



Oregon
Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED AMENDMENT

12/20/2010

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 004-10

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: Monday, January 03, 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: Phil Stenbeck, Douglas County
Jon Jinings, DLCD Community Services Specialist
Ed Moore, 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

DATE STAMP

☐ In person ☐ electronic ☐ mailed

DEPT OF

DEC 13 2010

LAND CONSERVATION
AND DEVELOPMENT

For Office Use Only

Jurisdiction: **Douglas County**

Date of Adoption: December 8, 2010

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? ☒ Yes ☐ No Date: September 30, 2010☒ Comprehensive Plan Text Amendment☐ Land Use Regulation Amendment☐ New Land Use RegulationLocal file number: **None**Date Mailed: **December 10, 2010**☐ Comprehensive Plan Map Amendment☐ Zoning Map Amendment☐ Other:

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

1) UPDATE LAND USE DATA TABLE (CHAPTER 15 – LAND USE) USING EXISTING INVENTORY DATA AND GIS INFORMATION, 2) UPDATE URBAN AREA INFORMATION PERTAINING TO PROVISION OF SERVICES (TRI CITY), 3) UPDATE UUA INFORMATION FROM WINCHESTER BAY (UUA) BLI, 4) UPDATE INDUSTRIAL LANDS DATA FROM INDUSTRIAL LANDS INVENTORY – 2010, 5) CO-ADOPT CITY OF ROSEBURG BIKE AND PEDESTRIAN PLAN, 6) CO-ADOPT (IAMP) FOR EXIT 129.

Does the Adoption differ from proposal? Please select one.

Yes. Minor wording changes only.

Plan Map Changed from: **n/a**Zone Map Changed from: **n/a**Location: **n/a**Specify Density: Previous: **n/a**

Applicable statewide planning goals:

to: **n/a**to: **n/a**Acres Involved: **n/a**New: **n/a**

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

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

Tri City Water and Sewer Authority, Winchester Bay Sanitary, City of Roseburg, Oregon Department of Transportation(ODOT).

Local Contact: PHIL STENBECK

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12/10/2010

CJ 2010-1324

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, OREGON

AN ORDINANCE ADOPTING AMENDMENTS)
TO THE DOUGLAS COUNTY COMPREHENSIVE) **ORDINANCE 2010-12-02**
PLAN AND TRANSPORTATION SYSTEM PLAN)

RECITALS:

- A. Amendments to the Douglas County Comprehensive Plan are needed in order to update, clarify, and integrate information from a Public Service Provider, an Analysis on County Land Use, the County Industrial Lands Inventory update, and the Winchester Bay Residential Buildable Lands Inventory and Winchester Bay UUA Comprehensive Plan update. The information updates the Land Use Element of the County Comprehensive Plan. The Legislative Amendments also include an update to the Transportation Element of the County Comprehensive Plan and an update to the County Transportation System Plan which flow from co-adoption by reference of the Roseburg Bike and Pedestrian Plan and Interchange Area Management Plan (IAMP) for Exit 129.
- B. On November 18, 2010, 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 - 2nd Draft dated November 18, 2010.

SECTION TWO: The amendments are necessary and appropriate and shall become effective on January 7, 2011.

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 8th day of December, 2010

BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, OREGON

ABSENT

Chair

Commissioner

Commissioner

DOUGLAS COUNTY OREGON
FILED

DEC 10 2010

BARBARA E. NIELSEN, COUNTY CLERK

Amendments to the
Douglas County Comprehensive Plan

2nd DRAFT

(November 18, 2010)

Planning Commission
November 18, 2010

Board of Commissioners
December 8, 2010

TABLE OF CONTENTS

Item #		Page #
1.	Amendments to Chapter 15 - Table 15-1. Update Douglas County Land Use, Generalized Acreage Summary.	1
2.	Amendment to Chapter 15 - Land Use. Update Findings pertaining to the provision of urban services within Tri City	3
3.	Amendment to Chapter 15 - Land Use. Update land use findings and policies pertaining to the Winchester Bay UUA	5
4.	Amendment to Chapter 15 - Land Use. This update to Chapter 15 flows from the Douglas County 2010 Industrial Lands Inventory	12
5.	Amendment to the Douglas County TSP and Chapter 13 - Transportation of the Douglas County Comprehensive Plan. This update flows from co-adopting the City of Roseburg "Bike and Pedestrian Plan".	14
6.	Interchange Area Management Plan (IAMP) for Exit 129 in Douglas County. This update flows from co-adopting the IAMP for Exit 129 in Douglas County.	15

