

# **Diamond Lake Urban Renewal Plan**

Adopted by the City of Roseburg

July 9, 2018

Ordinance No. 3502

If Amendments are made to the Plan, the Resolution or Ordinance Number and date will be listed here. The amendment will be incorporated into the Plan and noted through a footnote.

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## **DEFINITIONS**

“Agency” means the Roseburg Urban Renewal Agency. This Agency is responsible for administration of the urban renewal plan.

“Area” means the properties and rights-of-way located with the Diamond Lake Urban Renewal Area Boundary.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

“City” means the City of Roseburg, Oregon.

“City Council” means the Roseburg City Council.

“Comprehensive Plan” means the City of Roseburg comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Douglas County, Oregon.

“Fiscal year” means the year commencing on July 1 and closing on June 30.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within an urban renewal area at the time of adoption. The county assessor certifies the assessed value after the adoption of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon Revised Statutes and specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the Roseburg Planning Commission.

“Revenue sharing” means sharing tax increment proceeds as defined in ORS 457.470.

“Tax increment financing (TIF)” means the funds that are associated with the division of taxes accomplished through the adoption of an urban renewal plan.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

“Urban renewal area” means a blighted area included in an urban renewal plan or an area included in an urban renewal plan under ORS 457.160.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457.170 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.085(3).

## **I. INTRODUCTION**

The Diamond Lake Urban Renewal Plan (Plan) was developed for the Roseburg City Council (City Council) with cooperative input from an Advisory Committee that was formed for this purpose. The Advisory Committee was composed of representatives from the community, Douglas County, Roseburg School District, Oregon Department of Transportation, Roseburg City Council, Roseburg Planning Commission and Roseburg staff.

The Advisory Committee met three times to discuss and refine the boundary, projects and financing of the Plan. In addition to the projects proposed by staff, the Advisory Committee requested a project for “Beautification” be added to the project list. Advisory Committee members noted there was very little “sense of place” in the Diamond Lake Urban Renewal Area (Area) and that condition could be addressed by improved conditions along Diamond Lake Boulevard, including beautification projects.

The Plan also includes input from the community received at the public Open House through comments made during the Open House and comment cards that were filled out at the Open House. The Open House was attended by some members of the Advisory Committee, Roseburg staff and the consultant. The Open House was advertised as follows:

- Direct mailing 832
- Posted open house flyer on City’s Facebook page
- Posted open house flyer and information on City’s website homepage
- City Manager interview with the News Review paper for an article
- Emailed open house flyer to:
  - All employees
  - City Council
  - News media including newspaper, radio and television in the form of a Press Release
  - 4 City Connection Email Groups

Comments left in the suggestion box at the event:

- What projects do you think will be beneficial to development of the area?
  - #12 Odell/Commercial to Rifle Range
  - #13 Champion Site
  - Which projects shall be eligible for assistance for wet land mitigation
- Are there projects that should be added?
  - No comments left
- Is there anything else you would like the City to know/consider as they move ahead?
  - Developing Douglas Avenue is great but doesn’t provide for enough economic development as above referenced projects.

Public meetings and/or hearings were held at the Roseburg Urban Renewal Agency (Agency), before the Roseburg Planning Commission, City Council, and the Douglas County Board of Commissioners.

Pursuant to the Roseburg City Charter and Oregon Revised Statute (ORS) 457, this Plan will go into effect when it has been adopted by a non-emergency ordinance by the City Council. The Plan is to be administered by the Agency.

## **Plan Overview**

The Area, shown in Figure 1, consists of approximately 711.54 total acres: 578.99 acres of land in 925 tax lots and 132.55 acres of public rights-of-way. It is anticipated that the Plan will take 30 years of tax increment collections to implement. The maximum amount of indebtedness (amount of tax increment financing (TIF) for programs) that may be issued for the Plan is \$72,800,000 (seventy-two million eight hundred thousand). The Plan is anticipated to use thirty years of tax increment collections.

Detailed goals and objectives for this Plan are intended to guide the Agency's investment in the Area over the life of the Plan. The projects in this Area are shown in Sections IV and V of this Plan and are in the following categories:

- Economic Development
- Housing Incentives
- Public Safety
- Transportation
- Transportation – Economic Development
- Transportation – Multi-modal
- Transportation – Safety
- Beautification

## Urban Renewal Overview

Urban renewal allows for the use of tax increment financing, a financing source that is unique to urban renewal, to fund its projects. Tax increment revenues— the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established— are used to repay borrowed funds. The borrowed funds are used to pay for urban renewal programs and projects. The amount of funds used for projects, programs and administration cannot exceed the maximum indebtedness amount set by the urban renewal plan.

The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped, called blighted areas in ORS 457.010. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets and utilities altogether, general under-development, or other obstacles to development. In the Diamond Lake Urban Renewal Area, the Area is underdeveloped and lacks utility infrastructure to allow for new development. The transportation system is in need of major improvements including extending existing roads, constructing new roads, providing multi-modal connections and safety improvements.

In general, urban renewal projects can include construction or improvement of streets, utilities, and other public facilities; assistance for rehabilitation or redevelopment of property; acquisition and re-sale of property (site assembly) from willing sellers; and improvements to public spaces. The specific projects to be approved in this Plan are outlined in Sections IV and V.

The Area meets the definition of blight due to underdeveloped properties and the need for transportation and utility infrastructure improvements. These blighted conditions are specifically cited in the ordinance adopting the Plan and described in detail in the accompanying Diamond Lake Urban Renewal Area Report (Report).

The Report accompanying the Plan contains the information required by ORS 457.085, including:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Plan Area;
- The relationship between each project to be undertaken and the existing conditions;
- The estimated total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

## **II. MAXIMUM INDEBTEDNESS**

Maximum indebtedness is the total amount of money that can be spent on projects, programs and administration throughout the life of the Plan. The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is \$72,800,000 (seventy-two million eight hundred thousand). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on bond proceeds.

### **III. GOALS AND OBJECTIVES**

The goals of the Plan represent its basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Agency intends to achieve each goal. The urban renewal projects and programs identified in Section V of the Plan are the specific means of meeting the objectives. The goals and objectives will be pursued as economically feasible and at the discretion of the Agency. The goals and objectives are not listed in any order of importance or priority.

#### **A. Economic Development**

1. Provide basic infrastructure, wetlands mitigation and cleanup necessary to allow proper development of the Area to occur.

Objectives:

- a) Fund wetland mitigation projects.
- b) Fund storm drainage projects.
- c) Fund environmental cleanup projects.
- d) Establish a Façade improvement program.

#### **B. Housing Incentive**

1. Design a Housing Incentives Program to support the development of housing in the Area.

Objective:

- a) Coordinate with developers to provide incentives to assist in the development of housing.

#### **C. Public Safety**

1. Provide assistance to allow for public safety training in the Area.

Objective:

- a) Work with Umpqua Community College to develop a training facility to assist in their public safety training program and to facilitate public safety regional training opportunities.

#### **D. Transportation**

1. Provide basic transportation infrastructure to targeted undeveloped parcels to allow for proper development.

Objectives:

- a) Provide transportation connections to facilitate development on large parcels.
- b) Fund signalization projects.

2. Improve the safety, aesthetics, and overall quality of existing transportation infrastructure in the Area.

Objectives:

- a) Install signals to enhance safety of the transportation network.
- b) Add transportation connections or extensions to facilitate an effective transportation network.
- c) Provide widening and multi-modal improvements.
- d) Provide pathway improvements.
- e) Add a bridge spanning Deer Creek connecting Rifle Range Street east of Douglas Avenue.
- f) Improve or replace a bridge over Deer Creek on Douglas Avenue.
- g) Provide local participation in safe routes to schools program

## **E. Beautification**

1. Provide the Area with a unified theme to promote a sense of place throughout the Area.

Objective:

- a) Participate in projects that include but are not limited to landscaping, signage, wayfinding, lighting and other aesthetic improvements.

