



# NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

**FOR DLCD USE**  
File No.: 005-15 {24095}  
Received: 3/30/2016

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Roseburg

Local file no.: **LUDO 15-2**

Date of adoption: 3/28/2016

Date sent: 3/30/2016

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 10/23/2016

No

Is the adopted change different from what was described in the Notice of Proposed Change?    Yes    No

If yes, describe how the adoption differs from the proposal:

Changes to Sign Code, Floodplain, Multi-family dwelling open space, and bicycle space standards for off-street parking

Local contact (name and title): John K. Lazur

Phone: 541-670-6789

E-mail: [jlazur@cityofroseburg.org](mailto:jlazur@cityofroseburg.org)

Street address: 900 SE Douglas Ave

City: Roseburg

Zip: 97470

### PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

#### **For a change to comprehensive plan text:**

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

n/a

#### **For a change to a comprehensive plan map:**

Identify the former and new map designations and the area affected:

- |             |    |        |  |
|-------------|----|--------|--|
| Change from | to | acres. | A goal exception was required for this         |
| change.     |    |        |  |
| Change from | to | acres. | A goal exception was required for this         |
| change.     |    |        |  |
| Change from | to | acres. | A goal exception was required for this         |
| change.     |    |        |  |
| Change from | to | acres. | A goal exception was required for this change. |

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

**If the comprehensive plan map change is a UGB amendment** including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

**If the comprehensive plan map change is an urban reserve** amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

**For a change to the text of an ordinance or code:**

Identify the sections of the ordinance or code that were added or amended by title and number:

2.3.020, 2.3.060, 3.3.200, 4.3.040, 4.4.070, 3.3.140, 2.9.050, 2.9.220, 2.9.270, 2.9.080, 2.9.330, 2.9.340, 3.3.050, 4.4.060, 6.1.130, 6.1.170, 6.2.060, 4.2.060, 3.1.040, 3.2.050, 4.4.120, 2.4.020, 2.13.010, 6.1.190(5), 6.2.110, 3.3.080, 3.3.110, 3.3.170

**For a change to a zoning map:**

Identify the former and new base zone designations and the area affected:

Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
---------------------------	--------------	----------------

Location of affected property (T, R, Sec., TL and address):

List affected state or federal agencies, local governments and special districts:

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

For summary with links to amendments please visit <http://tinyurl.com/LUDO15-2rsbg>.

**ORDINANCE NO. 3459**

**AN ORDINANCE AMENDING ROSEBURG LAND USE AND DEVELOPMENT  
ORDINANCE FOR CONSISTENCY WITH LAND USE LAWS AND BEST PRACTICES  
THAT CHANGED SINCE THE ADOPTION OF ORDINANCE NO. 2363 AND  
DECLARING A JULY 1, 2016 EFFECTIVE DATE**

**WHEREAS**, after reviewing the recommendation of the Planning Commission and conducting a public hearing on March 14, 2016; and,

**WHEREAS**, Section 5.2.090 states it may be necessary to amend the Land Use and Development Ordinance text from time-to-time to meet changes in circumstances and conditions;

**NOW, THEREFORE, THE CITY OF ROSEBURG ORDAINS AS FOLLOWS:**

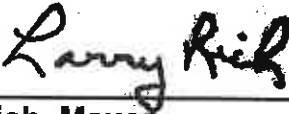
**SECTION 1:** On the basis of the facts contained in the record, the City Council finds there is sufficient justification and need to accept the Planning Commission recommendation and thereby adopts as its own the Findings of Fact of the Planning Commission which are included herein by this reference.

**SECTION 2:** Land Use and Development Ordinance No. 2363, originally adopted June 28, 1982, and amended at various times thereafter, is hereby amended to read and provide as set forth in Exhibit 1 attached hereto and incorporated herein by this reference as if it were set forth verbatim in full.

**SECTION 3:** This Ordinance shall take effect July 1, 2016.

**PASSED BY THE COUNCIL THIS 28<sup>th</sup> DAY OF MARCH 2016.**

**APPROVED BY THE MAYOR THIS 28<sup>th</sup> DAY OF MARCH 2016.**

  
\_\_\_\_\_  
Larry Rich, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Sheila R. Cox, City Recorder



## NOTICE OF PUBLIC HEARING

You are receiving this notice because you participated and are considered a party to the legislative amendment hearing concerning **File No. LUDO-15-2**.

