



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



NOTICE OF ADOPTED AMENDMENT

03/22/2012

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 002-11

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: Friday, April 06, 2012

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: Johnathan Wright, Douglas County
Jon Jinings, DLCD Community Services Specialist
Ed Moore, DLCD Regional Representative

<paa> N



FORM **2**

DLCD

Notice of Adoption

In person electronic mailed

DATE STAMP

DEPT OF

MAR 19 2012

**LAND CONSERVATION
AND DEVELOPMENT**

For Office Use Only

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

Jurisdiction: **Douglas**

Local file number: **11-059**

Date of Adoption: **3/14/2012**

Date Mailed: **3/16/2012**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: 11/22/2012

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".

STEVE F. STRINGER, request for a Plan Amendment from (PSP) Public and Semipublic to (IN) Industrial and Zone Change from (PR) Public Reserve to (MRC) Rural Community Industrial, with a Conditional Use Permit.

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

Plan Map Changed from: **PSP**

to: **IN**

Zone Map Changed from: **PR**

to: **MRC**

Location: **4077 Melrose Road, Roseburg OR 97471, T27-R06W-S06**

Acres Involved: **.74**

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

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

35-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. 002-11 (19065) [16980]

DLCD file No. _____

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

ODOT, Douglas County Fire District No. 2, Umpqua Basin Water Association, Pacific Power, Douglas Electric, Avista Utilities, Qwest, Roseburg School District No. 4.

Local Contact: **Jonathan Wright**

Phone: (541) 440-4289 Extension:

Address: **RM106, Justice Bldg, Courthouse**

Fax Number: **541-440-6266**

City: **Roseburg**

Zip: **97470-**

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

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light **green paper if available**.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on **8½ -1/2x11 green paper only if available**. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail **plan.amendments@state.or.us**.

03/14/2012

CJ 2012-196

MAR 14 2012

BEFORE THE BOARD OF COMMISSIONERS
OF DOUGLAS COUNTY, OREGON

PATRICIA K. HITT, COUNTY CLERK

AN ORDER to affirm the Findings of Fact and Decision)
of the Douglas County Planning Commission approving)
a Comprehensive Plan Amendment from (PSP) Public)
and Semi-public to (IN) Industrial and Zone Change)
from (PR) Public Reserve to (MRC) Rural Community)
Industrial, with a Conditional Use Permit to allow a)
plumbing business and watchman's quarters on a .74)
acre parcel located on Melrose Road, west of Roseburg)
for Steve F. Stringer, applicant. Planning File No. 11-059.)

ORDER

The Douglas County Board of Commissioners being informed that the Douglas County Planning Commission, on February 16, 2012, and on request from the above-captioned applicant, approved a Comprehensive Plan Map Amendment, Zone Change and Conditional Use Permit for the subject property to allow a plumbing business with watchman quarters to be located within an existing, 2,312 square foot building (the former Melrose Fire Station) on the .74 acre subject property located on Melrose County Road No. 13 within the Melrose Rural Community, west of Roseburg.

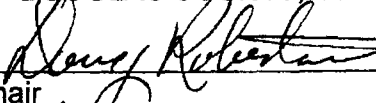
Pursuant to Section 6.900.1 of the Douglas County Land Use and Development Ordinance, the Board of Commissioners hereby AFFIRMS the February 16, 2012 Findings of Fact and Decision of the Planning Commission (attached hereto) for the Comprehensive Plan Map to be amended from PSP to (IN) Industrial and for the Zone Map to be changed from PR to (MRC) Rural Community Commercial on the .74 acre subject property, described in the attached **Exhibit A**.

Based on the aforementioned Findings of Fact and Decision as affirmed, the Board of Commissioners hereby GRANTS the requested Plan Amendment and Zone Change Order.

The Plan Amendment and Zone Change shall be filed in the County Court Journal, and the Douglas County Comprehensive Plan and Zoning maps shall be changed accordingly.


Dated this 14th day of March, 2012.