Figure 1 - Diamond Lake Urban Renewal Area Boundary



Source: City of Roseburg

#### **IV. URBAN RENEWAL PROJECT CATEGORIES**

As an outcome of the goals described in the previous section, the projects within the Area fall into the following categories:

- A. Economic Development
- B. Housing Incentives
- C. Public Safety
- D. Transportation
- E. Transportation – Economic Development
- F. Transportation – Multi-modal
- G. Transportation – Safety
- H. Beautification

#### **V. URBAN RENEWAL PROJECTS**

Urban renewal projects authorized by the Plan are described below.

##### **A. Economic Development**

**Wetland mitigation 10-20 acres** – Wetland mitigation activities can include, but are not limited to, the preservation, enhancement, restoration or creation of a wetland, stream, or habitat conservation area which offsets, or compensates for, expected adverse impacts to similar nearby ecosystems.

**Storm - Diamond Lake Boulevard/Fulton Street** – This storm drainage project is identified in the City of Roseburg's storm drainage master plan. The project includes piping north and east of Fulton Street. Resources will be allocated for the public portion of this project and to provide local matching funds for development driven drainage impacts.

**Storm - Diamond Lake Boulevard east of Ivan Street** – This storm drainage project is identified in the City of Roseburg's storm drainage master plan. Resources will be allocated for the public portion of this project and to provide local matching funds for development driven drainage impacts. The project includes upsizing the storm drainage piping.

**Storm - Diamond Lake Boulevard east of Rifle Range Street** – This storm drainage project is identified in the City of Roseburg's storm drainage master plan. Resources will be allocated for the public portion of this project and to provide local matching funds for development driven drainage impacts. The project involves replacing storm piping.

**Environmental cleanup** – Environmental cleanup activities can include, but are not limited to, remediation of contaminated buildings, soil and ground water; removing hazardous materials; and abating toxic materials, such as asbestos and lead. Activities may also include waste-water treatment and revegetation.

**Façade improvement program** – Façade improvement program activities can include, but are not limited to, loans to businesses in the Area for building frontage improvements. Specific guidelines for the Façade improvement program will be drafted by the Agency.

## **B. Housing Incentives**

**Multi-family housing incentives** – Resources will be allocated to provide incentives and/or offset costs associated with approved multi-family housing development costs or expenses.

## **C. Public Safety**

**Public safety training project** – Provide the local component of funding for a public safety training project with Umpqua Community College. This project is anticipated to include regional partners in all arenas of public safety.

## **D. Transportation**

**Winchester Street/Stephens Street intersection improvements** – Provide improvements that will enhance safety for vehicles and pedestrians.

**Douglas Avenue** – To provide full street/multi modal improvements to Douglas Avenue east of ramp to the city limits.

**Rifle Range Street north of Diamond Lake Boulevard** – Provide full street/multi modal improvements to Rifle Range Street from Diamond Lake Boulevard to the city limits.

**Rifle Range Street extension over Deer Creek** – Construct a bridge spanning Deer Creek and connecting Rifle Range Street east of Douglas Avenue to the Clearwater Subdivision south of Deer Creek.

**Patterson Street (to connect Douglas Avenue Improvements to Diamond Lake Boulevard)** – Provide multi-modal improvements that will provide an enhanced travel connection between Diamond Lake Boulevard and Douglas Avenue.

**Douglas Avenue Deer Creek Bridge Replacement** – Provide local matching funds for a project to replace the Deer Creek bridge on Douglas Avenue.

**Fleser Street connection (from Diamond Lake Boulevard to Fleser Street per Diamond Lake Access Management Plan)** – Provide local participation in a project to provide a connection between Diamond Lake Boulevard and Fleser Street as outlined in the Diamond Lake Access Management Plan.

## **E. Transportation – Economic Development**

**Diamond Lake Boulevard signals** – Provide local participation in intersection signalization projects identified in co-ordination with Oregon Department of Transportation (ODOT).

**Odell Avenue/Commercial Street/to Rifle Range Street improvements** – Provide a parallel connection north of Diamond Lake Boulevard between Rifle Range Street west to Casper Street.

**Champion site infrastructure connection to above project** – Provide an extension of Lake Street north of Diamond Lake to connect with the Odell/Commercial/Rifle Range Street project.

## **F. Transportation – Multimodal**

**Diamond Lake Boulevard sidewalk rehab, remove power poles, buy easements/right of way** – Local participation in the redevelopment of Diamond Lake Boulevard multi-modal improvements.

**Pathway improvements** – Local participation in pathway improvement in the urban renewal area.

**Multi-use path north of and parallel to Douglas Avenue to Diamond Lake Boulevard** – Local participation in pathway improvements that will provide an alternate route to utilizing Diamond Lake Boulevard.

## **G. Transportation – Safety**

**“Safe Routes to Schools” streets between Diamond Lake Boulevard and Douglas Avenue** – Provide local participation in “Safe Routes to Schools” in the Area. (pedestrian bridge)

**Fulton Street to Rocky Drive participation** – Participate in widening and multi-modal improvements to connect Rocky Drive and Fulton Street in conjunction with developers/property owners.

**Americans with Disabilities (ADA) improvements** – Participate in ADA improvements that are priorities within the Area.

## **H. Beautification**

**Beautification** – Participate in beautification projects which may include but are not limited to landscaping, signage, wayfinding, lighting and other aesthetic improvements.

## **VI. AMENDMENTS TO PLAN**

The Plan may be amended as described in this section. If Amendments are made to the Plan, the Resolution or Ordinance Number and date will be listed on the front page of the Plan. The amendment will be incorporated into the Plan and noted through a footnote.

### **Substantial Amendments**

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095 as provided in ORS 457.220, including public involvement, consultation with taxing districts, presentation to the Agency, the Planning Commission, the Douglas County Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Roseburg, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

Substantial Amendments are amendments that:<sup>1</sup>

1. Add land to the urban renewal area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area; or
2. Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

### **Minor Amendments**

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the Agency by resolution.

### **Amendments to the Roseburg Comprehensive Plan and/or Roseburg Land Use and Development Ordinance**

Amendments to the Roseburg Comprehensive Plan and/or Roseburg Land Use and Development Ordinance that affect the Plan, and/or the Area shall be incorporated automatically within the Plan without any separate action required by the Agency or City Council.

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<sup>1</sup> Unless otherwise permitted by state law, no land equal to more than 20 percent of the total land area of the original Plan shall be added to the urban renewal area by amendments, and the aggregate amount of all amendments increasing the maximum indebtedness may not exceed 20 percent of the Plan's initial maximum indebtedness, as adjusted, as provided by law.

## **VII. PROPERTY ACQUISITION AND DISPOSITION**

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired it will be identified in the Plan through a Minor Amendment, as described in Section VI and denoted in the Plan under the appropriate section below. Identification of property to be acquired and its anticipated disposition is required by ORS 457.085(g).

### **A. Property acquisition for public improvements**

The Agency may acquire any property within the Area for the public improvement projects undertaken pursuant to the Plan by all legal means, including use of eminent domain. Good faith negotiations for such acquisitions must occur prior to institution of eminent domain procedures.

### **B. Property acquisition from willing sellers**

The Plan authorizes Agency acquisition of any interest in property within the Area that the Agency finds is necessary to support private redevelopment, but only in those cases where the property owner wishes to convey such interest to the Agency. The Plan does not authorize the Agency to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the Area.

### **C. Land disposition**

The Agency will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for the construction and/or maintenance of the public improvement. The Agency may retain such property during the construction of the public improvement.

The Agency may dispose of property acquired under Subsection B and C of this Section VII by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the urban renewal agency, in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in the Plan. Because fair reuse value reflects limitations on the use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Agency determines is reasonable.

