

Urban Growth Boundary (UGB) Swap

Current Housing Situation

10 years after the housing collapse during the Great Recession, a new and different housing crisis has emerged.

2008 ...

People were losing their homes as home values crashed and homeowners went underwater.

Today ...

Home values have rebounded, but people are often priced out of the market.

The News-Review

TOP STORY

Housing shortage a complicated issue in Douglas County

APRIL EHRLICH | The News-Review Feb 19, 2017 4



Douglas County and the Housing Crisis

April 20, 2017

by Annette Shelton-Tideman



Housing Rural Oregon: A crisis beyond Portland's boundaries

Rural Oregon is experiencing one of the worst housing crises of our lifetime

by Joanne Zuhl | 1 Dec 2017



Middle-Class Misery: Housing Crisis Hitting Cities, Working Americans Harder Than Ever Before

August 19, 2018 | Jon Banister and Miriam Hall

FOX BUSINESS

A new housing crisis emerging?

By Brittany De Lea | Published March 19, 2018 | Industries | FOXBusiness

RESOLUTION NO. 2017-09

**A RESOLUTION ADOPTING THE GOALS FOR THE
CITY OF ROSEBURG FOR 2017-2019**

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

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

WHEREAS, the City Council wants to provide leadership and direction for Staff for the next two fiscal years;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Roseburg, Oregon, that the following goals are hereby adopted. This Resolution shall become effective immediately upon its adoption.

1. Develop and Implement transportation funding policies to meet identified community needs.
2. Support and adopt policy development and implementation to enhance housing and community development.
3. Take a proactive role in community economic development and revitalization.
4. Develop programs and policies to enhance community livability and public safety.

**APPROVED BY THE CITY COUNCIL OF ROSEBURG, OREGON, AT ITS
REGULAR MEETING ON THE 24th DAY OF APRIL 2017**


Sheila R. Cox, City Recorder

2. Support and adopt policy development and implementation to enhance housing and community development.

UGB 101

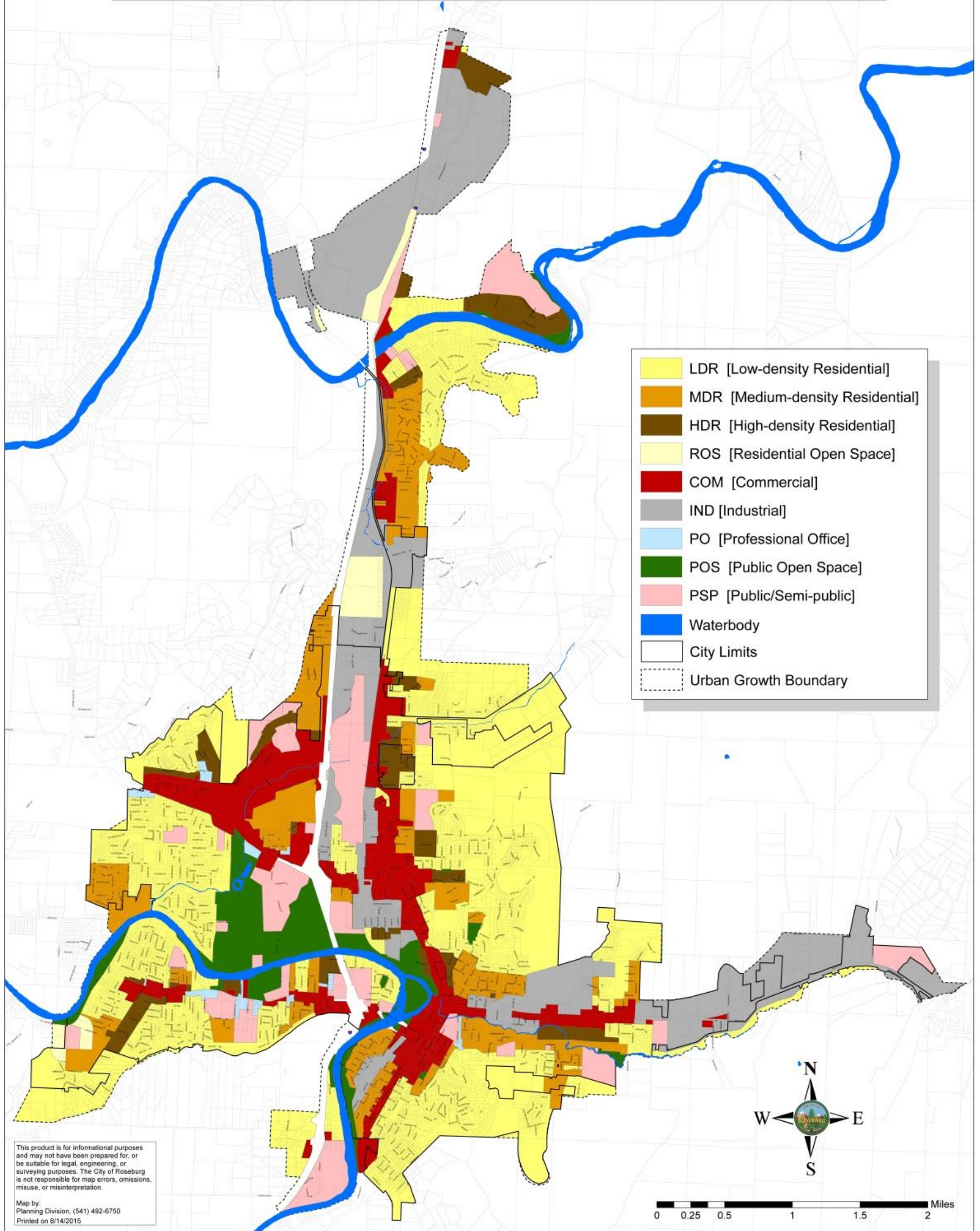
- *What is the purpose of the UGB?*

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.

Roseburg's UGB

- The City of Roseburg's UGB was adopted in 1983. In addition, the Comprehensive Plan was also adopted.
- Shortly after adoption of the UGB the Urban Growth Management Agreement (UGMA) was created between the City and Douglas County in order to guide development for areas outside the City limits but inside the UGB. 1994 marks the latest update to this agreement.