KEY

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

1. Amendments to Chapter 15 - Land Use. Update Table 15-1, Douglas County Land Use, General Acreage Summary.

PURPOSE: Table 15-1 gives a general summary of land use in Douglas County. The summary describes the number of acres in City UGB's and UUA's by type, acres and percent of County total acres.

BACKGROUND: The Table is being updated from information found in the Douglas County Rural Residential Lands Inventory and from GIS information available in the Douglas County Planning Department's GIS system.

AMENDMENT: This legislative amendment updates the information found in Table 15-1 making the information contemporary and useful when assessing land use in Douglas County.

**Douglas County Comprehensive Plan
Page 15-15.**

TABLE 15-1. DOUGLAS COUNTY LAND USE, GENERALIZED ACREAGE SUMMARY,
(Revised 12/8/10)

<u>TYPE</u>		<u>ACRES</u>	<u>PERCENT OF COUNTY TOTAL</u>	
URBAN	City UGB's	<u>27,721</u>	22,915	
	County UUA's	<u>7,131</u>	6,585	
	Subtotal	<u>34,852</u>	29,500	1%
COMMITTED	Residential	<u>34,905</u>	31,550	
	Other	<u>2,732</u>	<u>4,690</u>	
	Subtotal	<u>37,637</u>	36,240	1%
EXCEPTION	Residential	<u>3,390</u>	750	
	Other	<u>165</u>	<u>1,035</u>	
	Subtotal	<u>3,555</u>	1,785	*
NONEXCEPTION		<u>3,879</u>	3,190	*
INDUSTRIAL RESERVE		<u>122</u>	460	*
TOTAL NONRESOURCE		<u>80,045</u>	71,175	2%

TIMBERLANDS	TR Zone	<u>2,516,543</u>	2,429,630	<u>77%</u>	75%
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FARM FOREST TRANSITIONAL

FF Zone	<u>324,086</u>	398,725		
AW Zone	<u>18,499</u>	<u>14,920</u>		
Subtotal	<u>342,585</u>	413,645	<u>11%</u>	13%

AGRICULTURE	FG Zone	<u>253,192</u>	262,135	
	FC Zone	<u>29,036</u>	<u>34,810</u>	
	Subtotal	<u>282,228</u>	296,945	9%

COASTAL RESOURCE		<u>18,959</u>	28,965	1%
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TOTAL RESOURCE		<u>3,160,315</u>	3,169,185	98%
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TOTAL ACRES IN DOUGLAS COUNTY	3,240,360		100%
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* Less than one-tenth of one percent

Page 15-8.

The amount of land placed within all resource categories is approximately **3,160,315** 3,169,140 acres (Countywide). By subcategory, the approximate acreage totals are:
(Revised **12/8/10** ~~12/5/90~~)

Timberlands	<u>2,516,543</u>	2,429,630
Farm Forest Transitional	<u>342,585</u>	413,645
Agriculture	<u>282,228</u>	296,945
Coastal Resource*	<u>18,959</u>	<u>28,965</u>
TOTAL	<u>3,160,315</u>	3,169,185

2. Amendment to Chapter 15 - Land Use. Update Findings pertaining to the provision of urban services within Tri City.

PURPOSE: The Public Facilities sections of Chapter 15, (Land Use) summarize Public Facilities available in a given area. In this case, the summary describes the Public Facilities available in Tri City, Area 2 of the Myrtle Creek UGB.

BACKGROUND: Recent coordination with the Tri City Water and Sewer Authority resulted in a request to update information found in the Douglas County Comprehensive Plan. The update is specific to findings about Tri City having to do with provision of water and sewer service, and to the intent of urban unincorporated area land use.

AMENDMENT: This legislative amendment updates Tri City findings found on page 15-123 through 15-129, making the information contemporary and useful in making land use decisions.