## **VIII. RELOCATION METHODS**

When the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. No specific acquisitions that would result in relocation benefits have been identified; however, there are plans to acquire land for infrastructure which may trigger relocation benefits in the Area in the future.

## **IX. TAX INCREMENT FINANCING OF PLAN**

This Plan is authorized under the authority of tax increment financing as allowed in ORS 457.

Tax increment financing consists of using annual tax increment revenues to make payments on debt, usually in the form of bank loans or revenue bonds. The proceeds of the bonds are used to finance the urban renewal programs authorized in the Plan. Bonds may be either long-term or short-term. Debt may also be contract debt.

Tax increment revenues equal the annual property taxes imposed on the cumulative *increase* in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.)

### **A. General description of the proposed financing methods**

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues;
- Advances, loans, grants, and any other form of financial assistance from the city, state, federal, or local governments, or other public bodies;
- Loans, grants, dedications, or other contributions from private developers and property owners, including, but not limited to, assessment districts; and
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) planning or undertaking program activities, or (2) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

### **B. Tax increment financing**

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS

457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

**X. ANNUAL REPORT**

An urban renewal annual report is required to be prepared by ORS 457.460. The Agency will prepare the report and a notice placed in the newspaper as required by statute.

## **XI. RELATIONSHIP TO LOCAL OBJECTIVES**

ORS 457.085 requires that the Plan conform to local objectives. This section provides that analysis. Relevant local planning and development objectives are contained within the Roseburg Comprehensive Plan and the Roseburg Land Use and Development Ordinance. The following section describes the purpose and intent of these plans, the main applicable goals and policies within each plan, and an explanation of how the Plan relates to the applicable goals and policies.

**The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. *Italicized text* is text that has been taken directly from an original document.**

Comprehensive Plan designations, which are not the same as the designations in the Roseburg Land Use and Development Ordinance, for all land in the Area are shown in Figure 2. Figure 3 shows the zoning in the Area.

### **Roseburg Comprehensive Plan**

The Roseburg Comprehensive Plan was adopted in December of 1984.

#### **Growth**

##### **Plan Details**

*Goal: To accommodate Roseburg's anticipated population growth through the orderly provision of essential facilities and services while promoting wise and efficient land use.*

*Policies:*

*4. Resources necessary to provide adequate public services, utilities and facilities should be budgeted to meet the projected population.*

Finding: The Plan conforms to the Roseburg Comprehensive Plan as it allocates funding to complete significant infrastructure projects including utilities in the Area.

#### **Natural Resources**

##### **Plan Details**

*Goal: Provide a healthy and attractive environment for the urban area population.*

*Policies:*

*6. The City and County shall jointly develop and adopt ordinances and programs which carefully manage development on hillsides and in water bodies in order to protect scenic quality, water quality, vegetation and wildlife values of those areas.*

*11. The South and North Umpqua Rivers, Newton Creek and Deer Creek are major waterways that are scenic, recreational and natural resources of the community. They are, however, to be protected, preserved and maintained for their primary function as drainage courses first. Any measures taken to sustain their primary function shall minimize adverse impacts on scenic, recreational and natural values.*

## Finding

The Plan conforms to the Roseburg Comprehensive Plan as it includes portions of Deer Creek and there are two bridge projects in the Plan, the replacement of one and construction of another. Both will be constructed in accordance with applicable city standards.

## **Economic Element**

### **Plan Details**

*Goal: To broaden, improve and diversify the economy of the Roseburg urban area while enhancing the environment.*

*Objectives:*

- 3. Encourage programs that provide educational and job search skills to enable local residents to obtain existing jobs.*
- 4. Promote industrial and commercial development with local capital, entrepreneurial skills, and skills and experience of the residential labor force, while continuing to attract outside investments.*
- 7. Encourage and promote the expansion of existing businesses.*
- 8. Continue to develop the urban area as a regional distribution, trade and service center.*
- 12. Provide the necessary public facilities and services to allow economic development.*

## Finding

The Plan conforms to the Roseburg Comprehensive Plan because it provides projects that will construct infrastructure in the Area in an effort to promote new development, facilitating the growth of jobs in the Area. There is a façade improvement program that will encourage and promote the expansion of existing businesses.

## **Public Facilities and Services Element**

### **Plan Details**

*Goal: To provide a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for community development.*

*Objectives:*

- 1. Provide a level of public facilities and services adequate to meet the needs of existing and planned development.*
- 2. Direct the location and timing of urban development by means of capital improvement planning which is closely coordinated with the Comprehensive Plan.*
- 5. Strive for continued and improved cooperation and coordination between other units of government as well as other public and private organizations which provide services to the urban area's citizens.*

## Finding

The Plan conforms to the Roseburg Comprehensive Plan because it provides a funding source to install infrastructure in the Area as the Area develops. The Advisory Committee had members of other local governmental agencies who provided input on the projects in the Plan.

## Housing Element

### Plan Details

*Goal: To ensure the opportunity for, and the provision of, safe, affordable housing in sufficient numbers, types and locations to meet the needs of all citizens in the Roseburg urban area.*

*Objectives:*

- 3. To locate residential development in relation to the availability of employment, commercial services, public utilities and facilities and transportation modes.*
- 4. To provide for higher residential densities in the urban area to encourage a more compact urban growth form.*
- 5. To provide for compatible and functional mixed use development (residential and nonresidential).*
- 6. To protect and maintain existing and future residential neighborhoods.*
- 7. To encourage and support development of housing units for low and moderate income households.*
- 9. To increase housing opportunities for those with specialized needs.*
- 10. To encourage cooperation between public, private and consumer sectors of the area's housing market.*

## Finding

The Plan conforms to the Roseburg Comprehensive Plan as there is a program that will facilitate new housing development through developer incentives. There are also wetland mitigation and environmental cleanup programs that could assist in the development of housing in the Area.

## Transportation Systems Plan

### Plan Details

*Goal: Overall Transportation System: Provide a transportation system for the Roseburg planning area that is safe, efficient, and accessible.*

*Goal 2. Enhanced Livability: Enhance the livability of Roseburg through the location and design of transportation facilities to be compatible with the characteristics of the built, social, and natural environment.*

*Goal 3. Transportation and Land Use: Maximize the efficiency of Roseburg's transportation system through effective land use planning.*

*Goal 4. Street System: Provide a well planned, comprehensive street system that serves the needs of the Roseburg Urban Growth Boundary (UGB).*

*Goal 5. Balanced Transportation System: Facilitate the development of bus stops, bike lanes, sidewalks, and multi-use paths in the Roseburg UGB to provide more transportation options for Roseburg residents and visitors.*

*Goal 6. Transportation that Supports Economic Development: Facilitate the provision of a multimodal transport system for the efficient, safe, and competitive movement of goods and services to, from, and within the Roseburg UGB.*

*Goal 7. Funding Transportation System Improvements: Implement the transportation plan by working cooperatively with federal, state, regional, and local governments, the private sector, and residents. Create a stable, flexible financial system for funding transportation improvements.*

#### Finding

The Plan conforms to the Transportation Systems Plan component of the Roseburg Comprehensive Plan as there are projects which will improve the transportation network in the Area by creating new transportation routes, improving existing routes and providing facilities for all modes of travel. The Plan anticipates coordination with other funding sources including federal, state and regional governments and the private sector to enable completion of the projects specified in the Plan.