On January 4, February 1, and February 29, 2016 the City of Roseburg Planning Commission held public hearings regarding proposed amendments to the Roseburg Land Use and Development Ordinance (LUDO). At the meeting on February 29, 2016, after revising sections on open space in multi-family development, floodplain, and signs, the Planning Commission voted to adopt the Findings of Fact and Order and recommend the City Council **APPROVE** File No. LUDO-15-2. A copy of the signed Findings of Fact have been attached.

The following information is provided if you wish to participate in the upcoming City Council Hearing.

**MEETING DATE:** Roseburg City Council  
 March 14, 2016  
 7:00 p.m.

**LOCATION:** Roseburg City Hall  
 Council Chambers  
 900 SE Douglas Ave  
 Roseburg, OR 97470

**PROPOSAL:** The proposed amendments will apply to the following sections of LUDO:

Amendment	Summary	Effect	Section
Garage setbacks	Creates a minimum yard requirement of 20 ft. for the frontage of a lot with a garage face.	New Regulation	2.3.020
Improved Open Space in conjunction with multi-family development	Requires developers to reserve an "improved common area" with improvements accessible by all residents for multi-family developments.	New Regulation	2.3.060
Landscaping Standards	Adds parking area planter standards to parking lots with 10 spaces or more.	New Regulation	3.3.200
Telecommunication Facilities (Cell Towers)	Updates standards with regard to current practices and design techniques as well as Federal Law. Requires towers to have a "stealth design".	New Regulation	4.3.040
Fences	Prohibits sheathing materials in construction. Reduces front and exterior yards to 3 feet height limit to fit clear vision compliance. Extends height allowance from 6 feet to 7 feet without permit.	Deregulation/ New Regulation	4.4.070
Drive-up Uses	Businesses with drive-up windows will provide a stacking area to reduce traffic congestion on site and adjacent streets.	New Regulation	3.3.140

Floodplain	Substantial improvement defined as an improvement 30% or greater over a 15 year period. Critical Facilities not permitted in Zone X (500yr.). Adds standards for Federally Funded projects.	New Regulation	2.9.050, 2.9.220, 2.9.270, 2.9.080, 2.9.330, 2.9.340
Lighting Standards	Combats the trend of installing overly-bright lighting which contributes to glare, nuisance, and light pollution.	New Regulation	3.3.050
Clear Vision Standards	Changes how clear vision is measured. Adds residential driveways to clear vision area.	New Regulation	4.4.060
Open Space requirements resulting from subdivision and/or PUD	Standard may apply to certain properties that are being divided, are planned for a park, and land is accepted by City.	New Regulation	6.1.130, 6.1.170, 6.2.060
Signs	Simplification of standards. Removing content regulations. Improves standards for multi-tenant buildings	New Regulation, Clarification	4.2.060
Building Additions (Site Plan Review)	Requires provision of curb, gutter, sidewalks for building additions. Creates individual lot local improvement districts or "LID's" and allows special financing for these lot improvements.	New Regulation	3.1.040, 3.2.050
Transitional Uses	Allows for permitted uses in adjoining zoning districts to be conditionally permitted in certain applicable districts.	Deregulation	4.4.120
Transitional Height Standards	Limits maximum height requirement in Commercial zone that is adjacent to a residential zone.	New Regulation	2.4.020
Riparian Vegetation Corridor	Previously a site review standard. Now added as an overlay	Clarification	2.13.010
Sidewalks in Subdivisions	Requires sidewalks to be constructed prior to final plat. Allows for developer to defer sidewalk construction for up to 5 years.	New Regulation	6.1.190(5), 6.2.110
Off-Street Parking	Medical and dental offices parking requirements increases to 1 space per 200 sq. ft. of gross floor space. Introduces motorcycle parking space minimum standards	New Regulation/ Deregulation	3.3.080, 3.3.110

The file (LUDO-15-2) is available for inspection and copies can be purchased at Roseburg Community Development Department, 3<sup>rd</sup> Floor of City Hall, 900 SE Douglas Avenue, Roseburg, Oregon, Monday through Friday from 8:00 a.m. to 5:00 p.m. The file is also available online at:

<http://tinyurl.com/ludo15-2rsbg>

For additional information, please contact the Community Development Department at (541) 492-6750.

● ● ● **AMERICANS WITH DISABILITIES ACT NOTICE** ● ● ●

Please contact the Office of the City Recorder, Roseburg City Hall, 900 SE Douglas, Roseburg, OR 97470-3397 (Phone 541-492-6700) at least 48 hours prior to the scheduled meeting time if you need an accommodation. TDD users please call Oregon Telecommunications Relay Service at 1-800-735-2900.