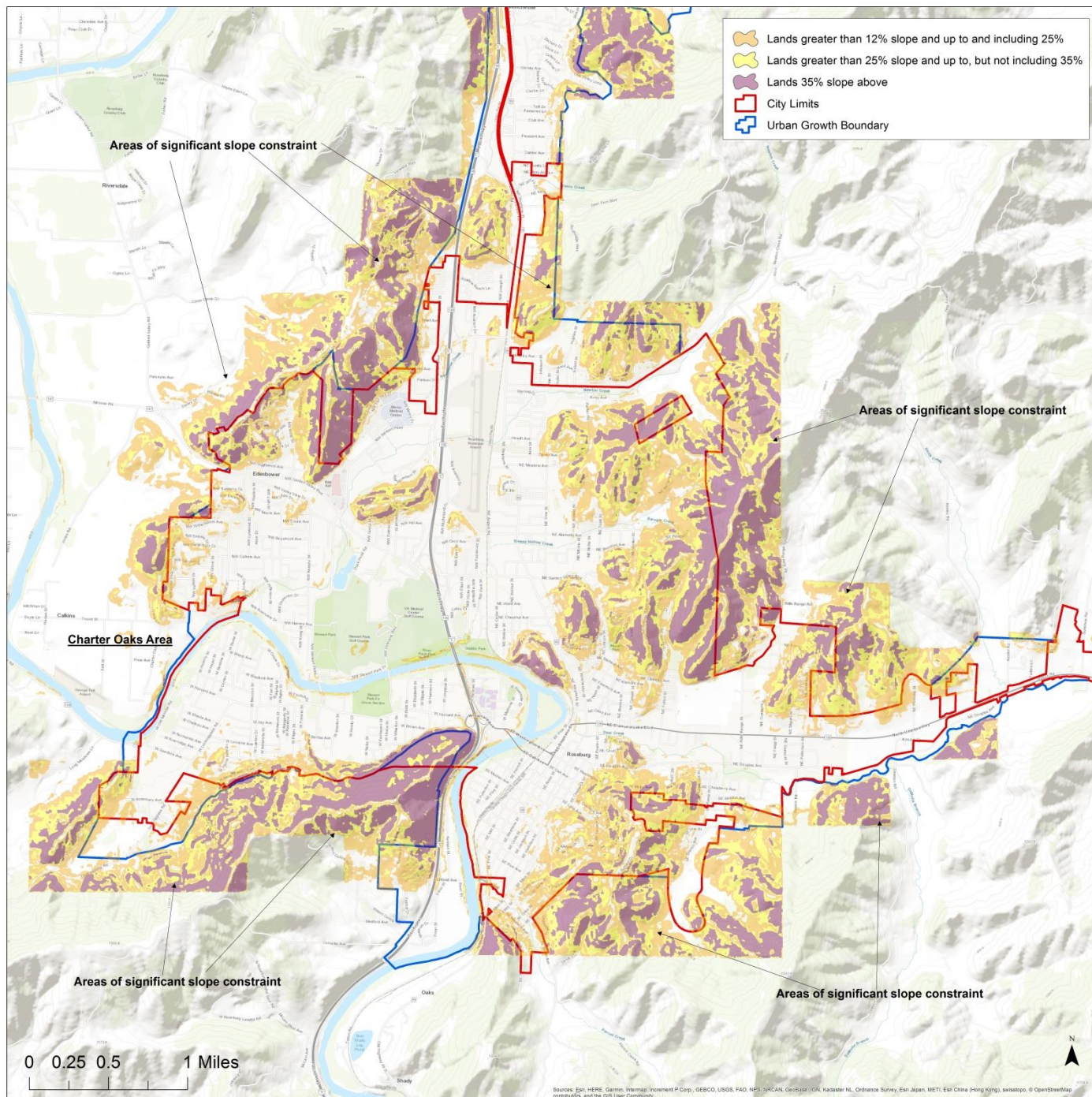
Roseburg Comprehensive Plan Map





Current Development Patterns

- Many of the vacant subdivision lots in which current construction is occurring are located on slopes greater than 12%.
- 42 new single family residential site plan reviews approved/pending thus far in 2018.
- 34 of which are in the hillside development overlay and required a geotechnical report.
- Meaning 80% of the new single family dwelling permits reviewed by the City this year have required additional standards.
- Infrastructure improvements and general construction requirements at these locations can drive construction costs up.



Why are we here tonight?

Serafin – 190 Acres

Atkinson – 90 acres

- Topography Constraints
- Prohibitive Development Costs
- Inefficiency

Geneva Academy

Residential Developers

- Urban Services
- Favorable Topography
- Positive Development Costs

UGB expansion vs a UGB swap?

1. UGB Expansion – Increases the total amount of land within the UGB. Must be justified by population data through an average annual growth rate.
2. UGB Swap – No significant net increase in the density of the property being removed and added. Population data is not required.



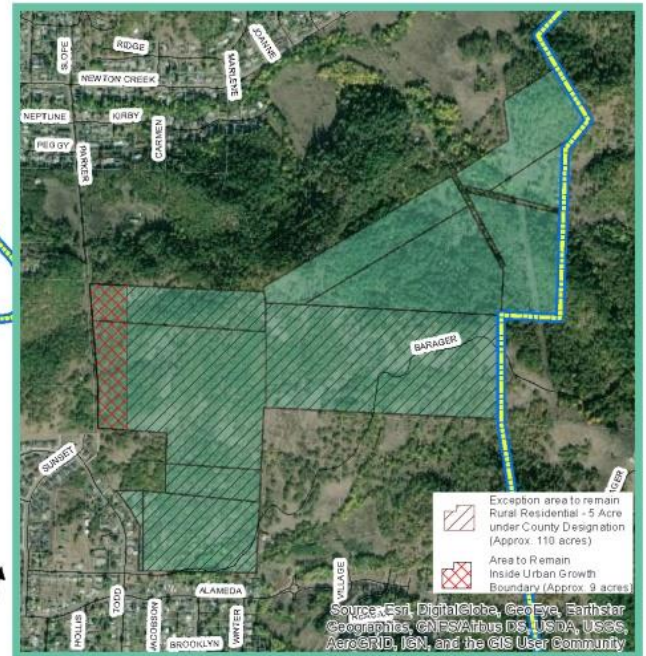
City of Roseburg Urban Growth Boundary Swap

Project Overview

Withdrawn Area A



Withdrawn Area B



Expansion Area



Density Transfer		
	Total Acres	Max Dwelling Units
Withdrawn Area A	93	566
Withdrawn Area B	190	824
Expansion Area	169	1525
Difference	Decreased by 114 Acres	Increased by 135 Units

