

LA
4-29-2024

**CITY OF ROSEBURG PLANNING COMMISSION
&**

DOUGLAS COUNTY PLANNING COMMISSION

Monday, May 6, 2024 at 6:00 pm

City Hall Council Chambers

Public Access: Facebook Live at www.Facebook.com/CityofRoseburg

City website at <https://www.cityofroseburg.org/your-government/commissions/planning-commission/videos>

AGENDA

1. CALL TO ORDER

2. ROLL CALL CITY OF ROSEBURG PLANNING COMMISSION

Jamie Yraguen, Chair Matt Brady Emily Brandt Janelle James
Matt Keller Jarrett Nielsen Shelby Osborn

ROLL CALL DOUGLAS COUNTY PLANNING COMMISSION

Daniel Burke, Chair Brent Atkinson Jacob Gibbs Doreno Guido
Michael Widmer Tim Allen Andrew Owens

3. AUDIENCE PARTICIPATION: See Information on the Reverse

4. PUBLIC HEARING

Legislative Amendment; Roseburg File No. CPA-23-002 & Douglas County P/D File No. 24-015
(Urban Growth Boundary Swap)

5. BUSINESS FROM STAFF

6. BUSINESS FROM THE COMMISSIONS

7. NEXT MEETING – TBD

8. ADJOURNMENT

The agenda packet is available on-line at:

<http://www.cityofroseburg.org/your-government/commissions/planning-commission/>

The Planning Commission meetings can also be viewed on the City website the next day at:

<https://www.cityofroseburg.org/your-government/commissions/planning-commission/videos>.

AMERICANS WITH DISABILITIES ACT NOTICE

Please contact the City Administration Office at least 48 hours prior to the scheduled meeting date if you need accommodations in accordance with the Americans with Disabilities Act. TDD users, please call Oregon Telecommunications Relay Service at 800-735-2900.

AUDIENCE PARTICIPATION INFORMATION

The Roseburg Planning Commission welcomes and encourages participation by citizens at all meetings. To allow the Commission to deal with business already scheduled, it is asked that anyone wishing to address the Commission follow these simple guidelines.

Comments may be provided in one of three ways:

- **In person during the meeting in the Council Chambers, Roseburg City Hall, 900 SE Douglas Ave.**
- **Email by sending an email by 12:00 p.m. the day of the meeting to cdd@cityofroseburg.org**
- **Virtually during the meeting via ZOOM. Contact the Community Development Department by phone (541)492-6750 or email cdd@cityofroseburg.org by 12:00 p.m. the day of the meeting to get a link to the meeting via ZOOM.**

Provide your name, address, phone number and which item on the agenda you wish to speak.

When participating virtually, log or call in prior to the start of the meeting using the link or phone number provided.

- When accessing the meeting through the **ZOOM link**, click "Join Webinar" to join the meeting as an attendee.
- When accessing the meeting through the **phone**, call the number provided.
- All attendees will be held in a "waiting room" until called on to speak.

Persons addressing the Commission must state their name and address for the record, including whether or not they are a resident of the City of Roseburg. All remarks shall be directed to the entire Commission. The Commission reserves the right to delay any action requested until they are fully informed on the matter.

CITIZEN PARTICIPATION – AGENDA ITEMS

For items on the agenda you will be given an opportunity to address the Commission once the item is called. Agenda items for a legislative amendment typically begin with a report from staff or experts familiar with the legislative proposal, followed by Commission questions to staff/experts, followed by testimony from the public. The Commission has authority to impose reasonable limitations on the time for public testimony, and to restrict irrelevant or repetitive testimony or presentations. Everyone addressing the Commission is subject to questioning. After the hearing portion of the item is completed, the Commission will discuss the matter with a motion for consideration being presented and acted on. Action on legislative matters is typically a recommendation to City Council and will be forwarded to them for final consideration.

CITIZEN PARTICIPATION – NON-AGENDA ITEMS

If you wish to address the Commission on a matter not on the agenda, at the appropriate time, speakers who attend in person will be called up to speak by the Chair in the order in which they signed up. Speakers on Zoom (video or phone only) will be called on to speak by the Chair in the order in which they signed up. Persons addressing the Commission must state their full name and address, including whether or not they are a resident of the City of Roseburg, for the record. All remarks are to be directed to the Commission. For items not on the agenda the presentation should be brief and be on a topic of interest to the Planning Commission, such as a general land use matter. These presentations are reserved for new material which has not been previously considered. The Commission will not be taking action on any item presented under Audience Participation and if needed will provide direction to staff for appropriate follow-up.

For further details or information please contact the Community Development Department Monday through Friday, 8:00 a.m. to 5:00 p.m., at Roseburg City Hall, 900 SE Douglas Avenue, Third Floor, Roseburg OR 97470, phone number 541-492-6750, or e-mail cmatthews@cityofroseburg.org.

CHARTER OAKS UGB SWAP

JOINT CITY-COUNTY PLANNING COMMISSION PACKET FOR

MAY 6, 2024

STAFF REPORT

**CITY OF ROSEBURG
PLANNING COMMISSION
STAFF REPORT**



File No. CPA-23-002

Public Hearing Date: May 6, 2024

To: Planning Commission
From: Stuart Cowie, Community Development Director
Subject: Legislative Action Proposal: Urban Growth Boundary (UGB) Amendment, De-annexation, Comprehensive Plan Map Amendment, Annexation & Urban Growth Management Agreement (UGMA) Amendment Request

PROJECT SUMMARY & PROCEDURES:

The City of Roseburg Community Development Department has initiated an amendment to the City's UGB. The amendment, if approved, includes subsequent land use actions including de-annexations, annexations, revised comprehensive plan designations, zone changes and an amendment of the City/County Urban Growth Management Agreement (UGMA). This will require approval by both the City and Douglas County and is the purpose for having a joint City and County Planning Commission public hearing.

The method which the City is using to re-adjust the UGB is referred to in statute as a "UGB Exchange", but has been more commonly referred to locally during this process as the "UGB Swap". The two terms are interchangeable in meaning and the City has used the term UGB Swap more frequently. The City is proposing to swap residential land already within the UGB encumbered by significant development constraints with land immediately outside the UGB that already has an established residential pattern of development that is much easier to develop. Ultimately, the UGB line will move in such a manner as to create no net increase in the number of possible future dwelling units currently allowed in the UGB as compared to the new boundaries proposed by the swap.

The requested amendments constitute a Legislative Amendment, as indicated by Section 12.10.020 of the Roseburg Municipal Code (RMC). Therefore, a Public Hearing has been scheduled to review the matter pursuant to requirements of RMC Section 12.10.020(D). The public hearing shall follow the procedures outlined within RMC Section 12.10.020(E).

BACKGROUND:

The areas to be removed from the UGB are two privately owned properties, 91.5± acres on the hillside east of NW Daysha Dr. (owned by John and Donna Atkinson) and 198.5± acres on the hillside north of NE Barager Ave. (owned by Barry Serafin). The majority of these two properties have a comprehensive plan designation of Low-density Residential (LDR). The area proposed to be added to the UGB is 220± acres and located on the west side of the City, generally bounded by the South Umpqua River and Troost St., a portion of an area commonly known as Charter Oaks. This land exchange results in a decrease in acreage within the UGB, but will enable the same number of possible future dwelling units.

The objective of this UGB swap is to increase residential development capacity in order to meet Roseburg's housing goals for the next 20 years. In 2019, the Roseburg City Council set a goal to

develop policies to enhance housing opportunities, which required the City to conduct an updated Housing Needs Analysis (HNA).

The Housing Needs Analysis (2019, ECONorthwest), made several key findings within its conclusion that help to justify the need for a UGB swap:

1. The population of the City's UGB is forecasted to grow from 30,256 people in 2019 to 35,771 people in 2039, an increase of 5,515 people. This equates to an average annual growth rate of 0.84 percent.
2. The growth of 5,515 people will result in demand for 2,768 new dwelling units over the 20-year planning period, averaging 134 new dwelling units annually.
3. Sixty percent of the future housing type needed to meet the demand of 2,768 new dwelling units will need to be traditional single-family detached units.
4. Roseburg's low density residential land base in which single-family detached units are most typically constructed has constraints to development.
5. An Urban Growth Boundary Swap can be a key tool in addressing the need for providing more flat and easily developable low-density residential land.

A UGB swap requires the removal of identified constrained lands and the addition of an equivalent sized area of land that can accommodate more efficient and logical urban development. In order to determine the most suitable land to include, a "Preliminary Study Area", and a subsequent "Study Area" were established in accordance with OAR 660-024-0065 to examine potential locations for the exchange of the UGB.

The proposed exchange area is part of a greater area known as Charter Oaks, which has been identified as a future area for urban expansion in plans at the City and County level for more than 40 years. The details of the history of this area are provided within the city's application material, however they are not the primary determinant for this area's selection in the proposal. The Study Area Analysis within the City's staff report and findings uses the procedures and methodology defined in OAR 660-024-0065 and OAR 660-024-0067 to determine the appropriate areas eligible for the exchange. Through the evaluation of lands in the Study Area that are eligible for inclusion in the UGB through the exchange process, the City determined that the Charter Oaks area is the most suitable location. Please see Section 2, "Analysis of the Proposal" within the submitted staff report and findings for information concerning the details of the analysis and conclusion.

In addition to addressing the criteria within the required administrative rule, the City also evaluated the proposed amendments in order to address consistency with applicable statewide planning goals and with the Roseburg Urban Area Comprehensive Plan policies. See Section 3, "Consistency with Statewide Planning Goals" and Section 4, "Consistency with the Roseburg Urban Area Comprehensive Plan Policies" within the submitted staff report and findings.

The City Council has the authority to grant or deny legislative action proposals. The Roseburg Planning Commission is asked to provide the City Council with a recommendation, prior to the City Council holding a public hearing regarding the matter as provided in RMC Section 12.10.020.

Similar authority exists with the Board of County Commissioners to grant or deny legislative action proposals after receiving a recommendation from the Douglas County Planning Commission.

As the UGB swap proposal will require legislative action by both the City and County in order to be approved, each Planning Commission should provide a recommendation concerning the action items over which their jurisdiction has control.

