

Urban Growth Boundary (UGB) Swap

- Please sign-in and provide your contact information.

November Open House

Discussion Points

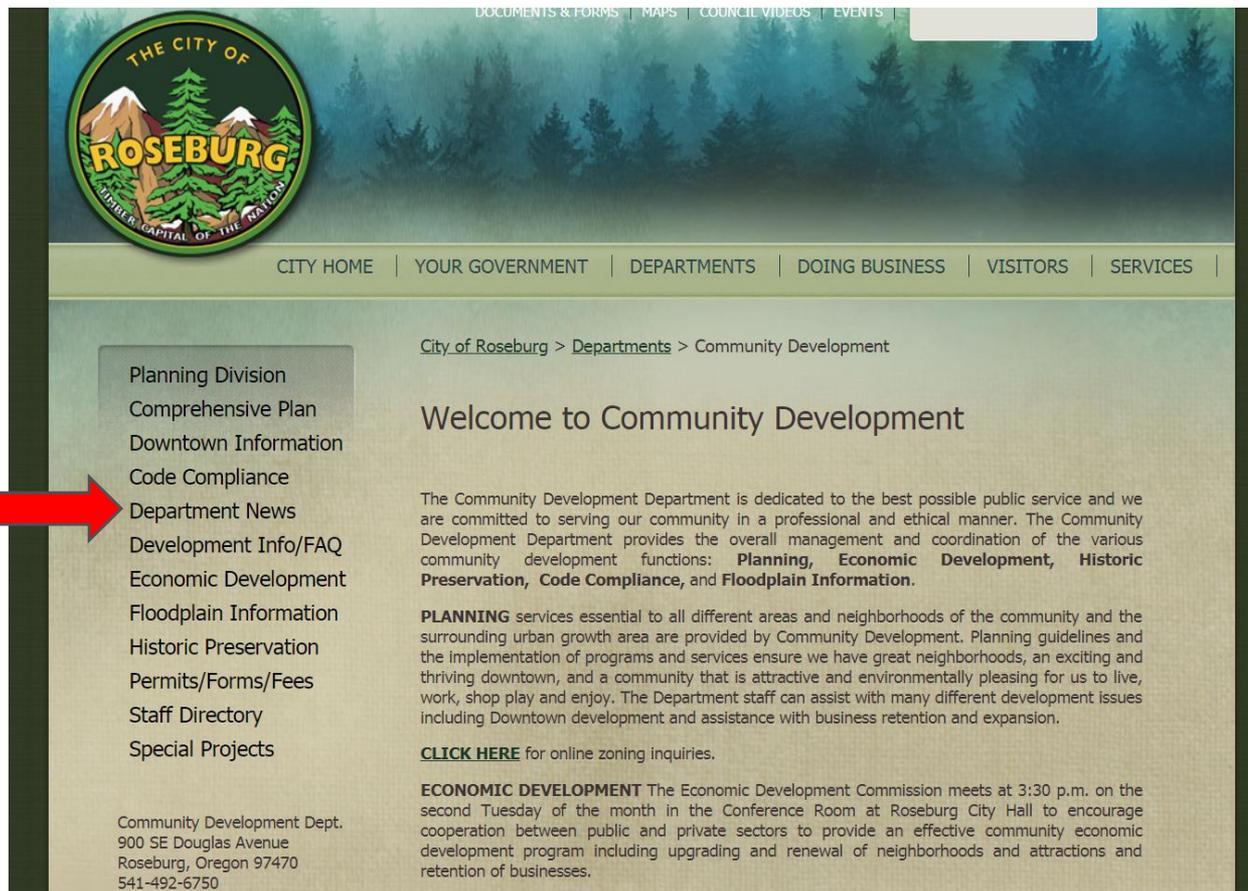
- Local Housing Situation
- State and Local Housing Crisis
- Roseburg City Council Goals & Initiatives
- History/Purpose of the Urban Growth Boundary (UGB)
- Current Development Trends in Roseburg

Stay Informed

Project updates will be posted to the City's website:

<http://www.cityofroseburg.org/departments/community-development/>

Under the Department's tab, click on Community Development and use the "Department News" link you can get the latest information regarding the Urban Growth Boundary Swap.



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THE CITY OF
ROSEBURG
NUMBER 1 CAPITAL OF THE REGION

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Floodplain Information
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Welcome to Community Development

The Community Development Department is dedicated to the best possible public service and we are committed to serving our community in a professional and ethical manner. The Community Development Department provides the overall management and coordination of the various community development functions: **Planning, Economic Development, Historic Preservation, Code Compliance, and Floodplain Information.**

PLANNING services essential to all different areas and neighborhoods of the community and the surrounding urban growth area are provided by Community Development. Planning guidelines and the implementation of programs and services ensure we have great neighborhoods, an exciting and thriving downtown, and a community that is attractive and environmentally pleasing for us to live, work, shop play and enjoy. The Department staff can assist with many different development issues including Downtown development and assistance with business retention and expansion.

CLICK HERE for online zoning inquiries.

ECONOMIC DEVELOPMENT The Economic Development Commission meets at 3:30 p.m. on the second Tuesday of the month in the Conference Room at Roseburg City Hall to encourage cooperation between public and private sectors to provide an effective community economic development program including upgrading and renewal of neighborhoods and attractions and retention of businesses.

