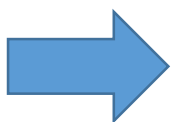


UGB Swap



Our objective ... provide housing opportunity.



Planning for growth is about planning for people – how they will live and work in the future.

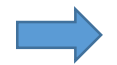


UGB 101

- *What is the purpose of the UGB?*

Each city in Oregon is required to define an Urban Growth Boundary (UGB). Housing tracts, commercial shopping, and other kinds of urban development are not allowed to sprawl past that boundary, while agricultural lands, forested areas and open space outside a UGB are preserved.





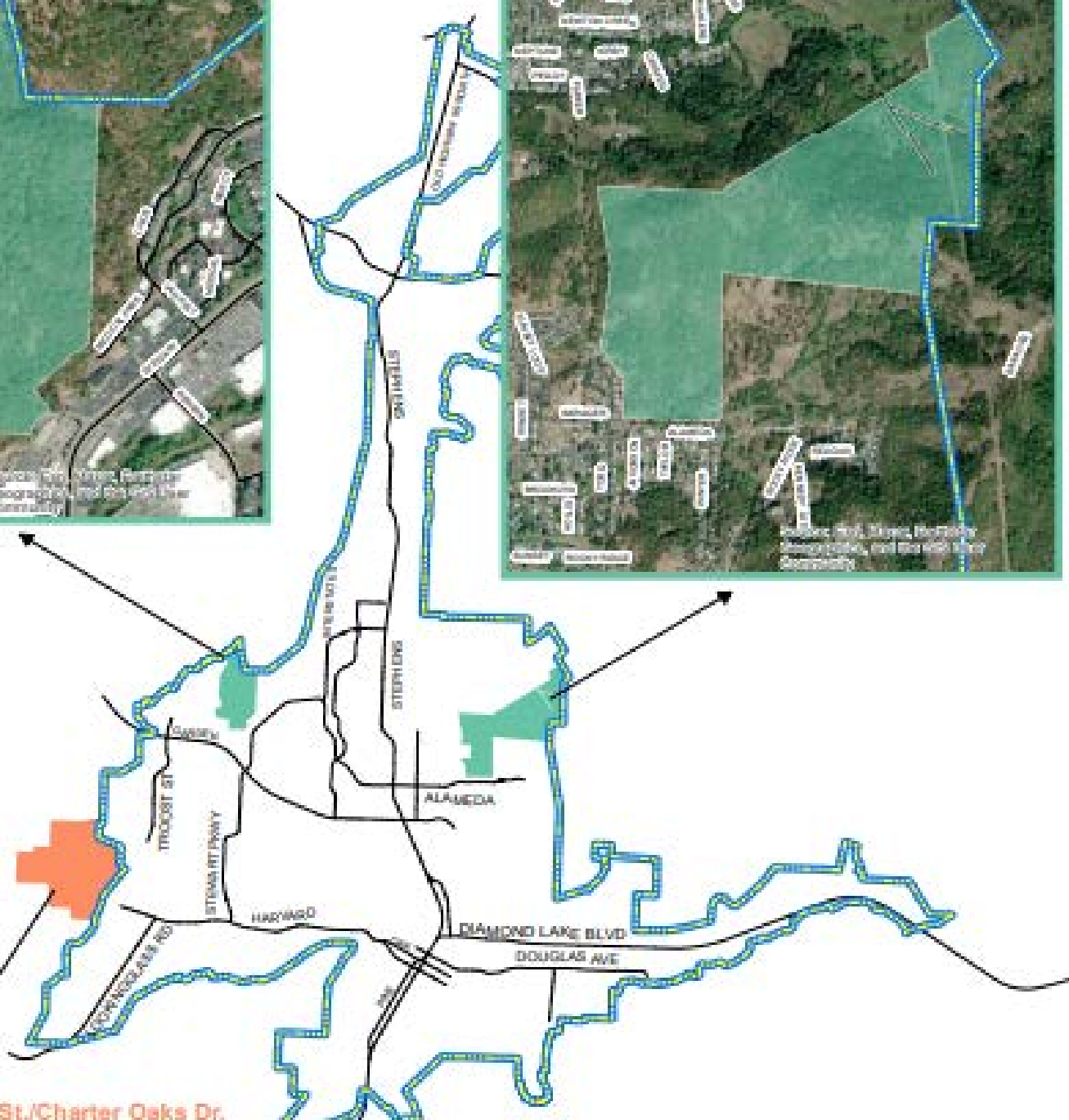


Project Overview

Withdrawn Area - Atkinson Property



Withdrawn Area - Serafin Property



Expansion Area - Troost St./Charter Oaks Dr.

