

ROSEBURG CITY COUNCIL AGENDA – AUGUST 27, 2018
City Council Chambers, City Hall
900 S. E. Douglas Avenue, Roseburg, OR 97470



7:00 p.m. - Regular Meeting

1. **Call to Order – Mayor Larry Rich**
2. **Pledge of Allegiance**
3. **Roll Call**
Alison Eggers Linda Fisher-Fowler Ashley Hicks Steve Kaser
John McDonald Brian Prawitz Tom Ryan Andrea Zielinski
4. **Mayor Reports**
5. **Commission Reports/Council Ward Reports**
6. **Audience Participation – See Information on the Reverse**
7. **Consent Agenda**
 - A. Minutes of Regular Meeting of August 13, 2018
8. **Public Hearing**
 - A. Comprehensive Plan Map Amendment - Ordinance No. 3506, First Reading
 - B. Supplemental Budget and Appropriation Revision for Fiscal Year 2018-2019 - Resolution No. 2018-19
9. **Ordinances**
 - A. Dangerous Buildings Amendment – Ordinance No. 3507, First Reading
 - B. Foreclosure Possession Amendment - Ordinance No. 3508, First Reading
10. **Resolutions**
 - A. Resolution No. 2018-20 – Authorizing Acceptance of an FAA Grant Offer
11. **Department Items**
 - A. Library Renovation – Contract Amendment, 18PW06
 - B. Marked Patrol Vehicle Purchase
11. **Informational**
 - A. Activity Report
12. **Items from Mayor, City Council**
13. **Adjournment**
14. **Executive Session ORS 192.660(2)**

***** AMERICANS WITH DISABILITIES ACT NOTICE *****

Please contact the City Recorder's Office, Roseburg City Hall, 900 SE Douglas, Roseburg, OR 97470-3397 (Phone 541-492-6866) at least 48 hours prior to the scheduled meeting time if you need an accommodation. TDD users please call Oregon Telecommunications Relay Service at 1-800-735-2900.

AUDIENCE PARTICIPATION INFORMATION

The Roseburg City Council welcomes and encourages participation by citizens at all our 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:

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

TIME LIMITATIONS

With the exception of public hearings, each speaker will be allotted a total of 6 minutes. At the 4-minute mark, a warning bell will sound at which point the Mayor will remind the speaker there are only 2 minutes left. All testimony given shall be new and shall not have been previously presented to Council.

CITIZEN PARTICIPATION – AGENDA ITEMS

Anyone wishing to speak regarding an item on the agenda may do so when Council addresses that item. If you wish to address an item on the Consent Agenda, please do so under "Audience Participation. For other items on the agenda, discussion typically begins with a staff report, followed by questions from Council. If you would like to comment on a particular item, please raise your hand after the Council question period on that item.

CITIZEN PARTICIPATION – NON-AGENDA ITEMS

We also allow the opportunity for citizens to speak to the Council on matters not on this evening's agenda on items of a brief nature. A total of 30 minutes shall be allocated for this portion of the meeting.

If a matter presented to Council is of a complex nature, the Mayor or a majority of Council may:

1. Postpone the public comments to "Items From Mayor, Councilors or City Manager" after completion of the Council's business agenda, or
2. Schedule the matter for continued discussion at a future Council meeting.

The Mayor and City Council reserve the right to respond to audience comments after the audience participation portion of the meeting has been closed.

Thank you for attending our meeting – Please come again.

The City Council meetings are aired live on Charter Communications Cable Channel 191 and rebroadcast on the following Tuesday evening at 7:00 p.m. Video replays and the full agenda packet are also available on the City's website: www.cityofroseburg.org.

**MINUTES OF THE REGULAR MEETING
OF THE CITY COUNCIL MEETING
August 13, 2018**

Mayor Larry Rich called the regular meeting of the Roseburg City Council to order at 7:00 p.m. on August 13, 2018 in the City Hall Council Chambers, 900 SE Douglas Avenue, Roseburg, Oregon. Councilor Kaser led the Pledge of Allegiance.

ROLL CALL

Present: Councilors Alison Eggers, Ashley Hicks, Linda Fowler-Fisher, John McDonald, Brian Prawitz, Steve Kaser and Andrea Zielinski.

Absent: Councilor Tom Ryan

Others present: City Manager Lance Colley, City Recorder Amy Sowa, City Attorney Bruce Coalwell, Human Resources Director John VanWinkle, Public Works Director Nikki Messenger, Fire Chief Gary Garrisi, Community Development Director Stuart Cowie, Police Chief Gary Klopfenstein, Library Director Kris Wiley, Management Assistant Koree Tate, Carisa Cegavske of the News Review and Kyle Bailey of KQEN.

COMMISSION REPORTS/COUNCIL WARD REPORTS

Councilor Eggers reported the Parks Commission met and discussed electric assist bicycles and other electric transportation to consider revising the park policy on pathways to address these vehicles. The Commission is currently reviewing options to make the City's path system easier to navigate. She encouraged others to review wayfinding signage information for the multi-use path system on the City website. Councilor Eggers also provided information that the Swifts were now visible at the Umpqua Valley Arts Center. The birds begin descending to the chimney just before sunset each day.

Councilor Kaser shared the Public Works Commission met and discussed the Downtown Improvement Phase 2 project and other projects the Public Works Department was currently involved with throughout the City. He added the Public Works Staff is very busy right now.

CONSENT AGENDA

Councilor Kaser moved to approve the following Consent Agenda Items:

- A. Minutes of Regular Meeting of July 23, 2018
- B. OLCC New Outlet Applicant for Le Petit Café at 410 SE Jackson Street
- C. OLCC Change of Owner Applicant for Blac-N-Bleu Bistro at 1700 Garden Valley Boulevard, Suite 101 & 102.

