



8-22-2024

ROSEBURG CITY COUNCIL AGENDA – AUGUST 26, 2024
City Council Chambers, City Hall
900 SE Douglas Avenue, Roseburg, Oregon 97470

Public Online Access:

City website at <https://www.cityofroseburg.org/your-government/mayor-council/council-videos>

Facebook Live at www.Facebook.com/CityofRoseburg

Comments on Agenda Items and Audience Participation can be provided in person or electronically via Zoom. See Audience Participation Information for instructions on how to participate in meetings.

7:00 p.m. Regular Meeting

1. Call to Order – Mayor Larry Rich

2. Pledge of Allegiance

Roll Call

Tom Michalek

Andrea Zielinski

Kylee Rummel

David Mohr

Ellen Porter

Ruth Smith

Patrice Sipos

Shelley Briggs Loosley

3. Mayor Reports

A. Campsite Update

B. City Manager Evaluation Timeline

4. Commission Reports/Council Ward Reports

A. Library Commission Resignation – Commissioner Rutter

5. Audience Participation – In Person or via Zoom/See Information on the Reverse

6. Consent Agenda

A. July 22, 2024 Regular Meeting Minutes

B. July 29, 2024 Work Session Minutes

C. August 12, 2024 Regular Meeting Minutes

D. OLCC – Change of Ownership – Bhatti Corporation dba Roseburg Tobacco & Food Mart 2

7. Ordinances

A. Ordinance No. 3603 – Comprehensive Plan Amendment (CPA-24-001) – Natural Hazard Mitigation Plan, Second Reading

B. Ordinance No. 3604 – Legislative Amendment: Roseburg File No. CPA-23-002 (Urban Growth Boundary Swap), Second Reading

C. Ordinance No. 3605 – Proposed Prohibited Camping Code Amendment, Second Reading

D. Ordinance No. 3606 – Proposed Addition of Chapter 7.02.180 Prohibited Weapons, Tools, and Other Implements on City Property, Second Reading

8. Department Items

A. Award Recommendation of Task Order No. 16 for the 2025 Pavement Management ADA Curb Ramp Design – Project No. 25PW01

B. Street Division Equipment Purchase of a John Deere Tractor/Flail Mower

9. Items from Mayor, City Council and City Manager

A. League of Oregon Cities Legislative Priorities

10. Adjourn

11. Executive Session ORS 192.660(2)(i)

A. City Manager Evaluation

Informational

A. City Manager Activity Report

B. Finance Quarterly Report

AUDIENCE PARTICIPATION INFORMATION

The Roseburg City Council welcomes and encourages citizen participation at all of our regular meetings, with the exception of Executive Sessions, which, by state law, are closed to the public. To allow Council to deal with business on the agenda in a timely fashion, we ask that anyone wishing to address the Council 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.**
 - Each speaker must provide their name, address, phone number and topic on the Audience Participation Sign-In Sheet.
- **VIA EMAIL by sending an email by 12:00 p.m. the day of the meeting to info@roseburgor.gov.**
 - These will be provided to the Council but will not be read out loud during the meeting. Please include your name, address and phone number within the email.
- **VIRTUALLY during the meeting. Contact the City Recorder by phone (541) 492-6866 or email (info@roseburgor.gov) by 12:00 p.m. the day of the meeting to get a link to the meeting.**
 - Each speaker must provide their name, address, phone number and topic in the email. Speakers will need to 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. All attendees will be held in a “waiting room” until called on to speak. It is helpful if the speaker can provide a summary of their comments via email to ensure technology/sound challenges do not limit Council’s understanding.
- Anyone wishing to speak regarding an item on the agenda may do so when Council addresses that item.
- Anyone wishing to speak regarding an item on the Consent Agenda, or on a matter not on the evening’s agenda, may do so under “Audience Participation.”
- 1. Speakers will be called by the Mayor in the order in which they signed up. The Mayor will generally call in-person speakers prior to calling speakers participating via Zoom. Each virtual speaker will be transferred from the “waiting room” into the meeting to provide comments, then moved back to the “waiting room” upon completion of their comments.
- 2. Persons addressing the Council in person or virtually must state their name and city of residence for the record.

TIME LIMITATIONS - A total of 30 minutes shall be allocated for the “Audience Participation” portion of the meeting. With the exception of public hearings, each speaker will be allotted a total of 6 minutes, unless the number of speakers will exceed the maximum time. In this case, the Mayor may choose to decrease the allotted time for each speaker in order to hear from a wider audience. All testimony given shall be new and not have been previously presented to Council.

Audience Participation is a time for the Mayor and Council to receive input from the public. The Council may respond to audience comments after “Audience Participation” has been closed or during “Items from Mayor, Councilors or City Manager” after completion of the Council’s business agenda. The Council reserves the right to delay any action requested until they are fully informed on the matter.

ORDER AND DECORUM

Councilors and citizens shall maintain order and decorum at Council meetings. Any audience member may be directed to leave the meeting if they use unreasonably loud, disruptive, or threatening language, make loud or disruptive noise, engage in violent or distracting action, willfully damage furnishings, refuse to obey the rules of conduct, or refuse to obey an order of the Mayor or majority of Council. No signs, posters or placards are allowed in the meeting room.

All speakers and audience members should treat everyone with respect and maintain a welcoming environment. Please avoid actions that could be distracting such as cheering, booing, or applause. Please turn cell phones to silent and enter and exit the Council Chambers quietly if the meeting is in progress and take any conversations outside the Chambers.

The City Council meetings are on Facebook Live and available to view on the City website the next day at:
<https://www.cityofroseburg.org/your-government/mayor-council/council-videos>

The full agenda packet is available on the City’s website at:
<https://www.cityofroseburg.org/your-government/mayor-council/council-agendas>

Background: In 2005, the City Council determined a need to adopt a process to be followed for the City Manager's Annual Performance Evaluation. The process was slightly amended again in 2008 and the Council agreed it should be affirmed each year prior to starting the process. In October 2014, the City Council adopted a new evaluation form which simplified the criteria for evaluation and amended the scoring system. In 2021, Council further amended the evaluation process regarding timelines, self-evaluation and quarterly evaluations. According to the existing policy, the process is supposed to begin in July, but has been delayed slightly. This year's proposed schedule is:

Second Meeting in August:

The City Manager will present a report to the City Council.
(August 26, 2024 – Executive Session)

Early September:

The Mayor and City Councilors meet one-on-one with the City Manager if needed to discuss the City Manager's performance during the past year. The City Manager and the Mayor/Councilor discuss any performance issues during the one-on-one meetings.
(September 3 – September 13, 2024)

Completed By September 30:

The Mayor and Councilors complete an appraisal form (as approved by the Council) and submit it to the Council President in sufficient time for the information to be consolidated into one report for inclusion in executive session materials for the first meeting in October.
(Evaluation forms will be distributed to Council by September 16, 2024)

Second Meeting in October:

The City Manager's performance appraisal is conducted. The City Manager has the right to choose whether this shall be done in open session or in executive session.
(October 28, 2024 – Executive Session)



ROSEBURG CITY COUNCIL AGENDA ITEM SUMMARY

LIBRARY COMMISSION RESIGNATION

Meeting Date: August 26, 2024

Department: Administration

www.cityofroseburg.org

Agenda Section: Commission Reports

Staff Contact: Grace Jelks, Management Asst.

Contact Telephone Number: 541-492-6866

ISSUE STATEMENT AND SUMMARY

Library Commission Member Juliet Rutter has resigned from her position on the Commission.

BACKGROUND

A. Council Action History.

n/a.

B. Analysis.

Commissioner Rutter informed Staff of her resignation effective immediately. An appointee to this position must reside in the City. Upon Council's acceptance of the resignation, Staff will begin soliciting from interested parties through the local news media, social media and City's website.

C. Financial/Resource Considerations.

n/a.

D. Timing Considerations.

It is recommended action be taken as soon as practical to accept Commissioner Rutter's resignation and take steps to fill the position.

STAFF RECOMMENDATION

Staff recommends the City Council accept Commissioner Rutter's resignation.

SUGGESTED MOTION

"I MOVE TO ACCEPT JULIET RUTTER'S RESIGNATION FROM THE LIBRARY COMMISSION, WITH REGRETS."

ATTACHMENTS:

Attachment #1 – Subject Resignation

Grace Jelks

From: Juliet Rutter [REDACTED]
Sent: Thursday, August 8, 2024 9:09 AM
To: Grace Jelks; Kris Wiley
Subject: Library Commission Resignation

Good morning,

It saddens me to say, but I need to resign from the Roseburg City Library Commission. My fiance and I are in the process of moving out of town.

Please let me know if there is anything else I need to do to officially resign and if I need to attend the next Commission meeting. Being part of this Commission has meant a great deal to me and I want to make sure I leave in good standing.

Thank you!

- Juliet Rutter

**MINUTES OF THE REGULAR MEETING
OF THE CITY COUNCIL MEETING
July 22, 2024**

Mayor Rich called the regular meeting of the Roseburg City Council to order at 7:00 p.m. on July 22, 2024 in the City Hall Council Chambers, 900 SE Douglas Avenue, Roseburg, Oregon.

1. Pledge of Allegiance

Councilor Rummel led the pledge of allegiance.

2. ROLL CALL

Present: Councilors Shelley Briggs Loosley, Tom Michalek, David Mohr, Ellen Porter (via zoom), Kylee Rummel, Patrice Sipos, Ruth Smith, and Andrea Zielinski

Absent: None

Others: City Manager Nikki Messenger, City Attorney Jim Forrester, Police Chief Gary Klopfenstein, Fire Chief Tyler Christopherson, Community Development Director Stuart Cowie, Human Resources Director John VanWinkle, Library Director Kris Wiley, Interim Public Works Director Brice Perkins, Finance Director Ron Harker, City Recorder Amy Nytes, Management Assistant Grace Jelks, Sandow Engineering Owner/Engineer Kelly Sandow, RUSA General Manager Jim Baird, and The New Review Reporter Drew Winkelmaier

3. Mayor Reports

A. Mayor Rich spoke about the upcoming Work Study to discuss Downtown Parking scheduled for Monday, July 19, 2024, beginning at 4:00 p.m. in City Hall – Council Chambers.

4. Commission Reports/Council Ward Reports.

Councilor Rummel reported on the July 17, 2024 Historic Resources Review Commission.

Council President Mohr reported on the July 18, 2024 Airport Commission meeting.

Councilor Porter reported on the July 11, 2024 Public Works Commission meeting.

Councilor Zielinski reported on the July 16, 2024 Library Commission meeting.

5. Audience Participation

None.

6. Consent Agenda

- A. June 24, 2024 Regular Meeting Minutes.
- B. OLCC – New Outlet – The Majestic Theater, LLC located at 431 SE Main Street
- C. OLCC – New Outlet – Muchas Gracias Mexican Food - Roseburg located at 1144 W. Harvard Ave.
- D. OLCC – Change of Ownership – Rosebud Entertainment, LLC dba The Rosebud Theatre located at 663 SE Jackson Street
- E. Resolution No. 2024-15 – Correcting Airport Facilities Fees
- F. FAA Grant Acceptance – Extend Taxiway A – Phase II Construction –Resolution No. 2024-16

Council President Mohr moved to approve the consent agenda. The motion was seconded by Councilor Briggs Loosley and approved with the following vote: Councilors Briggs Loosley, Michalek, Mohr, Porter, Rummel, Sipos, Smith, and Zielinski voted yes. No Councilors voted no. The motion passed unanimously.

7. Public Hearings

Mayor Rich opened the public hearing at 7:06 p.m. and Forrester clarified the rules governing public hearings for land use matters.

- A. Cowie, Baird, Christopherson, and Sandow presented An Ordinance Amending the Roseburg Urban Growth Boundary (UGB), De-Annexing Property, Amending the Comprehensive Plan Map, Annexing Right-of-Way and Amending the Urban Growth Management Agreement (UGMA) - File No. CPA-23-002. Discussion ensued.

Councilor Michalek's comments and questions included what LDR represents, is it so many houses per acre, does it affect the 600+ homes, will the LDR designation allow 600 homes, drainage concerns, bridge installation to increase accessibility, whether RUSA can complete the installation, explanation of moving into the view, and support for the Swap.

Council President Mohr's comments and questions included clarification of whether this plan will help meet the requirement for new housing availability by 2029, how many years it has taken to get to this point, we will still have a housing debt that needs to be addressed, the whole situation sucks, Roseburg is facing some hard challenges, getting City services to areas in the County is hard, getting quality candidates to provide healthcare or law enforcement services has been hard, and we still need to find a way to bring in more housing because this plan only addresses a small portion of what is needed.

Mayor Rich's comments and questions included clarification of which fire district currently responds to service calls, has received calls about finding housing, recognizing concerns about higher taxes to pay for access to services, and unable to fully staff jobs with good candidates that are unwilling to commute from long distances.

Councilor Briggs Loosley's comments and questions included support of the plan.

Councilor Smith's comments and questions included explanation of lengthy waiting lists to get into affordable housing, this is a good step to increase availability and lower the waitlist time, and support for the plan.

Councilor Rummel's comments and questions included recognition of the public's concerns, creating a balance when addressing housing needs, and this is a complicated problem that does not have a one-size-fits-all solution.

Councilor Sipos' comments and questions included recognition of the need for housing and support for the plan.

Councilor Zielinski's comments and questions included recognition of the public's concerns and balancing them the needs for the entire community, there is a housing shortage, young people and families are moving out of the area in an effort to find affordable housing and jobs, and support for the plan.

Councilor Porter's comments and questions included recognition the City is growing and support for the plan.

Cowie clarified LDR stands for Low Density Residential, it is the Comprehensive Plan designation proposed for the Charter Oaks area, low density is the designation for single family residences, it drives what type of development could occur there, 673 homes is based on the new zoning that could occur, the storm water analysis determined the feasibility of connecting to a storm water system, there does not need to be a bridge installed across the Umpqua River first to begin this process, access is across Troost Street, there is a Transportation Plan that identifies the possibility of a bridge and long-term plans to consider in future development projects, the 2029 housing availability requirement is for a combination of single and multi-family residences, this area is more geared for single family dwellings, it has taken six years to get to this point, this project help with the housing debt, there will be more discussions in the future about addressing the housing debt, we have added approximately 400 apartment units in the last four years, we are above the required amount for apartments, we still need housing across the board, and we need to find areas where we can promote growth.

Baird clarified that any project can be completed with enough money and time, installation depends on how the developers build homes and tie them into existing homes, and we can guide the development so that everyone has access.

Christopherson clarified that calls for service currently go to the County, the City Fire Department will respond to City owned property if the Swap goes through, the Swap does not mean the property is annexed into the City, and the County responds to calls for service first on property that is not owned or annexed by the City.

Public Comment

- A. Joe Meyer, resident, spoke in opposition of the Urban Growth Boundary Swap.
- B. Nancy Kelly, resident, spoke in opposition of the Urban Growth Boundary Swap.

- C. Franklin Nolan, resident, spoke in opposition of the Urban Growth Boundary Swap.
- D. Gary Branch, resident, spoke in opposition of the Urban Growth Boundary Swap.
- E. Lori Harris, resident, spoke in opposition of the Urban Growth Boundary Swap.
- F. Jennifer Harkin, resident, spoke in opposition of the Urban Growth Boundary Swap.
- G. Jan Moye, resident, spoke neutrally about the Urban Growth Boundary Swap.
- H. Russell Hill, resident, spoke neutrally about the Urban Growth Boundary Swap.
- I. Jerry Reeves, resident, spoke neutrally about the Urban Growth Boundary Swap.
- J. Ben Tatone, Owner of Roseburg Real Estate, spoke in favor of the Urban Growth Boundary Swap.
- K. Brian Prawitz, Executive Director at Umpqua Economic Development, spoke in favor of the Urban Growth Boundary Swap.
- L. Neil Hummel, Owner of Neil Company Real Estate, spoke in favor of the Urban Growth Boundary Swap.
- M. Steve Loosley, resident, spoke in favor of the Urban Growth Boundary Swap.
- N. Kelly Guido, President at Umpqua Sand and Gravel, spoke in favor of the Urban Growth Boundary Swap.
- O. Alex Palm, Co-owner of I.E. Engineering, spoke in favor of the Urban Growth Boundary Swap.
- P. Blair Bailey, resident, spoke about issues with the transportation study.
- Q. Jody Tatone, Owner of Tatone Real Estate, spoke in favor of the Urban Growth Boundary Swap.
- R. Jarrod Gordon, Superintendent at Roseburg School District, spoke in favor of the Urban Growth Boundary Swap.

Mayor Rich closed the public hearing at 8:58 p.m. and Forrester clarified next steps in the process.

Council President Mohr moved to Authorized Staff to prepare Findings of Fact on behalf of City Council and approve the following Land Use Actions, as referenced in File No. CPA-23-002:

- Amend the UGB by removing the Serafin and Atkinson Properties from the boundary and adding Charter Oaks Property to the UGB.
- De-Annexation of the Serafin and Atkinson Properties that lie in City Limits.
- Annexation of Troost St. Right-Of-Way to the edge of the new UGB.
- 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.

- Amend the Urban Growth Management Agreement (UGMA) to reflect the UGB Swap and to include Charter Oaks in Subarea 2 of the Agreement.

The motion was seconded by Councilor Smith and approved with the following vote: Councilors Briggs Loosley, Michalek, Mohr, Porter, Rummel, Sipos, Smith, and Zielinski voted yes. No Councilors voted no. The motion passed unanimously.

The City Council took a break at 9:18 p.m. and came back into session at 9:21 p.m.

8. Department Items

- A. Perkins presented SE Stephens Water Main Replacement Project Bid Award Recommendation – Project No. 23WA12. Discussion ensued. Councilor Michalek’s comments and questions included clarification of Construction Inspection Services fee and what company the City uses. Council President Mohr’s comments and questions included clarification of the requested amount. Councilor Smith’s comments and questions included whether residents will be without water during installation and if new water pressure will impact fixtures. Perkins clarified they are contracted services, it is based on consultant engineering prices, the City is working on hiring internal staff to perform construction inspection services, services also include change orders, we will probably go to Century West or another engineering firm for services, confirmation of the amount, residents are typically not impacted because the new lines are installed and tested before the switch is made, and the water pressure will not impact fixtures. Messenger clarified that service includes field inspections, contract management, and troubleshooting issues. Councilor Porter moved to award the SE Stephens Street Water Main Replacement Project to the lowest responsible bidder, Cradar Enterprises, Inc., for \$ 1,708,905.00. The motion was seconded by Councilor Smith and approved with the following vote: Councilors Briggs Loosley, Michalek, Mohr, Porter, Rummel, Sipos, Smith, and Zielinski voted yes. No Councilors voted no. The motion passed unanimously.
- B. Perkins presented SE Douglas Avenue Pavement Repairs Project Bid Award Recommendation – Project No. 24PW09. Councilor Porter moved to award the SE Douglas Avenue Pavement Repairs Project to the lowest responsible bidder, Guido Construction, Inc., for \$259,390.56. The motion was seconded by Councilor Smith and approved with the following vote: Councilors Briggs Loosley, Michalek, Mohr, Porter, Rummel, Sipos, Smith, and Zielinski voted yes. No Councilors voted no. The motion passed unanimously.
- C. Perkins presented Intergovernmental Agreement with Roseburg Urban Sanitary Authority - SE Stephens Water Main Replacement Project No. 23WA12. Councilor Porter moved to authorize City Manager to negotiate and execute an Intergovernmental Agreement with RUSA to include sanitary sewer

improvements with the SE Stephens Water Main Replacement Project. The motion was seconded by Councilor Briggs Loosley and approved with the following vote: Councilors Briggs Loosley, Michalek, Mohr, Porter, Rummel, Sipos, Smith, and Zielinski voted yes. No Councilors voted no. The motion passed unanimously.

- D. Perkins presented Douglas Avenue Deer Creek Bridge Project – Intergovernmental Agreement – Revised Change Order No. 1. Discussion ensued.

Mayor Rich’s comments and questions included clarification of the ten percent match, whether the project would be eliminated without additional funding, and the State is still paying close to ninety percent of the costs.

Council President Mohr’s comments and questions included whether green or black is cheaper.

Councilor Smith’s comments and questions included clarification of the new match amount.

Councilor Michalek’s comments and questions included recognition of limited options without providing additional support.

Messenger clarified that all of the project estimates are coming in higher than when they were scoped four years ago, this is a statewide issue, latest cost estimates are exceeding the available resources, decisions are happening to scale back the Bridge program, there is an understanding that the bridge cannot be rehabbed in its current condition, fire trucks cannot use the bridge in its current condition, there is limited funds to replace bridges, and providing additional funding will ensure the bridge gets replaced.

Perkins clarified this bridge will be the color of concrete.

Councilor Porter moved to authorize execution of Revised Change Order No. 1 to the Intergovernmental Agreement with ODOT for the Douglas Avenue Deer Creek Bridge Construction Project increasing the city’s match to \$1,504,810. The motion was seconded by Councilor Zielinski and approved with the following vote: Councilors Briggs Loosley, Michalek, Mohr, Porter, Rummel, Sipos, Smith, and Zielinski voted yes. No Councilors voted no. The motion passed unanimously.

9. Items from Mayor, City Council, and City Manager

- A. Messenger expressed appreciation to Cowie and the rest of the Community Development department for their hard work on the UGB Swap project.
- B. Messenger expressed appreciation to Perkins, who is filling in as Interim Public Works Director. There is an active recruitment for a Public Works Director.
- C. Messenger shared that Staff is looking the Time, Place, and Manner ordinance as it relates to the Supreme Court’s decision on the Grants Pass case. There will be more information about ordinance changes presented at the August 12th meeting.

Mayor Rich asked if the State has provided any updates on the matter.

Messenger clarified that Forrester has been working closely with attorneys from CIS and the Grants Pass case.

Forrester clarified the State already adopted a plan, it is up to individual cities to incorporate the Statute and figure out next steps, League of Oregon Cities is hesitant to give more definitive answers beyond the model already provided, and the new code language will be part of the Council agenda packet that is sent out prior to the meeting.

Councilor Porter asked if Council will be able to review the new code language prior to the August 12th meeting.

- D. Council President Mohr took a moment to congratulate Klopfenstein on twenty-five years of service with the City.
- E. Councilor Briggs Loosley expressed her appreciation to Christopherson on the fire statistics and information provided during the UGB Swap presentation.

10. Adjourn

Mayor Rich adjourned the regular meeting at 9:46 p.m.

Grace Jelks

Grace Jelks

Management Staff Assistant

**MINUTES OF THE WORK STUDY
OF THE CITY COUNCIL
July 29, 2024**

Mayor Rich called the work study of the Roseburg City Council to order at 4:03 p.m. on July 29, 2024 in the City Hall Council Chambers, 900 SE Douglas Avenue, Roseburg, Oregon.

2. ROLL CALL

Present: Councilors Tom Michalek, Ellen Porter (via zoom), Kylee Rummel, Patrice Sipos, Ruth Smith, and Andrea Zielinski

Absent: David Mohr and Shelley Briggs Loosley

Others: City Manager Nikki Messenger, City Recorder Amy Nytes, Community Development Director Stu Cowie, Finance Director Ron Harker, Fire Chief Tyler Christopherson, Human Resources Director John VanWinkle, Library Director Kris Wiley, and Police Chief Gary Klopfenstein

3. Council Matters

A. Messenger and Cowie presented Downtown Parking. Discussion ensued.

Councilor Smith's comments and questions included clarification of whether the cost would be \$60 every other month using possible scenario number one (70/30 split), request for clarification of the fee impact business owners that are leasing from the property owner, downtown businesses are diverse and opinions vary on to pay for parking, the first decision should be who pays and how much, the discussion should be how to get to acceptable percentages, more information was given about discussions with downtown businesses, increased fees may have a negative impact for some businesses, request for more information about the impact of parking structure improvements, and adding more permits to park in the garage.

Councilor Sipos' comments and questions included whether the chart comparisons are included in the agenda packets, basic residential meter size, who uses the ten inch water meter, clarification of the monthly fee increase for residential users, agreement that enforcement should be extended after 5:00 p.m., most places charge the minute you park your car, graduated fees to discourage longer parking, distributing fees to everyone so it is not such a burden, installation of a meter-only system would be excessive, businesses in shopping malls are charged higher rent to pay for parking and maintenance, calling it a penalty is not fair, and adding \$5.00 to the cost of your evening is not a big deal.

Councilor Rummel's comments and questions included appreciation for chart comparisons and seeing how possible decisions will impact consumers versus downtown businesses, feedback from constituents that are against additional fees added to water meters, support for 70/30 or 65/35 split between business owners and consumers, extending the meter times to capture maximum usage, preference for paying to park and knowing when your time expires versus

guessing wrong and getting a ticket, paying \$5.00 per hour is still cheaper than a \$25.00 ticket, many people are open to paid parking, support for 70/30 split because it is less burden on businesses, and looking into whether the Local Improvement District will invest in improvements at the parking garage.

Councilor Porter's comments and questions included whether there is a possible scenario for a citywide fee, not in the City's best interest to discourage fledgling businesses, whether ACE Parking is the only option for enforcement, the possibility of mirroring enforcement efforts in Lebanon that is complaint driven, Lebanon does not have a full-time enforcement officer, ACE Parking has said that we are the smallest city they contract with, comparing downtown businesses to those in outlying areas is not a legitimate comparison, downtown businesses are already struggling, opposed to charging downtown businesses, there are many people that will not use an app because of the risk of stolen credit card information, many people do not feel safe parking in the garage, and clarification that downtown businesses do not want customers to be impacted by fees.

Mayor Rich's comments and questions included appreciation for the comparison charts, support for property and business owners paying something, the fee is fair and reasonable, constituent complaints about being held accountable to pay something, clarification of the deficit amount, it would be helpful to decide the appropriate percentage, and support for paying the minute you park.

Councilor Zielinski's comments and questions included whether there is a way to incentivize parking garage usage, calls from constituents that do not support a citywide fee, implementing a citywide fee does not account for local businesses that are already paying for their own parking and maintenance, downtown is small enough to be walkable, and support for using a variety of options.

Councilor Michalek's comments and questions included calls from constituents that do not want pay for downtown parking, whether ACE Parking has offered any solutions, getting rid of ACE Parking, installing a meter-only system, businesses should be expected to pay something, clarification of cost to install a meter-only system, estimated length of time to recoup costs, total amount of money collected by ACE Parking last year, clarification of the deficit amount after revenue, and whether regular meters or app based meters are preferred.

Messenger confirmed the monthly cost using the 70/30 split, the code states that property owners are the ultimate responsible party for paying the utility bill, scenario number three addresses a base fee for everyone in the downtown area, basic residential meter size is 5/8 by 3/4, the VA uses a ten inch water meter on one side and a four inch meter on the other side, confirmation of the monthly fee increase needed for residential users to have an impact the deficit, ACE Parking revenue was just under \$125,000, the City had to pay \$200,000 to cover the deficit, nailing down targets would be helpful so that Staff can identify options, and we can bring back more information about parking garage improvements.

Cowie clarified that meter usage would have to go up to see any benefit.

Harker clarified operating our own in-house program would require adding two full-time employees at a cost of about \$291,000, the total cost does not include operational expenses, the City paid \$223,000 last year for the ACE Parking Enforcement Program, it is not cheaper to bring it in house, the cost comparison

is based on who is managing the program and clarification was given for next steps.

Direction was given to Staff bring back comparison charts: 75/25, 70/30, and 65/35 in a regular session at a date to-be-determined.

Messenger asked Council to respond to Nytes with their availability to take tour at Umpqua Community College (UCC) on September 16, 2024.

4. Adjourn

Mayor Rich adjourned the work study at 5:26 p.m.

Grace Jelks

Grace Jelks

Management Staff Assistant

**MINUTES OF THE REGULAR MEETING
OF THE CITY COUNCIL MEETING
August 12, 2024**

Mayor Rich called the regular meeting of the Roseburg City Council to order at 7:00 p.m. on July 22, 2024 in the City Hall Council Chambers, 900 SE Douglas Avenue, Roseburg, Oregon.

1. Pledge of Allegiance

Councilor Michalek led the pledge of allegiance.