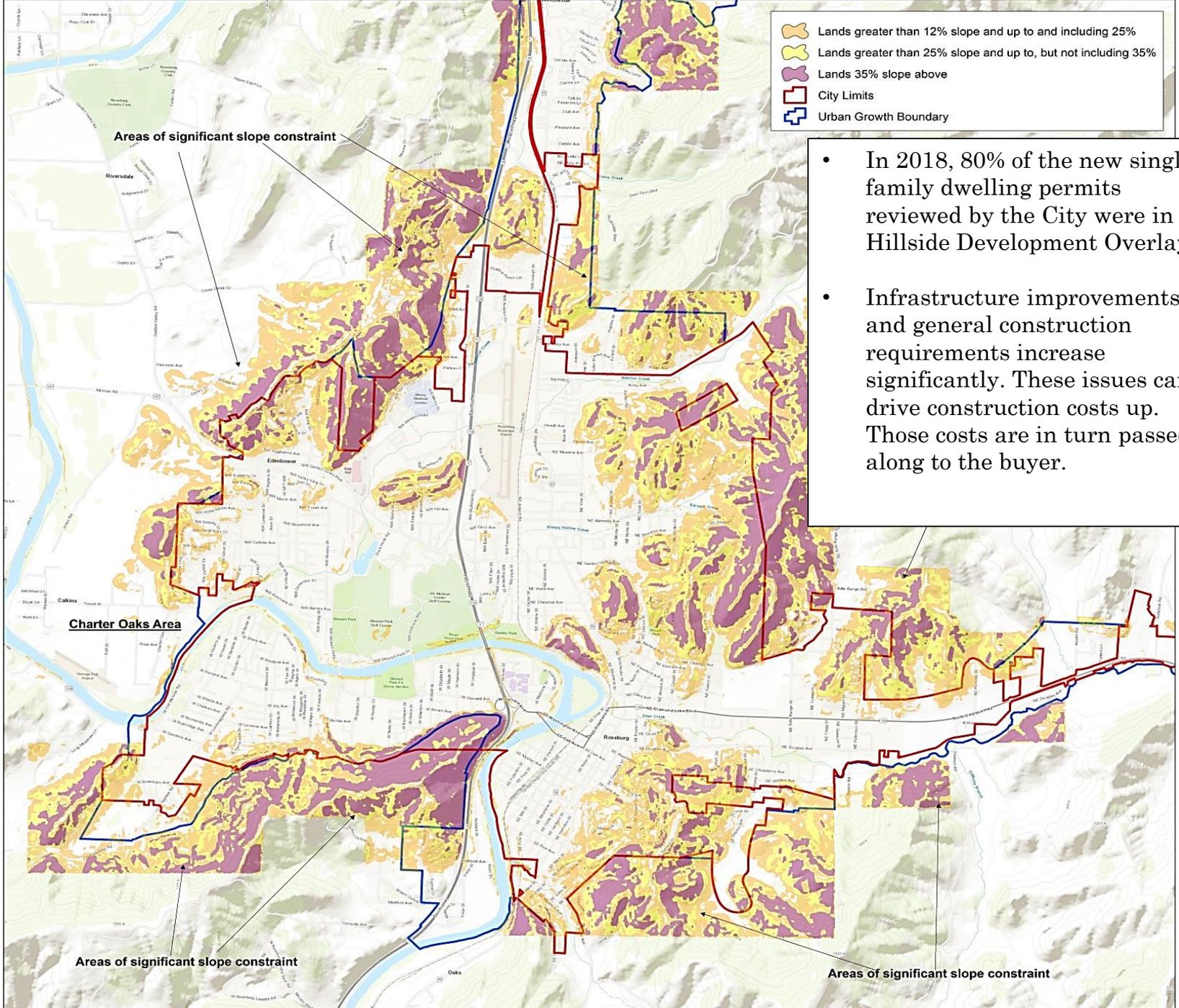
Community Development Dept.
900 SE Douglas Avenue
Roseburg, Oregon 97470
541-492-6750

UGB 101

- *What is the purpose of the UGB?*

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

The City of Roseburg's UGB was adopted in 1983. In addition, the Comprehensive Plan was also adopted.



-  Lands greater than 12% slope and up to and including 25%
-  Lands greater than 25% slope and up to, but not including 35%
-  Lands 35% slope above
-  City Limits
-  Urban Growth Boundary

- In 2018, 80% of the new single family dwelling permits reviewed by the City were in the Hillside Development Overlay.
- Infrastructure improvements and general construction requirements increase significantly. These issues can drive construction costs up. Those costs are in turn passed along to the buyer.

Areas of significant slope constraint

Charter Oaks Area

Areas of significant slope constraint

Areas of significant slope constraint

Purpose of the UGB Swap

Avoid Development in areas with:

- Topography Constraints
- Prohibitive Development Costs
- Inefficiency/Prohibitive of reasonable densities

Guide Development to areas with:

- Urban Services
- Favorable Topography
- Positive Development Costs and land efficiency

Why (Troost/Charter Oaks Area)

- Least constrained by slopes
- Most fit for logical extension of water, sewer and streets.
- Existing development pattern and exception areas
- It has been identified in the past as a logical extension through planning efforts and documents.

(Excerpt on right: Roseburg/Douglas County Urban Growth Management Agreement)

10. Areas of Mutual Interest

10.1. The City and County agree to establish the Charter Oaks Area as an Area of Mutual Interest outside the UGB 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

Questions from Previous Open House

1. Taxation
2. Annexation
3. Street Improvements & Safety
4. Traffic Patterns – Troost Street
5. Utility Availability
6. Financing Public Improvements
7. How does this affect me?

