



CITY OF ROSEBURG

COMPREHENSIVE PLAN AMENDMENT REVIEW

APPROVAL CRITERIA

APPLICATION FILING FEES \$ _____
\$ _____ Urban Growth Boundary (UGB) Expansion

PRE-APPLICATION CONFERENCE

Pre-application conference is required for all requests, unless otherwise indicated by the Director. Pre-application conference provides exchange of information regarding applicable Codes, programs, plans, and policies, and technical assistance. Conceptual plans are acceptable; more complete plans will provide more complete information.

PURPOSE

Comprehensive Plan Amendment changes Plan Map designation for a particular parcel or parcels of land or changes the Comprehensive Plan text. UGB Expansion amends the current Urban Growth Boundary and applies City Comprehensive Plan designation to parcels.

PROCEDURE

Applications shall be submitted at least 60 days prior to the required hearing date. Comprehensive Plan Amendment approval criteria require Planning Commission and City Council to consider both positive and negative elements of the request. Applicants bear the burden of proof for the request.

TYPE OF REVIEW

Comprehensive Plan Amendment applications require 35 day Department of Land Conservation and Development (DLCD) notice. Planning Commission holds a public hearing then forwards their recommendation to City Council. If approved, the ordinance is adopted. After first and second readings at successive meetings, it goes into effect 30 days after the second reading.

APPROVAL CRITERIA

Per Section 12.10.030 of Roseburg Municipal code (RMC) 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. Exceptions to goals shall be proposed as provided in Statewide Planning Goal 2, Part II. Compelling reasons and facts shall be given why an exception should be adopted. Criteria include:
 - Why the proposed use should be provided
 - What alternative locations within the area could provide for proposed use;
 - What are 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
 - 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:

Applicant shall submit written statement to support each criterion by facts and findings as provided in the following:

- 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.
- An explanation or finding of how these facts result in a conclusion that supports the criteria.

ADDITIONAL RMC 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 concurrent annexation to Roseburg Urban Sanitary Authority (RUSA) District.