

AGENDA

This meeting may be audio recorded for live webcast (at www.co.douglas.or.us) or future broadcast. A CD copy is available upon written request made to the Information Technology department.

CALL TO ORDER

1. Approval of Minutes – November 17, 2022, Regular Meeting

LEGISLATIVE WORKSHOP

2. Proposed legislative amendments to the Land Use and Development Ordinance (LUDO), to include: 1) amendments resulting from law passed by the State Legislature; and 2) minor amendments to enhance the effectiveness of the LUDO.

QUASI-JUDICIAL HEARING

3. JESSE SCRIVEN, request for a Zone Change from (RS) Suburban Residential to (R-1) Single Family Residential on a .91± acre unit of land to allow the applicant to be eligible for future land division at the R-1 density. The property is located on the west side of Fairhill Drive (County Road No. 353), north of its intersection with Wilson-Collins Road (County Road 139) within the Roseburg Urban Growth Boundary. The property is described as Tax Lots 901 and 902 both in Section 25BB of T27S, R6W, W.M.; Property ID Nos. R35741 (TL 901) and R35749 (TL 902). The property is designated Low Density Residential (LDR) by the City of Roseburg Comprehensive Plan and is zoned RS. Roseburg-Douglas Planning Advisory Committee (PAC). Planning Department File No. 22-080.
4. DK VENTURES 541 LLC, request for a Zone Change from (5R) Rural Residential-5 Acre to (FG) Exclusive Farm Use-Grazing, together with a Conditional Use Permit to allow a Commercial Activity in Conjunction with Farm Use (Winery and Tasting Room) on an 11.77 acre unit of land described as Tax Lot 300 in Section 29A of T26S, R6W, W.M.; Property ID Nos. R54795 and R54809. The property is located on the east side of Garden Valley Road (County Road No. 6), north of its intersection with Old Garden Valley Road (County Road No. 6A) and LaBrie Road (County Road No. 31B), approximately six miles northwest of the City of Roseburg. The property is designated Committed Residential-5 Acre by the County Comprehensive Plan, is zoned 5R and is subject to the Cultural, Historic & Archaeological Resources Overlay (CHA). Callahan Planning Advisory Committee (PAC). PLANNING DEPARTMENT FILE NO. 22-087.
5. CITY OF ROSEBURG PARKS AND RECREATION, request for a Conditional Use Permit to allow a multi-use recreational trail system, including three miles of improved trails, on the undeveloped 54.34± acre portion of Sunshine Park lying outside and adjacent to the city limits of Roseburg. The portion of the subject property located outside city limits is described as part of Tax Lot 100 in Section 15C, Tax Lot 104 and part of Tax Lots 100 and 105 in Section 15D, all in T27S, R5W, W.M.; Property ID Nos. R67290 & R67304 (15C, part of TL 100), R129116 (15D, part of TL 100), R67346 (15D, all of TL 104) and R118451 (15D, part of TL 105). The property is located on the east side of Sunshine Road (County Road 58) north of its intersection with North Umpqua Highway (State Highway 138E) and immediately adjacent to the city limits of Roseburg. The portion of the property outside city limits is designated Farm Forest

Transitional (FFT), in part, and Industrial (IN), in part, by the Douglas County Comprehensive Plan, is zoned (FG) Exclusive Farm Use-Grazing, in part, and (MRC) Rural Industrial, in part, and is subject to the Roseburg Storm Drainage Overlay. Roseburg-Douglas Planning Advisory Committee (PAC). PLANNING DEPARTMENT FILE NO. 22-078.

6. KORINA AND BRENT HARVEY, appeal of a request for a Conditional Use Permit for a residential accessory structure (60 x 96 personal use horse barn and riding arena with a 20 wide lean-to on the west and north sides (80 x 116 total dimension) which is larger than the 2,000sf permitted outright in the zone. The property is located north of North Umpqua Highway (State Highway 138E) on the west side of Whistlers Lane approximately one mile west of the Urban Unincorporated Area of Glide. The property is described as Tax Lot 2200 in Section 15B of T26S, R4W, W.M.; Property ID No. R42448. The property is designated Committed Rural 5 acre (RC5), by the Comprehensive Plan, is zoned (5R) Rural Residential-5, and is subject to the Peripheral Big Game Habitat Overlay. North Umpqua Planning Advisory Committee (PAC). Planning Department File No. 22-065.

OTHER BUSINESS

7. Election of Officers
8. Business from the Audience
9. Business from the Planning Commission
10. Business from the Planning Department

ADJOURNMENT

♣ ♣ AMERICANS WITH DISABILITIES NOTICE ♣ ♣

As part of public policy, Douglas County will attempt to provide public accessibility to services, programs, and activities. If accommodation is needed to participate at this meeting, please contact the Douglas County Planning Department at 440-4289, at least 48 hours prior to the scheduled meeting time.

This meeting will be live streamed on the County's website and can be viewed at <https://video.ibm.com/channel/douglascountvoregon>. Parties wishing to submit public comment related to a specific Public Hearing may do so: (1) in person at the meeting; (2) in written form via email at PlanningComission@co.douglas.or.us or by mail to Douglas County Planning Department, 1036 SE Douglas Ave, Room 106, Justice Building, Roseburg, OR 97470 (any comments received prior to the meeting with be shared with the Planning Commission and submitted to the record); and (3) virtually via Zoom. To participate virtually, email PlanningCommission@co.douglas.or.us with "Public Comment" in the subject line by 4:00 P.M. the day of the meeting and our office will reply with a Zoom invitation.