Taxation

- The process of being included within the UGB will not change the taxation rate of your property.
- The UGB is not a taxing district. If you develop your land and/or other development occurs in a way that increases the value of your property, or you later choose to annex your property into the city, your taxes will increase, respective of what development or annexation has occurred.
- Property owners receiving special farm and forest deferrals may be impacted and should contact the City or County Assessor's office for more information.

Annexation

- Annexation will not be required/forced as part of this UGB swap. Future annexation will primarily occur if land owners voluntarily annex or request City services. It is anticipated that portions of Troost Street would be annexed, as part of the process, in order to facilitate the ability for adjacent property owners to voluntarily annex their property.
- Some questions were raised at the previous meeting regarding “Island Annexation,” which is a process provided for through Oregon Statute (ORS 222.750) and requires unique circumstances in order to apply to areas within the Urban Growth Boundary. This UGB swap does not include any annexation of private property nor is it the intent of this project to provide for an “Island Annexation.” Future development patterns in the area may create island annexation scenario’s in the future.

Street Improvements & Safety

Development Impacts – Street and other public infrastructure improvements are standard requirements of new development. These requirements assist the City in providing adequate street, pedestrian and other public facilities to the areas being impacted by new development.

Transportation Impact Study – Some types of development require a Transportation Impact Study (TIS). A TIS assists in forecasting future system effects resulting from the UGB swap and help predict the lifespan and needs of the existing transportation infrastructure.

Transportation System Plan (TSP)– Major transportation needs and projects are planned through Transportation System Planning, which the City performs on a periodic basis. Currently the Troost and Charter Oaks areas are not included within the City's TSP, but would be included within the next update if included within the UGB.

Traffic Patterns - Troost Street

Inside City Limits:

Classified as a Collector Street

“A street that provides for traffic movement within neighborhoods and between activity center, between arterials street and local street, and for direct access to abutting land.”

- 2 lanes; Posted speed is 25 mph

Street Widths:

- Between Calkins & Garden Valley (ROW is 85 – 110')
- Between Calkins & Garden Valley (ROW is 40 – 90')
- As per RMC, standard ROW width for a Collector is 60 – 70'

Outside City Limits:

Classified as a Minor Collector

“Streets serve mostly residential or mixed land uses. While through traffic connectivity is not a typical function, they may carry limited amounts.”

- 2 lanes; Posted speed is 25 mph

Traffic Counts:

- 05/17; 120' w. of Charter Oaks Dr.; 609 vehicles
- 03/08; 200' e. of Greenley St.; 1,586 vehicles

Utility Availability

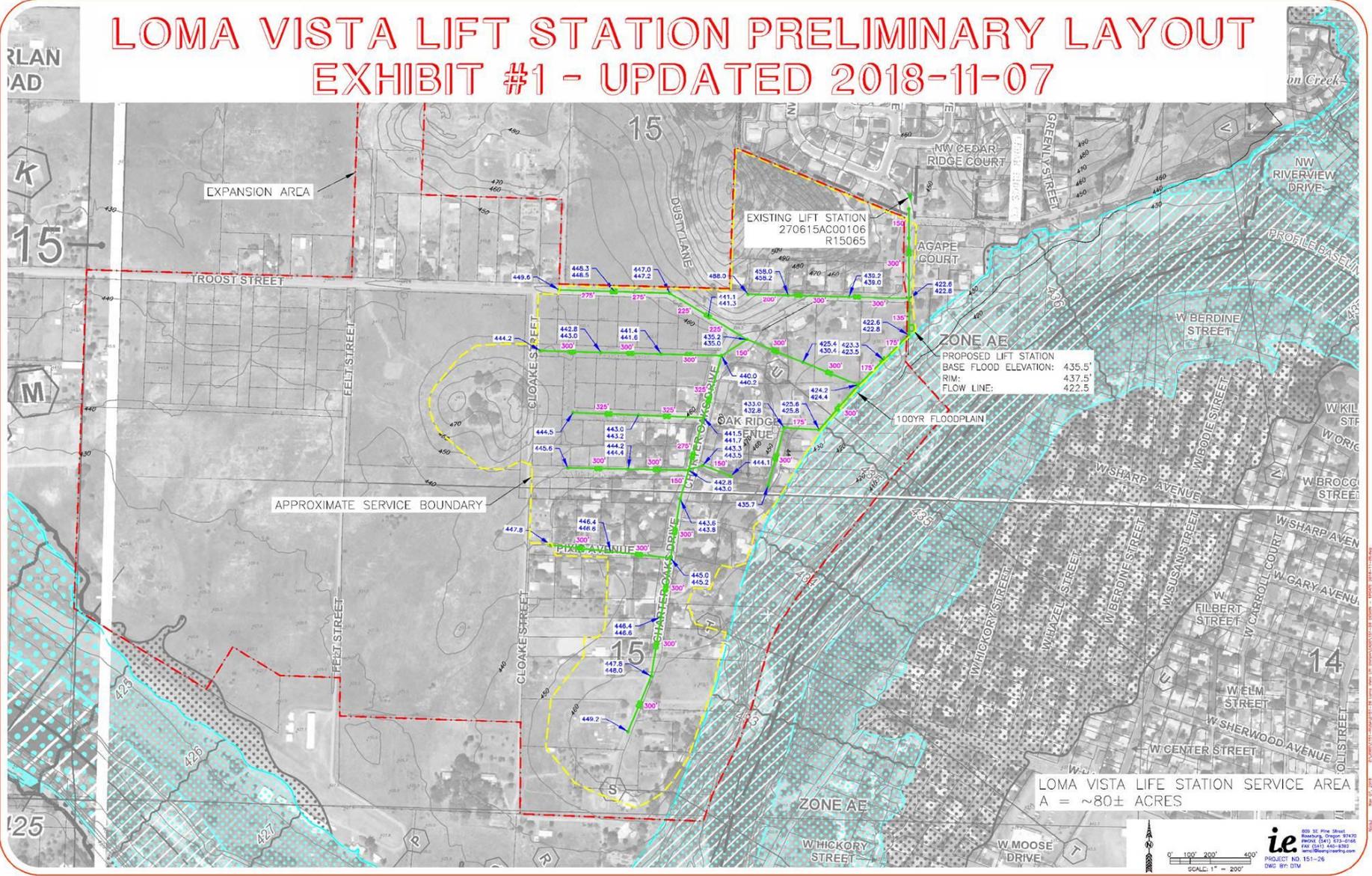
New/additional water service – Water services already exist in many areas. No annexation will be required for maintaining existing water service. Extension of the water main to serve the property will be at the cost of the property owner(s) requesting the new service(s).