Motion was seconded by Councilor Fisher-Fowler and unanimously approved.

PUBLIC HEARING – SALE OF PUBLIC PROPERTY AT 1247 NE WALNUT STREET

At 7:03 p.m., Mayor Rich opened the public hearing for the sale of real property with Walnut Properties. Mr. Colley explained the property consisted of a paved parking lot that was part of the original land purchase which then consisted of a tow yard and business immediate east of the lot. The property in question is now, and has been utilized as tenant parking for the adjacent property and cannot be used as a separate lot.

Property owner, Adrienne Walnut Rental Property, LLC would like to acquire the City's undivided interest in tax lot 2800 for \$3,500.00. While the City's cost, through Urban Renewal,

was significantly higher than \$3,500.00, the compensation was part of a larger “condemnation” process and was designed primarily to acquire the title to the adjoining properties which were then used to provide employee parking for economic development purposes.

Since the acquisition by the City, the co-owner has improved the parking lot to provide employee parking for their adjoining building in accordance with the City’s land use and development regulations and City code. Adrienne Walnut Rental Property, LLC has retained exclusive use of the parking lot property to meet its parking requirements and has paid 100% of the taxes on the lot, approximately \$600.00 per year since 2003. The City has not used the property nor does the City have any use for the property. In Mr. Colley’s conversation with the owner’s representative, he suggested that \$3,500.00 was the minimum to request Council approve, and he supported relinquishing the interest in the property for that amount.

Con-Vey Keystone, Inc., which recently acquired the easterly adjoining property and constructed new space to expand its business, has made an offer to acquire the property at 1217 and 1227 N.E. Walnut as well as this property outlined previously as 1247 N.E. Walnut. The sale is contingent on the seller being able to provide clear title to the property, which can only be accomplished by acquiring the undivided interest from the City of Roseburg.

The sale of interest in the property to Adrienne Walnut Rental Property, LLC will allow them to complete the sale of property to Convey-Keystone, which will allow them to continue to expand their footprint in Roseburg, and continue to expand their employment base. In response to Councilor Kaser, Mr. Colley confirmed the City has half of the interest for the lot. It was a driveway for a towing company that compensated the prior property owner to use as a driveway.

As no one else wished to speak, Mayor Rich closed the hearing at 7:11 p.m. Councilor McDonald moved to accept the offer of \$3500.00 from Adrienne Walnut Rental Property, LLC for undivided interest in property located at 1247 Walnut Avenue further identified as township 27, range 06W, Section 13 Quarter Ad Lot 2800. Motion was seconded by Councilor Fisher-Fowler and unanimously approved.

ORDINANCE NO. 3504 – PROPOSED REGULATIONS FOR VEHICLE FOR HIRE SERVICES, SECOND READING

Councilor Hicks moved to adopt Ordinance No. 3504. Motion was seconded by Councilor Zielinski. Ms. Sowa read Ordinance No. 3504, entitled: “An Ordinance Repealing Roseburg Municipal Code Chapter 9.08, Entitled “Taxicab and Limousine Services” and Replacing it with new Chapter 9.08 Entitled “Vehicle for Hire Services” for the second time. Roll call vote was taken and motion carried unanimously. Mayor Rich declared the adoption of Ordinance No. 3504.

ORDINANCE NO. 3505 – GRANTING A TELECOMMUNICATION FRANCHISE TO AFFILIATED TECHNOLOGY SOLUTIONS, LLC EFFECTIVE RETROACTIVELY ON JULY 1, 2017

Ms. Sowa reported the City had received an application for a telecommunication franchise from Affiliated Technology Solutions, LLC located in Longwood, Florida. The subject application and processing fee was received on July 31, 2018. The company has served Roseburg customers since July 1, 2017 and the provider requested that the franchise agreement be

granted retroactively to that date. Ms. Sowa read Ordinance No. 3505 entitled: "An Ordinance Granting a Telecommunication Franchise to Affiliated Technology Solutions, LLC Effective Retroactively on July 1, 2018" for the first time.

Councilor Kaser moved to suspend the rules and proceed with a second reading of Ordinance No. 3505, granting a telecommunications franchise to Affiliated Technology Solutions, LLC, effective retroactively to July 1, 2017. Motion was seconded by Councilor Zielinski. Ms. Sowa read Ordinance No. 3505 entitled: "An Ordinance Granting a Telecommunication Franchise to Affiliated Technology Solutions, LLC Effective Retroactively on July 1, 2018" for the second time. Councilor Kaser moved to adopt Ordinance No. 3505. Motion was seconded by Councilor Hicks. Roll call vote was taken and motion carried unanimously. Mayor Rich declared the adoption of Ordinance No. 3505.

RESOLUTION NO. 2018-18 – ADDING FEES FOR TRANSPORTATION NETWORK OPERATORS AND DRIVERS

Ms. Sowa explained that by Council allowing an ordinance that would allow transportation network companies (TNC) such as Uber and Lyft to operate in Roseburg, fees for TNCs must be adopted. Since the Ordinance had just received approval, Ms. Sowa asked Council to adopt the fees that would also be effective thirty days from adoption of the ordinance. Councilor Hicks moved to adopt Resolution No. 2018-18. Motion was seconded by Councilor McDonald and unanimously approved.