The following list breaks down these various land use action items as outlined in the submitted staff report and findings document within the city's application.

The list is as follows:

City of Roseburg

1. Amend the UGB by removing the Serafin and Atkinson properties from the boundary and adding Charter Oaks property to the UGB;
2. De-annexation of the Serafin and Atkinson properties that lie in city limits;
3. Annexation of Troost St. right-of-way to the edge of the new UGB;
4. City Comprehensive Plan Amendment for the Charter Oaks property to include applying the city's Low Density Residential (LDR) designation to the majority of the Charter Oaks property and applying the Public/Semi-Public (PSP) plan designation to the 17.5-acre property owned by the Roseburg Public School District; and,
5. Amend the Urban Growth Management Agreement (UGMA) to reflect the UGB swap and to include Charter Oaks in Subarea 2 of the agreement.

Douglas County

1. Amend the UGB as stated above;
2. Amend the UGMA to reflect the stated changes and to include the Charter Oaks property in subarea 2 of the agreement;
3. Amendments to the Comprehensive Plan and Zoning for the Atkinson property to a Rural Residential-5 (RR5) plan designation and (5R) Rural Residential 5 zoning and the Serafin property to a combination of Rural Residential-5 (RR5) plan designation and (5R) Rural Residential 5 zoning, along with a portion designated as Farm Forest Transitional (FFT) with a (FF) Farm Forest zoning; and,
4. Zoning amendments for the Charter Oaks property (applying the County's (RS) Suburban Residential and (PR) Public/Semi-Public zoning).

APPLICABLE CRITERIA:

The legislative request for the UGB swap and subsequent land use actions was reviewed by the City based on the applicable criteria as follows:

- RMC Section 12.10.020 – "Legislative Action Procedures"
- ORS 222 – "Boundary Changes, Annexations, Withdrawals"
- OAR 660-024 – "Urban Growth Boundaries"
- Oregon Statewide Planning Goals
- Roseburg Urban Area Comprehensive Plan Policies

STAFF RECOMMENDATION:

Staff determines that the UGB swap application as reviewed within the staff report and findings dated April 15, 2024, attached as Exhibit A, satisfies the criteria for approval. Therefore, staff recommends the Planning Commission close the public hearing and request staff to prepare

findings on behalf of the Planning Commission recommending City Council approve the following land use actions:

1. Amend the UGB by removing the Serafin and Atkinson properties from the boundary and adding Charter Oaks property to the UGB.
2. De-annexation of the Serafin and Atkinson properties that lie in city limits.
3. Annexation of Troost St. right-of-way to the edge of the new UGB.
4. City Comprehensive Plan Amendment for the Charter Oaks property to include applying the city's Low Density Residential (LDR) designation to the majority of the Charter Oaks property and applying the Public/Semi-Public (PSP) plan designation to the 17.5-acre property owned by the Roseburg Public School District.
5. Amend the Urban Growth Management Agreement (UGMA) to reflect the UGB swap and to include Charter Oaks in Subarea 2 of the agreement.

OPTIONS:

- Request staff prepare findings of fact referring the request to City Council with a recommendation that City Council approve the UGB swap and subsequent land use actions.
- Continue consideration of the request.
- Request staff prepare findings of fact referring the request to City Council with a recommendation that City Council deny the UGB swap and subsequent land use actions.

SUGGESTED MOTION:

I MOVE TO CLOSE THE PUBLIC HEARING AND REQUEST STAFF PREPARE FINDINGS OF FACT ON BEHALF OF THE PLANNING COMMISSION REFERRING THE REQUEST TO CITY COUNCIL AND RECOMMENDING CITY COUNCIL APPROVE THE FOLLOWING LAND USE ACTIONS, AS REFERENCED IN FILE NO. CPA-23-002:

1. AMEND THE UGB BY REMOVING THE SERAFIN AND ATKINSON PROPERTIES FROM THE BOUNDARY AND ADDING CHARTER OAKS PROPERTY TO THE UGB.
2. DE-ANNEXATION OF THE SERAFIN AND ATKINSON PROPERTIES THAT LIE IN CITY LIMITS.
3. ANNEXATION OF TROOST ST. RIGHT-OF-WAY TO THE EDGE OF THE NEW UGB.
4. CITY COMPREHENSIVE PLAN AMENDMENT FOR THE CHARTER OAKS PROPERTY TO INCLUDE APPLYING THE CITY'S LOW DENSITY RESIDENTIAL (LDR) DESIGNATION TO THE MAJORITY OF THE CHARTER OAKS PROPERTY AND APPLYING THE PUBLIC/SEMI-PUBLIC (PSP) PLAN DESIGNATION TO THE 17.5-ACRE PROPERTY OWNED BY THE ROSEBURG PUBLIC SCHOOL DISTRICT.
5. AMEND THE URBAN GROWTH MANAGEMENT AGREEMENT (UGMA) TO REFLECT THE UGB SWAP AND TO INCLUDE CHARTER OAKS IN SUBAREA 2 OF THE AGREEMENT.

EXHIBITS:

- Exhibit A – April 15, 2024 Urban Growth Boundary Exchange Proposal: Staff Report and Findings (AKA Application)
- Exhibit B – Appendices
- Exhibit C – Letters of Support
- Exhibit D – Letter of Concern

CHARTER OAKS UGB SWAP

JOINT CITY-COUNTY PLANNING COMMISSION PACKET FOR

MAY 6, 2024

**EXHIBIT A – April 15, 2024 UGB
Exchange Proposal: Staff Report &
Findings (aka Application)**

Link to document:

<https://www.cityofroseburg.org/storage/app/media/CDD/UGB%20Exchange/Roseburg%20UGB%20Exchange-Final-04-15-24.pdf>

CHARTER OAKS UGB SWAP

JOINT CITY-COUNTY PLANNING COMMISSION PACKET FOR

MAY 6, 2024

EXHIBIT B – Appendices

Link to document:

<https://www.cityofroseburg.org/storage/app/media/CDD/UGB%20Exchange/AppenedAppendices1-5.pdf>

CHARTER OAKS UGB SWAP

JOINT CITY-COUNTY PLANNING COMMISSION PACKET FOR

MAY 6, 2024

EXHIBIT C – Letters of Support

Itemized List:

1. John Atkinson letter - March 11, 2024
2. Ron Atkinson letter – March 7, 2024
3. Steve Loosley letter – March 4, 2024
4. Adapt/Jerry O’Sullivan letter – March 4, 2024
5. Ashton Faas e-mail – March 6, 2024
6. CCD Business Development Corporation/Theresa Haga letter – March 5, 2024
7. Roseburg Chamber of Commerce/Debra Fromdahl letter – March 24, 2024
8. Dale Farmer e-mail – March 11, 2024
9. Jack Galpin e-mail – March 6, 2024
10. Lone Rock Resources letter – April 16, 2024
11. Natasha Atkinson letter – April 16, 2024
12. Mary Gilbert e-mail – March 4, 2024
13. CHI Mercy Health/Russell Woolley letter – March, 2024
14. Neil Company Real Estate/Neil Hummell letter – March 19, 2024
15. Umpqua Economic Development Partnership/Brian Prawitz letter – March 6, 2024
16. Umpqua Community College/Rachel Pokrandt letter – April 23, 2024
17. Evergreen Family Medicine/Timothy Powell letter – October 3, 2022
18. Roseburg Public Schools/Jared Cordon letter – September 13, 2022
19. Barry Serafin letter – September 13, 2022
20. Ben Tatone e-mail – September 5, 2022
21. UCAN/Shawn Pritchard letter – September 16, 2022
22. Aviva Health/KC Bolton letter – September 15, 2022
23. Julie Bancroft e-mail – April 24, 2024
24. David Fauss letter – April 29, 2024

City of Roseburg
900 SE Douglas Ave
Roseburg OR 97470

March 11, 2024

Dear City Of Roseburg

I, John Atkinson purchased 210 acres in 1977. Of these acres we have developed Warewood Valley subdivision consisting of single family and multi family housing which is Warewood Village apartments and Warewood on the Hill LLC. The balance of the property which is 90 acres of undeveloped property is not economically feasible to develop , lots with elevations starting at around 550' and rises to 1100' above sea level , then descends 600' +/- the ground is very steep and rocky terrain. City streets, sidewalks, water and sewer would be prohibitive, the property is above the water service elevation also.

Developing this 90 acres to the Douglas County development regulations we could possibly get 10-20 home sites with wells and septic systems. Developing 90 acres of ground in the Charter Oaks area with relatively level property , it could be divided into approximately 4 lots per acre which would yield about 300-360 building lots. Costs to develop this type of ground should be very economical.

With this being said I believe the urban growth boundary swap is a win for housing , home builders and home buyers and a win for the growth of Roseburg. This will create more housing opportunity for the Roseburg community of Douglas County.

I strongly encourage the Urban Growth Boundary land swap.

Thank you



John Atkinson

City of Roseburg
900 SE Douglas Ave
Roseburg OR 97470

3/7/24

City of Roseburg

I, Ron Atkinson have been involved with development of 210 acres of land my father John Atkinson purchased back in 1977. We have developed Warewood Valley subdivision consisting of single family homes and Warewood Hill and Warewood Village which are multi family homes and the Point which is a 55 and older community.

Of the original 210 acres there is 90 acres left which is all in the Urban Growth boundary but because of the terrain it is all too steep and rocky to develop inside the city and to city standards with city streets and side walks. The ground is also above the water service elevation .

If our 90 acres in the Urban Growth boundary was swapped with flatter more developable ground in the Charter Oaks area I think this would be a very good deal for the city of Roseburg and for all of Douglas County, it could give developers and builders more desirable ground for development in turn giving home buyers more affordable homes to purchase. And if our 90 acres was in the county we could possibly develop it to county standards and create 10-20 5 acre parcels using septic systems and wells and also create more housing for Douglas County.

Therefore I strongly encourage the Urban Growth Boundary Land Swap.

Thanks

A handwritten signature in black ink, appearing to read 'Ron Atkinson', with a long horizontal flourish extending to the right.