- If your property **is** contiguous to the city limits, you will be required to annex prior to connection of water service.
- If your property **is not** contiguous to the city limits, you will be required to consent to annexation in the future.

Roseburg Urban Sanitary Authority is currently working on a relocation project for the Loma Visit lift station, which would provide sewer capacity for portions of the Troost/Charter Oaks Area. Extension of the sewer main to serve property will be at the cost of the property owner(s) requesting the new service(s).

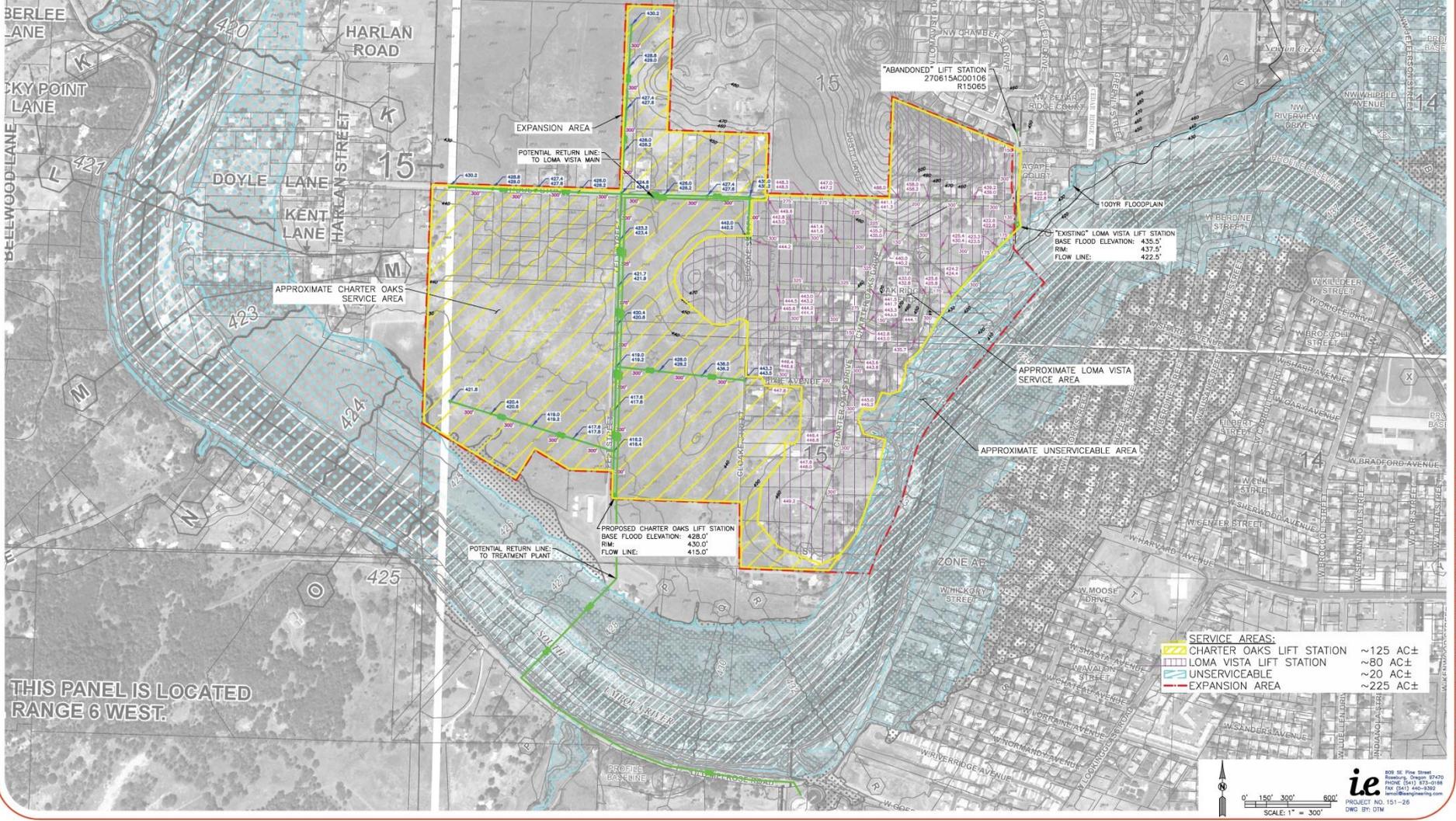
RUSA

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



LOMA VISTA LIFE STATION SERVICE AREA
A = ~80± ACRES

LOMA VISTA LIFT STATION PRELIMINARY LAYOUT EXHIBIT #2 - UPDATED 2018-11-08



THIS PANEL IS LOCATED
RANGE 6 WEST.