BOARD OF COUNTY COMMISSIONERS
OF DOUGLAS COUNTY, OREGON


Chair

ABSENT

Commissioner


Commissioner

BEFORE THE DOUGLAS COUNTY PLANNING COMMISSION

Steve F. Stringer, Findings of Fact and Decision, Planning Department File No. 11-059.

This matter came before the Douglas County Planning Commission on January 12, 2012 in Room 216 of the Douglas County Courthouse.

The applicant did not attend the hearing.

The Planning Commissioners hearing the matter were: William Duckett, Javier Goirigolzarri, Victoria Hawks, Darreld Murphy, George Seonbuchner and Romey Ware.

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 73 days prior to January 12, 2012.
2. At least 45 days prior to January 12, 2012, 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 area's Callahan 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 12, 2012.
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. With no one in opposition to the matter, Staff entered Staff Exhibits 1 through 12, including the Staff Report, into the Record.
6. The Planning Commission heard testimony from the Applicant's Representative, Dave Meador, who agreed with the findings of the Staff Report and the evidence in the Record. He reiterated his client's request and asked that the matter be approved.
7. With no further testimony, Chairman Goirigolzarri closed the public portion of the hearing and the Commission commenced deliberation on the application.
8. A motion was made by Commissioner Duckett and seconded by Commissioner Hawks to approve the requested Plan Amendment, Zone Change and Conditional Use Permit. The motion passed unanimously.

DECISION

Based on evidence received, the findings contained herein and the findings contained in the Staff Report, we hereby APPROVE the request for a Plan Amendment from (PSP) Public and Semipublic to (IN) Industrial and a concurrent Zone Change from (PR) Public Reserve to (MRC) Rural Community Industrial with a Conditional Use Permit on a 0.74 acre parcel to allow a plumbing business with watchman quarters inside an existing 2,312 Sq. Ft. building (formerly Melrose Fire Station), subject to the following conditions as outlined in the Staff Report:

1. The applicant shall provide a floor plan for the watchman's quarters that demonstrates the watchman's quarters is consistent with the square footage and number of bedrooms limitations.
2. The applicant shall provide a site plan indicating the total number of employees, including the owner(s), who will operate the use, and shall depict on the site plan the appropriate number of 9' X 18' parking spaces necessary to meet the requirements of Article 35.
3. Off-street parking for the plumbing business and watchman's quarters shall be provided and maintained in accordance with the requirements of LUDO §3.35.200.
4. After the appeal period has expired and the above conditions have been met, the applicant shall obtain a Planning Clearance Worksheet for the change in use of the fire house to a plumbing business with watchman's quarters. Such clearance will be routed to the fire district, sanitary authority and the Douglas County Building Department for the necessary permitting.

Dated this 16th day of February, 2012.

DOUGLAS COUNTY PLANNING COMMISSION

By: _____

Chairman

Exhibit "A"

Real property in the County of Douglas, State of Oregon, described as follows:

BEGINNING at a point on the northerly right of way line of the relocated County Road No. 51, which point bears North 78° 48' East 17.84 feet from the Northwest corner of the Charles LaPoint Donation Land Claim No. 64; thence along said right of way line North 78° 48' East 61.69 feet, North 58° 58' East 50.10 feet, North 55° 36' 30" East 344.02 feet and North 25° 36' 30" East 40.55 feet to a point on the Southerly line of property conveyed to David Oren Bly, et ux, by Deed recorded in Book 168, Recorder's No. 92936; thence leaving said road right of way line and running North 79° 20' 00" West along the Southerly line of said Bly property 136.43 feet to a point on the Southerly right of way line of the old County Road No. 51; thence along said right of way line South 25° 36' 30" West 40.63 feet, South 41° 05' West 58.21 feet, South 47° 11' 30" West 261.77 feet and South 32° 55' West 42.35 feet to the point of beginning, being situated in Section 6, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon.