Ron Atkinson

Steve Loosley
1940 NW Excello Dr.
Roseburg, OR 97471
March 4, 2024

Stuart Cowie
Community Development Director
City of Roseburg
900 SE Douglas Ave.
Roseburg, OR 97470

Re: UGB Swap Letter of Support

Dear Stu:

I'm writing to support the City's application to swap land currently inside the UGB for adjacent land that's outside the UGB. My family has extensive experience developing residential real estate, having operated in the community for the past 40 years. For the record, we do not have an interest in any land affected by the proposed swap.

Please consider the following reasons we support the application.

1. **The City of Roseburg has run out of land that is economically developable.** As the Housing Needs Analysis reports, "Two-thirds of Roseburg's vacant and partially vacant buildable land in Low Density Residential is on slopes of 12% to 24.9%" (Needs Analysis p. 84). The extra cost for hillside development puts the price of a single-family house out of the reach of middle-income households. Already, at the height of the real estate boom between 2020 through 2022, single-family residential starts have ground to a halt within the City of Roseburg, while starts have exploded in Sutherlin, Winston, and Green. It's no longer economically feasible to build new family homes in Roseburg.
2. **The new land in the swap is mostly flat.** The proposal swaps "undeveloped residential land with severe slopes for flat residential land" (UGB Swap p. 5). It costs much less to develop streets and lots on flat ground than steep hillsides. Not only can you achieve higher densities, lowering the average cost per lot, but construction is easier and less expensive. It's much less expensive to build streets on flat ground, which keeps the cost of houses down and makes them affordable for middle-income, working families.
3. **The swap makes home ownership more equitable.** Because of the high cost of development, housing prices in the city have increased rapidly in the last few years. Without the swap, the land in Roseburg will be steep and expensive to develop. Without the swap, only high-income earners will be able to afford homes in the city. Roseburg will

be home for the rich and poor. Middle-income earners will be unable to afford living in the city and forced to seek housing in Sutherlin, Winston, or Myrtle Creek. The swap will provide new, single-family housing that's more affordable and equitable.

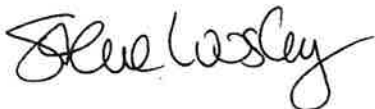
4. **The swap proposal is fair for property owners.** The city "proposes to annex the public right-of-way of NE Troost St. in Charter Oaks" (p. 157 UGB Swap). No private property will be annexed in the swap. Private properties will only be annexed "prior to major development, or the extension of water or sewer services" (p. 26 UGB Swap). No private landowners will be forced to pay City of Roseburg property taxes. The proposal is fair.
5. **The swap is essential for the long-term livability of our community.** The city general fund expenses are increasing faster than the general fund revenues, which are primarily derived from property taxes. Nearly 80% of the general fund goes for labor to provide police and fire protection, maintain the streets and parks, and run the city. Two thirds of revenue comes from property taxes. The Oregon Constitution limits property tax increases to no more than three percent each year, unless there are changes to the property.

Revenue increases from property taxes haven't kept pace with wage increases. In the current fiscal year, the city will spend nearly \$2 million more for general services than it takes in. We all know this is not sustainable. The UGB swap is essential to reverse this pattern.

Presently, the city cannot grow because it's too expensive to build new houses. The swap will allow modest, controlled growth, so the tax base can increase. Modest growth is essential for a healthy, vibrant, livable city, a city that works for our entire community. The swap will allow our city to grow and thrive.

To sum, we urge the City Council to approve the UGB swap application. The swap is essential for the long-term livability of our community.

Kind regards,

A handwritten signature in black ink that reads "Steve Loosley". The signature is written in a cursive, flowing style.

Steve Loosley



3/4/2024

Stuart Cowie
Community Development Director
City of Roseburg
900SE Douglas Ave.
Roseburg, OR 97470

RE: Proposed Urban Growth Boundary (UGB) Swap

Dear Mr. Cowie,

On behalf of Adapt Integrated Health Care, we are pleased to provide our support to the City of Roseburg and their UGB swap application. This important project is designed to increase residential development capacity to meet Roseburg's housing needs.

Adapt Integrated Health Care is a nonprofit that has operated in Douglas County and Roseburg for more than 50 years. The shortage of housing inventory across all price points is a significant barrier for clients/patients and employees. In fact, housing challenges are one of the most important barriers we see for applicants who have a desire to move to Douglas County but choose not to during the recruiting process.

The proposed UGB swap provides the opportunity to add significant housing development, which in turn provides substantial economic benefits to our region. The concept of exchanging steep and inaccessible acres for lands more capable of development is an example of good government and planning. The costs of infrastructure and site development are significantly lower on relatively flat land as compared to the majority of Roseburg's existing vacant residential property that is on steep slopes. If approved, amending the UGB will provide a much-needed opportunity for an increase in available housing within the Roseburg city limits.

Based upon the submitted application, it is evident that the City has successfully addressed necessary criteria and worked with numerous affected parties to develop a solution to housing development needs in the City.

We urge the City Council and the County Board of Commissioners to approve the UGB swap application for the betterment of our current and future community.

Sincerely,

A handwritten signature in cursive script that reads 'Jerry O'Sullivan'.

Jerry O'Sullivan
Chief of Regional Business Operations
Adapt Integrated Health Care

541-492-0149 | JerryO@adaptoregon.org

Stuart I. Cowie

From: Ashton Faas <sold@ashtonfaas.com>
Sent: Wednesday, March 6, 2024 8:16 PM
To: Stuart I. Cowie
Subject: City of Roseburg Urban Growth Boundary Swap Support Letter

To whomever it may concern,

I, Ashton Faas, both local realtor and resident who was born and raised right here in Roseburg, support the proposed Urban Growth Boundary Swap.

From a real estate agent perspective, it would provide more usable land for housing. With its new location, that could be a very high demand upcoming neighborhood for new construction to take place. Hucrest is already one of the highest regarded neighborhoods in Roseburg. So extending the neighborhood in that direction should create an equally if not better new neighborhood for future families to thrive in.

The land that is currently in city limits that is being considered to being removed is not the highest of quality for building. The terrain is uneven and it is very raw land. Based on what I have read, I see no reason why this exchange of land would be problematic. If anything, it is definitely promoting the growth and succession of this town.

Therefore, I hope this letter helps as I offer real estate experience as well as being a local. I hope you have a wonderful day!





2270 Aviation Way, Suite 4
P.O. Box 1938
Roseburg, OR 97470

(541) 672-6728 Phone
(541) 672-7011 Fax

March 5, 2024

City of Roseburg
c/o Stuart Cowie
900 SE Douglas Ave.
Roseburg, OR 97470

Re: Letter of Support for the City of Roseburg Urban Growth Boundary Exchange

Dear City of Roseburg Officials,

CCD Business Development Corporation (CCD) is the U.S. Department of Commerce Economic Development Administration designated Economic Development District organization for Coos, Curry, and Douglas counties. Within this role, CCD supports and coordinates regional economic development activities that support the region's Comprehensive Economic Development Strategy (CEDS). As a private nonprofit organization, we have been serving this region with our programs and services for over fifty-two years.

CCD supports the City of Roseburg Urban Growth Boundary Exchange request. Like other Economic Development Districts, CCD recognizes that a severe shortage of affordable housing is an impediment to local economic development objectives. We believe this project will bring economic benefits to our region in the form of job retention and creation, economic recovery, and long-term resilience.

The proposed Urban Growth Boundary Exchange request is aligned with the regional Comprehensive Economic Development Strategy (CEDS) through these points:

- Housing (region-wide lack of housing and affordable housing for workforce/families)
- Workforce Development
- Business Retention and Expansion

Southwestern Oregon is an economically depressed region, as the cost of housing goes up or the lack of housing, people cannot afford to live here so they are forced to relocate. This impedes the ability of businesses to hire and retain workers and ultimately is not good for the local economy.

During CCD's Economic Recovery Initiative Project, we received feedback from several businesses who have offered a position to an individual who declined the job offer due to not successfully obtaining housing.

The lack of quality, affordable housing can exacerbate social issues such as homelessness, poor education attainment, as well as mental and physical health conditions.

Increasing access to affordable housing bolsters economic growth. The development of affordable housing increases spending and employment in the surrounding economy and acts as an important source of revenue for local governments.

Mission Statement

To encourage economic development, diversify local economies, support industry, and enhance quality of life for all in the region.



410 SE Spruce Street
P.O. Box 1026
Roseburg, OR 97470
Phone 541.672.2648
Fax 541.673.7868
www.RoseburgAreaChamber.org

March 24, 2024

Stuart Cowie
Community Development Director
City of Roseburg
900 SE Douglas Ave.
Roseburg, OR 97470

RE: Proposed Urban Growth Boundary (UGB) Swap

Dear Mr. Cowie,

On behalf of the Roseburg Area Chamber of Commerce, we are pleased to provide our support to the city of Roseburg and their UGB swap application. This important project is designed to increase residential development capacity in order to meet Roseburg's housing needs.

The Roseburg Area Chamber of Commerce recognizes that a significant shortage of housing is an impediment to local business and economic development objectives. Available housing is a key component for our local businesses to retain and attract people to work in our community. The lack of available housing in Roseburg is a barrier for business growth and for people interested in relocating to our area.

The proposed UGB swap provides the opportunity to add significant housing development, which in turn provides substantial economic benefits to our region. The concept of exchanging steep and inaccessible acres of land for lands more capable of development is an example of good government and planning. The costs of infrastructure and site development are significantly lower on relatively flat land as compared to the majority of Roseburg's existing vacant residential property that is on steep slopes. If approved, amending the UGB will provide a much-needed opportunity to increase available housing within Roseburg's city limits.

Based on the submitted application, it is evident that the city of Roseburg has effectively addressed necessary criteria and worked with numerous affected parties to develop a solution to housing development needs in our city.

We urge Roseburg City Council and the Douglas County Board of Commissioners to approve the UGB swap application for the betterment of our community—current and future.

Best regards,

ROSEBURG AREA CHAMBER OF COMMERCE

Debra L. Fromdahl, IOM
President & CEO

**VISION
MISSION**

To advocate for and be the voice of the business community in the greater Roseburg area.

To strengthen, enhance and protect our members through political advocacy, economical development, community promotion and member programs and services.