SERVICE AREAS:

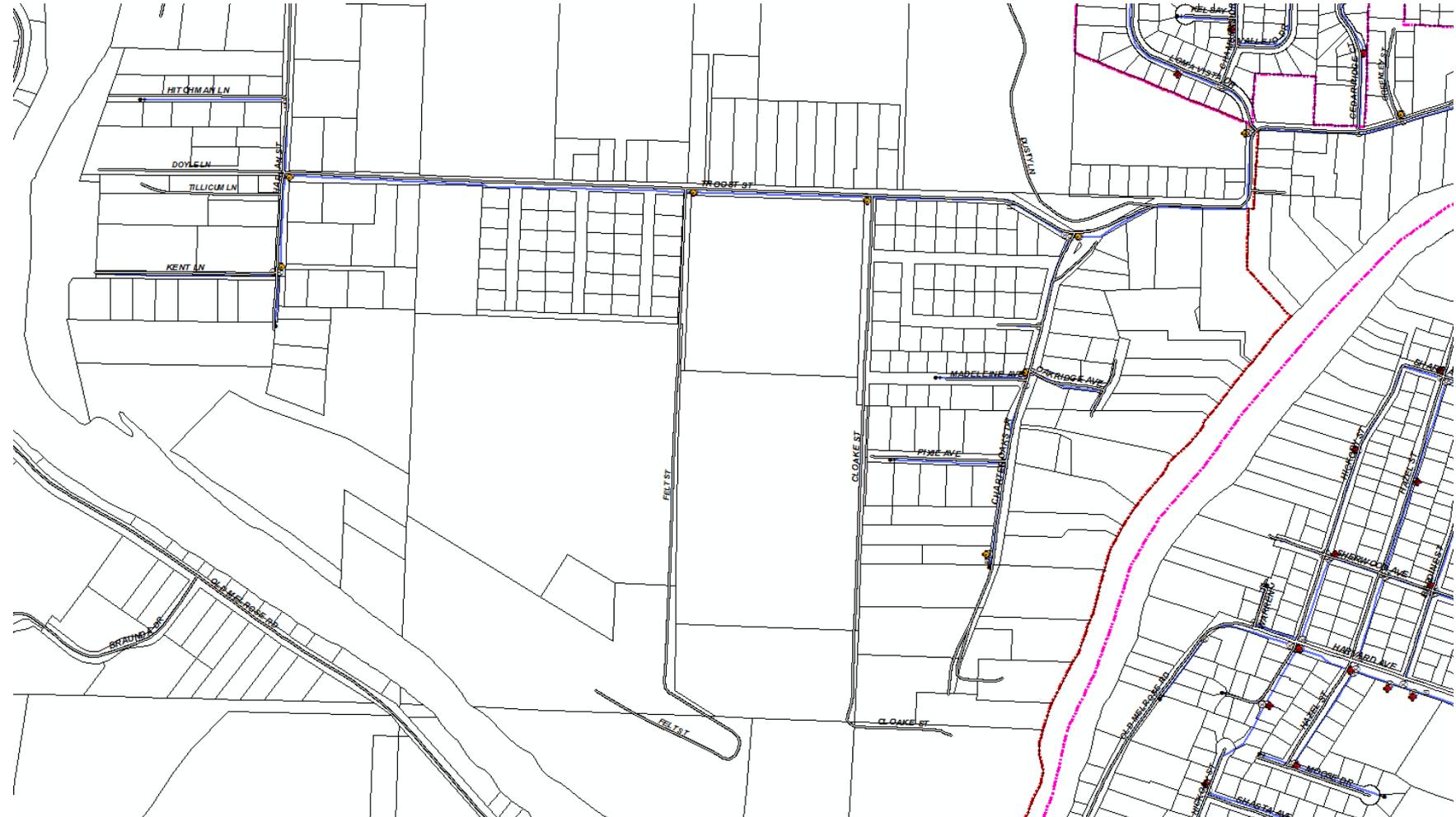
	CHARTER OAKS LIFT STATION	~ 125 AC±
	LOMA VISTA LIFT STATION	~ 80 AC±
	UNSERVICEABLE	~ 20 AC±
	EXPANSION AREA	~ 225 AC±

SCALE: 1" = 300'

800 W. Pine Street
 Provo, UT 84601-1890
 Fax (541) 440-8392
www.iesurveying.com

PROJECT NO. 151-26
 DWG BY: OTM

Existing Water Mains



Financing Public Improvements

- **Local Improvement District** – LID's finance the improvements to be paid back by adjacent property owners or other identified property owners that benefit from the improvements.
- **Developer Dedications** – Improvements funded and built by the developer of the property (i.e. extend water, sewer, storm; full street improvements). Required improvements must meet the impact of the proposed development (i.e. be roughly proportional).
- **Advanced Financing Agreements (Reimbursement District)** – Individual property owner finances improvements and is then reimbursed by other property owners that tap into or use the improvements in the future.