### ***Bike Pedestrian Plan (2009)***

#### **Plan Details**

*Integrate Bicycle and Pedestrian planning into Roseburg's day to day activities of planning, designing, funding constructing and maintaining infrastructure.*

*Policy 3.4 Adopt practice for resurfacing projects on arterial and collector roadways to stripe bicycle lanes or wide curb lane where practical.*

*Policy 3.5 Require above ground utilities/amenities to be located outside of sidewalk area and in furniture zone or buffer strips where practical. Leverage city's development requirements to improve the biking and walking*

*Policy 4.1 Require sufficient right of way to be set aside for bicycle and pedestrian facilities during redevelopment.*

*Policy 4.2 Ensure that appropriate bicycle and pedestrian facilities are built in new developments in accordance with the Transportation Systems Plan.*

#### Finding

The Plan conforms to the Bike Pedestrian Plan as there are projects which will improve the transportation network in the Area for all modes of travel. The Plan anticipates coordination with other funding sources including federal, state and regional governments and the private sector to enable completion of the projects specified in the Plan.

## Diamond Lake Access Management Plan (2003)

### Plan Details

*The Diamond Lake Access Management Plan includes access management recommendations that balance the City of Roseburg’s land use, local street, and economic development goals with State access management requirements for safe and efficient highway operations.*

### Finding

The Plan conforms to the Diamond Lake Access Management Plan and the Transportation Systems Plan component of the Roseburg Comprehensive Plan as there are projects which will improve the transportation network in the Area by creating new transportation routes, improving existing routes and providing facilities for all modes of travel. The Plan anticipates coordination with other funding sources including federal, state and regional governments and the private sector to enable completion of the projects specified in the Plan.

## Roseburg Land Use and Development Ordinance

The land uses in the Area will conform to the zoning designations in the City of Roseburg Land Use and Development Ordinance, updated in July 2015, including maximum densities and building requirements, and are incorporated by reference herein. The following zoning districts are present in the Area, and the comprehensive plan designations are shown in the table below.

**Table 1 – Land Use and Development Ordinance Compared to Comprehensive Plan**

Comprehensive Plan Designation	Zoning Designation
Industrial	Mixed Use
Commercial	General Commercial
Medium Density Residential	Medium-Density Multifamily Residential
Industrial	Medium Industrial
Low Density Residential	Single Family Residential (>7,500 SF)
Medium Density Residential	Limited Multifamily Residential
Medium Density Residential	Multifamily Residential
Low Density Residential	Single Family Residential (>6,000 SF)
Public. Semi-Public	Public Reserve
Industrial	Heavy Industrial
Professional Office	Professional Office

Source: Roseburg Land Use and Development Ordinance p.36

The purpose of each of the zoning districts are shown below:

### ***Public Reserve***

#### *Purpose*

*The Public Reserve (PR) and Residential Open Space (RO) Districts are intended to establish areas which have unique characteristics which require unique regulations. Within the Public Reserve District, a variety of public service activities may be conducted without interference from inappropriate levels of residential, commercial, or industrial activities. It is intended to be applied primarily, though not exclusively, to publicly-owned lands.*

### ***Residential***

#### *Purpose*

*Roseburg's residential Zoning Districts are primarily intended to create, maintain and promote a variety of housing opportunities for individual households and to maintain and promote the desired physical character of existing and developing neighborhoods. While the districts primarily accommodate residential use types, some nonresidential uses are also allowed. District standards provide development flexibility, while at the same time helping to ensure that new development is compatible with the City's many neighborhoods. In addition, the regulations offer certainty for property owners, developers and neighbors about the limits of what is allowed.*

*The residential districts in the Area are: single family residential >6,000sf, single family residential >7,500sf, multifamily residential, limited multifamily residential, medium density multifamily residential.*

### ***Commercial***

#### *Purpose*

*Roseburg's commercial districts are primarily intended to provide economic opportunity for business owners and a suitable market of goods and services for the public by establishing zones and standards appropriate for certain types of business respective of surrounding Zoning Districts, uses and infrastructure.*

*The Professional Office (PO) District is intended to provide areas for low-intensity office uses, which utilize harmonious exterior design and landscaping to serve as a transition or buffer between residential and more intensively developed properties. It is intended that the administrative, professional, and limited business office uses permitted in the PO District will provide for more compatible land uses in close proximity to residential areas than would otherwise be permitted by other commercial district.*

*The General Commercial classification is intended to provide areas within which a variety of retail and wholesale business occurs. These areas serve general community-wide and regional commercial needs.*

## ***Industrial***

### *Purpose*

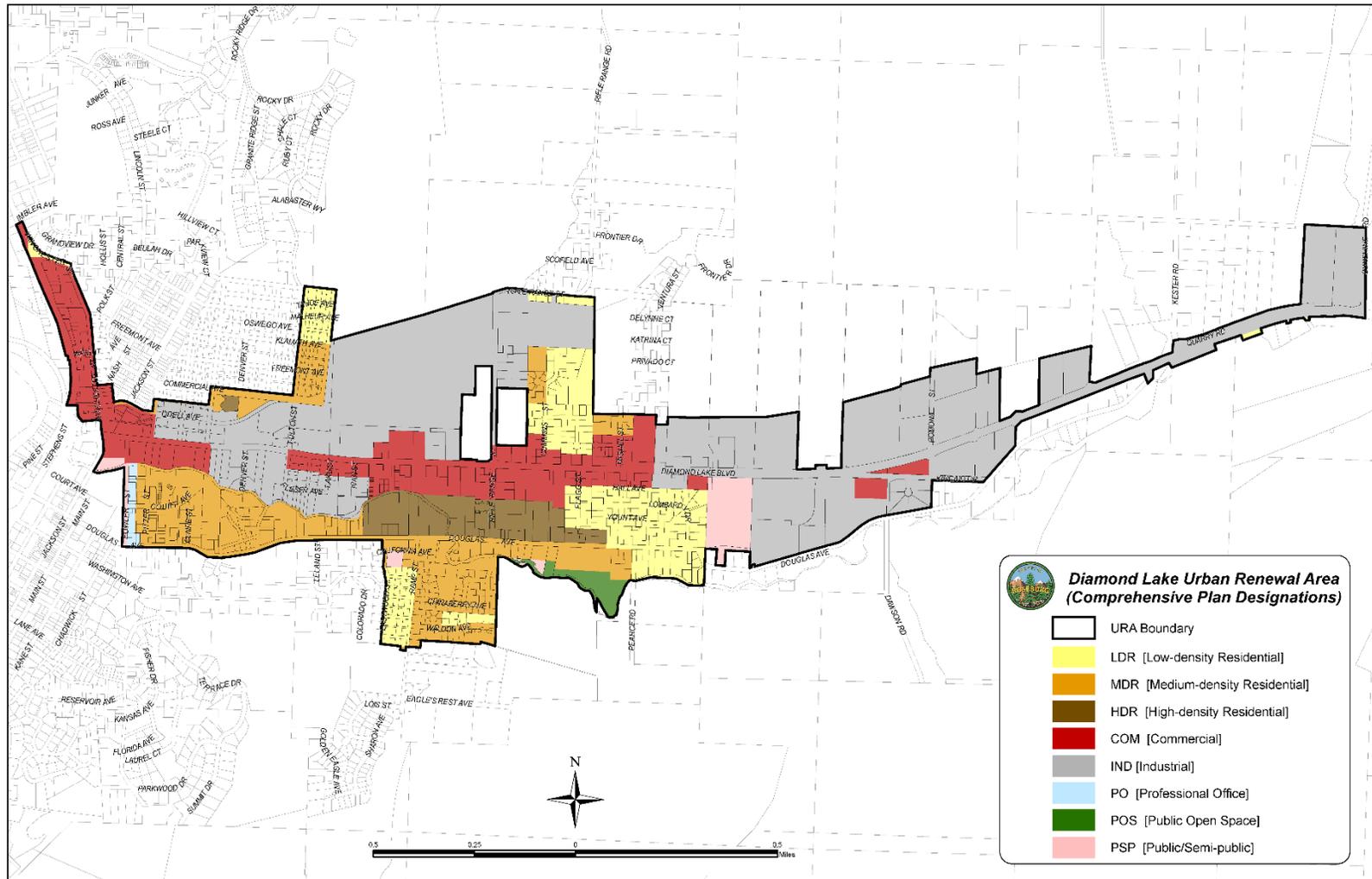
*Roseburg's Mixed Use and Industrial Districts are intended to provide for the full range of industrial activity as specified within this Ordinance and the Comprehensive Plan.*