**BEFORE THE ROSEBURG PLANNING COMMISSION  
ORDER OF APPROVAL**

**I. NATURE OF AMENDMENTS**

The City Council directed Staff to propose changes to the Land Use and Development Ordinance in an effort to clarify existing standards, address problematic development standards, and improve the effectiveness of the LUDO.

**II. PUBLIC HEARING**

A public hearing was held on the proposed amendments before the Roseburg Planning Commission on January 4, 2016 and February 1, 2016, and February 29, 2016. At that hearing the Planning Commission reviewed Land Use File LUDO-15-2 for legislative text amendments and it was made part of the record.

**III. FINDINGS OF FACT**

**A. EXISTING CONDITIONS**

1. The Planning Commission takes official notice of the Roseburg Urban Area Comprehensive Plan adopted by City Council Ordinance # 2980 on December 9, 1996 and of the Roseburg Land Use and Development Ordinance # 2363, as originally adopted July 1, 1982, and most recently updated in Ordinance #3448 on July 13, 2015, as both may have been amended from time-to-time.
2. Notice of the public hearing was mailed to affected property owners in accordance with ORS 227.186 (Measure 56 notice).
3. Notice of the public hearing was given by publication in the News-Review, a newspaper of general circulation, at least 20 days prior to the hearing. Opportunities were provided for all interested parties to be involved in the planning process through the public hearing.
4. The proposal is to legislatively amend text within the city of Roseburg's Land Use and Development Ordinance.

**B. PROPOSAL**

The full text of the changes made in this amendment is attached to the implementing Ordinance, a summary of which is below.

<b>Amendment</b>	<b>Summary</b>	<b>Effect</b>	<b>Section</b>
Garage setbacks	Creates a minimum yard requirement of 20 ft. for the frontage of a lot with a garage face.	New Regulation	2.3.020
Improved Open Space in conjunction with multi-family development	Requires developers to reserve an “improved common area” with improvements accessible by all residents for multi-family developments.	New Regulation	2.3.060
Landscaping Standards	Adds parking area planter standards to parking lots with 10 spaces or more.	New Regulation	3.3.200
Telecommunication Facilities (Cell Towers)	Updates standards with regard to current practices and design techniques as well as Federal Law. Requires towers to have a “stealth design”.	New Regulation	4.3.040
Fences	Prohibits sheathing materials in construction. Reduces front and exterior yards to 3 feet height limit to fit clear vision compliance. Extends height allowance from 6 feet to 7 feet without permit.	Deregulation/ New Regulation	4.4.070
Drive-up Uses	Businesses with drive-up windows will provide a stacking area to reduce traffic congestion on site and adjacent streets.	New Regulation	3.3.140
Floodplain	Substantial improvement defined as an improvement 30% or greater over a 15 year period. Critical Facilities not permitted in Zone X (500yr.). Adds standards for Federally Funded projects.	New Regulation	2.9.050, 2.9.220, 2.9.270, 2.9.080, 2.9.330, 2.9.340
Lighting Standards	Combats the trend of installing overly-bright lighting which contributes to glare, nuisance, and light pollution.	New Regulation	3.3.050
Clear Vision Standards	Changes how clear vision is measured. Adds residential driveways to clear vision area.	New Regulation	4.4.060
Open Space requirements resulting from subdivision and/or PUD	Standard may apply to certain properties that are being divided, are planned for a park, and land is accepted by City.	New Regulation	6.1.130, 6.1.170, 6.2.060
Signs	Simplification of standards. Removing content regulations. Improves standards for multi-tenant buildings.	New Regulation, Clarification	4.2.060

Building Additions (Site Plan Review)	Requires provision of curb, gutter, sidewalks for building additions. Creates individual lot local improvement districts or "LID's" and allows special financing for these lot improvements.	New Regulation	3.1.040, 3.2.050
Transitional Uses	Allows for permitted uses in adjoining zoning districts to be conditionally permitted in certain applicable districts.	Deregulation	4.4.120
Transitional Height Standards	Limits maximum height requirement in Commercial zone that is adjacent to a residential zone.	New Regulation	2.4.020
Riparian Vegetation Corridor	Previously a site review standard. Now added as an overlay.	Clarification	2.13.010
Sidewalks in Subdivisions	Requires sidewalks to be constructed prior to final plat. Allows for developer to defer sidewalk construction for up to 5 years.	New Regulation	6.1.190(5), 6.2.110
Off-Street Parking	Medical and dental offices parking requirements increases to 1 space per 200 sq. ft. of gross floor space. Requires a vehicle waiting area to reduce traffic conflicts on site. Introduces motorcycle parking space minimum standards.	New Regulation/ Deregulation	3.3.080, 3.3.110, 3.3.170

**C. AGENCY COMMENTS**

Stuart Cowie, Douglas County Planning Department commented that they had no objections to the proposed amendments.