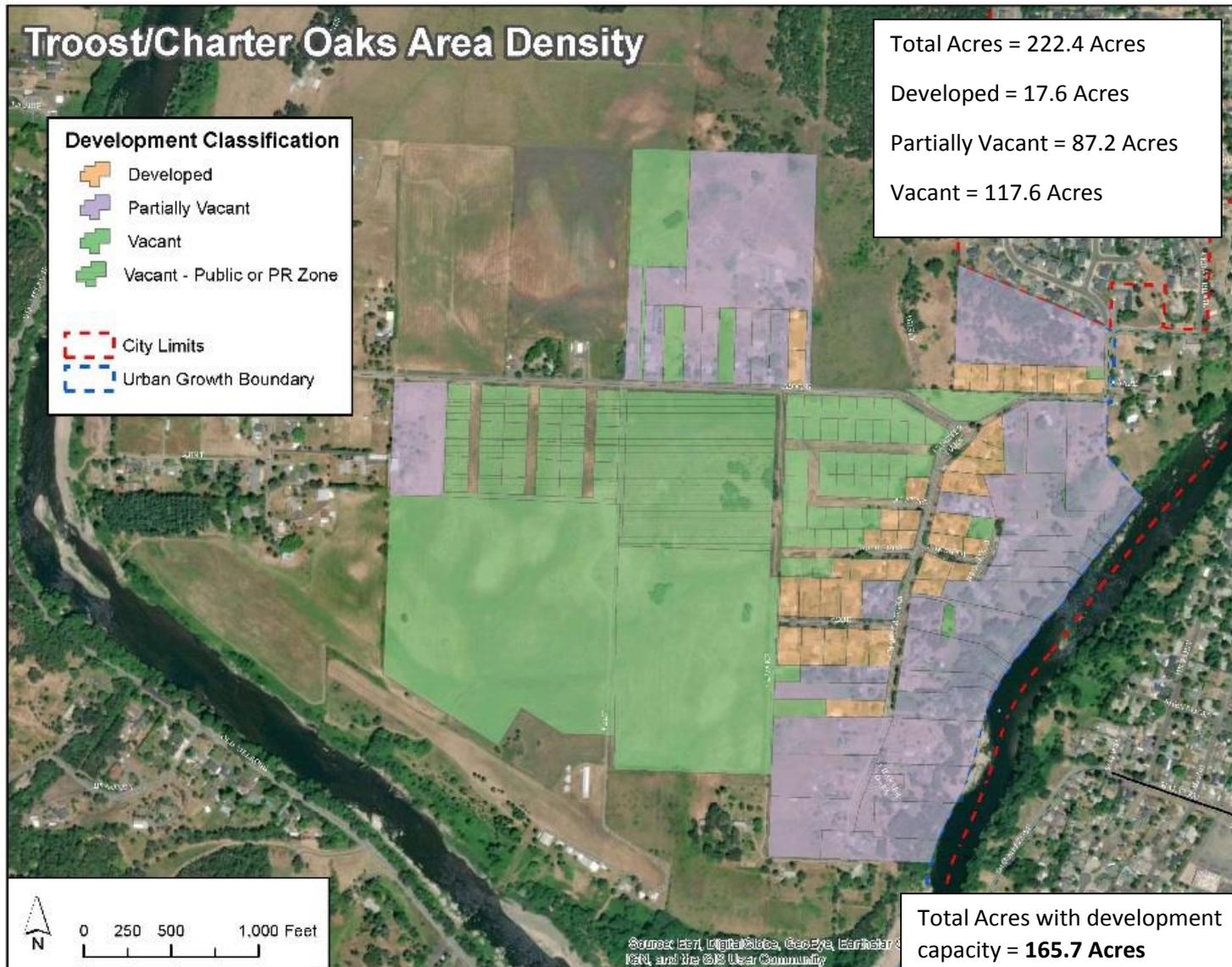
How does this affect me?

Rezoning will occur to an urban City zoning designation, which will be enabled through the City/County Urban Growth Management Agreement. As a result, future development of property included within the UGB Swap will be subject to the City's Land Use and Development Regulations.

Private Wells/Existing Services can be maintained and property owners will not be forced to connect to public water. If a property owner requests a new/additional public water connection, installation of a backflow device will be required to ensure no cross connection between the private well and the public water system occurs.

Septic Systems can be maintained until such time the system fails and public sewer is available within 300 feet of the property. If public sewer service is not available, a septic system may serve the property, as allowed by OAR 340 division 71.