*The Mixed-Use classification is intended to provide areas within which a variety of activity occurs. These areas serve community-wide and regional needs. Because of the potential for high-density uses, care is needed to ensure that uses are compatible with and do not adversely affect adjacent uses or the carrying capacity of public facilities. The proximity of other uses shall not be a reason for permitted uses to deviate from the standards established in other zones.*

*Medium Industrial classification is intended to create, preserve, and enhance areas containing a wide range of manufacturing and related establishments, and is typically appropriate to areas providing a wide variety of sites with good rail or highway access.*

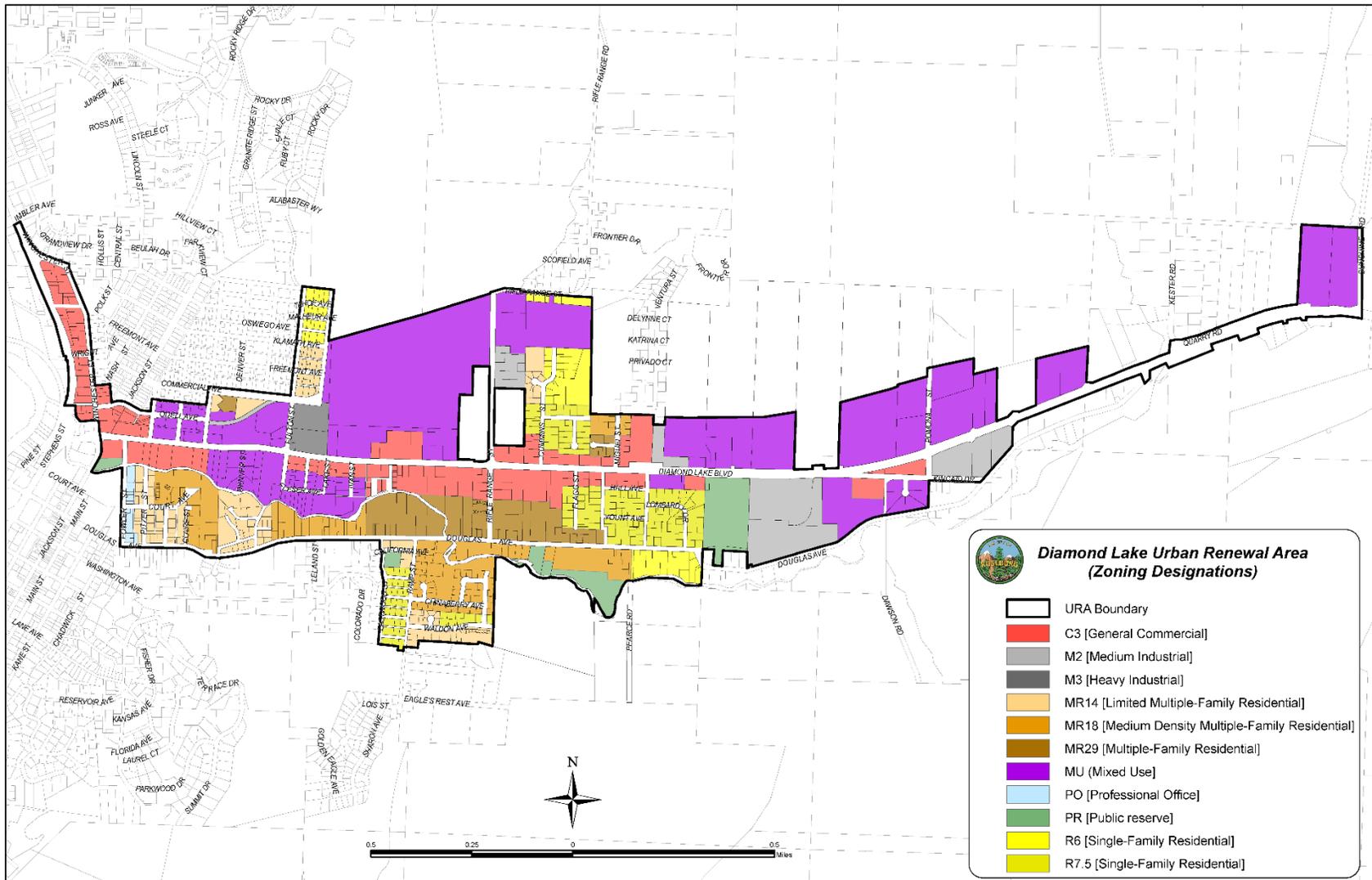
*The Heavy Industrial classification is intended to provide, protect, and recognize areas well suited for medium and heavy industrial development and uses free from conflict with commercial, residential, and other incompatible land uses. This district is intended to be applied generally to those areas which have available excellent highway, rail, or other transportation.*

Figure 2 – Diamond Lake Comprehensive Plan Designations



Source: City of Roseburg

**Figure 3 – Diamond Lake Zoning Designations**



Source: City of Roseburg

## **XII. APPENDIX A: LEGAL DESCRIPTION**

### *2018 Urban Renewal Boundary*

A parcel of land lying in Sections 15, 16, 17, 18, 19 and 20, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon. Said parcel being more particularly described as follows.

Beginning at a 5/8" iron rod at the Southeast corner of Lot 1, Block 6, **NORTH PARK ADDITION TO THE CITY OF ROSEBURG**, as recorded in Volume 2, Page 7 of the Plat Records of Douglas County; thence N 1°45'10" E for 32.00 feet to a 5/8" iron rod; thence N 88°50'37" E for 9.07 feet to a 5/8" iron rod; thence beginning a curve to the left, having a radius of 1592.02 feet, from which the radius point bears N 82°37'22" W, thence left along said curve for an arc length of 187.12 feet, said curve having a chord bearing of N 4°00'36" E, for 187.02 feet to a 5/8" iron rod; thence beginning a curve to the left, having a radius of 1592.02 feet, from which the radius point bears N 89°18'10" W, thence left along said curve for an arc length of 173.12 feet, said curve having a chord bearing of N 2°25'06" W, for 173.04 feet to a 5/8" iron rod; thence beginning a curve to the left, having a radius of 1592.02 feet, from which the radius point bears S 84°37'50" W, thence left along said curve for an arc length of 108.39 feet, said curve having a chord bearing of N 7°19'12" W, for 108.37 feet; thence N 89°45'22" W for 19.91 feet; thence N 0°14'38" E for 59.00 feet; thence N 89°45'22" W for 32.70 feet; thence N 13°26'13" W for 464.74 feet; thence N 22°27'20" W for 29.36 feet; thence N 84°49'13" W for 94.13 feet; thence N 20°03'39" W for 209.57 feet; thence N 22°32'54" W for 51.86 feet; thence along a 70.00 feet radius curve to the right (chord bears N 22°26'45" E 99.01 feet) 109.97 feet to a 5/8" iron rod; thence N 22°29'33" W for 715.38 feet; thence N 67°31'45" E for 5.00 feet; thence N 22°28'15" W for 250.00 feet; thence N 67°33'59" E for 95.19 feet; thence S 22°26'01" E for 152.30 feet; thence beginning a curve to the left, having a radius of 523.00 feet, from which the radius point bears N 67°17'53" E, thence left along said curve for an arc length of 134.37 feet, said curve having a chord bearing of S 30°03'44" E, for 134.00 feet; thence S 9°52'44" E for 12.89 feet; thence S 25°44'32" W for 4.27 feet; thence S 40°43'10" E for 182.31 feet; thence S 69°22'57" E for 226.70 feet; thence S 69°22'57" E for 98.32 feet; thence S 69°22'57" E for 88.25 feet; thence S 2°26'23" W for 49.72 feet; thence S 21°41'23" E for 316.00 feet; thence S 21°06'19" E for 317.04 feet; thence S 27°57'28" E for 43.27 feet to a chiseled X in the concrete walk; thence S 4°53'05" E for 150.00 feet; thence S 5°11'25" E for 708.81 feet; thence S 5°16'02" E for 50.02 feet to a 5/8" iron rod; thence N 84°45'23" E for 138.75 feet to a 5/8" iron rod; thence N 84°45'23" E for 61.28 feet to a 5/8" iron rod; thence S 5°18'29" E for 150.00 feet to a 5/8" iron rod; thence S 5°18'29" E for 91.54 feet to a 1/2" iron rod; thence beginning a curve to the left, having a radius of 208.73 feet, from which the radius point bears N 20°17'59" W, thence left along said curve for an arc length of 3.22 feet, said curve having a chord bearing of N 69°15'32" E, for 3.21 feet; thence beginning a curve to the right, having a radius of 268.73 feet, from which the radius point bears S 21°03'15" E, thence right along said curve for an arc length of 154.55 feet, said curve having a chord bearing of N 85°25'19" E, for 152.43 feet to a 5/8" iron rod; thence beginning a curve to the right, having a radius of 268.73 feet, from which the radius point bears S 12°24'32" W, thence right along said curve for an arc length of 62.39 feet, said curve having a chord bearing of S 70°56'23" E, for 62.25 feet; thence S 60°14'31" E for 188.37

