

## AGENDA

### CALL TO ORDER

1. Approval of Minutes – February 16, 2023, Meeting

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

### FINDINGS OF FACT

2. **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. Roseburg-Douglas Planning Advisory Committee (PAC). **PLANNING DEPARTMENT FILE NO. 22-078.**
3. **BLAIR BAILEY**, appeal of a request for a Land Partition, Nonfarm Division with Nonfarm Dwellings to divide a 324.13 acre unit of land into three parcels: Parcel 1 at 9.90± acres, Parcel 2 at 9.90± acres and remainder Parcel 3 at 304.33± acres. Parcels 1 and 2 are proposed Nonfarm Parcels, each with a proposed Nonfarm Dwelling. The property is located on Jones Road, an existing private road that veers south off Melrose Road (County Road No. 167) and is immediately west of the City of Roseburg Urban Growth Boundary (UGB). Callahan and Roseburg-Douglas Planning Advisory Committee (PAC). **PLANNING DEPARTMENT FILE NO. 22-088.**

### QUASI-JUDICIAL HEARING

4. **VALYNN CURRIE**, request for a Zone Change, together with a concurrent Boundary Line Adjustment, to change adjusted Unit 1 from (M-1) Light Industrial to (C-3) General Commercial for future commercial development. Unit 1 is currently 3.58 acres and Unit 2 is currently 3.11 acres. After the proposed Boundary Line Adjustment, Adjusted Unit 1 will be decreased to 1.03± acres and Adjusted Unit 2 will be enlarged to 5.66± acres. Unit 1 is described as Tax Lot 800 in Section 11A of T28S, R6W, W.M.; Property ID No. R37105. Unit 2 is described as Tax Lot 900 in Section 11A of T28S, R6W, W.M.; Property ID No. R37121. The properties are located on the south side of Grant Smith Road (County Road No. 188), inside the Green Urban Unincorporated Area. The units of land are designated as Commercial-Industrial (CI) by the Comprehensive Plan, zoned M-1 and subject to the Right-of-Way Protection Overlay. Roseburg-Douglas Planning Advisory Committee (PAC). **PLANNING DEPARTMENT FILE NO. 23-009.**
5. **TIM & NIKOLE CLARK**, appeal of a request for a Conditional Use Permit for a Home Occupation to allow an event venue (to include primarily weddings) within an existing agricultural building on a 597.36 acre unit of land described as Tax Lot 400 in Section 00 (4), Tax Lot 301 in Section 5, Tax Lot 200 in Section 9, Tax Lot 100 in Section 8 and Tax Lot 301 in Section 17, all of T26S, R5W, W.M.; Property ID Nos. R44827 (400), R131673 (301), R45226 (200), R45205 (100) and R131675 & R148989 (301). The property is located on the north side of North Bank Road (County Road No. 200), east of Wilbur and approximately one mile northeast of the Roseburg Urban Growth Boundary. The property is designated Farm Forest Transitional (FFT) by the County Comprehensive Plan, is zoned (FG) Exclusive Farm Use – Grazing and is subject to the Riparian Vegetation Corridor Overlay. North County and Roseburg-Douglas Planning Advisory Committees (PACs). **PLANNING DEPARTMENT FILE NO. 22-082.**
6. **AMANDA LARSON**, appeal of a request for a Conditional Use Permit to allow a commercial dog kennel for the boarding of dogs on an 11.33 acre unit of land described as Tax Lot 201 in Section 14A of T26S, R5W, W.M.; Property ID Nos. R45765 and R130817. The property is located on the west side of North Bank Road (County Road No. 200) approximately 6 miles west of Wilbur and the north end of the City of Roseburg Urban Growth Boundary (UGB). The property is designated Agriculture (AGG) by the Comprehensive Plan, is zoned (FG) Exclusive Farm Use-Grazing and is subject to the Floodplain and Riparian Vegetation Corridor Overlays. North Umpqua Planning Advisory Committee (PAC). **PLANNING DEPARTMENT FILE NO. 22-077.**
7. **OTHER BUSINESS**
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.