Development Capacity



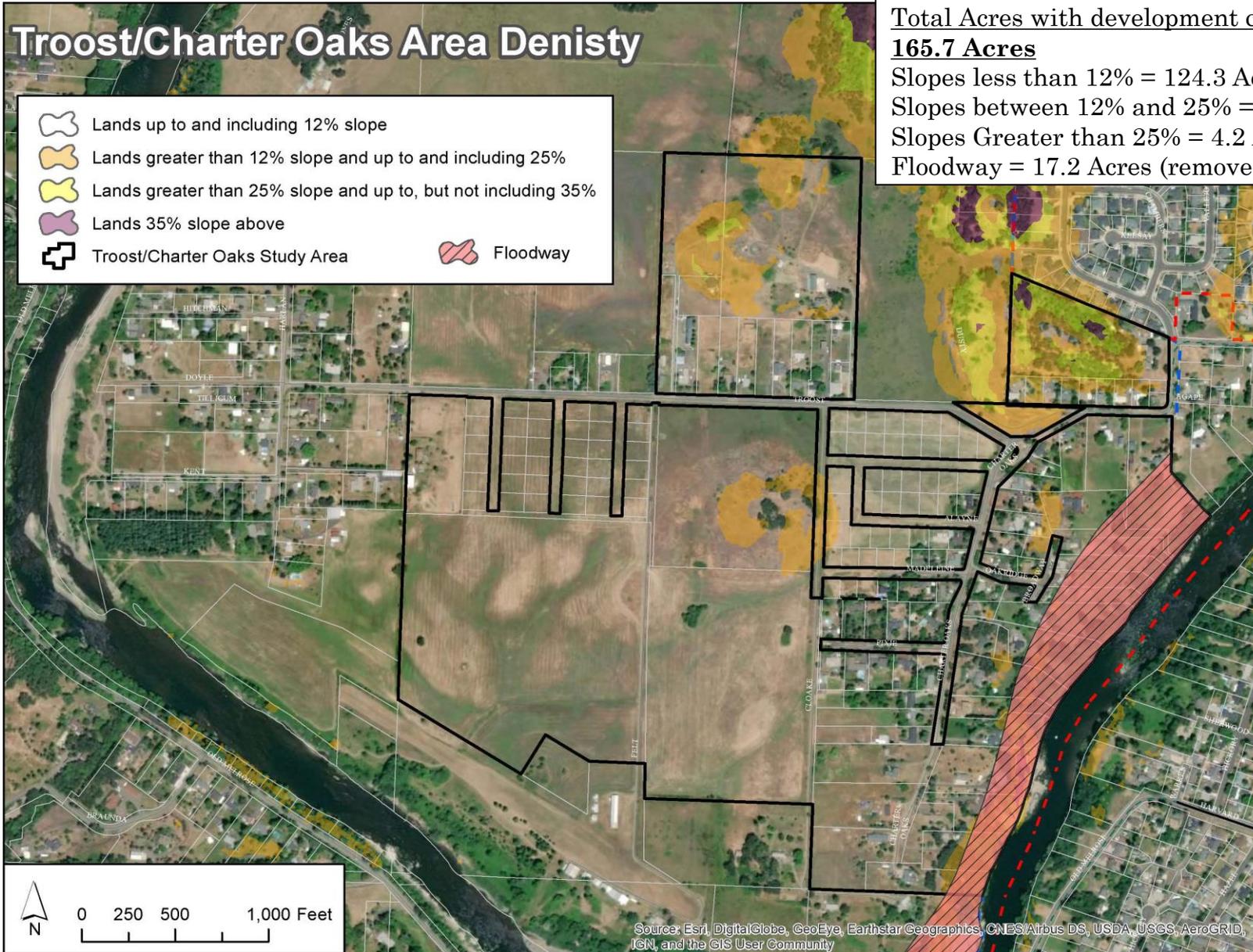
Development Constraints

Troost/Charter Oaks Area Density

Total Acres with development capacity = **165.7 Acres**

Slopes less than 12% = 124.3 Acres
Slopes between 12% and 25% = 20 Acres
Slopes Greater than 25% = 4.2 Acres
Floodway = 17.2 Acres (removed)

-  Lands up to and including 12% slope
-  Lands greater than 12% slope and up to and including 25%
-  Lands greater than 25% slope and up to, but not including 35%
-  Lands 35% slope above
-  Troost/Charter Oaks Study Area
-  Floodway



Crunching the numbers

Maximum outcome:

Assuming an R7.5 zone is applied to developable land within the current proposal, at a lot size of 7,500 sq. ft., may provide a maximum number of **648 Total Dwelling Units.**

Probable Alternative:

An analysis of several existing neighborhoods around Roseburg show that an average lot size of approximately 0.23 acres or 10,000 sq. ft. is typical to our single family residential districts. Using that lot size for as an average, the potential future build out may result in the following scenario:

25% - 121 new dwelling units

50% - 243 new dwelling units

75% - 364 new dwelling units

100% = 486 new dwelling units

Based on Roseburg's most recent Housing Needs Analysis, the potential dwelling density resulting from the UBG Swap may accommodate for approximately 15-20% of the forecasted demand for new housing units over the next 20 years (2019-39)

Forecast of demand for new dwelling units, Roseburg UGB, 2019 to 2039

Source: Calculations by ECONorthwest.

Change in persons	5,515
<i>minus</i> Change in persons in group quarters	230
<i>equals</i> Persons in households	5,285
Average household size	2.18
New occupied DU	2,424
<i>times</i> Aggregate vacancy rate	8.0%
<i>equals</i> Vacant dwelling units	193
Total new dwelling units (2019-2039)	2,617
Annual average of new dwelling units	131

Next Steps....

- Completion of Housing Needs Analysis and Buildable Lands Inventory (HNA/BLI) – Fall 2019
- TIS Completed – Fall/Winter 2019-20
- Prepare UGB Swap Application – Spring/Summer 2020

After Draft Application is prepared.....

- City to hold and additional open house to review draft UGB Swap application with public.
- City to initiate legislative amendment following the open house.