feet; thence S 84°56'02" E for 132.79 feet; thence N 6°05'23" E for 160.11 feet; thence S 83°52'34" E for 60.00 feet; thence S 83°52'34" E for 299.94 feet; thence S 83°53'56" E for 60.00 feet; thence S 83°54'48" E for 299.81 feet; thence N 6°07'48" E for 139.91 feet; thence N 6°07'48" E for 100.00 feet; thence S 83°55'54" E for 1080.09 feet; thence N 6°07'06" E for 329.96 feet; thence N 6°06'52" E for 359.09 feet; thence N 6°11'53" E for 189.73 feet; thence N 6°06'50" E for 169.68 feet; thence N 6°07'33" E for 179.40 feet; thence N 6°08'16" E for 150.01 feet; thence N 6°08'16" E for 59.95 feet; thence S 83°57'10" E for 419.49 feet; thence S 6°06'19" W for 704.14 feet to a 5/8" iron rod; thence N 73°17'10" E for 1283.10 feet to a 5/8" iron rod; thence N 73°17'10" E for 940.37 feet; thence N 6°08'16" E for 15.53 feet to a 5/8" iron rod; thence N 74°15'04" E for 197.25 feet to a 5/8" iron rod; thence S 85°08'57" E for 200.06 feet to a 5/8" iron rod; thence S 7°25'43" W for 42.88 feet; thence S 85°11'06" E for 81.15 feet to a 5/8" iron rod; thence S 85°11'06" E for 99.99 feet to a 5/8" iron rod; thence S 83°23'57" E for 154.95 feet to a 5/8" iron rod; thence S 87°29'41" E for 107.66 feet to a 3/4" iron pipe; thence S 85°18'36" E for 494.82 feet to a 3/4" iron pipe; thence S 0°36'41" W for 1495.77 feet; thence S 88°05'22" E for 247.53 feet to a 5/8" iron rod; thence S 87°45'21" E for 130.00 feet; thence S 88°19'16" E for 144.42 feet to a 5/8" iron rod; thence S 88°07'30" E for 174.24 feet; thence S 88°07'30" E for 104.74 feet; thence S 88°07'31" E for 15.07 feet to a 5/8" iron rod; thence S 1°42'31" W for 125.00 feet to a 5/8" iron rod; thence S 88°15'18" E for 150.26 feet to a 5/8" iron rod; thence N 1°47'06" E for 99.72 feet to a 5/8" iron rod; thence S 88°30'00" E for 330.00 feet; thence S 90°00'00" E for 223.39 feet to a 5/8" iron rod; thence S 90°00'00" E for 608.48 feet; thence S 90°00'00" E for 168.13 feet; thence N 80°00'00" E for 397.51 feet; thence S 2°29'00" W for 761.43 feet; thence N 87°29'17" E for 245.51 feet; thence N 2°57'31" W for 50.00 feet; thence S 89°49'26" E for 147.59 feet; thence S 4°27'36" E for 40.13 feet; thence N 84°29'28" E for 207.64 feet; thence N 5°23'10" E for 30.33 feet; thence N 83°13'30" E for 9.51 feet; thence N 2°12'55" E for 826.36 feet; thence N 75°00'00" E for 675.52 feet; thence N 70°00'00" E for 107.70 feet; thence N 1°33'39" E for 23.29 feet to a 5/8" iron rod; thence N 74°38'34" E for 398.51 feet to a 5/8" iron rod; thence N 1°33'17" E for 110.60 feet; thence N 78°03'49" E for 61.76 feet to a 5/8" iron rod; thence N 78°03'49" E for 539.10 feet to a 5/8" iron rod; thence S 1°00'53" W for 208.62 feet to a 5/8" iron rod; thence N 76°53'28" E for 325.85 feet; thence S 0°57'46" W for 694.37 feet; thence N 68°26'02" E for 156.64 feet; thence N 41°46'03" E for 95.32 feet; thence N 41°46'03" E for 5.31 feet; thence S 81°55'21" E for 80.62 feet; thence N 68°19'57" E for 229.01 feet; thence N 0°27'31" E for 607.00 feet; thence N 76°26'16" E for 700.01 feet to a 5/8" iron rod; thence S 3°06'19" W for 468.85 feet; thence S 80°20'06" E for 79.99 feet; thence N 69°37'43" E for 275.00 feet; thence N 68°40'26" E for 166.80 feet; thence N 68°40'26" E for 133.24 feet; thence N 71°05'16" E for 200.06 feet; thence N 65°39'09" E for 150.37 feet; thence N 71°39'53" E for 150.08 feet; thence N 6°11'37" E for 156.53 feet; thence N 68°50'57" E for 59.85 feet to a 5/8" iron rod; thence S 87°25'46" E for 76.19 feet to a 5/8" iron rod; thence N 76°17'51" E for 63.07 feet to a bolt; thence N 77°08'58" E for 13.67 feet to a bolt; thence N 76°19'49" E for 163.61 feet; thence N 68°25'48" E for 563.81 feet to a 5/8" iron rod; thence N 69°20'07" E for 328.30 feet to a 5/8" iron rod; thence N 73°02'25" E for 46.71 feet to a 5/8" iron rod; thence beginning a curve to the right, having a radius of 2843.57 feet, from which the radius point bears S 16°19'46" E, thence right along said curve for an arc length of 348.45 feet, said curve having a chord bearing of N 77°10'52" E, for 348.23 feet to a 5/8" iron rod; thence N 81°06'38" E for 45.51 feet to a 5/8" iron rod; thence N 2°34'12" E for 1049.70 feet; thence S 87°03'59" E for 490.35 feet to a 5/8" iron rod; thence S 87°03'58" E for 138.41 feet to a 5/8" iron rod; thence N 3°16'10" E for 1.56 feet to a 5/8" iron