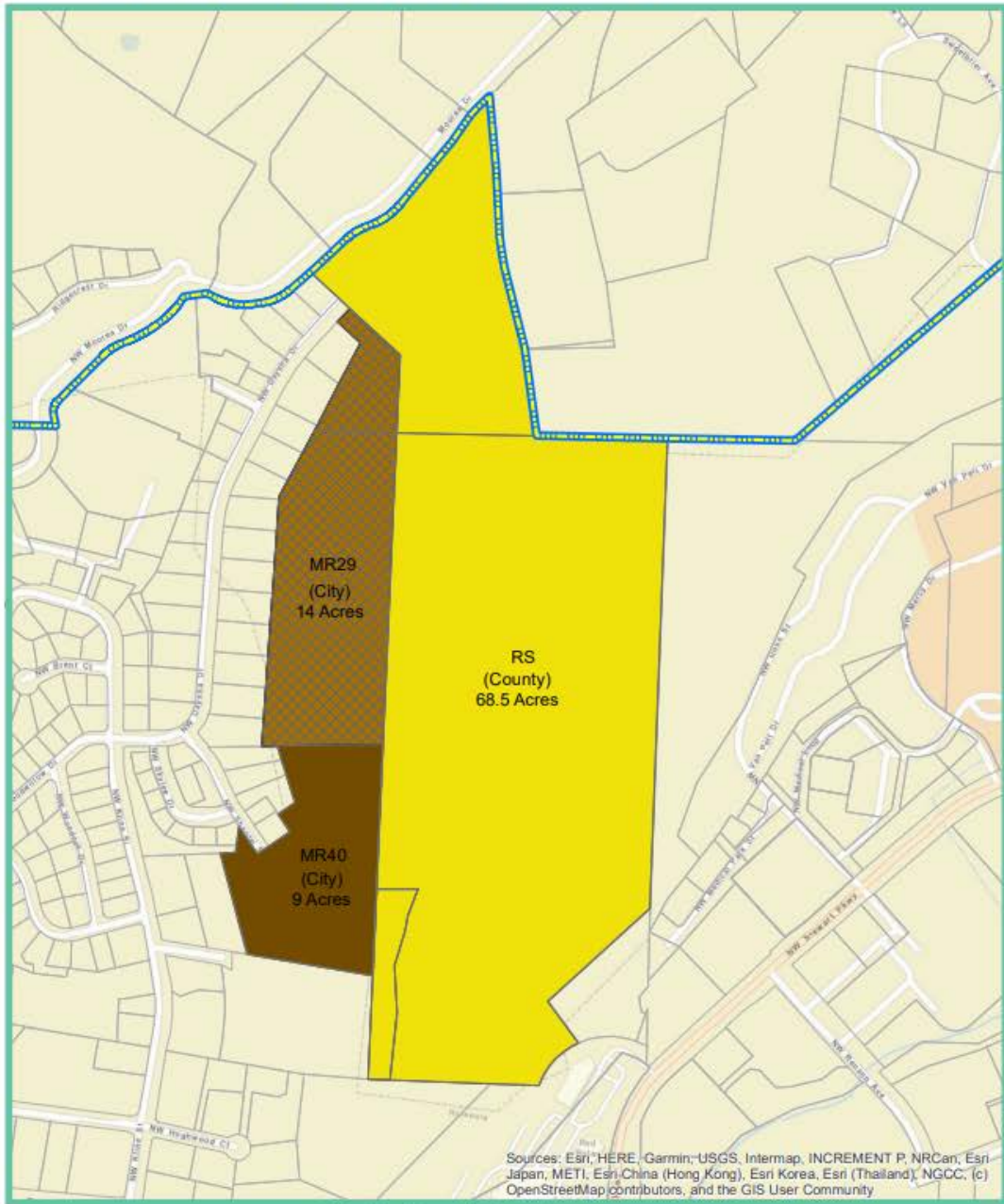


Urban Growth Boundary

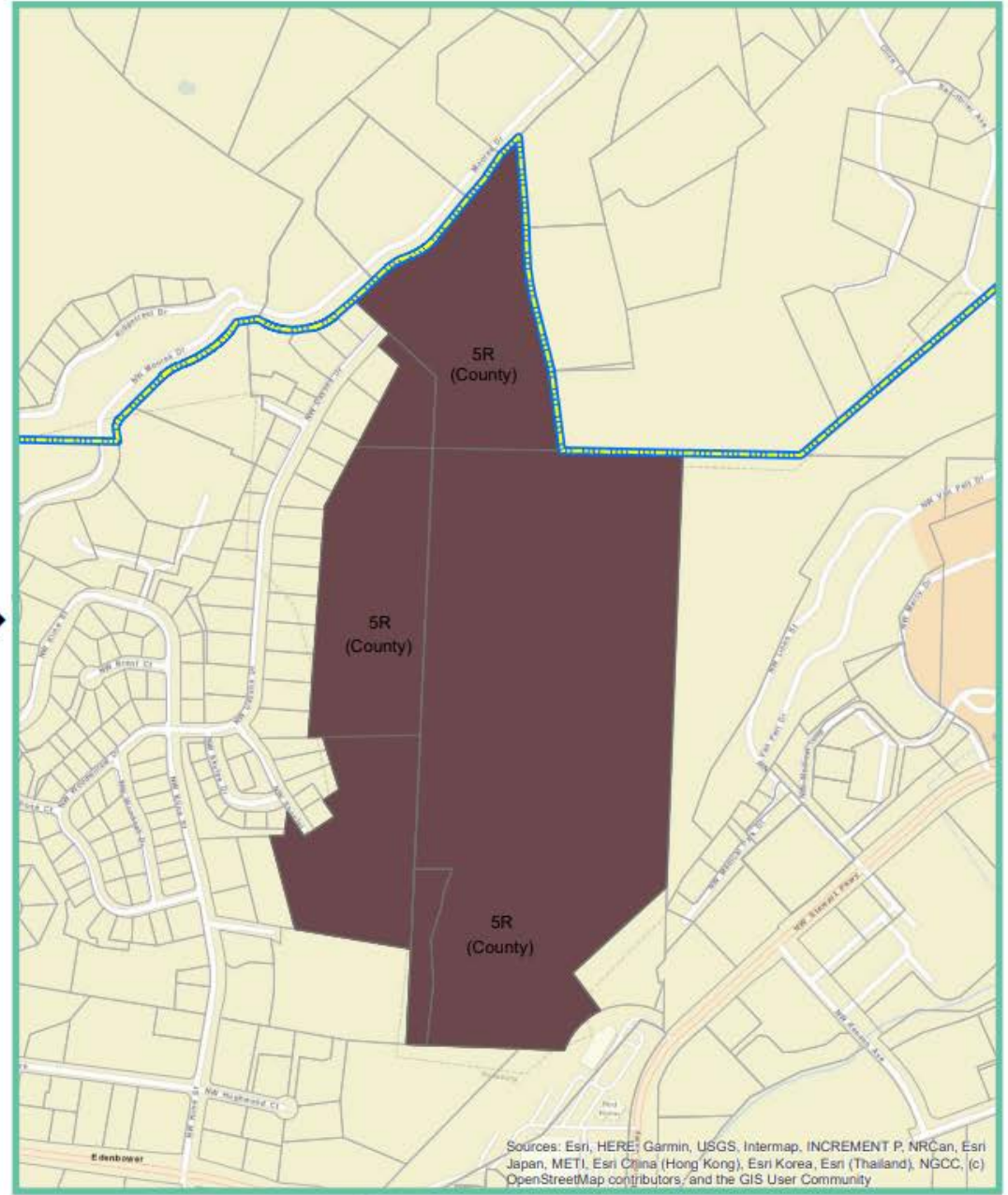


Atkinson Current/Proposed Zoning

 Existing Urban Growth Boundary 



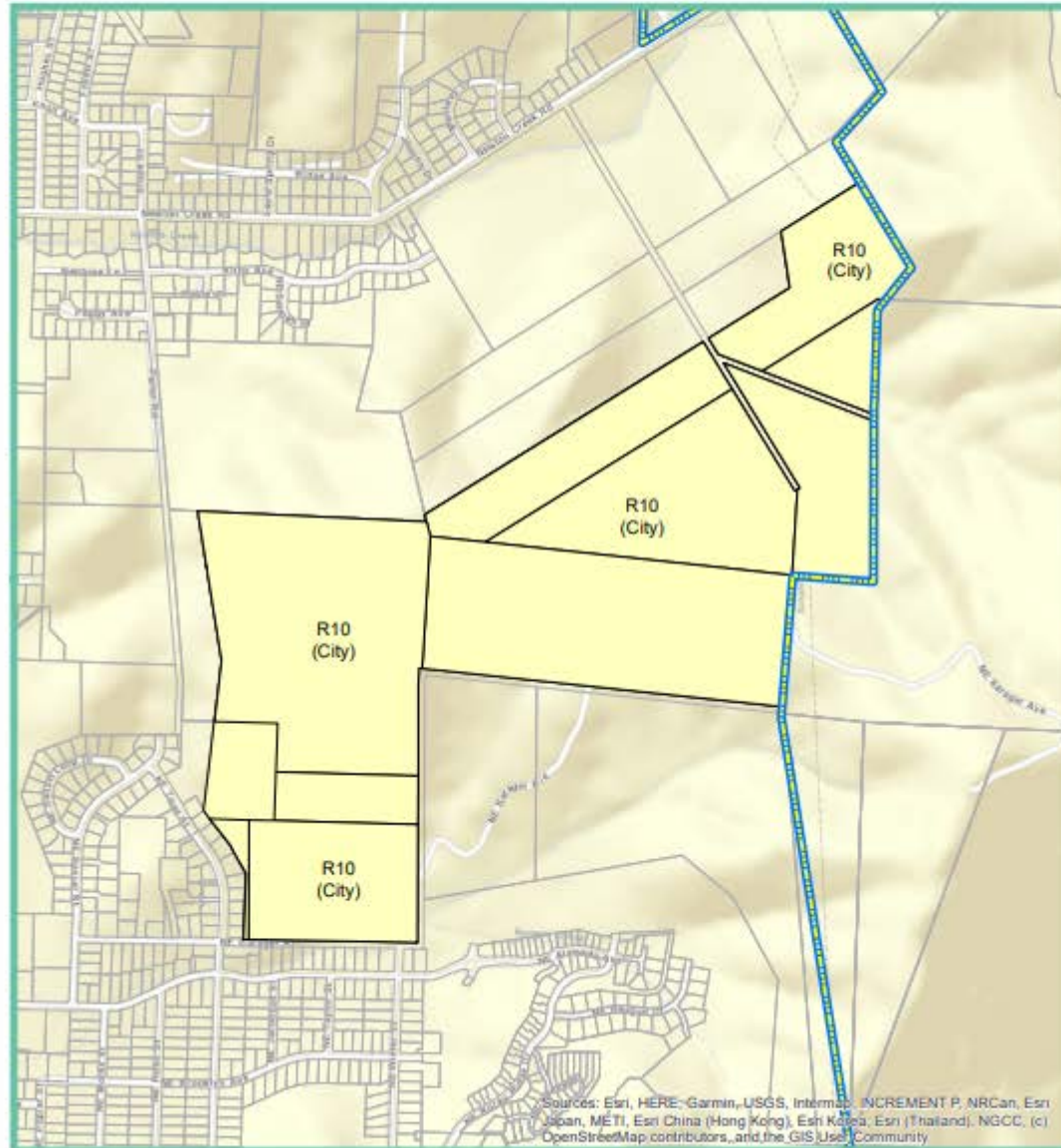
Existing Zoning



Proposed Zoning

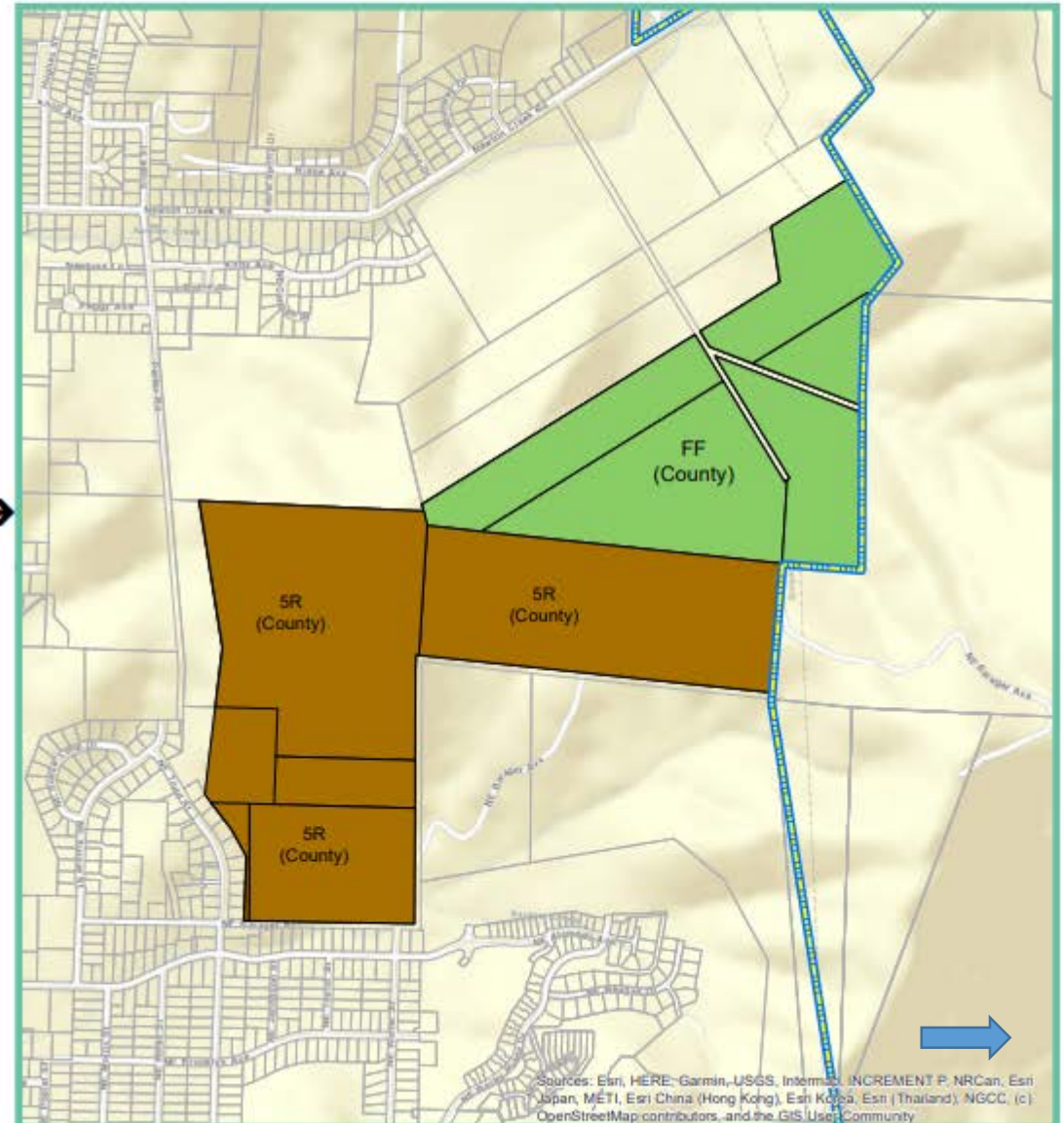


Existing Zoning



Proposed Zoning

Rural Residential (5R) - 114 Acres
Farm Forest (FF) - 79 Acres

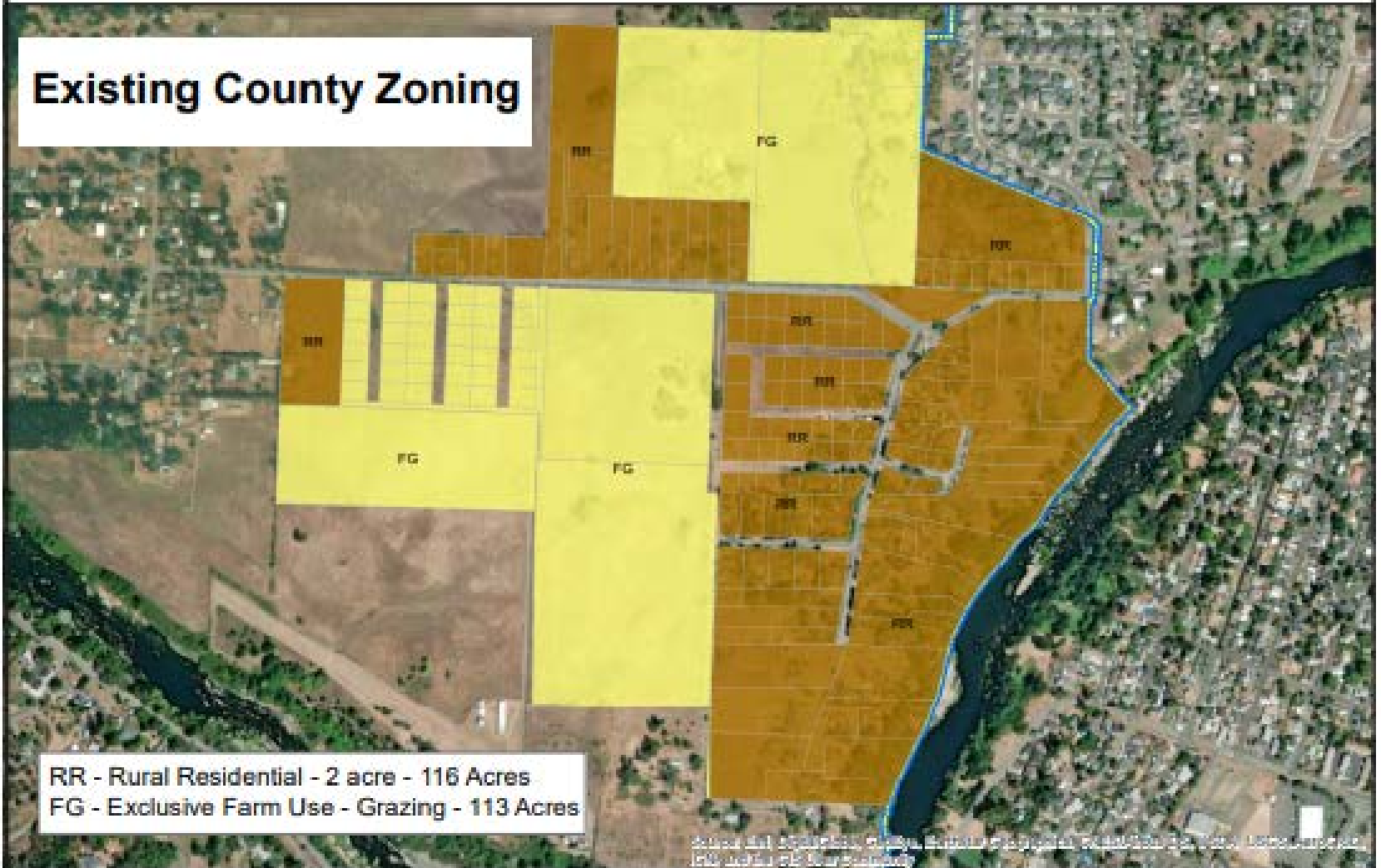




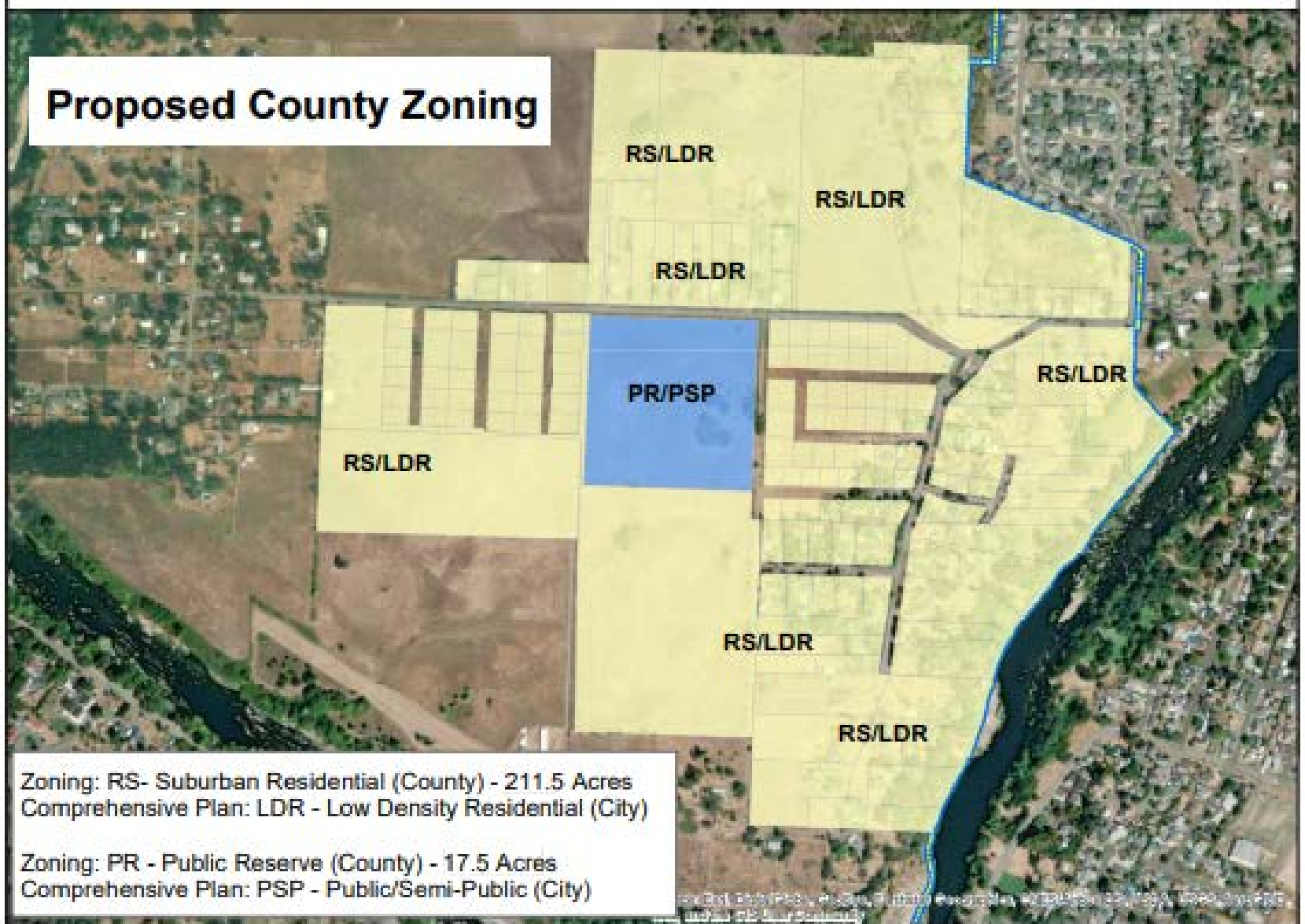
City of Roseburg
Urban Growth
Boundary Exchange

Exchange Area:
Existing and Proposed Zoning

Existing County Zoning



Proposed County Zoning



Why Charter Oaks?

An area identified for urban expansion for the last 40 years and longer.

- 1947-1966 – Six subdivisions platted in the Charter Oaks area.
- 1963 – School District obtains 17.5 acres of property for future school.
- 1977 - City purchases Oregon Water Corporation and converts it to a public utility.
- 1983 - Preliminary maps of UGB identify Charter Oaks inside the boundary, but the area was pulled prior to official adoption.
- 1989 – City Planning Commission recommends 500 acres in the Charter Oaks area be added to UGB. No final action is taken.
- 1994 – County/City Urban Growth Management Agreement (UGMA) is created and identifies Charter Oaks as an for future urbanization.
- 1996 – 39 property owners request 219 acres of their property be added to the UGB. Request is withdrawn as the Planning Commission is concerned the boundary is to irregular.