Stuart I. Cowie

From: Michelle Farmer <mfarmer100valley@gmail.com>
Sent: Monday, March 11, 2024 11:28 AM
To: Stuart I. Cowie; Dale Farmer
Subject: UGB Swap Letter of Approval

Hello Stuart,

This letter is to inform you of our public approval for the UGB swap happening out Troost at Charter Oaks in Roseburg Oregon.

I am the owner of several properties off of Troost and look forward to the improvements that will come with the UGB swap.

1115, 1135, 1139 Troost Street are the properties I own.

We currently have city water on two of the properties, and one is on a well.

All properties are still on septic tanks.

It would be great to add to the city.

Thank you,
Dale E. Farmer

Stuart I. Cowie

From: Jack Galpin <jack@galpinllc.com>
Sent: Wednesday, March 6, 2024 11:51 AM
To: Stuart I. Cowie
Subject: City of Roseburg Urban Growth Boundary Swap - Letter of Support

To the City of Roseburg,

The City of Roseburg has long had trouble dealing with the housing demands that have swept across our state. The Southern Oregon region has been particularly affected by both geographical restraints and infrastructure issues that have brought development to a screeching halt due to the costs associated with said issues. As it stands, there are no viable options to bring the appropriate housing inventory to the City of Roseburg.

The presented plan is a wonderful solution to bring in viable, cost-effective development ground to the Roseburg area. In conjunction with the recently passed senate and house bills from the Oregon Legislature, Roseburg is not in a positive position to expand its workable boundaries and begin its development expansion. This plan will empower developers and builders to bring in new homes to the City of Roseburg that will meet a multitude of consumer needs and demands.

Congratulations on creating a proper plan to solve this complex issue. I fully support this plan.

Sincerely,

Jack Galpin

From: Stuart I. Cowie <SCowie@cityofroseburg.org>
To:
Sent: 3/1/2024 4:02 PM
Subject: City of Roseburg Urban Growth Boundary Swap - Request for Letter of Support

Hello!

As you may be aware the City of Roseburg has been trying to expand its Urban Growth Boundary (UGB) toward the Charter Oaks area, west of the city limits for many years. Different approaches have been tried, but each attempt has been unsuccessful. Six years ago, the City was approached by two land owners seeking to have their property removed from the City limits due to significant development constraints. The City looked at this request as an opportunity to re-evaluate the possibility of a new attempt at adjusting the UGB. Unlike previous attempts which required significant population growth, this time the City plans to utilize the option of an "Urban Growth Boundary Exchange" also commonly referred to as a UGB Swap. This process includes removing the constrained land from the UGB and exchanging it for an equivalent amount of property in Charter Oaks.

In order to be successful, the City has had a number of hurdles to jump before an application could be submitted. These hurdles have included a significant amount of coordination with outside organizations like the Roseburg Urban Sanitary Authority (RUSA), the Douglas County Planning Department, and the Oregon Department of Land Conservation and Development (DLCD). It has involved the City updating long-range planning documents concerning its Housing Needs Analysis (HNA) and Buildable Lands Inventory. It has required a major analysis of the existing UGB to evaluate other possible areas of expansion and to determine whether Charter Oaks is still the most viable option for the new UGB. It

has involved new studies being completed, including a Traffic Impact Study, to determine the effects of future traffic to the area and a storm-water feasibility analysis, to determine potential storm-water drainage concerns. It has required detailed analysis of the City's Comprehensive Plan and the Statewide Planning Goals. It has involved purchasing property for future right-of-way expansion and substantial communication with key stakeholders and members of the public, specifically within the Charter Oaks area.

Upon completion of each these items, the City is now pleased to announce that we have submitted our application to both DLCD and Douglas County for their official review. We have created a special webpage on the City's website devoted to the UGB Swap, with general information, as well as a link to a copy of the application, a list of future meeting dates, and an area where you can sign up for e-mail updates. We invite you to review our webpage and application. Below is a link to obtain access to the new webpage:

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

We are providing this e-mail to you and others that play an important role in the way our community will be shaped for the future. We're doing this in order to give you the opportunity to familiarize yourself with our request, but also to obtain letters of support from you and/or your organization.

Developing and implementing policies to enhance housing opportunities has been a primary goal of the Roseburg City Council since 2016. The objective of the UGB swap is to increase residential development capacity in order to meet Roseburg's housing needs for the next 20 years. We hope you can support us in this effort by providing a letter of support concerning the UGB swap application and the need for additional housing in our community. This letter of support will be entered into the record and be provided during the public hearing process. These letters will be extremely beneficial in showing local public support. We hope to gather copies of these letters over the next three weeks.

In addition, we will also reach out to you with an invitation to join us during our open house meeting and the public hearing process in order to provide testimony to local decision makers. Your written support is an essential part of the approval process. Please send your letters to my attention via regular mail or e-mail and I will enter them into the record.

Our open house is scheduled for Tuesday, April 16, 2024 at 7:00pm in the Ford Room at the Roseburg Public Library. The first public hearing before the Roseburg Planning Commission and Douglas County Planning Commission is tentatively scheduled for Monday, May 6, 2024 at 6:00pm in the Council Chambers at Roseburg City Hall. If you're available to attend these meetings, and others in the future, it will go a long way in helping to show elected officials the positive support behind our proposal and help to dispel concerns from those that may be opposed to the project.

Please feel free to reach out for additional information or any questions you may have. We look forward to hearing from you. Thanks in advance for your support as we work to increase housing supply within our City.

Sincerely,

Stuart Cowie | Community Development Director
900 SE Douglas Ave., Roseburg, OR 97470
541-492-6750
www.cityofroseburg.org

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LONE ROCK RESOURCES

April 16, 2024

Stuart Cowie
Community Development Director
City of Roseburg
900SE Douglas Ave.
Roseburg, OR 97470

RE: Proposed Urban Growth Boundary (UGB) Swap

Dear Mr. Cowie,

On behalf of the Lone Rock Resources, we are pleased to provide our support to the City of Roseburg and their UGB swap application. This important project is designed to increase residential development capacity in order to meet Roseburg's housing needs.

Lone Rock Resources recognizes that a severe shortage of housing is an impediment to local economic development objectives. Available housing is a key component to retaining and attracting people to work within our area. The lack of available housing at any price point in Roseburg is a barrier for many people interested in our community.

The proposed UGB swap provides the opportunity to add significant housing development, which in turn provides substantial economic benefits to our region. The concept of exchanging steep and inaccessible acres for lands more capable of development is an example of good government and planning. The costs of infrastructure and site development are significantly lower on relatively flat land as compared to the majority of Roseburg's existing vacant residential property that is on steep slopes. If approved, amending the UGB will provide a much-needed, opportunity for an increase in available housing within the Roseburg city limits.

Based upon the submitted application, it is evident that the City has successfully addressed necessary criteria and worked with numerous affected parties to develop a solution to housing development needs in the City.

We urge City Council and the County Board of Commissioners to approve the UGB swap application for the betterment of our current and future community.

Sincerely,

Toby Luther
President/CEO

Lone Rock Resources

April 16, 2024

Stuart Cowie
Community Development Director
City of Roseburg
900SE Douglas Ave.
Roseburg, OR 97470

RE: Proposed Urban Growth Boundary (UGB) Swap

Dear Mr. Cowie,

I am pleased to provide my support to the City of Roseburg and their UGB swap application. This important project is designed to increase residential development capacity in order to meet Roseburg's housing needs.

I recognize that a severe shortage of housing is an impediment to local economic development objectives. Available housing is a key component to retaining and attracting people to work within our area. The lack of available housing at any price point in Roseburg is a barrier for many people interested in our community.

The proposed UGB swap provides the opportunity to add significant housing development, which in turn provides substantial economic benefits to our region. The concept of exchanging steep and inaccessible acres for lands more capable of development is an example of good government and planning. The costs of infrastructure and site development are significantly lower on relatively flat land as compared to the majority of Roseburg's existing vacant residential property that is on steep slopes. If approved, amending the UGB will provide a much-needed opportunity for an increase in available housing within the Roseburg city limits.

Based upon the submitted application, it is evident that the City has successfully addressed necessary criteria and worked with numerous affected parties to develop a solution to housing development needs in the City.

I urge both City Council and the County Board of Commissioners to approve the UGB swap application for the betterment of our current and future community.

Natasha Atkinson

Stuart I. Cowie

From: Mary Gilbert <sold@marygilbert.com>
Sent: Monday, March 4, 2024 9:23 AM
To: Stuart I. Cowie
Subject: Letter of Support for the City of Roseburg's UGB Swap Application

Dear Mr. Cowie,

I am writing to express my strong support for the City of Roseburg's Urban Growth Boundary (UGB) Swap application aimed at expanding residential development capacity in the Charter Oaks area. The efforts undertaken by the City to address the housing needs of our community are commendable, and I believe that the proposed UGB exchange presents a strategic opportunity to meet these needs effectively.

The comprehensive approach taken by the City in engaging with various stakeholders, updating planning documents, conducting necessary studies, and seeking input from the public showcases a commitment to thoughtful and inclusive decision-making. I have reviewed the information provided on the City's webpage dedicated to the UGB Swap and find the proposed plan to be well-considered and in alignment with the long-term goals of enhancing housing opportunities in Roseburg.

I am particularly impressed by the City's proactive outreach efforts, including the organization of open house meetings and public hearings to gather feedback and ensure transparency throughout the process. As a member of this community, I believe that supporting initiatives like the UGB Swap is crucial for fostering sustainable growth and ensuring that our city continues to thrive in the years to come.

I am committed to providing further support by attending the upcoming open house meeting on Tuesday, April 16, 2024, and participating in the public hearing process scheduled for Monday, May 6, 2024. I understand the importance of active community involvement in shaping the future of Roseburg, and I am eager to contribute to this important conversation.

Please consider this letter as my official endorsement of the UGB Swap application, and feel free to reach out if you require any additional information or assistance. Thank you for your dedication to advancing housing opportunities in our city, and I look forward to collaborating with you and other stakeholders to achieve our shared objectives.