rod; thence S 80°36'17" E for 164.11 feet to a 5/8" iron rod; thence N 77°23'51" E for 63.13 feet to a 5/8" iron rod; thence S 2°24'10" W for 1061.84 feet; thence S 2°24'10" W for 120.86 feet; thence beginning a curve to the left, having a radius of 2673.00 feet, from which the radius point bears S 9°24'49" W, thence left along said curve for an arc length of 288.06 feet, said curve having a chord bearing of N 83°40'25" W, for 287.92 feet; thence S 85°17'35" W for 196.21 feet; thence N 79°53'10" W for 49.73 feet; thence beginning a curve to the left, having a radius of 2663.37 feet, from which the radius point bears S 2°00'38" E, thence left along said curve for an arc length of 205.00 feet, said curve having a chord bearing of S 85°47'04" W, for 204.95 feet; thence S 6°25'14" E for 40.00 feet; thence S 83°00'07" W for 52.88 feet; thence N 33°37'56" W for 44.45 feet; thence beginning a curve to the left, having a radius of 2663.37 feet, from which the radius point bears S 7°59'44" E, thence left along said curve for an arc length of 185.47 feet, said curve having a chord bearing of S 80°00'34" W, for 185.44 feet; thence S 11°59'08" E for 35.00 feet; thence S 77°29'22" W for 48.17 feet; thence N 13°02'08" W for 35.00 feet; thence beginning a curve to the left, having a radius of 2663.37 feet, from which the radius point bears S 13°02'08" E, thence left along said curve for an arc length of 199.15 feet, said curve having a chord bearing of S 74°49'20" W, for 199.10 feet; thence S 70°54'25" W for 144.66 feet; thence S 20°58'46" E for 65.00 feet; thence S 69°06'13" W for 269.42 feet; thence N 21°43'47" W for 70.00 feet; thence S 68°16'34" W for 373.37 feet; thence S 21°45'35" E for 80.00 feet; thence S 68°14'25" W for 625.00 feet; thence N 21°45'35" W for 75.00 feet; thence S 65°48'13" W for 235.21 feet; thence S 1°04'26" W for 103.08 feet; thence S 40°20'34" W for 96.18 feet; thence N 21°45'36" W for 140.00 feet; thence S 72°19'33" W for 140.36 feet; thence S 69°54'33" W for 124.10 feet; thence S 68°52'35" W for 473.26 feet; thence S 68°36'34" W for 18.62 feet to a 5/8" iron rod; thence S 68°36'34" W for 575.61 feet to a 5/8" iron rod; thence S 68°36'15" W for 232.31 feet to a 5/8" iron rod; thence S 68°33'12" W for 143.42 feet to a 5/8" iron rod; thence S 44°17'16" W for 97.91 feet to a 5/8" iron rod; thence S 0°53'36" W for 257.18 feet to a 5/8" iron rod; thence S 40°21'10" W for 587.79 feet to a 5/8" iron rod; thence N 88°59'29" W for 688.45 feet; thence S 2°47'03" W for 357.78 feet to a 5/8" iron rod; thence S 79°45'14" W for 568.97 feet to a 5/8" iron rod; thence S 79°45'14" W for 33.92 feet; thence beginning a curve to the left, having a radius of 712.64 feet, from which the radius point bears S 7°39'03" E, thence left along said curve for an arc length of 27.60 feet, said curve having a chord bearing of S 81°14'23" W, for 27.60 feet to a 5/8" iron rod; thence along a 712.64 feet radius curve to the left (chord bears S 65°10'15" W 367.92 feet) 372.13 feet to a 5/8" iron rod; thence S 50°12'41" W for 204.94 feet to a 5/8" iron rod; thence beginning a curve to the right, having a radius of 449.43 feet, from which the radius point bears N 38°35'15" W, thence right along said curve for an arc length of 109.99 feet, said curve having a chord bearing of S 58°25'25" W, for 109.71 feet to a 5/8" iron rod; thence beginning a curve to the right, having a radius of 449.43 feet, from which the radius point bears N 24°37'12" W, thence right along said curve for an arc length of 102.24 feet, said curve having a chord bearing of S 71°53'49" W, for 102.02 feet to a 5/8" iron rod; thence beginning a curve to the right, having a radius of 3754.92 feet, from which the radius point bears N 14°17'31" W, thence right along said curve for an arc length of 104.65 feet, said curve having a chord bearing of S 76°30'23" W, for 104.65 feet to a 5/8" iron rod; thence S 74°43'06" W for 360.59 feet to a 5/8" iron rod; thence S 74°17'06" W for 605.93 feet to a 5/8" iron rod; thence N 1°50'14" E for 30.00 feet to a 5/8" iron rod; thence S 74°17'06" W for 40.00 feet to a 5/8" iron rod; thence S 1°50'14" W for 30.00 feet to a 5/8" iron rod; thence S 74°17'06" W for 25.00 feet to a 3/4" iron pipe; thence N 2°14'34" E for 208.28 feet; thence N 84°07'27" W for 325.77 feet to a 5/8" iron rod; thence S 1°50'27" W for 208.39 feet to a 5/8" iron rod; thence N 82°54'08" W for

127.58 feet to a 5/8" iron rod; thence N 5°32'38" E for 210.27 feet to a 5/8" iron rod; thence N 88°50'38" W for 152.82 feet to a 5/8" iron rod; thence S 2°05'10" W for 162.60 feet to a 3/8" iron rod; thence S 2°04'51" W for 85.25 feet; thence S 2°04'51" W for 225.64 feet to a point in the center of Deer Creek that bears N 2°04'51" E 35.06 feet from the SW Corner of DLC 45; thence along the center of Deer Creek N 88°27'24" W for 11.99 feet, N 88°27'24" W for 196.77 feet, N 63°18'04" W for 176.73 feet, N 88°27'24" W for 329.45 feet, S 79°30'54" W for 224.32 feet, S 73°45'28" W for 28.52 feet, S 67°17'18" W for 41.98 feet; thence S 46°55'46" W for 40.29 feet; thence S 39°34'10" W for 44.45 feet; thence S 15°47'22" W for 63.34 feet, S 5°08'49" E for 45.08 feet, S 14°15'16" E for 47.71 feet, S 22°19'30" W for 20.65 feet, S 26°09'42" W for 78.45 feet, S 30°30'57" W for 34.40 feet, S 19°16'06" W for 90.46 feet, S 67°02'48" W for 37.37 feet, N 88°34'49" W for 50.27 feet, S 88°53'02" W for 139.74 feet, N 57°54'48" W for 35.18 feet, N 41°51'19" W for 15.79 feet to the City Limits; thence leaving the center of Deer Creek S 1°25'43" W for 83.00 feet to a point on the southern bank of Deer Creek; thence along the southern bank of Deer Creek N 35°51'02" W for 26.92 feet, N 31°03'50" W for 54.09 feet, N 15°26'36" W for 54.17 feet, N 16°56'30" E for 55.55 feet, N 9°10'40" E for 29.91 feet, N 3°49'11" E for 38.73 feet, N 30°03'47" W for 38.42 feet, N 50°02'34" W for 42.95 feet, N 51°51'27" W for 199.51 feet, N 59°16'11" W for 60.69 feet, N 57°41'41" W for 42.76 feet, N 63°42'34" W for 49.30 feet, N 74°04'59" W for 47.65 feet, S 88°01'07" W for 47.28 feet, S 82°22'52" W for 54.76 feet, N 65°09'55" W for 25.94 feet, N 75°05'15" W for 27.08 feet, N 79°01'06" W for 37.15 feet, N 77°21'49" W for 53.72 feet, N 89°26'55" W for 73.35 feet, N 77°35'09" W for 44.96 feet, N 54°34'57" W for 36.24 feet, N 40°05'57" W for 56.30 feet, N 51°11'47" W for 55.59 feet, N 49°48'01" W for 62.71 feet, N 68°51'05" W for 66.44 feet, N 76°00'43" W for 73.28 feet, N 84°01'49" W for 60.61 feet, N 59°14'13" W for 47.88 feet, N 77°07'23" W for 50.53 feet, N 74°24'57" W for 41.94 feet and N 78°37'54" W for 27.43 feet to a 5/8" iron rod; thence leaving the south bank of Deer Creek S 1°44'43" W for 165.00 feet to a 5/8" iron rod; thence S 1°44'43" W for 175.92 feet to a 3/4" iron pipe; thence S 1°46'40" W for 545.80 feet; thence S 1°07'51" W for 42.83 feet to a 5/8" iron rod; thence S 1°12'43" W for 214.34 feet; thence N 74°03'19" W for 81.99 feet; thence N 74°03'19" W for 82.77 feet; thence N 74°03'19" W for 30.45 feet; thence S 6°59'30" W for 26.30 feet; thence N 86°40'07" W for 47.94 feet; thence N 87°46'10" W for 80.02 feet; thence N 84°41'42" W for 39.92 feet; thence N 86°43'08" W for 106.17 feet; thence N 87°08'28" W for 88.63 feet; thence N 84°29'03" W for 70.72 feet; thence N 88°19'35" W for 75.00 feet; thence N 87°25'40" W for 126.01 feet; thence N 87°58'30" W for 82.04 feet; thence N 85°57'34" W for 62.17 feet; thence S 5°46'36" W for 101.03 feet; thence N 86°32'31" W for 20.12 feet; thence N 86°32'31" W for 129.88 feet; thence N 81°26'56" W for 38.31 feet; thence S 4°52'48" W for 50.00 feet; thence N 83°53'12" W for 75.02 feet; thence N 4°52'48" E for 50.00 feet; thence N 83°53'12" W for 265.06 feet; thence N 4°52'48" E for 824.69 feet; thence N 13°27'47" W for 195.89 feet; thence N 5°30'18" E for 210.26 feet; thence N 51°26'12" W for 41.55 feet; thence N 0°03'36" E for 118.21 feet; thence S 89°16'33" W for 121.01 feet to a 5/8" iron rod; thence N 87°50'43" W for 24.86 feet to a 5/8" iron rod; thence N 88°19'26" W for 102.57 feet; thence N 87°53'44" W for 104.96 feet; thence N 88°14'16" W for 228.39 feet; thence S 83°38'55" W for 133.02 feet; thence S 88°27'20" W for 244.62 feet; thence N 87°53'17" W for 142.35 feet; thence S 81°48'48" W for 219.61 feet; thence S 75°11'25" W for 55.50 feet to a 3/4" iron rod; thence S 69°53'15" W for 301.75 feet; thence S 78°31'15" W for 105.28 feet; thence S 78°30'32" W for 72.05 feet to a 5/8" iron rod; thence S 80°57'31" W for 142.96 feet; thence S 80°57'31" W for 14.39 feet; thence beginning a curve to