LIBRARY RENOVATION FUNDING

Mr. Colley reported Staff had been working with Douglas ESD, Pivot Architects and Vitus Construction to determine the costs and timelines for renovation of the Library and ESD administrative portions of the facility. The City has now secured 100% of the estimated Library cost and our portion of the common area funding per the updated Guaranteed Maximum Price presented above, exclusive of the additive alternate for carpet. Mr. Colley asked Council to commit to the additional funding necessary to complete the project while staff continues to identify funding sources. The potential commitment would consist of less than 10% of the cost of the Library renovation and the City portion of the common area plus the carpet cost. This commitment would require a budget amendment to transfer additional funds from the General Fund to the Facilities Fund.

There will be additional costs associated with furnishings and equipment that will be paid directly by the ESD. The FY 2018-19 Facilities Fund budget includes \$1,900,000 for the project with grants and inter-agency revenues as the funding sources. Much of the original design cost was expended in 2017-18 and some direct costs will be provided by the ESD and will not impact the City Facilities Fund budget. Mr. Colley invited Council to a Library tour to view the facility and progress of the project. In response to Mayor Rich, Mr. Colley explained the cost of carpet is \$65,000 and the extra funds were for labor. Councilor Prawitz moved to direct staff to include \$100,000.00 in additional General Fund transfer to the Facilities Fund for the Library Renovation Project in the supplemental budget recommendation scheduled for public hearing on August 27, 2018. Motion was seconded by Councilor Zielinski and carried unanimously.

DOWNTOWN IMPROVEMENTS PHASE 2 – CHANGE ORDER AUTHORIZATION FOR ADDITIONAL WATERLINE WORK, PROJECT NO. 17UR04

Ms. Messenger reported the intent of the second phase of the Downtown project was to carry similar improvements south from Oak to Lane Avenue. Construction began in May and includes the installation of two raised themed intersections, ADA ramps, street lighting and various amenities. Utility work included the replacement of sanitary sewer, storm sewer, and water lines under the new intersections and in areas that were known to be problematic.

While performing the water line improvements the contractor was required to make tie-ins to the existing 4-inch water line in Cass Avenue between Jackson and Rose Streets. This line was not originally designated for replacement. Once the line was exposed, it was discovered to be leaking, badly deteriorated and in danger of major failure. A proposal request was issued for the replacement of approximately 200 feet of 4-inch line with new 8-inch ductile iron line. The estimated construction cost with contingency was \$2,127,649.00. Additional funding to complete the proposed water line work is available in the Water Fund to complete the work now. Councilor Kaser moved to authorize a change order to the Downtown Improvements Phase 2 construction contract for \$57,368.00 for additional waterline work on Cass Avenue. Motion was seconded by Councilor Zielinski and unanimously approved.

ITEMS FROM MAYOR, COUNCIL AND CITY MANAGER

Councilor McDonald shared his experience at Camp Roberts, California during his National Guard exercise. He appreciated the dedication by local soldiers who serve and participate in the exercises.

ADJOURNMENT

The meeting adjourned at 7:25 p.m.



Koree Tate
Management Assistant

o/c
8/22/18

ROSEBURG CITY COUNCIL AGENDA ITEM SUMMARY



Quasi-Judicial Public Hearing – File No. CPA-18-001

Meeting Date: August 27, 2018
Department: Community Development
www.cityofroseburg.org

Agenda Section: Public Hearing
Staff Contact: Stuart Cowie, Director
Contact Telephone Number: 541-492-6750

ISSUE STATEMENT AND SUMMARY

Applicant Mark Garrett, acting on behalf of Ken & Joanne Debell and Windigo Pass, LLC, is requesting a Comprehensive Plan Map Amendment (CPA) for a 2.06 acre portion of property located at 131 Taft Drive. The lot is located outside City limits, but within the Urban Growth Boundary and currently has two Comprehensive Land Use Designations, Commercial (COM) and Medium-Density Residential (MDR) and is subject to the zoning jurisdiction of Douglas County.

The applicant wishes to apply the MDR designation to the western 2.06 acres, which is currently designated COM. The eastern 0.23 acres designated as MDR will remain unchanged. The subject property has frontage on NE Stephens Street to the west, Taft Drive to the north, and Club Avenue to the south. The applicant is proposing the Comprehensive Plan Amendment to permit the development of 28 additional apartments on the property.

Site review of future apartments will be completed by the Douglas County Planning Department in adherence with the City/County Urban Growth Management Agreement.

BACKGROUND

A. Council Action History: None

B. Analysis.

Based upon the attached Findings of Fact and Order, the Planning Commission has determined that the application complies with the criteria necessary for a Comprehensive Plan Amendment as contained within Roseburg Municipal Code Title 12. The Planning Commission voted unanimously to recommend that City Council approve the Comprehensive Plan Amendment from COM to MDR.

C. Financial and/or Resource Considerations:

There are no financial or resource considerations associated with this action at this time.

D. Timing Issues: None

COUNCIL OPTIONS

1. Proceed with adoption of Findings of Fact and Order, followed by first reading of the Ordinance.
2. Modify the proposed action or continue the matter for further consideration.
3. Decline to proceed with the proposed action.

STAFF RECOMMENDATION

Staff recommends the Council adopt Planning Commission's Findings of Fact and Order, and conduct a first reading of the ordinance.

SUGGESTED MOTION

"I MOVE TO ADOPT THE FINDINGS OF FACT APPROVED BY THE PLANNING COMMISSION FOR FILE NO. CPA-18-001."

Proceed with first reading of the Ordinance. No motion is needed, only consensus to proceed by the Council.