Sincerely,

Mary Gilbert

Team Owner

The Mary Gilbert Group | Powered by Place Inc

At Keller Williams Realty Southern Oregon

Direct: (541)204-4646

sold@marygilbert.com

<https://marygilbert.com/>

2658 NE Stephens St Roseburg, OR 97470

March 2024

To Whom It May Concern:


CHI Mercy Health strongly supports the expansion of this UGB as it would provide an opportunity for buildable city land to be available for residential housing within the city limits. To date, we employ more than 1,300 nurses, support staff, physicians and specialists, which makes Mercy one of the area's largest employers.

Mercy is actively recruiting for over a dozen physician roles and over 70 clinical and other non-clinical positions to join our healthcare team. One of our greatest hurdles when we are recruiting new team members is the lack of housing opportunities in Roseburg. Most new hires experience a temporary housing period with needs ranging from apartments to family housing- all are difficult to locate for our employees. This rezone will provide a needed opportunity for a large increase in housing units within city limits and in close proximity to our healthcare facilities. A shorter commute with available, affordable housing is a recruitment and retention must have for Mercy.

The City of Roseburg projects this rezoning will meet Roseburg's housing needs for the next 20 years. This is a critical element for Mercy to remain successful in providing healthcare to our community, especially those who are most vulnerable, while expanding service lines and specialties.

I strongly urge you to vote yes on this project for the betterment of Roseburg and our vibrant community.

Sincerely,



Russell J. Woolley
CEO/President
CHI Mercy Health



The Neil Company
Real Estate

2245 NW Stewart Parkway
Roseburg, OR 97471
Office: 541.673.4417
Fax: 541.673.8041
Email: realestate@neilco.com
Web: www.neilco.com

March 19, 2024

Dear Stu,

It has come to my attention that the City of Roseburg is seeking input from the public regarding a land swap from 2 landowners removing their properties from the current Urban Growth Boundary with the hopes of expanding the UGB towards the Charter Oaks area.

I not only support this effort, but I am aware of the critical need for more not only affordable housing in Roseburg but other types of housing. It has been well documented that the state of Oregon is currently in need of over 36,000 new housing units which translates to our area as well. In fact, if we start building housing in our community it would take 2-3 years to fill the demand. For Roseburg this means more buildable lands will be available for developers and contractors to build these needed units once the URB is expanded.

Roseburg is out of affordable building land because what raw land that is remaining is too steep or above the utilities they need to serve them. Currently, the only option they have is to build in other bordering cities which they are doing. Many say they would build in Roseburg if the land and utilities were available.

If Roseburg is going to continue to grow and prosper, the UGB needs to be expanded to keep up with demand. Roseburg continues to attract new businesses and residents because of our climate, our location and our recreation. We are the hub of our county. People like living here because of what we have to offer with good medical care, Umpqua Community College, and a diverse work force.

Again, I support the expansion of the URB and ask that you help us accomplish this.

Sincerely,


Neil D. Hummel, principal broker/owner



March 6, 2024

Umpqua Economic Development Partnership
522 SE Washington Ave, Ste 106
Roseburg, OR 97470

To whom it may concern,

Umpqua Economic Development Partnership would like to endorse and support the Urban Growth Boundary (UGB) toward the Charter Oaks area. UEDP is the lead economic development organization in Douglas County and its 33 members are comprised of the leading companies and governments.

The Umpqua Economic Development Partnership views success of the current UGB expansion process as critical to the housing needs for Douglas Counties and the City of Roseburg's quality of life.

We currently lack enough housing to support our immediate needs for workforce, business expansion and development in Roseburg. We continue to receive communication from our local employers expressing their dire needs for housing to bring workforce in. We continue to see our business relocate to other areas to support their workforces need for housing.

We appreciate the vision of City leadership to pursue significant new housing opportunities. We also support the city efforts to build a sustainable land plan via the UGB Swap that will maintain and grow community housing for our current and future residents and businesses.

We appreciate the opportunity to express our support for the upcoming, next phase of the UGB planning and we look forward to a high quality of life and prosperity for our residents and businesses.

Please accept this letter of support for the Urban Growth Boundary Swap and let me know if you have any question or require further information.

A handwritten signature in black ink that reads 'Brian Prawitz'.

Brian Prawitz
Executive Director

Sustaining Sponsors: Avista Utilities, Aviva Health, CCD Business Development, CHI Mercy Health, City of Roseburg, Con-Vey, Dole Coalwell Attorneys, Evergreen Family Medicine, Glide Revitalization, Lone Rock Resources, Lotus Media Group, MSK Building Supply, The Mary Gilbert Group, Roseburg Forest Products, Rogue Credit Union, Umpqua Community College, Umpqua Health, Umpqua Homes, Inc *Vision Sponsors:* Douglas ESD, Hallman Woodworks, Orenco Systems, Pacific Power
Mission Sponsors: Banner Bank, City of Sutherlin, Roseburg Public Schools, Umpqua Bank, Umpqua Dairy *Executive Sponsors:* Allen Rentals, Express Employment Professionals, RUSA, SAIF, Shirtcliff Oil, Wildlife Safari

522 SE Washington Ave • Roseburg, OR 97470 • (541) 464-3527 • www.uedpartnership.org



UMPQUA
Community College

April 23, 2024

Umpqua Community College
1140 Umpqua College Rd.
Roseburg, OR 97470

To whom it may concern,

Umpqua Community College wholeheartedly supports the proposed Urban Growth Boundary (UGB) swap. Umpqua Community College views success of the current UGB expansion process as critical to the economic success of the area and the ability for families to grow and thrive in the community.

Like all enterprises in the area, UCC struggles to attract and retain talented employees due the lack of available housing opportunities for those relocating, settling back in the area, or looking to move into a growing family home. The college is working to be part of that solution with recent student housing development in the Roseburg downtown core which will serve a certain sector of the community. The UGB is another part of the equation to improving the availability of housing. Our employees, graduates, friends, and neighbors deserve access to housing that reflects their dreams and aspirations.

We applaud the vision of City leadership and elected officials to pursue significant new housing opportunities and to build a sustainable land plan via the UGB Swap. The UGB will have significant positive impacts on the organizations, businesses, and families in Roseburg for years to come.

Please accept this letter of support for the Urban Growth Boundary Swap on behalf of Umpqua Community College and let me know if you have any question or require further information.

Rachel Pokrandt
President



FAMILY PRACTICE (541) 677-7200 Fax (541) 229-3309
URGENT CARE (541) 957-1111 Fax (541) 957-5705

October 3, 2022

Stuart Cowie, Community Development Director

City of Roseburg

900 SE Douglas Ave,

Roseburg, OR 97470

RE: City of Roseburg Urban Growth Boundary Expansion-Charter Oaks

Mr. Cowie,

On behalf of Evergreen Family Medicine, I offer this letter in support of expansion of Roseburg Urban Growth Boundary. I especially approve of the "Urban Growth Boundary Exchange" as currently is proposed. It seems a reasonable and equitable method of serving our community needs.

Evergreen employs approximately 300 individuals and continues actively recruiting new physicians to the area. The expanded zone allows for housing units within city limits, important for proximity and affordability for those coming to establish a life in Roseburg.

This is a prudent plan and a necessity to provide for orderly growth and a healthy community.

Sincerely,

Timothy J Powell MD

CEO

Evergreen Family Medicine



Roseburg Public Schools

Roseburg Public Schools
Administration
1419 N.W. Valley View Dr.
Roseburg, OR 97471
Voice (541)440-4015
Fax (541)440-4003

Eastwood Elementary School
2550 S.E. Waldon
Roseburg, OR 97470
Voice (541)440-4180
Fax (541)440-4182

Fir Grove Elementary School
1360 W. Harvard Avenue
Roseburg, OR 97471
Voice (541)440-4085
Fax (541)440-4086

Fullerton IV Elementary School
2560 W. Bradford Drive
Roseburg, OR 97471
Voice (541)440-4081
Fax (541)440-4082

Green Elementary School
4498 S.W. Carnes Road
Roseburg, OR 97471
Voice (541)440-4127
Fax (541)440-4017

Hucrest Elementary School
1810 N.W. Kline
Roseburg, OR 97471
Voice (541)440-4188
Fax (541)440-4191

John C. Fremont Middle School
850 W. Keady Court
Roseburg, OR 97471
Voice (541)440-4055
Fax (541)440-4060

Joseph Lane Middle School
2153 N.E. Vine Street
Roseburg, OR 97470
Voice (541)440-4104
Fax (541)440-4100

Melrose Elementary School
2960 Melrose Road
Roseburg, OR 97471
Voice (541)440-4077
Fax (541)440-4078

Roseburg High School
400 W. Harvard Avenue
Roseburg, OR 97470
Voice (541)440-4142
Fax (541)440-8296

Sunnyslope Elementary School
2230 S.W. Cannon Road
Roseburg, OR 97471
Voice (541)440-4192
Fax (541)229-7815

Winchester Elementary School
217 Pioneer Way/PO Box 778
Winchester, OR 97495
Voice (541)440-4183
Fax (541)440-4187



www.roseburg.k12.or.us

September 13, 2022

Stuart Cowie, Community Development Director
City of Roseburg
900 SE Douglas Ave
Roseburg, OR 97470

RE: City of Roseburg Urban Growth Boundary Expansion – Charter Oaks

To Whom It May Concern:

On behalf of the Roseburg Public Schools District, we are pleased to provide our support to the City of Roseburg's use of the Urban Growth Boundary Exchange (UGB swap) to address the limited availability of housing and/or land for housing within the Roseburg city boundaries.

Each school year, Roseburg Public Schools hires an average of 50 individuals in teaching as well as support staff positions and each year approximately one-third of the new hires relocating to the area to work for Roseburg Public Schools find themselves unable to find housing. Available and affordable housing, direct purchase, rentals and even temporary RV parking, are severely lacking.

The expansion of the Urban Growth Boundary will provide a much-needed opportunity for an increase in available housing within the Roseburg city limits, thereby increasing the retention rate of school district employees.

Thank you for considering this request; this project will provide much needed opportunities for community and economic growth for Roseburg.