City of Roseburg, Public Works Department submitted comments concerning changes to signs, clear vision area, floodplain, site plan review, and subdivision sidewalks.

Staff received comments on January, 8, 2016 from Commissioner Patrick Parson. All of Commissioner Parson's suggestions were incorporated into the proposed amendments.

**D. PUBLIC COMMENTS**

Anita Miller, 634 NE Channon, stated "I have read the notice of public hearing and I am sure it will be better for everyone."

At the public hearing on January 4, 2016, additional testimony was heard by the following parties: Frank and Louise Zanotto, Paul Allen, Emily Brandt, Chris Noel, Rick and Joanne Graham, Dan Mankey, Bernie Woodard, Bill Mull, Rodney



Wisenhunt, Tom Hawksworth, Harold Johnson, Judy Bailey, Bruce Roman, Shelley Masters, and i.e. Engineering.

The following comments have been summarized and are intended to consolidate the concerns raised at the January 4, 2016 hearing. Staff has reviewed the minutes from the previous meeting and reduced them to the summary below. Staff has also addressed each individual concern with a finding as it applies to the overall concern.

1. "If a property owner wants to replace their garage, will they need to meet the new 20 foot setback requirement?"

Finding: The proposed changes to LUDO do not apply to the ability to replace non-conforming structures. Current code allows garages that do not meet setbacks to be replaced or reconstructed in the same location if replaced within 1 year.

2. "How will the height of new fences in the clear vision area be measured? Will they be measured from curb height? How will the height of new fences in the required yards be measured?"

Finding: The proposed changes to LUDO do not apply to the way fence height is measured. Current code states that fences in the clear vision area will be measured "...from the finished grade of the driving surface" whereas; fences within required yards will be measured "...from the adjacent grade." The changes to LUDO will have no impact on how these heights are already measured.

3. "Drive-thru stacking area standards should address traffic backing up into the public right-of-way."

Finding: The proposed changes to LUDO only apply to a queuing requirement which requires a space for vehicles to temporarily idle while waiting for maneuvering vehicles on site. Drive-thru stacking area code states that drive-up uses shall provide a minimum stacking area (a lane in which vehicles temporarily idle while awaiting service), clear of the public right-of-way and parking lot aisle, for the window serving the vehicles. The stacking area shall not interfere with safe and efficient access to other parking and maneuvering areas on the property.

4. "If clear vision areas will apply to residential driveways, will my neighbor be allowed to park their RV in driveway if it is in the clear vision area?" Will clear vision violations be enforced in existing or new subdivisions?"

Finding: The proposed changes to LUDO do not apply and will have no effect on parking in the clear vision area, which is prohibited within the clear vision area triangle. This proposal is simply adding residential driveways to areas affected by the clear vision triangle. Therefore, enforcement action through LUDO and Municipal Code would be taken for vehicles parked within the clear vision area.

5. "Will there be a size, percentage, or cost mechanism factored in to building additions that initiate sidewalk improvements?"

Finding: Any addition to the gross square footage of a building will initiate either required public improvements or participation in a Local Improvement District.

6. "Will non-substantial floodplain improvements be on a 10 year rolling cycle? Do improvements without permits count toward the 30% calculation? Floodplain variances were removed for private improvements."

Finding: After hearing public input, the 10 year cycle will not be included in the amendments. This provision has been removed as a result. Therefore, non-substantial improvements will be tallied from the effective date of this ordinance and will be cumulative for the life of the structure. Only improvements that require building permits will count against the 30% percent limit for the structure at the time of application. After hearing public input, floodplain variances were reinstated for private development.

7. "Will the responsibility of sidewalk installation remain with developers or will they be tied to the property owner? Shouldn't developers be responsible for sidewalk improvements? If someone buys a vacant lot, they don't want to have to be responsible for sidewalk construction as a new owner."

Finding: The responsibility for sidewalks will remain with the developer. The developer will be responsible for the installation of sidewalks within 5 years.