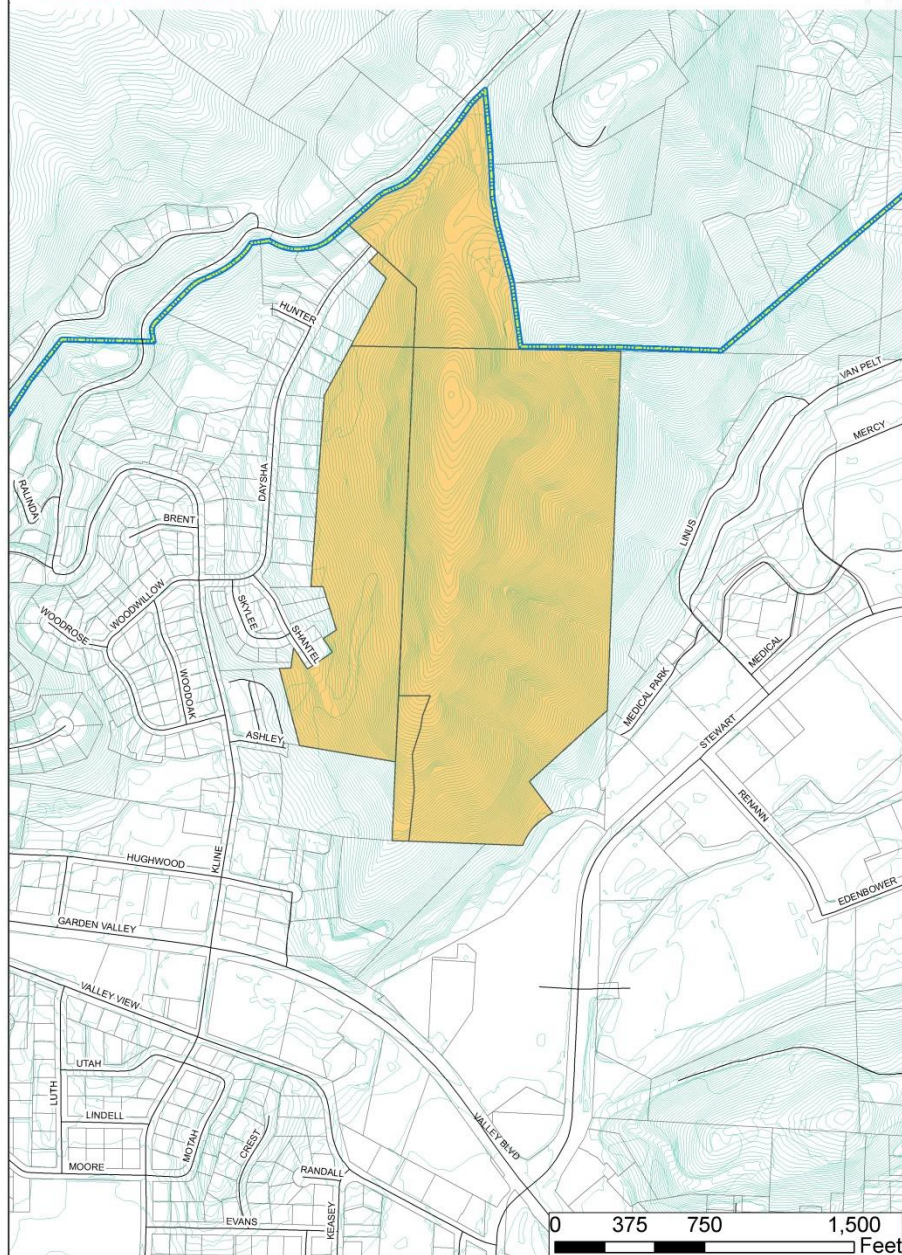
Urban Growth Boundary



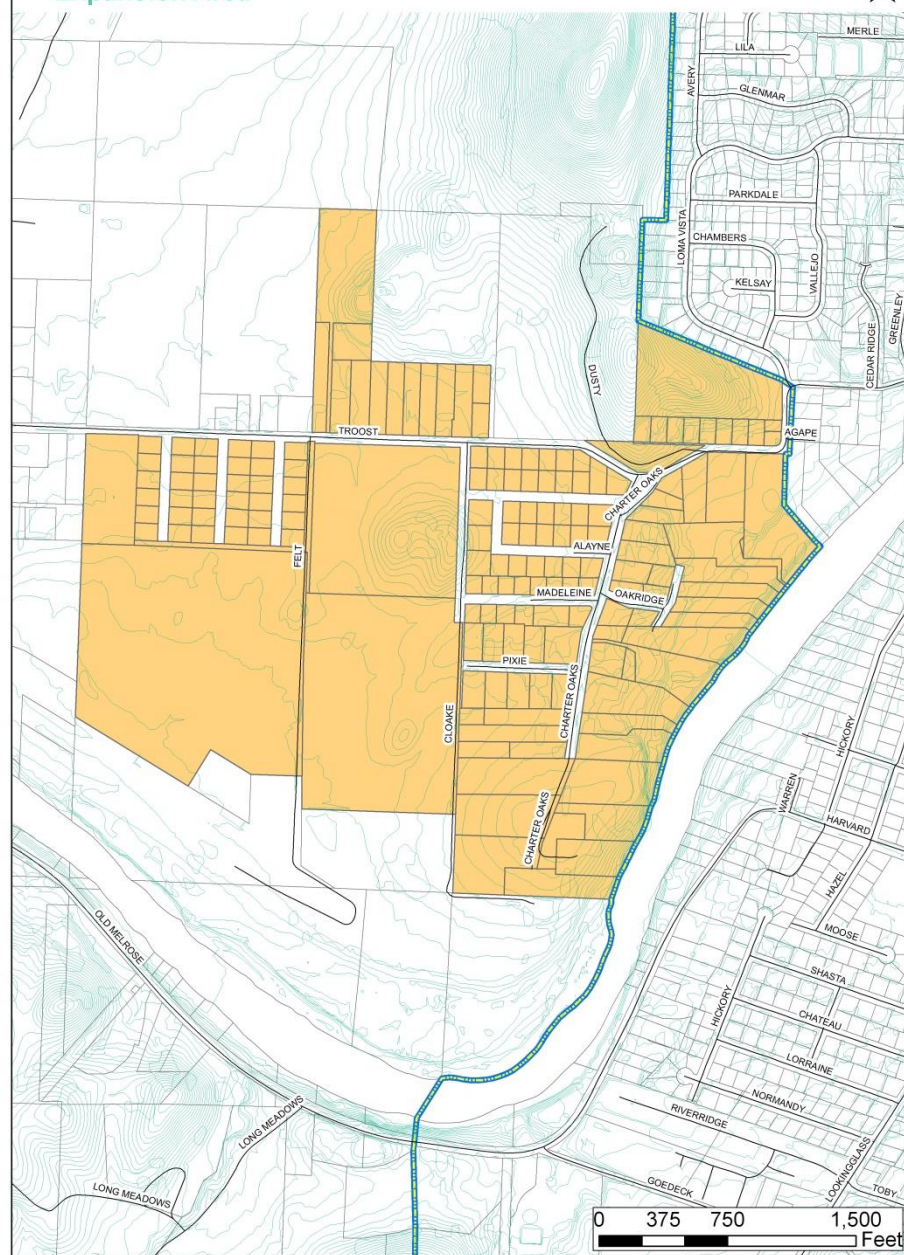
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Withdrawn Area A