2. ROLL CALL

Present: Councilors Shelley Briggs Loosley, Tom Michalek, David Mohr, Ellen Porter (via zoom), Patrice Sipos, Ruth Smith, and Andrea Zielinski

Absent: Kylee Rummel

Others: City Manager Nikki Messenger, City Attorney Jim Forrester, Police Chief Gary Klopfenstein, Fire Chief Tyler Christopherson, Community Development Director Stuart Cowie, Human Resources Director John VanWinkle, Library Director Kris Wiley, Interim Public Works Director Brice Perkins, Finance Director Ron Harker, City Recorder Amy Nytes, Management Assistant Grace Jelks, NeighborWorks Umpqua Manager Robert Whitsell and The New Review Reporter Drew Winkelmaier

3. Mayor Reports

A. Mayor Rich spoke about the November Meeting. There was a consensus to hold a regular meeting on November 18, 2024 due to the holiday schedule.

B. Mayor Rich spoke about the City Manager Evaluation Work Group. There was a consensus to use the current form for the City Manager Evaluation this year.

4. Commission Reports/Council Ward Reports.

Councilor Sipos reported on the July 25, 2024 Economic Development Commission meeting.

Councilor Porter and Messenger discussed the August 8, 2024 Public Works Commission meeting that was cancelled due to lack of quorum.

Councilor Michalek met with Methodist Church Farmer's Market members regarding the relocation of the market.

5. Audience Participation

None.

6. Consent Agenda

None.

7. Public Hearings

A. Mayor Rich opened the public hearing at 7:07 p.m. and Forrester clarified the rules governing public hearings for land use matters.

Cowie presented Ordinance 3603 – Comprehensive Plan Amendment (CPA-24-001) – Natural Hazard Mitigation Plan, First Reading. Discussion ensued.

Mayor Rich’s comments and questions included clarification of the time frame to start the process and next steps.

Council President Mohr’s comments and questions included clarification of the difference between an ordinance and a resolution.

Councilor Smith’s comments and questions included clarification of the reason for the delay.

Cowie clarified the process will not start until the plan is adopted, approval letter from Oregon State Emergency Management and FEMA, grant funding to help the County work on this project and coordinating efforts took a long time, and County staff will be submitting their portion of the necessary paperwork soon.

Forrester clarified that an ordinance is the formal process of making changes to the municipal code.

As no one wished to speak, the public comment and the public hearing closed at 7:25 p.m. Forrester clarified next steps in the process.

Council President Mohr moved to adopt the Findings of Fact and Order approved by the Planning Commission for File No. CPA-24-001, which amends the Roseburg Urban Area Comprehensive Plan by incorporating the 2024 Douglas County Multi-Jurisdictional Natural Hazard Mitigation Plan into the document by reference and proceed with the first reading of Ordinance No. 3603. The motion was seconded by Councilor Zielinski and approved with the following vote: Councilors Briggs Loosley, Michalek, Mohr, Porter, Sipos, Smith, and Zielinski voted yes. No Councilors voted no. The motion passed unanimously.

Council agreed to a first reading of Ordinance No. 3603. Nytes read Ordinance No. 3603, entitled, “An Ordinance Amending the Roseburg Urban Area Comprehensive Plan Adopting by Reference the 2024 Douglas County Multi-Jurisdictional Natural Hazard Mitigation Plan,” for the first time.

B. Mayor Rich opened the public hearing at 7:26 p.m. and Cowie clarified the rules governing public hearings.

Cowie and Whitsell presented CDBG Close Out – Roseburg Regional Housing Rehabilitation Grant. Discussion ensued.

Mayor Rich’s comments and questions included clarification of program participation requirements and the amount of money that goes towards administrative costs.

Whisell clarified the program has a waitlist, there are grant requirements for participants, we are applying for more grants and looking for additional

participants, grant awards can be \$400,000 for house repairs and \$100,000 for manufactured home repairs, \$380,000 is used for actual repairs, and the rest of the money is used for a site specific reviews and administrative costs.

As no one wished to speak, the public comment and the public hearing closed at 7:45 p.m. Forrester clarified next steps in the process.

Council President Mohr moved to direct Staff to officially close out the Regional Housing Rehabilitation Program CDBG grant. The motion was seconded by Councilor Zielinski and approved with the following vote: Councilors Briggs Loosley, Michalek, Mohr, Porter, Sipos, Smith, and Zielinski voted yes. No Councilors voted no. The motion passed unanimously.

Cowie took a moment to recognize past and present Staff in the Community Development Department for their hard work managing this grant.

- C. Mayor Rich opened the public hearing at 7:46 p.m. and Harker clarified the rules governing public hearings for budget matters.

Harker presented Resolution No. 2024-17 – Supplemental Budget.

As no one wished to speak, the public comment and the public hearing closed at 7:51 p.m.

Council President Mohr moved to adopt Resolution No. 2024-17 Authorizing Supplemental Budget Revisions and Appropriation Transfers for Fiscal Year 2024-25. The motion was seconded by Councilor Zielinski and approved with the following vote: Councilors Briggs Loosley, Michalek, Mohr, Porter, Sipos, Smith, and Zielinski voted yes. No Councilors voted no. The motion passed unanimously.

8. Ordinances

- A. Cowie presented Ordinance No. 3604 – Legislative Amendment: Roseburg File No. CPA-23-002 (Urban Growth Boundary Swap), First Reading. Discussion ensued.

Council President Mohr's comments and questions included clarification of proposed changes to language and standards, impact of changes to the airport, whether the changes apply just to the Urban Growth Boundary area, and drainage requirements.

Councilor Michalek's comments and questions included clarification of Troost Street annexation and requirements for builders to supply sewer and water lines.

Cowie clarified the areas are within the Urban Growth Boundary and the County has jurisdiction, State guidelines will require us to add more updates, it is a County requirement to update the open space size, we are attempting to align this document with our current standards, both the City and County have had code text amendments since this document was updated in 1994, changes could affect other airports near the boundary, the agreement is meant to keep development close to our standards until it is annexed, changes are specific to the Urban Growth Boundary area because development inside the City is already reviewed using current standards, the County will apply the new

standards to property within the boundary but outside city limits, there is a Drainage Plan with the County that we use, Troost Street right-of-way will be annexed because there is not a main sewer and water line in place yet, big development will require annexation into the City first, and we will be updating these standards in the future.

Messenger clarified this is an agreement with the County on planning standards.

Council President Mohr moved to adopt the Findings of Fact and Order for File No. CPA-23-002 and proceed with the first reading of Ordinance No. 3604. The motion was seconded by Councilor Briggs Loosley and approved with the following vote: Councilors Briggs Loosley, Michalek, Mohr, Porter, Sipos, Smith, and Zielinski voted yes. No Councilors voted no. The motion passed unanimously.

Council agreed to a first reading of Ordinance No. 3604. Nytes read Ordinance No. 3604, entitled “An Ordinance Declaring the Amendment of the City of Roseburg Urban Growth Boundary; De-Annexation of Certain Real Property; Annexation of Portions of Troost St. Right-of-Way; Amendment to the Comprehensive Plan Map; Amendment to the Urban Growth Management Agreement; and Directing the Instruments of Record with the Secretary of State, the Department of Revenue and the Douglas County Assessor,” for the first time.

- B. Klopfenstein presented Ordinance No. 3605 – Proposed Prohibited Camping Code Amendment, First Reading. Discussion ensued.

Councilor Zielinski’s comments and questions included clarification of the Roseburg Transitional Court Program.

Mayor Rich’s comments and questions included whether there will be an educational outreach period, enforcement start date, will previous citations be eligible, Supreme Court decision impact on eviction notice requirements, clarification of the multi-step process that goes into a camp cleanup, the Homeless Commission will not be making any decisions on a campsite, and there will be a future discussion about the subcommittee and logistics before moving forward with a campsite selection.

Councilor Smith’s comments and questions included whether there is a way to levy a stronger fine to discourage prohibited camping in environmentally fragile areas along the riverbank.

Councilor Porter’s comments and questions included prioritizing enforcement for areas where camping is prohibited 100% of the time, getting complaints all the time, just driving the point home that degradation of the riverbank and parks is not okay, enforcement should happen 100% of the time, stalled efforts by the subcommittee to find an urban campground, we need to pick up the pace, and make putting it on the agenda a high priority.

Councilor Sipos’ comments and questions included clarification of education outreach efforts.

Councilor Michalek’s comments and questions included whether we could get another officer to help with enforcement efforts, sympathy should be going towards our working citizens, posting someone at newly cleaned up

campsites to stop prohibited camping from reappearing, avoiding the eviction notice process.

Klopfenstein clarified that Adapt will work with participants on completing something that makes their life better and shows progress to the court after entering into the Roseburg Transitional Court Program, there will be a period of outreach and education, enforcement will start after the second reading of the ordinance, new citations will accrue quickly, this gives us another tool to enforce prohibited camping in environmentally sensitive areas, we have been coordinating enforcement with camp cleanups, these efforts have been targeting areas on a continuous basis, we are doing the best we can with the staffing available, prohibited camps reappear as soon as we clean them up, Liaison Officer Chavez has a system to monitor and enforce equally throughout the City, there is a lot of preparation that goes into a camp cleanup, coordination of services and staff, big equipment is helpful, there is documentation of evidence during the cleanup and report writing, there is a legal requirement to write a report for each individual tent site, religion will not be a factor to receive services by the Mission, there is no easy solution, we are doing the best we can with what we have, eviction notice process is still a legal requirement, we have a Community Service Officer, we are currently hiring, and we do not have enough staff to monitor newly cleaned up campsites to stop prohibited camps from reappearing.

Forrester clarified there is already a law against littering within 100 feet of a waterway, officers have been issuing citations for littering and prohibited camping, and this is another tool for the prosecutor to use in court cases.

Messenger clarified that each cleanup has to be documented.

Council agreed to a first reading of Ordinance No. 3605. Nytes read Ordinance No. 3605, entitled "An Ordinance Amending Chapters 7.02.100 and 7.12.015 of the Roseburg Municipal Code," for the first time.

- C. Klopfenstein presented Ordinance No. 3606 – Proposed Addition of Chapter 7.02.180 Prohibited Weapons, Tools, and Other Implements on City Real Property, First Reading. Discussion ensued.

Councilor Sipos' questions and comments included clarification of open and carry weapons on city property.

Mayor Rich's comments and questions included clarification of the citation process, collection of evidence, and whether the riverbank is city property.

Council President Mohr's comments and questions included clarification of people going to the park on their lunch hour with tools in their vehicles.

Councilor Smith's comments and questions included clarification of employees and contractors using tools in parks.

Klopfenstein clarified this does not include open and carry weapons, no items protected by the second amendment were included, there will be an educational outreach period, asking the court for forfeiture of seized items, some of the riverbank is owned by ODOT, tools left in vehicles by someone visiting the park on their lunch hour is not a problem, this is for us to address people not

authorized to use tools on city property, and the City Manager authorizes employees and contractors to use tools in the park.

Council agreed to a first reading of Ordinance No. 3606. Nytes read Ordinance No. 3606, entitled "An Ordinance Adding Chapter 7.02.180 of the Roseburg Municipal Code," for the first time.

9. Department Items

- A. Perkins presented Bid Award – Taxiway A Extension 25GR01. Council President Mohr moved to award the Taxiway A Extension Project to the lowest responsible bidder, LTM, Inc. dba Knife River Materials, for \$2,064,955 contingent upon receipt of a grant offer from the FAA. The motion was seconded by Councilor Zielinski and approved with the following vote: Councilors Briggs Loosley, Michalek, Mohr, Porter, Sipos, Smith, and Zielinski voted yes. No Councilors voted no. The motion passed unanimously.
- B. Perkins presented Construction Management Project Task Order Authorization for Taxiway A Extension. Council President Mohr moved to authorize the task order with Mead & Hunt for construction management services on the Extend Taxiway A – Phase II Construction Project for \$247,851.65 contingent upon receipt of a grant offer from FAA. The motion was seconded by Councilor Briggs Loosley and approved with the following vote: Councilors Briggs Loosley, Michalek, Mohr, Porter, Sipos, Smith, and Zielinski voted yes. No Councilors voted no. The motion passed unanimously.

10. Items from Mayor, City Council, and City Manager

- A. Messenger asked Council to let Staff know if they are available to attend the UCC tour tentatively scheduled for September 16, 2024.
- B. Council President Mohr stated that we need to get moving on finding an urban campground. Discussion ensued. Mayor Rich asked if there is a legal requirement to have an urban campground, Council will be responsible for finding a campground if we decide to move forward, there will be some procedural changes and discussion about logistics, remember that making a decision on a campground in a neighborhood that does not want it will be difficult, and more information about the history and progress on this issue will be discussed. Forrester stated you do not have to have a place to send them. Councilor Porter stated the subcommittee was not successful, we need to have a sense of urgency, we are behind the curve compared to other cities, and we need to move faster to make something happen. Councilor Briggs Loosley stated the subcommittee has always acted with a sense of urgency, you can't just make a piece of property appear, Councilor Porter is aware of the year-long effort to secure a piece of property, and that Councilor Briggs Loosley didn't like the comment made.

11. Adjourn

Mayor Rich adjourned the regular meeting at 9:16 p.m.

Grace Jelks

Grace Jelks

Management Staff Assistant



ROSEBURG CITY COUNCIL AGENDA ITEM SUMMARY

OLCC CHANGE OF OWNERSHIP BHATTI CORPORATION DBA ROSEBURG TOBACCO & FOOD MART 2 2050 NE STEPHENS ST.

Meeting Date: August 26, 2024

Agenda Section: Consent

Department: Administration

Staff Contact: Grace Jelks, Management Assistant

www.cityofroseburg.org

Contact Telephone Number: 541-492-6866

ISSUE STATEMENT AND SUMMARY

Roseburg Municipal Code Chapter 9.12 requires staff review of all applications submitted to the Oregon Liquor and Cannabis Commission (OLCC) for a license to sell alcoholic beverages within the City. Upon completion of staff review, the City Recorder is required to submit the application and a recommendation concerning endorsement to the Council for its consideration. Changes to existing licenses must be processed in the same manner.

BACKGROUND

The OLCC has received a change of ownership application (per the updated OLCC form effective 08-12-2024) from Bhatti Corporation dba Roseburg Tobacco & Food Mart 2, for an "Off-Premises Sales' license".

A. Council Action History.

Chapter 9.12 requires Council to make a recommendation to OLCC on the approval or denial of all liquor license applications submitted by any establishment located inside City limits.

B. Analysis.

The Police Department conducted a background investigation on the applicant and found no reason to deny the application.

C. Financial/Resource Considerations.

The applicant has paid the appropriate fee for City review of the application.

D. Timing Considerations.

The applicant is requesting endorsement from the Council for immediate submittal to OLCC.

COUNCIL OPTIONS

Council may recommend OLCC approval of the application as submitted or recommend denial based on OLCC criteria.

STAFF RECOMMENDATION

Staff recommends Council approval of the application as submitted.

SUGGESTED MOTION

“I MOVE TO RECOMMEND APPROVAL OF THE OLCC CHANGE OF OWNERSHIP APPLICATION FOR BHATTI CORPORATION DBA ROSEBURG TOBACCO & FOOD MART 2, IN ROSEBURG, OREGON.”

ATTACHMENTS:

Attachment #1 – Subject Application

Cc: License Applicant with copy of agenda
Jonathan Crowl, OLCC Representative



OREGON LIQUOR & CANNABIS COMMISSION
Local Government Recommendation – Liquor License

Section 1 – Submission - To be completed by Applicant:

License Information

Legal Entity/Individual Applicant Name(s): **Bhatti Corporation**

Proposed Trade Name: **ROSEBURG TOBACCO & FOOD MART 2**

Premises Address: **2050 NE STEPHENS ST**

Ste:

City: **ROSEBURG**

County: **DOUGLAS**

Zip: **97470**

Application Type: New License Application Change of Ownership Change of Location

License Type: **Off-Premises Sales** Additional Location for an Existing License

Application Contact Information

Contact Name: **RAJINDER BHATTI**

Phone: **6043215781**

Mailing Address: **2050 NE STEPHENS ST**

City: **ROSEBURG**

State: **OR**

Zip: **97470**

Email Address: **rajinderbhatti98@gmail.com**

Business Details

Please check all that apply to your proposed business operations at this location:

- Manufacturing/Production at this location
- Retail Off-Premises Sales at this location
- Retail On-Premises Sales & Consumption at this location

If there will be On-Premises Consumption at this location:

- Indoor Consumption
- Outdoor Consumption
- Malt Beverage/Wine/Cider Consumption
- Distilled Spirits Consumption
- Proposing to Allow Minors

Section 1 Continued on next page



Local Government Recommendation – Liquor License

Section 1 Continued – Submission - To be completed by Applicant:

Legal Entity/Individual Applicant Name(s): **Bhatti Corporation**

Proposed Trade Name: **ROSEBURG TOBACCO & FOOD MART 2**

After completing section 1, please submit your application to the local government for recommendation

Section 2 – Acceptance - To be completed by Local Government:

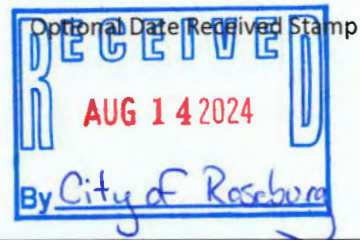
Local Government Recommendation Proof of Acceptance

After accepting this form, please return a copy to the applicant with received and accepted information

City or County Name:

Date Application Received:

Received by:



pd \$75 - /# 513645

Section 3 – Recommendation - To be completed by Local Government:

- Recommend this license be granted
- Recommend this license be denied (Please include documentation that meets [OAR 845-005-0308](#))
- No Recommendation/Neutral

Name of Reviewing Official:

Title:

Date:

Signature:

After providing your recommendation and signature, please return this form to the applicant.

ORDINANCE NO. 3603

AN ORDINANCE AMENDING THE ROSEBURG URBAN AREA COMPREHENSIVE PLAN ADOPTING BY REFERENCE THE 2024 DOUGLAS COUNTY MULTI-JURISDICTIONAL NATURAL HAZARD MITIGATION PLAN.

WHEREAS, Roseburg Municipal Code Section 12.10.020 establishes the procedures for legislative amendments of the Roseburg Urban Area Comprehensive Plan; and

WHEREAS, after due and timely notice, the Roseburg Planning Commission conducted a public hearing on July 1, 2024, regarding the proposed adoption of the 2024 Douglas County Multi-Jurisdictional Natural Hazards Mitigation Plan (NHMP) and its incorporation into the Roseburg Urban Area Comprehensive Plan. Following the conclusion of the hearing the Planning Commission adopted Findings of Fact and forwarded the matter for Council consideration; and

WHEREAS, after reviewing the recommendations of the Planning Commission and conducting a public hearing on the NHMP on August 12, 2024, the Council concludes that the NHMP should be adopted and incorporated by reference into the Roseburg Urban Area Comprehensive Plan.

NOW, THEREFORE, THE CITY OF ROSEBURG ORDAINS AS FOLLOWS:

SECTION 1: The City Council hereby adopts the Planning Commission's Findings of Fact and Order as their own regarding the proposed Comprehensive Plan Amendment.

SECTION 2: Based on the evaluation detailed in the Planning Commission Findings of Fact and Order, it has been determined that the proposal conforms to the City of Roseburg Comprehensive Plan and applicable Statewide Planning Goals.

SECTION 3: The City Council hereby approves the Comprehensive Plan Amendment which adopts by reference the 2024 Douglas County Multi-Jurisdictional Natural Hazards Mitigation Plan into the Roseburg Urban Area Comprehensive Plan.

ADOPTED BY THE CITY COUNCIL THIS 26TH DAY OF AUGUST 2024.

APPROVED BY THE MAYOR THIS 26TH DAY OF AUGUST 2024.

LARRY RICH, MAYOR

ATTEST:

AMY NYTES, CITY RECORDER

ORDINANCE NO. 3604

AN ORDINANCE DECLARING THE AMENDMENT OF THE CITY OF ROSEBURG URBAN GROWTH BOUNDARY; DEANNEXATION OF CERTAIN REAL PROPERTY; ANNEXATION OF PORTIONS OF TROOST ST. RIGHT-OF-WAY; AMMENDMENT TO THE COMPREHENSIVE PLAN MAP; AMMENDMENT TO THE URBAN GROWTH MANAGEMENT AGREEMENT; AND DIRECTING THE FILING OF INSTRUMENTS OF RECORD WITH THE SECRETARY OF STATE, THE DEPARTMENT OF REVENUE AND THE DOUGLAS COUNTY ASSESSOR.

WHEREAS, the City of Roseburg initiated an amendment to the Roseburg Urban Growth Boundary (UGB) to exclude real property from the UGB described in Exhibit A and Exhibit B, attached hereto and incorporated herein; and,

WHEREAS, the City of Roseburg initiated deannexation or withdrawal from the Roseburg City limits of real property described in Exhibit A and Exhibit B, attached hereto and incorporated herein. Properties removed from the Roseburg UGB and withdrawn from the city limits will be re-designated with new zoning designations on the Douglas County Zoning Map and be given new County Comprehensive Plan Map designations; and,

WHEREAS, the City of Roseburg initiated an amendment to the Roseburg UGB to include real property inside the UGB within the Charter Oaks area described in Exhibit C, attached hereto and incorporated herein; and,

WHEREAS, the City of Roseburg initiated the annexation of real property, identified as Troost St. right-of-way from the edge of the city limits to the edge of the new UGB, described and mapped in Exhibit D, attached hereto and incorporated herein; and,

WHEREAS, the annexation of real property identified as the Troost St. right-of-way, described in Exhibit D, necessitates the withdrawal of the property from Douglas County Fire District No. 2 as the right-of-way will now be served by the City of Roseburg Fire Department; and,

WHEREAS, the City of Roseburg initiated amendments to the Roseburg Comprehensive Plan Map to designate all the Charter Oaks area in the new UGB, described in Exhibit C, with a Low Density Residential (LDR) Comprehensive Plan designation, except for the approximately 17.5-acre property owned by the Roseburg Public School District, described in Exhibit E, attached hereto and incorporated herein; and,

WHEREAS, the City of Roseburg initiated amendments to the Roseburg Comprehensive Plan Map to designate the approximately 17.5-acre property owned by the Roseburg Public School District, described in Exhibit E, with a Public/Semi-Public (PSP) Comprehensive Plan designation; and,

WHEREAS, the City of Roseburg initiated amendments to the City of Roseburg/Douglas County Urban Growth Management Agreement (UGMA) to reflect the UGB amendments, to include Charter Oaks in Subarea 2 of the agreement, and to amend scrivener errors and update revised code references or inaccurate information as provided in Exhibit F, attached hereto and incorporated herein; and,

WHEREAS, the Roseburg Municipal Code Section 12.10.020 establishes the procedures for legislative amendments of the Roseburg Comprehensive Plan Map; and,

WHEREAS, the City of Roseburg submitted an application to the City Community Development Department, the Douglas County Planning Department and the Oregon Department of Land Conservation and Development addressing applicable code in ORS 222 – “Boundary Changes, Annexations, Withdrawals”, OAR 660-024 – “Urban Growth Boundaries”, Oregon Statewide Planning Goals, and Roseburg Urban Area and Douglas County Comprehensive Plan Policies; and,

WHEREAS, the City of Roseburg and Douglas County Planning Commissions held a joint public hearing after due and timely notice to consider the proposal and the City Planning Commission decided to recommend City Council approve the proposed amendments and the County Planning Commission decided to recommend the Board of County Commissioners co-adopt the proposed amendments; and,

WHEREAS, after reviewing the recommendation of the City Planning Commission, City Council conducted a public hearing and determined that the proposal conforms to the criteria as required in Roseburg Municipal Code Section 12.10.020 and approves the requested amendments.

WHEREAS, before these land use actions can become effective by the City Council, the Douglas County Board of Commissioners must approve a similar ordinance authorizing the exclusion of real property from the UGB as described in Exhibit A and Exhibit B; and include real property inside the UGB within the Charter Oaks area described in Exhibit C; amend the Douglas County Comprehensive Plan and Zoning Map for real property described in Exhibit A to a Rural Residential-5 (RR-5) plan designation and (5R) Rural Residential 5 zoning; and amend the Comprehensive Plan and Zoning for real property described in Exhibit B to a combination of Rural Residential-5 (RR-5) 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 amend the County Zoning Map for the Charter Oaks property described in Exhibit C, applying the County’s (RS) Suburban Residential and (PR) Public/Semi-Public zoning (Exhibit E); and amend the UGMA to reflect the UGB amendments, to include Charter Oaks in Subarea 2 of the agreement, and to amend scrivener errors and update revised code references or inaccurate information as provided in Exhibit F.

NOW, THEREFORE, THE CITY OF ROSEBURG ORDAINS AS FOLLOWS:

SECTION 1. The City Council hereby adopts its own Findings of Fact and Order, attached hereto and incorporated herein as Exhibit G, indicating that the legislative amendments meet the criteria identified in RMC Section 12.10.020 and approve the proposed request.

SECTION 2. The subject properties legally described in Exhibit A and Exhibit B are hereby removed from the City of Roseburg UGB.

SECTION 3. The subject properties legally described in Exhibit A and Exhibit B are hereby deannexed or withdrawn from the city limits.

SECTION 4. The subject properties within the Charter Oaks area legally described in Exhibit C are hereby added to the City of Roseburg UGB.

SECTION 5. The Troost St. right-of-way described and mapped in Exhibit D is hereby annexed to the City of Roseburg.

SECTION 6. The Troost St. right-of-way described and mapped in Exhibit D is hereby withdrawn from the boundaries of Douglas County Fire District No. 2.

SECTION 7. The City of Roseburg Comprehensive Plan Map is hereby amended to designate all of the Charter Oaks area included in the new UGB, described in Exhibit C, with a Low Density Residential (LDR) Comprehensive Plan designation, except for the approximately 17.5-acre property owned by the Roseburg Public School District, described in Exhibit E.

SECTION 8. The City of Roseburg Comprehensive Plan Map is hereby amended to designate the approximately 17.5-acre property owned by the Roseburg Public School District, described in Exhibit E, with a Public/Semi-Public (PSP) Comprehensive Plan designation.

SECTION 9. The amendments to the City of Roseburg/Douglas County UGMA as provided in Exhibit F are hereby approved by the City of Roseburg.

SECTION 10. Upon adoption of the ordinance, the City Recorder shall file a copy of the ordinance identifying the annexation of the Troost St. right-of-way and the withdrawal of the properties described in Exhibits A and B from the City limits, with the Secretary of State as required by ORS 222.177.

SECTION 11. The City Recorder shall submit the legal description and map of the Troost St. right-of-way (attached hereto as Exhibit D) and the legal descriptions of the properties being withdrawn from the City limits (attached hereto as Exhibits A and B) to the Douglas County Assessor and the Oregon Department of Revenue as required by ORS 308.225.

SECTION 12. Within 10 days from the effective date of the ordinance, the City shall submit to the Douglas County Clerk, County Assessor and Oregon Department of Revenue the legal description and map of the new annexed Troost St. right-of-way (attached hereto as Exhibit D) and the legal descriptions of the properties being withdrawn from the City limits (attached hereto as Exhibits A and B) in accordance with ORS 222.010.

SECTION 13. This ordinance shall become effective upon adoption by the Douglas County Board of Commissioners of a similar ordinance authorizing the exclusion of real property from the UGB as described in Exhibit A and Exhibit B; and include real property inside the UGB within the Charter Oaks area described in Exhibit C; amend the Douglas County Comprehensive Plan and Zoning Map for real property described in Exhibit A to a Rural Residential-5 (RR-5) plan designation and (5R) Rural Residential 5 zoning; and amend the Comprehensive Plan and Zoning for real property described in Exhibit B to a combination of Rural Residential-5 (RR-5) 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 amend the County Zoning Map for the Charter Oaks property described in Exhibit C, applying the County's (RS) Suburban Residential and (PR) Public/Semi-Public zoning (Exhibit E); and amend the UGMA to reflect the UGB amendments, to include Charter Oaks in Subarea 2 of the agreement, and to amend scrivener errors and update revised code references or inaccurate information as provided in Exhibit F.

ADOPTED BY THE ROSEBURG CITY COUNCIL THIS ____ DAY OF _____, 20__.

APPROVED BY THE MAYOR THIS ____ DAY OF _____, 20__.