**Douglas County Comprehensive Plan
Page 15-62**

~~Within Douglas County there exist seven urban areas, of which six are located outside urban growth boundaries of incorporated cities and each possess a community identity all their own. These six areas are Dillard, Gardiner, Glide, Green, Shady, Winchester Bay, and Tri City is the seventh urban area which was incorporated into Myrtle Creek's Urban Growth Boundary as an element of the adoption of Myrtle Creek's Urban Growth Management Agreement. Tri City remains an Urban Unincorporated Area under the Comprehensive Plan. These areas due to~~

Within Douglas County there exist seven urban areas, **each possessing a community identity. Six are located outside urban growth boundaries of incorporated cities. These six areas are Dillard, Gardiner, Glide, Green, Shady, Winchester Bay. Tri City is the seventh urban area which is located within Myrtle Creek's Urban Growth Boundary. Tri City is an Urban Unincorporated Area under the Comprehensive Plan, and administered by Douglas County under the Urban Growth Management Agreement.** These areas due to

Page 15-123 to 15-129.

PUBLIC FACILITIES

6. The Tri City Water and Sanitary ~~Authority Districts~~ **Authority** Districts serve the area with these services. The Sanitary ~~Authority District~~ **Authority** District jointly owns with Myrtle Creek a sewage treatment plant which was completed in ~~2004~~ **1975**. This plant has a capacity

sufficient to service 10,000 persons. This is considered adequate for the projected year ~~2024~~ 2000 population of the area. The District ~~Authority~~ **sewer treatment plant** discharges treated effluent into the South Umpqua River during winter flows and uses land application during the low flows of summer. This discharge presently meets State minimum standards.

7. The Water District provides water to local residents from the South Umpqua River. This water is pumped and treated by a new facility completed in ~~2005~~ 1980. The District has ~~2~~ **four** water rights totaling ~~4.425~~ **1.445** cfs and have two-four-more totaling 3.425 cfs that are in the certification process. This is more than adequate to satisfy all future demand at times of normal river flow. At times of low river flow, the effective supply of water is 1.0 cfs. To supplement supply during low flow periods, the Authority purchases 95 acre-feet of water from Galesville reservoir each year. In that the ~~Authority~~ District is obligated to provide water only for domestic use and not outside use or fire protection, this supply is considered adequate to serve the year ~~2020~~ 2000 population.
49. The other means proposed to addressing the hazardous situation which exists along Old Pacific Highway is to encourage the installation of a continuous left turn lane along that street. One phase of this project has been completed as of 2010, with plans having been made to complete the rest of the project. (Revised 12/8/10)
52. The Myrtle Creek Area Transportation Study has identified two concerns regarding the I-5 corridor and impacting Tri-City area. The Chadwick Road Overpass is too low for some trucks to go under, causing the use of downtown Myrtle Creek as a bypass. The study recommended raising the bridge and adding a traffic signal at Chadwick Lane/~~Myrtle Creek~~ Old Highway 99 South.

3. Amendment to Chapter 15 - Land Use. Update Findings and Policies pertaining to Winchester Bay.

PURPOSE: The purpose of this amendment is to recognize changes to the Winchester Bay Comprehensive Plan document as a result of a 2010 Residential Buildable Lands Inventory (BLI) and general Plan update.

BACKGROUND: In 2009, Douglas County received a grant from the Department of Land Conservation and Development (DLCD) for drafting a Residential BLI and general Winchester Bay Comprehensive Plan update. Based on the results of both projects, changes must be adopted into the County Comprehensive Plan in order to ensure that all the documents are consistent with one another.

AMENDMENT: This legislative amendment updates to the Urban Land Use portion of the Land Use Element specifically related to the community of Winchester Bay found on pages 15-64 & 15-65, pages 15-133 through 15-148 and pages 15-203 through 15-206.

Douglas County Comprehensive Plan, Land Use Element Page 15-64 & Page 15-65

Introduction

Land Use

The composition of land uses within these communities varies so greatly that comparison of land use has little value. This variety results primarily from topographic constraints, agricultural potential, historic platting patterns, transportation routes and the existence of major industrial or public uses. The following table quantifies the existing land uses in these areas. The acreages are accurate as of the date of preparation of each subarea plan with the exception of Dillard for which 2008 land use acreages were used, and Shady where 2009 acreage was used and Winchester Bay for which 2010 land use acreages were used.