ATTACHMENTS

- #1 - Planning Commission Findings of Fact and Order
- #2 - Draft City Council Ordinance 3506

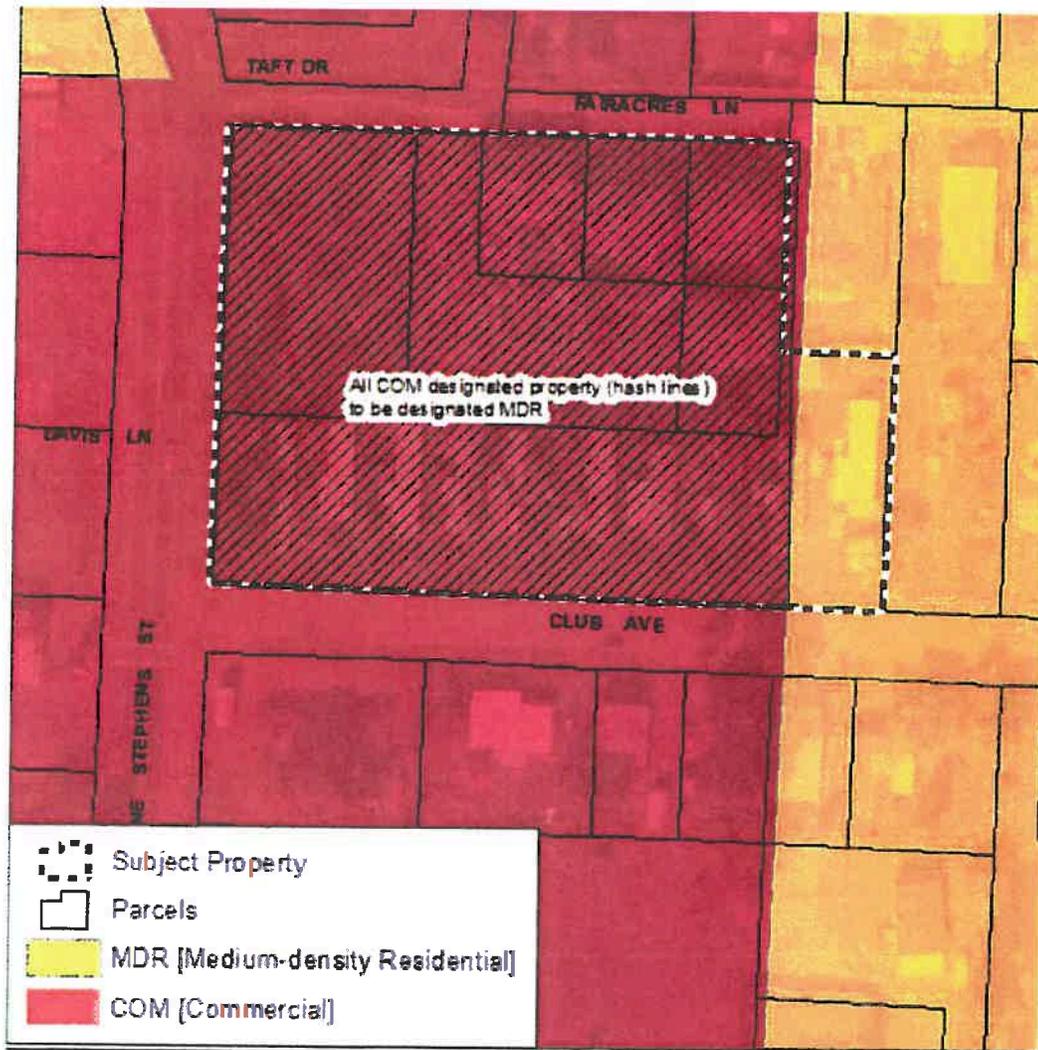
In the matter of the application) Comprehensive Plan
by Debell and Windigo Pass, LLC) Amendment
) File No. CPA-18-001

BEFORE THE ROSEBURG PLANNING COMMISSION

FINDINGS OF FACT AND ORDER

I. NATURE OF APPLICATION

The applicant is requesting approval of an amendment of the Comprehensive Plan Land-Use Map of 2.06+ acres of property outside of Roseburg City Limits but within the Roseburg Urban Growth Area. The proposal is to change the Comprehensive Plan's Land-Use Designation from Commercial (COM) to Medium Density Residential (MDR) for a portion of the subject property identified in the map below.



II. PUBLIC HEARING

A public hearing was held on the application before the Roseburg Planning Commission on August 6, 2018. At that hearing the Planning Commission reviewed Land Use File CPA-18-001 application for a Comprehensive Plan Amendment and it was made part of the record.

III. FINDINGS OF FACT

A. EXISTING CONDITIONS

1. The Planning Commission takes official notice of the Roseburg Urban Area Comprehensive Plan adopted by City Council Ordinance No. 2980 on December 9, 1996 and of Title 12, Land Use and Development Regulations of the Roseburg Municipal Code, as originally adopted July 1, 1984, and re-adopted in Ordinance No. 3497 on May 1, 2018.
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. Notice of the public hearing was mailed to all owners of property within 300 feet of the property 20 days prior to the hearing.
3. Notice of the public hearing was given to the Douglas County Planning Department, in accordance with the Urban Growth Management Agreement (UGMA).
4. The application consists of a request to amend the Comprehensive Plan Land Use map for the subject properties from COM to MDR.
5. The lot may be described as Tax Lots 5500, 5501, 5502, 5503, 5504, 5505, and a portion of 5600 in Township 26 South, Range 06 West, Section 36AA, Willamette Meridian.
6. The lot is surrounded by properties with a Comprehensive Plan Land Use Designation of Commercial (COM) and Medium-Density Residential (MDR). The lot has dual Land Use Designations of COM and MDR.
7. The 2.06 acre portion of the subject property that's presently designated and zoned for Commercial use is partially developed as an apartment complex and partially developed as a manufactured home park. The subject property is divided by two separate land owners of which Debell owns the existing apartments and vacant lot and Windigo Pass is the owner of the existing manufactured home park. The remaining easterly 0.23 acres of property developed as the manufactured home park will remain designated as Medium Density Residential (MDR).
8. The subject property is located within the UGB for the City of Roseburg but is outside of the city limits. Consequently, Douglas County maintains jurisdiction for