LARRY RICH, MAYOR

ATTEST:

AMY NYTES, CITY RECORDER

EXHIBITS

- Exhibit A – Atkinson Legal Description
- Exhibit B – Serafin Legal Description
- Exhibit C – Charter Oaks Legal Description
- Exhibit D – Troost ROW Legal Description
- Exhibit E – Charter Oaks; Roseburg Public School District; PSP Comp Plan Legal Description
- Exhibit F – UGMA Updates
- Exhibit G – City Council Findings of Fact and Order; Case File No. CPA-23-002

EXHIBIT A

—

A tract of land being all of PARCEL 2 of Partition Plat 2015-0016 located in the Southwest and Southeast Quarters of Section 2, and the Northwest and Northeast Quarters of Section 11, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, more particularly described as follows:

All of said PARCEL 2.

EXHIBIT B

—

Beginning at the Northeast corner of PARCEL 3 of Partition Plat 2003-0045, Plat Records of Douglas County, being the Southwest corner of LOT 8 of the plat of Roseburg Orchards Company, Tract I, Plat I, Volume 4, Page 60, Douglas County Plat Records, being on the Southerly Right-of-Way boundary of a 40.00-foot platted roadway per said plat of Roseburg Orchards Company, Tract I, Plat I; Thence Westerly along the North boundary of said PARCEL 3 and the North boundary of PARCEL 2, said Partition Plat 2003-0045, coincident with said Southerly Right-of-Way boundary, to the Northwest corner of said PARCEL 2; Thence Southerly along the West boundary of said PARCEL 2 and PARCEL 1 of said Partition Plat 2003-0045, coincident with the Easterly Right-of-Way boundary of a 40.00-foot platted roadway per said plat of Roseburg Orchards Company, Tract I, Plat I, to the Northeast corner of LOT 2, Block 3 of the Resubdivision of First Subdivision of Cloverdale Addition to Roseburg, Volume 11, Pages 59, 60, and 61, Plat Records of Douglas County; Thence Westerly along the North boundary of said Block 3 and the North boundary of Block 2, said Resubdivision of First Subdivision of Cloverdale Addition to Roseburg, coincident with the Southerly Right-of-Way boundary of NE Barager Avenue, to a point on the North boundary of LOT 1, said Block 2, being the intersection of said North boundary with the southerly extension of the East boundary of Block 2, Sylvan Hills, Volume 15, Page 75, Plat Records of Douglas County; Thence leaving the North boundary of said LOT 1 and the Southerly Right-of-Way of said NE Barager Avenue, Northerly to the Southeast corner of LOT 1, said Block 2, Sylvan Hills, being on the Northerly Right-of-Way boundary of said NE Barager Avenue; Thence leaving said Northerly Right-of-Way boundary, Northerly along the East boundary of said Block 2 to the Northeast corner of LOT 9, said Block 2; Thence continuing Northerly along the East boundary of that 25.00-foot strip described in Instrument Number 2003-18615 and shown on the Major Land Partition, Book 7, Page 64, Douglas County Plat Records and the East boundary of PARCEL 1 of said Major Land Partition Book 7, Page 64 to a point on the North boundary of LOT 136 of the aforementioned plat of Roseburg Orchards Company, Tract I, Plat I, being the most Southerly Southwest corner of PARCEL 3 of Partition Plat 2021-0008, Plat Records of Douglas County; Thence continuing Northerly along said East boundary of said PARCEL 1, coincident with the Southwesterly boundary of said PARCEL 3 to the most Westerly Southwest corner of said PARCEL 3; Thence leaving said East boundary, Northerly along the West boundary of said PARCEL 3 to the Northwest corner of said PARCEL 3, being on the North boundary of LOT 145 of said plat of Roseburg Orchards Company, Tract I, Plat I; Thence Easterly along said North boundary to a point on the Westerly boundary of LOT 120 of said plat of Roseburg Orchards Company, Tract I, Plat I; Thence Northerly along said West boundary to the Northwest corner of said LOT 120; Thence Easterly along the Northerly boundary of said LOT 120 to the Northeast corner of said LOT 120, being on the Westerly Right-of-Way boundary of a 40.00-foot platted roadway per said plat of Roseburg Orchards Company, Tract I, Plat I; Thence leaving said Westerly Right-of-Way boundary Easterly to the Southwest corner of LOT 111 of said plat of Roseburg Orchards Company, Tract I, Plat I, being on the Easterly Right-of-Way of said platted roadway; Thence Leaving said Easterly Right-of-Way boundary, Northerly along the

EXHIBIT B

Southerly boundary of said LOT 111 to the Southeast corner of that tract described in Exhibit "C" of Instrument Number 2020-22071, Deed Records of Douglas County; Thence leaving said Southerly boundary of said LOT 111, Northerly along the Easterly boundary of said Exhibit "C" to the Northeast corner of said Exhibit "C" being on the Northerly boundary of said LOT 111; Thence Easterly along said Northerly boundary to the Northeast corner of said LOT 111; Thence Southerly along the Easterly of said LOT 111 and the Easterly boundary of said LOT 110 of said plat of Roseburg Orchards Company, Tract I, Plat I, to the Southeast corner of said LOT 110; Thence Westerly along the Southerly boundary of said LOT 110 to a point on the North boundary of LOT 105 of said plat of Roseburg Orchards Company, Tract I, Plat I; Thence Westerly along said North boundary to the Northwest corner of said LOT 105; Thence Southerly along the West boundary of said LOT 105 and the West boundary of LOT 106 of said plat of Roseburg Orchards Company, Tract I, Plat I to the Southwest corner of said LOT 106 being on the North boundary of aforementioned LOT 8 of said plat of Roseburg Orchards Company, Tract I, Plat I, Volume 4, Page 60, Douglas County Plat Records; Thence Westerly along the North boundary of said LOT 8 to the Northeast corner of aforementioned LOT 123 of said plat of Roseburg Orchards Company, Tract I, Plat I; Thence Southerly along the East boundary of said LOT 123 to the Point of Beginning and there terminating.

EXHIBIT C

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A tract of land being a portion of the Southwest, Northwest, Northeast, and Southeast Quarters of Section 15, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, the exterior boundary of which is more particularly described as follows:

Beginning at the West Quarter corner of said Section 15; Thence Northerly to the intersection of the Southwest corner of that tract of land described as PARCEL 1 of Exhibit "B" of Instrument Number 2009-10596, Deed Records of Douglas County, being on the Northerly Right-of-Way boundary of NW Troost Street (Douglas County Road Number 144); Thence Easterly along the South boundary of said PARCEL 1, coincident with said Northerly Right-of-Way boundary, to the Southeast corner of said PARCEL 1, being the Southwest corner of PARCEL 1 described in Instrument Number 2005-23168; Thence Northerly along the west boundary of said PARCEL 1 to the Northwest corner of said PARCEL 1; Thence Easterly along the North boundary of said PARCEL 1 to the Northeast corner of said PARCEL 1, being the Northwest corner of Instrument Number 2021-07579, Deed Records of Douglas County; Thence Easterly along the North boundary of said Instrument Number 2021-07579 to the Northeast corner of said Instrument Number 2021-07579 being on the Southerly boundary of Instrument Number 2022-18545, Deed Records of Douglas County; Thence leaving said Southerly boundary, Easterly to the Northwest corner of PARCEL 2, Instrument Number 2015-02055, Deed Records of Douglas County, being on the aforementioned Southerly boundary of said Instrument Number 2020-18545; Thence Easterly along the North boundary of said PARCEL 2 to the Northeast corner of PARCEL 2, being the Northwest corner of Instrument Number 1994-17401, Deed Records of Douglas County; Thence Easterly along the North boundary of said Instrument Number 1994-17401 to the Northeast corner of said Instrument Number 1994-17401, being on the West boundary of Instrument Number 1997-10157, Deed Records of Douglas County; Thence Northerly along said West boundary to the Northwest corner of said Instrument Number 1997-10157, being the most Westerly Southwest corner of Instrument Number 2020-09143, Deed Records of Douglas County; Thence Northerly along the West boundary of said Instrument Number 2020-09143 to the Northwest corner of said Instrument Number 2020-09143; Thence Easterly along the North boundary of said Instrument Number 2020-09143 to the Northeast corner of said Instrument Number 2020-09143, being the Northwest corner of Instrument Number 2008-17787, Deed Records of Douglas County; Thence Easterly along the North boundary of said Instrument Number 2008-17787 to the Northeast corner of said Instrument Number 2008-17787, being the Northwest corner of Instrument Number 2022-16022, Deed Records of Douglas County; Thence Easterly along the North boundary of said Instrument Number 2022-16022 to the Northeast corner of said Instrument Number 2022-16022, being the Northwest corner of PARCEL 1 of Instrument Number 2022-14933, Deed Records of Douglas County; Thence Easterly along the North boundary of said PARCEL 1 to the Northeast corner of said PARCEL 1; Thence Southerly along the East boundary of said PARCEL 1 to the Southeast corner of said PARCEL 1, being the Northwest corner of Instrument Number 2021-13963, Deed Records of Douglas County; Thence Southerly along the East boundary of said Instrument Number 2021-13963 to the Southwest corner of LOT 46, Hoover Hills Subdivision, Phase 3, Volume 21, Page 28, Plat Records of Douglas County; Thence leaving said East boundary Southeasterly along the South boundary of said LOT 46 to the most Southerly Southeast corner of said LOT 46, being the most Southerly of LOT 45, said Hoover Hills Subdivision, Phase 3 and the most Westerly corner of

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LOT 9, Hoover Hills Subdivision, Phase 1, Volume 20, Page 39, Plat Records of Douglas County; Thence Southeasterly along the Southerly boundary of said LOT 9 and LOTS 8 through 2 of said Hoover Hills Subdivision, Phase 1, to the Southeast corner of said LOT 2, being on the Northerly boundary of PARCEL 3, Partition Plat 2022-0018, Plat Record of Douglas County; Thence Easterly along said Northerly boundary to the Northeast corner of said PARCEL 3, being on the Westerly Right-of-Way boundary of said NW Troost Street; Thence leaving said Westerly Right-of-Way boundary Easterly across said Right-of-Way to the Northwest corner of PARCEL 1 of Instrument Number 2022-13541, Deed Records of Douglas County, being on the Easterly Right-of-Way of said Troost Street; Thence Southerly along the West boundary of said PARCEL 1 and the West boundary of PARCEL 2, said Instrument Number 2022-13541, and the West boundary of Instrument Number 2000-08345, Deed Records of Douglas County, coincident with said Easterly Right-of-Way boundary, to the Southwest corner of said Instrument Number 2000-08345, being the Northwest corner of Instrument Number 2021-03739, Deed Records of Douglas County; Thence Southerly along the West boundary of said Instrument Number 2021-03739, coincident with said Easterly right-of-way boundary and the Southerly Right-of-Way boundary of said Troost Street to the Northeast corner of PARCEL 1 of 2008-01724, Deed Records of Douglas County; Thence leaving said Southerly Right-of-Way boundary along the West boundary said Instrument Number 2021-03739, coincident with the East boundary of said PARCEL 1, to the HIGH BANK of the South Umpqua River; Thence Southwesterly along said high bank to the Southeast corner of PARCEL 2 of Partition Plat 2014-0001, Plat Records of Douglas County; Thence leaving said HIGH BANK, Westerly along the South boundary of said PARCEL 2 and the South boundary of PARCEL 1 of said Partition Plat 2014-0001 to the Southwest corner of said PARCEL 1; Thence Northerly along the Westerly boundary of said PARCEL 1 the Northwest corner of said PARCEL 1, being the Southwest corner of PARCEL 2 of Partition Plat 2004-0002, Plat Records of Douglas County; Thence Northerly along the West boundary of said PARCEL 2 to the Southeast corner of the North 775.00 feet of Instrument Number 2009-20359, Deed Records of Douglas County; Thence leaving said West boundary Westerly along the South boundary of the South 775.00 feet of said 2009-20359 to the Southwest corner of the South 775.00 feet of said Instrument Number 2009-20359; Thence Northerly along the West boundary of said Instrument Number 2009-20359 to the Northwest corner of said Instrument Number 2009-20359, being the Southwest corner of Instrument Number 1996-23480, Deed Records of Douglas County; Thence Northerly along the West boundary of said Instrument Number 1996-23480 to the Point of Beginning and there terminating.

EXHIBIT D

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A portion of the Right-of-Way of NW Troost Street (Douglas County Road Number 144) located in the Northeast, Southeast, Northwest, and Southwest Quarter of Section 15, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of PARCEL 3, Partition Plat 2022-0018, Plat Records of Douglas County, being on the Westerly Right-of-Way boundary of said NW Troost Street (Douglas County Road Number 144); Thence Leaving said Westerly Right-of-way boundary Easterly across said Right-of-Way to the Northwest corner of PARCEL 1 of Instrument Number 2022-13541, Deed Records of Douglas County, being on the Easterly Right-of-Way of said NW Troost Street; Thence Southerly along the West boundary of said PARCEL 1 and the West boundary of PARCEL 2, said Instrument Number 2022-13541, and the West boundary of Instrument Number 2000-08345, Deed Records of Douglas County, coincident with said Easterly Right-of-Way boundary, to the Southwest corner of said Instrument Number 2000-08345, being the Northwest corner of Instrument Number 2021-03739, Deed Records of Douglas County; Thence Southerly along the West boundary of said Instrument Number 2021-03739, coincident with said Easterly right-of-way boundary and the Southerly Right-of-Way boundary of said NW Troost Street, to the Northeast corner of PARCEL 1 of Instrument Number 2008-01724, Deed Records of Douglas County; Thence Westerly along the North boundary of said PARCEL 1, coincident with said Southerly Right-of-Way boundary, to the Northeast corner of Instrument Number 2021-14895, Deed Records of Douglas County; Thence Westerly along the North boundary of said Instrument Number 2021-14895, coincident with said Southerly Right-of-Way boundary, to the Northeast corner of Instrument Number 2021-20379, Deed Records of Douglas County; Thence Southwesterly along the Northerly boundary of said Instrument Number 2021-20379 to the Northeast corner of Instrument Number 1977-04906, Deed Records of Douglas County; Thence Southwesterly along the Northerly corner of said Instrument Number 1977-04906 to the Easterly Right-of-Way boundary of Charter Oaks Drive (Douglas County Road Number 290); Thence leaving said Easterly Right-of-Way boundary, Westerly in a straight Line to the Northeast corner of that land vacated through Ordinance dated February 25th, 1966, Instrument Number 1966-02395, Deed Records of Douglas County, being at the intersection of the Westerly Right-of-way boundary of said Charter Oaks Drive and the aforementioned Southerly Right-of-Way boundary of said Troost Street; Thence leaving said Westerly Right-of-Way boundary, Northwesterly along the North boundary of said Instrument Number 1966-02395, coincident with said Southerly Right-of-Way boundary to the Northeast corner of Lot 8, Block 1, Park Haven, Volume 11, Page 20, Plat Records of Douglas County, described in Instrument Number 2013-18190, Deed Records of Douglas County; Thence Northwesterly along the North boundary of said Lot 8, coincident with said Southerly Right-of-way boundary, to the Northeast corner of Instrument Number 1994-22522, Lot 7, Block 1, Park Haven, Volume 11, Page 20, Plat Records of Douglas County; Thence Northwesterly along said Lot 7, coincident with said Southerly Right-of-Way boundary, to the Northeast corner of Lot 6, said Block 1, described in said Instrument Number 2013-18190; Thence Westerly along the North boundaries of said Lot 6 and Lots 1 through 5, said Block 1, all described in said Instrument Number 2013-18190, coincident with said Southerly Right-of-Way boundary, to the Northwest corner of said Lot 1, said Block 1, being at the intersection of said Southerly Right-of-Way and the Easterly Right-of-Way of Cloake Street; Thence

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leaving said Easterly Right-of-Way, Westerly along said Southerly Right-of-Way boundary to the Northeast corner of the Roseburg School District Property (School District Number 4), described in Instrument Number 329293, Deed Records of Douglas County, being the intersection of the Westerly Right-of-Way boundary of said Cloake Street and said Southerly Right-of-Way boundary; Thence leaving said Easterly Right-of-Way boundary, Westerly along the North boundary of Instrument Number 329293, coincident with said Southerly Right-of-Way boundary, to the Northwest corner of said Instrument Number 329293, being on the East boundary of that strip of land described in Instrument Number 1998-29158, Deed Records of Douglas County; Thence Northerly along said East boundary to the Northeast corner of said Instrument Number 1998-29158 and its intersection with said Southerly Right-of-Way boundary; Thence Westerly along the North boundary of said Instrument Number 1998-29158, coincident with said Southerly Right-of-Way boundary, to the Northwest corner of said Instrument Number 1998-29158; Thence Southerly along the West boundary of said Instrument Number 1998-29158 to the Northeast corner of Lot 1, Block 4, Fairlea, Volume 11, Page 17, Plat Records of Douglas County, described in Instrument Number 2014-15889, Deed Records of Douglas County; Thence leaving said West boundary, Westerly along the North boundary of said Lot 1 to the Northwest corner of said Lot 1, being the intersection of the Westerly Right-of-Way boundary of Colwood Street and said Southerly Right-of-Way boundary; Thence leaving said Easterly Right-of-Way boundary, Westerly along said Southerly Right-of-Way boundary to the Northeast corner of Lot 12, Block 3, said Fairlea, described in said Instrument Number 2014-15889; Thence Westerly along the North boundary of said Lot 12 and the North boundary of Lot 1, said Block 3, coincident with said Southerly Right-of-Way boundary, to the Northwest corner of said Lot 1, being the intersection of the Easterly Right-of-Way boundary of Brentwood Street and said Southerly Right-of-Way; Thence leaving said Easterly Right-of-Way boundary, Westerly along said Southerly Right-of-Way boundary to the Northeast corner of Lot 12, Block 2, said Fairlea, described in Instrument Number 2021-08729, Deed Records of Douglas County; Thence Westerly along the North boundary of said Lot 12 and the North boundary of Lot 1, said Block 2, coincident with said Southerly Right-of-Way boundary, to the Northwest corner of said Lot 1, being the intersection of the Easterly Right-of-Way boundary of Alderwood Street and said Southerly Right-of-Way boundary; Thence leaving said Easterly Right-of-Way boundary, Westerly along said Southerly Right-of-Way boundary to the Northeast corner of Lot 1, Block 1, said Fairlea, described in said Instrument 2021-07829; Thence Westerly along the North boundary of said Lot 1 to the Northwest corner of said Lot 1, being on the East boundary of that tract of land described in Instrument Number 1996-23480, Deed Records of Douglas County; Thence Northerly along said East boundary to the Northeast corner of said Instrument Number 1996-23480 to the its intersection with said Southerly Right-of-Way boundary; Thence Westerly along the North boundary of said Instrument Number 1996-23480, coincident with said Southerly Right-of-Way boundary, to the Northwest corner of said Instrument Number 1996-23480; Thence leaving said Southerly Right-of-Way boundary, Northerly across said Right-of-Way to the Southwest corner of that tract of land described as PARCEL 2 of Exhibit "C" of Instrument Number 2009-10596, Deed Records of Douglas County, being on the Northerly Right-of-Way boundary of said NW Troost Street; Thence Easterly along the South boundary of said PARCEL 2, coincident with said Northerly Right-of-Way boundary, to the Southeast corner of PARCEL 1 of Instrument Number 2005-23168, Deed Records of Douglas County; Thence Easterly along the South boundary of said PARCEL 1, coincident with said Northerly Right-of-Way boundary, to the Southwest corner of PARCEL 3, said Instrument Number 2005-23168; Thence Easterly along the South boundary of said PARCEL 3, coincident with said Northerly Right-of-Way boundary, to the Southwest corner of Instrument Number

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2021-07579, Deed Records of Douglas County; Thence Easterly along the South boundary of said Instrument Number 2021-07579, coincident with said Northerly Right-of-Way boundary, to the most Southerly Southwest corner of Instrument Number 2022-18545, Deed Records of Douglas County; Thence Easterly along the South boundary of said Instrument Number 2022-18545, coincident with said Northerly Right-of-Way boundary, to the Southwest corner of PARCEL 2 of Instrument Number 2015-02055, Deed Records of Douglas County; Thence Easterly along the South boundary of said PARCEL 2, coincident with said Northerly Right-of-Way boundary, to the Southwest corner of Instrument Number 1994-17401, Deed Records of Douglas County; Thence Easterly along the South boundary of said Instrument Number 1994-17401, coincident with said Northerly Right-of-Way boundary, to the Southwest corner of Instrument Number 1997-10157, Deed Records of Douglas County; Thence Easterly along the South boundary of said Instrument Number 1997-10157, coincident with said Northerly Right-of-Way boundary, to the most Southerly Southwest corner of that tract of land described as Tax ID R15129 of Instrument Number 2020-09143, Deed Records of Douglas County; Thence Easterly along the South boundary of said Tax ID R15129 of said Instrument Number 2020-09143, coincident with said Northerly Right-of-Way boundary, to the Southwest corner of PARCEL 1 of Tax ID R15193 of said Instrument Number 2020-09143; Thence Easterly along said PARCEL 1, coincident with said Northerly Right-of-Way boundary, to the Southwest corner of PARCEL 2, Instrument Number 2020-04196, Deed Records of Douglas County; Thence Easterly along the South boundary of said PARCEL 2, coincident with said Northerly Right-of-Way boundary, to the Southwest corner of PARCEL 1 of said Instrument Number 2020-04196; Thence Easterly along the South boundary of said PARCEL 1, coincident with said Northerly Right-of-Way boundary, to the Southwest corner of Instrument Number 2022-12156, Deed Records of Douglas County; Thence Easterly along the South boundary of said Instrument Number 2022-12156, coincident with said Northerly Right-of-Way boundary, to the Southwest corner of Instrument Number 2018-13756, Deed Records of Douglas County; Thence Easterly along the South boundary of said Instrument Number 2018-13756, coincident with said Northerly Right-of-Way boundary, to the Southwest corner of Instrument Number 2015-16036, Deed Records of Douglas County; Thence Easterly along the South boundary of said Instrument Number 2015-16036, coincident with said Northerly Right-of-Way boundary, to the Southwest corner of Instrument Number 2017-02348, Deed Records of Douglas County; Thence Easterly along the South boundary of said Instrument Number 2017-02348, coincident with said Northerly Right-of-Way boundary, to the Southwest corner of PARCEL 2 of Instrument Number 2012-10981, Deed Records of Douglas County; Thence Easterly along the South boundary of said PARCEL 2, coincident with said Northerly Right-of-Way boundary, to the Southwest corner of Instrument Number 2015-05845, Deed Records of Douglas County; Thence Easterly along the South boundary of said Instrument Number 2015-05845, coincident with said Northerly Right-of-way boundary, to the most Southerly Southwest corner of Instrument Number 2008-17787, Deed Records of Douglas County; Thence Easterly along the South boundary of said Instrument Number 2008-17787, coincident with said Northerly Right-of-Way boundary, to the Southwest corner of Instrument Number 2022-16022, Deed Records of Douglas County; Thence Easterly along the South boundary of said Instrument Number 2022-16022, coincident with said Northerly Right-of-Way boundary, to the Northwest corner of Instrument Number 2018-05679, Deed Records of Douglas County; Thence leaving said South boundary, Easterly along the Southerly boundary of said Instrument Number 2018-05679, coincident with said Northerly Right-of-Way boundary, to the Northeast corner of said Instrument Number 2018-05679; Thence along a Northeasterly extension of said Southerly boundary across a 10.00-foot wide strip as shown on the Stringer Plat, Volume 9, page 9,

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Plat Records of Douglas county, to its intersection with the South boundary of Lot 6, said Stringer Plat, described in Instrument Number 2015-10069, Deed Records of Douglas County; Thence Easterly along the South boundary of said Lot 6, coincident with said Northerly Right-of-Way boundary, to the Southwest corner of Lot 5, said Stringer Plat, described in Instrument Number 1991-16757, Deed Records of Douglas County; Thence Easterly along the South boundary of said Lot 5, coincident with said Northerly Right-of-Way boundary, to the Southwest corner of Lot 4, said Stringer Plat, described in Instrument Number 2021-20181, Deed Records of Douglas County; Thence Easterly along the South boundary of said Lot 4, coincident with said Northerly Right-of-Way boundary, to the Southwest corner of Lot 3, said Stringer Plat, described in Instrument Number 2021-24733, Deed Records of Douglas County; Thence Easterly along the South boundary of said Lot 3, coincident with said Northerly Right-of-Way boundary, to the Southwest corner of Lot 2, said Stringer Plat, described in Instrument Number 2001-08768, Deed Records of Douglas County; Thence Easterly and Northerly along the South and East boundaries, respectively, coincident with said Northerly Right-of-Way boundary and the Westerly Right-of-Way boundary of said NW Troost Street, to the Southeast corner of Lot 1, said Stringer Plat, being the Southeast corner of that portion of said Lot 1 described in Instrument Number 2002-04957, Deed Records of Douglas County; Thence Northerly along the East boundary of said Lot 2, coincident with said Westerly Right-of-Way boundary, to the Southeast corner of PARCEL 1 of the aforementioned Partition Plat 2022-0018, described in Instrument Number 2022-00921, Deed Records of Douglas County; Thence Northerly along the East boundary of said PARCEL 1 and the East boundaries of PARCELS 2 and 3, said Partition Plat 2022-0018, described in said Instrument Number 2022-00921, to the POINT OF BEGINNING and there terminating.

EXHIBIT E

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SCHOOL DISTRICT NUMBER 4 PROPERTY

A tract of land being a portion of that land described in Instrument Number 329293, Deed Records of Douglas County, located in the Southwest Quarter of Section 15, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, more particularly described as follows:

Beginning at the intersection of the Southerly Right-of-Way boundary of NW Troost Street (Douglas County Road Number 144) and the Westerly Right-of-Way boundary of Cloake Street; Thence leaving said Southerly Right-of-Way boundary, Southerly along said Westerly Right-of-Way boundary 890 feet, more or less to the Southeast corner of said Instrument Number 329293; Thence leaving said Westerly Right-of-Way boundary, Westerly along the South boundary of said of said Instrument Number 329293 to the Easterly Right-of-Way boundary of Felt Street; Thence Northerly along said Easterly Right-of-Way boundary, 890 feet, more or less, to the intersection of said Easterly Right-of-Way boundary and the aforementioned Southerly Right-of-Way boundary of said NW Troost Street; Thence Easterly along said Southerly Right-of-Way boundary to the Point of Beginning and there terminating.

**CITY OF ROSEBURG/DOUGLAS COUNTY
URBAN GROWTH MANAGEMENT AGREEMENT**

AGREEMENT BETWEEN THE CITY OF ROSEBURG AND DOUGLAS COUNTY, FOR THE JOINT MANAGEMENT OF THE ROSEBURG URBAN GROWTH AREA AND FOR THE COORDINATION OF LAND USE ACTIVITY IN IDENTIFIED AREAS OF MUTUAL INTEREST.

RECITALS:

- A. The City of Roseburg (City), and Douglas County (County), are authorized under the provisions of ORS 190.003 to 190.030 to enter into intergovernmental agreements for the performance of any or all functions that a party to the agreement has authority to perform; and
- B. ORS 197.175, 197.190, and 197.250, require counties and cities to prepare and adopt comprehensive plans consistent with statewide planning goals, and to enact ordinances or regulations to implement the comprehensive plans; and
- C. Statewide Planning Goal 14 requires that the establishment and change of urban growth boundaries shall be through a cooperative process between the city and the county; and
- D. The City and the County share a common concern regarding development and use of lands within the Urban Growth Area (UGA) and other identified areas of mutual interest; and
- E. The City and the County are required to have coordinated and consistent comprehensive plans which establish an Urban Growth Boundary (UGB) and a plan for the UGA; and Statewide Planning Goal 2 requires the City and County to maintain a consistent and coordinated plan for the UGA and UGB when amending their respective comprehensive plans; and
- F. The City and the County recognize that it is necessary to cooperate with each other to implement the City Plan for the UGA.

NOW THEREFORE, THE PARTIES DO MUTUALLY AGREE AS FOLLOWS:

1. Intent of Agreement

1.1 The City and the County hereby establish a procedure to implement the ~~Roseburg Urban Area Comprehensive Plan (City Plan)~~ **Roseburg Urban Area Comprehensive Plan (City Plan)** for the Roseburg Urban Growth Area (UGA). The "plan for the UGA" shall consist of the Roseburg Urban Area Comprehensive Plan. For purposes of this agreement, the ~~Roseburg Urban Growth Area (UGA)~~ shall be defined as the unincorporated area within the Roseburg Urban Growth Boundary (UGB). The City and County Comprehensive Plans are incorporated in this agreement by reference.