							Winchester	
Land Use	Dillard	Gardiner	Glide ¹	Green	Shady	Tri City	Bay	
Type	2008	1980	2008	1980	2009	2009	1980 2010	Total
Residential	102	27	1201	479	68	595	64 <u>120</u>	2,536 <u>2,592</u>
- Single-family	-	(22)	-	-	-	(452) <u>(586)</u>	(27) <u>(101)</u>	
- Multi-family	-	(5)	-	-	-	(9)	(2) <u>(19)</u>	

-Mobile-homes	-	-	-	-	-	(134)	(35)	
Commercial	6	6	70	21	63	119	25 <u>107</u>	310 <u>392</u>
Industrial	433	243	68	111	177	145	43 <u>15</u>	4,090 <u>1,092</u>
Public/Service	10	11	93	53	6	105	228 <u>121</u>	506 <u>399</u>
Rights-of-Way	-	<u>32</u>	<u>48</u>	<u>111</u>	-	<u>194</u>	<u>49 78</u>	<u>434</u> <u>463</u>
Total	551	319	1,480	775	314	1,158	379 <u>441</u>	4,976 <u>4,938</u>

Douglas County Comprehensive Plan, Land Use Element

Page 15-133 through Page 15-148

NATURAL FACTORS

Flooding

5. In 2006, the County installed a series of tsunami warning sirens, two of which are located in the Winchester Bay area. The first is located off Ork Rock Road on the center jetty and the second is located on Salmon Harbor Drive by the dune rescue building.

SOCIO-ECONOMIC FACTORS

Population

17. Population forecasts to 2010 for Winchester Bay are based on the historic trends of the larger coastal population. An additional forecast of the peak season resident population is based on a vacant land build-out scenario. The year round population forecasts range from a low of 736 to a high of 913. The peak season resident population forecasts based on historic coastal trends range from a low of 794 to a high of 984. The peak season resident population forecast based on vacant land build-out is 1034. Due to the significant changes in the economy and demographics, the population estimate for Winchester Bay should not be based on the historic trends or as a proportion of the larger coastal population. The 2010 Winchester Bay Residential Buildable Lands Inventory (BLI) estimated the population in 2010, using the 2004 Douglas County Comprehensive Plan Population Element annual growth rate projection range of low 1.29% and high 1.68%. By calculating the average of this adopted range and adding in a historical seasonal adjustment, the 2010 population was estimated to be 615 people. The BLI projected the population to 2030 using a growth rate representative of the slowing housing market but still optimistic of regional growth. The BLI projected the population of Winchester Bay to be 785 people, using the (2009) Population Element of Coastal area projected annual growth rate of 1.30% and adding in a seasonal adjustment.
18. An estimated 80 percent of Winchester Bay's year-round population occupy permanent dwellings. The remaining 20 percent occupy RVs or live-aboard boats.

According to the Population Element Findings, the median household size for families under 55 is 2.6 and for families 55 and over is 1.5. This recognizes that seniors typically have smaller households than younger people who typically have children or parents who reside with them. In Winchester Bay the average household size has followed the national trend toward smaller family sizes

19. The average household size in Winchester Bay is smaller than that of the larger coastal population. Winchester Bay's average household size is believed to be 2.3 persons for permanent dwellings and 2.0 persons for RVs and live-aboard boats.
The 2000 Census data shows Winchester Bay has a high percentage of households where the head of household is over 50 years of age. Census data shows that over 43% of the residents of Winchester Bay are 55 or older; therefore, the average household size in Winchester Bay has been bifurcated and the following is assumed.