- 2006 – Buildable Lands Inventory is conducted and spurs a UGB Expansion Study.
- 2008 – UGB Expansion Study is conducted, but is never finalized as the population growth did not justify the expansion under statute.

Lay the ground work
for an application...

RESOLUTION NO. 2020-01

A RESOLUTION ADOPTING THE GOALS AND ACTION ITEMS FOR THE CITY OF ROSEBURG FOR 2020-2022.

WHEREAS, goals set forth the City's vision, goals and objectives; and

WHEREAS, action items provide guidance to Staff in addressing the Council goals; and

WHEREAS, the Roseburg City Council met to consider goals and action items; and

WHEREAS, the Roseburg City Council wants to provide leadership and direction for Staff for the next three calendar years.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROSEBURG that the following goals and action items are hereby adopted. This Resolution shall become effective immediately upon its adoption.

1. Develop and implement policies to enhance housing opportunities

- Prioritize recommendations from the Housing Needs Analysis
- Implement House Bill HB 2001 provisions
- Pursue Urban Growth Boundary Swap
- Continue Urban Renewal Multi-Family Housing Incentives

City of Roseburg

Housing Needs Analysis

June 2019

Prepared for:

City of Roseburg

FINAL REPORT

ECONorthwest
ECONOMICS • FINANCE • PLANNING

KOIN Center
222 SW Columbia Street
Suite 1600
Portland, OR 97201
503.222.6060

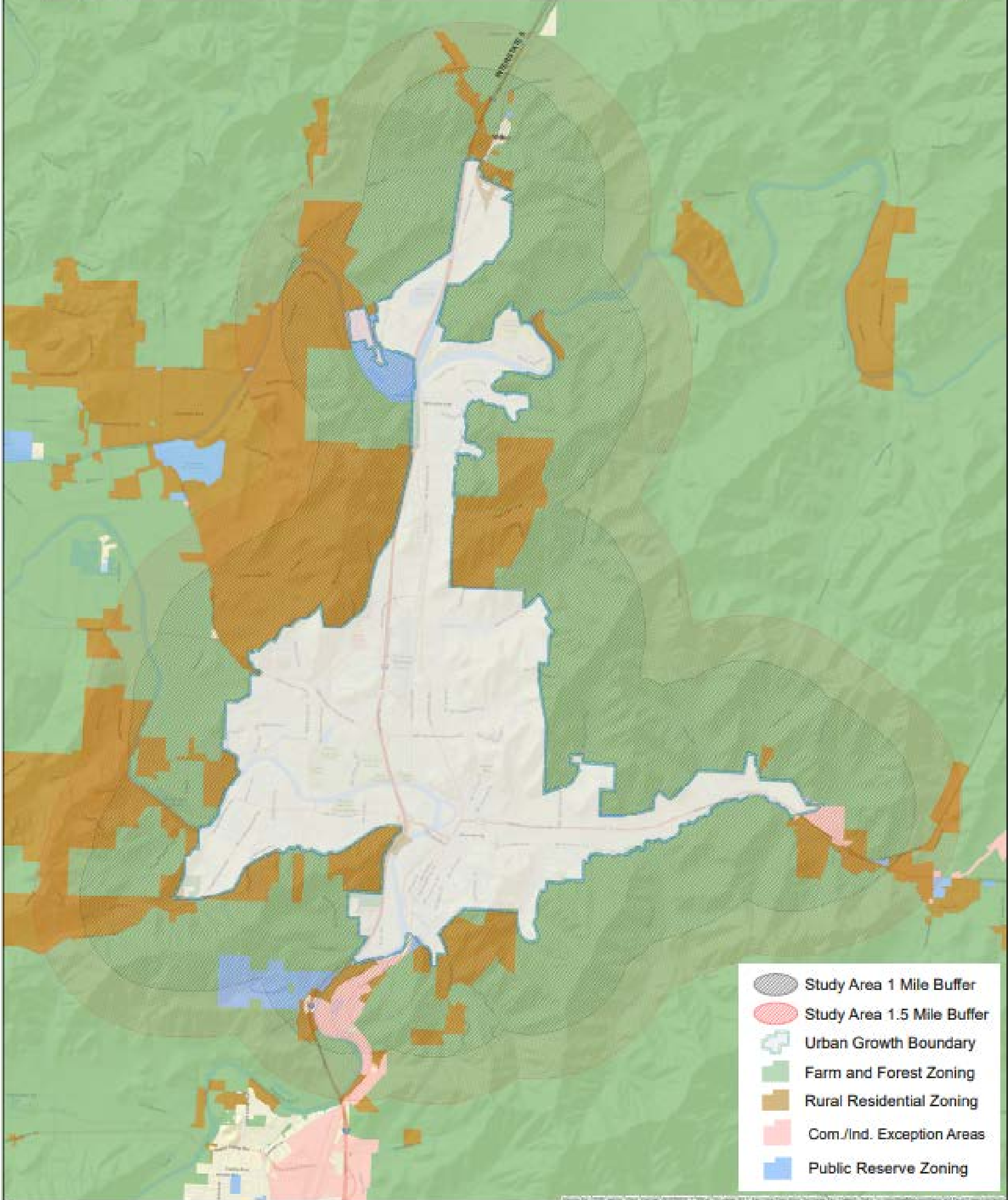
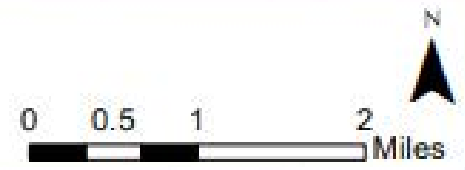
Code Criteria ...