1.2. The ~~Roseburg Urban Area Comprehensive Plan (City Plan)~~, in conjunction with this agreement, shall establish the standards and procedures for review and action on comprehensive plan amendments, land use ordinance changes, proposed land use actions, provision of services, public improvement projects, and other related matters which pertain to implementing the City Plan within the UGA.

1.3. The City shall have jurisdiction, within the UGA, to implement the City Plan using City land use ordinances in jurisdictional subarea No. 1 as delineated in Exhibit A attached hereto and incorporated herein by this reference.

1.4. The County adopts, and incorporates by reference, the current (current as of the date of this agreement) City Comprehensive Plan, as it applies to the UGA, and the current City land use ordinances and authorizes the City to administer those ordinances within jurisdictional subarea No. 1 as provided for in this agreement.

1.5 The County shall have jurisdiction, within the UGA, to implement the City Plan using County land use ordinances in jurisdictional subarea No. 2 as delineated in Exhibit A attached hereto and incorporated herein by this reference. In addition, the County shall apply the standards set forth in the attached Exhibit B, as appropriate, to all land use actions in jurisdictional subarea No.2.

1.6 It is recognized that within the UGB a variety of urban services are provided including: sanitary sewer, water, storm drainage, fire protection, parks and recreation, and transportation. Providers of such services contribute both to existing services and future development within the UGB and serve essential functions. It is intended that this agreement serve to strengthen coordination between urban service providers, the County, and the City in order to maximize efficiency of urban service delivery within the UGB.

1.7 The boundaries of jurisdictional subareas No. 1 and No. 2 may be amended as provided in Section 12 of this agreement.

1.8. All actions as specified by this agreement shall be taken to ~~en~~assure that the City and County comprehensive plans remain consistent and coordinated with each other.

1.9. All land within the UGB may be subject to future annexation, however, establishment of a UGB does not imply that all land within the boundary will be annexed.

1.10. This Urban Growth Management ~~a~~Agreement (UGMA) replaces all prior UGMAs between the City and the County.

2. Amendments to the City Plan and City Land Use Ordinances.

2.1. All City Plan text or map amendments and all City Land Use and Development Ordinance amendments, not including Zone Map amendments, affecting the UGA shall be enacted in accordance with the procedures established in this Section. This section does not apply to those areas within the city limits of Roseburg.

2.1.1. All amendments referenced in Subsection 2.1 shall be initially processed by the City. The City shall notify the County of the proposed amendment at least 20 days before the City Planning Commission's first hearing. The City Planning Commission shall consider the County's comments when making its recommendation. The City Planning Commission's recommendation shall be forwarded to the County for comments. The County may provide additional comments prior to the City Council's (Council) final- decision. In making its decision, the Council shall consider the comments of the County. The City shall notify the County in writing of its decision.

2.1.2. Within 14 days of receipt of written notice of the Council's decision, the Board of Commissioners (Board) may, on its own motion, notify the City of its intent to review the Council's decision. If the Board fails to respond within 14 days, the Council's decision shall be final and take effect, for the UGA, on the 15th day.

2.1.3. If the Board reviews the Council's decision, the Board shall establish a hearing date for its review which shall be held within 30 days from the date the City is given written notice of the Board's intent to review. If the review is of a quasi-judicial proceeding, it shall be confined to arguments of those who qualified as parties in the proceedings conducted by the City and to a de novo review of the record of the proceeding before the City Council and City Planning Commission. Notice and opportunity to be heard shall be provided as if the hearing were a review of a decision of the County Planning Commission. If the review is not quasi-judicial in nature, the review shall be de novo and any person may appear and be heard. The Board shall render a decision on the review within 30 days after such hearing.

2.1.4. If the Board reviews the Council's decision, the Council's decision shall not take effect in the UGA until 31 days after the hearing by the Board unless the Board affirms the Council's decision before the 31-day period elapses. In such case the Council's decision, if affirmed by the Board, shall take effect immediately upon the decision of the Board. If the Board

reverses the Council's decision before the 31-day period elapses, the Council's decision shall not take effect in the UGA and the City may appeal such reversal to the Land Use Board of Appeals within the time period specified in ORS 197.830 and OAR 661 -10-015.

2.1.5. If the Board fails to make a decision within 30 days after ~~it's~~ the hearing, the decision of the Council shall take effect on the 31st day after the Board's hearing.

3. Review Process for Land Use Actions

3.1 Subsection 3.2. applies to the following land use actions being considered in jurisdictional subarea No.1 within the UGA:

- a. Amendments to the Zoning Map
- b. Conditional Use Permits
- c. Planned Unit Developments
- d. Subdivisions
- e. Partitions
- f. Road Dedications and Vacations

3.1.1 Subsection 3.4. applies to the following land use action being considered in jurisdictional subarea No. 1 within the UGA:

- a. Alteration, Restoration or Repair of and continuance of a residential nonconforming use.

3.2. All applications for land use actions referenced in Subsection 3.1. shall be initially processed by the City. The City shall notify the County of each application and shall give the County 15 days to comment. Other land use actions not specifically dealt with in this UGMA shall be administered by the ~~e~~City without notice to Douglas County.

3.2.1. The County's failure to timely respond to the notice shall mean no comment regarding the proposal.

- 3.2.2. In making its decision, the City shall consider, and is obligated to respond to, as appropriate, all comments made by the County ~~regard to~~ regarding ~~with~~ the notice. The City shall notify the County in writing of all land use decisions, as listed in Subsection 3.1., whether or not the County has commented. If a timely response is received by the City from the County, the County shall have standing to appeal decisions consistent with the appeals process specified in the City Land Use and Development Ordinance for those areas within subarea No.1.

3.3 Subsection 3.4. applies to the following land use actions being considered in jurisdictional subarea No. 2 within the UGA:

- a. Amendments to the Zoning Map
- b. Conditional Use Permits
- c. Planned Unit Developments
- d. Subdivisions
- e. Partitions
- f. Road Dedications and Vacations
- g. Riparian Setback Variances

3.4. All applications for land use actions referenced in Subsection 3.3. and 3.1.1. shall be initially processed by the County. The County shall notify the City of each application and shall give the City 14 days to comment. Other land use actions not specifically dealt with in this UGMA shall be administered by the County without notice to the City.

3.4.1. The City's failure to timely respond to the notice shall mean no comment regarding the proposal.

3.4.2. In making its decision, the County shall consider, and is obligated to respond to, as appropriate, all comments made by the City with regard to the notice. The County shall notify the City in writing of all land use decisions, as listed in Subsection 3. 3., whether or not the City has commented. If a timely response is received by the County from the City, the City shall have standing to appeal decisions consistent with the appeals process specified in the County Land Use and Development Ordinance.

4. Review Process for Other Specified Land Use Activities

4.1. The City and County shall use the following process for review and action on legislative amendments not covered under Section 2 of this agreement and public improvement projects specified below which affect land use within the UGA.

4.1.1. The County shall seek comments from the City with regard to the following items, for which the County has ultimate decision-making authority, and which affect land use within the UGA.

- a. Major public works projects sponsored by the County for transportation improvements.
- b. Proposed plan, or plan amendments, for sewer, water, drainage, solid waste, or transportation.

- c. Proposal for formation of, or changes of organization, boundary, or function of special districts, as these terms are defined in ORS 198.705 to ORS 198.710.
- d. Recommendations for designation of an area as a health hazard.

4.1.2. The City shall seek comments from the County ~~regarding with regard to~~ the following items, for which the City has ultimate decision-making authority, and which affect land use within the UGA.

- a. Proposed plan, or plan amendments, for sewer, water, drainage, solid waste, or transportation.
- b. Proposals for extension of any City service, utility, or facility outside of the UGB.
- c. Major public works projects sponsored by the City for transportation improvements.

4.2. The initiating jurisdiction shall allow the responding jurisdiction 30 days to comment ~~regarding with regard to~~ the items listed in Subsections 4.1.1. and 4.1.2. Failure to timely respond to the proposal shall mean no comment.

4.3. The initiating jurisdiction shall consider and respond to the comments of the responding jurisdiction in making its decision.

5. Approvals for Structural Development (Building Permits)

5.1. Requests for authorization of structural development which can be authorized at the ministerial level, within jurisdictional subarea No. 1 of the UGA, shall be initiated at the City. Requests for authorization of structural development within jurisdictional subarea No. 2 shall be initiated at the County.

5.1.1. The City may utilize (within subarea No. 1) a discretionary structural development review process (site plan review) as required by the City's ordinance. The City may charge a fee for site plan review as provided in City Ordinances. Notice of fee changes shall be provided to the County under the process specified in Section 3 of this agreement. The City's site plan review process may impose additional conditions to approvals of structural development that are necessary to implement the City ordinances.

5.1.2. Floodplain Certifications: The County shall be responsible for authorizing floodplain certification on structural development in the UGA. Such certification shall be consistent with the County's floodplain ordinance except that the City's floor height elevation shall apply if higher than the County standard.

- a. For requests initially processed by the City in jurisdictional subarea **No. 1**, the City will first review and, if appropriate, approve the land use portion of the request. The City will then forward the request to the County and the County will review and, if appropriate, sign off the floodplain certification clearance, thereby completing the process.

5.2. The County shall have the authority for issuing permits (commonly referred to as "building permits"), as provided for by the State Building Codes Agency, within the UGA. Within jurisdictional ~~Sub-Areas~~ subarea **No. 1** the County shall not issue "building permits" without written verification from the City that site plan review pursuant to subsection 5.1.1. has been completed.

5.2.1. County issued permits include, but are not limited to: structural, mechanical, plumbing, manufactured dwelling alterations and placement, and manufactured dwelling and recreational vehicle parks.

5.2.2. The County will not issue a temporary or final occupancy permit for any structural development which is subject to City site plan review conditions or other structural development authorization conditions until such time as the City certifies that the conditions have been fulfilled.

6. Annexations

6.1. City Annexations: The City may annex land or enter into agreements for delayed annexation in accordance with state law.

6.1.1. At least ten days prior to the City's final action, the City shall notify the County of any proposed annexation and permit the County to make comments.

6.1.2. Proposals for annexations to the City which are for areas outside the UGB shall be considered concurrently with a proposal to amend the UGB in accordance with Section two.

7. Urban Services in the UGA

7.1. The extension, development and maintenance of sewer, water and storm drainage facilities shall be consistent with the City Plan and any Urban Service Agreement that has been made for the extension, development and maintenance of these facilities.

7.2. The City shall be responsible for public facility planning within the UGA unless other arrangements are provided for in the Urban Service Agreement.

8. Coordination With Urban Service Providers

8.1. The City and County shall jointly enter into Urban Service Agreement(s) with individual Urban Service Providers operating within the UGB. The Urban Service Agreement, as used in this UGMA, is defined as an agreement that meets the statutory requirements for both a "cooperative agreement" (ORS 195.020) and an "urban service agreement" (ORS 195.065). The intent of the Urban Service Agreement is to assure effectiveness and efficiency in the delivery of urban services required by the City Plan, and to enhance coordination between the City, the County and each urban service provider (including, but not necessarily limited to, special districts as defined by ORS 450.005, county service districts as defined by ORS 451.410, authorities as defined by ORS 450.710, and corporations and associations). For purposes of this agreement, "urban services" means sanitary sewer, water, fire protection, parks, open space, recreation, and streets, roads, and mass transit. The Urban Service Agreement should at a minimum:

- a. ~~d~~Describe how the City and County will involve the Urban Service Provider in comprehensive planning, including plan amendments, periodic review and amendments to land use regulations;
- b. ~~d~~Describe the responsibilities of the Urban Service Provider in comprehensive planning, including plan amendments, periodic review and amendments to land use regulations regarding provision of urban services;
- c. ~~e~~Establish the role and responsibilities of each party to the agreement with respect to City or County approval of new development;
- d. ~~e~~Establish the role and responsibilities of the City and County with respect to Urban Service Provider interests including, where applicable, water sources, capital facilities and real property, including rights of way and easements;
- e. ~~s~~Specify whether the urban service will be provided in the future by the City, County, Urban Service Provider or a combination thereof;
- f. ~~s~~Set forth the functional role of all parties in the future provision of the urban service within the UGB;
- g. ~~d~~Determine the future service area within the UGB for each party;
- h. ~~a~~Assign responsibilities for:
 - 1) ~~p~~Planning and coordinating provision of the urban service with other urban services;

- 2) ~~p~~Planning, constructing and maintaining service facilities; and,
 - 3) ~~m~~Managing and administering provision of services to urban users.
- i. ~~d~~Define the terms of necessary transitions in provision of the urban service, ownership of facilities, annexation of service territory, transfer of moneys or project responsibility for projects proposed on a plan of the City or Urban Service Provider prepared pursuant to ORS 223.309 and merger of service providers or other measures for enhancing the cost efficiency of providing urban services;
 - j. ~~p~~Provide a process for resolving disputes between the parties; and,
 - k. ~~e~~Establish a process for review and modification of the Urban Service Agreement.

8.2. Nothing in this Section shall restrict the right of the City or the County to enter into separate special purpose intergovernmental agreements with each other or with any other entity as provided for by state law. Such other agreements shall not be inconsistent with this UGMA and the Urban Service Agreement.

9. Standards For Urban Growth Boundary Streets

9.1. Standards for Construction of New Streets

9.1.1. All new streets within ~~j~~jurisdictional ~~Sub-Areasubarea~~ No. 1, which are part of a new land division or planned development, shall be constructed to City standards.

9.1.2. Within ~~j~~jurisdictional ~~Sub-Areasubarea~~ No.1, the City and County will maintain coordinated urban street construction standards for new streets that are not part of a land division or planned development.

9.1.3. All new streets within the UGB that are not part of a land division or planned development shall be constructed to coordinated urban street construction standards. The coordinated standards would apply County construction standards which would be coordinated to allow for other amenities or improvements the City may require in the future.

9.1.4. All new streets within ~~j~~jurisdictional ~~Sub-Areasubarea~~ No. 2 shall be constructed to coordinated urban street construction standards.

9.2. Existing Streets Within the UGB

9.2.1. The County shall maintain all streets that are currently included within the

County road maintenance system until annexed by the City.

9.2.2. Upon annexation, the City agrees to accept, within the annexed area, jurisdiction of all streets and maintenance responsibility of the following streets in the County road maintenance system except major collectors and arterials:

AMANDA STREET# 217-D	MP 0.00 to MP 0.11
ANGELA COURT # 217-E	MP 0.00 to MP 0.09
ASTER STREET # 335-K	MP 0.00 to MP 0.13
ASTER STREET# 901-B	MP 0.13 to MP 0.19
ATKINSON COURT # 297-C	MP 0.00 to MP 0.07
BOWER STREET # 225-B	MP 0.00 to MP 0.25
BRENT COURT # 367-E	MP 0.00 to MP 0.06
CALKINS ROAD # 144	MP 0.00 to MP 0.40
CAMELIA STREET# 335-J	MP 0.00 to MP 0.11.18
CARMEN COURT #322-D	MP 0.00 to MP 0.07
CHANNON A VENUE # 229-A	MP 0.00 to MP 0.18
CHINKAPIN STREET # 311-C	MP 0.00 to MP 0.04.03
CHINKAPIN COURT# 311-D	MP 0.00 to MP 0.06.05
CHRISTIE COURT # 384-A	MP 0.00 to MP 0.02
CHURCH A VENUE # 257	MP 0.00 to MP 0.13
CLOVER LANE # 294	MP 0.00 to MP 0.41
CLUB AVENUE STREET # 270	MP 0.00 to MP 0.25
CORDELIA COURT # 217-F	MP 0.00 to MP 0.09
CURRIER A VENUE # 227	MP 0.00 to MP 0.26
DOBIE COURT #322-C	MP 0.00 to MP 0.02
DOUGLAS AVENUE # 4-A	MP 0.00 to MP 1.28.31
EAST BRADLEY COURT #335-C	MP 0.00 to MP 0.06
EXCHANGE AVENUE # 171	MP 0.00 to MP 0.78
FAIRHILL DRIVE # 353	MP 0.00 to MP 0.55
FOLLETT STREET #252-G	MP 0.00 to MP 0.29.26
FREAR STREET # 56	MP 0.00 to MP 0.47
GARDEN STREET # 903-A	MP 0.00 to MP 0.11
GENERAL AVENUE # 225-A	MP 0.00 to MP 0.43
GRAY SQUIRREL COURT # 335-G	MP 0.00 to MP 0.09
HEWITT AVENUE # 297-A	MP 0.00 to MP 0.22
HOOKER ROAD # 171-A	MP 0.18.00 to MP 0.99
HOUSLEY AVENUE # 232	MP 0.00 to MP 0.22
HUGHES LOOP # 252-E	MP 0.00 to MP 0.26
HUGHES STREET # 252-F	MP 0.00 to MP 0.37
ISABELL STREET # 364	MP 0.00 to MP 0.10
JOHNSON STREET # 252-A	MP 0.00 to MP 0.19
KENDALL A VENUE # 260	MP 0.00 to MP 0.32

KERR STREET # 297-B	MP 0.00 to MP 0.22
KESTER ROAD # 86	MP 0.00 .04 to MP 0.52
KIMBERLY COURT # 384-B	MP 0.00 to MP 0.02
KINCAID DRIVE # 4-B	MP 0.00 to MP 0.20
KIRBY AVENUE # 322-B	MP 0.00 to MP 0.35
KLINE STREET # 367-A	MP 0.00 to MP 0.47
KNOLL AVENUE # 252-B	MP 0.00 to MP 0.30
KRISTEN COURT # 217-C	MP 0.00 to MP 0.09
LA QUINTA COURT # 901-D	MP 0.00 to MP 0.07
LA QUINTA COURT # 901-D SPUR	MP 0.00 to MP 0.01
LAUREL SPRINGS DRIVE # 314:.A	MP 0.00 to MP 0.08
LIVE OAK COURT # 311-B	MP 0.00 To MP 0.06
MADISON AVENUE # 229-B	MP 0.00 TO MP 0.10
MAKAR COURT # 351-C	MP 0.00 to MP 0.03
MARTHA DRIVE # 901-C	MP 0.00 to MP 0. 05 .35
MEADOW LANE # 238	MP 0.00 to MP 0.36
MEDFORD AVENUE # 139-A	MP 0.00 to MP 0.11
MERCY HILLS DRIVE # 384	MP 0.00 to MP 0.11
MILITARY AVENUE # 113	MP 0.00 to MP 0.82
MONTEREY DRIVE # 314-C	MP 0.00 to MP 0.14
NAVAJO AVENUE # 351-A	MP 0.00 to MP 0. 03 .10
NEWPORT DRIVE # 314-D	MP 0.00 to MP 0.06
NEWTON CREEK ROAD # 84	MP 0.00 to MP 1.40
NORTH RIVER DRIVE # 311-A	MP 0.00 to MP 0. 71 .73
NW WHIPPLE STREET # 903-C	MP 0.00 to MP 0.08
PAGE ROAD # 115	MP 0.00 to MP 1.35
PARKER ROAD # 322-A	MP 0.00 to MP 0.17
PAWNEE COURT # 351-B	MP 0.00 to MP 0. 06 .03
PEBBLE BEACH COURT # 901-E	MP 0.00 to MP 0.08
PEGGY AVENUE # 322-E	MP 0.00 to MP 0.10
PIONEER WAY # 115-B	MP 0.00 to MP 0.52
PLATEAU DRIVE # 327	MP 0.00 to MP 0.36
PLEASANT STREET AVENUE # 242	MP 0.00 to MP 0.30
POPLAR STREET # 291-	MP 0.00 to MP 0.08
PORTER STREET # 252-D	MP 0.00 to MP 0.11
RAMP ROAD # 159	MP 0. 31 .27 to MP 0. 41 .35
RIDGE A VENUE # 314-B	MP 0.00 to MP 0.04
RIFLE RANGE ROAD # 85	MP 0.23 to MP 1.13
RIVERVIEW DRIVE # 903-B	MP 0.00 to MP 0.08
SHAKEMILL ROAD # 166-A	MP 0.00 to MP 0.61
SIDNEY DRIVE # 335-B	MP 0.00 to MP 0.07
SLOPE STREET # 280	MP 0.00 to MP 0.10
SONGBIRD COURT # 284-A	MP 0.00 to MP 0.07

STRAUSS AVENUE # 901-A	MP 0.00 to MP 0.15
STRAUSS AVENUE # 901-A	MP 0.59.00 to MP 0.72.64
STERLING DRIVE # 222	MP 0.00 to MP 0.16
SUNSHINE ROAD # 58	MP 0.00 to MP 0.60
SWEETBRIAR A VENUE # 225-C	MP 0.00 to MP 0.13
TAFT DRIVE # 335-A	MP 0.00 to MP 0.25
TEMPLE BROWN ROAD # 137	MP 0.00 to MP 0.30.27
THORA CIRCLE DRIVE # 3356-E	MP 0.00 to MP 0.62
TIMBO DRIVE # 335-H	MP 0.00 to MP 0.05
TROOST STREET # 273	MP 0.75 to MP 0.94
TRUST AVENUE # 362	MP 0.00 to MP 0.12
UMPQUA COLLEGE ROAD # 284	MP 0.00 to MP 1.19
VINE STREET # 252-C	MP 0.00 to MP 0.11
WALDON AVENUE# 259	MP 0.00 to MP 0.22
WALTER COURT # 217-B	MP 0.00 to MP 0.02
WALKER COURT# 297-D	MP 0.00 to MP 0.08
WEST BRADLEY COURT # 335-D	MP 0.00 to MP 0.09
WEYERHAEUSER DRIVE # 902	MP 0.00 to MP 0.24
WILD FERN DRIVE # 335-F	MP 0.00 to MP 0.50
WILSON COLLINS ROAD # 139	MP 0.00 to MP 0.10
WOODWILLOW DRIVE# 367-B	MP 0.00 to MP 0.26
WOODROSE LANE # 367-C	MP 0.00 to MP 0.02
WOODOAK DRIVE# 367-D	MP 0.00 to MP 0.11

9.2.3. The County shall continue to be responsible for the maintenance of all major collectors and arterials that are currently included within the County road maintenance system unless otherwise agreed to by the City and County.

10. Areas of Mutual Interest

10.1. The City and County agree to establish ~~the~~ Charter Oaks ~~Area~~ as an Area of Mutual Interest - for the purpose of establishing a process for the provision of urban services and future urbanization. The Charter Oaks Area is delineated in Exhibit C and is attached to this agreement.

10.2. The County shall give the City 14 days advance notice to review and comment on the following activities which apply to the Area of Mutual Interest located outside the UGB:

- a. Comprehensive Plan Amendments
- b. Zoning Map Amendments
- c. Planned Unit Developments
- d. Subdivisions

- e. Formation of, or changes of boundary or function of, urban service providers
- f. Major public works projects

10.2.1. The City's failure to timely respond to the notice shall mean no comment regarding the proposal.

10.2.2. In making its decision, the County shall consider, and is obligated to respond to, as appropriate, all comments made by the City with regard to the notice. The County shall notify the City in writing of all land use decisions, as listed in Subsection 10.2., whether or not the City has commented. If a timely response is received by the County from the City, the City shall have standing to appeal decisions consistent with the appeals process specified in the County Land Use and Development Ordinance.

~~10.3. The City and County agree to establish The Roseburg Regional Airport as an Area of Mutual Interest inside the City Limits for the purpose of establishing a process for coordination and comment on land use in the airport vicinity. The Roseburg Regional Airport is delineated in Exhibit D and is attached to this agreement.~~

10.4.3. The City shall give the County 14 days advance notice to review and comment on the following activities which apply to the Areas of Mutual Interest inside the City Limits:

- a. Comprehensive Plan Amendments
- b. Major public works projects
- c. Zoning Map Amendments
- d. Planned Unit Developments
- e. Subdivisions
- f. Road Dedications and vacations

10.4.3.1. The County's failure to timely respond to the notice shall mean no comment regarding the proposal.

10.4.3.2. In making its decision, the City shall consider, and is obligated to respond to, as appropriate, all comments made by the County with regard to the notice. The City shall notify the County in writing of all land use decisions, as listed in Subsection 11.3. , whether or not the County has commented. If a timely response is received by the City from the County, the County shall have standing to appeal decisions consistent with the appeals process specified in the City land use ordinances or codes.

10.4. The City shall annex into the City any land within the UGA in the Charter Oaks Area of Mutual Interest prior to provision of urban services, including water and sanitary sewer, and the issuance of development or other permits.

11. Enforcement

11.1. Within jurisdictional subarea No. 1, the City shall be responsible for enforcement of City Land Use and Development Ordinance and optional codes not administered by Douglas County, and shall have the exclusive right to decide whether to proceed with any enforcement actions. City enforcement actions shall be taken in accordance with the enforcement provisions of the City ordinances.

11.2. Within jurisdictional subarea No. 2, the County shall be responsible for enforcement of County land use ordinances, and shall have the exclusive right to decide whether to proceed with any enforcement actions. All County enforcement actions shall be taken in accordance with the enforcement provisions of the County Land Use and Development Ordinance.

11.3. The County shall have the authority, within the UGA, for enforcement of State building codes as specified in Section 5.2. of this agreement.

12. Amendment and Termination

12.1. This agreement may be amended at any time by mutual consent of the parties, after public hearings and adoption by both the City Council and County Board of Commissioners.

12.2. This agreement may be terminated by either party under the following procedure:

- a. A public hearing shall be called by the party considering termination. The party shall give the other party notice of hearing at least 60 days prior to the scheduled hearing date. The 60 day period shall be used by both parties to seek resolution of differences.
- b. Final action on termination. shall not be taken until .at least 90 days after the final public hearing.

