

09/11/2024

SEP 11 2024



BEFORE THE BOARD OF COMMISSIONERS OF DOUGLAS COUNTY, OREGON ~~DOUGLAS COUNTY CLERK~~

AN ORDINANCE JOINTLY ADOPTING AMENDMENTS TO THE CITY OF]	
ROSEBURG URBAN GROWTH BOUNDARY, APPLYING]	
DOUGLAS COUNTY ZONING AND COMPREHENSIVE PLAN]	NO. 2024-0901
DESIGNATIONS TO LANDS REMOVED FROM CITY LIMITS AND]	
URBAN GROWTH BOUNDARY, AND AMENDING THE URBAN]	
GROWTH MANAGEMENT AGREEMENT]	
PLANNING DEPARTMENT FILE NO. 24-015]	

WHEREAS, Douglas County entered into an Urban Growth Management Agreement (UGMA) with City of Roseburg under which both parties have mutually agreed to coordinate Land Use Actions and Comprehensive Plan Amendments for the Roseburg Urban Growth Area, defined as the area between Roseburg City Limits and the Roseburg Urban Growth Boundary (UGB); and,

WHEREAS, the City of Roseburg adopted amendments to the City UGB under Ordinance #3604 to exclude real property described in Exhibit A and Exhibit B, attached hereto and incorporated herein; and,

WHEREAS, properties described in Exhibit A and Exhibit B have also been removed from the City of Roseburg City Limits and must therefore receive Douglas County Zoning Map and Comprehensive Plan Map designations; and,

WHEREAS, Douglas County real property described on Exhibit A, attached hereto and incorporated herein, shall be assigned an (RR-5) Rural Residential-5 comprehensive plan designation and (5R) Rural Residential 5 zoning; and,

WHEREAS, Douglas County real property described on Exhibit B, attached hereto and incorporated herein, shall be assigned a combination of (RR-5) Rural Residential-5 plan designation and (5R) Rural Residential 5 zoning designation, except for a portion to be designated as Farm Forest Transitional (FFT) plan designation with a (FF) Farm Forest zoning designation, as described in Exhibit B2; and,

WHEREAS, real property described in Exhibit C shall be added to the City of Roseburg UGB and shall receive a (RS) Suburban Residential zoning designation, except for real property described in Exhibit D, which shall receive a (PR) Public Reserve zoning designation; and,

WHEREAS, the above described amendments to the City of Roseburg UGB necessitate amendments to the City of Roseburg/Douglas County Urban Growth Management Agreement, to include Charter Oaks in Subarea 2 of the agreement, to clarify City of Roseburg annexation responsibilities and to amend scrivener errors and update revised code references or inaccurate information as provided in Exhibit G, attached hereto and incorporated herein; and,

WHEREAS, the City of Roseburg submitted an application to the Douglas County Planning Department addressing applicable code in ORS 222 - "Boundary Changes, Annexations, Withdrawals", OAR 660-024 - "Urban Growth Boundaries", Oregon Statewide Planning Goals, and Douglas County Comprehensive Plan Policies; and,

WHEREAS, on May 6, 2024, the Douglas County Planning Commission held a public hearing jointly with the City of Roseburg Planning Commission, and unanimously recommended that amendments to the City of Roseburg UGB, the Douglas County Comprehensive Plan and Zoning Maps, and the UGMA be adopted by the Douglas County Board of Commissioners; and,

WHEREAS, on September 11, 2024, the Douglas County Board of Commissioners, after reviewing the recommendation of the Planning Commission, conducted a public hearing and co-adopted amendments to the City of Roseburg UGB and the UGMA between the City of Roseburg and Douglas County and approves amendments to the Douglas County Comprehensive Plan and Zoning Maps as described above.

THE DOUGLAS COUNTY BOARD OF COMMISSIONERS ORDAIN AS FOLLOWS:

SECTION 1. The foregoing findings are hereby approved and incorporated herein.

SECTION 2. The subject properties legally described in Exhibit A and Exhibit B, attached hereto and incorporated herein, are hereby removed from the City of Roseburg UGB.

SECTION 3. The Douglas County Comprehensive Plan and Zoning Map for real property described in Exhibit A are hereby amended to apply a (RR-5) Rural Residential-5 plan designation and (5R) Rural Residential 5 zoning designation.

SECTION 4. The Douglas County Comprehensive Plan and Zoning Map for real property described in Exhibit B, are hereby amended to apply a combination of (RR-5) Rural Residential-5 plan designation and (5R) Rural Residential 5 zoning designation, along with a portion designated as (FFT) Farm Forest Transitional plan designation with a (FF) Farm Forest zoning designation, as described in Exhibit B2.

SECTION 5. The subject properties legally described in Exhibit C, attached hereto and incorporated herein, are hereby added to the City of Roseburg UGB.

SECTION 6. The Douglas County Zoning Map for real property described in Exhibit C, are hereby amended to apply a (RS) Suburban Residential zoning designation, except for real property described in Exhibit D, the approximately 17.5-acre property owned by the Roseburg Public School District, which is hereby amended to apply a (PR) Public Reserve zoning designation.