- Oregon Administrative Rule
- Oregon Statewide Planning Goals
- Roseburg Urban Area Comprehensive Plan
- Roseburg Municipal Code
- Douglas County Comprehensive Plan
- Douglas County Land Use Development Ordinance



**City of Roseburg
Urban Growth
Boundary Exchange**

**Preliminary Study
Area Overview**

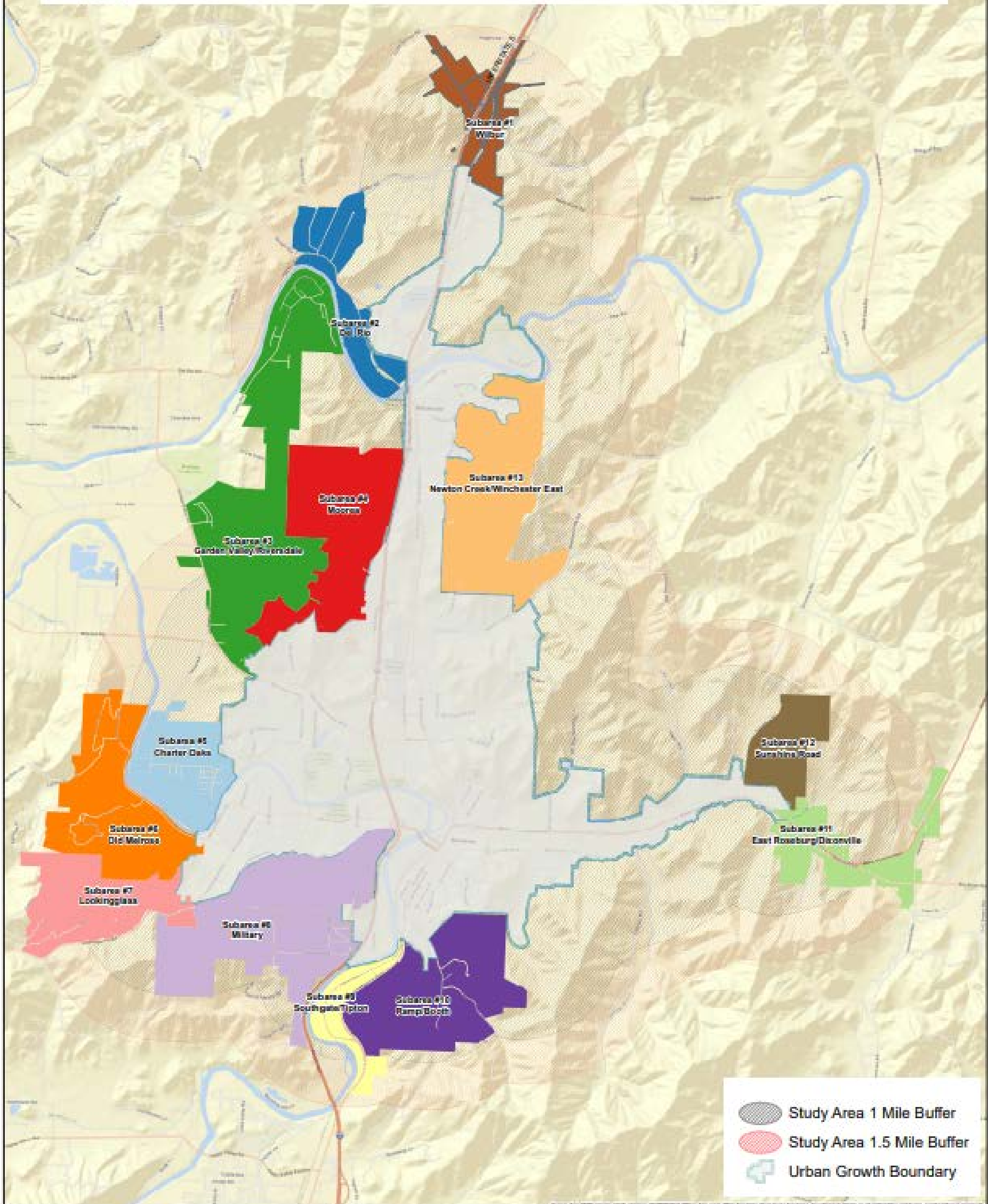
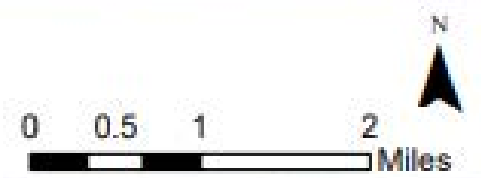


- Study Area 1 Mile Buffer
- Study Area 1.5 Mile Buffer
- Urban Growth Boundary
- Farm and Forest Zoning
- Rural Residential Zoning
- Com./Ind. Exception Areas
- Public Reserve Zoning



City of Roseburg Urban Growth Boundary Exchange

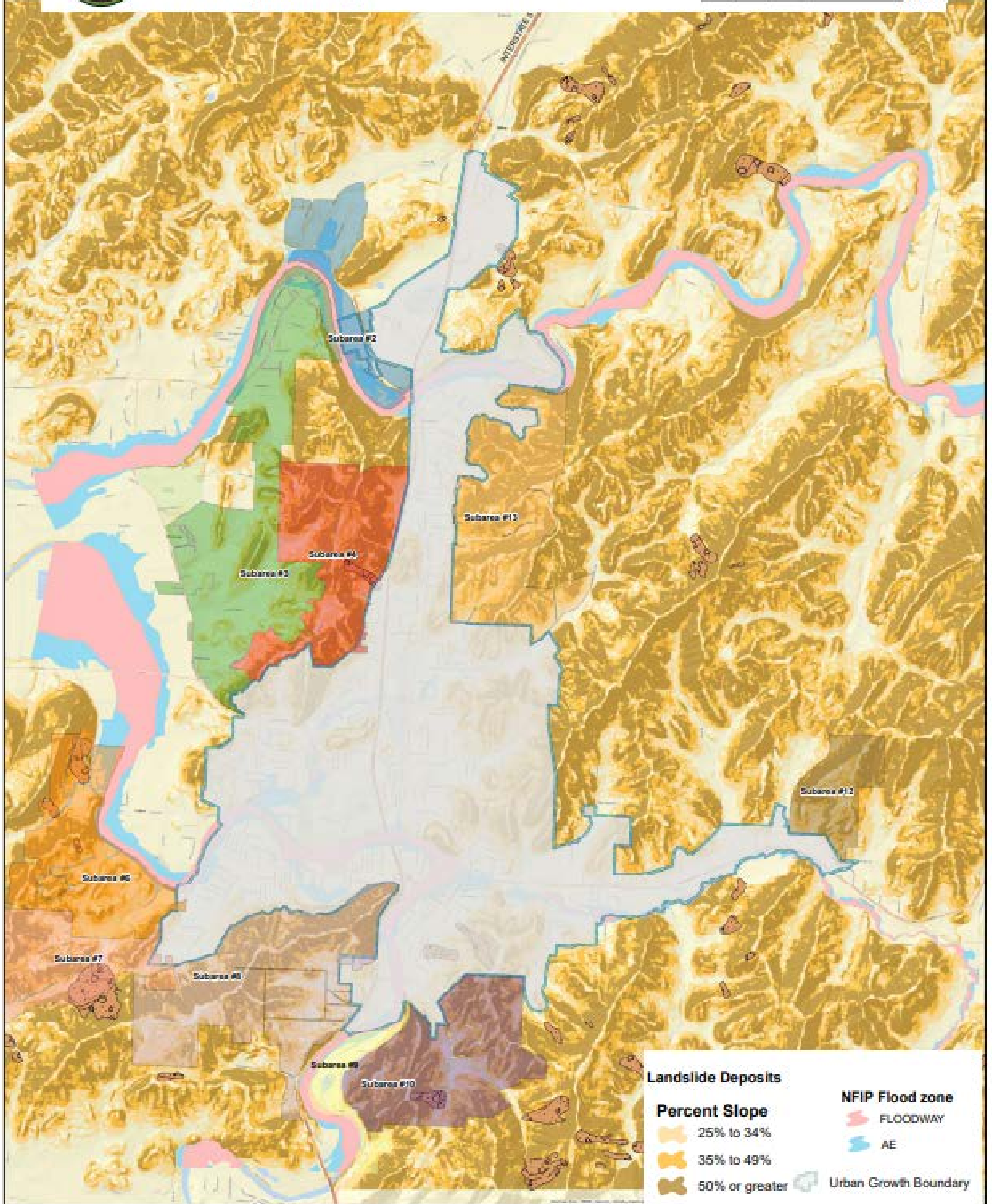
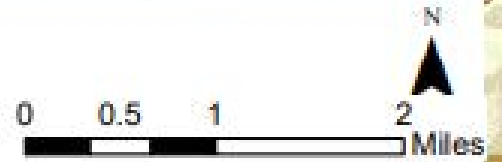
Preliminary Study Area: Subareas





**City of Roseburg
Urban Growth
Boundary Exchange**

**Study Area:
Natural Hazards**



Landslide Deposits

Percent Slope

- 25% to 34%
- 35% to 49%
- 50% or greater

NFIP Flood zone

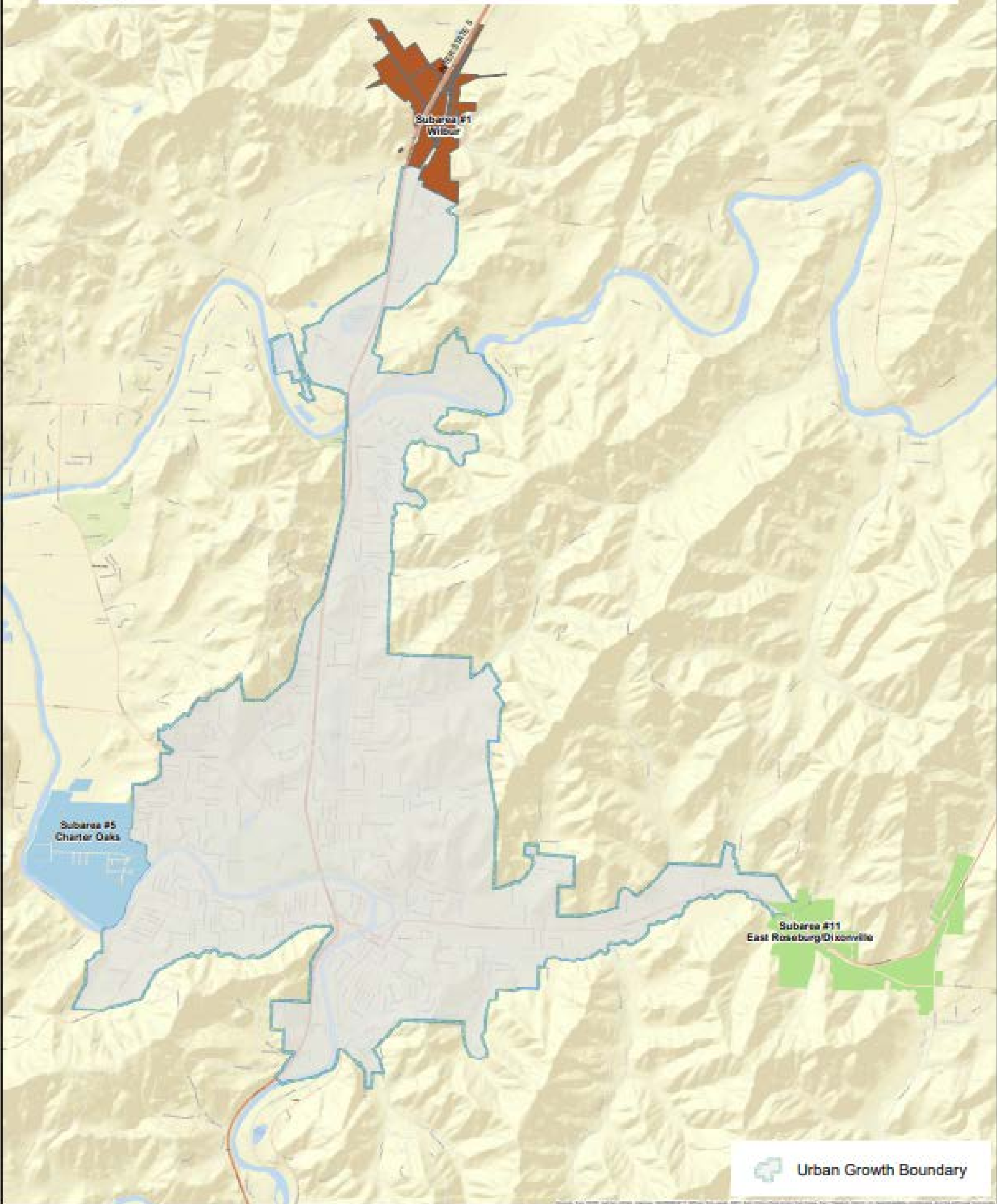
- FLOODWAY
- AE

Urban Growth Boundary



**City of Roseburg
Urban Growth
Boundary Exchange**

**Study Area:
Final Subareas**



 Urban Growth Boundary

6. FINAL SELECTION OF UGB EXCHANGE AREA

In order to select a final Exchange Area for inclusion in the UGB, the subareas were ranked from best potential site (1), to worst potential site (3), for the priority lands criteria in OAR 660-024-0067(2) and for each of the Goal 14 Boundary Location factors. The subarea with the lowest total score is determined to be the preferred area for the exchange.