Sincerely,

Jared Cordon
Superintendent
Roseburg Public Schools

September 13, 2022

Stuart Cowie
Community Development Director
900 SE Douglas Ave.
Roseburg, Oregon 97470

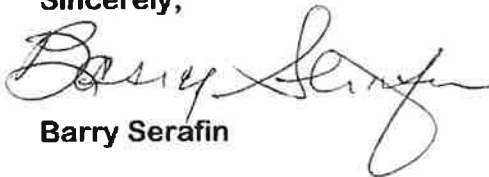
Dear Mr. Cowie:

I have studied the city's draft report concerning the proposed Urban Growth Boundary land swap. It is thorough, comprehensive and well-reasoned.

I am very familiar with the properties involved – as administrator of the family-owned land now within the UGB – and as an individual whose family built and lived in one of the original homes in Charter Oaks. I strongly believe the proposed land swap would be beneficial to both sides of the exchange and, most importantly, to the city of Roseburg's future.

The issues of terrain, access and future availability of city services – all vital to planning – make the proposed land swap logical and, frankly, overdue. It has my full support.

Sincerely,

A handwritten signature in cursive script, appearing to read "Barry Serafin".

Barry Serafin

Richard J. Hoffman

From: Ben Tatone <bentatone@icloud.com>
Sent: Monday, September 5, 2022 10:36 AM
To: Richard J. Hoffman; Stuart I. Cowie
Cc: Alex Palm
Subject: Urban Growth Boundary

Stewart and Ricky,

I'd wanted to touch base and communicate my support of, and applaud the City's efforts towards, the expansion of the Urban Growth Boundary.

As a local Realtor, home builder, and Developer, I am keenly aware of the dramatic shortage of available buildable land in Roseburg.

This shortage is making the available land expensive to a degree that it's hard to provide affordable housing and I believe our local demographic requires housing to be "affordable".

I'd like to augment my support by restating the position I've shared before which is that our buildable lands inventory is significantly smaller than it appears on "the books" due in large part to the percentage slope that we have delineated as the threshold for "buildable." The ground at the upper end of what we now consider buildable in terms of topography is so expensive to develop that attempts to do so will likely never be undertaken, making their inclusion in the buildable lands inventory a deceptive overstatement of what is actually available.

Thank you again for engaging the process of UGB expansion. Please let me know if there is anything that I can do to be of assistance in regards to this process.

With Good Regards.

Ben Tatone
Owner/Broker Roseburg Homes Realty
&
Project Manager - Tabor Building
541-580-2211



September 16, 2022

Stuart Cowie, Community Development Director
City of Roseburg
900 SE Douglas Ave
Roseburg, OR 97470

RE: City of Roseburg Urban Growth Boundary Expansion – Charter Oaks

Dear Mr. Cowie:

On behalf of UCAN, we are pleased to provide our support to the City of Roseburg's use of the Urban Growth Boundary Exchange (UGB swap) to address the limited availability of housing and/or land for housing within the Roseburg city boundaries.

UCAN supports a number of programs related to housing and our agency is all too aware of the struggles of individuals to find housing in our area. UCAN is hopeful that this amendment will allow for mixed income housing. UCAN also holds that new housing increases housing stock across the whole of the property ladder, providing secure housing opportunities for many of those that we serve.

UCAN appreciates the City of Roseburg's forward planning on multiple fronts to mitigate the housing stock deficit.

Sincerely,

Shaun Pritchard
CEO



September 15, 2022

City of Roseburg
900 SE Douglas Ave.
Roseburg, OR 97470
Attn: Stuart Cowie
Community Development Director

RE: UGB Swap Letter of Support

Dear Mr. Cowie,

I am writing you on behalf of Umpqua Community Health Center dba Aviva Health in support of the City of Roseburg and their application to complete a land swap of land that is currently inside the UGB for land that is adjacent to it that is currently outside the UGB.

In 1992 we opened the "Open Door Clinic", which was staffed by one part-time physician and Nurse Practitioner and saw 1,241 patients. Fast forward to calendar year 2021, in which we saw approximately 22,500 unique patients and have over 250 employees and steadily increasing year over year.

Recruitment for healthcare professionals is difficult, not having enough housing to support the growth is a hurdle that we cannot overcome alone. With the proposed expansion, it would allow an increase in housing units that are within a commutable proximity to Aviva Health and several of our outlying clinics which is critical to our recruitment and retention of healthcare staff.

Thank you in advance for your consideration. Please do not hesitate to reach out if you have any further questions.

Sincerely,



KC Bolton, Chief Executive Officer
Aviva Health
150 NE Kenneth Ford Dr.
Roseburg, OR 97470
kbolton@aviva.health
Cell: 541-671-5095

Mark Moffett

From: Julie Bancroft <juliebancroft541@gmail.com>
Sent: Wednesday, April 24, 2024 7:01 AM
To: Community Development General Mailbox
Subject: Please approve UGB swap

Planning Commission:

I urge you to approve the proposed UGB swap. Roseburg is in need of additional housing and the Charter Oaks area is a great location with buildable parcels which would enhance community liveability and growth.

This meets with the city's goals to support additional housing and development for our area. Please move forward and make this happen, for the good of our community!

Thank you for your consideration,

Julie Bancroft



Call/text me anytime! (541)680-1484

Email: juliebancroft541@gmail.com

See what past clients have to say about me:
<https://www.realsatisfied.com/Julia-Bancroft>

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responsibilities of real estate licensees in Oregon. Please read it carefully. For the Initial Agency Disclosure Pamphlet click here: [Oregon Initial Agency Disclosure Pamphlet](#). The following links provide important information about purchasing and selling real estate: For the Oregon Property Buyer and Seller Advisories click here: <https://oregonrealtors.org/protect/buyer-seller-advisories/>

April 29, 2024

MEMO

TO: City of Roseburg Community Development UGB Coordinators
FROM: David Fauss
SUBJECT: Comments for Your Consideration regarding the proposed UGB swap.

First, I want to say that I heartily endorse the proposed swap of the Serafin and Atkinson properties for the Charter Oaks land. It is beyond my comprehension why the City added those two parcels to begin with, but regardless, I am pleased to see common sense prevail!

At the most recent meeting at the City Library, I heard the expected negative comments, but none of their asserted concerns had much validity, in my opinion. The swap certainly WILL occur, and so residents should now focus on developing a smart strategy that will guarantee a great final development plan. To that end, I wish to make a few suggestions:

1. **Develop and Complete New Access to the Charter Oaks Land.** It is critically important the City FIRST develop two new road connections to the Charter Oaks area: 1) a new road that will connect with the Garden Valley/Melrose Road somewhere west of the Troost intersection and east of the Melrose/Old Garden Valley "Y"; and 2) a new bridge and road at the west end of Harvard Avenue, a few blocks west of the old Harvard Cinema.

The reasons for constructing two new access routes, rather than one, are several:

- a. Provide better and much quicker ingress and egress for not only the large number of living units that will be built, but also for fire, police, service vehicles, middle/high schools, school buses, etc., either toward downtown or I-5 south on Harvard Ave., or toward the mall, large stores, hospital, I-5 north via Garden Valley and Stewart Parkway. Also, only a few blocks of Harvard Ave. would have to be widened to a 4 lane, 2-way road. I have attached a map that shows the best location for such a bridge and road into the Charter Oaks area.
 - b. The two new roads would likely REDUCE traffic on Troost, which would be better for the largely residential traffic on Troost, and would eliminate the need to widen or realign that street.
 - c. Once in place, the two new access roads will greatly facilitate the construction of sewer and water lines, powerline construction, construction of a new school on the school property in Charter Oaks, and all of the trucks and heavy equipment associated with all construction.
 - d. Two new access roads will also provide much better evacuation routes in case of floods or fires or any other emergency.
 - e. Once the two ingress/egress connector roads are completed, land developers will be able to reduce their bids due to quicker access, less traffic impacts, and certainly less noise and other related matters by not having to 'crawl' through the 25-mph neighborhood speed limit on Troost that is full of walkers, kids, bikers, etc.
 - f. And lastly, the City of Roseburg will gain a lot more support and respect by publicly incorporating this two-new-access development strategy as its first priority, as it will demonstrate that the City indeed does want this major expansion to have minimal impacts on established property owners in the area and that they can count on a smooth plan of expansion.
2. **Bury the Electrical Powerline Grid.** This is a no-brainer! Whether a "snowmageddon" or windstorm or a driver knocking down a power pole causes an outage, it is more cost efficient to put in the underground lines at the outset.
 3. **Do not install roundabouts.** They are a nightmare for large or long vehicles and our small city does not and will not have sufficient traffic to justify them.
 4. **Don't Feel Rushed to Develop your Plan and to Execute It.** Don't feel like you have to let developers start constructing new streets, new homes, etc. within one to three years. It is much better to develop a great plan, get the proper access constructed, have good utility plans in place, and then let the developers "have at it." I think if you shoot for a 3 to 5-year goal to get the two accesses built [including a bridge over the S. Umpqua River, which will be the biggest hurdle], you will be doing very well! Friends I have who live in the Charter Oaks area are skeptical about the City's planning process, saying, "The City solicits public input but they don't really listen – they will do what they want to do anyway." If you can successfully mitigate disruption to the good residents in the Troost and Charter Oaks neighborhoods while executing this needed expansion of Roseburg, you will be establishing a positive precedent for future expansion in the Wilbur and Dixonville areas. Be smart!

David Fauss
2081 Moorea Drive, Roseburg, OR 97471
dfauss41@gmail.com
541-643-3356

Suggested Bridge and road access from Harvard Ave to Charter Oaks:



CHARTER OAKS UGB SWAP

JOINT CITY-COUNTY PLANNING COMMISSION PACKET FOR

MAY 6, 2024

EXHIBIT D – Letter of Concern

Itemized List:

1. John Kenagy letter with enclosures - April 4, 2024

John Kenagy
Woodruff Road
Roseburg, Oregon 97471

April 4, 2024

Mark Moffett
City of Roseburg
Community Development Department
900 SE Douglas Avenue
Roseburg, Oregon 97470

RE: Our conversation of 4/1/24 regarding the change to the UGB

My partner and I own the 16 acre property that will immediately abut the proposed new UGB in Charter Oaks to the west and the north. Our property is identified on the enclosed maps as: Crown & Associates Inc and Tamarack Management Inc. (CAI&TMI). We have a serious concern with the city's proposed UGB expansion, specifically along Troost Street.