Expansion Area



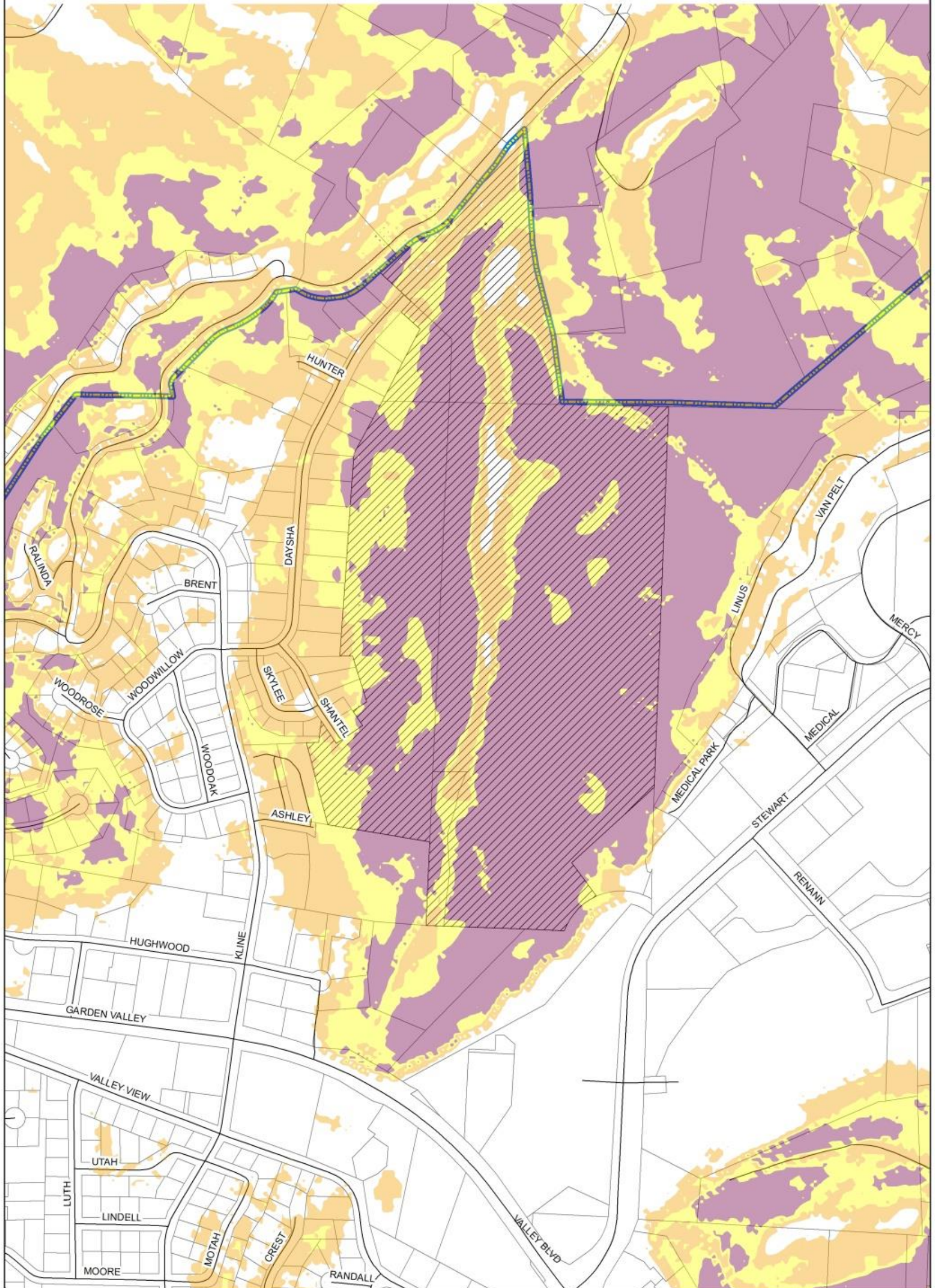


City of Roseburg Urban Growth Boundary Swap

Withdrawn Area A

- 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
- Urban Growth Boundary

N

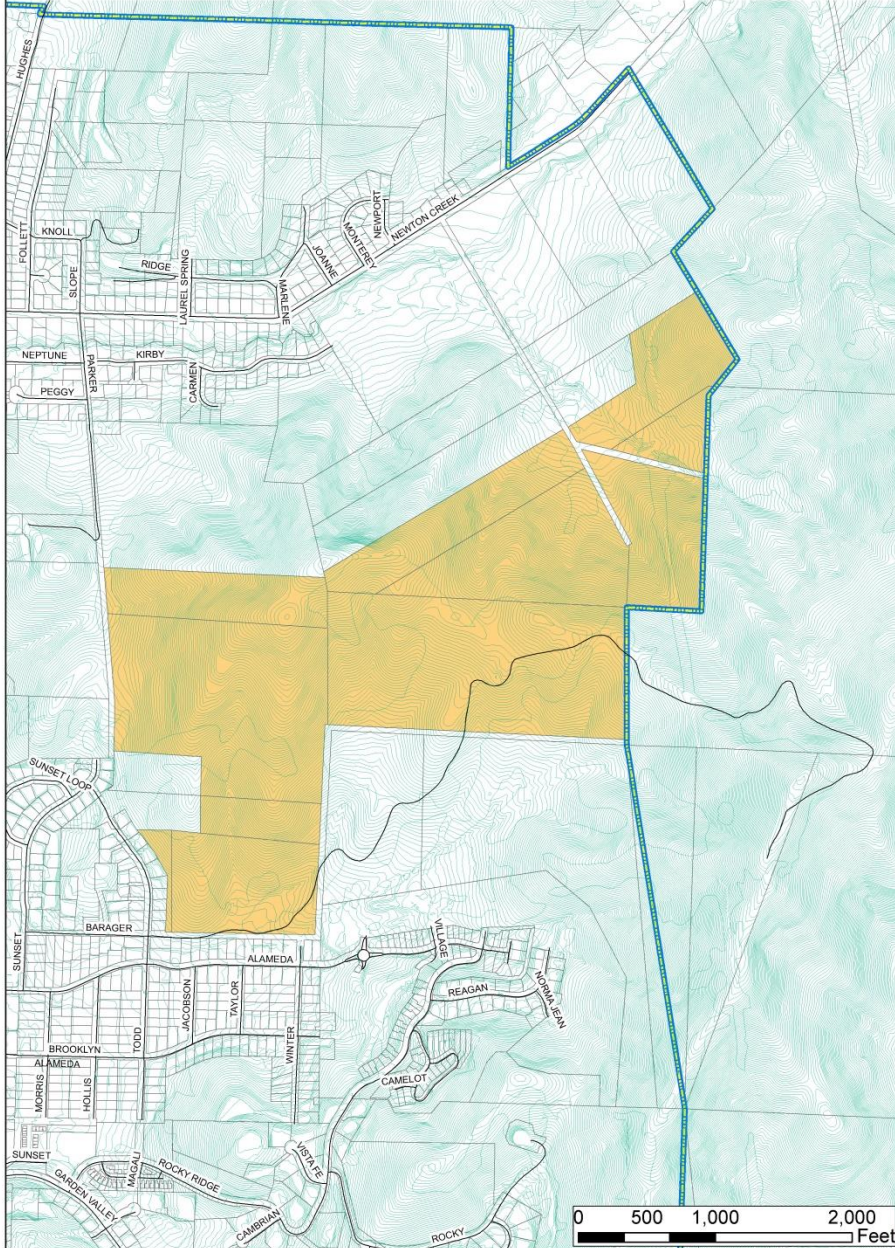




City of Roseburg Urban Growth Boundary Swap

Withdrawn Area B

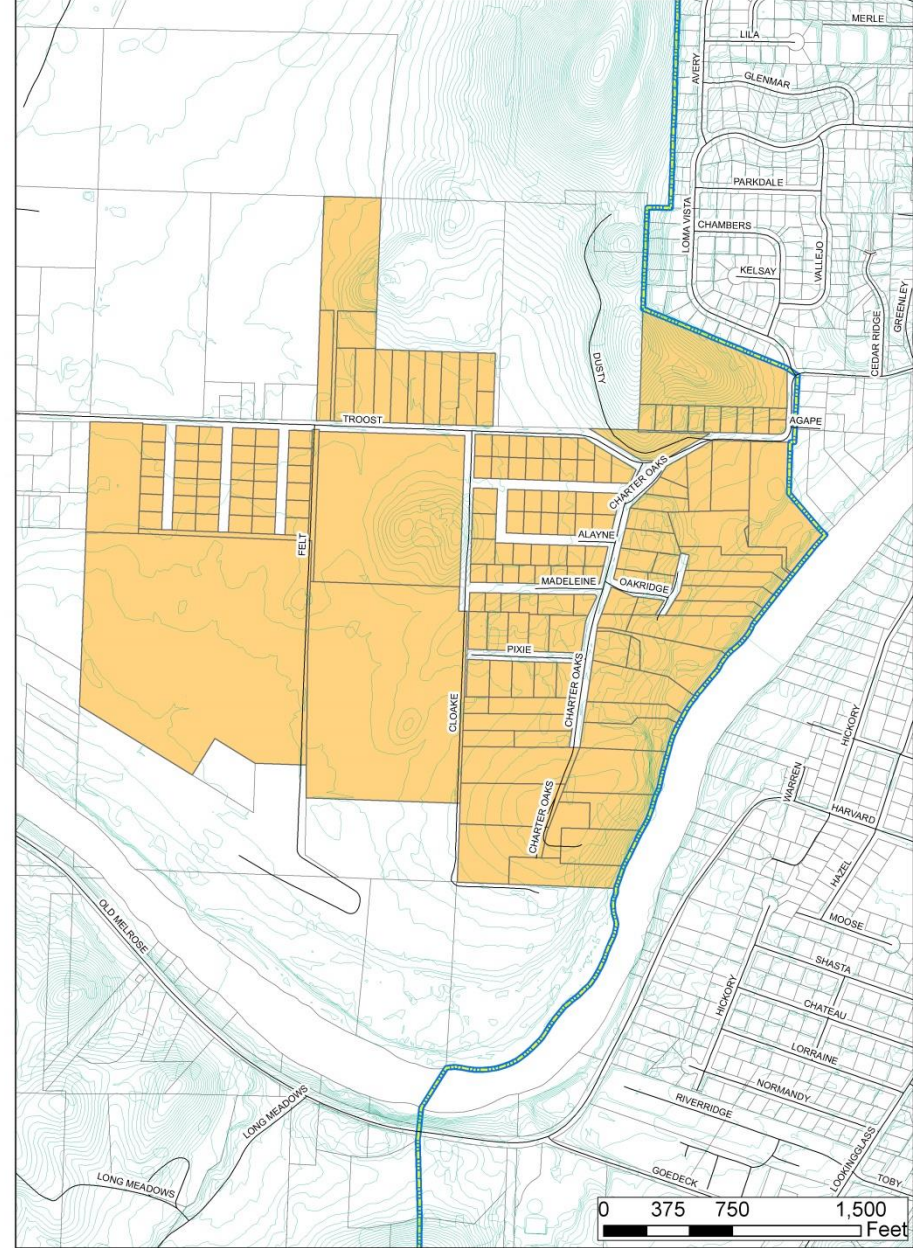
- Withdrawn Area B