zoning administration for the area in which the subject property is located. The City of Roseburg and Douglas County have entered in to an urban growth management agreement which directs the County to carry on the management of development in this area of the UGB for the City consistent with the provisions and policies of the City of Roseburg Comprehensive Plan. Applicant has initiated a request for a zone change on the subject property from the current C-3 zoning to R-2 zoning in conjunction with this proposed plan amendment to accommodate the proposed development of multiple family housing on the site. The application for zone change will be processed separately by the Douglas County Planning Department and will address all relevant standards and criteria as set out in the Douglas County Land Use and Development Ordinance for a zone change in cooperation and coordination with the City of Roseburg.

B. PROPOSAL

The proposal is to change the Comprehensive Plan Land Use Map as it pertains to the western 2.06 acres of the subject property in order to match the current Medium Density Residential designation (MDR) that has been applied to the eastern 0.23 acres of the subject property.

C. AGENCY COMMENTS

No agency comments were received as of the writing of this staff report.

D. PUBLIC COMMENTS

The Community Development Department notified all owners of subject properties per ORS 197.610 and RMC 12.10.030 and received no letters of remonstrance as of the writing of this staff report.

E. ANALYSIS

Comprehensive Plan Amendment applications are required to satisfy approval criteria contained within Title 12, Land Use Development Regulations of Roseburg Municipal Code Section 12.10.030.

F. REVIEW CRITERIA

Pursuant to RMC 12.10.030 the following criteria must be demonstrated as being satisfied by the application for approval of the Comprehensive Plan Amendment:

- a) **That the amendment complies with the Statewide Planning Goals adopted by the Land Conservation and Development Commission, pursuant to ORS 197.240, or as revised pursuant to ORS 197.245.**

STATEWIDE PLANNING GOALS:

Goal No. 1 - Citizen Involvement - To ensure the opportunity for citizen involvement in all phases of the planning process.

Finding: The City of Roseburg and Douglas County have an adopted and acknowledged Comprehensive Plan for the Roseburg Urban Area. In order to implement the Comprehensive Plan, the City has adopted the Land Use and

Development Regulations within Roseburg Municipal Code (RMC). Within RMC the City identifies procedural requirements for processing land use actions, including notification and hearing procedures. The notice procedures guide the general public through the land use process within the City, as well as through provisions that meet State of Oregon Revised Statutes (ORS).

Roseburg also has an established Planning Commission that has the responsibility to act as the conduit to the City Council on land use matters. The Planning Commission is selected through an open, well-publicized process and the Commission may include one member who resides outside the city limits.

The City of Roseburg provided mailed notice of this application as mandated through ORS requirements and RMC, as well as publishing the notice in the News-Review, a newspaper of general circulation. A public hearing was held in order to provide an opportunity for interested citizens to be involved, provide comments and present issues, influence the Commission and eventually the Council, provide technical information, and/or provide information regarding conditional approval.

Goal No. 2 - Land Use Planning - To establish a land use planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual base for such decisions and actions.

Part I - Planning

Finding: The City of Roseburg has adopted a Comprehensive Plan, which is "acknowledged" by the State of Oregon. This Plan is coordinated and adopted by Douglas County for the unincorporated area located within the City Urban Growth Boundary (UGB). In addition, the City of Roseburg and Douglas County have adopted an Urban Growth Management Agreement (UGMA) that more specifically identifies process and policy framework for urban area issues and coordination within the unincorporated areas. These properties are within the UGB and within the City's jurisdictional boundaries for the proposed action.

Implementation of the Comprehensive Plan is accomplished through the adopted Roseburg Municipal Code (RMC) through the Land Use and Development Regulations. The City's Land Use and Development Regulations have been acknowledged by the State of Oregon and have been amended from time-to-time in order to comply with ORS.

Part II – Exceptions

The exceptions section within Goal 2 does not apply in this case because no exception has been requested by the applicant.

Goal No. 5 - Open Space, Scenic and Historic Areas, and Natural Resources - To conserve open space and protect natural and scenic resources.

Finding: The Comprehensive Plan does not list this site within an inventory of natural resources to protect. Extensive inventories were conducted when the Comprehensive Plan and RMC were prepared. These properties were not identified as having any value as open space, as scenic or a natural resource, or as a Historic Resource.

Goal No. 6 - Air, Water and Land Resources Quality - To maintain and improve the quality of the air, water and land resources of the state.

Finding: The current development and use of the property does not pose any threat to the violation of air or water quality standards. The subject property is situated in an area where the full range of urban services is available, including public water and public sewer service. Furthermore, the City of Roseburg and Douglas County have regulatory measures in place to ensure that subsequent development of the site with urban uses will not result in deleterious or unanticipated impacts on the air, water and land resources of the urban area.

Goal No. 7 - Areas Subject to Natural Disasters and Hazards - To protect life and property from natural disasters and hazards.

Finding: The subject property has not been identified in any inventory of the area to have the likely potential to be subjected to natural disasters and hazards. The property is flat, above base flood elevation, not located on any fault lines and located in an urban area served by the Roseburg Fire Department. At the time of development, any structures proposed will have to meet applicable development codes to withstand an earthquake event; therefore, development on the property is unlikely to be damaged by flooding, landslide, earthquake, or wildfire.

Goal No. 8 - Recreational Needs - To satisfy the recreational needs of the citizens of the state.