Age	Percentage of Total	Assumed Household Size
54 and Under	57%	2.06
55 and Older	43%	1.5

Housing

20. ~~Over the last decade, The total number of dwelling units in Winchester Bay has increased by 12 percent, or 29 units, from 240 in 1980 to 269 in 1990.~~
21. ~~A significant change in the mix of dwelling types has occurred since 1980. Mobile homes are now the predominant type of housing, amounting to 46 percent of the total number of units in 1990 compared to 41 percent in 1980. The total number of mobile homes has increased by 26.5 percent, with the number in mobile home parks increasing by 28.4 percent. Conventional single-family dwellings increased by only 2.9 percent (3 units), and now amounts to 40 percent of the total. The number of multi-family units has remained the same and now amounts to 14 percent of the total. The current housing mix in Winchester Bay is predominantly single family detached. These include manufactured homes on individual lots. Based on the 2010 Winchester Bay Residential Buildable Lands Inventory (BLI), no duplexes were found and only one multi-family unit was found in the Winchester Bay area. In the past decade there has been a shift toward single family attached (condominiums) dwellings, although current economic conditions have stalled this trend for the current time. The current housing mix is as follows:~~

Structure Type	Existing Units (2010)	
	#	%
SF-Detached (including MH)	337	94%
SF-Attached (Condominiums)	18	5%
Duplex	0	0%
Multi-Family	3	1%
TOTAL	358	100%

22. Housing forecasts for Winchester Bay are based on population forecasts and vacant land build-out. Forecasts to 2010 based on historic coastal trends range from a low of 28 additional units and a total of 297 units to a high of 99 additional units and a total of 368 units. The forecast based on vacant land build-out is 119 additional units and a total of 388 units. As of January 2010, there were 358 dwelling units. The 2010 BLI estimated that by 2030 124 new dwelling units will be required to keep up with area demand. The current net vacant buildable residential lands within the Winchester Bay UUA is estimated at 26.52 acres, which falls short of the estimated 62 acres required to accommodate the growth of the area.

PUBLIC FACILITIES AND SERVICES

Recreation Facilities

55. Overnight lodging facilities in Winchester Bay consist of 85 motel units and 7 cabins. The weekend occupancy rate for these facilities is near 100 percent during the ~~Salmon fishing season~~ **summer**.
57. The weekend occupancy rate of the RV parks is near 100 percent during the ~~Salmon fishing season~~ **summer**. The weekend occupancy rate of the harbor RV parking areas is typically near 80 percent during the ~~Salmon fishing season~~ **summer**. Monthly and annual occupancies are substantially less, reflecting heavier use associated with weekend fishing and differences in amenities offered by RV camping facilities. The peak month occupancy of Windy Cove reaches as high as 93% while the annual occupancy is only 35%. The peak month occupancy of the harbor RV parking areas reaches only 32%, while the annual occupancy is only 7%.

Water Service

59. Winchester Bay receives water service from the City of Reedsport. The service area encompasses Reedsport, Winchester Bay and Gardiner. Clear Lake is located about 3 miles from Winchester Bay and has a water surface area just over 300 acres (USGS, 1980). It contains approximately 16,600 acre feet of water when full and receives about 6,000 acre feet of water annually from runoff and direct precipitation, and loses about 600 acre feet by evaporation. The Clear Lake water shed is about 1,290 acres. Portions of the watershed have historically been logged. A segment of U.S. Highway 101 lies within the water shed and follows the western shoreline of the lake.

Fire Protection

65. The district reports an average of 20 ~~district's crew averages between 10 to 15 volunteers~~ **Fire Fighters and 2 Emergency Medical Technicians** with various levels of training. The number of trained volunteers available to respond may be limited to as few as 4 or 5 during working hours.
67. The water line and hydrant system is inadequate to fight large fires in a few locations. Hydrants fronting the east boat basin are served by a four inch line, which produces low volume of flow. Hydrants in the Pacific Heights and Barview Heights Subdivisions and Umpqua Lighthouse area also produce low volumes. There are no hydrants in the ~~Umpqua Beach Resort~~ **Discovery Point** area.

Sewerage

69. Winchester Bay Sanitary District's sewage treatment plant and initial collection system were completed in 1974, and Over the past decade, the treatment plant had degraded to the point where the District had issued a moratorium on new sewer hook ups. In 2009 the plant was

replaced with a new facility and the moratorium lifted. are in good condition A sewer collection system upgrade was also completed in 2006, which included the upgrade of 7 sewage pump stations. Many repairs have been done to the collection system piping to correct inflow and infiltration problem since 2001. The District's collection service is available to all lands in the Winchester Bay Urban Service Area, although the collection system currently does not reach some developed and undeveloped areas.