- 5 ft Contours
- Urban Growth Boundary



City of Roseburg Urban Growth Boundary Swap

Expansion Area

- Expansion Area
- 5 ft Contours
- Urban Growth Boundary

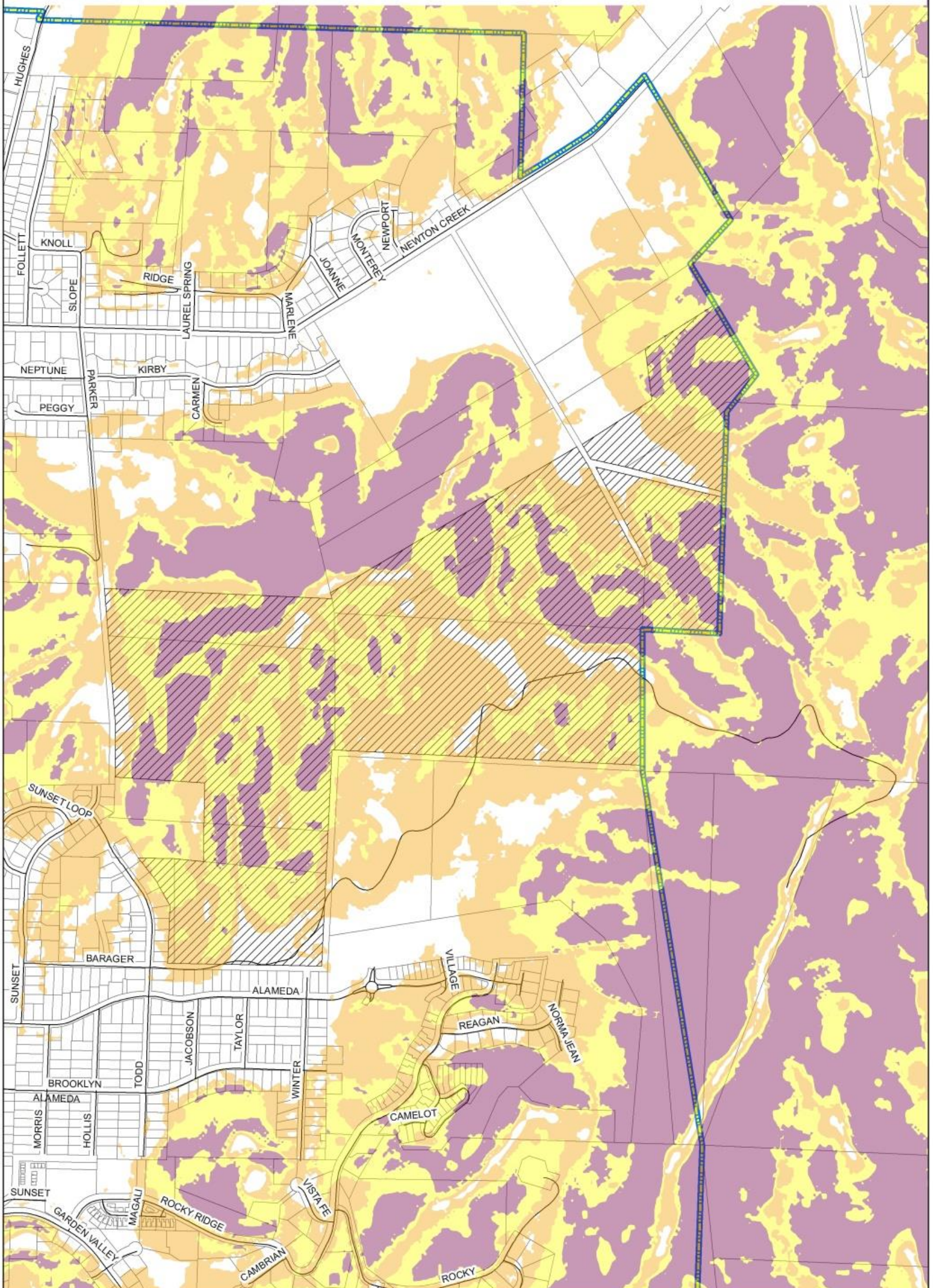




City of Roseburg Urban Growth Boundary Swap

Withdrawn Area B

- 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
- Urban Growth Boundary



Why (Charter Oaks)