Finding: The subject property has not been identified as being needed to satisfy any recreational needs. Identified recreational needs have been provided for on other sites within the Roseburg urban area. The proposal will not conflict with goal 8.

Goal No. 9 - Economy of the State - To diversify and improve the economy of the state.

Finding: Within the Roseburg urban area, commercial and industrial zoning have been applied to lands containing existing commercial and industrial uses, as well as to a limited amount of undeveloped land that is intended to accommodate future commercial and industrial development. The Roseburg Urban Area Comprehensive Plan contains specific policies to ensure that opportunities for economic development are enhanced in the Roseburg urban area. Applicant's property has remained in residential use under its current commercial designation for a number of years. The subject 2.29 acre site is presently designated and zoned to allow commercial uses. The proposed Plan

Amendment will remove the subject site from the urban area's present inventory of commercial land, and will, therefore, reduce potential future opportunities to provide additional commercial development opportunities. However, when evaluating the potential loss of commercial land within the context of actual size of the subject site (2.29 acres) and its ongoing use as significant residential facilities, such potential impact is minimal and insignificant and is in fact more consistent with the development pattern of the area. The subject property, which is presently developed with four four-plex units and a ten space mobile home park, is located in a transitional area between a concentration of existing single family residences to the north and east and commercial uses to the south and west. The properties that lie within the area bordered by Taft Drive, Club Avenue and Stephens Street surrounding Applicant's property include numerous ownerships, the vast majority of which are developed with single-family and multiple-family residential uses. The remainder of the ownerships to the north, south and west are primarily developed with a number of mobile home parks and various commercial uses. The residential use contemplated on the subject property under the proposed amendment will not introduce a new use into the existing development pattern of the immediate area and will provide buffering between the existing residential uses and the more intense commercial uses in the area. Therefore, as a consequence of allowing the property to be developed in the proposed manner contemplated by Applicant, the actual net loss of potential commercial land will not have a significant negative impact on the inventory of available commercial lands within the city and will be consistent with the existing development pattern in the area. On the basis of the foregoing facts and analysis, removing the subject parcel from the present inventory of available commercial land will not significantly reduce or restrict commercial development opportunities in the urban area. The proposed Plan Amendment is consistent with Statewide Goal No. 9.

Goal No. 10 – Housing - To provide for the housing needs of the citizens of the state.

Finding: The primary purpose of Goal 10, within the context of amending the Comprehensive Plan, is to ensure that sufficient buildable land is available to allow for the full range of housing needs within the UGB to avoid creating shortages of residential land which would artificially restrict market choices in housing type, price range or location. The City of Roseburg Comprehensive Plan requires that population growth be monitored and assessed for impacts on previous estimates of needed housing and the availability of sufficient land for residential use. As previously noted the subject site is presently designated and zoned for commercial use and currently is developed with residential facilities. If the requested Plan Amendment is approved, the new zoning will allow new residential development at a higher density to accommodate the need for housing in the Roseburg area. Consequently, the proposed amendment will have a positive impact on the present inventory of residential land in Roseburg. The City of Roseburg performed a buildable lands inventory in 2006. The inventory indicates that there is a need for approximately 1000 acres of residentially zoned land within the urban growth area. In as much as there is a

significant need in the present inventory of available buildable residential land in the Roseburg area, the conversion of the subject site to residential zoning will have a positive impact on the area's present or future housing stock. Further, applicant obtained a letter from Carol Sabins, owner of Centerpointe Property Management, regarding the acute need for additional housing opportunities in the Roseburg area. Ms. Sabins states, "... our vacancy percentage... has hovered around the 1% mark for the last two years. In truth, we are renting properties before they are vacated... Our population continues to grow, but we have no ability to house them. " (See Exhibit No. 6 - CMP letter following this page). The proposed amendment will promote both the purpose and intent of the Statewide Housing Goal.

Goal No. 11 - Public Facilities and Service - To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban development.

Finding: Within the Roseburg urban area, public facilities and services are provided by the City of Roseburg, Douglas County and several special districts. Policies concerning the coordination, timing and location of public facilities and services in the urban area are contained within the Public Facilities and Land Use Elements of the Comprehensive Plan. Specific measures intended to implement these policies are contained in various inter-governmental agreements, including the Roseburg Urban Growth Management Agreement. The subject 2.29 acre site is situated in the Roseburg urban area where a full range of public facilities and services are already in place and are adequate to accommodate the types of uses allowed by the proposed residential zoning. Properties within the urban area receive sewer service from Roseburg Urban Sanitary Authority (RUSA). RUSA maintains an existing 6-inch sewer main in Taft Drive and an 8-inch main in Club Avenue adjacent to the subject property. RUSA has indicated that sanitary sewer service is available to the site property from the existing mains for the type of residential development proposed. Water service is provided by the City of Roseburg via the existing 6", 8" and 24" mains in Club Avenue, Taft Drive and Stephens Street respectively. The existing mainlines are along the south, west and north boundaries of the subject property, respectively, and would serve as the logical locations for installing any new service line extensions of sufficient size to serve the contemplated residential development that will occur on the property. These existing facilities are sized to provide the property with a supply of water that is adequate for both domestic service and fire protection. Fire protection service is provided by the Douglas County Fire District No. 2. Existing fire hydrants are located on Club Avenue at its intersection with Stephens Street and on Taft Drive just east of its intersection with Stephens Street adjacent to the subject site. Police services in the area are provided by the Douglas County Sheriff's Department. Street maintenance, storm drainage and street lighting in the area are also provided by Douglas County. Plans for the installation of these and any other on-site and off-site improvements will be subject to review and approval of the Douglas County and the City of Roseburg and any other agency having jurisdiction over public facilities and services in the area. No additional public expenditures for service

and facility extensions will be necessary to allow the development of the property. Any additional facility improvements necessary for Applicant's proposed development plan will be funded by the applicant. Development of vacant and/or underutilized urban parcels that can be readily served by existing public facilities and utilities supports the policy statements of the Comprehensive Plan. On the basis of the foregoing findings, the requested amendment will not adversely impact the present or future provision of public facilities and services in the area. The full range of urban services appropriate for the subject property's proposed residential land use classification is available and can be provided in a timely, orderly and efficient manner consistent with the intent and purpose of Goal 11.