8. "Will property owners of double frontage lots need to improve both the front and rear yard?"

Finding: When sidewalks are required property owners will be responsible for the improvement of all sides of their property that fronts a public street.

9. "Can neighborhoods petition for no sidewalk improvements if it is determined there is no need for sidewalks because of alternative pedestrian routes, topographical issues, and historic character?"

Finding: According to Section 3.2.050(5) certain streets, blocks, or neighborhoods may be exempted from sidewalk standards due to terrain, physical restrictions, available right-of-way width, or other substantial reason. The City has the authority to grant relief from sidewalk provisions after a public hearing but only when physical conditions beyond the control of the applicant, would result in unworkable or unsafe conditions, including adverse effects on use or access.

#### E. ANALYSIS

Text Amendments are required to satisfy approval criteria contained within LUDO Section 5.2.010 through Section 5.2.090.

F. **REVIEW CRITERIA**

Pursuant to LUDO 5.2.060(2) all legislative action proposals shall be analyzed for consistency with the policies of the Comprehensive Plan, Statewide Planning Goals, and other provisions of LUDO.

**Comprehensive Plan**

Pertinent policies that apply to the proposal have been evaluated as follows:

**Energy Conservation Policy No. 4**

*As an energy conservation measure, the City will encourage the infilling of vacant land.*

**Finding:**

Clarifying a more defined utilization of open spaces for Subdivisions and PUD's will allow for better utilization of respective properties and more efficient use of lands.

**Parks and Recreation Policy No. 1**

*The City shall establish guidelines to ensure a means of acquiring needed park lands.*

**Finding:**

Lands that are being subdivided that are identified by the Parks Master Plan as a needed location for a future park may dedicate a portion of the property to the City for future development of a park. Land that is planned for a park shall be accepted by the City prior to dedication.

**Housing Development Policy No. 1**

*New residential development shall be coordinated with the provision of an adequate level of services and facilities.*

**Finding:**

All lands proposed for new residential development will have an adequate level of services which will be coordinated through the site review process at the time of development.

**Housing Development Policy No. 10**

*In order to enhance the living environment in multiple family development, the zoning ordinance shall contain specific standards which insure the adequate provision of open space, landscaping, recreation and play areas, and safe and convenient access. Density bonus techniques should also be considered as a means of inducement to further enhance multiple family developments as safe, healthy, and desirable places in which to live.*

**Finding:**

All lands with new multi-family development or significant improvements to existing developments shall reserve an improved common area with improvements accessible by all residents by providing internal walkways for the purposes of improving the provision of convenient and accessible open space.

**Commercial Development Policy No. 9**

*The zoning ordinance, subdivision ordinance, and other regulations shall contain standards to minimize circulation conflicts between pedestrians, bicycles, automobiles, and other vehicles servicing all commercial developments.*

Finding:

The proposal for garage setback requirements will improve pedestrian circulation as well as vehicle parking by providing adequate space to park vehicles in front of structures that otherwise would not provide enough distance between the structure and property line per normal setback standards and may cause parking of vehicles over sidewalks. Drive-up stacking area requirements will allow for a vehicle to exit the public right-of-way when waiting for vehicles on site to enter/exit parking stalls and navigate internal driveways. The proposal for sidewalk requirements in subdivisions will guarantee complete sidewalk infrastructure within 5 years in new subdivisions and work to complete missing links in existing subdivision sidewalk routes. The revision of clear vision standards and inclusion of residential properties within these standards will increase safety between vehicles, pedestrians, and bicycles at all intersections, whether public or private.

**Commercial Development Policy No. 11**

*Zoning regulations governing the siting of commercial development shall take into consideration the relationship of adjacent development in terms of building height, mass, and activity.*

Finding:

The introduction of transitional height standards will limit the maximum height requirement in commercial zones that are adjacent to residential zones. The height standards will provide for graduated height limitations along those zone boundaries to avoid a potentially significant variation in structure heights between adjacent properties which could negatively affect adjacent residential uses.

**Commercial Development Policy No. 12**

*Subdivision and zoning regulations should require landscaping to visually soften paved areas, reduce heat and glare, and to provide separation between buildings and pedestrian and vehicular circulation.*

Finding:

The addition of parking area planter standards to parking lots with 10 spaces or more and refining the minimum amount of landscaping will require the incorporation of interior planters. This will deviate from the trend of developers

grouping all landscaping and avoiding internal planters that visually soften paved areas and improve vehicular circulation.