70. The treatment capacity of the system is 160,000 gallons per day (gpd). Peak wastewater generation (on summer weekends) from residents and tourists amounts to about 125,000 gpd. About 76,000 gpd of this amount is from residents and the remaining 49,000 gpd is from tourists and uses associated with tourism. Total wastewater generation on summer weekdays is 110,000 to 115,000 gpd. The amount is reduced to 85,000 to 90,000 gpd during the fall. The new wastewater treatment facility is designed for an average flow of 270,000 GPD (gallons per day) at Build-out. Peak instantaneous flow design is 640 GPD. In 2009, peak wastewater daily flow generation from residential, commercial and tourism amounted to 100,000 GPD. Treatment plant influent flows in late fall through winter season have ranged from 45,000 to 150,000 GPD, depending on weather conditions. The treatment facility upgrade doubled the treatment capacity for flow and loadings in comparison to the former treatment facility.
71. The upper range population forecast of 1034 persons (based on vacant land build-out) suggests that 103,000 gpd of wastewater will be generated by residents at build-out. Tourism growth projections suggest that 85,000 gpd will be generated by tourists in 2010. If all of this growth is realized within this time frame, the total peak wastewater flow of 188,000 gpd will exceed the present capacity by 28,000 gpd in 2010, and the system's capacity will be reached around the year 2002. Slower growth of the peak season resident and/or tourist populations may reduce the demand on the treatment system capacity for a longer time period. The design of the treatment plant does not provide for added treatment capacity. Expansion of the system capacity would have to be provided with additional, or larger, treatment components. According to the District's revised facilities plan completed in 2003, District engineers used an annual population growth rate of 1.57 percent for planning purposes. Population projections used in a growth rate of 1.57 percent shows a population for Winchester Bay to be 1,727 at Build-out. At the growth rate used for facility planning purposes, the sanitary flow projections are 153,000 GPD average dry weather flow and 168,000 GPD average wet weather flow.
72. During the rainy months, storm water runoff enters the collection system and results in total wastewater flows up to 400,000 gpd entering the treatment facility. These conditions sometimes result in discharges of increased suspended solids and bio-oxygen demand in excess of DEQ standards, and necessitate increased chlorination of wastewater.
73. The occupancy rates of Salmon Harbor's RV camping areas are lower than those of other RV campgrounds. Sewerage fees for RV camping are established as a flat rate per site. This results in a comparatively high cost for actual usage of the sewage disposal system for the under-used facilities During summer months the district's sewage treatment facility experiences additional impacts from people using the system who are camping and recreating outside the district service area.
75. The District plans to extend service to the Pacific Heights Subdivision as funds become available. Also under consideration is the addition of a staging tank to store raw sewage during times of peak flows for treatment when flows decrease. The District and the Department of Environmental Quality are working on increasing the capacity of the District.

TRANSPORTATION

Bicycle and Pedestrian Transportation

104. A Bicycle lanes exists along Highway 101, Salmon Harbor Drive and around the west spit to accommodate the recreational bicyclists along the Oregon coast.
105. Pedestrian walkways and a view bridge exist along Salmon Harbor from Beach Front Boulevard to Ork Rock Road.

LAND USE

Residential Lands

105. Residential land uses currently occupy approximately 34 acres. Most of these residences are located within the ~~122~~ **120** acres currently designated for residential uses. The exceptions are three mobile home parks located in conjunction with RV parks on lands designated for tourist commercial uses.
106. Currently, ~~97~~ **95** acres of vacant private lands are designated for residential uses; **however, the 2010 Residential Buildable Lands Inventory (BLI) found 68 acres to be unbuildable, constrained or needed for public facilities leaving approximately 27 acres suitable for future residential development.**
107. ~~Based on The 2010 Residential Buildable Lands Inventory (BLI) found 68 of the 95 gross residential acres to be unbuildable, constrained or needed for public facilities leaving approximately 27 acres suitable for future residential development.~~ a projection of private vacant land build-out, 85 acres will be used for residential purposes in addition to 34 acres currently used, for a future total of 119 acres. ~~These additional acres include 77 acres where topography precludes other types of land uses and limits residential densities, and 8 acres of 0 to 8 percent slopes (excluding wetlands) which will not be needed for projected commercial growth.~~
108. ~~The number of dwellings projected using the private vacant land build-out scenario is 388 units. This number exceeds the number of units projected from the upper range population growth scenario based on population trends by 20 dwelling units.~~ **As of January 2010, there were 358 dwelling units in Winchester Bay. The total number of dwelling units projected, based on area population growth, to the year 2030 is 482 units. This number exceeds the current available vacant residential acreage by approximately 35 acres.**