As you may or may not be aware; the drainage ditch on the north side of Troost begins collecting water approximately 1900+/- feet to the east of the CAI&TMI and Peachy Family Revocable Trust (PFRT) property line which is apparently the lowest point on the north side of Troost owing to a high spot on the right of way (which is not noticeable until it rains,) as a result there is an additional 275+/- feet of drainage to the west of the CAI&TMI/PFRT property line. The result is that all of the runoff from 2200+/- feet of drainage ditch accumulates and then migrates in a northwesterly direction across the CAI&TMI/PFRT properties and eventually the back portion of Kenagy & Kenagy, flooding them both for extended periods of time.

In addition to the above, the only culvert (that I have been able to locate) which moves water from the south side of Troost to the north side of the road (the elevation south of Troost is higher than the north side) is located at the corner of the CAI&TMI/PFRT property line. As a result we also are being inundated by runoff from the drainage on the south side of Troost.

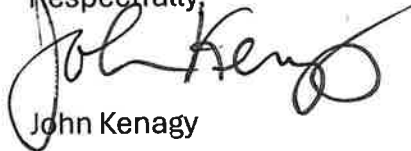
Our concern is that with the development of additional hard surface areas, including roads, curbs and gutters, sidewalks, driveways, buildings, patios, parking lots etc. they will increase the potential that rain water will not be absorbed by the ground and instead will be diverted/channeled into the existing ditches thereby increasing the flooding on our property and thereby negatively affecting the value of our property.

While we support and encourage the change to the UBG, we are concerned about the potential additional runoff that would have a negative environmental, and quite probably an adverse financial impact upon our property, and we respectfully ask that all steps possible be taken to address and alleviate any possible detrimental impact that any future development might cause.

In the summer of 2016 we had to replace the septic system on the K&K property (we subsequently sold that property in 2021), and it was the opinion of the On-Site Services inspector that the surface water which accumulates at the back of the property was responsible in part for the failure of the old system, and it was strongly recommended that we find a way to divert it so as to avoid future premature failure.

Lastly, I would be remiss if I did not express our disappointment, in our property not being included into the UBG change.

Respectfully,

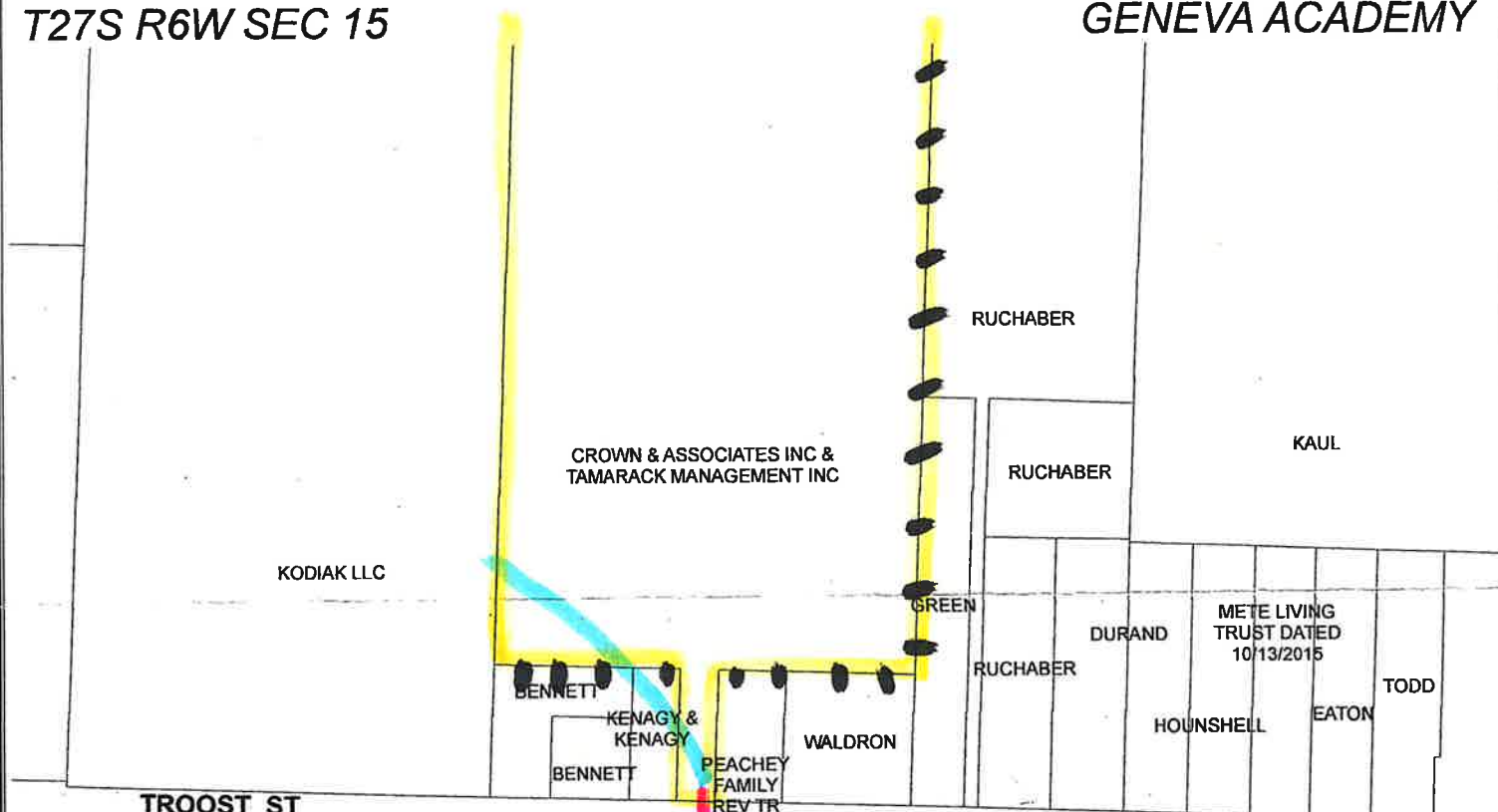
A handwritten signature in black ink, appearing to read "John Kenagy". The signature is written in a cursive, flowing style with a large initial "J".

John Kenagy

Enclosures (4)