**Commercial Development Policy No. 15**

*Exterior lighting shall be designed to provide illumination to the site and not cause glare into adjacent properties.*

Finding:

The refinement of this standard will combat the trend of installing overly-bright lighting which contributes to glare, nuisance, and light pollution. Lighting incorporated in new development will be “full cutoff” fixtures which direct light to the surface of illumination while limiting glare and light that shines beyond its intended target. Stray light that projects onto other properties and onto the public way will be prohibited.

**Schools and Parks Development Policy No. 1**

*Planning for school and park locations and siting should be done in close coordination with ongoing comprehensive planning taking into consideration the neighborhoods they are to serve, any physical limitations, the impact upon the transportation system, projected residential growth patterns and pedestrian access.*

Finding:

Lands being subdivided may be required to dedicate a portion of the property to the City for future development of a park as identified in the Parks Master Plan. Before accepting the dedication, the developer and City will take into account existing schools and shared park facilities to avoid negative impacts to the existing transportation system and pedestrian access.

**Resource Area and Hazardous Area Development Policy No. 2**

*Development in the floodplain shall be regulated to preserve and maintain the capability of the floodplain to convey floodwater discharges and to minimize danger to life and property.*

Finding:

Critical facilities and federally funded structures will be located at or above the 500 year flood level in order to minimize danger to life and property. Additionally, residential equipment and commercial structures will be constructed a minimum one foot above base flood elevation to ensure minimal property damage. The proposed amendments aim to further reduce rising flood insurance premiums and align the City with evolving federal standards.

**Statewide Planning Goals**

Pertinent Statewide Planning Goals that apply to the proposal have been evaluated as follows:

***Statewide Planning Goal # 1 - Citizen Involvement***

*To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.*

The City of Roseburg and Douglas County have an adopted and acknowledged Comprehensive Plan for the Roseburg Urban Area. The Comprehensive Plan is implemented via the adopted LUDO, in which the City identifies procedural requirements for processing land use actions, including notification and hearing procedures. The notice procedures guide the general public through the land use process within the City as well as through provisions that meet Oregon Revised Statutes (ORS).

Roseburg also has an established Planning Commission that has the responsibility to act as the conduit to the City Council on land use matters. The Planning Commission is selected through an open, well-publicized public process and the Commission may include one member who resides outside the city limits. All meetings were advertised to local media. The proposed amendments were the result of input from planning commission work sessions.

The City of Roseburg provided notice of this proposal as mandated through ORS and LUDO requirements, as well as publishing the notice in the News-Review, a newspaper of general circulation. A public hearing(s) is held in order to provide an opportunity for interested citizens to be involved, provide comments and present issues, influence the Commission and eventually the Council, provide technical information, and/or provide information regarding conditional approval.

***Statewide Planning Goal # 2 - Land Use Planning***

*To establish a land use planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual base for such decisions and actions.*

As noted above the City of Roseburg has adopted a Comprehensive Plan, which is "acknowledged" by the State of Oregon. This Plan was again acknowledged through Periodic Review in 1992 and is coordinated and adopted by Douglas County for the unincorporated area located within the City UGB. (Roseburg Urban Area Comprehensive Plan adopted by the City Council in Ordinance No. 2345, effective on July 1, 1982, and re-adopted in Ordinance No. 2980 on December 9, 1996.) Implementation of the Comprehensive Plan is accomplished through the adopted LUDO. LUDO has been acknowledged by the State of Oregon and has been amended from time-to-time in order to comply with ORS. (Roseburg Land Use and Development Ordinance No. 2363, as originally adopted July 1, 1984, and most recently updated in Ordinance No. 3448 on July 13, 2015.) Both the Comprehensive Plan and LUDO have been amended from time-to-time.

**IV. CONCLUSION**

#### IV. CONCLUSION

Based on the above findings, the Planning Commissions concludes that the application meets the criteria for approval in LUDO Section 5.2.010 through 5.2.090.

#### V. ORDER

Based on the Findings and Conclusions above, the Planning Commission recommends approval of this application to the City Council.

  
\_\_\_\_\_  
Matthew Powell, Vice Chair

3/3/16  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Brian Davis, Community Development Director

3/3/16  
\_\_\_\_\_  
Date

#### Planning Commission Members:

Ron Hughes, Chair  
Matthew Powell, Vice Chair  
Kerry Atherton  
Duane Haaland  
Dan Onchuck  
Patrick Parson  
Brook Reinhard