Urbanization

154. The projections for Winchester Bay to the year ~~2000~~ **2030** depict a growing community with a continued orientation towards tourism and considerably expanded housing stock.
155. This future growth of Winchester Bay will occur through infilling of vacant lots within the ~~platted area and development of these~~ **the remaining vacant** properties ~~to the east which have been included within the urban service boundary~~ **within the Urban Unincorporated Area boundary and through potential future expansion of the boundary.**

WINCHESTER BAY POLICIES

Note: The Winchester Bay Comprehensive Plan was ~~last~~ revised in ~~May, 1991,~~ **December, 2010**. All policies ~~were~~ **have been** retained from the June 28, 1989, publication of the Comprehensive Plan, except Natural Hazards Policy 1 and Transportation Policies 1 and 2. ~~All additional policies are new.~~

PUBLIC FACILITIES

POLICIES:

Sanitary Sewer

1. The County shall work with the Winchester Bay Sanitary District to ~~ensure that~~ **continually provide** adequate sewage treatment capacity is ~~available when required to serve the anticipated growth in this area.~~
2. The Winchester Bay Sanitary District should ~~evaluate options for~~ **monitor the need to increasing increase** sewage treatment capacity, and options for funding expansion of the treatment facility as ~~the need occurs~~ **future demand requires**.

Storm Drainage

5. ~~As funding will allow, the County should undertake a study of storm drainage options for Winchester Bay Sanitary District, storm runoff infiltration into the sewage collection system should be identified by location and the need to control the infiltration should be evaluated. Consideration should be give to~~ **Winchester Bay Sanitary District should monitor** the long term impacts of storm drainage and wastewater discharge on the viability of the estuary of aquiculture and fisheries resources.

Salmon Harbor Development

10. Douglas County and the Salmon Harbor Management Committee should cooperate in a site planning effort for public parking, roads, and park facilities on the west spit. This effort should consider the possible mutual benefits of a boundary adjustment for Children's Fort Park, ~~future development of a green belt and recreation trail in conjunction with the convention center site, and other multiple use concepts.~~

4. Amendment to Chapter 15 - Land Use. This update to Chapter 15 flows from the Douglas County 2010 Industrial Lands Inventory.

PURPOSE: Chapter 15, (Land Use) summarizes types of land uses available. In this case, the summary describes Industrial Land Use throughout Douglas County.

BACKGROUND: The Douglas County Planning Department has reviewed and updated the County's Industrial Lands Inventory. This Inventory update is specific to Industrial Lands. The updated Inventory provides contemporary information about the provision of public facilities and services to Industrial Lands.

AMENDMENT: This legislative amendment updates Table 15-4 found on page 15-22, making the information about Industrial Lands contemporary and useful in making land use decisions.

**Douglas County Comprehensive Plan
Page 15-22.**

<u>Area</u>	<u>Location</u>	<u>Improved Acreage</u>	<u>Designated Acreage</u>	<u>Committed Site No.</u>	<u>Exception Site No.</u>
Coastal	North Fork	14	14	14	
	Smith River	--	15		1
	Frantz Creek	10	10	4	
	Bolon Island	23	93	6	
	SE of Gardiner	0 26	26		5
	<u>Winchester Bay</u>	<u>18</u>	<u>18</u>		
Elk Creek	Smith River Mill	38	41	6	
	Sunnydale	5	5	11 & 30	
	Mt. Baldy Mill	--	29	7	
	N. of Yoncalla	2	22	20	
	S. of Yoncalla	7	13		9
Calapooya	Metz Hill	5	10	32	
	Sutherland Log Pond	199	199	17	
	Deady	9	9	20	
	Redbell	13	23	21	
Callahan	Garden Valley	2	2	15	
	Elgarose	5	--	6	
Roseburg- Green	Wilbur	4	21	2	
	Winchester	229	284	(Callahan) 8	
	Sunshine Road	15	15	6	
	N. Umpqua Hwy.	27	70	20	
	The Oaks/Shady	157	184	11	
	Glengary	3	3	19	
	Green		<u>547</u>		