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

10. Areas of Mutual Interest

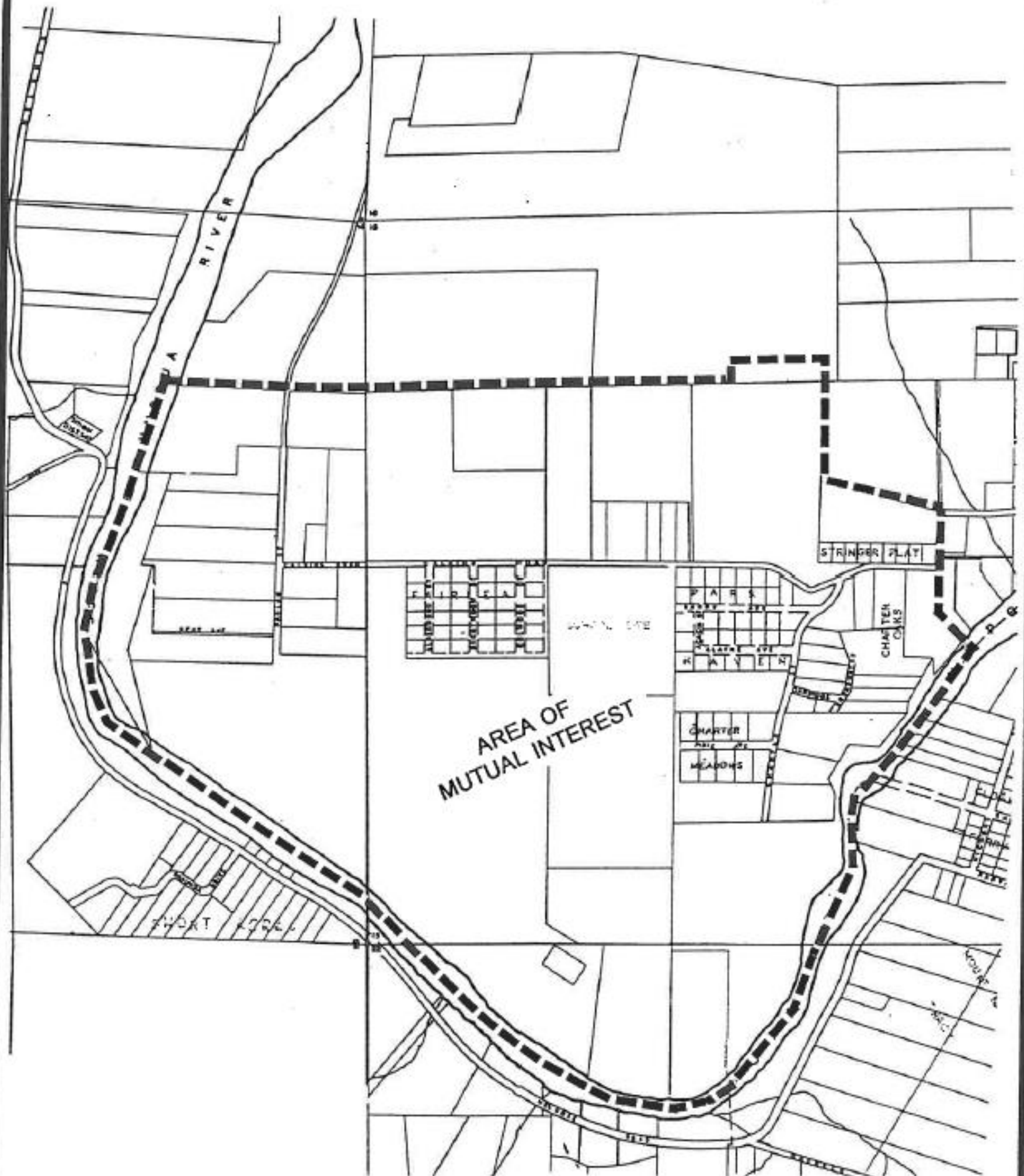
10.1. The City and County agree to establish the Charter Oaks Area as an Area of Mutual Interest outside the UGB for the purpose of establishing a process for the provision of urban services and future urbanization. The Charter Oaks Area is delineated in Exhibit C and is attached to this agreement.

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

Handwritten:
12 - Roseburg - Douglas County UGMA 8/94

EXHIBIT C
CHARTER OAKS AREA
OF MUTUAL INTEREST





City of Roseburg Urban Growth Boundary Swap

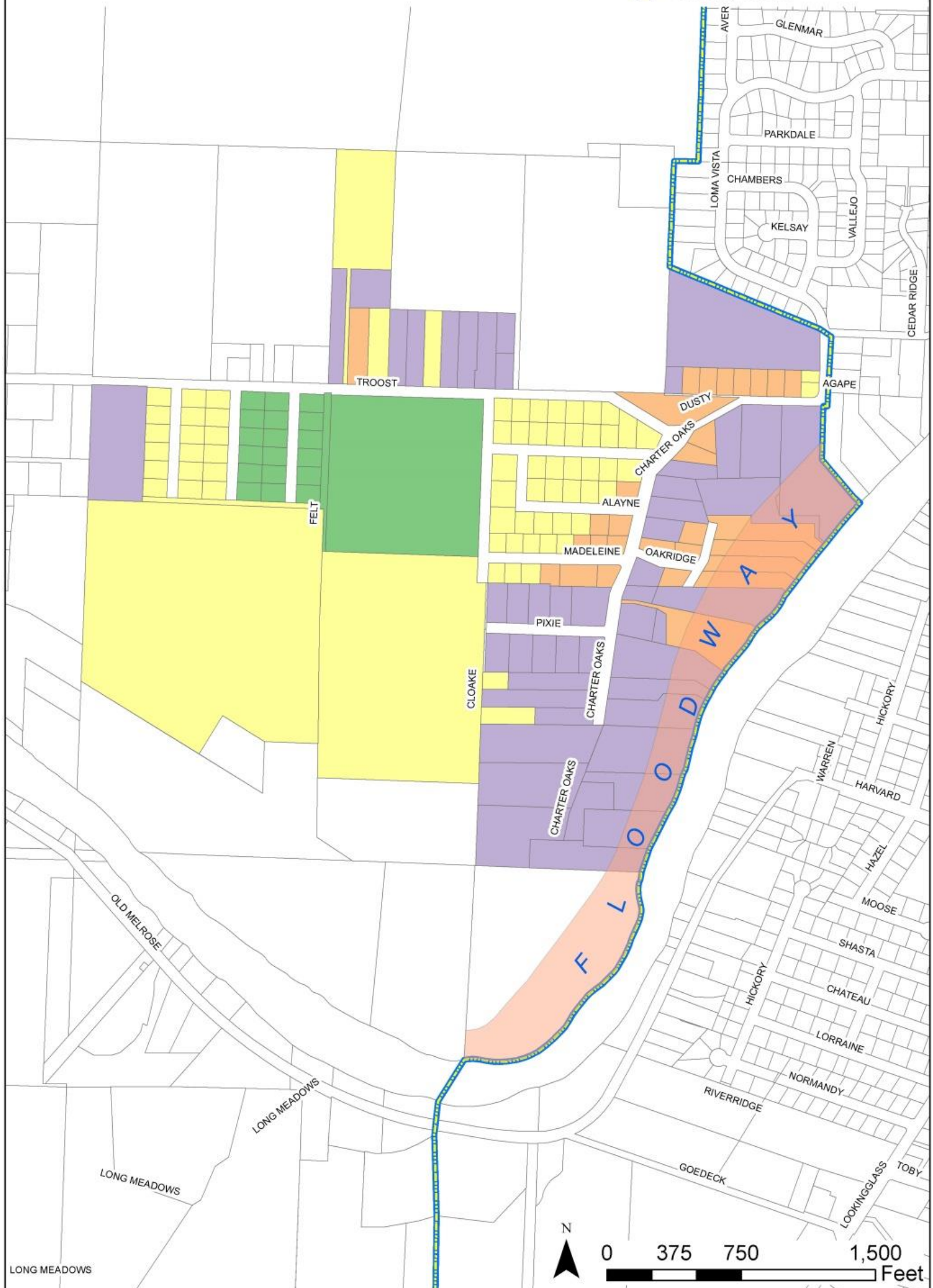


Urban Growth Boundary

Development Class:

- Developed with no further potential
- Developed with further potential
- To be zoned Public Reserve
- Currently Vacant

Expansion Area Development Characteristics





City of Roseburg Urban Growth Boundary Swap

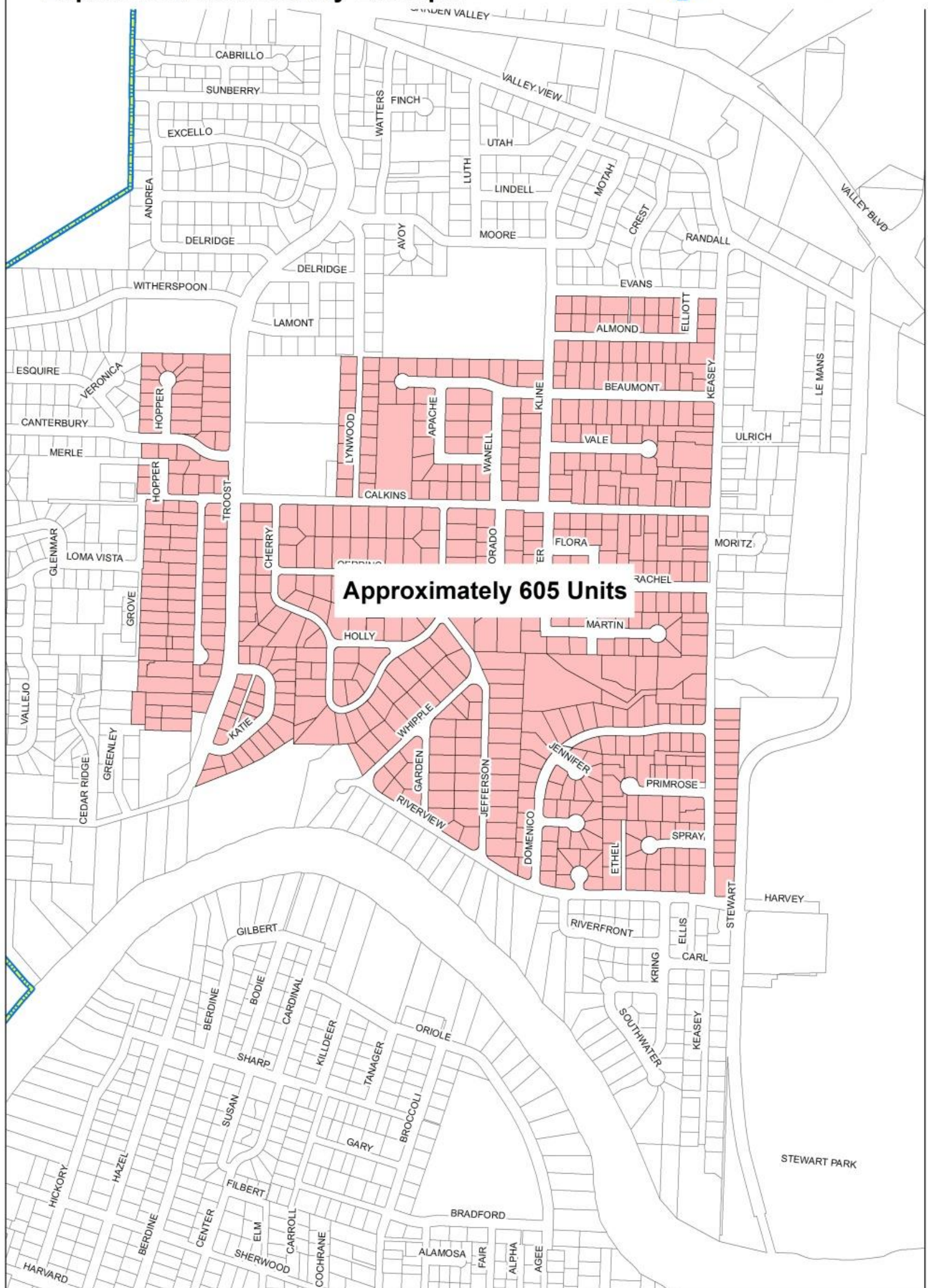


155 Acre Study Area



Urban Growth Boundary

Expansion Area Density Example





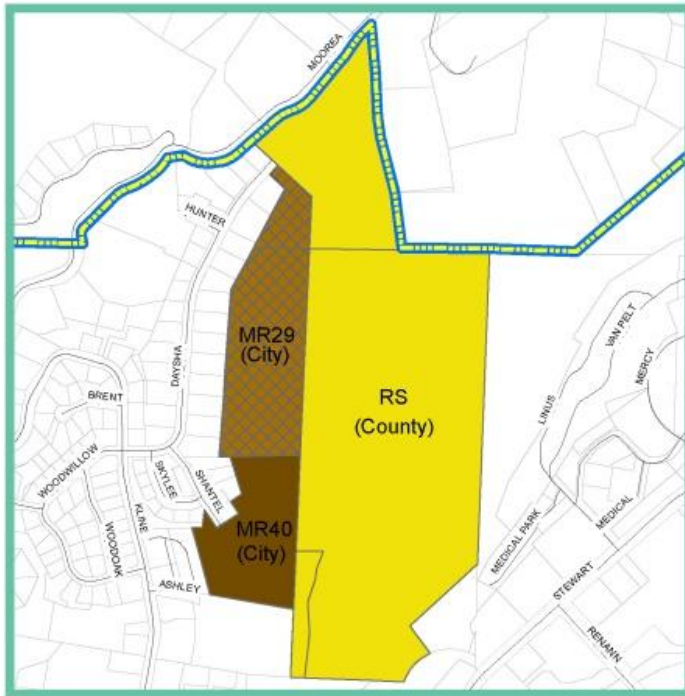
City of Roseburg Urban Growth Boundary Swap