This Urban Growth Management Agreement is signed and executed by:

CITY OF ROSEBURG, OREGON

BOARD OF COUNTY COMMISSIONERS
OF DOUGLAS COUNTY, OREGON

Larry Rich, Mayor

Chris Boice, Chairman

Nikki Messenger, City Manager

Tim Freeman, Commissioner

Attest:

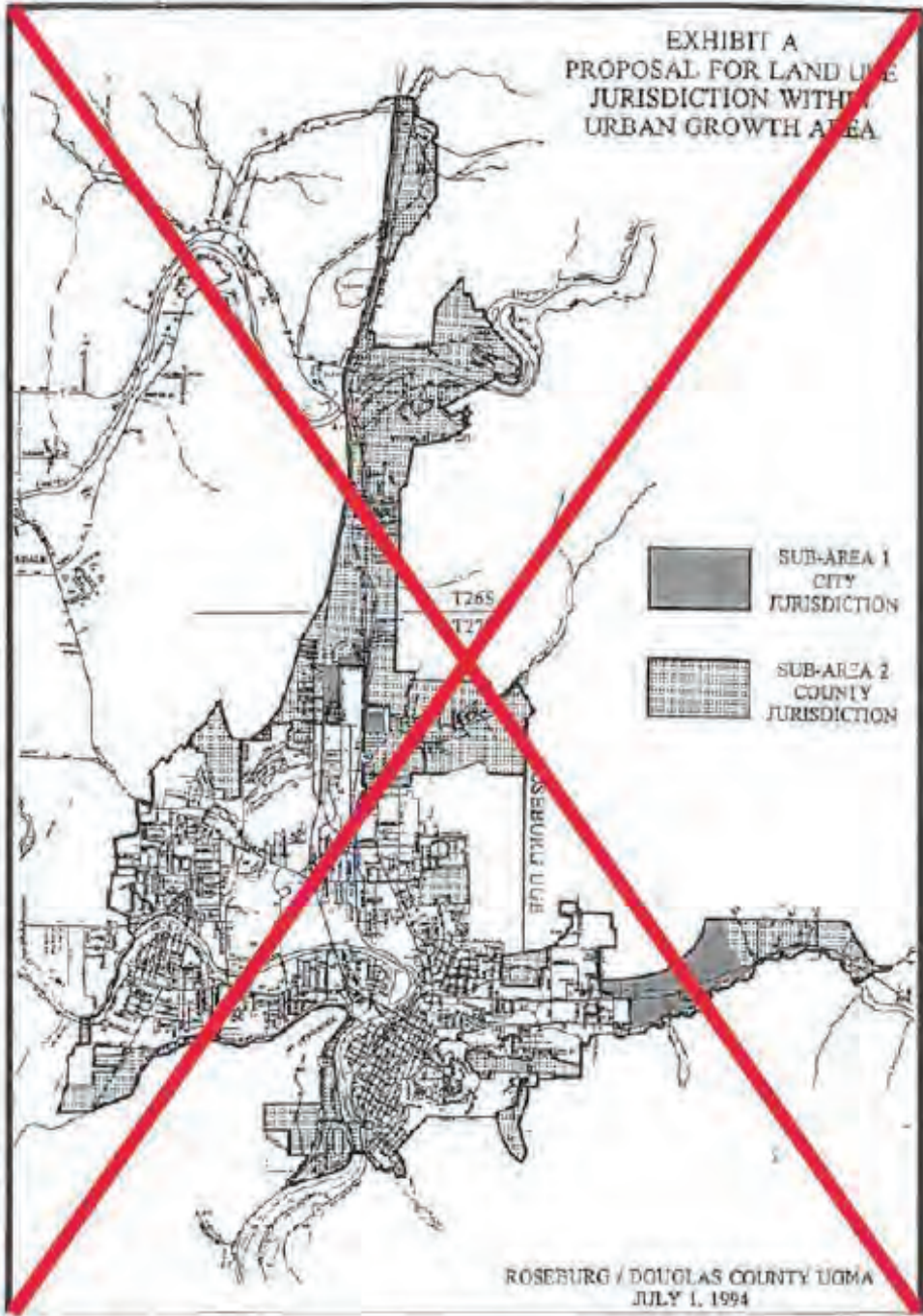
Tom Kress, Commissioner

City Recorder

Date

Date

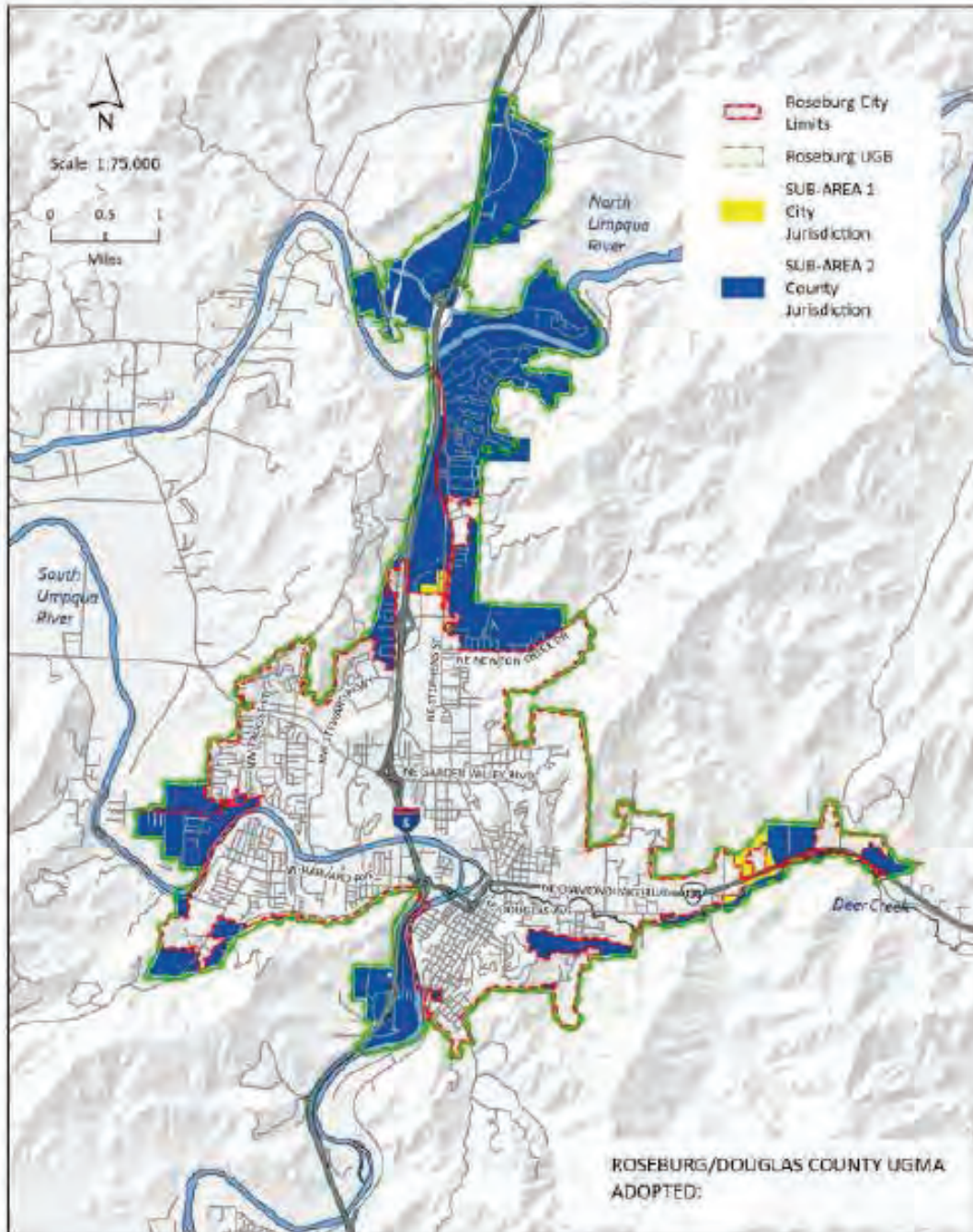
Existing Exhibit A



**To be replaced - New exhibit shown
on next page**

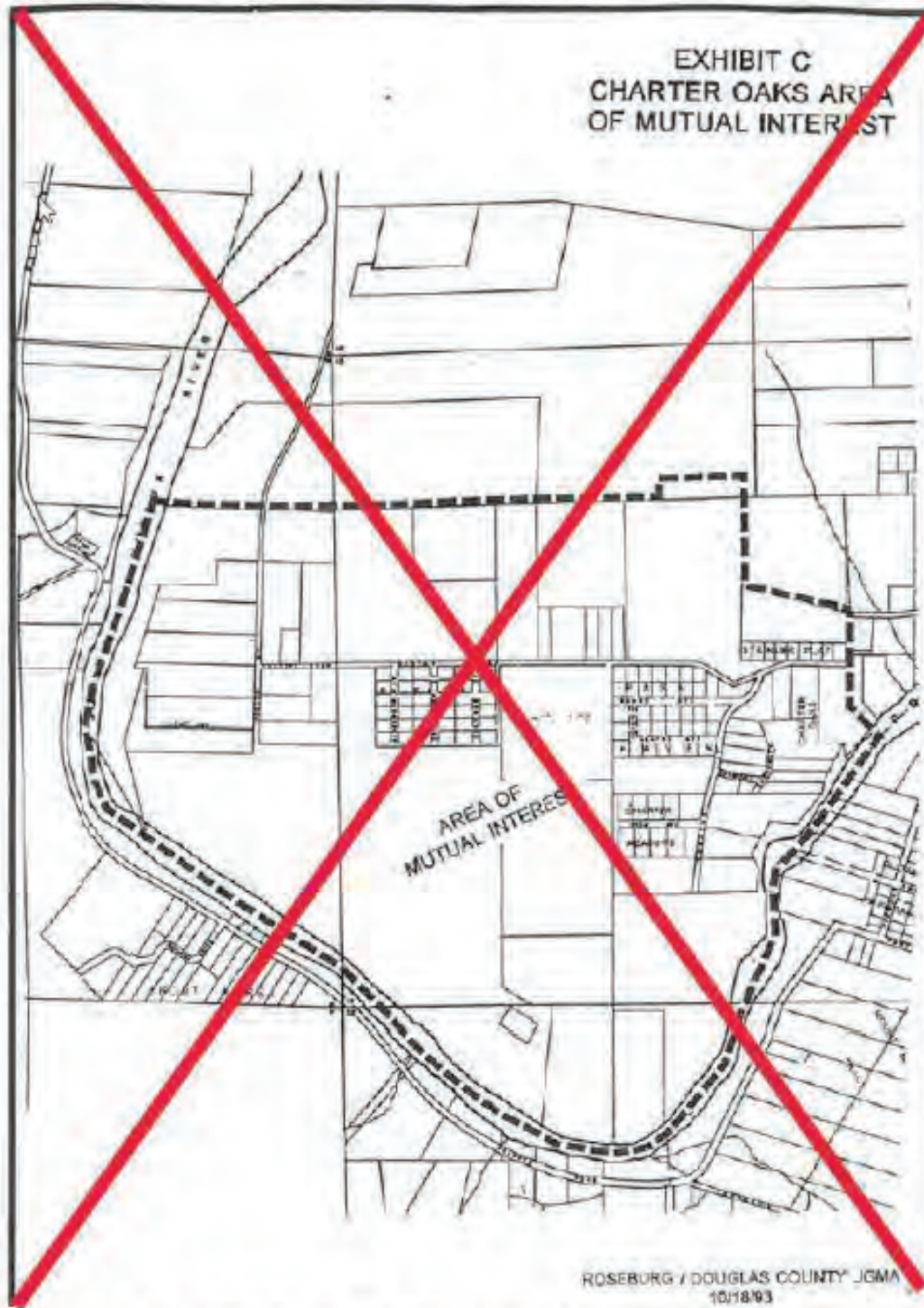
New Exhibit A

Exhibit A:
Land Use Jurisdiction Within Urban Growth Area



Includes updated Urban Growth Boundary, updated Area of Mutual Interest, updated parcel layer and color to help depict Sub Area 1 & 2 boundaries.

Existing Exhibit C



To be replaced - New exhibit shown on next page

Existing Exhibit D



To be removed - The Roseburg Regional Airport has been annexed into City limits.

Existing Exhibit A-2 West



To be removed - Majority of this area has been annexed into City limits.

EXHIBIT "B"

ROSEBURG URBAN GROWTH AREA

STANDARDS SUPPLEMENT

A Supplement to the Douglas County Land Use and Development Ordinance
to be Applied Within the Roseburg Urban Growth Area

The following standards are intended to be applied, in addition to all provisions of the County Land Use and Development Ordinance, within Jurisdictional Sub-Area No. 2 of the Roseburg Urban Growth Boundary.

I. PLACEMENT OF MANUFACTURED HOMES ON INDIVIDUAL LOTS

Applicable Zoning Districts: All Residential Districts except High Density Zones

A. The placement of manufactured homes on individual lots within these districts shall be allowed as provided for in the Land Use and Development Ordinance and subject to the standards itemized below.

1. Dwelling Type Permitted

All manufactured homes placed on individual lots, including lots within a designated manufactured home subdivision, shall be used as permanent residences, shall conform to the standards established in this Section, and shall bear a Department of Housing and Urban Development (HUD) label certifying that the structure is constructed in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974 as amended on August 22, 1981.

2. Dwelling Standards

All manufactured homes placed on individual lots, including lots within a designated manufactured home subdivision, shall meet the following

minimum standards:

- a. The manufactured home shall be multi-sectional. For the purpose of this section, the term multi-sectional does not include tip-out units or additions which were not manufactured as an integral part of the original design.
- b. The manufactured home shall be placed on a foundation in conformance with the UBC.
- c. The manufactured home shall have exterior siding and roofing which, in color, material and appearance, is similar to the exterior siding and roofing material commonly used on residential dwellings within the community.
- ~~d. The manufactured home shall be equipped with skirting which, in design, color and texture, appears to be an integral part of the adjacent exterior wall, unless the manufactured home is anchored to a permanent and continuous concrete or block foundation. Such skirting or foundation, or both, shall be such that there are no gaps or openings between the manufactured home and the ground, except for vents. In the event that the required skirting is made of wood, it shall be installed not less than four inches, nor more than six inches, from the finished grade so as to avoid decay resulting from contact with the soil.~~
- e.d. The manufactured home shall have a minimum roof pitch of at least 3 inch rise for each 12 inches of run.
- f.e. If the manufactured home has a garage or carport, the garage or carport shall be similar in color and appearance to the exterior of the manufactured home.

II. OPEN SPACE IN MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT

Applicable Zoning Districts: R-2 and R-3

All new multiple family residential development shall provide at least ~~fifty (50)~~ **one-hundred (100)** square feet of improved outdoor living or recreation area for every unit in the project. The combined improved outdoor living or recreation area

shall contain no less than ~~1000~~ 800 square feet for the entire site. ~~or be less than twenty five (25) feet on any side.~~

III. SCREENING IN COMMERCIAL AND INDUSTRIAL ZONES

Applicable Zoning Districts: C-1, CT, C-2, C-3, M-1, M-2 & M-3

Screening of exposed storage areas, utility buildings, machinery, garbage and refuse storage areas, service and truck loading areas, and other accessory uses and structures shall be as specified below. Screening materials may consist of fences, walls, berms and landscaping, or any combination thereof which accomplishes the intended screening.

- a. In all commercial districts such areas, uses and structures shall be screened from adjacent properties and rights of way.
- b. In all industrial districts such areas, uses and structures shall be screened from adjacent residentially designated properties.

IV. OFF STREET PARKING FOR MULTIPLE FAMILY RESIDENTIAL AND COMMERCIAL DEVELOPMENT

Applicable Zoning Districts: R-2, R-3, C-1, CT, C-2 & C-3

Improvement standards for commercial and multiple family residential parking lots shall be as follows:

- a. All parking areas, vehicle maneuvering areas and access driveways provided in conjunction with commercial and multiple family residential development shall be paved. Such areas shall be graded so as not to drain storm water over the public sidewalk or onto any abutting public or private property.
- b. All parking spaces shall be marked with painted stripes or other permanent markings.

V. PUBLIC SIDEWALKS

Applicable Zoning Districts: All Residential and Commercial Districts and Public Reserve.

The installation of public sidewalks as part of new subdivisions and partitions shall occur in accordance with the provisions of Section VII of this Supplement. The installation of public sidewalks as a condition of issuance of a building or mobile home placement permit shall be as follows:

1. It shall be a condition of the issuance of a building or mobile home placement permit for all properties, regardless of size, being newly developed along all streets or street segments shown on Exhibit 1 that sidewalks conforming to the standards and guidelines established by the County Engineer, shall be installed along the entire street frontage of the property at the sole cost of the applicant prior to the occupancy of the building.
2. In instances where engineering or street construction factors prevent or make impracticable final sidewalk construction prior to occupancy of the building or mobile home, the applicant shall agree in a signed agreement to install permanent sidewalk improvements at his sole cost (or in accordance with other agreed financing alternatives,) at such time as the street is improved and conditions permit said construction.
3. As an alternative to No. 2, above, the Approving Authority may grant relief from the application of the sidewalk provisions of this Section upon recommendation of County Engineer and concurrence of City if the sidewalk requirements would result in unworkable or unsafe conditions, including adverse effects on use or access to the premises.

VI. SEWER AND/OR WATER SERVICE CONNECTION

Applicable Zoning Districts: All

1. Building and Mobile Home Placement Permits
 - a. It shall be a condition of the issuance of a building or mobile home placement permit for all vacant parcels proposed for development which are within 150 feet of existing sewer and/or water mains that the proposed development connect to those mains unless one or both of the following conditions exists:
 1. The City or Sanitary Authority will not allow connection to the mains.
 2. In the case of sewer service, the development will not require sanitary waste disposal of any kind.

- b. In instances where vacant parcel proposed for development is not within 150 feet of existing sewer and/or water mains, the applicant for the permit shall agree in a signed agreement to connect to either or both of these facilities at such time as they are extended within 150 feet of the subject parcel.

2. Divisions

As a condition of approval of any division in which would result in creation of a parcel(s) which would be 150 feet or further from existing sewer and/or water mains, the applicant shall agree to participate in any local improvement district which may be formed under ORS 371.605 to 371.660 or the Douglas County Local Assessment Ordinance to extend either of these facilities to or past any parcels included within the division. The applicant shall execute any documents required by the Approving Authority, including a waiver of remonstrance, to insure such participation.

VII. SUBDIVISION, PARTITIONING AND PLANNED UNIT DEVELOPMENT REQUIREMENTS

Applicable Zoning Districts: varies

- 1. In residential districts where the average lot size proposed is less than ten thousand (10,000) square feet, the applicant shall enter into an agreement with the electric utility for the installation of street lights at such locations as determined by the County Engineer.
- 2. Subject to the limitations and exceptions set forth in Section V of this Supplement, the construction of sidewalks conforming to standards and guidelines of the County Engineer shall be installed by the applicant as a condition of approval of any of the following:
 - a. ~~F~~Final plats or subdivision in any Commercial, Multiple Family Residential or the Public Reserve District.
 - b. ~~F~~Final plats or subdivisions in any Residential district, except Multiple Family Residential, where the average lot size created is less than ten thousand (10,000) square feet, or final plans for planned unit developments.
- 3. In all zoning districts, water lines with valves and fire hydrants which serve subdivisions or partitions and which connect subdivisions or partitions to existing mains shall be designed and installed according to:
 - a. ~~T~~The requirements of the water utility serving the area; and

- b. ~~a~~Acceptable standards for urban fire protection as determined by the fire protection agency serving the area.
3. To ensure that development of subdivisions, ~~partitionings~~partitions and Planned Unit Developments are safe from geologic hazards associated with hillside development, the following shall apply.
- a. Any subdivision, partition or Planned Unit Development (PUD) proposed for development on slopes of ~~13%~~12% or greater shall be reviewed to ensure site geological suitability. Such review shall be presented in a written report by an ~~e~~Engineering ~~g~~Geologist or an ~~a~~ Geotechnical ~~e~~Engineer. ~~who certifies he is qualified to evaluate the physical properties and engineering characteristics of foundation materials of soils and rock.~~ The written report of the ~~e~~Engineering ~~g~~Geologist or ~~e~~Geotechnical ~~e~~Engineer shall certify that the development proposed may be completed without threat to public safety or welfare and shall be used in reviewing the development proposal. The report shall be submitted with the preliminary subdivision or land partitioning plan or PUD preliminary development plan and shall address all areas of soils and geologic instability, areas of grading and other land disturbances, and all proposed excavation and fill areas required for, but not limited to, construction of roads, driveways, house pads, utilities, septic tank drainfields, wells and water tanks.
 - b. The Approving Authority may grant relief from the application of the provisions of this Section for areas between ~~13~~12 and 25 percent slopes upon recommendation of the County Engineer. Such a recommendation shall be based on information submitted by the applicant, his ~~Geotechnical e~~Engineer or ~~e~~Engineering ~~g~~Geologist which substantiates that such detailed geologic studies are unnecessary.

VIII. RIPARIAN VEGETATION CORRIDOR OVERLAY

Applicable Zoning Districts: varies

Section 3.32.200 of the County Land Use and Development Ordinance which deals with the protection of riparian vegetation shall apply to the North and South Umpqua Rivers, Deer Creek and Newton Creek within the City Urban Growth Boundary.

XI. REDEVELOPMENT PLANS

Applicable Zoning Districts: All

The provisions of §4.100, Subsection 4.a. of the Land Use and Development Ordinance are to be mandatory.

X. AIRPORT IMPACT OVERLAY (AIO)

Applicable Zoning Districts: All to which overlay is applied

With the modification which follow, the provisions of Section 3.35.800 of the Land Use and Development Ordinance which establishes regulations in areas affected by airport operations shall apply within the Roseburg Urban Growth Boundary.

a. Subsection I.a. shall read as follows:

AIRPORT APPROACH AREA: A wedge-shaped area described by boundaries where the inner edge of the Airport Approach Area coincides with each end of the runway and is ~~500~~250 feet wide at each terminus. The Airport Approach Area expands outward uniformly to a width of ~~1500~~750 feet at a horizontal distance of ~~5000~~2,500 feet from the terminus, with its centerline being the continuation of the centerline of the runway.

~~b. Subsection I.d. shall be added to read as follows:~~

~~AIRPORT IMPACT AREA: An oval shaped area described by boundaries established by constructing arcs of 9000 feet radii from the center of each end of the runway's Primary Surface and connecting the arcs with tangent lines drawn parallel to the runway centerline.~~

~~b.~~ Subsection 3.c. shall read as follows:

No structure or object, including chimneys, towers, antennae, utility poles, trees, etc., shall exceed 35 feet in height in the Airport Approach ~~and Impact Areas~~.

~~d.c.~~ Subsection 3. f. shall read as follows:

No use shall be allowed in the Airport ~~Approach and Impact Areas~~ Impact Overlay District if such use is likely to attract an unusual quantity of birds.

XI. DRAINAGE REQUIREMENTS

a. Purpose

To establish a procedure for implementation of the City of Roseburg/Douglas County Drainage Management Plan within the Roseburg Urban Growth Area.

b. Applicability

During the review and processing of land use actions within the Roseburg Urban Growth Area and, more specifically, in areas shaded on the attached Exhibit 2 ("Applicable Areas for Roseburg Storm Drainage Standards"), the County shall take into consideration the policies and design standards of the adopted City of Roseburg/Douglas County Drainage Management Plan, as modified by this Standards Supplement. The County will address the establishment of permanent drainage facilities in conjunction with review of the following types of development:

1. Partitions, subdivision, and planned unit developments.
2. Commercial, industrial, and multi-family developments or phased developments creating new impervious surfaces greater than ~~4,000~~3,000 square feet. An administrative variance may be authorized, up to a maximum of 30 percent, for the expansion of pre-existing impervious surfaces that are less than ~~4,000~~3,000 square feet upon finding that:
 - a. ~~a~~Approval of the variance will not significantly affect storm drainage on adjacent or abutting properties.
 - b. ~~a~~An affirmative recommendation is received from the County Engineer.
3. Construction or reconstruction of public roadways.
4. Construction in the 100 foot (50' on each side) Riparian Vegetation Corridor of any existing stream or surface watercourse subject to the Riparian Vegetation Overlay.
5. Construction in ~~the 100-year floodplain~~ any area of special flood hazard of ~~any stream~~ in accordance with Douglas County's Land Use and Development Ordinance (Chapter 3, Article 30, Floodplain Overlay).

c. Review Procedure and Engineering Requirements (Drainage Certification)

During the initial processing of land use actions and development permits within the Roseburg Urban Growth Area, the Planning Department will identify applications that may be subject to review for permanent drainage facilities in accordance with XI. b., applicability of this agreement. Once it has been determined that the permanent drainage facilities may be necessary, it shall be the applicant's responsibility, in the form of a drainage certification, to either have plans engineered in accordance with the design standards of the Drainage Management Plan for the use or activity proposed, or certify that the proposed action has no drainage impact. All applications must include plans stamped by a licensed engineer certifying that the proposed use is in substantial compliance with the design criteria of the plan. Once received, the drainage certification will be forwarded to the County Engineer for review.

The County Engineer will review each proposal and the drainage certification for consistency with the design standards of the Drainage Management Plan. The County Engineer may require additional information to ensure full compliance with design requirements. Upon receiving an acceptable certification the County Engineer will notify the Douglas County Planning Department. The Planning Department will utilize the drainage certification of the consulting engineer in making its tentative or final approval. The County Planning Department will notify the City of Roseburg upon completion of land use actions subject to this certification requirement.

~~STDSSUPP-RSB/b~~

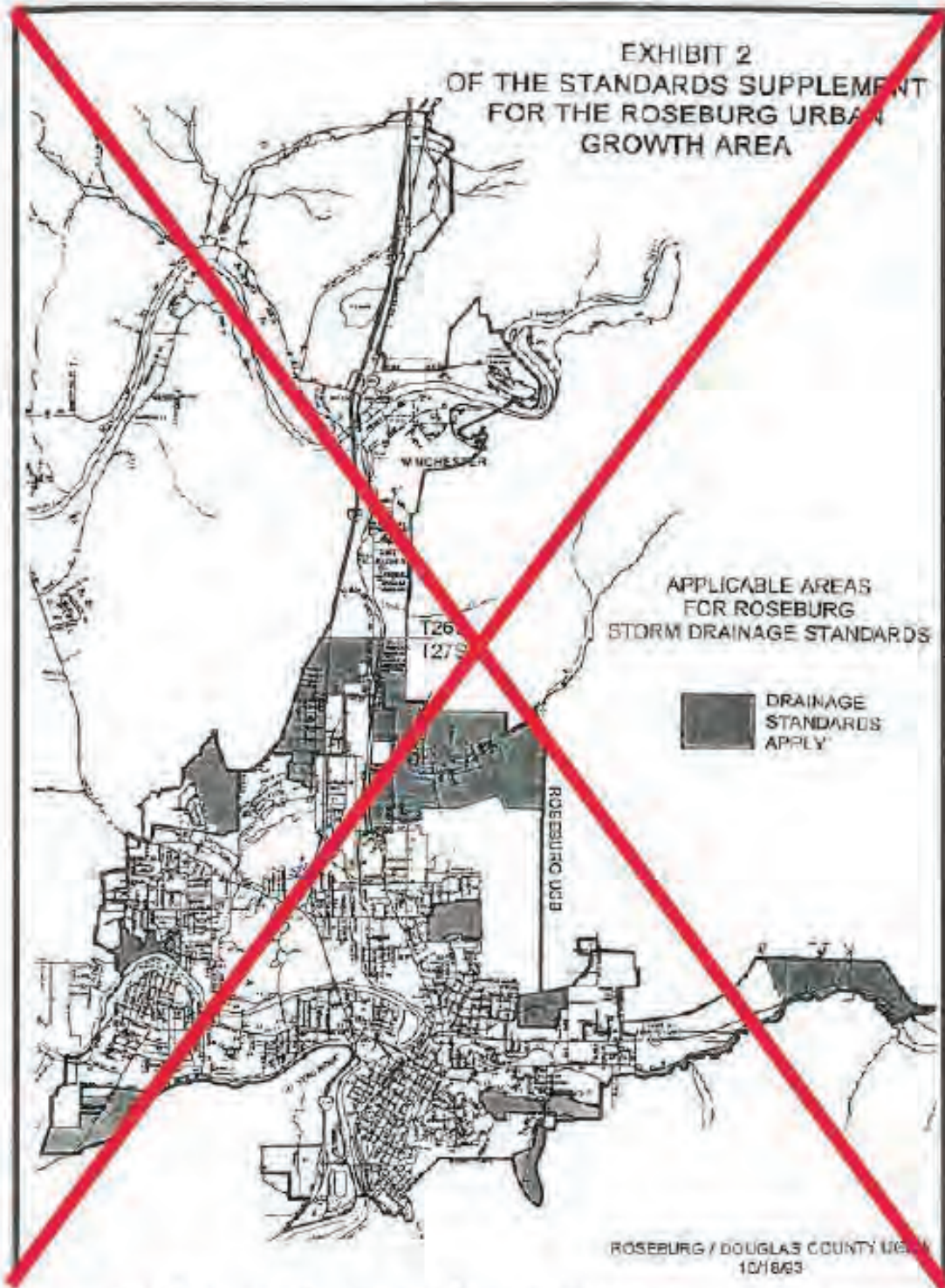
EXHIBIT 1

to the Roseburg Urban Growth Area
STANDARDS SUPPLEMENT

Streets Requiring Sidewalk Installation

1. **Stephens Street (State Highway 99):** from the City Limits to the northerly Urban Growth Boundary line.
- ~~2. **Newton Creek Road (#84):** from State Highway 99 to Parker Road (#322).~~
- ~~3. **Parker Road (#322):** from Newton Creek Road (#84) to its southernmost limit.~~
- ~~4. **Vine Street (#252):** from Clover Avenue (#294) to Newton Creek Road (#84).~~
- ~~5. **Garden Valley Road (#6):** from the City Limits to the western Urban Growth Boundary line.~~
- ~~6. **Garden Valley Road (#6):** from the City Limits to the eastern limits of Garden Valley Road.~~
- 7.2. **Old Melrose Road Melrose Road (#13):** from the City Limits to the Urban Growth Boundary.
- 8.3. **Lookingglass Road (#5):** from the City Limits to the Urban Growth Boundary.
- 9.4. **Portland Avenue (#56A):** from Interstate 5 Interchange #123 to the South Umpqua River.
- 10.5. **State Highway 99:** from the City Limits to the southerly Urban Growth Boundary line.
- ~~11. **Waldon Avenue (#259):** from the City Limits to the City Limits.~~
- 12.6. **Ramp Road (#159):** from the City Limits to the City Limits.

