

CITY OF ROSEBURG
Community Development Department
LAND USE APPLICATION PROCESS



The City of Roseburg Land Use and Development Ordinance (LUDO) regulates development projects within the City, as well as some areas outside the City's limits within the Urban Growth Boundary. Community Development reviews new development proposals, as well as changes to existing uses and developments for compliance with LUDO, the City of Roseburg Comprehensive Plan, and other applicable codes and programs.

Typical Land Use Review functions include:

- Coordinating pre-application meetings with potential applicants;
- Facilitating citizen participation in the land use process;
- Providing notice and information on land use applications to surrounding property owners and affected agencies;
- Completing a thorough review of proposed development projects and writing required legal findings;
- Making presentations on land use applications at Planning Commission and City Council public hearings;
- Conducting Site Plan Reviews for all development projects.

The goal of Community Development is to conduct thorough, accurate, balanced, expeditious and consistent reviews of land use applications to benefit the livability of the present and future citizens of the City of Roseburg. The review process, as well as submission of plans and materials may vary depending on the type of land use application(s) required.

All land use applications are to be submitted to the Community Development Department located at:

Roseburg City Hall	Monday through Friday – 8:00 a.m. to 5:00 p.m. (Closed during the noon hour.)
Third Floor	Phone Number – 541-492-6750
900 SE Douglas Avenue	e-mail: mwillis@cityofroseburg.org OR
Roseburg OR 97470	e-mail: cmorgan@cityofroseburg.org

When a project requires multiple permits they may be filed concurrently. Application acceptance is based on:

- Having a completed application signed by the property owner(s)
- Fees, as established by City Council Resolution, paid at the time of submittal
- Required plans drawn at a standard architect or engineer scale, which show the name, address, phone number and preparer
- Plans assembled into sets per the number listed in the Submittal Requirements checklist. Rolled plans are not accepted
- Plans submitted with the initial applications are distributed for review by other City departments and agencies; if necessary, you may be contacted to provide additional plan sets

- When a PowerPoint Presentation is required (for permits to be reviewed by the Planning Commission and/or City Council), the presentation is to be submitted once the application has been deemed complete, but no less than 72 hours prior to any public hearings

Timing:

Once any application has been received, per Oregon Revised Statutes (ORS) and LUDO the Community Development Department must determine if it is complete within 30 days. If the application is found to be incomplete the applicant will be notified in writing within 30 days as to any needed revisions or additional materials, as well as optional responses.

Once an application is deemed complete, it will be scheduled for consideration based on noticing requirements and the regular meeting schedule. Typically, an administrative land use application is reviewed and acted on within 45-days of being deemed complete. This allows for the preparation and mailing of the required 15-day public notice. A land use application that needs to be reviewed and acted on by the Planning Commission will be scheduled based on the required 20-day public hearing notices, as well as any 45-day notice to the Department of Land Conservation and Development (DLCD) required for certain types of applications. The Planning Commission holds regular meetings on the first and third Monday of each month.

Review Process:

For administrative land use permits, the applicant will be notified of the decision date and will also be required to post-notices (provided by Community Development Department) in the vicinity of the project site. If the application is found to be in compliance with the LUDO approval criteria and there are no remonstrance (objections) received, staff will prepare a decision document to be forwarded to the applicant, agent, and owner. If remonstrances are received, the item may be forwarded to the Planning Commission for consideration.

For matters heard by the Planning Commission, a written staff analysis will be prepared to be available at least 7 days prior to the Planning Commission public hearing. This report will include a description of the proposal, analysis based on the approval criteria, conclusion and a recommendation. Draft Findings of Fact (decision) may also be provided at the initial meeting for the Planning Commission's consideration. If Findings of Fact are not adopted at the initial meeting, they are typically presented at the next regular meeting. Once Findings of Fact are adopted, the decision of the Commission is final unless an appeal is filed within 14-day of the decision.

Appeal procedure:

Any affected party, as defined in LUDO, may appeal a decision on a Land Use application. An administrative decision by the Community Development Director may be appealed to the Planning Commission. A decision by the Planning Commission may be appealed to the City Council. Filing an appeal requires submitting a "Notice of Review" (form available from Community Development) along with the appropriate fee, within 14-days of the decision. The appeal is to be submitted to the Community Development Department.

