the City of Myrtle Creek.
4. The Planning Commission finds the analysis contained in the Staff Report, relative to the applicable Statewide Planning Goals, to be sound and relevant.
5. The Planning Commission finds that, though the City of Myrtle Creek and the Urban Unincorporated Area of Tri-City share the same UGB, the communities are independent; Myrtle Creek is a full service incorporated city while Tri-City is an unincorporated community under County jurisdiction. Both are self sufficient, providing their own municipal services and local government oversight. Because of the difference in projected growth rates and current populations for these two areas, the 20 year "population projection" (OAR 660-024-0030) and "land needs" (OAR 660-024-0040) were preformed separately. Data from the Tri-City Buildable Lands Inventory (BLI) was combined with a current 20 year projection for Myrtle Creek to address the UGB criteria of OAR Division 24 and ORS 197.298 as a whole, and in accordance with Goal 10.
6. The Planning Commission finds the population forecast for the City of Myrtle Creek and the portion of the Myrtle Creek UGB under city jurisdiction, will result in a demand for approximately 882 additional dwelling units resulting in a need for approximately 25 acres to accommodate the future residential development by the year 2027.

7. The Planning Commission finds, based on the 2007 BLI for the Tri-City portion of the Myrtle Creek UGB, the population forecast for this area, there will be a demand for approximately 537 additional dwelling units resulting in a need for approximately 95 acres of additional residential land to meet the needs of Tri-City's projected population to the year 2026.
8. Based on the 20 year population projections for both Myrtle Creek and Tri-City, the Planning Commission finds a total population increase for the entire UGB of 3,612 people. Based on the relative per dwelling averages for the two areas over the next 20 years, a total of 1,419 new dwellings will be required to accommodate the estimated population increase. Based on the current level of surplus vacant residential lands located in both areas, the estimated new dwellings will exhaust the current surplus and require an approximate 120 additional acres to be added to the UGB to accommodate the projected future growth.
9. The Planning Commission finds that on June 19, 2007, the City of Myrtle Creek annexed a 23.03 acre residential parcel from Tri-City (Ordinance No. 759). The aforementioned annexation occurred after the BLI analysis for Tri-City was adopted therefore, the loss of this additional residential land was not reported by the Inventory. While this increase in residential buildable land was assessed in the analysis of Myrtle Creek, no adjustments were made to the Tri-City residential buildable lands numbers. If an adjustment had been made to the Tri-City BLI, the reported residential land deficit would be approximately 118 acres rather than the reported 95 acres. Therefore, while the loss was not used as further justification for the proposed UGB expansion it does demonstrate that the projected residential land need of 120 acres (25 acres for Myrtle Creek and 95 acres for Tri-City) is a conservative estimate.
10. To address the criterion of (OAR 660-024-0060) "Boundary Location Alternatives Analysis," the Planning Commission finds that the Rule requires the County to address the standards contained in ORS 197.298, the criteria by which the County is to prioritize land to be included within a UGB based on weighted scale comprised of four priorities. Based on analysis contained in the Staff Report (dated July 9, 2009) the Planning Commission concludes that the proposed expansion area consists of "fourth priority lands" based on the criteria of ORS 197.298 and therefore, is eligible for the UGB expansion.
11. On the basis of the foregoing findings and with the adoption of the findings of the Staff Report, the Planning Commission concludes that the application meets the criteria for a Comprehensive Plan Amendment as stated in the LUDO, Section 6.500 and Zone Change as stated in the Douglas County LUDO, Section 3.38.100 and UGB amendment as set out in Goal 14 and OAR 660-024 and ORS 197.298, UGB amendment criteria.

DECISION

Based on evidence received, the findings above and the findings contained in the Staff Report, we hereby APPROVE the request for an expansion to enlarge the existing .074 of an acres of the property already in the Myrtle Creek Urban Growth Boundary in Tri-City, to .70 of an acre, with a Plan Amendment from Agriculture & Limited Commercial to Low Density Residential and a Zone Change from Exclusive Farm Use-Cropland 20-Acre & Community Commercial to Suburban Residential, on the expanded portion, to allow the establishment of a single family dwelling, subject to the following condition:

Decision/WILLIAMS

Page 4

August 20, 2009

1. The applicants shall record a covenant to memorialize that the 4.70 acre parcel shall be limited to one dwelling and shall be managed as a whole with the remaining acreage, eliminating any further dwelling or division potential.

Dated this 20th day of August, 2009.

DOUGLAS COUNTY PLANNING COMMISSION

By: 
Chairman

END OF DOCUMENT

DOUGLAS COUNTY PLANNING DEPARTMENT
ROOM 106, JUSTICE BUILDING
DOUGLAS COUNTY COURTHOUSE
ROSEBURG, OR 97470

DLCD
ATTN: PLAN AMENDMENT SPEC.
635 CAPITOL STREET NE SUITE 150
SALEM OR 97301-2540

DEPT OF
NOV 19 2009
**LAND CONSERVATION
AND DEVELOPMENT**



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