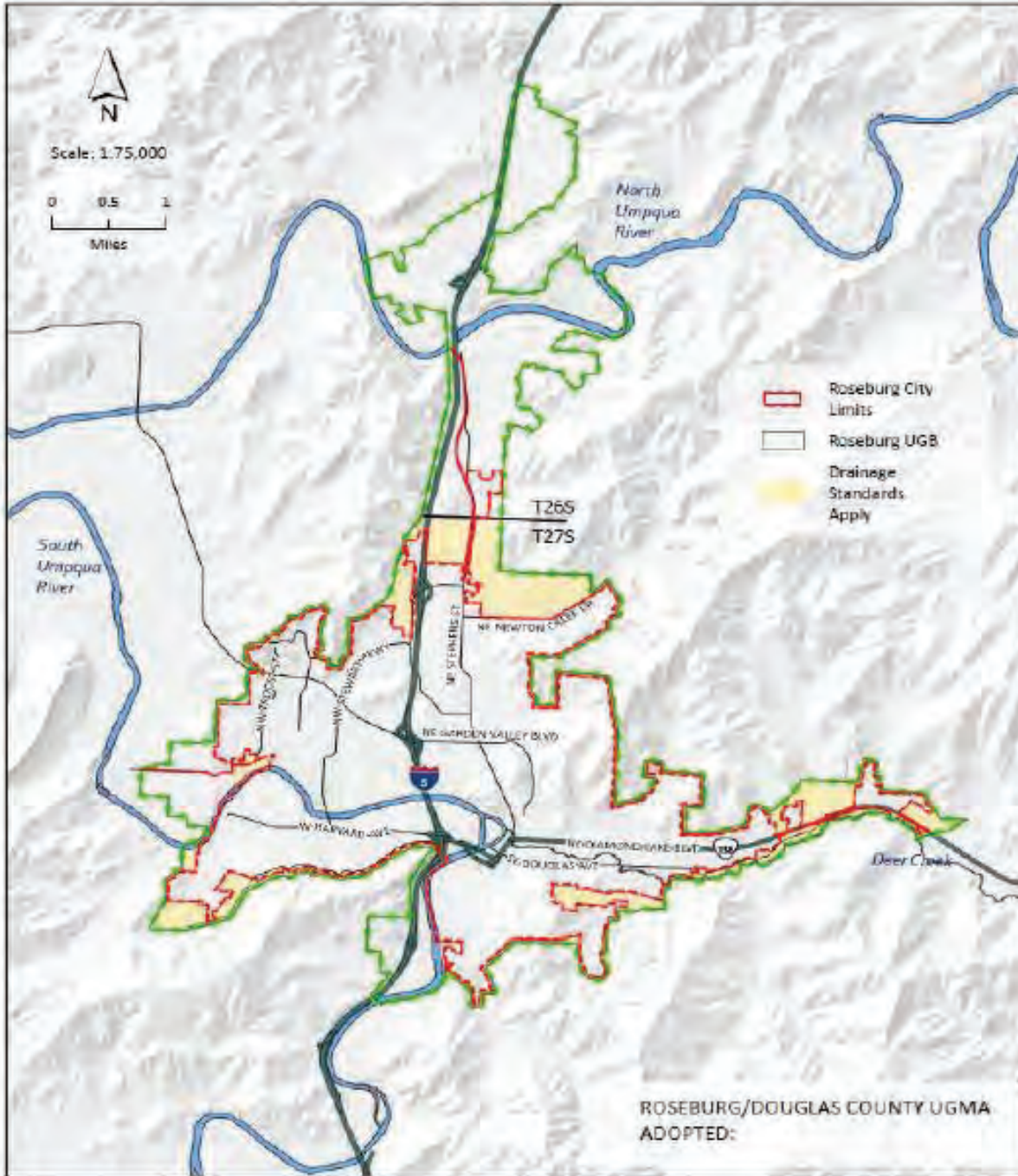
Existing Exhibit 2



**To be replaced - New exhibit shown
on next page**

New Exhibit 2

Exhibit 2:
Standards Supplement for the Roseburg Urban Growth Area



Includes updated Urban Growth Boundary and color to help depict Drainage Standard Areas.

BEFORE THE ROSEBURG CITY COUNCIL

FINDINGS OF FACT AND ORDER

I. NATURE OF APPLICATION

The City has initiated a legislative amendment to adjust its Urban Growth Boundary (UGB). The method being used to make the adjustment is referred to by statute as a “UGB Exchange”, but has been more commonly referred to locally during the process as the “UGB Swap”. The UGB Exchange would move the UGB line in such a way as to create no net increase in the number of possible future dwelling units that would be allowed. Two privately-owned properties would be removed from the UGB: ±91.5 acres on the hillside east of NW Daysha Drive (owned by John and Donna Atkinson) and ±198.5 acres on the hillside north of NE Barager Avenue (owned by Barry Serafin). The area to be added to the UGB is ±220 acres and is located on the west side of the City, generally bounded by the South Umpqua River and NW Troost Street, a portion of the area commonly known as Charter Oaks. The UGB Exchange results in a decrease in acreage within the UGB, but by providing more flat, easily-developed land will provide new opportunities for residential development.

The amendment 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). Approval must be obtained by both the Roseburg City Council and the Douglas County Board of Commissioners for specific land use action items over which their jurisdiction has control.

II. PUBLIC HEARING

A public hearing was held on the application before the Roseburg City Council on July 22, 2024. At that hearing the Roseburg City Council reviewed Land Use File CPA-23-002 and it was made part of the record. The City Council heard testimony from the public concerning the application. The Council closed the public hearing. A motion was made requesting staff to prepare findings of fact on behalf of City Council approving 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.

The Council voted unanimously to approve the motion.

III. FINDINGS OF FACT

A. EXISTING CONDITIONS

1. The City Council takes official notice of the Roseburg Urban Area Comprehensive Plan adopted by City Council Ordinance No. 2980 on December 9, 1996 and of the Roseburg Land Use and Development Regulations No. 2363, as originally adopted July 1, 1984, and re-adopted in Ordinance No. 3497 on May 1, 2018, as both have been amended from time-to-time.
2. Notice of the public hearing was given by publication in The News Review, a newspaper of general circulation, at least 10 days prior to the hearing held before City Council.
3. A combined public hearing was held on the application before both the Roseburg Planning Commission and the Douglas County Planning Commission on May 6, 2024. The Planning Commissions heard testimony from the public concerning the application. The Planning Commissions collectively made a motion to close the public hearing at the conclusion of their May 6, 2024 meeting. Both Commissions moved to recommend approval of the UGB Swap to their respective Council and Board. The Roseburg Planning Commission adopted findings recommending City Council approve the UGB Swap proposal on May 20, 2024.
4. The objective of the 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).
5. The HNA (2019, ECONorthwest), made several key findings within its conclusion that help to justify the need for a UGB Swap:
 - A. 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.
 - B. 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.
 - C. 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.
 - D. Roseburg's low density residential land base in which single-family detached units are most typically constructed has constraints to development.
 - E. A UGB Swap can be a key tool in addressing the need for providing more flat and easily developable low-density residential land.

B. PROPOSAL

The proposal consists of the following land use actions:

- A. Amend the UGB by removing the Serafin and Atkinson properties from the boundary and adding Charter Oaks property to the UGB;
- B. De-annexation of the Serafin and Atkinson properties that lie in city limits;
- C. Annexation of Troost St. right-of-way to the edge of the new UGB;
- D. 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,
- E. Amend the Urban Growth Management Agreement (UGMA) to reflect the UGB swap and to include Charter Oaks in Subarea 2 of the agreement.

C. PUBLIC COMMENTS

Prior to the City Council public hearing on July 22, 2024, a suite of comment letters were provided to Council and the public through hearing packets published and posted prior to the hearing. Thirty-one letters were written in support of the application and six letters of concern were submitted and included within the Council packet.

At the City Council hearing on July 22, 2024, public testimony included six people testifying in opposition, three people speaking during the "neutral" category, and nine people speaking in support. Four new letters were received in opposition to the proposal, and one letter submitted in support during the hearing itself.

Issues raised *in opposition* to the proposal before City Council, can be generally described as listed below. Below each bullet point item in italics is a finding indicating how the concern has been addressed either within the application material or through public testimony during the course of the hearing.

- **Inadequate transportation facilities in Charter Oaks.** Current residents in and near Charter Oaks have described dangerous conditions on streets and at intersections in the area, suggesting that adding additional traffic to the area will cause transportation safety and roadway capacity concerns. Residents have expressed concern about there being only one way in and out of the area on Troost Street, and that the exact details of future roadway and access points to serve the area have not already been determined and funded. In addition, concerns have been raised concerning data utilized within the City's TIS indicating that new zoning laws could enable the use of duplexes where only single-family dwellings could have been built previously. People suggested that the UGB Swap should not be allowed until the full details and designs of future transportation facilities have been determined.

Kelly Sandow, Sandow Engineering performed a Traffic Impact Study involving the UGB swap (appendices) and spoke on behalf of the City during the public hearing addressing residents' concerns about dangerous conditions on streets and intersections in the Charter Oaks area. Ms. Sandow indicated that even at full build out the streets and intersections within Charter Oaks will perform in accordance with the Transportation Planning Rule (TPR). Although these areas will satisfy TPR requirements, she provided possible safety

improvement recommendations at the intersection of Troost St./Felt St., Troost St./Charter Oaks Dr. and Troost St./Loma Vista Dr. She also provided reference to cross section street requirements that can be anticipated for Troost St. in the future and a recommendation to lower the speed to 25mph through the UGB expansion area. Ms. Sandow indicated that City development code will require the need for future site specific TIS to be performed based upon specific development proposals as those are submitted for review by the City. These additional studies will be able to evaluate details concerning the types of dwellings and the number of trips generated as a result of these dwellings and their impacts on the surrounding street network.

- **Emergency access for first responders in Charter Oaks.** Limited access to the area raised in the context of transportation facilities was also an issue raised concerning emergency access for fire, police and other first responders given the single point of access to the area from Troost Street. People specifically raised the issue of a recent fire at Felts Field Airstrip in Charter Oaks, and the length of time it took for emergency responders to arrive at the fire.

Chief Tyler Christopherson, Roseburg Fire Department (RFD) spoke on behalf of the City during the public hearing and addressed concerns around fire response times and the recent fire at Felts Field Airstrip. Chief Christopherson, indicated that RFD did not respond to the Felts Field fire, as it is currently located outside of the city limits and is within Douglas County Fire District 2 jurisdiction. Water supply was a significant issue and lack of water required it to be trucked into the area, slowing overall response time. If annexed, the City would have three different stations ready to respond, with 12 firefighters, and three engines within six minutes. Water supply will increase based on development and the construction of fire hydrants. The RFD has an ISO classification of 2, while the Douglas County Fire District 2 has an ISO rating of 3. If annexed, fire insurance rates could possibly be adjusted to improve insurance costs as RFD has a lower ISO score, which indicates a better/higher rating.

- **Lack of detailed, final infrastructure plans and funding for sewer and water services.** Similar to concerns raised about the plan for future roadways, residents in the area have concerns that specific future plans for the location and timing of water and sewer improvements have not already been developed. Dry wells and lack of water at the school district site was mentioned.

Jim Baird, General Manager of the Roseburg Urban Sanitary Authority (RUSA) spoke in favor of the application during the public hearing addressing plans for future expansion of the sewer system with the Charter Oaks area. Mr. Baird indicated that the Charter Oaks area has had a long history of being evaluated for a future sewer system by referencing studies performed in 1967, 1975, 1977, and 1995. Most recently, Mr. Baird described a preliminary layout of the

expansion of the existing sewer system into the area completed in 2018. This preliminary layout involves the upsizing of an existing pump station, which would be completed by RUSA and the extension of the sewer main, which would typically be driven by a future developer. Favorable time frames for how quickly sewer improvements could occur within the area were estimated to be approximately 3-5 years.

- **Old and/or inaccurate data.** Data supporting planning efforts is out of date and should be revised and updated based on current conditions. Density calculations showing 673 units both entering and leaving the UGB are based on flawed assumptions regarding buildability, and do not align precisely with data used in the City's Buildable Lands Inventory (BLI) and other planning documents. A previous draft version of the application identifies that the East Roseburg/Dixonville subarea was the preferred area over the Charter Oaks subarea.

As provided throughout the application, the City followed state and local law when applying the criteria necessary to justify the UGB swap proposal. Assistance with the application was provided by 3J Consulting, an independent consulting firm that specializes in land use services. Feedback from state and local agencies including the Oregon Department of Land Conservation and Development (DLCD), Oregon Department of Transportation (ODOT), Oregon Department of Fish and Wildlife (ODFW), Oregon Department of State Lands (DSL), Douglas County Planning and Public Works Departments, Douglas County On-Site Wastewater Division, and the Roseburg Urban Sanitary Authority (RUSA) concerning the details and analysis used within the application was sought throughout the development of the application. In addition, the City has sought feedback from 1000 Friends of Oregon, a private non-profit organization that advocates for land-use planning. None of these agencies or organizations have indicated that we have used old and inaccurate data or flawed assumptions. None of them have presented evidence or testimony opposing the application.

Claims made that a previous draft version of the application identifying the East Roseburg/Dixonville subarea as the preferred area over the Charter Oaks subarea are inaccurate. Old versions of the application, as well as the current version of the application indicate that in order to select a final exchange or swap area for inclusion in the UGB, the Wilbur, Charter Oaks, and Roseburg East/Dixonville subareas were ranked from best potential site (1), to worst potential site (3), for priority lands in criteria in OAR 660-024-0067(2) and for each of the Goal 14 Boundary Location factors. The subarea with the lowest total score was determined to be the preferred area for the exchange. See Table 20, Final Ranking of Study Area Subareas on page 116 of the application.

Charter Oaks ranked lower than the Wilbur and Roseburg East/Dixonville subareas for the prioritization analysis identified in OAR 660-024-0067, but this

is not the sole measure by which the subareas were ranked. Four Goal 14 locational factors were also evaluated in the ranking, in which the Charter Oaks subarea ranked highest in each category. Final ranking of both the prioritization analysis in OAR 660-024-0067 and each Goal 14 Boundary Location factor indicate that Charter Oaks is the preferred subarea for the UGB Swap, both in previous iterations of the application and the final draft.

- **Environmental impacts.** Wildlife habitat information in the application based on a study conducted prior to 1980 is too old to be trustworthy and should be updated.

The City recognizes that the inventory referenced within our staff report and findings document is from 1980. This inventory was conducted by Douglas County in an effort to inventory special bird habitat with the assistance of ODFW for the County Comprehensive Plan. This is discussed on page 162 of the UGB Swap application. A map of the area inventoried is on page 163. This is also referenced on page 187 under Natural Resources Policy #15.

The criteria requires the City to evaluate and indicate consistency with Statewide Planning Goal #5 (Open Spaces, Scenic and Historic Areas and Natural Resources). The goal indicates, "To protect natural resources and conserve scenic and historic areas and open spaces." The City has to use the best available data in order to meet this criteria. As this is an area outside the City's UGB, we must rely on studies performed by either the County or State concerning these issues. The heron rookery identified in the inventory is in an area outside of the where the UGB is proposed. No other significant wildlife population exists in the area that is inventoried by ODFW. It should be noted that areas within the floodway and riparian setback when annexed will be required to adhere to City standards helping to ensure protection of the river and riparian corridor.

- **Community engagement was insufficient, and the project favors development over community concerns.**

Stuart Cowie, Community Development Director spoke on behalf of the City during the public hearing concerning the UGB Swap application and public process. Mr. Cowie indicated that the City had been working on the UGB Swap application for the last six years and referenced opportunities for community engagement during this time. Community open houses were held in 2018, 2019 and 2024. Multiple updates concerning the UGB Swap were provided to the City Planning Commission and City Council during public meetings over the six-year period. Opportunity for public comment was provided during the goal setting sessions in 2020, in which City Council identified the pursuit of a UGB Swap as an item to help enhance housing opportunities. The City created a webpage devoted to the UGB Swap at the beginning of 2024, in an effort to provide citizens with information, upcoming events, and an invitation to reach out to City staff with comments or questions.

- **Roseburg has no demonstrated need for additional low-density residential land.** The 2019 Housing Needs Analysis identifies that Roseburg has a surplus of Low Density Residential land. Goal 14 requires that there be a “demonstrated need” before a change to the UGB can be made allowing additional low-density residential capacity.

The HNA indicates that Roseburg has an approximate surplus of 352 gross acres of low-density residential land. If this were all that the HNA provided concerning this issue than the opposition would be correct in indicating that there is no “demonstrated need” concerning the UGB Swap. However, the HNA clearly indicates that Roseburg’s low-density residential land base has constraints to development and that the City needs to implement actions offered within the HNA to overcome these barriers promoting housing opportunity. One of the action items identified was to implement a land swap of sloped land within the UGB for flat land outside of the UGB.

The HNA Executive Summary, specifically lists, “Roseburg’s Low Density Residential land base has constraints to development,” as a key finding of the HNA. See page x, Executive Summary.

One of the nine key findings described within the “Conclusions” portion of the HNA found on page 84, identifies the following,

“Roseburg’s Low Density Residential land base has constraints to development. More than one-quarter of Roseburg’s vacant land in Low Density Residential is partially vacant (247 of 885 acres). In addition, two-thirds of Roseburg’s vacant and partially vacant buildable land in Low Density Residential is on slopes of 12% to 24.9% (568 or 885 acres). Development of partially vacant land can be challenging for a number of reasons, including that it occurs when landowners are ready to subdivide and in cases where partially vacant land is on a relatively small lot (i.e., a lot smaller than five or ten acres), the amount of residential development that can occur is relatively small (and generally more expensive to build). Development on land with moderate slopes is also often more expensive because it generally occurs as lower densities (fewer dwelling units per acre) and on land without urban infrastructure where it may be more expensive to serve because of requirements for road construction or requirements for special equipment (such as pump stations). Developing new housing in these areas may be more expensive, providing fewer opportunities for development of market-rate affordable housing affordable to middle-income households. The Housing Strategy describes actions that the City can take to overcome these barriers, such as allowing a wider range of single-family housing development (such as cottage clusters), implementing a land swap of sloped land within the UGB for flat land outside of the UGB, increasing allowable densities (or setting minimum densities) and removing other barriers to development.”

Implementing a land swap of sloped land within the UGB for flat land outside of the UGB was a key finding that helped the City move forward with the idea of a UGB Swap in the first place. This key point is stated on page 6 of the introduction and summary portion of the City's application (Exhibit A), along with four other findings from the HNA used to justify the UGB Swap. The 5th listed item indicates the following, "A UGB Swap can be a key tool in addressing the need for providing more flat and easily developable low density residential land."

The results of the residential capacity analysis contained within the HNA, further demonstrates the need for more easily developable low-density residential land. On page 79 of the HNA, it indicates the following, "Stakeholders have expressed concerns about the development capacity of low-density residential land on slopes of 12% to 24.9%. This represents 64% of vacant and partially vacant buildable land designated as low-density residential. Roseburg has 568 acres of Low Density Residential on these slopes. If we assume that these lands develop at 2.0 dwelling units per gross acre, rather than the 2.9 dwelling density assumption, Low Density Residential would have capacity for 2,055 new dwelling units, roughly 500 fewer dwelling units than the estimate provided under the 2.9 dwelling density assumption."

It is not unreasonable to expect that all of the 885 acres of vacant, unconstrained land in Low Density Residential will develop at an average of 2.9 dwelling units per acre. Other cities in Oregon have development on moderate slopes (like 12% to 24.9% slopes) at densities around 3.0 dwelling units per acre. However, developing housing on slopes is generally more expensive than developing comparable housing on flat land. The large amount of land in moderate slopes in Roseburg (64% of the vacant land in Low Density Residential) may inhibit development of housing affordable to Roseburg's households. In addition, the lack of urban infrastructure (roads, municipal water, and sewer) to many areas with slopes make development of these lands much more expensive and complex, especially if the developer is paying for infrastructure. If the developer is able to develop fewer dwelling units per acre on slopes, which is generally the case, the costs of infrastructure on a per unit basis will be higher because there are fewer units to spread infrastructure costs among. In addition, infrastructure on slopes may be more expensive than on flat land, with requirements for additional infrastructure (such as pumping stations) and higher costs of building roads."

The sloped areas in Roseburg have not developed over the last 40 years, likely as a result of being more expensive to develop and lacking infrastructure. Supporting development on sloped lands may require a significant policy intervention, such as subsidizing the costs of infrastructure or other interventions."

These findings located within the HNA, are outlined with the City's UGB Swap application. See page 193 of the application, which states the following, "The City contracted consulting firm ECONorthwest to conduct a Housing Needs

Analysis in 2019, in order to inventory the buildable land, project future availability and needs, and identify policies to meet Roseburg housing goals. The findings of the HNA identified that in an optimistic scenario, there is enough low-density residential land within the UGB to meet the housing demand for 2019-2039. However it follows that, "if no partially vacant Low Density land develops and land on slopes develop at a slower pace or at lower densities, Roseburg may have insufficient land for Low Density development" (HNA pg. 80). The UGB swap will ensure a new supply of vacant, flat, and unconstrained land that will allow developers options for development and be suitable for residential use.

The HNA and the City's UGB swap application clearly indicate that Roseburg's low-density residential land inventory has constraints to development and encourages the City to evaluate other methods or policies in order to promote housing opportunities on low-density residential land. The HNA demonstrates there is a need for low-density residential on flat, unconstrained land that can be more easily developed and identifies the process of a UGB Swap as a tool to be used in order to achieve this need. OAR 660-024-0070(3)(a)(A) is satisfied.

- **State law does not allow a "Swap" of multi-family residential land for low-density residential land or unbuildable land for buildable land.**

Multiple sections within the UGB Swap application address this issue. It is introduced on page 12; Section A, Lands Proposed to be Excluded from the UGB, and analyzed in detail in other sections of the application. The most prevalent section in which an evaluation of the issue is presented can be found on pages 136-144; Section 4, Comparing the Exchange of Lands Based on Type. Additional arguments are made on page 173; Section J, Goal 10: Housing and page 193; Section J, Housing Element, Housing Policy #3.

Concerns have been raised as to why the UGB Swap will remove 23.05 acres of land designated for medium and high-density residential use when the HNA indicates that there is a short supply or deficit of such land types. It's important to note that of the total 23.05 acres of multiple family residential land to be removed from the UGB, 22.40 acres or 97 percent of the property has a slope greater than 25%, which by OAR 660-008-0005(2) means that the land is considered unsuitable as future buildable land. Consistent with guidance in state statute, this medium and high-density acreage was not included within the available land supply for the 2019 Buildable Lands Inventory. As a result, its exclusion from the UGB will not result in a buildable land deficit greater than what was already assessed.

OAR 660-024-0070(3)(a)(A) requires that, "A specific type of residential need is substantially equivalent to the amount of buildable residential land removed." As indicated in the previous findings above, the City has demonstrated through their current HNA that the City has a need for low-

density residential land that is flat, unconstrained and can be more easily developed.

As the medium and high density land being removed is considered unbuildable, the City did not utilize the density provisions enabled on the property by its current zoning designation, rather it analyzed existing development within the city limits to determine median lot sizes for properties that have slopes of 25% or greater on more than half of the total lot.

Analysis within the application indicates that actual development occurring on areas of steep slopes similar to the lands being removed do not support the same level of density that medium or high-density zones allow. Data provided within the "Density Calculation for Final Exchange Area" within the application demonstrates that the median lot size across city lots that have slopes of 25% or greater that cover more than half of the lot or more is 17,919 square feet. The City is using the 15,000 square foot per lot amount to determine what the appropriate density exchange rate is for lands being removed. Based on this factor, the City finds that the higher density lands being removed from the UGB will not have an impact on the high-density development capacity of the City.

While these lands were originally designated for higher density development, the ability to practically develop them as such is highly unlikely. The probability of land being developed into a specific type of housing isn't based solely on the zoning designation, one must factor in the geography, available facilities, and potential costs. Additionally this area is elevated above the High Water Pressure Service zone, which makes it unable to be serviced by city water without additional, costly infrastructure. In short, based on both the conditions of the land and the meetings the City has held with the property owners, this area is unlikely to be used for multifamily housing. Swapping this 23.05 acres, along with approximately 265 acres of low density residential land is determined to be an equivalent tradeoff for the approximately 230 acres of land coming in. The swap will facilitate new opportunities for developers to provide housing options that they would be unable to offer within the existing medium and high-density zoned property being removed.

The opposition presents concerns that the removal of this medium and high-density residential land will limit future multi-family development. However it is important to note that since adopting the HNA in 2019, the City has worked on a number of initiatives which have encouraged an increase in higher density residential unit supply within the UGB. The City finds that these initiatives have offset the identified deficit of high-density residential lands. These initiatives include: a Middle Housing (HB2001) Code Update Project funded by a grant awarded from DLCD, and a Multifamily Housing systems development charge (SDC) deferral program funded through the Diamond Lake Urban Renewal District. Through these initiatives, the City adopted provisions that increased potential development density in existing low-density residential areas and also incentivized multifamily housing development within Mixed Use zones, inside the Diamond Lake Corridor.

These new initiatives are working. The SDC deferral program has attracted the attention of a number of developers. For example since 2019, 406 new units of multifamily housing have been constructed within the Diamond Lake Urban Renewal District. The majority of these units utilized the SDC deferral program and were built within a mixed use zone. One comment from a developer indicated that he could have easily built his apartment complex in nearby cities like Cottage Grove or Grants Pass and they would have filled up just as quickly as they did here, but because of the SDC incentive program and the relative ease of obtaining approval for development in the mixed use zone they chose to construct them in Roseburg.

As a result of being built within the mixed use zone, these new apartments have had a massive impact on meeting the demand for multifamily dwelling units identified in our HNA, but are not captured within the capacity analysis identified in the buildable lands inventory.

These apartments simply could not have been constructed on the medium and high-density residential land designations we are proposing to remove as part of the UGB Swap. Because this land was not considered as being part of the current buildable land supply in the first place, removing it from the UGB shall have little consequence on the assessed need for medium and high-density residential land. The land simply has very little development capacity. The logical way to address this is to transfer that potential development capacity to a less constrained area through the UGB Swap.

Additionally, the City finds that there are discrepancies between the Roseburg Urban Area Comprehensive Plan Map and the current zoning designation for the Atkinson Site. City staff concludes that some areas were erroneously zoned as a higher density than intended in the Comprehensive Plan Map. Approximately 8.9 acres of High Density Residential (HDR) comprehensive plan designated property exists as compared to 23.05 acres of medium and high-density residential zoning. This discrepancy creates issues concerning the compatibility of existing zoning with the location and total property acreage designated as high-density residential in the Comprehensive Plan.

The City asserts that based upon the findings listed above the City's HNA has established a need for low-density residential land that is unconstrained for development purposes. In addition, the findings demonstrate that the location of the medium and high-density residential land being removed from the UGB do not reflect the true density in which the zoning enables these properties to achieve. As they are located now it is highly unlikely they would ever develop. The City is using the average lot size for lands located on similar slopes in order to apply an appropriate density transfer to the Charter Oaks area. Applying a medium and or high-density designation to this area would be inappropriate given the current pattern of development and the fact that the neighborhood has indicated that they do not support the idea of high-density units within their area. Given that the City has seen successful multi-family

development growth in other areas of the City utilizing other policies identified within the HNA to promote this type of growth, the City is justified in removal of the 23.05 acres of medium and high-density residential land. OAR 660-024-0070(3) is satisfied.

- **The application improperly establishes a preliminary study area by excluding property based on factors that are not part of the criteria and by establishing and improperly removing subareas from the study area.**

In accordance with OAR 660-024-0065(1), the City established a preliminary study area of 1.5 miles around its existing UGB in order to evaluate land that could be included as part of the UGB Swap.

Before engaging in specific prioritization criteria for land evaluation the City eliminated certain lands from the preliminary study area prior to moving forward with the remainder of the study area analysis. The lands that were immediately excluded consisted of large tracts of ownership that were only designated as resource land. Because all of these lands are planned and zoned by Douglas County as either farm or forestlands or a combination thereof, the City finds that consideration of these lands would be inconsistent with state law, as well as, unsupported by the policies and objectives of the Douglas County Comprehensive Plan. This was the primary determinant in removing them from the preliminary study area. Additional factors in removing these areas included data from the Oregon Department of Geology's Statewide Landslide Information Database for Oregon (SLIDO), which identified significant portions of these properties as being inventoried with a high or very high landslide susceptibility rate. Other considering factors were the extension of public infrastructure to these areas.