SECTION 7. The UGB Amendment, Comprehensive Plan Map Amendment, and Zoning Map Amendment, have been processed pursuant to the UGMA between the City of Roseburg, Oregon and Douglas County.

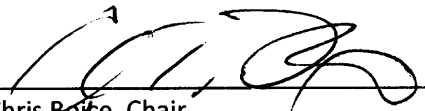
SECTION 8. The UGB Amendment meets the requirements of OAR 660-012, OAR 660-24, and adopted Statewide Planning Goals.

SECTION 9. The Board of Commissioners adopts as its own the Findings of Fact and Decision Document of the City of Roseburg City Council dated August 12, 2024 and incorporates that document herein as shown in Exhibit F.

SECTION 10. The Comprehensive Plan Amendment and Zoning Map Amendment shall be filed in the County Court Journal, and the Douglas County Comprehensive Plan and Zoning Maps shall be changed accordingly.

DATED this 11th day of September, 2024

BOARD OF COUNTY COMMISSIONERS OF
OF DOUGLAS COUNTY



Chris Boyce, Chair



Tim Freeman, Commissioner



Tom Kress, Commissioner

REVIEWED AS TO FORM

By 

Office of County Legal Counsel

Date: Sept. 11, 2024

EXHIBITS

- Exhibit A – Atkinson Legal Description
- Exhibit B – Serafin Legal Description
- Exhibit B2 – Serafin Legal Description (Farm Forest Zoning and Plan Designation)
- Exhibit C – Charter Oaks Legal Description
- Exhibit D – Charter Oaks; Roseburg Public School District; PR Comp Plan Legal Description
- Exhibit E – Updated Douglas County/City of Roseburg Urban Growth Management Agreement
- Exhibit F – City of Roseburg City Council Findings of Fact and Order; Case File No. CPA-23-002
- Exhibit G – City of Roseburg Ordinance No. 3604

EXHIBIT A

A tract of land being all of PARCEL 2 of Partition Plat 2015-0016 located in the Southwest and Southeast Quarters of Section 2, and the Northwest and Northeast Quarters of Section 11, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, more particularly described as follows:

All of said PARCEL 2.

EXHIBIT B

Beginning at the Northeast corner of PARCEL 3 of Partition Plat 2003-0045, Plat Records of Douglas County, being the Southwest corner of LOT 8 of the plat of Roseburg Orchards Company, Tract I, Plat I, Volume 4, Page 60, Douglas County Plat Records, being on the Southerly Right-of-Way boundary of a 40.00-foot platted roadway per said plat of Roseburg Orchards Company, Tract I, Plat I; Thence Westerly along the North boundary of said PARCEL 3 and the North boundary of PARCEL 2, said Partition Plat 2003-0045, coincident with said Southerly Right-of-Way boundary, to the Northwest corner of said PARCEL 2; Thence Southerly along the West boundary of said PARCEL 2 and PARCEL 1 of said Partition Plat 2003-0045, coincident with the Easterly Right-of-Way boundary of a 40.00-foot platted roadway per said plat of Roseburg Orchards Company, Tract I, Plat I, to the Northeast corner of LOT 2, Block 3 of the Resubdivision of First Subdivision of Cloverdale Addition to Roseburg, Volume 11, Pages 59, 60, and 61, Plat Records of Douglas County; Thence Westerly along the North boundary of said Block 3 and the North boundary of Block 2, said Resubdivision of First Subdivision of Cloverdale Addition to Roseburg, coincident with the Southerly Right-of-Way boundary of NE Barager Avenue, to a point on the North boundary of LOT 1, said Block 2, being the intersection of said North boundary with the southerly extension of the East boundary of Block 2, Sylvan Hills, Volume 15, Page 75, Plat Records of Douglas County; Thence leaving the North boundary of said LOT 1 and the Southerly Right-of-Way of said NE Barager Avenue, Northerly to the Southeast corner of LOT 1, said Block 2, Sylvan Hills, being on the Northerly Right-of-Way boundary of said NE Barager Avenue; Thence leaving said Northerly Right-of-Way boundary, Northerly along the East boundary of said Block 2 to the Northeast corner of LOT 9, said Block 2; Thence continuing Northerly along the East boundary of that 25.00-foot strip described in Instrument Number 2003-18615 and shown on the Major Land Partition, Book 7, Page 64, Douglas County Plat Records and the East boundary of PARCEL 1 of said Major land Partition Book 7, Page 64 to a point on the North boundary of LOT 136 of the aforementioned plat of Roseburg Orchards Company, Tract I, Plat I, being the most Southerly Southwest corner of PARCEL 3 of Partition Plat 2021-0008, Plat Records of Douglas County; Thence continuing Northerly along said East boundary of said PARCEL 1, coincident with the Southwesterly boundary of said PARCEL 3 to the most Westerly Southwest corner of said PARCEL 3; Thence leaving said East boundary, Northerly along the West boundary of said PARCEL 3 to the Northwest corner of said PARCEL 3, being on the North boundary of LOT 145 of said plat of Roseburg Orchards Company, Tract I, Plat I; Thence Easterly along said North boundary to a point on the Westerly boundary of LOT 120 of said plat of Roseburg Orchards Company, Tract I, Plat I; Thence Northerly along said West boundary to the Northwest corner of said LOT 120; Thence Easterly along the Northerly boundary of said LOT 120 to the Northeast corner of said LOT 120, being on the Westerly Right-of-Way boundary of a 40.00-foot platted roadway per said plat of Roseburg Orchards Company, Tract I, Plat I; Thence leaving said Westerly Right-of-Way boundary Easterly to the Southwest corner of LOT 111 of said plat of Roseburg Orchards Company, Tract I, Plat I, being on the Easterly Right-of-Way of said platted roadway; Thence Leaving said Easterly Right-of-Way boundary, Northerly along the Southerly boundary of said LOT 111 to the Southeast corner of that tract described in Exhibit "C" of Instrument Number 2020-22071, Deed Records of Douglas County; Thence leaving said Southerly boundary of said LOT 111, Northerly along the Easterly boundary of said Exhibit "C" to the Northeast corner of said Exhibit "C" being on the Northerly boundary of said LOT 111; Thence Easterly along said Northerly boundary to the Northeast corner of said LOT 111; Thence Southerly along the Easterly of said LOT 111 and the Easterly boundary of said LOT 110 of said plat of Roseburg Orchards Company,