Table 20, Final Ranking of Study Area Subareas

Subarea	Criteria Ranking					Total
	660-024-0067 Prioritization Analysis	Location Factor #1: Development Efficiency	Location Factor #2: Public Facilities & Services	Location Factor #3: ESEE	Location Factor #4: Compatibility	
Wilbur	2	3	3	2	2	12
Charter Oaks	3	1	1	1	1	7
Roseburg East/ Dixonville	1	2	2	3	3	11

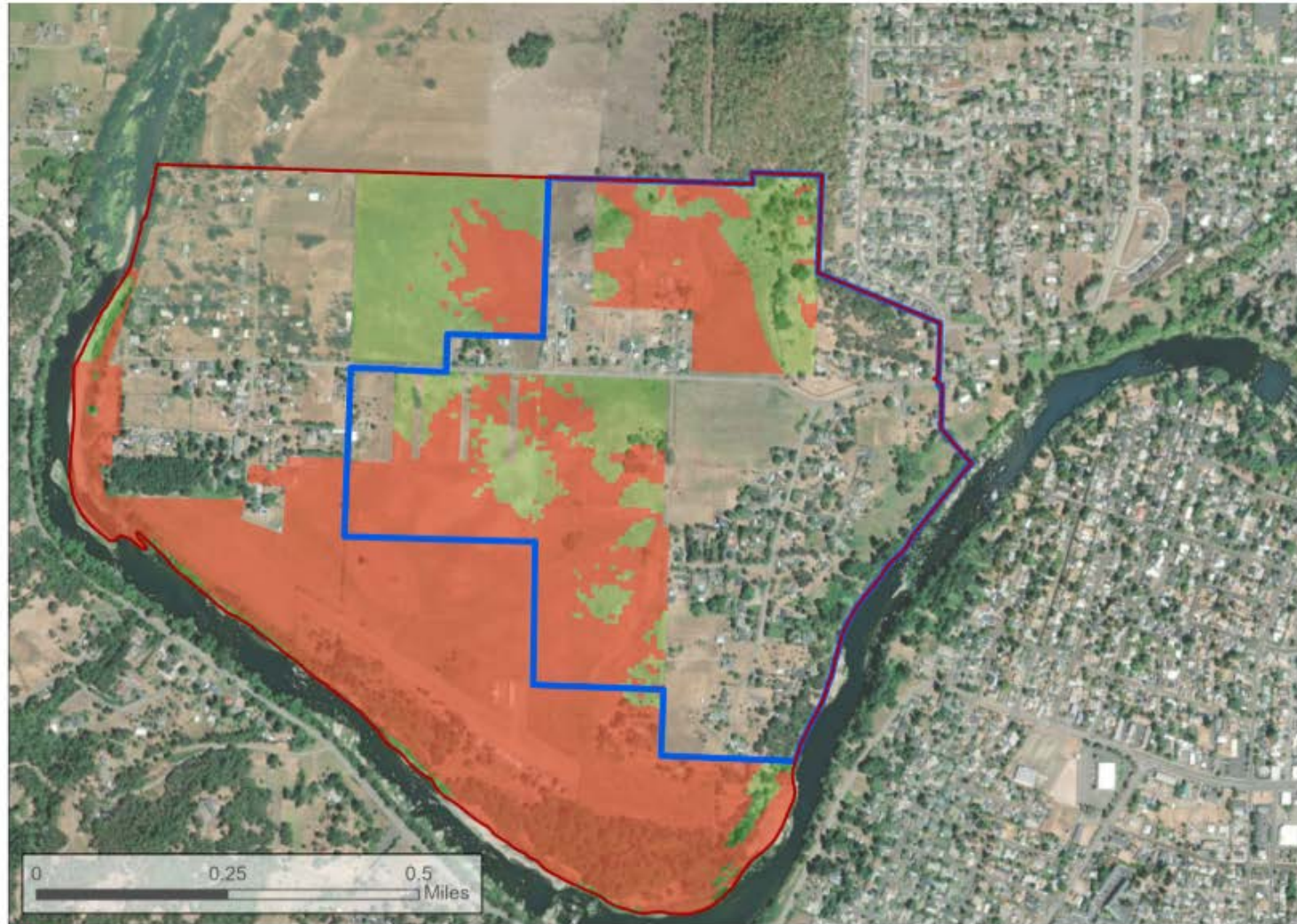
The Charter Oaks subarea has the combined lowest score for the Prioritization Analysis and the Goal 14 Evaluation, therefore it has been selected as the Exchange Area for this proposal. Further analysis in this proposal will include reducing the subarea in size to best meet the requirements of the exchange.





City of Roseburg
Urban Growth
Boundary Exchange

Removal of High Value Farmland from Exchange Area



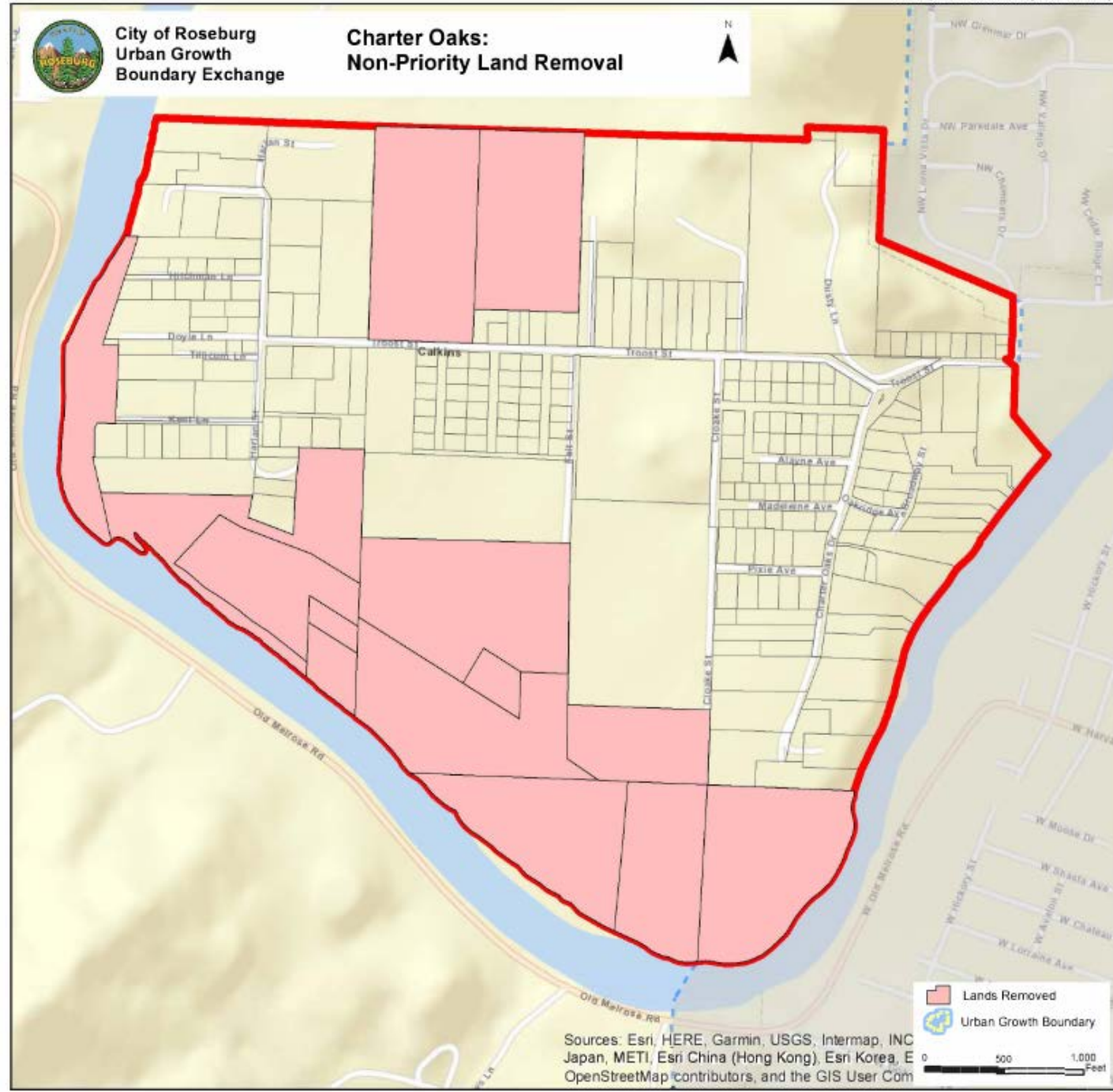
- Subarea
- Proposed Exchange Boundary
- High Value Farmland
- Other Resource Land





City of Roseburg
Urban Growth
Boundary Exchange

Charter Oaks: Non-Priority Land Removal



-  Lands Removed
-  Urban Growth Boundary

Sources: Esri, HERE, Garmin, USGS, Intermap, INC Japan, METI, Esri China (Hong Kong), Esri Korea, E OpenStreetMap contributors, and the GIS User Com





**City of Roseburg
Urban Growth
Boundary Exchange**

Final Density Calculations

Withdrawn Area #1 – (Atkinson Site / NW Daysha Dr.):



Total Acres = 91.5 Acres
 Developed = 0 Acres
 Partially Vacant = 0 Acres
 Vacant = 91.5 Acres

Total Acres with development capacity = 91.5 Acres

Slopes less than 12% = 0 Acres (MR29); 0 Acres (MR40); 1.6 Acres (RS)

Slopes between 12% and 25% = .45 Acres (MR29); 0.2 (MR40); 9.1 Acres (RS)

Slopes Greater than 25% = 13.7 Acres (MR29); 8.7 Acres (MR40); 57.8 Acres (RS)

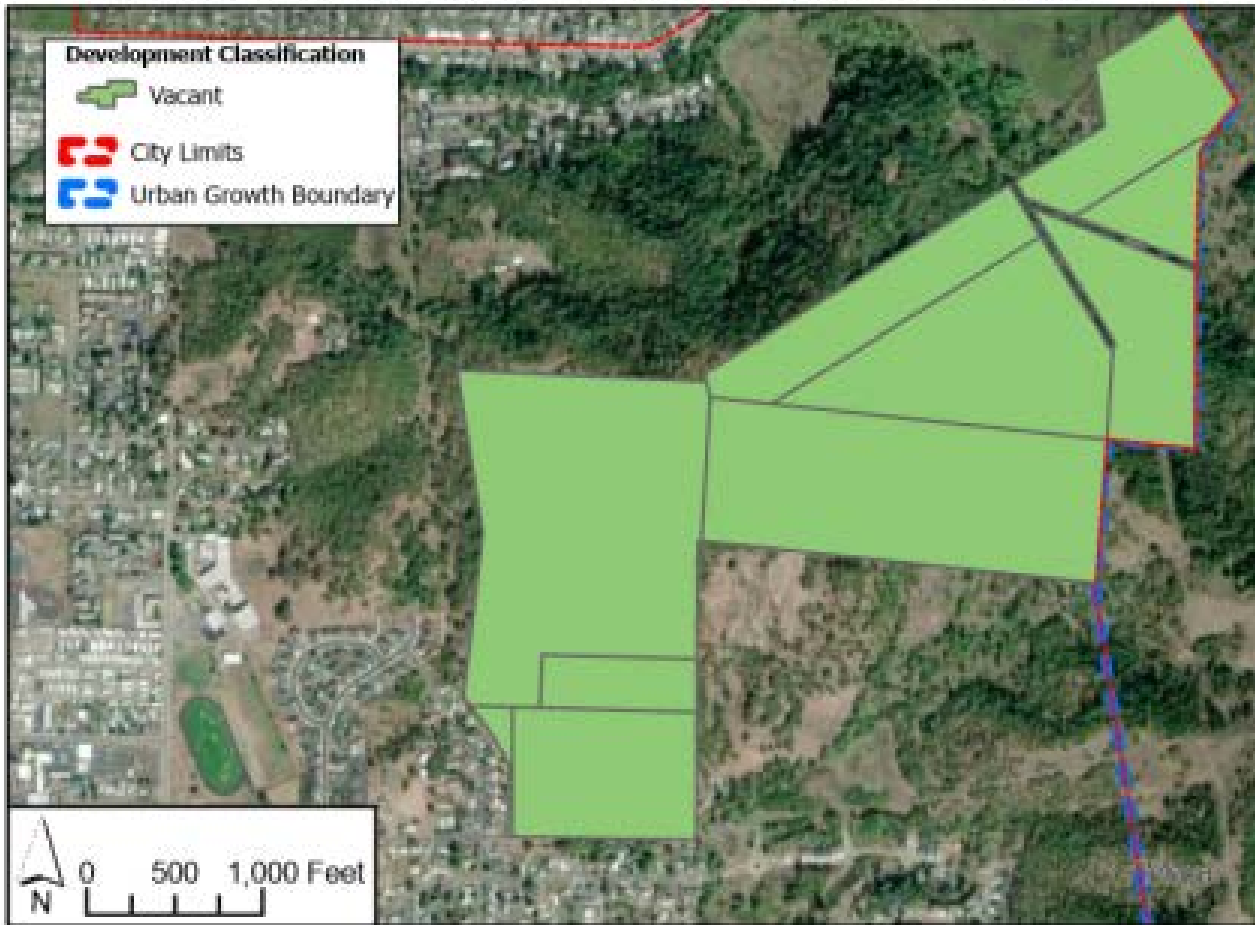


91.5 Acres / 15,000 sq feet = 265 D.U.

D.U. x 0.80 = **212 Total Dwelling Units**

Assuming capacity for development on slopes = (1 DU /15,000 sq. ft.)