The City utilized the exclusion criteria contained within OAR 660-024-0065(4 & 7) to remove subareas. Evaluation of each subarea is provided within the application from pages 40 – 53.

- **Viable farmland will be lost if the UGB Swap is approved.** Farmland in the area is used to grow food and will no longer be available. Mike Ritchie provided a statement indicating that he raised seed crops on agricultural land in Charter Oaks for about 5-6 years with and without irrigation.

Claims made that the agricultural land within the Charter Oaks area is used to produce food for human consumption is inaccurate. Agricultural land outside the Charter Oaks subarea within the Melrose and Garden Valley vicinity may be used to produce food, but the designated agricultural land inside the Charter Oaks subarea has only minimally been used to cultivate grasses.

During the public hearing testimony was provided by Kelly Guido, who owns a larger piece of agricultural zoned property within the subarea between Felt St. and Cloake St. Mr. Guido indicated that he was the property owner who

allowed Mr. Ritchie to lease his property for free in order to raise grass seed, but that Mr. Ritchie didn't stick around very long and then moved out of the area. Mr. Guido who himself farms cherries, hazelnuts, hay and cows indicated that the land within the Charter Oaks area is not great for farming. Had it been Mr. Ritchie may have stuck around for longer with the use of Mr. Guido's property for free. Mr. Guido indicated that one of the primary issues with farming the property is the surrounding residential neighborhood. Cows get out of the pasture into neighboring properties, or if one was to grow grapes, people would complain about the noise and pesticide sprays. Mr. Guido indicated that the property isn't great for agricultural land and that the property identified within the Charter Oaks subarea hasn't been used for agricultural purposes for years.

Pages 147 – 156 of the application confirm Mr. Guido's testimony. The application finds that based on aerial imagery evidence provided through a collection of aerial photos taken during the spring and summer months of 1979, 1989, 1998, 2002, 2008, 2013, 2019, and 2022 that there has been minimal farming activity on the lots zoned Farm Grazing within the Charter Oaks subarea.

Further evidence indicates that of the eight properties zoned Farm Grazing within the Charter Oaks subarea, excluding the Fairlea subdivision, which was platted for residential purposes, only one property is receiving special tax assessment for Exclusive Farm Use. Discussion with the property owner confirmed the City's findings that the properties have only been used minimally for grass cultivation when the owner stated the following, "We are solely using the property for hay. Unfortunately, the property does not have access to viable irrigation, so the yields are not strong and the nutrient density is low-meaning that grazing is not the best option either. The impacts to historical farm use would be negligible."

Additional testimony within the application from Nikki Messenger, a resident of the Charter Oaks subarea for 16 years indicated the following, "During that 16 years, there was very little agricultural activity on any of the lands surrounding us. Some years (not all), the grass south of Troost was mowed and baled for hay. Two (maybe three) of the years we were there, sheep would be dropped off in the field behind us (north) to graze for less than a month and then picked back up. I'm assuming this was done for the owner to have some record of farm use to be able to realize reduced taxes. The grazing quality was poor enough that the sheep would often end up in my front yard during the short time they were there."

City Council finds that the Charter Oaks area has experienced little to no farming activity over the last 45 years and that Goal 14 compatibility requirements are satisfied.

Issues raised in support of the proposal before and during the initial public hearing on July 22, 2024 can be generally described as follows:

- **Housing shortage and impacts to residents, businesses, community vitality and economic growth.** Recruitment and retention for local firms is harmed by the lack of available housing in the area. Roseburg is losing jobs and people to other communities with more buildable land and available housing units, especially newer single-family homes. Impacts are also being felt in the provision of medical services, schools, and industrial firms who miss out on employees due to the limited availability of housing. Expanding housing production on the flat land in Charter Oaks would mitigate against this ongoing shortage.

Comments submitted into the record from some of Roseburg's most significant employers including CHI Mercy Health, Aviva Health, Evergreen Family Medicine, Adapt Integrated Health Care, Roseburg Public School District, Umpqua Community College, Lone Rock Resources, FCC Commercial Furniture, and Con-Vey have all indicated the common theme of struggling to recruit and maintain employees based on a lack of available housing. In addition, local business and economic advocacy organizations such as the Roseburg Chamber of Commerce, Umpqua Economic Development Partnership, CCD Business Development Corporation, and the City of Roseburg Economic Development Commission echo the same message from the businesses they represent. Each of these organizations support the UGB Swap and have submitted testimony indicating the need for the UGB Swap to help provide workforce housing.

Jared Cordon, Superintendent of Roseburg Public Schools indicated the following during the public hearing, "What I would say as an employer who hires 50 to 60 people a year, is about a third of those individuals can't find housing. Housing shortage is absolutely and unequivocally an obstacle for recruiting and maintaining our workforce talent in our community."

Expansion into the Charter Oaks area as a result of the UGB Swap will provide the opportunity for workforce housing. See pages 171 – 174 of the application which provides findings in regards to statewide planning goal 10, involving Housing. Goal 10, indicates the following, "To provide for the housing needs of citizens of the state."

Goal 10 requires local governments to inventory buildable residential lands and encourage the development of a housing supply that varies in location, type, density, and affordability commensurate with the financial capabilities of households. The Housing Element of the Roseburg Urban Area Comprehensive Plan provides an analysis of housing needs for the area and policies to implement. The City recognized that the assumptions and findings on housing needs provided within the original Comprehensive Plan may not reflect the current conditions.

The directive to update the Comprehensive Plan to include a new HNA

stemmed from the 2017-19 Roseburg City Council Goals adopted on April 24th, 2017. One of the goals states the following, "Support and adopt policy development and implementation to enhance housing and community development." In response, City Staff sought funding for an HNA. The HNA would act as a starting point for developing policies and actions that would specifically address city goals around housing deficiencies that the community is currently experiencing. In fall of 2018, the City applied for a grant through DLCD to fund an HNA as an update to the Comprehensive Plan. Grant funds were allocated to a professional consulting group who prepared the HNA in partnership with City staff. City Council adopted the findings of the HNA as an amendment to the Comprehensive Plan Housing Element on August 26, 2019. Periodic coordination with DLCD staff occurred prior to, during, and after completion of the project and the City provided notice of the proposed legislative amendment to the DLCD by way of a Post Acknowledgement Plan Amendment notification.

The primary goals of the HNA were to: (1) project the amount of land needed to accommodate the future housing needs of all types within the Urban Growth Boundary (UGB), (2) evaluate the existing residential land supply within the UGB to determine if it is adequate to meet that need, (3) fulfill state planning requirements for a 20-year supply of residential land, and (4) identify policy and programmatic options for the City to meet identified housing needs.

This UGB Swap application is the culmination of one of the primary programmatic options provided in the HNA. The HNA Housing Policies and Actions Memorandum specifies within its action items that the City should explore a UGB swap to meet housing goals. Among these includes Policy 1.1a. "Evaluate swapping constrained residential land within UGB for unconstrained buildable residential land outside UGB."

- **Constrained lands.** Much of Roseburg's residential land supply is on steep slopes, above the area where water services are available without expensive new water tanks and other infrastructure development, and where roads and utilities are difficult to construct. The flat, serviceable land in Charter Oaks does not have the same topographical constraints and would be more likely to develop.

Comments submitted into the record from local realtors, engineering and planning firms, and developers confirm the City's findings indicating that much of Roseburg's residential land supply is on steep slopes with significant development constraints.

Ben Tatone, a local realtor and developer, who currently builds approximately half of the new residential single-family, duplex and townhome style development within our City provided the following testimony, "I'd like to augment my support of the UGB Swap 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 of 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."

Alex Palm, Principal of i.e. Engineering, a local survey, engineering and planning firm that does work on a significant portion of new residential development within the city limits provided the following testimony, "I get phone calls every month from northwest developers and home builders wanting to come to Roseburg and develop and build housing. Every property of any size they look at, and it's been the same 10-20 properties for the last 10-plus years, are either covered in wetlands, have FEMA floodplain and floodway issues, are located on the sides of hills that are too steep to develop, or there is no feasible way to get sewer, water, and other utilities to the sites. I've been taking these calls for over a decade now and watched over and over again as Roseburg misses out on housing opportunities because of our lack of developable ground."

Further testimony has been provided by Neil Hummel, owner of the Neil Company Real Estate, who has been practicing real estate in Roseburg and Douglas County for the past 51 years. Mr. Hummel has indicated in a written statement provided to Council during the public hearing the following statement, "Many builders tell me that they would build in the city if there was land available. 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. If Roseburg is going to continue to grow and prosper, the UGB needs to be expanded to keep up with demand."

Findings within the application on pages 192 – 194 address policies identified in the Housing Element of the Roseburg Comprehensive Plan. The overarching housing policy for the City is the following, "To ensure the opportunity for, and the provision of, safe, affordable housing in sufficient numbers, types, size and locations to meet the needs of all citizens in the Roseburg urban area."

The UGB Swap is designed to help meet the City's need for single-family detached and single-family attached units. As defined within the Roseburg HNA, single-family detached units include traditional stick-built single-family dwellings seen in most typical residential subdivisions, manufactured homes on lots and in mobile home parks, and accessory dwelling units. Single-family attached units mean all structures with a common wall where each dwelling unit occupies a separate lot, such as row houses or townhouses. The HNA forecasts a demand of approximately 1,875 of these types of units between 2019 and 2039. Assuming that all of the new Charter Oaks area were to develop, the available density makes up only about 36% of the forecasted

demand.

1,875 new single-family detached or attached units accounts for 70 percent of the type of needed housing over the 20-year planning horizon. This means that approximately 94 new single-family detached or single-family attached units must be built every year in order to meet the demand. Unfortunately, in the last 5 years since the HNA has been adopted on average the City is only seeing approximately 30 new single-family detached or attached units being constructed. The bottom line is we are falling behind in the amount of these types of homes that need to be built. Based on evidence provided within the HNA, the UGB Swap application, and testimony provided above from experts that have worked in real estate and development within our communities for years, the primary factor in this deficit is the lack of unconstrained buildable lands.

As an aside, the City as a result of implementing other types of policies to incentivize multi-family dwelling construction has seen an influx of apartment units over the last 5 years since the adoption of the HNA. 402 new units have been constructed within the Diamond Lake Urban Renewal District. A primary factor in their development was the utilization of the system development charge deferral program. These apartment complexes were built on relatively flat, unconstrained lots within the Mixed Use zone through conditional use permit approvals.

The HNA identifies that 30% of the needed housing between 2019 and 2039 must be multi-family. Over a 20-year period this equates to 803 new multi-family dwelling units. Based on the recent construction of 402 new units since 2019, 50% of this needed housing type has already been met within the first 5 years of the 20-year planning horizon.

In order to meet the demand for single-family detached and attached units the City must make decisions enabling the availability of low-density residential land in areas less encumbered by slope and infrastructure barriers. City Council finds that the UGB Swap is compatible with Goal 10, Housing and the Housing Element of the City Comprehensive Plan enabling the opportunity for housing in sufficient numbers, types, and location to meet the needs of the community.

- **City Budget.** Adding additional housing and tax base to the city will increase the city's budget and help with rising cost increases.

Steve Loosley, a long time Roseburg resident, whose family has had extensive experience developing residential real estate inside the city limits for the past 40 years, provided the following testimony. In written and verbal statements offered to the Planning Commission and City Council Mr. Loosley indicated the following, "The City general fund expenses are increasing faster than the general fund revenues, which are primarily derived from property taxes. Two-

thirds of the City's budget comes from property taxes, because of the lack of developable land the property tax base is practically frozen. Labor costs drive about three-fourths of the City budget. Costs increased by 8%, but the revenue only went up about 4%. This is not sustainable. The solution is to expand the UGB in the Charter Oaks area enabling houses to be built and thereby increasing the City's tax base."

- **Economic Growth.** With accounts from local businesses - seeing work done in other communities and very little work being done in our own community shows lack of development and growth. Other cities have surpassed Roseburg in economic growth due to lack of available housing and buildable land.

Testimony provided by Brian Prawitz, Executive Director of the Umpqua Economic Development Partnership during the public hearing portion of the City Council meeting indicated the following concerning the economic status of the Roseburg community.

Mr. Prawitz said, "From an economic development perspective we are trailing behind other cities in Oregon when it comes to solving the big issues around economic development – like housing, providing childcare options, perfecting ways to recruit and keeping medical providers and other professionals. We need to lead by taking strides toward solutions to these challenges. Other communities are figuring it out. They are competing – and winning – in the effort to attract the best talent. Including the talent we grow here and export there. We need to give people a reason to move here and we need to give our own young people a reason to stay. Increasing the housing inventory in Roseburg is a major step. Our current employers are starving for employees. New businesses can't seriously think about coming here. All while our kids are looking for affordable places elsewhere to live and raise their kids. We need more of them to choose Roseburg. Until we take steps to compete, we will continue to lose medical providers, educators, engineers, and families to Medford, Eugene, Bend, Corvallis, and Coos Bay even though it might be more expensive to live there."

See page 187 of the application for additional findings describing consistency with the Roseburg Urban Area Comprehensive Plan policy to encourage economic growth by demonstrating a positive interest in existing and new industries, especially those providing above-average wage and salary levels, an increased variety of job opportunities, a rise in the standard of living, and utilization of the resident labor force.

- **Future land use approvals will adequately address oppositions concerns.** Concerns raised about the future construction of public infrastructure, including roadway design, sewer main extensions, and fire access will be reviewed and evaluated to ensure they are built to current land use and development requirements within the Roseburg Municipal Code. This will be a requirement of any future land division once annexed into the City

limits.

Pages 174 – 182 of the application address compatibility with Goal 11 - Public Facilities and Services. Pages 190 – 192 reference the City's Comprehensive Plan concerning the Public Facilities and Services Element. Each of these sections speak to concerns raised about the future construction of public infrastructure, including roadway design, sewer main extensions, and fire access.

Goal 11 states, "To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development."

The Public Facilities and Services Element of the Roseburg Urban Area Comprehensive Plan establishes a policy framework that guides and supports the types and levels of urban services that meet the needs of Roseburg's urban environment. The City does not have a centralized Facilities Master Plan, but instead has a collection of master plans that are updated each on their own schedule. Among these plans include: Water System Master Plan, Storm Drainage Master Plan, RUSA Collection System Master Plan, and Transportation System Plan. Following the passage of this proposal, it will be necessary to update the appropriate master plans and program needed improvements into the City's financial plan.

The UGB swap will not immediately require the City to extend public facilities to any property, however it does begin the planning process to do so. The City has evaluated public facilities within the proposed exchange area by hiring consultants to provide technical analysis of existing and needed systems (Sandow Engineering, Transportation Analysis UGB Swap). The City also met with Roseburg Urban Sanitary Authority, the area's public agency sewer provider, who has retained i.e. Engineering to provide technical analysis to evaluate the impact on the existing system and improvement needed to support the proposed Charter Oaks subarea.

Although the proposed amendment to the UGB line will encompass a significant portion of the Charter Oaks area, only the right-of-way along Troost St. is proposed to be immediately annexed into the city limits as part of this process. Capital improvement projects for facilities will be determined in future stages, following more annexation and development of land. The City publishes a 5-year capital improvement plan that gets reviewed at least every two years to reflect the needs of the community and changes in resources for financing capital projects.

Urban services shall be made available in new areas as properties are annexed into the city limits, with funding typically driven by developers. These projects will be financed through a number of means such as Local Improvement Districts (LIDs), developer dedications, and advanced financing agreements.

Conversion of land for urbanization is governed by an Urban Growth Management Agreement (UGMA), which when applied works to satisfy the intent of the Comprehensive Plan policies. The City of Roseburg and Douglas County UGMA was originally adopted in 1984. The first principle of the UGMA, found in Section 1.1 of the document states, "that the City and County agree to implement the City's Comprehensive Plan as the plan for the Urban Growth Area defined as the unincorporated area within the Roseburg UGB. The Roseburg Urban Area Comprehensive Plan, in conjunction with additional agreements within the UGMA, shall establish the standards and procedures for review and action on comprehensive plan amendments, land use ordinance changes, proposed land use actions, provision of services, public improvement projects, and other related matters which pertain to implementing the City Plan within the urban growth area."

Any proposed residential subdivisions will not be permitted within the new Charter Oaks area without prior annexation of lands into the City limits and extension of public sewer and water services. Land use approval will be required subject to the development requirements contained within the Roseburg Municipal Code. Current land use development code helps to ensure that notification is provided to surrounding property owners prior to development occurring. This helps to confirm that discretionary development standards are appropriately being administered.

Alex Palm, Principal of i.e. Engineering, a local survey, engineering and planning firm provided the following testimony during the public hearing to City Council. Mr. Palm indicated the following, "Conditions of approval are placed on each and every development to make certain that all criteria are followed in order to address neighboring concerns, but also ensure Charter Oaks doesn't paint itself into a corner. One of the latest approvals I helped a client obtain inside the City limits was for a 10-lot subdivision. The approval contained 56 development conditions in order to make sure it was built correctly. Please remember there are a huge amount of guardrails in place to make sure the development of Charter Oaks is done in a sane and orderly manner."

Roseburg Municipal Code 12.02.010 indicates that the purpose of the Land Use and Development Regulations is to provide for an orderly and efficient transition from rural to urban land use by ensuring that development of property is commensurate with the character and physical limitations of the land, and, in general, to promote and protect the public health, safety, convenience, and welfare.

City Council finds that the UGB Swap is consistent with the policies identified in Goal 11 - Public Facilities and Services and the City's Comprehensive Plan concerning the Public Facilities and Services Element. Council further acknowledges that land within Charter Oaks to be used for future development, requiring access to both sewer and water, will be required to be

annexed and follow all development requirements as outlined with the Roseburg Municipal Code.

D. PROCEDURAL

Comprehensive Plan Amendments are required to satisfy approval criteria contained within Roseburg Municipal Code (RMC) Section 12.10.020 – Legislative action procedures.

E. REVIEW CRITERIA

Pursuant to RMC 12.10.020(F)(2) the proposed legislative amendment must be analyzed for consistency with any substantive criteria deemed to apply, including policies within the Roseburg Urban Area Comprehensive Plan, Oregon Statewide Planning Goals, and other provisions of the Roseburg Municipal Code.

As required by RMC 12.10.020(F)(2) the legislative request for the UGB Exchange and subsequent land use actions was reviewed by the City based on the applicable criteria as follows:

- ORS 222 – “Boundary Changes, Annexations, Withdrawals”
- OAR 660-024 – “Urban Growth Boundaries”
- Oregon Statewide Planning Goals
- Roseburg Urban Area Comprehensive Plan Policies

Analysis and subsequent findings demonstrating consistency with the above listed criteria is provided in the Urban Growth Boundary Exchange Proposal: Staff Report and Findings document dated April 15, 2024, attached as Exhibit A. Findings adopted by the Roseburg Planning Commission dated May 20, 2024, recommending City Council approve the proposed UGB Swap, attached as Exhibit C, also provides evidence demonstrating consistency with the above listed criteria.

Findings located within this document, as well as testimony provided during the course of the City Council public hearing by City staff, witnesses called to speak on behalf of the application, and testimony provided in support of the proposal, sufficiently address the applicable criteria listed above and demonstrate that the proposal is consistent with these requirements and satisfies all necessary standards.

IV. CONCLUSION

Based on the findings provided within the April 15, 2024 Urban Growth Boundary Exchange Proposal: Staff Report and Findings document, the Planning Commission Findings, and testimony provided in support of the proposal during the public hearing, City Council concludes that the legislative amendment meets the criteria for approval in RMC Section 12.10.020.

V. ORDER

City Council therefore **APPROVES** the legislative amendments as listed below:

- A. Amend the UGB by removing the Serafin and Atkinson properties from the boundary and adding Charter Oaks property to the UGB;
- B. De-annexation of the Serafin and Atkinson properties that lie in city limits;
- C. Annexation of Troost St. right-of-way to the edge of the new UGB;
- D. 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,
- E. Amend the Urban Growth Management Agreement (UGMA) to reflect the UGB swap and to include Charter Oaks in Subarea 2 of the agreement.



 Larry Rich, Mayor

8-12-24

 Date



 Stuart Cowie, Community Development Director

8/12/24

 Date

- City Councilors:
 Larry Rich (Mayor)
 David Mohr (Council President)
 Shelley Briggs Loosley
 Ellen Porter
 Tom Michalek
 Kylee Rummel
 Patrice Sipos
 Ruth Smith
 Andrea Zielinski

Exhibit A – April 15, 2024 Urban Growth Boundary Exchange Proposal: Staff Report and Findings (aka Application)

Exhibit B – Appendices

Exhibit C – May 20, 2024 Roseburg Planning Commission Findings of Fact and Order

ORDINANCE NO. 3605

**AN ORDINANCE AMENDING CHAPTERS 7.02.100 AND 7.12.015 OF THE
ROSEBURG MUNICIPAL CODE**

WHEREAS, Roseburg is no longer limited to enforcing prohibited camping as a violation;
and

WHEREAS, Roseburg City Council desires to reinstate Prohibited Camping as an offense
within the Enhanced Law Enforcement Areas, Chapter 7.12.015, titled "Civil Exclusion."

NOW, THEREFORE, THE CITY OF ROSEBURG ORDAINS AS FOLLOWS:

SECTION 1. Roseburg Municipal Code Chapter 7.02.100, titled "Prohibited Camping," is
hereby amended to read as follows:

~~F. Violation of this Chapter shall be classified as a violation subject to a civil penalty.
The remedies described in this section shall not be the exclusive remedies of the
City for violations of this Chapter. This Chapter is to be interpreted consistent with
the applicable state statutes and providing the protections required by state
statutes.~~

F. Upon conviction for a violation of this Chapter, in addition to any other factors deemed
appropriate by the Court, the Court shall consider in mitigation whether or not the
person immediately removed all personal property and litter, including but not limited
to bottles, cans, and garbage from the campsite, and immediately complied with this
ordinance, after being informed they were in violation of the law.

G. Upon conviction for a violation of this Chapter, if an individual successfully utilizes
the Roseburg Transitional Court program, or independently demonstrates that after
receiving the citation and before the hearing, they meaningfully engaged with private
resources and/or service providers to address whatever led them to be in violation,
the Court shall consider that in mitigation.

H. If penalties are imposed, the first conviction shall not exceed \$100, and the second
conviction shall not exceed \$250. The third and subsequent conviction(s) may
include incarceration, not to exceed 7 days. In the Court's discretion, alternative
penalties for violation(s) of this Chapter may be imposed. This Chapter is to be
interpreted consistent with the applicable state statutes and providing the protections
required by state statutes.

SECTION 2. Roseburg Municipal Code Chapter 7.12.015, titled "Civil exclusion," is
hereby amended by adding the following:

U. Prohibited camping as defined in RMC 7.02.100.

SECTION 3. All other Sections and Subsections of Chapters 7.02.100 and 7.12.015 of
the Roseburg Municipal Code remain in full force and effect as written.

ADOPTED BY THE ROSEBURG CITY COUNCIL THIS ____ DAY OF AUGUST, 2024.

APPROVED BY THE MAYOR THIS ____ DAY OF AUGUST, 2024.

LARRY RICH, MAYOR

ATTEST:

AMY NYTES, CITY RECORDER

ORDINANCE NO. 3606

AN ORDINANCE ADDING CHAPTER 7.02.180 OF THE ROSEBURG MUNICIPAL CODE

WHEREAS, the City is experiencing public safety issues surrounding weapons on City Real Property; and

WHEREAS, the City is experiencing an increasing amount of damage to City Real Property via the use of carpentry, cutting, digging tools and implements; and

WHEREAS, the City wishes to adopt an ordinance to help address these issues.

NOW, THEREFORE, THE CITY OF ROSEBURG ORDAINS AS FOLLOWS:

SECTION 1. Roseburg Municipal Code Chapter 7.02.180, titled “Prohibited Weapons, Tools and other Implements on City Real Property” is hereby added and reads as follows:

§ 7.02.180 Prohibited Weapons, Tools, and other Implements on City Real Property.

Unless specifically authorized by law, permit or lease, or the City Manager or their designees, no person shall possess on their person the following weapons, tools or implements on City Real Property.

- 1.) Sword, butterfly knife, or knife with a blade longer than 6 inches;
- 2.) Bolt cutters, construction and carpentry tools;
- 3.) Machete, axe, handsaw, chainsaw, or other cutting tools;
- 4.) Shovel, pick, or other digging tools;
- 5.) Nunchuck or bullwhip;
- 6.) BB, Pellet, Airsoft, or paintball gun, or other weapon that acts by force of pressurized air, gas, or electricity;
- 7.) Leather sap, sling, slingshot, crossbow, or bow and arrow;
- 8.) Any weapon, tool, or implement by use of which injury could be inflicted upon a person or property of a person, or by use of which damage could be done to City Real Property.

SECTION 3. All other sections and subsections of Chapter 7.02 of the Roseburg Municipal Code shall remain in full force and effect as written.

ADOPTED BY THE ROSEBURG CITY COUNCIL THIS ____ DAY OF AUGUST, 2024.

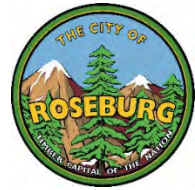
APPROVED BY THE MAYOR THIS _____ DAY OF AUGUST, 2024.

LARRY RICH, MAYOR

ATTEST:

AMY NYTES, CITY RECORDER

ROSEBURG CITY COUNCIL AGENDA ITEM SUMMARY



TASK ORDER AUTHORIZATION – ADA CURB RAMP DESIGN SERVICES FOR 2025 PAVEMENT MANAGEMENT PROGRAM, PROJECT 25PW01

Meeting Date: August 26, 2024
Department: Public Works
www.cityofroseburg.org

Agenda Section: Department Items
Staff Contact: Brice Perkins, Interim PW Director
Contact Telephone Number: 541-492-6730

ISSUE STATEMENT AND SUMMARY

Staff recently negotiated a proposed scope and fee for ADA curb ramp design services for the 2025 Pavement Management Program with Century West Engineering. The issue for the Council is whether to authorize a task order for these design services.

BACKGROUND

A. Council Action History.

On September 23, 2019, Council awarded a Five Year Pavement Management Program engineering contract to Century West Engineering. The Five Year Pavement Maintenance Plan was approved by council on August 23, 2021.

B. Analysis.

The Five Year Pavement Maintenance Plan identifies the following pavement rehabilitation projects.

- NW Stewart Parkway from 442 feet north of Garden Valley Boulevard to NW Renann Avenue.
- NW Garden Valley Boulevard from NW Mulholland Drive to 100 feet west of NW Park Street.

The Americans with Disabilities Act (ADA) requires local governments to ensure that persons with disabilities have access to the pedestrian routes in the public right-of-way. The ADA requires local governments to provide curb ramps meeting established design standards when streets are reconstructed, rehabilitated, or resurfaced.

The scope of services for this task order provides complete study and design services to prepare biddable construction documents for 32 curb ramps for the two pavement rehabilitation projects listed above.

C. Financial/Resource Considerations.

The proposed cost of the task order is \$129,821.00. The FY 24-25 Street Light and Sidewalk Fund includes \$575,000 for the design and construction of ADA Improvements.

D. Timing Considerations.

If the Council authorizes this task order, design will begin in September with the intent of receiving construction bids in the spring of 2025.

COUNCIL OPTIONS

The Council has the following options:

1. Authorize a task order for design services with Century West Engineering for an amount not to exceed \$129,821.00; or
2. Request more information; or
3. Not authorize the task order, which would delay the project.

STAFF RECOMMENDATION

The FY 24-25 budget has been adopted and includes funding for this task order. Staff recommends City Council authorize the task order with Century West Engineering for design services for the 2025 Pavement Management Program ADA Curb Ramps.

SUGGESTED MOTION

“I MOVE TO AUTHORIZE A TASK ORDER WITH CENTURY WEST ENGINEERING FOR THE 2025 PAVEMENT MANAGEMENT PROGRAM, ADA CURB RAMP DESIGN SERVICES FOR AN AMOUNT NOT TO EXCEED \$129,821.00.”

ATTACHMENTS:

None.