Goal No. 12 – Transportation - To provide and encourage a safe, convenient and economic transportation system.

Finding: The subject site has frontage on three streets. Stephens Street forms the west boundary of the property and is designated as an Arterial by the Roseburg and Douglas County Transportation System Plans. Taft Drive runs along the north boundary of the property and Club Avenue abuts the south boundary. Both of these streets are designated Local Streets. No access currently exists to Stephens Street, nor is any proposed as part of future development of this site. There are existing access points from Taft and Club which will continue to be used for the residential units. The portion of Stephens Street along the subject property is not constructed to arterial standards; however, Douglas County has an improvement project for the street in progress to be completed in 2019. Taft Drive and Club Street are County-maintained streets with paved surfaces and two travel lanes and curbs. There are currently no sidewalks. These streets are constructed to a standard sufficient to handle volume of existing area traffic and traffic generated by future development of the subject property as set forth herein. Estimates of the average number of daily vehicle trips generated by a specific land use can be obtained from a number of reliable sources; however, the most commonly referenced source for such data is Trip Generation, published by the Institute of Transportation Engineers (ITE). Average daily trip generation rates published by ITE are based primarily on field data obtained from direct observation of actual land use activities. Trip generation rates are reported as an average of vehicle counts taken at numerous sites having the same classification of land use. Trip generation rates are often broken down into specific time frames, such as "Average Daily Trips (ADT)", "Average Peak Hour Trips", and "AM and PM Peak Hour Trips". For most land use activities, including public/semi-public uses, ITE defines an "average daily trip" as a one-way vehicular movement between a single origin and a single destination. To determine how the proposed comprehensive plan amendment will alter the property's potential impact on nearby transportation facilities, a comparison of the number of potential daily and peak hour vehicle trips can be made between the present and proposed zoning, based on trip generation rates reported in the ITE manual referenced above. Applicant will also complete a proposed zone change from C-3 (General Commercial) to R-2 (Multiple Family Residential) with Douglas County on the subject 2.29-acre site

which will facilitate construction of additional residential housing units as set forth on the conceptual site plans included in this application. The subject site proposed will accommodate twenty-eight additional residential units considering site restrictions, area required for parking and maneuvering of vehicles and storage building placement. Eight of those units will be on the Debell property which will generate 53 ADT and the remainder will be from the Windigo Pass ownership. Comparison of the trip generation of the proposed housing versus the other potential Commercial uses demonstrates an overall improvement of potential traffic impacts on the area road system. An auto parts store, for instance, on this site would generate 619 ADT, while the contemplated potential development of new multiple-family residential housing could reasonably be expected to generate an additional 135 ADT on the area road system. Based on the ITE numbers, there will be a significant decrease of potential ADT on the area road system than would otherwise be possible under the Commercial designation. (See Exhibit 7 - Traffic Assessment -i.e. Engineering letter). That being said, there will be an insignificant real increase of 135 ADT in the current level of traffic generated by Applicant's proposal. The most recent traffic counts by Douglas County Public Works were completed in 2016 and 2017, respectively, for Stephens Street which is designated an Arterial (usual traffic capacity of up to 30,000 ADT) and for Taft Drive and Club Avenue each of which are designated a Local Street (traffic capacity generally less than 1,500 ADT). The count on Stephens Street fifteen hundred feet south of its intersection with Taft Street which was taken 2016 showed a traffic count of 9,251 ADT which is well under the identified maximum range for the County Road. The count on Taft Drive at Stephens Street which was taken January, 2017, showed a traffic count of 1,408 ADT which is within the identified range for the County Road. The second count for Club Avenue taken in January, 2017, at its intersection with Stephens Street, showed a current count of 262 ADT which is significantly under the road carrying capacity. The subsequent increase of traffic generated by Applicant's proposal (135 ADT split between Taft Drive and Club Avenue as indicated above) is well within the identified traffic range for these roads. At the present time, public roads in the area are adequate to accommodate both existing traffic and potential future traffic volumes likely to be generated as a consequence of the requested comprehensive plan amendment. Due to the relatively low volume of traffic associated with the proposal, no special traffic controls or other mitigation measures will be required. Based on the functional classification and existing service levels of adjacent and nearby transportation facilities, the proposed plan designation will be consistent with the identified function, capacity, and level of service of those facilities. Nevertheless, specific transportation-related policies and development standards are included with the City's Comprehensive Plan, as well as the County's Land Use and Development Ordinance to ensure that the statewide transportation goal is implemented on a site-specific basis at the time of development. It is Applicant's intent to develop the subject property in full compliance with all applicable transportation-related policies and development standards. The proposed plan amendment will be assured through the application of specific local policies and standards at the time specific development plans for the subject property are formulated and submitted for review and approval. Applicant's proposal, considering the positive

reduction in potential traffic levels as a result of the proposed amendment, will not result in a change in the functional classification of existing or planned transportation facilities serving the area, nor will it result in changes to any existing development standards or alter the functional classification of existing or planned transportation facilities. Neither will it allow types or levels of land uses which would result in levels of travel or access which are inconsistent with the functional classification of near-by transportation facilities, or otherwise reduce the level of service of existing and planned transportation facilities below minimum acceptable levels.