Withdrawn Area #2 (Serafin Site / Barager Rd.):



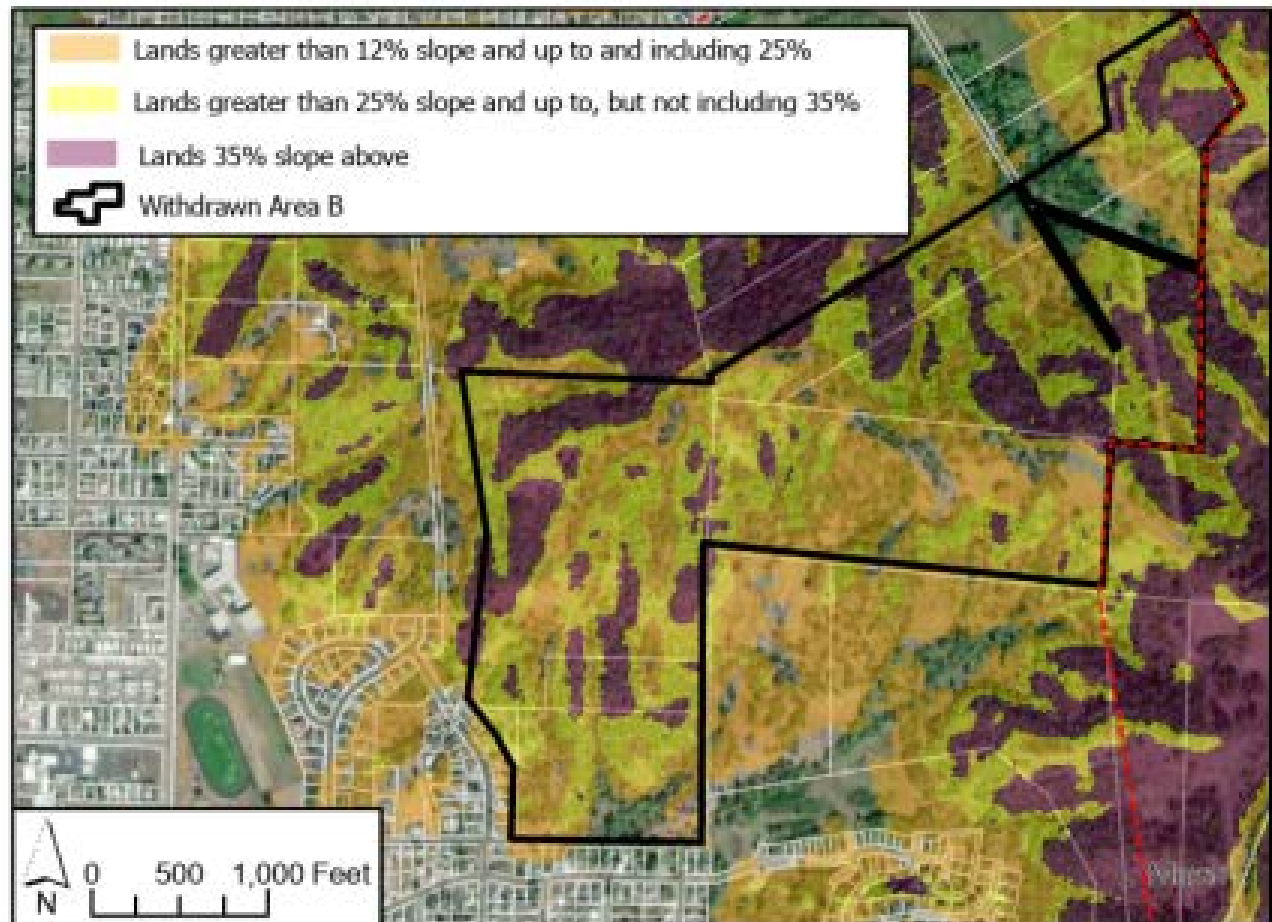
Total Acres = 198.5 Acres
 Developed = 0 Acres
 Partially Vacant = 0 Acres
 Acres Vacant = 198.5 Acres

Total Acres with development capacity = 198.5 Acres

Slopes less than 12% = 14 Acres

Slopes between 12% and 25% = 66 Acres

Slopes Greater than 25% = 118.5 Acres



198.5 Acres / 15,000 sq feet = 576 D.U.

D.U. x 0.80 = **461 Total Dwelling Units**

Assuming capacity for development on slopes = (1 DU /15,000 sq. ft.)

Final Subarea (Charter Oaks):



Total Acres = 229 Acres
 Developed = 18.5 Acres
 Partially Vacant = 91.3 Acres
 Vacant = 101.7 Acres
 Public Reserve = 17.5 Acres

Subtract 17.5 acres of land in public ownership to remain in PR zoning, subtract 18.5 acres of developed land and subtract a discounted amount of 0.25 acres for each partially vacant lot (40 lots x 0.25) for 10 acres total for partial development capacity.

$229 - (17.5 \text{ acres} + 18.5 \text{ acres} + 10 \text{ acres}) = 183$

Total Acres with development capacity = 183

Total Acres with development capacity = 183

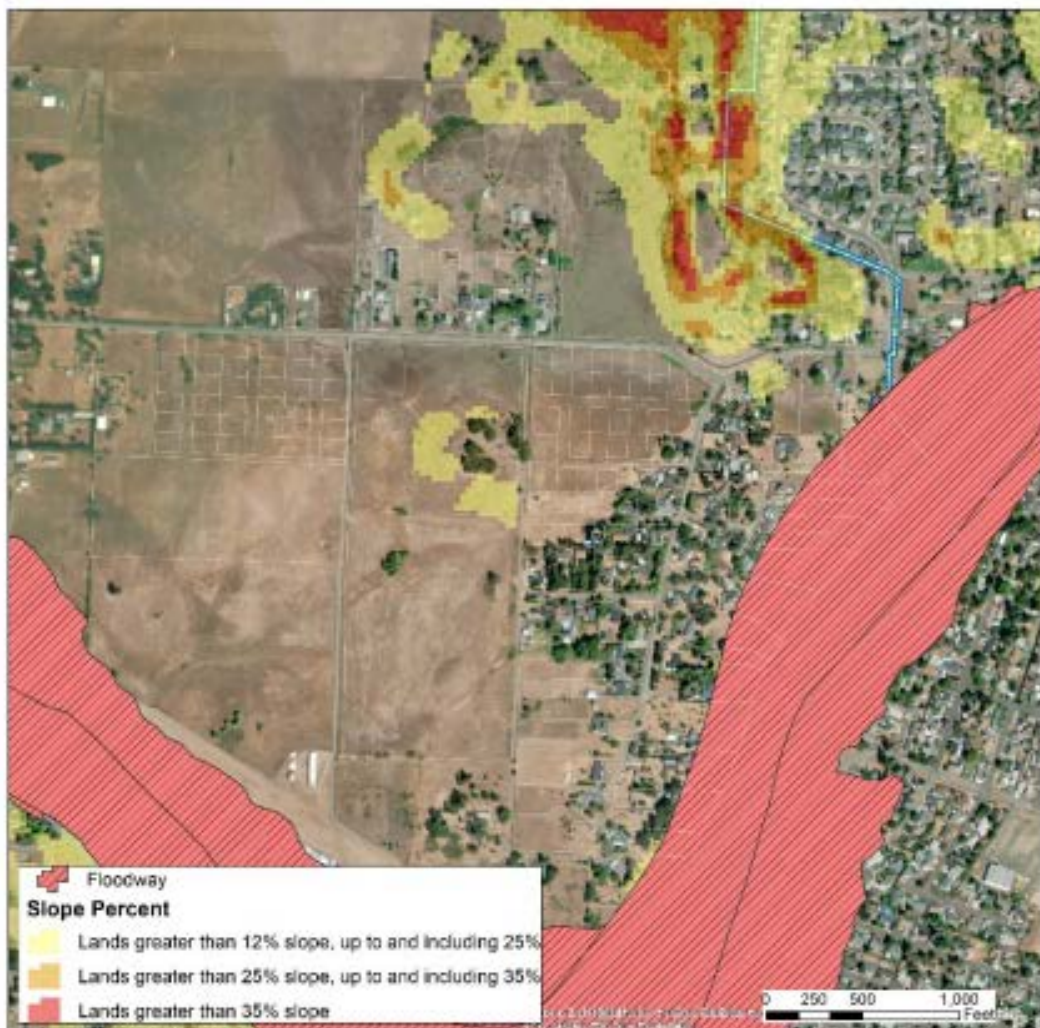
Acres

Slopes less than 12% = 129.5 Acres

Slopes between 12% and 25% = 22.8 Acres

Slopes Greater than 25% = 8.2 Acres

Floodway = 17.2 Acres (removed)



$129.5 \text{ Acres} / 7,500 \text{ sq. ft.} = 752 \text{ D.U.}$

$31 \text{ Acres (sloped)} / 15,000 \text{ sq. ft.} = 90 \text{ D.U.}$

$842 \text{ D.U.} \times 0.80 = \mathbf{673 \text{ Total Dwelling Units}}$

Assuming Zoning of R7.5 and same capacity for development on slopes (1 DU /15,000 sq. ft.)