ROSEBURG CITY COUNCIL AGENDA ITEM SUMMARY



EQUIPMENT PURCHASE JOHN DEERE TRACTOR / FLAIL MOWER

Meeting Date: August 26, 2024
Department: Public Works
www.cityofroseburg.org

Agenda Section: Department Items
Staff Contact: Brice Perkins, Interim PW Director
Contact Telephone Number: 541-492-6730

ISSUE STATEMENT AND SUMMARY

Council will be considering the purchase of one (1) John Deere Tractor with a flail mower attachment for the Street Maintenance Division. If approved, the purchase would be made through the Sourcwell cooperative purchasing agreement.

BACKGROUND

A. Council Action History.

Council approved the FY24-25 budget on June 10, 2024.

B. Analysis.

The Street Maintenance Division is responsible for maintaining city streets and right-of-ways and the airport grounds. The existing 2003 model tractor/flail mower has reached the end of its service life. The purchase of a replacement tractor/flail mower will allow the Street Division to continue to provide reliable mowing of right-of-ways and the airport grounds, both for aesthetics and reduction of potential fire hazards.

C. Financial/Resource Considerations.

Acquisition of a John Deere 6105E Tractor and a Diamond Mowers DSF090-C Flail Mower can be made under the Sourcwell cooperative purchasing agreement that offers a seventeen and a half percent (17.5%) discount and a contract price of \$140,913.00. Additionally, the local Sourcwell vendor, Pape Machinery, has offered a trade-in value on the existing unit of \$20,009.00, resulting in a net cost of \$121,375.53 as detailed below.

Equipment Total	\$140,913.00
Trade-in	\$(20,009.00)
Sub-Total	\$120,904.00
State Tax (0.39%)	\$ 471.53
Total	\$121,375.53

The FY 24-25 Equipment Replacement Fund budget includes \$140,000 for purchase of this equipment.

D. Timing Considerations.

The anticipated delivery time for this equipment is six to nine months, which would make it available for the 2025 mowing season. The Sourcewell cooperative purchasing contract for this equipment expires in August 2025.

COUNCIL OPTIONS

The Council has the following options:

1. Authorize the purchase of the Tractor/Flail mower; or
2. Not authorize the purchase of the Tractor/Flail mower.

STAFF RECOMMENDATION

The FY 24-25 budget has been adopted and includes funding for this equipment. Staff recommends City Council approve the purchase of a John Deere 6105E Tractor with a Diamond Mowers DSF090-C Flail mower attachment.

SUGGESTED MOTION

"I MOVE TO APPROVE THE PURCHASE OF A JOHN DEERE 6105E TRACTOR AND A DIAMOND MOWERS DSF090-C FLAIL MOWER ATTACHMENT THROUGH THE SOURCEWELL COOPERATIVE PURCHASING AGREEMENT FOR \$121,375.53. "

ATTACHMENTS:

None.

ROSEBURG CITY COUNCIL AGENDA ITEM SUMMARY



CITY MANAGER ACTIVITY REPORT

Meeting Date: August 26, 2024
Department: Administration
www.cityofroseburg.org

Agenda Section: Informational
Staff Contact: Nikki Messenger, City Manager
Contact Telephone Number: 541-492-6866

ISSUE STATEMENT AND SUMMARY

At each meeting, the City Manager provides the City Council with a report on the activities of the City, along with an update on operational/personnel related issues which may be of interest to the Council. These reports shall be strictly informational and will not require any action on the Council's part. The reports are intended to provide a mechanism to solicit feedback and enhance communication between the Council, City Manager and City Staff. For your August 26, 2024 meeting, the following items are included:

- Department Head Meeting Agendas
- Tentative Future Council Agenda Items



Agenda
Department Head Meeting
Public Safety Center Umpqua Room
July 24, 2024 - 10:00 a.m.

1. July 22, 2024 City Council Meeting Synopsis
2. August 12, 2024 City Council Meeting Agenda
3. Review Tentative Future Council Meeting Agendas
4. Documents, Events, or Grants to review and/or sign (none at this time)
5. Discussion Items



Agenda
Department Head Meeting
Public Safety Center Umpqua Room
August 5, 2024 - 10:00 a.m.

1. IT Updates and Questions – Christine, Systech
2. July 29, 2024 City Council Work Study Meeting Synopsis
3. July 29, 2024 City Council Work Study Meeting Minutes
4. August 12, 2024 City Council Meeting Agenda
5. Review Tentative Future Council Meeting Agendas
6. Documents, Events, or Grants to review and/or sign:
 - A. Community Event Application –
7. Discussion Items
8. Employee Service Pins
 - A. Kevin McAhren – Parks Department – 20 years
 - B. Shane Ronk – Fire Department – 20 years



Agenda
Department Head Meeting
Public Safety Center Umpqua Room
August 13, 2024 - 10:00 a.m.

1. August 12, 2024 City Council Meeting Synopsis
2. August 26, 2024 City Council Meeting Agenda
3. Review Tentative Future Council Meeting Agendas
4. Documents, Events, or Grants to review and/or sign:
 - A. Community Event Application – Cobb Street Block Party
 - B. Community Event Application – Thrive / Longest Table (revised to reflect new time)
 - C. Community Event Application – Trump Train Rally
5. Discussion Items



Agenda
Department Head Meeting
Public Safety Center Umpqua Room
August 19, 2024 - 10:00 a.m.

1. IT Updates and Questions – Christine, Systech
2. August 26, 2024 City Council Meeting Agenda
3. Review Tentative Future Council Meeting Agendas
4. Documents, Events, or Grants to review and/or sign:
 - A. Community Event – Vets and Their Pets
5. Discussion Items

TENTATIVE FUTURE COUNCIL AGENDA



Unscheduled

- UTRAN Presentation
- VA Director Presentation
- Council Goals Adoption
- 2024-2029 Capital Improvement Plan Update
- Urban Campground Discussion
- City Manager Evaluation Process Presentation (Work Study)
- City Manager Evaluation Process Adoption

September 9, 2024

Consent Agenda

- A. August 26, 2024 Meeting Minutes

Department Items

- A. LOC Priorities

Informational

- A. City Manager Activity Report
-

September 16, 2024

UCC Tour

September 23, 2024

Consent Agenda

- A. September 9, 2024 Meeting Minutes

Department Items

- A. Fire Department Discussion

- B. Assignment of Legion Field Operations and Management Agreement and Turf Construction License Agreement

- C. Southern Oregon Medical Workforce Update and Funding Request

Informational

- A. City Manager Activity Report
-

October 14, 2024

Consent Agenda

- A. September 23, 2024 Meeting Minutes

Public Hearings

- A. Plan Amendment Zone Change

Department Items

- A. 2024 Oregon Public Library Statistical Report

Informational

- A. City Manager Activity Report
-

October 28, 2024

Mayor Reports

- A. Veterans Day and Military Families Month Proclamation

Consent Agenda

- A. October 14, 2024 Meeting Minutes

Informational

- A. City Manager Activity Report

- B. Municipal Court Quarterly Report

- C. Finance Quarterly Report
-

November 11, 2024

Office closed for Veterans Day

November 18, 2024

Consent Agenda

B. October 28, 2024 Meeting Minutes

Informational

A. City Manager Activity Report

December 9, 2024

Consent Agenda

A. November 2024 Meeting Minutes

Resolutions

A. Resolution Setting a New Council Reimbursement Amount for 2025

Informational

A. City Manager Activity Report

January 13, 2025

Mayor Reports

A. State of the City Address

B. Commission Chair Appointments

C. Commission Appointments

Commission Reports/Council Ward Reports

A. Election of Council President

Consent Agenda

A. December 9, 2024 Meeting Minutes

Informational

A. City Manager Activity Report

January 27, 2025

Consent Agenda

A. January 13, 2025 Meeting Minutes

Informational

A. City Manager Activity Report

B. Municipal Court Quarterly Report

C. Finance Quarterly Report

February 10, 2025

Consent Agenda

A. January 27, 2025 Meeting Minutes

Informational

A. City Manager Activity Report

February 24, 2025

Mayor Reports

A. 2023 GFOA Certificate of Achievement for Excellences in Annual Comprehensive Financial Reporting (ACFR) and 2022 GFOA Award for Outstanding Achievement in Popular Annual Financial Reporting (PAFR)

Special Presentations

A. Annual Comprehensive Financial Report (ACFR)

B. Quarterly Report Ending December 31, 2024

C. 2025 – 2026 Budget Calendar

Consent Agenda

A. February 10, 2025 Meeting Minutes

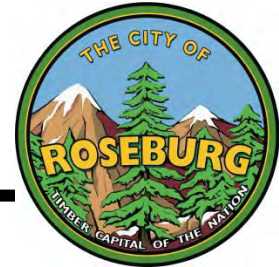
Informational

A. City Manager Activity Report

City of Roseburg, Oregon

Quarterly Financial Report

4th Quarter, Fiscal-Year 2023-2024



June 2024

The *Quarterly Financial Report* summarizes the City of Roseburg's financial position for the General Fund, major operating funds, proprietary funds, and Urban Renewal funds through the 4th quarter of fiscal year 2023-2024.

All funds are presented on a budgetary basis. Although this is a quarterly financial report, the focus is on year-to-date activity.

Budgeted Fund Balance is comprised of Contingency, Reserves, and Ending Fund Balance.

Report Note: When reading these quarterly financial reports it is important to keep in mind the cyclical activity in revenues and expenditures. Examples would include property taxes, grants, capital projects, and charges for services. This report is unaudited and precedes final year-end accruals.

This financial report includes the quarter ending June 2023 for comparison purposes.

OVERVIEW:

- \$13 million General Fund balance.
- 5.0% Douglas County seasonally adjusted unemployment rate (June).
- 5.20% state investment pool interest rate.
- 3.0% Year-over-Year CPI-U for June, 2024.
- Awarded the Bradford Ave. ADA Ramps project to Freedom Builders LLC, for \$208,672.
- Approved purchase of four Up-Fitted 2025 Police Utility Vehicles for \$291,739.48.
- Authorized City Manager to use \$208,000 of ARPA funding for IT upgrades.
- Authorized City Manager to use \$178,000 of ARPA funding for Park Improvement Projects.
- Authorized City Manager to use ARPA funding to design and bid project to finish 3rd floor of PSC.
- Authorized City Manager to transact trade of Phillips and Shalimar parking lots and \$375,000 for the Woolley Center utilizing ARPA funding.
- Awarded the NE Stephens St. Rehabilitation Project for \$1,175,355 to Knife River Materials.
- Awarded the 2024 Slurry Seals Project to VSS International, Inc. for \$256,000.
- Authorized the use of \$50,000 of ARPA funding to support cash flow needs of the Off-Street Parking Fund.

GENERAL FUND

General Fund	Budget	YTD Actual	%	Prior Year Actual
Revenues	\$ 29,151,344	\$28,790,448	99%	\$27,581,911
Expenditures	31,639,685	28,184,835	89%	26,269,910
Balance-July 1	11,330,500	12,383,267	109%	10,597,061
Balance YTD	\$ 8,842,159	\$12,988,880		\$11,909,062

GENERAL FUND REVENUE

General Fund Revenue	Budget	YTD Actual	%	Prior Year Actual
Property Taxes	\$19,021,700	\$ 18,818,005	99%	\$18,007,869
Other Taxes	425,000	392,299	92%	413,659
Licenses, Permits, Fees	3,526,758	3,208,167	91%	3,077,388
Charges for Services	4,445,853	4,395,814	99%	4,217,376
Intergovernmental	1,408,533	1,105,963	79%	1,224,359
Interest	250,000	735,170	294%	399,983
Miscellaneous	73,500	135,029	184%	241,277
Total Revenues	\$29,151,344	\$ 28,790,448	99%	\$27,581,911

Property Taxes — The majority of property tax revenue is collected in November and December. At the end of June, 99% of the 19.02 million budgeted has been collected.

Property taxes are based upon assessed values (AV). With passage of Measure 50 in 1996 assessed values are limited to 3% annual increases unless the Real Market Value is less.

Other Taxes – Includes all other City imposed taxes. Currently, only the City’s 3% marijuana tax is reported here.

Licenses, Permits, and Fees—Includes utility franchise fees, planning fees, park fees, and various other fees. At the end of the quarter, 91% of the \$3.5 million budgeted annual revenue from licenses, permits and fees has been collected.

Charges for Services—Besides interdepartmental charges, charges for services includes: fines, service area fees, fire suppression and prevention fees, administrative and lien search fees. Year to date court fines total \$275,739, service area fees total \$326,483 and interdepartmental charges total \$3,627,353.

Intergovernmental Revenues are primarily state collected taxes allocated to cities on a per capita basis and include revenue sharing, tobacco, marijuana and liquor, 79% of the \$1,408,533 budgeted for intergovernmental revenue has been collected during the current fiscal year.

Interest Revenue—Interest revenue of \$735,170 is \$335,187 more than the same period a year ago. The average portfolio rate is 5.20%.

GENERAL FUND EXPENDITURES

The following tables detail expenditures by department and major categories. Current year General Fund expenditures of \$28,184,835 represent 89% of budgeted annual expenditures.

Year to date expenditures are \$1,914,925 more than the same period a year ago. The General Fund ending fund balance is \$12,988,880.

By Organizational Unit	Budget	YTD Actual	%	Prior Year Actual
City Manager	\$ 1,955,414	\$ 1,348,301	69%	\$ 1,283,183
Finance & Mgmt	1,798,393	1,696,501	94%	1,483,115
Community Develop.	1,051,353	967,112	92%	726,694
Library	664,864	584,594	88%	538,652
Public Works	4,022,509	3,477,302	86%	3,297,219
Parks & Recreation	2,109,975	2,050,120	97%	1,764,827
Municipal Court	572,688	557,779	97%	528,567
Police	9,247,982	7,593,708	82%	7,499,116
Fire	8,821,967	8,566,491	97%	8,070,375
Capital & Other	1,422,540	1,342,929	94%	1,078,161
Total	\$ 31,667,685	\$ 28,184,835	89%	26,269,909

By Major Category	Budget	YTD Actual	%	Prior Year Actual
Personnel Services	\$ 24,074,265	\$ 21,600,225	90%	\$20,544,308
Materials & Service	6,170,880	5,241,682	85%	4,647,440
Capital & Other	1,422,540	1,342,929	94%	1,077,161
Total	\$ 31,667,685	\$ 28,184,835	89%	\$26,268,909

MAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

URBAN RENEWAL GENERAL FUND

Urban Renewal - General	Budget	YTD Actual	%	Prior Year Actual
Revenues	\$ 813,000	\$ 909,783	112%	\$ 648,555
Expenditures:				
Operations	-	-	0%	-
Transfers	800,000	800,000	100%	600,000
Balance-July 1	475,001	494,930	104%	441,150
Balance YTD	\$ 488,001	\$ 604,713		\$ 489,705

The Urban Renewal-General Fund accounts for the Agency's property tax revenues. Expenditures are primarily for qualified capital improvement projects.

AMERICAN RESCUE PLAN ACT (ARPA) FUND

ARPA	Budget	YTD Actual	%	Prior Year Actual
Revenues	\$ 120,000	\$ 184,024	153%	
Expenditures:				
Operations	1,300,000	544,654	42%	
Capital	1,750,000	573,739	33%	
Transfers	50,000	-	0%	
Balance-July 1	4,435,420	4,157,542	94%	
Balance YTD	\$ 1,455,420	\$ 3,223,173		\$ -

The American Rescue Plan Act (ARPA) Fund accounts for the use of ARPA Federal Funds. Expenditures include \$36,073 for Porta Potty rentals, \$22,587 for Parking Garage Security, \$25,077 for Parking Garage Janitorial services, \$12,500 for Severe Weather Shelter services, \$325,090 for Navigation Center construction work, \$267,339 for Navigation Center operations, \$127,387 for Off-Street Parking program support, \$20,935 for network switches, \$154,860 for Motorola radio system, \$4,358 for Council Chamber Upgrades, \$4,013 for speaker platforms, \$22,623 for consulting work for annexation of Sunshine Park, \$24,432 for PSC fitness equipment, \$43,491 for a Toyota Tacoma, \$1,093 for summer reading program, \$7,886 for a Conex container, and \$8,992 for cameras at Sunshine Park..

CAPITAL PROJECTS FUNDS

EQUIPMENT REPLACEMENT FUND

Equipment	Budget	YTD Actual	%	Prior Year Actual
Revenues	\$ 1,035,000	\$ 1,144,520	111%	\$ 885,290
Expenditures:				
Operations	90,459	90,380	100%	28,800
Capital	728,000	583,271	80%	443,402
Balance-July 1	2,094,971	2,109,039	101%	1,735,340
Balance YTD	\$ 2,311,512	\$ 2,579,908		\$ 2,148,428

The Equipment Replacement Fund provides resources for major vehicle and equipment purchases. An annual funding level is established based upon equipment needs over a five-year period. Resources are transferred from the General Fund to minimize budget fluctuations in tax supported funds.

Year to date purchases include \$28,799 for Taser 7 license and cartridges, \$24,921 for fire hose and turnouts, \$36,658 for Fleet 3 advanced cameras, \$41,452 for a Parks Chevrolet Traverse, \$258,282 for three police interceptor vehicles and a RAV 4, \$109,807 for defibrillators, \$62,498 for a Ford F-350 for Public Works, and \$43,625 for a Chevy Colorado for the Fire Department.

FACILITIES REPLACEMENT FUND

Facilities	Budget	YTD Actual	%	Prior Year Actual
Revenues	\$ 107,500	\$ 116,959	109%	\$ 123,853
Expenditures:				
Operations	37,687	24,679	65%	17,447
Capital	120,000	6,800	6%	90,951
Balance-July 1	251,591	304,787	121%	290,593
Balance YTD	\$ 201,404	\$ 390,266		\$ 306,048

The Facilities Replacement Fund ending fund balance at June 30, 2024 is \$390,266.

TRANSPORTATION FUND

Transportation	Budget	YTD Actual	%	Prior Year Actual
Revenues	\$ 2,808,556	\$ 3,221,418	115%	\$ 2,652,600
Expenditures:				
Operations	1,587,146	1,495,285	94%	1,350,018
Capital	1,000,000	671,668	67%	1,180,616
Transfers	10,000	10,000	100%	10,000
Balance-July 1	4,758,635	4,832,895	102%	4,658,057
Balance YTD	\$ 4,970,045	\$ 5,877,359		\$ 4,770,023

Transportation Fund revenues are from state gas taxes, transportation SDC's, federal STP funds and franchise fees. Beginning in 2011, 15% of utility franchise fees

are directed to the Transportation Fund for the City's pavement management program. \$583,090 is budgeted in the current year for franchise fee revenue.

Capital Expenditures of \$650,033 is attributed to the Pavement Management for Overlays.

URBAN RENEWAL CAPITAL FUND

Urban Renewal - Capital	Budget	YTD Actual	%	Prior Year Actual
Revenues	\$ 615,000	\$ 859,757	140%	\$ 624,838
Expenditures:				
Operation	251,474	238,916	95%	207,454
Capital	200,000	-	0%	-
Balance-July 1	987,917	1,021,796	103%	604,411
Balance YTD	\$ 1,151,443	\$ 1,642,637		\$ 1,021,795

The Urban Renewal Capital Fund accounts for the agency's major construction and improvements.

ENTERPRISE FUNDS

STORM DRAINAGE FUND

Storm Drain	Budget	YTD Actual	%	Prior Year Actual
Revenues	\$ 3,900,238	\$ 4,323,024	111%	\$ 2,745,241
Expenditures:				
Operations	1,094,502	1,041,966	95%	934,044
Capital	2,710,000	2,318,003	86%	977,439
Balance-July 1	6,351,962	6,634,407	104%	5,793,839
Balance YTD	\$ 6,447,698	\$ 7,597,462		\$ 6,627,597

The Storm Drain Fund accounts for the revenues and operations of the storm drainage system. Year to date user charges of \$2,527,880 and \$1,372,947 from grants are the principal sources of revenues.

Year to date Storm Drain Fund capital expenditures include \$1,404,677 for the Calkins-Troost-Harvard Storm Replacement, \$20,730 for Fulton Shop Roof Replacement, \$30,896 for storm pipe rehabilitation on Vine and Alameda, \$849,055 for storm pipe rehabilitation on Alameda and Church, and \$12,646 for the fuel system replacement at the shop.

WATER SERVICE FUND

Water	Budget	YTD Actual	%	Prior Year Actual
Revenues	\$ 8,264,539	\$ 8,090,568	98%	\$ 7,417,449
Expenditures:				
Operations	5,404,838	5,188,060	96%	4,831,944
Capital	6,260,000	3,513,888	56%	3,602,153
Balance-July 1	9,525,509	9,598,074	101%	10,529,556
Balance YTD	\$ 6,125,210	\$ 8,986,695		\$ 9,512,908

The Water Fund accounts for the City's domestic drinking water utility. Activities are totally supported by charges for services.

Year to date Water Fund revenues of \$8,090,568 is primarily from charges for services. Revenues are \$673,119 more than the prior year.

The ending fund balance at June 30th is \$8,986,695.

OFF STREET PARKING FUND

Off Street Parking	Budget	YTD Actual	%	Prior Year Actual
Revenues	\$ 122,900	\$ 144,690	118%	\$ 109,363
Expenditures:				
Operations	127,240	147,022	116%	104,199
Balance-July 1	4,756	15,150	319%	10,470
Balance YTD	\$ 416	\$ 12,818		\$ 15,634

Off Street Parking enforcement services were restored under a new third-party contract beginning January 1, 2022. After a community educational outreach period, active enforcement that includes ticket writing began in full force April 1, 2022.

Year to date expenditures for Ace Parking & Mobility Solutions in the amount of \$127,387 were paid for through the American Rescue Plan and not included in Off Street Parking Fund.

The ending fund balance at June 30th is \$12,818.

AIRPORT FUND

Airport	Budget	YTD Actual	%	Prior Year Actual
Revenues	\$ 851,664	\$ 499,148	59%	\$ 566,859
Expenditures:				
Operations	270,155	248,473	92%	242,504
Capital	578,856	237,223	41%	148,397
Debt Service	110,654	110,611	100%	108,849
Balance-July 1	893,219	920,826	103%	849,039
Balance YTD	\$ 785,218	\$ 823,667		\$ 916,148

Current year Airport revenues include user charges of \$426,104.

INTERNAL SERVICE FUND

WORKERS' COMPENSATION FUND

The worker's compensation fund was established in 1987 to provide financing for the City's self-insured worker's compensation program. Internal charges to other departments provide resources to administer

claims management.

Worker's Comp.	Budget	YTD Actual	%	Prior Year Actual
Revenues	\$ 245,460	\$ 118,630	48%	\$ 229,582
Expenditures:				
Operations	439,091	183,242	42%	386,067
Balance-July 1	782,139	781,408	100%	937,890
Balance YTD	\$ 588,508	\$ 716,796		\$ 781,405

An employee safety committee oversees safety and wellness programs for employees. The goal is to promote wellness and reduce work related accidents and injuries.

An actuarial review is completed every two years to ensure the program maintains reasonable reserves and

ECONOMIC OUTLOOK

Douglas County

The State of Oregon Employment Department reported; “Douglas County’s seasonally adjusted unemployment rate was unchanged at 5.0% in June compared with a revised 5.0% in May. The rate is up from 4.5% in June 2023. Douglas County’s record low unemployment rate was set in October 2019 at 4.3%. The Oregon seasonally adjusted June rate was 4.1% and the U.S. rate was 4.1%.”

“Douglas County payroll employment gained 90 jobs in June after a gain of 10 in May and a loss of 190 in April.”

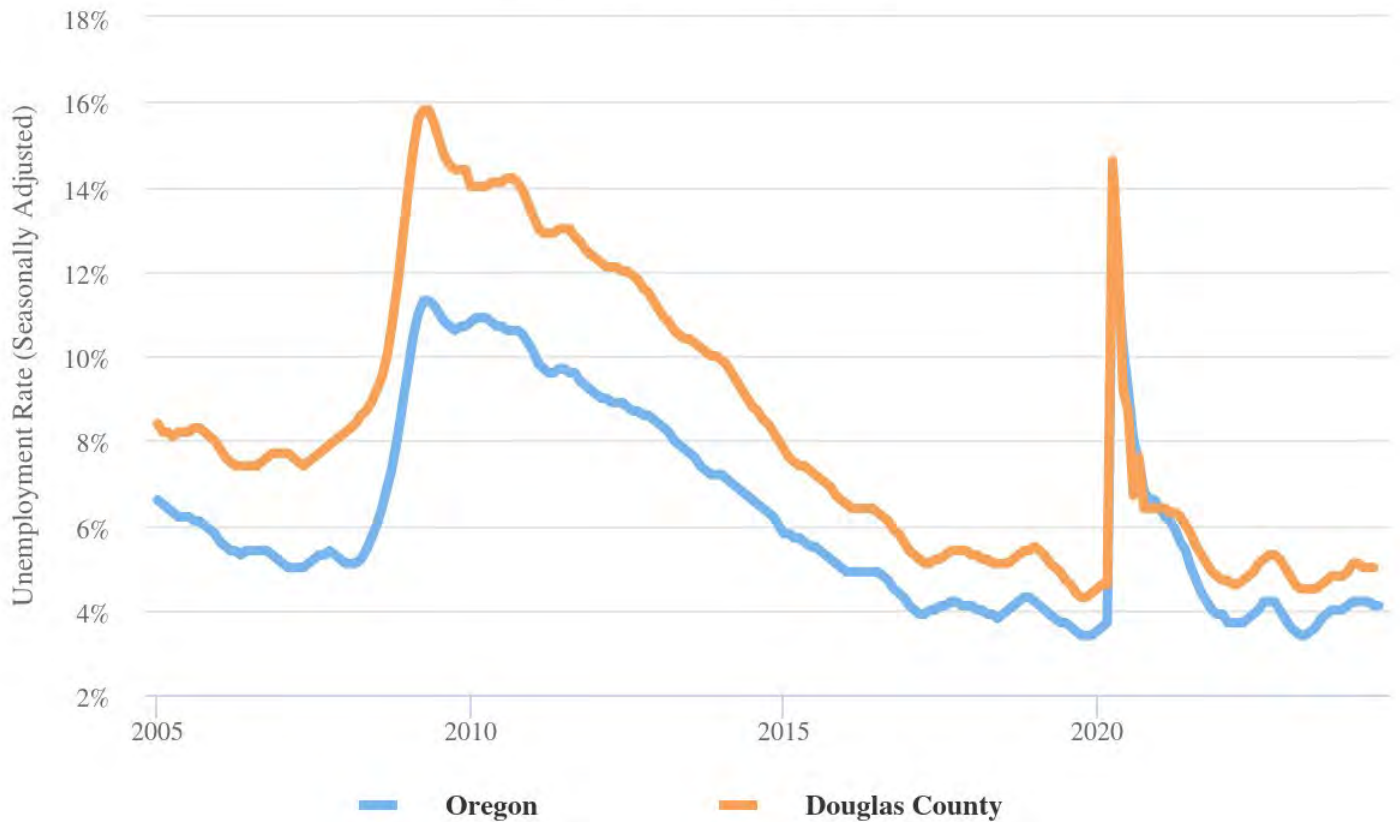
“When comparing June 2024 with June 2023, total nonfarm employment decreased 60 jobs, or -0.2%. Private-sector over-the-year gains were seen in construction (80), private education and health services (80), and other services (20). There were relatively large losses in professional and business services (-150); manufacturing (-60); wholesale trade (-40); retail trade (-40); and transportation, warehousing and utilities (-40).”

“Government gained 70 jobs over the year from gains in local government (60), and state government (20), that were countered by a loss of 10 in federal government.”

funding levels.

Beginning in October 2023, the City contracted with SAIF to provide workers compensation coverage moving forward. Prior accrued claims with their associated liabilities will be managed by the existing self-funded program. Consequently, revenues moving forward will consist of only interest earnings. The self-imposed charges that constituted the bulk of the revenue for the fund are no longer imposed/collected

Unemployment Rate



Source: Oregon Employment Department Qualityinfo.org

A FINAL NOTE

This quarterly report has been prepared to summarize and review the City's operations and financial position for the fourth quarter of the 2023-24 fiscal year as of the month ending June 30, 2024, provide management with a financial planning tool, and monitor compliance with budget policy and Oregon budget law.

If you have questions about the report or would like additional information please contact Ron Harker, Finance Director, at (541) 492-6710 or via email at finance@cityofroseburg.org. We encourage you to visit our website at cityofroseburg.org. The site is user friendly and contains information about the services we provide.

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