LAND USE APPLICATION SUBMITTAL REQUIREMENT

The following checklist will be used for determine completeness

- One complete/signed **application** form

5 copies of plans larger than 11" X 17"- 1 copy if 11" X 17" or smaller

Site Plan shall include:

- Title block
- North arrow and scale of drawing
- Vicinity map showing property location within the City of Roseburg
- Adjacent existing and proposed streets and name of each street, dimensioned to show width and distance from centerlines
- Points of access (vehicular and pedestrian from each street)
- All property lines and their dimensions and total lot area
- All existing and proposed building(s), their dimensions and setback from property line
- All existing and proposed paved surfaces, including walkways, driveways, etc.
- All existing and proposed parking spaces, loading spaces, and bicycle parking, and their dimensions
- All existing and proposed landscaped areas
- All trash enclosures and/or recycling facilities
- All existing and proposed freestanding signs and their dimensions
- Location of nearest building on abutting lots illustrated with edge line and use type identified
- All existing and proposed pad, ground or wall mounted equipments, utility vaults, transformers, backflow devices, gas meters, fire hydrants, mail boxes, light poles
- All existing and proposed fences including height and types
- All existing and proposed easements and their purpose
- Existing contour lines at two-foot intervals

5 copies of plans larger than 11" X 17"- 1 copy if 11" X 17" or smaller

Elevations that includes**

- Title Block
- Elevations labeled appropriately north, south, east and west of all existing and proposed building(s)
- Height from top of nearest adjacent curb a the front property line to the highest point of the structure(s)
- General architectural features (windows, door, trim, roof pitch, etc.)

5 copies of plans larger than 11" X 17"- 1 copy if 11" X 17" or smaller

Floor Plans that includes**

- Use and dimensions of all existing and proposed areas
- All entrance and exit points
- All enclosed and/or covered parking areas

Supportive Findings of Fact statement - The applicant is required to submit at least one written document to support the application based on the applicable criteria provided in LUDO. (see Review/Approval Criteria for appropriate type of land use action)

Legal Description - It may be necessary to submit a metes and bounds legal description. Staff will advise as a part of the completeness check.

Fee(s) as established by the City Council

Electronic copy of plans for application that are to be reviewed by the Planning Commission and/or City Council as PowerPoint or PDF presentation. (Slides are not to be animated or have large borders)

*As noted, the initial submittal is distributed for review; additional plan sets may be needed to complete the processing.

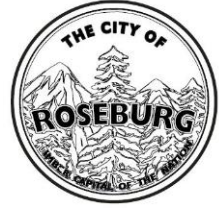
**If the proposal does not include any structures and/or buildings, elevations and floor plans are not required.

I hereby certify that I have reviewed the above checklist and have provided all applicable Submittal Requirements for this project.

Applicant's Signature

Date

CITY OF ROSEBURG
Community Development Department



LAND USE APPLICATION

APPLICANT/AUTHORIZED AGENT:

CONTACT PERSON: (If different)

Mailing Address

Mailing Address

Phone Number: _____

Phone Number: _____

Fax: _____

Fax: _____

e-mail: _____

e-mail: _____

PROPERTY OWNER: *

Phone: _____

Mailing Address:

Fax: _____

e-mail: _____

I hereby certify that the information furnished herein is the data and information required for the project and the facts, statements, and information presented is true and correct to the best of my knowledge. My signature authorizes the listed applicant/agent to act in my behalf relative to the processing of this application.

Signature

Date

Check as appropriate - Owner _____ Option Holder _____ Contract Buyer _____

PROPERTY INFORMATION:*

Legal Description: Assessor's Parcel Map Number:

Township ____ Range ____ Section ____ Lot Number ____ Tax Account _____

Township ____ Range ____ Section ____ Lot Number ____ Tax Account _____

Property Address/Location: _____

Comprehensive Plan Designation: _____ Proposed Change if any: _____

Existing Zoning: _____ Proposed Change if any: _____

Total land area: _____

PROJECT PROPOSAL: * (Complete all applicable information)

Briefly describe the project, including:

Current use: _____

Proposed use: _____

Is any demolition proposed/needed? _____ Describe: _____

Estimated time schedule for development: _____

Land Use Action requested: _____

Site Data:

Site Use	Square Feet Existing	Square Feet Proposed
Area Covered by Building(s)		
Area paved for parking and/or walkways		
Landscape Area		
Total		

Building data:

Number of stories	Number of buildings	Gross floor area	Building Height
One story			
Two stories			
Three stories			
Four stories			
Totals			

If residential complete the following:

Type of Unit	Existing number of units	Proposed number of units
Single Family		
Duplex		
Condominium/Townhouse		
Apartments (Rentals)		
Studio		
One bedroom		
Two bedrooms		
Three or more bedrooms		
Mobile/Manufactured Home		
Total number of units		

Parking Data:

Type	Existing spaces	New Spaces	Space dimensions
Open			
Carport			
Garage			
Total			

Number of compact parking spaces, if any: _____

Number of accessible parking spaces provided: _____

Briefly describe public and/or private utilities, including existing and proposed: _____

Is future division or lot area adjustment anticipated? _____

If commercial, estimated number of employees and hours of operation: _____/_____

Is the property located in the Hillside/Geologic Review Area or have slopes greater than 12%?

Yes _____ No _____

Is the property located in the Flood Plain? _____ If yes, Flood Certificate required.

Does the property have a any City Historic designation? _____ If yes, describe: _____

Was there a Pre-Application Conference? _____ If yes date: _____

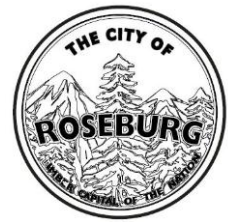
Any other information that may be pertinent or useful for the review and analysis: _____

*Use Additional sheets if needed.

FOR STAFF USE ONLY

Dated Received:	Case Planner:
File No:	Administrative:
Received By:	Planning Commission:
Fee:	DLCD Noticing:

COMPREHENSIVE PLAN AMENDMENT REVIEW APPROVAL CRITERIA



Application Filing Fee - \$1,013.00 plus \$1,519.00 if Urban Growth Boundary (UGB) Expansion involved

Pre-Application Conference

A pre-application conference is required for all requests, unless the Director indicates otherwise. The purpose of the conference is to provide an exchange of information regarding applicable Codes, programs, plans, and policies, and to provide technical assistance. Conceptual plans are acceptable for this process; however, the more information provided the more details can be determined.

Purpose

A Comprehensive Plan Amendment is to change the Plan Map designation for a particular parcel or limited number of parcels of land.

Procedure

Comprehensive Plan Amendments are considered twice a year, at the first meetings in April and October. Applications are to be submitted at least 60 days prior to the required hearing date. Comprehensive Plan Amendments require the decision-makers (Planning Commission and City Council) to consider both the positive and negative elements of the request. If the applicant submits insufficient or unclear data it could result in denial of the application.

Type of Review

Comprehensive Plan Amendment applications require a 45-day Department of Land Conservation and Development notice and are considered by the Planning Commission with a recommendation forwarded to the City Council. Approval requires the City Council to adopt an Ordinance that entails a first and second reading (at successive meetings) and goes into effect 30 days after the second reading.

Approval Criteria

Per Section 6.150 of Land Use and Development Ordinance the following criteria shall be met in order to grant the request.

- The amendment complies with the 14 Statewide Planning Goals adopted by the Land Conservation and Development Commission, pursuant to ORS 197.240, or as revised pursuant to ORS 197.245. If it appears that it is not possible to apply an appropriate goal to specific properties or situations, then the application shall set forth the proposed exception to such goal as provided in Statewide Planning Goal 2, Part II. Compelling reasons and facts shall be given why an exception should be adopted, including:
 - (1) Why the proposed use should be provided for;
 - (2) What alternative locations within the area could be used for the proposed use;
 - (3) What are the long-term environmental, economic, social and energy consequences to the locality, the region or the State from not applying the goal or permitting the proposed use; and

- (4) How the proposed use will be compatible with other adjacent uses.
- The amendment complies with applicable policies of the Comprehensive Plan.
- There is a public need for a change of the kind in question.
- Such need will be best served by changing the Plan designation of the particular piece of property in question as compared with other available property.

Format for applicant Findings of Fact: The applicant is required to submit a written statement to support each criterion by facts consisting of two parts as provided in the following:

- a. Factual information such as the surrounding zoning, consistency with the Comprehensive Plan land use designation and applicable policies, ability of property to adequately and appropriately support uses allowed by the requested zone, etc. Facts should be referenced as to their source, plans, City plans, etc.
- b. An explanation of how these factors result in a conclusion that supports the criteria.

Additional LUDO Provisions

- Other associated applications, such as Annexation, Change of Zone, Land Division, etc. may be processed concurrently.
- If the proposal includes expansion of the UGB, it is also necessary to request annexation to the Roseburg Urban Sanitary Authority (RUSA)