the right, having a radius of 984.93 feet, from which the radius point bears N 8°01'27" W, thence right along said curve for an arc length of 89.63 feet, said curve having a chord bearing of S 84°34'58" W, for 89.60 feet; thence along a 984.93 feet radius curve to the right (chord bears S 88°11'58" W 34.71 feet) 34.71 feet to a Centerline Monument in Southeast Dos Gatos Court; thence beginning a curve to the right, having a radius of 984.93 feet, from which the radius point bears N 2°48'37" W, thence right along said curve for an arc length of 34.71 feet, said curve having a chord bearing of S 88°11'58" W, for 34.71 feet; thence beginning a curve to the right, having a radius of 984.93 feet, from which the radius point bears N 1°13'19" E, thence right along said curve for an arc length of 42.18 feet, said curve having a chord bearing of N 87°33'04" W, for 42.18 feet; thence N 86°35'13" W for 56.01 feet; thence N 84°22'40" W for 40.09 feet; thence N 61°22'34" W for 183.80 feet; thence N 74°31'04" W for 89.28 feet; thence N 89°07'49" W for 24.04 feet; thence N 87°50'53" W for 627.76 feet to a concrete nail with washer; thence N 88°59'12" W for 74.79 feet; thence N 88°56'04" W for 77.51 feet to a 5/8" iron rod; thence N 88°56'04" W for 5.21 feet; thence N 80°32'46" W for 58.21 feet; thence N 1°29'56" E for 1012.85 feet to the south bank of Deer Creek; thence along said south bank S 75°45'11" W for 75.72 feet, S 70°36'08" W for 55.68 feet, S 74°19'58" W for 43.73 feet, S 75°14'14" W for 48.28 feet, S 84°33'42" W for 77.20 feet, N 83°13'49" W for 51.53 feet, N 76°02'25" W for 29.66 feet, N 79°31'00" W for 38.77 feet to the easterly right-of-way of Jackson Street; thence leaving the south bank of Deer Creek N 27°15'38" E for 261.29 feet; thence N 14°31'42" E for 44.32 feet; thence N 4°01'42" E for 105.42 feet; thence N 8°56'25" W for 179.15 feet; thence N 6°42'07" W for 135.28 feet; thence S 83°56'44" W for 67.20 feet to a 5/8" iron rod; thence S 83°56'44" W for 172.75 feet to a 5/8" iron rod; thence N 39°39'33" W for 60.61 feet to a 5/8" iron rod; thence beginning a curve to the right, having a radius of 75.00 feet, from which the radius point bears N 50°28'09" E, thence right along said curve for an arc length of 45.44 feet, said curve having a chord bearing of N 22°10'30" W, for 44.75 feet; thence N 4°44'20" W for 6.50 feet; thence N 4°44'20" W for 108.07 feet to a 5/8" iron rod; thence N 48°46'55" W for 144.49 feet to a 5/8" iron rod, the place of beginning.

**LESS** two parcels of land lying in the Southeast quarter of Section 17 and the Northeast quarter of Section 20, Township 25 South, Range 5 West, Willamette Meridian, Douglas County, Oregon. Said parcels being more particularly described as follows.

The first parcel beginning at a 5/8" iron rod at the Southwest corner of Parcel 1 of the Land Partition filed in Book 5, Page 89 of the Land Partition Records of Douglas County, Oregon; thence S 0°52'10" E for 750.00 feet along the western boundary of **NORTHLAWN TERRACE** as recorded in Volume 4, Page 12 of the Plat Records of Douglas County to the Southwest corner of Lot 9, **NORTHLAWN TERRACE**; thence S 89°06'00" E for 398.00 feet along the southern boundary of said Lot 9 to the Southeast corner thereof; thence N 0°52'10" E for 740.86 feet along the eastern boundary of **NORTHLAWN TERRACE** to a 5/8" iron rod at the Southeast corner of Parcel 2 of the Land Partition filed in Book 5, Page 89 of the Land Partition Records of Douglas County, Oregon; thence N 87°47'00" W for 197.68 feet to a 5/8" iron rod; thence N 87°47'00" W for 200.03 feet to a 5/8" iron rod, the place of beginning.

The second parcel beginning at a 1/2" iron rod the bears N 11°52'54" W 299.46 feet from the 5/8" iron rod at the Southwest corner Parcel 1 of the Land Partition filed in Book 5, Page 89 of

the Land Partition Records of Douglas County, Oregon; thence S 0°54'00" W for 1229.27 feet; thence S 51°32'23" W for 36.693 feet; thence S 81°32'04" W for 43.74 feet; thence N 87°55'40" W for 112.00 feet; thence N 2°06'56" E for 20.00 feet; thence N 87°55'40" W for 216.73 feet; thence N 1°00'20" E for 854.35 feet to a 3/4" iron pipe; thence S 88°47'17" E for 167.78 feet to a 3/4" iron pipe; thence N 1°13'59" E for 376.96 feet to a 3/4" iron rod; thence S 89°46'38" E for 228.42 feet to a 1/2" iron rod, the place of beginning.

Bearings are Grid, NAD 83 (Conus), Oregon South Zone. Distances converted to ground.

Combined Scale Factor: 1.0000013723

Convergence Angle: -1°56'15"

## **XII. LEGAL DESCRIPTION MAP**