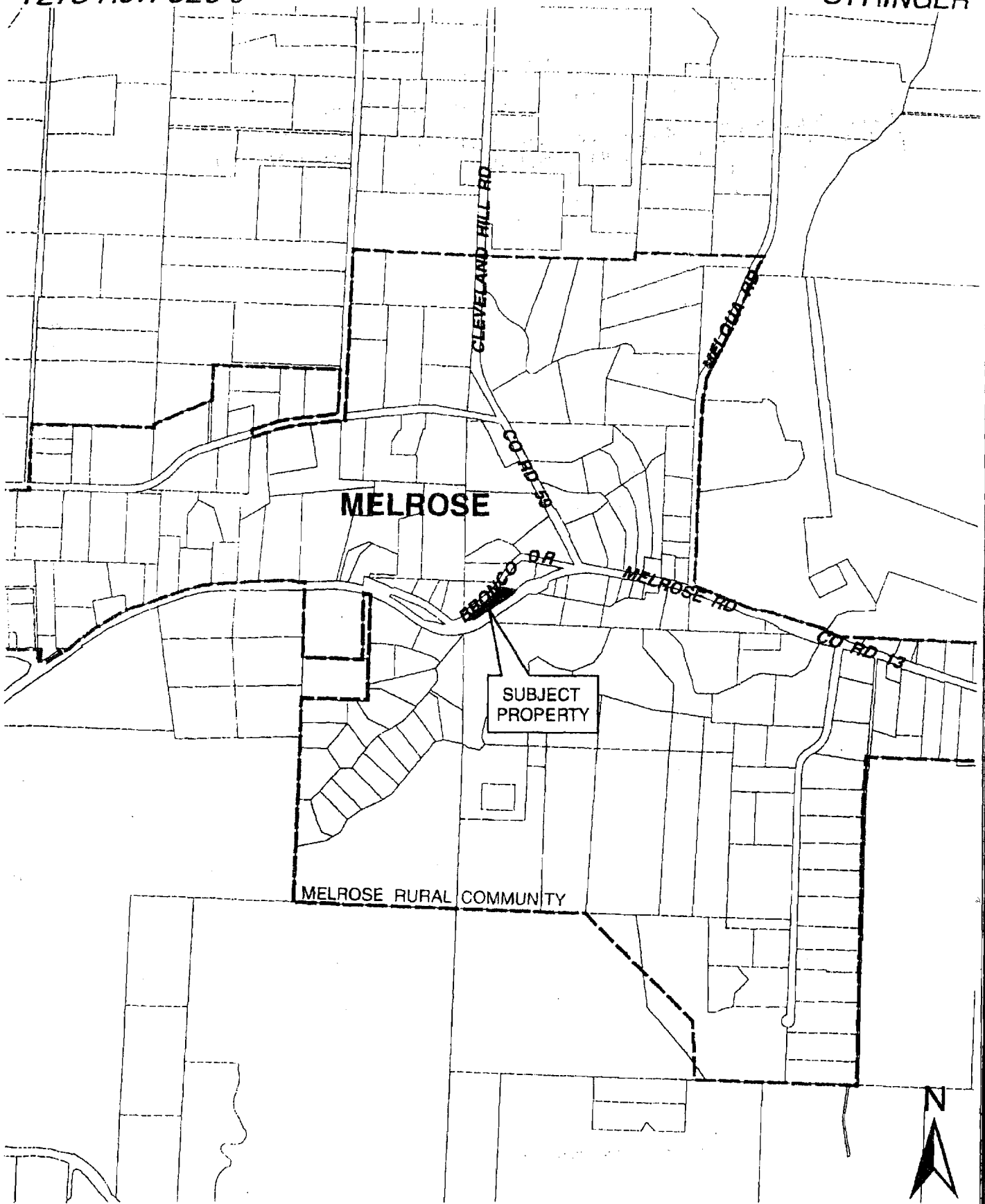
This legal description was created prior to January 1, 2008.

