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 limits but 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.
Third Floor                   (Closed during the noon hour.)
900 SE Douglas Avenue         Phone Number – 541-492-6750
Roseburg OR 97470             e-mail: tclemons@cityofroseburg.org OR
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.
• Plans submitted with the initial application 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
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 to property owners within 100 feet of the subject property. 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 sent to property owners within 300 feet of the subject property, as well as any 35-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 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-days 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.
The following checklist will be used to 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 landscape 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 equipment, 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 at 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
<table>
<thead>
<tr>
<th><strong>Supportive Findings of Fact statement</strong> - 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)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Legal Description</strong> - It may be necessary to submit a metes and bounds legal description. Staff will advise as a part of the completeness check.</td>
</tr>
<tr>
<td><strong>Fee(s) as established by the City Council</strong></td>
</tr>
<tr>
<td><strong>Electronic copy of plans</strong> for application that are to be reviewed by the Planning Commission and/or City Council as PowerPoint of PDF presentation. (Slides are not to be animated or have large borders)</td>
</tr>
</tbody>
</table>

*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: __________________
______________________________________________
E-mail: ____________________________ e-mail: __________________
______________________________________________

PROPERTY OWNER: *
______________________________________________
Phone: ______________________________________
______________________________________________
Mailing Address: ____________________________ 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: _____________________

Revised 2/1/2013
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:

<table>
<thead>
<tr>
<th>Site Use</th>
<th>Square Feet Existing</th>
<th>Square Feet Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area Covered by Building(s)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Area paved for parking and/or walkways</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscape Area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Building data:

<table>
<thead>
<tr>
<th>Number of stories</th>
<th>Number of buildings</th>
<th>Gross floor area</th>
<th>Building Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>One story</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Two stories</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Three stories</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Four stories</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

If residential complete the following:

<table>
<thead>
<tr>
<th>Type of Unit</th>
<th>Existing number of units</th>
<th>Proposed number of units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Duplex</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Condominium/Townhouse</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apartments (Rentals)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Studio</td>
<td></td>
<td></td>
</tr>
<tr>
<td>One bedroom</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Two bedrooms</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Three or more bedrooms</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mobile/Manufactured Home</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total number of units</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Parking Data:

<table>
<thead>
<tr>
<th>Type</th>
<th>Existing spaces</th>
<th>New Spaces</th>
<th>Space dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Carport</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Number of compact parking spaces, if any: __________________________

Number of accessible parking spaces provided: ______________________

Revised 2/1/2013
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 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.

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**FOR STAFF USE ONLY**

<table>
<thead>
<tr>
<th>Dated Received:</th>
<th>Case Planner:</th>
</tr>
</thead>
<tbody>
<tr>
<td>File No:</td>
<td>Administrative:</td>
</tr>
<tr>
<td>Received By:</td>
<td>Planning Commission:</td>
</tr>
<tr>
<td>Fee:</td>
<td>DLCD Noticing:</td>
</tr>
</tbody>
</table>
Application Filing Fee - $104.00

Purpose
Family Hardship permits are issued due to a medical condition that relates to or causes a handicap or infirmity or relates to a person otherwise being incapable of maintaining a separate residence. In such instance the placement of a mobile home on a lot in addition to the principal residence may be authorized.

Procedure
Family Hardship permits may be reviewed administratively. An administrative decision of the Director can be appealed to the Planning Commission upon filing a “Notice of Review.” Also, depending on the type of project and/or community interest, the Director may refer the application to the Planning Commission for review and action.

Type of Review
Administrative applications require a public notice 15-days prior to a decision. Notices are mailed to all property owners within 100 feet of the subject site, as well as being posted in the vicinity of the property. If the case is referred to the Planning Commission, 20-days prior, notices are mailed to all property owners within 300 feet of the subject site, as well as being posted in the vicinity of the property and published in the newspaper.

Approval Criteria
Section 5.10.030 of LUDO provides as follows:
1) The temporary permit shall expire upon termination of the hardship or two (2) years from the date of issuance whichever comes first. Renewals of the permit will require reapplication in writing to the Community Development Department two months prior to the expiration date.

2) For reapplications or where the Director has reason to believe the terms of the permit have been violated or there are other adverse impacts to the neighborhood, notice shall be sent to property owners as specified in Section 5.1.070, 5.1.130, and 5.1.190. If:
   a) Written objections are received;
   b) The Director or the applicant so desire, or
   c) Three years have elapsed since the last hearing, the matter shall be scheduled for public hearing as if the matter were listed in Section 5.1.120.

3) The permits are not transferable. If ownership of the property is transferred or the occupant changes, the permit is void. If the person who is the subject of the hardship relocates, the permit is void and a new application must be submitted for any new hardship or any new location.

4) The mobile home must be removed within 30 days of the expiration of the permit.

Family Hardship
4/2013
SECTION 5.10.040 STANDARDS AND CONDITIONS
1) The person(s) residing in the additional dwelling shall be member(s) of the immediate family of the resident(s) of the permanent residence.

2) There shall be no compensation involved in the hardship case.

3) The mobile home shall:
   a) Meet the requirements of and be approved by the Building Department;
   b) Be connected to the public sewer and water systems as directed by the Director of Public Works and shall pay fees for such connections as required by City Ordinance;
   c) Have a permanent electrical installation;
   d) Meet all setbacks and coverage requirements pertaining to the zone and shall be a minimum of six (6) feet from the main building and all other buildings;
   e) Be manufactured after June 15, 1976, and exhibit the “Oregon Department of Commerce Insignia of Compliance”;
   f) Not be structurally connected to the principal residence;
   g) Have skirting as required by Section 5.11.040.

4) The mobile home and accessory building foundations, pads, and support blocking shall be sufficient strength to support the required live-loads and actual dead-loads imposed by the mobile home and any attached or supported structure based on accepted engineering design standards. Foundations, tie-downs or other supports shall be provided to withstand the specified horizontal, up-lift and overturning and wind forces on the mobile home and any attached or supported structures based on accepted engineering design standards.

SECTION 5.10.050 PERMIT TO BE A DEED RESTRICTION
The requirements of this Article and any conditions imposed by the hearings body shall be recorded with the County Clerk and made a deed restriction. This shall be required prior to installation of the additional dwelling.

Additional LUDO Provisions
It is necessary to provide information about:

- The proposed occupant of the mobile home and their relationship to the resident
- Estimated period of time the hardship will necessitate the use of the mobile home
- A written statement describing any infirmity, debility, or other reason why the additional dwelling is necessary
- Reasons for not utilizing the existing residence
- Arrange for a physician to submit a written statement detailing the medical necessity for such an accommodation and stating why the person with the handicap or infirmity is incapable of maintaining a separate residence