Table 27, Total Potential Dwelling Units Exchanged in UGB Swap

<u>Density Exchange</u>	# of D.U.'s
Atkinson Site	212
Serafin Site	461
Total D.U.'s Removed	673
Charter Oaks Exchange Area	673
Total D.U.'s Added	673
Net Dwelling Units	+0
<i>**D.U.'s = Dwelling Units</i>	

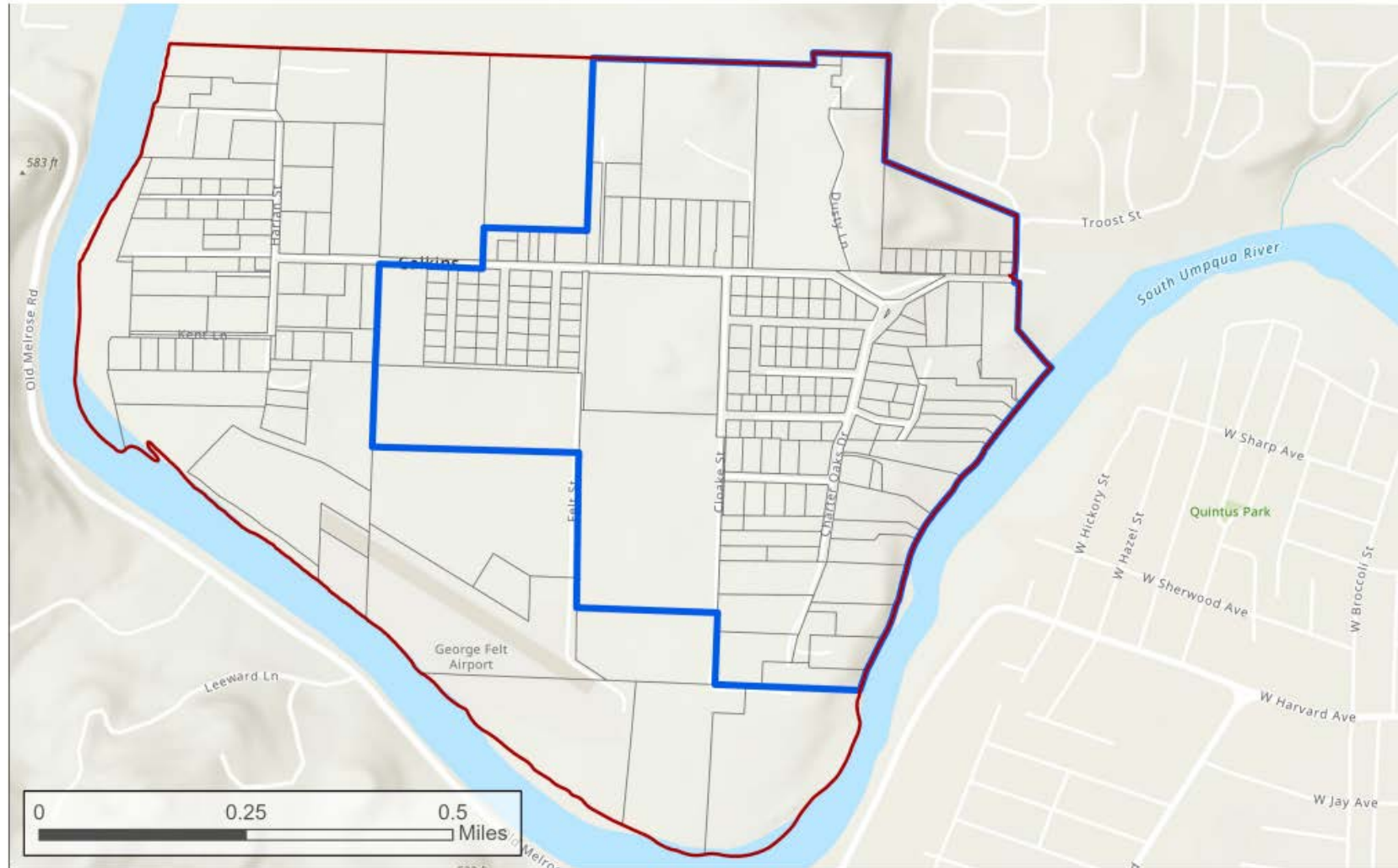
Roseburg 2019 HNA forecasts a demand of approximately 1,875 new single family detached and single family attached units between 2019-2039. Assuming that all or a portion of the Exchange Area develops over the course of the next twenty years, the available density makes up only about 36% of the forecasted demand.





City of Roseburg
Urban Growth
Boundary Exchange

Final Exchange Area Proposed

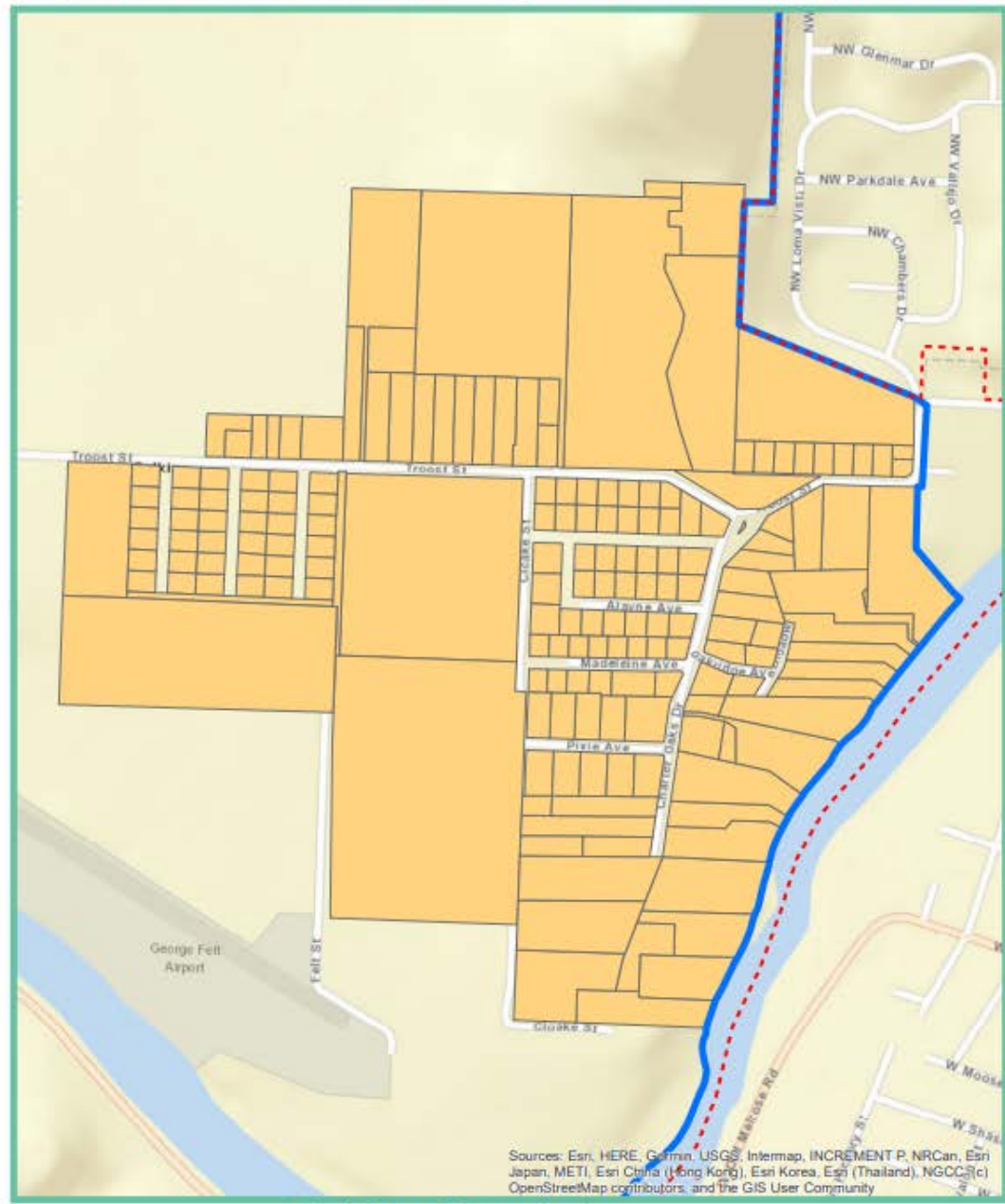


- Subarea
- Proposed Exchange Boundary
- Parcel_05_2022



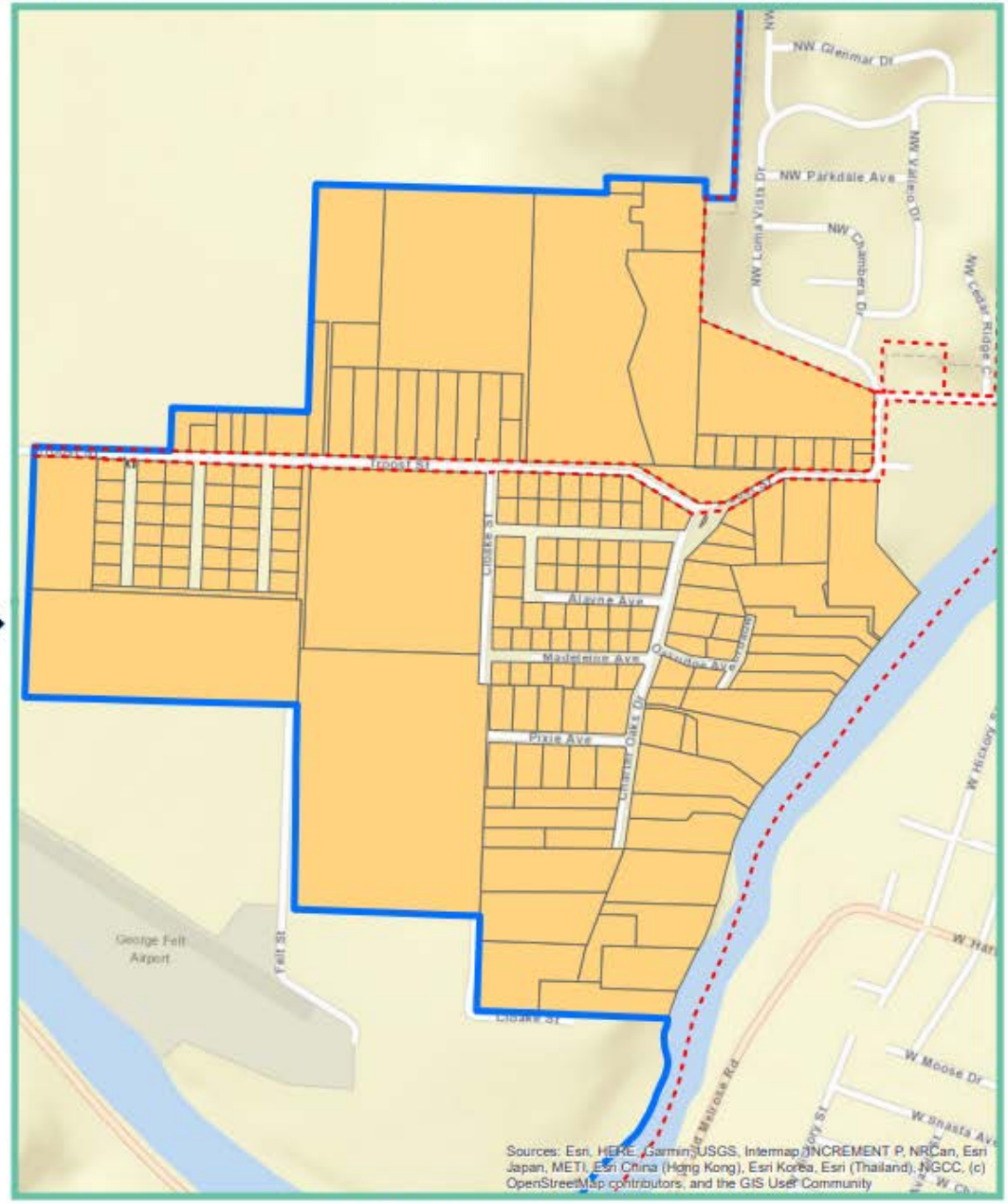
Expansion Area Current/Proposed UGB & City Limit Boundaries

 Urban Growth Boundary  City Limits 



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC (c) OpenStreetMap contributors, and the GIS User Community

Existing Boundaries



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC (c) OpenStreetMap contributors, and the GIS User Community

Proposed Boundaries



Resulting Actions...

- UGB Amendment
- De-Annexation & Annexation
- Comprehensive Plan Map Amendment & Zone Change Procedure
- Roseburg & Douglas County UGMA Amendment

Exhibit 1, Legislative Review Process Flowchart



- Staff research, planning and public participation process for the proposal takes place.
- Public comment and questions are accepted at 3 Open House public meetings.



- UGB Swap Proposal goes before City of Roseburg Planning Commission at Public Hearing.
- Planning Commission makes a recommendation and forwards a Findings of Fact document to the City Council.



- Proposal goes before City Council at Public Hearing.
- City Council motions to adopt, amend or deny the proposal.




- Proposal goes before the Douglas County Planning Commission at Public Hearing.
- DC Planning Commission makes a recommendation and forwards a Findings of Fact document to the Douglas County Board of Commissioners.