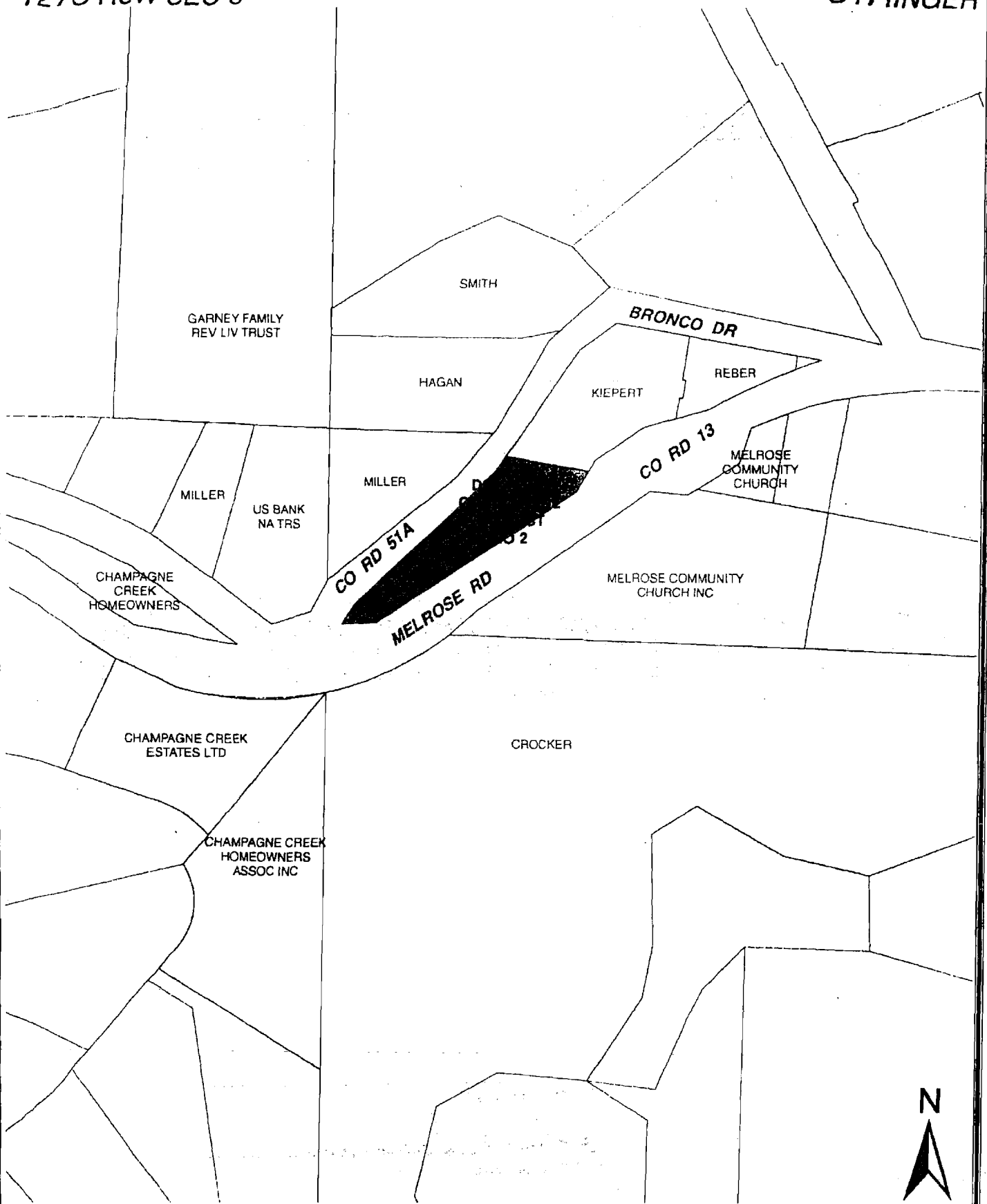
Tax Parcel Number: R72407

VICINITY MAP
T27S R6W SEC 6

STAFF EXHIBIT NO. 6

P/D 11-059
STRINGER







PLANNING DEPARTMENT

Room 106, Justice Building
Douglas County Courthouse
Roseburg, Oregon 97470



ATT PLAN AMENDMENT SPECIALIST
DLCD
635 CAPITOL STREET NE SUITE 150
SALEM OR 97301-2540

9730132540 0007