Questions & Answers

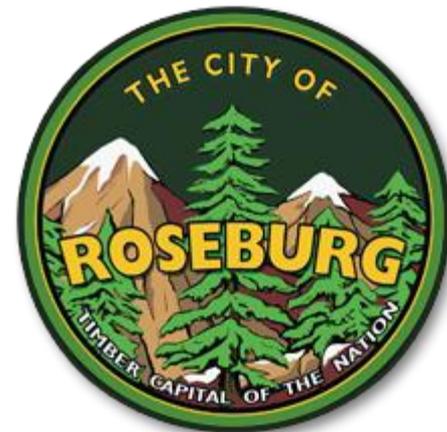
City of Roseburg

Community Development Department

541-492-6750

email: cdd@cityofroseburg.org

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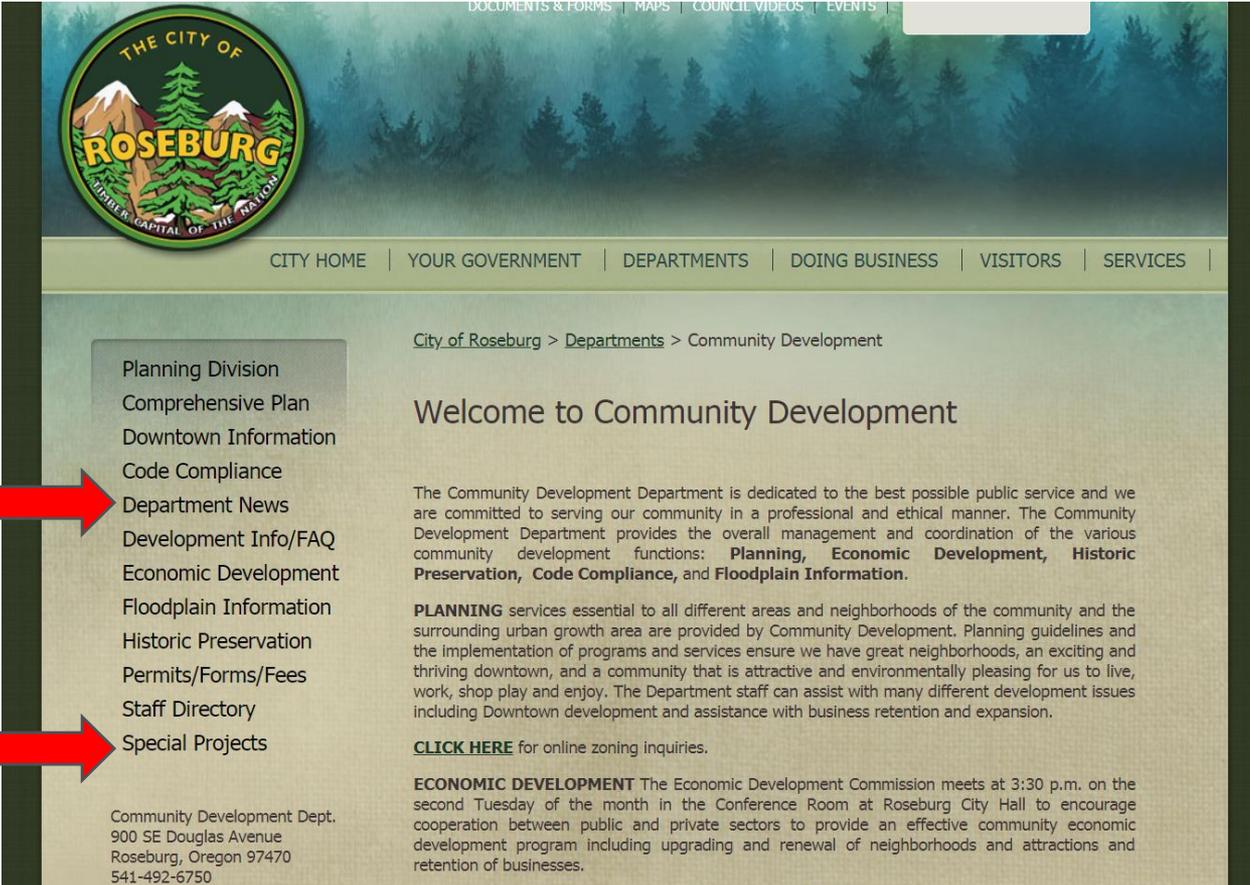


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The screenshot shows the City of Roseburg website. At the top left is the City of Roseburg logo, which features a mountain, a tree, and the text "THE CITY OF ROSEBURG" and "MEMBER CAPITAL OF THE VALLEY". To the right of the logo are navigation links: "DOCUMENTS & FORMS", "MAPS", "COUNCIL VIDEOS", and "EVENTS". Below the logo is a horizontal menu with links: "CITY HOME", "YOUR GOVERNMENT", "DEPARTMENTS", "DOING BUSINESS", "VISITORS", and "SERVICES". The main content area has a breadcrumb trail: "City of Roseburg > Departments > Community Development". The heading is "Welcome to Community Development". Below the heading is a paragraph: "The Community Development Department is dedicated to the best possible public service and we are committed to serving our community in a professional and ethical manner. The Community Development Department provides the overall management and coordination of the various community development functions: **Planning, Economic Development, Historic Preservation, Code Compliance, and Floodplain Information.**" Below this is a paragraph: "**PLANNING** services essential to all different areas and neighborhoods of the community and the surrounding urban growth area are provided by Community Development. Planning guidelines and the implementation of programs and services ensure we have great neighborhoods, an exciting and thriving downtown, and a community that is attractive and environmentally pleasing for us to live, work, shop play and enjoy. The Department staff can assist with many different development issues including Downtown development and assistance with business retention and expansion." Below this is a paragraph: "**CLICK HERE** for online zoning inquiries." Below this is a paragraph: "**ECONOMIC DEVELOPMENT** The Economic Development Commission meets at 3:30 p.m. on the second Tuesday of the month in the Conference Room at Roseburg City Hall to encourage cooperation between public and private sectors to provide an effective community economic development program including upgrading and renewal of neighborhoods and attractions and retention of businesses." On the left side, there is a sidebar with a list of links: "Planning Division", "Comprehensive Plan", "Downtown Information", "Code Compliance", "Department News", "Development Info/FAQ", "Economic Development", "Floodplain Information", "Historic Preservation", "Permits/Forms/Fees", "Staff Directory", and "Special Projects". Two red arrows point to "Department News" and "Special Projects". At the bottom left of the sidebar, there is contact information: "Community Development Dept. 900 SE Douglas Avenue Roseburg, Oregon 97470 541-492-6750".