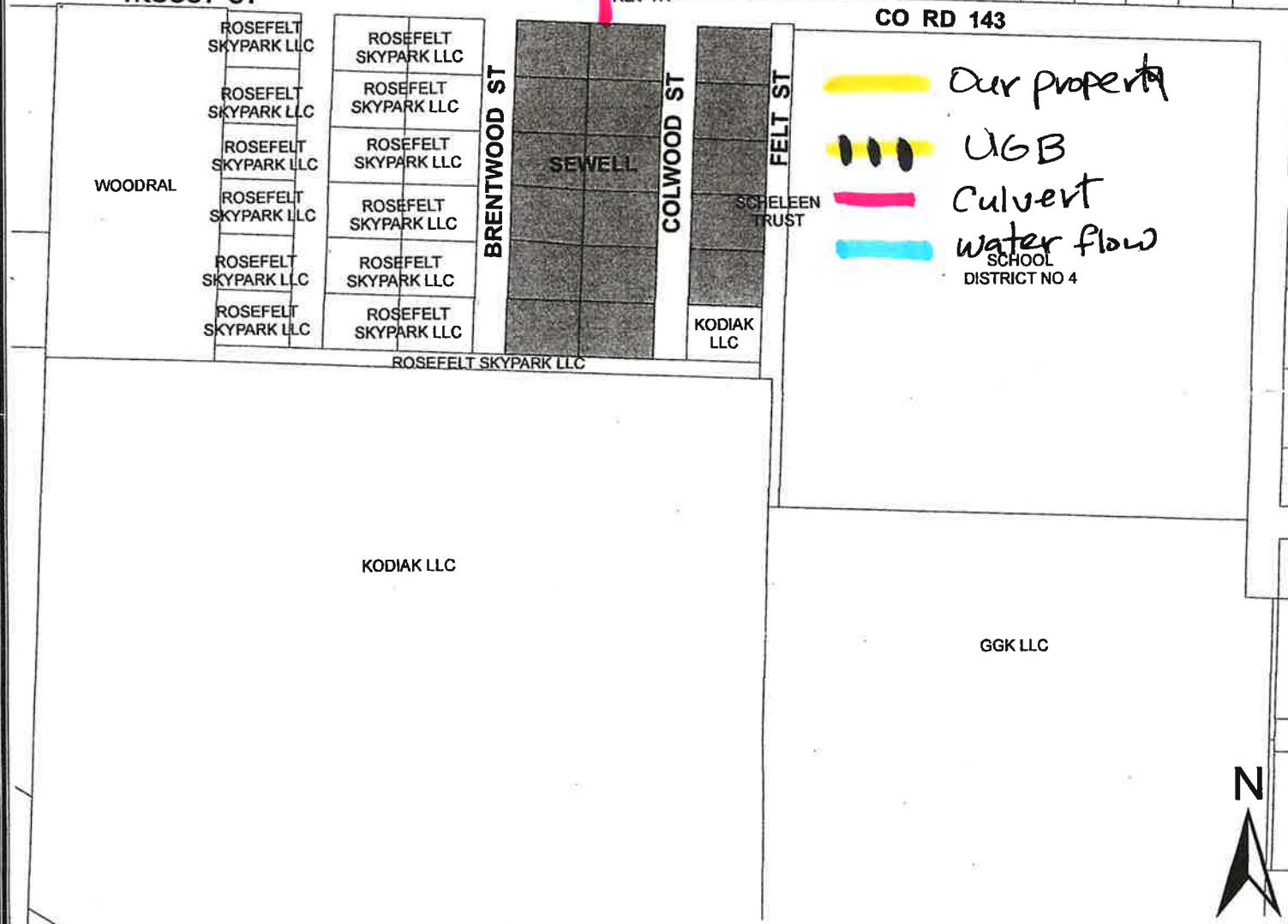
ASSESSOR MAP
T27S R6W SEC 15





P/D 16-067
GENEVA ACADEMY



TROOST ST

CO RD 143

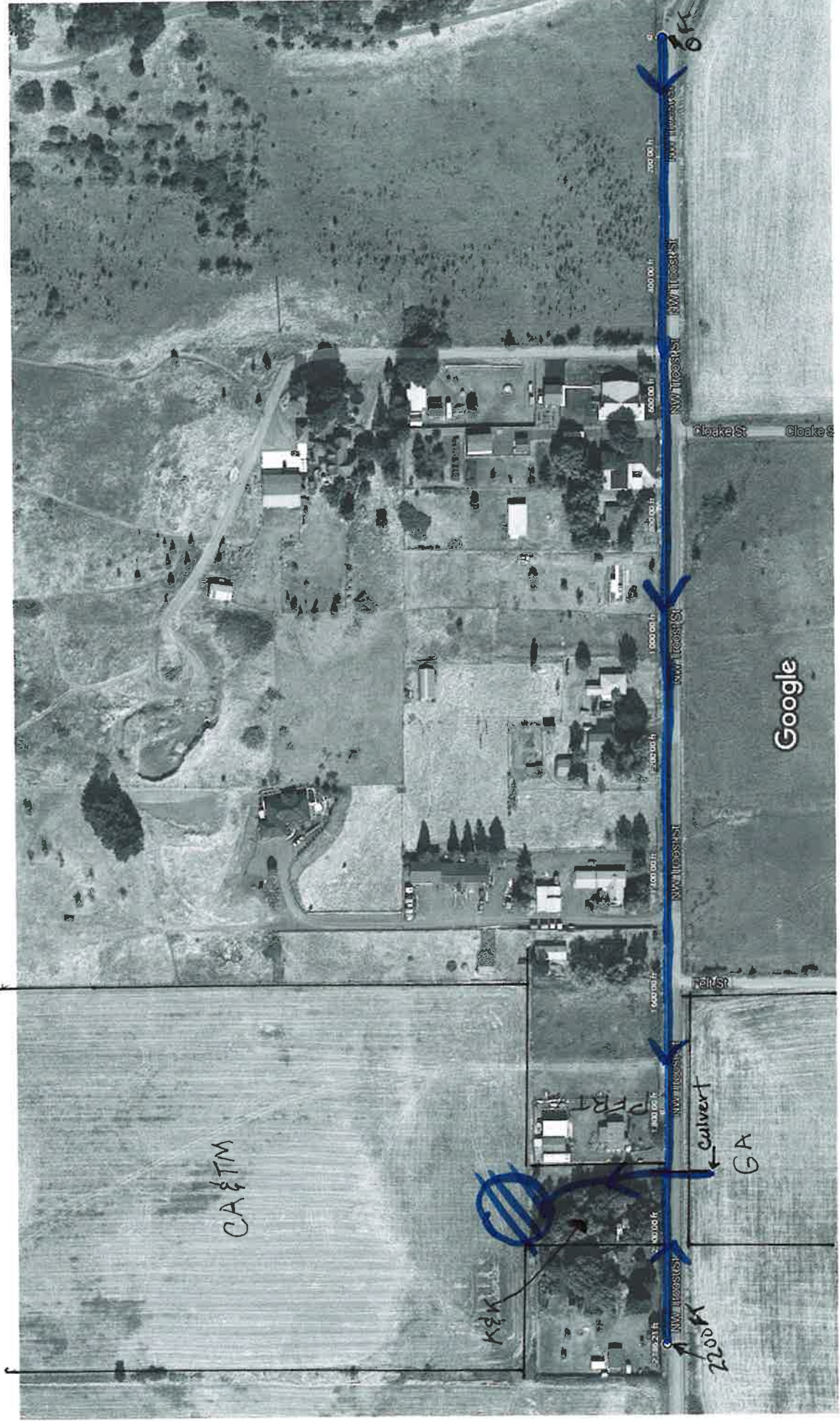


-  Our property
 -  UGB
 -  Culvert
 -  Water flow
- SCHOOL DISTRICT NO 4



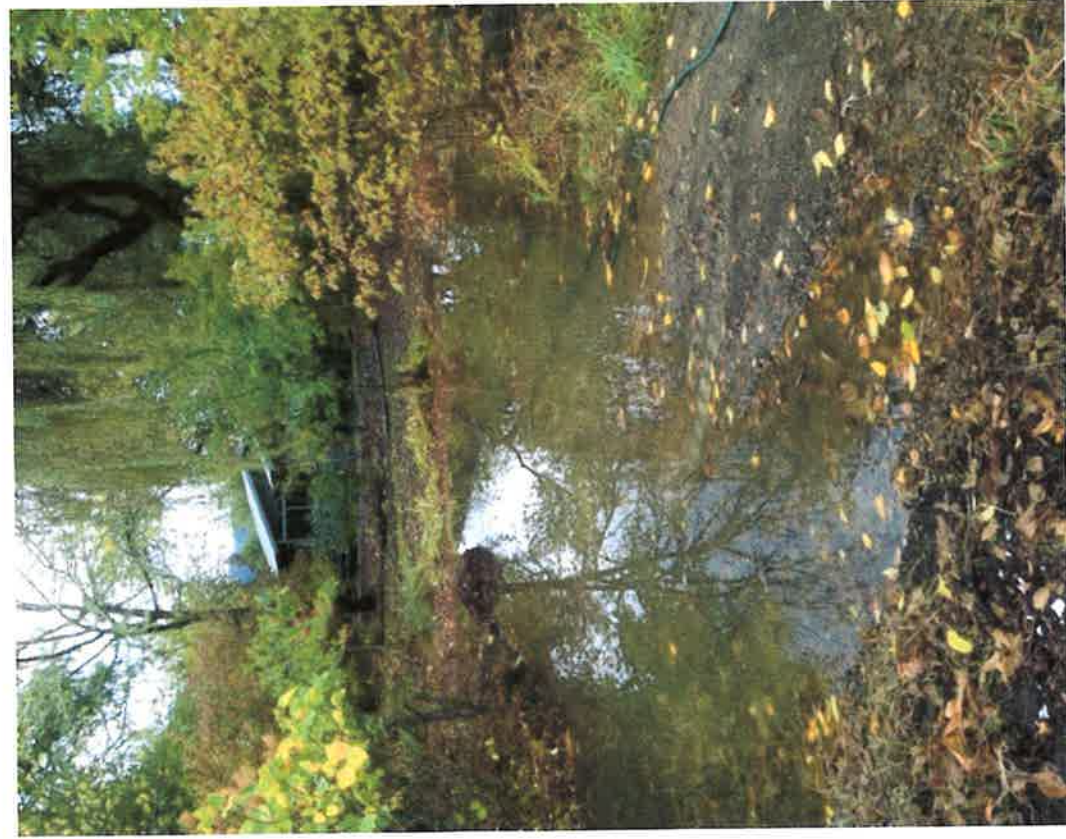
1" = 300'

Google Maps Geneva Academy - GA Kenagy & Kenagy - K&K Crown & Assoc & Tamarack Management - CA&TM (Drainage flow)



Imagery ©2016 DigitalGlobe, State of Oregon, Map data ©2016 Google 100 ft

Measure distance
Total distance: 2,186.21 ft (666.36 m)



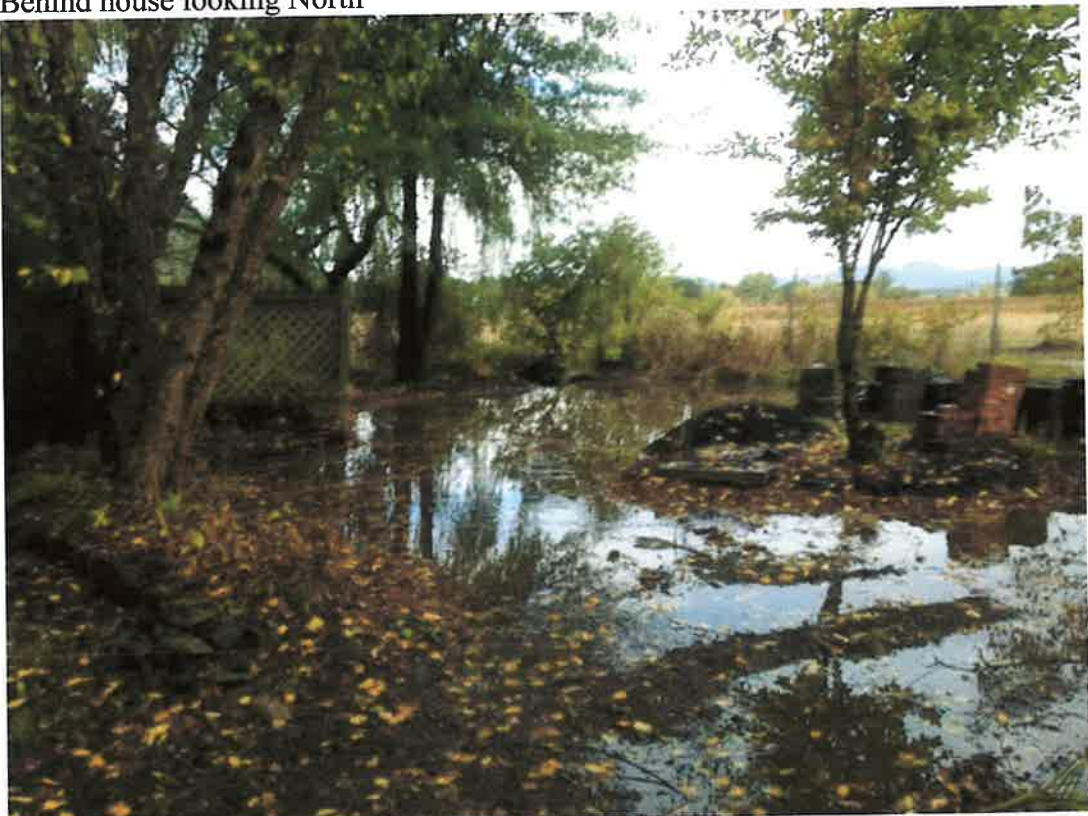
From back of property (K&K)looking south



Looking north from Troost. Note culvert under road.



Behind house looking North



Behind house looking northwest.