Existing Urban Growth Boundary

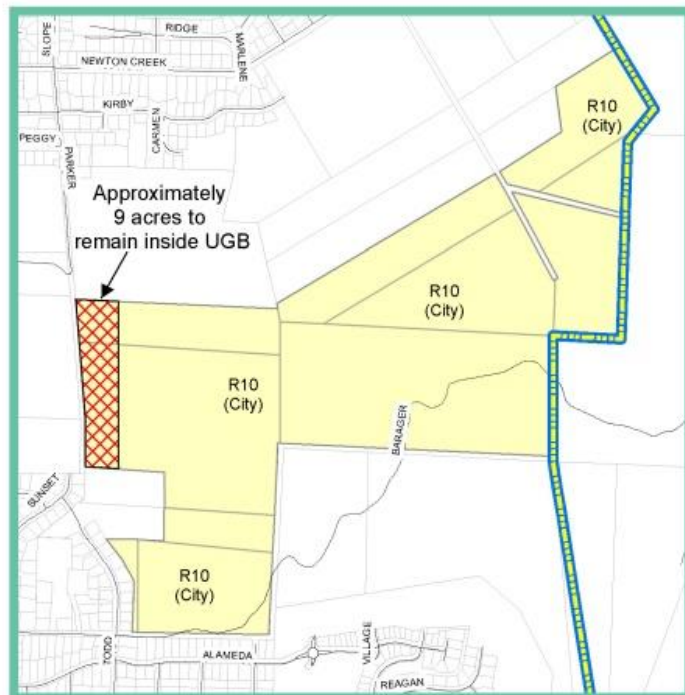
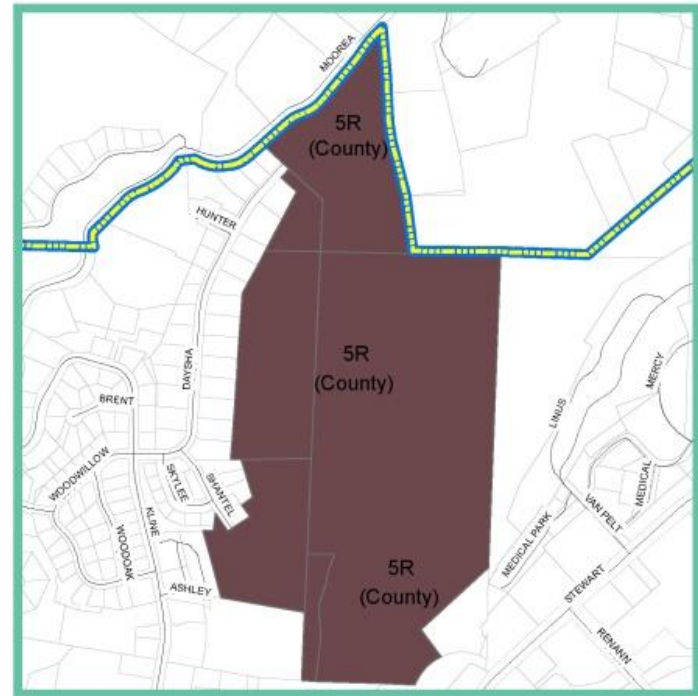


Existing Zoning



Withdrawn
→ Area A

Proposed Zoning



Withdrawn
→ Area B



Expansion
→ Area C



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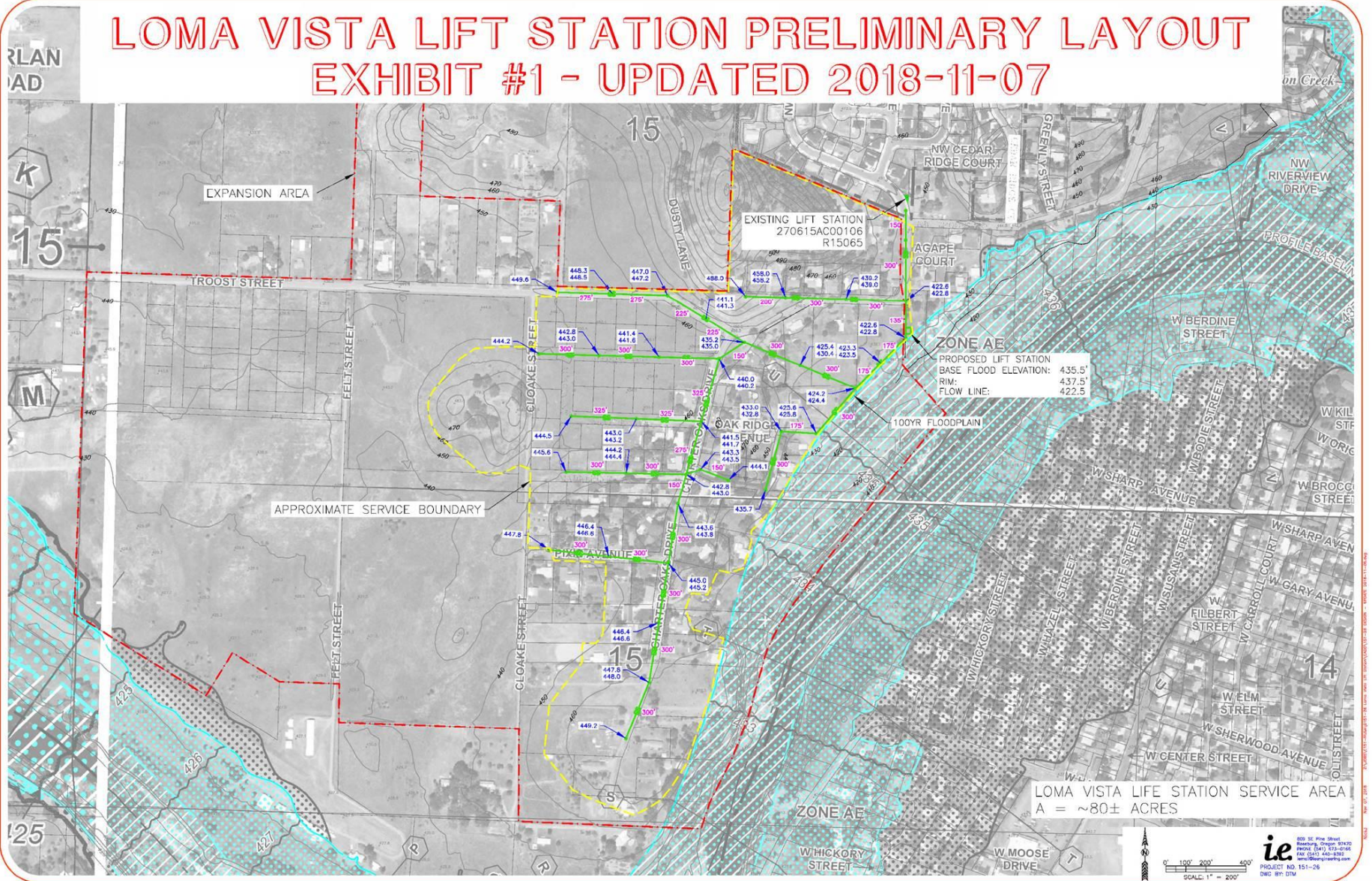


Expansion → Area



RUSA

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







SERVICE AREAS:

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

THIS PANEL IS LOCATED RANGE 6 WEST.

THIS PANEL IS LOCATED
RANGE 6 WEST.

SERVICE AREAS:	
	CHARTER OAKS LIFT STATION ~125 AC±
	LOMA VISTA LIFT STATION ~80 AC±
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ie

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PHONE (541) 873-0188
FAX (541) 440-8382
jemzi@seengineering.com

PROJECT NO. 151-26
DWG BY: OTM

[illegible]

NW Troost St (Inside City Limits)

- Classified as a Collector Street

Collector Street – A street that provides for traffic movement within neighborhoods and between activity centers, between arterial streets and local streets, and for direct access to abutting land.

- 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'
- Posted speed is 25 mph
- Typical ADT range: 1,500 -5,000
- 2 lanes

NW Troost St (Outside City Limits)

- Classified as a Minor Collector

Major and Minor Collectors

Major Collector streets are primarily intended to serve abutting lands and local access needs of neighborhoods. They serve either residential, commercial, industrial, or mixed land uses.

Minor Collector streets serve mostly residential or mixed land uses. While through traffic connectivity is not a typical function, they may carry limited amounts.

- Typical ADT range: 1,500 -5,000
- 2 lanes; Posted speed is 25mph
- Traffic Counts
 - 05/17; 120' w. of Charter Oaks Dr.; 609 vehicles
 - 03/08; 200' e. of Greenley St.; 1,586 vehicles

Questions & Answers

City of Roseburg

Community Development Department

541-492-6750

email: cdd@cityofroseburg.org

900 SE Douglas Ave.