N. Umpqua	Dixonville	266	266	24	
	Pellet Mill	4	4	24	
Douglas	EPI	75	89	18	
	Dillard	597	597	19	
	Round Prairie	<u>25.7</u> 22	<u>25.7</u> 22	21	
	Porter Creek	5	10	8	
	N. Camas Valley	6	6	1	
S. Umpqua	Tri City Airport	2	<u>33</u> 22	10	16
	Boomer Hill	10	10	7	
	N. Myrtle Creek	--	34	6	
	Tiller	--	10		
	Milo Academy	6	6	9	
	North of Riddle	300	345	24	
	SW of Riddle	114	114	26	
	Hanna Nickle	329	329	30	
Cow Creek	North of Glendale	138	138	14	
	East of Glendale	46	46	17	
TOTAL		<u>2,537</u>	2,714	<u>3,517</u>	3,136

5. Amendment to the Douglas County TSP and Chapter 13 - Transportation of the Douglas County Comprehensive Plan. This update flows from the City of Roseburg "Bike and Pedestrian Plan".

PURPOSE: The Bike and Pedestrian Plan is part of the overall Transportation System Plan (TSP) for all of Douglas County. The County's TSP is consistent with the Oregon Statewide Planning Goals and Oregon's Transportation System Plan.

BACKGROUND: The Douglas County Planning Department coordinates with all twelve cities in Douglas County about transportation. In this case Douglas County will be co-adopting the City of Roseburg Bike and Pedestrian Plan. The City of Roseburg Bike and Pedestrian Plan was adopted on September 28, 2009 (City Ordinance 3316).

AMENDMENT: This legislative amendment updates findings and/or policies found in Chapter 13 of the Douglas County Comprehensive Plan and the Douglas County TSP.

Comprehensive Plan Transportation Element: Change finding on Page 13-42

221. The City of Roseburg adopted a Bikeway and Pedestrian Master Plan on ~~July 1988~~ **September 2009**. The City of Reedsport adopted a Bikeway Master Plan on May 1990. These are the only cities in Douglas County with an adopted bikeway plan. (Revised 12/8/10 ~~8/13/97~~)

6. Interchange Area Management Plan (IAMP) for Interchange 129 in Douglas County.

PURPOSE: A coordinated supplement to local plans for the Exit 129 interchange which accommodate land uses and economic opportunities that are consistent with ODOT's transportation management objectives.

BACKGROUND: I-5 Interchange 129 in Douglas County serves a variety of uses in the area. The interchange serves the Umpqua Community College area, Winchester, Wilbur and Garden Valley. In addition, it provides access to the Douglas County Resources mill located on the west side of the interchange. Through this legislative amendment process, Douglas County will integrate the IAMP into the Douglas County Transportation System Plan (TSP) and use it to assist in implementation of the Roseburg Comprehensive Plan for the UGB. The IAMP is essential to the reconstruction of the Exit 129 interchange and reflects the coordinated design and funding program for the reconstruction project.

AMENDMENT*: Amend the Douglas County Transportation System Plan by including by reference the Interchange Area Management Plan ("IAMP") for Exit 129 as a support document. Included specifically in the TSP will be the following implementation and policy provisions: IAMP Objectives, Access Management Objectives, Land Use and Coordination Policies, Douglas County Implementation Actions.

* In follow up the County and City will update the Roseburg/Douglas County Urban Growth Management Agreement Supplemental Standards to incorporate recommendations of the IAMP related to the designated industrial lands within the IAMP area.

LAS COUNTY PLANNING DEPARTMENT
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DOUGLAS COUNTY COURTHOUSE
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