Tract I, Plat I, to the Southeast corner of said LOT 110; Thence Westerly along the Southerly boundary of said LOT 110 to a point on the North boundary of LOT 105 of said plat of Roseburg Orchards Company, Tract I, Plat I; Thence Westerly along said North boundary to the Northwest corner of said LOT 105; Thence Southerly along the West boundary of said LOT 105 and the West boundary of LOT 106 of said plat of Roseburg Orchards Company, Tract I, Plat I to the Southwest corner of said LOT 106 being on the North boundary of aforementioned LOT 8 of said plat of Roseburg Orchards Company, Tract I, Plat I, Volume 4, Page 60, Douglas County Plat Records; Thence Westerly along the North boundary of said LOT 8 to the Northeast corner of aforementioned LOT 123 of said plat of Roseburg Orchards Company, Tract I, Plat I; Thence Southerly along the East boundary of said LOT 123 to the Point of Beginning and there terminating.

EXHIBIT "B2"

Serafin Property-Farm Forest Zoning Area

A tract of land being a portion of the Southwest Quarter of Section 5, the Southeast Quarter of Section 6, and the Northwest Quarter of Section 7, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of LOT 120, of the plat of Roseburg Orchards Company, Tract I, Plat I, Volume 4, Page 60, Plat Records of Douglas County; Thence Easterly along the North boundary of said LOT 120 to the Northeast corner of said LOT 120, being on the Westerly Right-of-Way boundary of a 40.00-foot platted roadway per said plat of Roseburg Orchards Company, Tract I, Plat I; Thence leaving said Westerly Right-of-Way boundary Easterly to the Southwest corner of LOT 111 of said plat of Roseburg Orchards Company, Tract I, Plat I, being on the Easterly Right-of-Way of said 40.00-foot wide platted roadway; Thence Leaving said Easterly Right-of-Way boundary, Northerly along the Southerly boundary of said LOT 111 to the Southeast corner of that tract described in Exhibit "C" of Instrument Number 2020-22071, Deed Records of Douglas County; Thence leaving said Southerly boundary of said LOT 111, Northerly along the Easterly boundary of said Exhibit "C" to the Northeast corner of said Exhibit "C" being on the Northerly boundary of said LOT 111; Thence Easterly along said Northerly boundary to the Northeast corner of said LOT 111; Thence Southerly along the Easterly boundary of said LOT 111 and the Easterly boundary of said LOT 110 of said plat of Roseburg Orchards Company, Tract I, Plat I, to the Southeast corner of said LOT 110; Thence Westerly along the Southerly boundary of said LOT 110 to a point on the North boundary of LOT 105 of said plat of Roseburg Orchards Company, Tract I, Plat I; Thence Westerly along said North boundary to the most Northerly Northwest corner of said LOT 105; Thence leaving said North boundary, Southerly to the Northwest corner of LOT 106 of said plat of Roseburg Orchards Company, Tract I, Plat I; Thence Southerly along the West boundary of said LOT 106 to the Southwest corner of said LOT 106 being on the North boundary of aforementioned LOT 108 of said plat of Roseburg Orchards Company, Tract I, Plat I; Thence Westerly along the North boundary of said LOT 108 to the Northeast corner of aforementioned LOT 123 of said plat of Roseburg Orchards Company, Tract I, Plat I; Thence Westerly along the North boundary of said LOT 123 and the North boundaries of LOTS 124 through 127 of said plat of Roseburg Orchards Company, Tract I, Plat I, to the Northwest corner of said LOT 127, being the Southwest corner of aforementioned LOT 120, said plat of Roseburg Orchards Company, Tract I, Plat I; Thence Northerly along the West boundary of said Lot 120 to the Northwest corner of said LOT 120 and there terminating.