- Douglas County Board of Commissioners review proposal at Public Hearing.
- DC Board of Commissioners motion to grant, amend or deny the proposal.



Notice...



CITY OF ROSEBURG
URBAN GROWTH BOUNDARY SWAP PROJECT

What's the UGB swap?

The City of Roseburg is proposing to swap residential land with significant development constraints inside the Urban Growth Boundary (UGB) with land immediately outside the UGB that is much easier to develop. Simply put, the City is proposing to swap undeveloped residential land with severe slopes for flat residential land. The process of a UGB swap is officially referred to in statute as a UGB exchange. The UGB line will move in such a manner as to create no net increase in the number of possible dwelling units currently allowed in the UGB as compared to the new boundaries proposed.

The purpose of the swap is to help facilitate residential growth by providing more easily developed land. The project proposes removal of approximately 290 acres of land (see map; shown in red) from the UGB. This land is impractical to develop at urban densities. Removal of this property will allow for limited development opportunities under rural land use laws within the jurisdiction of Douglas County. In turn, the project proposes incorporation of approximately 220 acres of land (see map; shown in blue) into the Charter Oaks area. This land has been identified as a more suitable location for urban development within the City. The proposed UGB swap will only move the UGB line. Further annexation of property into the city limits will need to occur and should be anticipated as private development and public utility upgrades within the area are proposed.

Swapping lands with constrained development opportunities for land that can accommodate more efficient and logical urban development is an important tool the City can use to address our current housing situation. Recent housing documents used to guide ways in which the City may better facilitate housing growth identify the UGB swap as a primary way in which the City may create housing development opportunities.

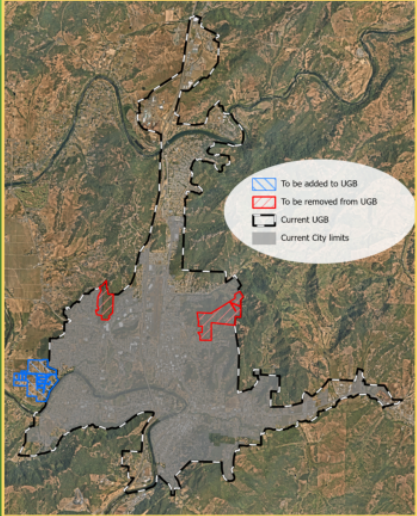
**Urban Growth Boundary Swap
Areas to be Affected**

What's an Urban Growth Boundary for anyway?

Every City in Oregon has a UGB. These are boundaries drawn on planning maps to help designate where a city expects to grow.

Under Oregon law, all cities must create and maintain a UGB identifying where city growth may occur within the next 20 years. In order for a city to annex new area into the city limits, that area must first be included within the UGB. A UGB is primarily intended to provide land for identified urban development needs and separate urban and urbanizable land from rural land. Local governments, including cities and counties, rely on UGBs to guide land use and zoning decisions and to plan for the orderly provision of public facilities and services as development occurs.

Properties inside the UGB are able to be served by urban services, while those outside the UGB have limited access.



Legend:
To be added to UGB
To be removed from UGB
Current UGB
Current City limits

<https://www.cityofroseburg.org/departments/community-development/special-projects/ugb>

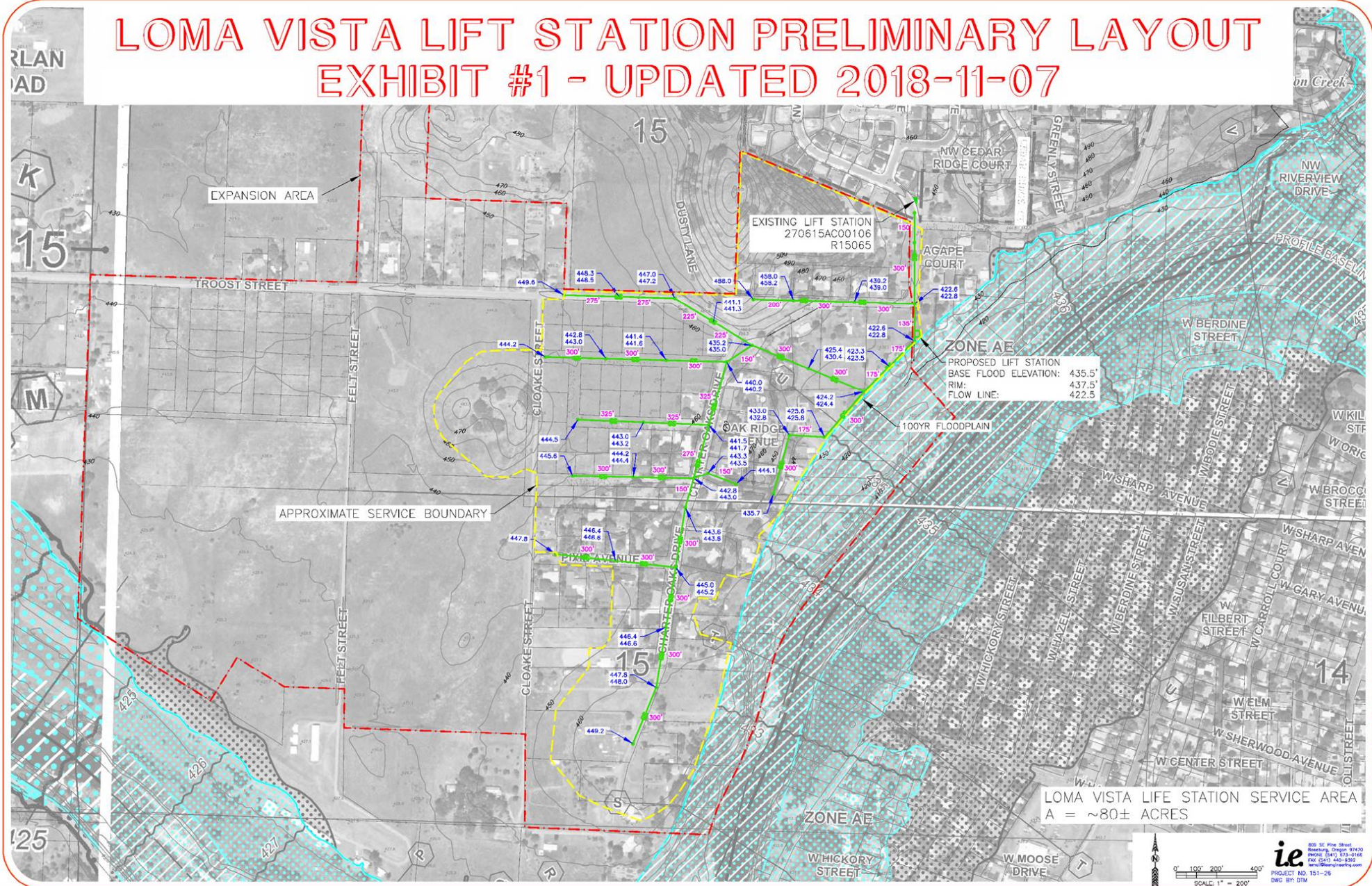
Housing Opportunity

It is impactful for more than twenty years.

What happens in the next twenty years will impact future generations far past twenty years.

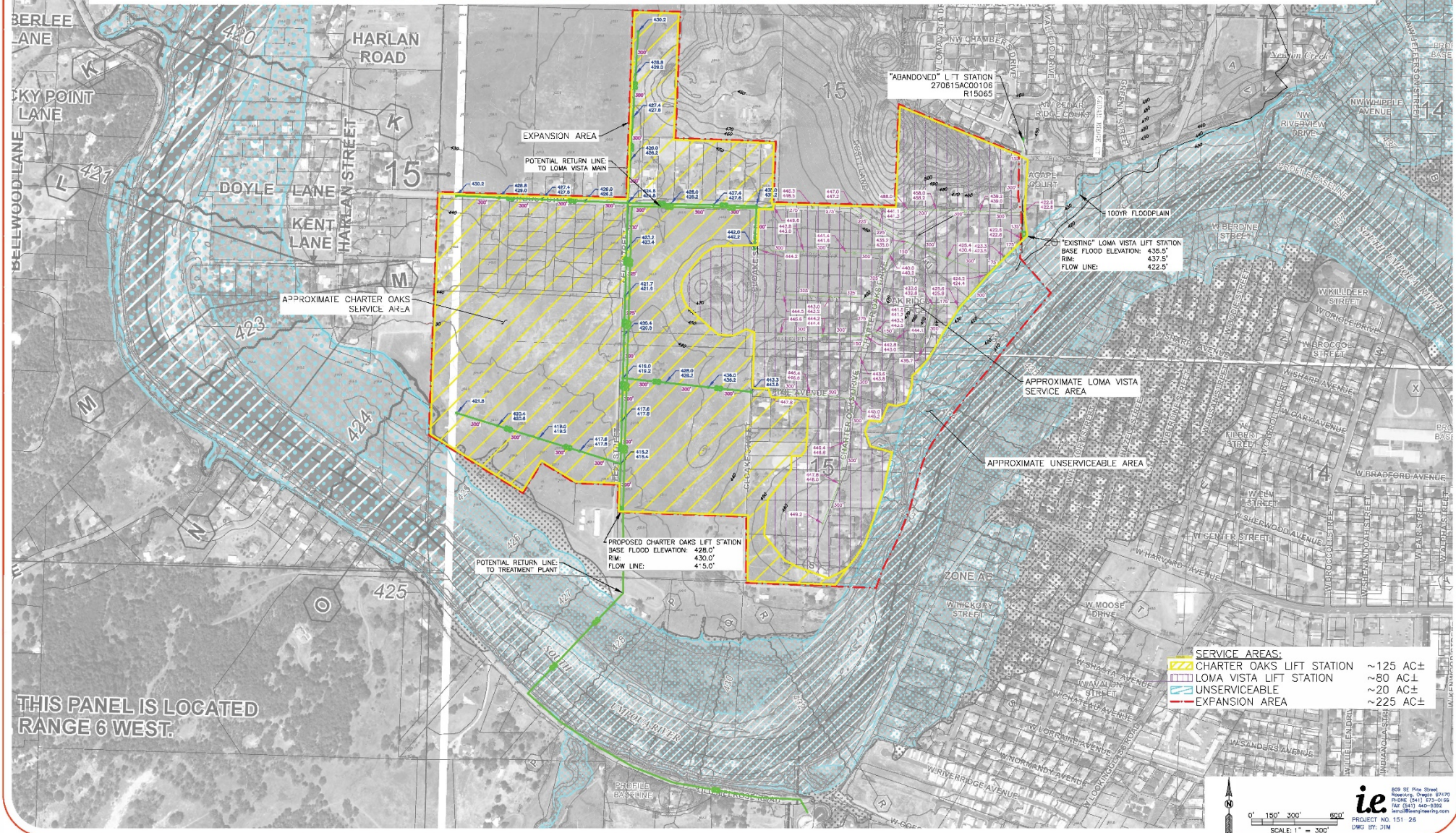


LOMA VISTA LIFT STATION PRELIMINARY LAYOUT EXHIBIT #1 - UPDATED 2018-11-07



LOMA VISTA LIFT STATION PRELIMINARY LAYOUT

EXHIBIT #2 - UPDATED 2018-11-08



THIS PANEL IS LOCATED
RANGE 6 WEST.

SERVICE AREAS:

[Yellow Hatched Box]	CHARTER OAKS LIFT STATION	~ 125 AC±
[Blue Hatched Box]	LOMA VISTA LIFT STATION	~ 80 AC±
[Grey Hatched Box]	UNSERVICEABLE	~ 20 AC±
[Red Hatched Box]	EXPANSION AREA	~ 225 AC±

0' 150' 300' 600'

 SCALE: 1" = 300'

ie

 809 SE Pine Street

 Roseburg, Oregon 97470

 Phone: (541) 672-1199

 Fax: (541) 640-1393

 info@interior-engineering.com

 PROJECT NO. 151-28

 DWG. BY: JIM