Goal No. 13 - Energy Conservation - To conserve energy.

Finding: The subject property is situated within the established urban area where its subsequent development will promote the efficient energy-related use of existing and planned transportation facilities. Major public facilities and services are immediately adjacent to the site, thus reducing the energy-related inefficiencies associated with extending such services beyond existing urban development. Furthermore, specific energy conservation policies and development standards are included within the Roseburg Urban Area Comprehensive Plan and the County's land use and development ordinances to ensure that the statewide energy conservation goal is implemented on a site-specific basis at the time the property is developed. The proposed Plan Amendment and Zone Change will not conflict with the Statewide Energy Conservation Goal.

Goal No. 14 – Urbanization - To provide for an orderly and efficient transition from rural to urban land use.

Finding: As noted the subject property is within the existing Roseburg Area Urban Growth Boundary and per ORS ".....shall be considered available over time for urban uses." The subject property is in an area that has the potential to be fully developed and is situated along a significant commercial and medium density residential corridor within the Roseburg UGA. This action does not impact any rural land areas. Based on the foregoing findings, the proposed Comprehensive Plan Amendment conforms to all applicable statewide planning goals; therefore, it is not necessary for Applicant to justify an exception to any of the goals.

- b) That the amendment complies with applicable policies of the Comprehensive Plan.**

TRANSPORTATION POLICIES

Transportation Development Policy No. 1

When practical, the circulation system shall utilize existing facilities and rights-of-way, and on street parking shall be removed in preference to widening streets for additional travel lanes.

Transportation Development Policy No. 2

The transportation system should be located and constructed to preserve the character of the neighborhoods. The need for landscaping and noise reduction shall be considered in design.

Transportation Development Policy No. 3

Transportation facilities shall be designed and constructed to minimize noise, energy consumption, neighborhood disruption, cost, and social, environmental and institutional disruptions, and to encourage the use of public transit, bike-ways, and walkways.

Finding: As previously mentioned, the subject site fronts on Stephens Street which is designated an Arterial by the Douglas County Transportation System Plan. The portion of Stephens Street along the subject property is constructed with two travel lanes and no curbs, gutters or sidewalks. Douglas County has a road improvement planned for spring, 2019, which will bring the street up to an Arterial standard. The street is constructed to a standard sufficient to handle volume of existing area traffic and traffic generated by future development of the subject property as set forth herein and the slated improvements will further enhance traffic flow in the area.

Applicant's analysis set out under Goal 12 above demonstrates that the proposal on the subject 2.29 acre site from Commercial to Medium Density Residential will result in an overall traffic reduction compared to what is possible under commercial use. The proposed amendment will not result in a change in the functional classification of existing or planned transportation facilities serving the area, nor will it result in changes to any existing development standards or alter the functional classification of existing or planned transportation facilities. Neither will it allow types or levels of land uses which would result in levels of travel or access which are inconsistent with the functional classification of near-by transportation facilities, or otherwise reduce the level of service of existing and planned transportation facilities below minimum acceptable levels. Other public streets in the area are adequate to accommodate both existing and potential future traffic volumes likely to be generated as a consequence of the requested amendment. The proposed change will have a significant reduction in daily traffic associated to it and development of the subject site under the requested zoning and will not result in a significantly higher volume of traffic than would occur if the site were to be developed under its present Plan designation.

PUBLIC FACILITIES POLICIES

Public Facilities and Services Policy No. 1

Facility and service planning in the Roseburg urban area shall use the Comprehensive Plan as the basis for decisions to ensure that needs of the urban area are met in a timely, orderly, and efficient manner.

Public Facilities and Services Policy No. 2

In addition to the physical, economic, energy, and social considerations addressed by other policies in this Plan, the timing and location of urban development within the urban area shall be based upon the current or imminent availability of urban services, particularly public sewer and water.

Public Facilities and Services Policy No. 3

The City shall strive to improve the level of cooperation with all agencies of local, state, and federal government in order to ensure the timely, orderly, and efficient provision of all public facilities and services essential to the social, economic, and physical well-being of the urban area and its citizens.

Public Facilities and Services Policy No. 5

The City shall not extend water service beyond the urban growth boundary. Extension of City water service to property outside the City limits may only be made upon agreement to annex such property to the corporate City limits at such time as allowed by State statute.

Public Facilities and Services Policy No. 7

Wherever possible, new water distribution lines in the urban area shall be looped for all new developments; and, except for cul-de-sacs, all new water distribution lines shall be a minimum of six inches in diameter. The size of any new main is to be based on planned density and type of use designated in the Comprehensive Plan.

Public Facilities and Services Policy No. 8

All new residential plans, industrial and commercial development in the urban area shall make provisions for fire hydrants and fire lines where applicable.

Public Facilities and Services Policy No. 9

All new developments in the urban area shall have separate storm sewer and sanitary sewer lines. The City shall continue to work toward separation of all storm and sanitary sewer lines in the Roseburg sewer system.

Public Facilities and Services Policy No. 10

The availability of adequate sewer service, both in terms of collection and treatment capacity, shall be precondition to a development project.

Public Facilities and Services Policy No. 11

Sanitary sewer service shall not be extended outside the urban growth boundary. Extension of City sewer service to property outside the City limits may

only be made upon agreement to annex such property to the corporate City limits at such time as allowed by State stature.

Public Facilities and Services Policy No. 16

The City shall strive to improve the level of cooperation with all agencies of local, state, and federal government in order to ensure the timely, orderly, and efficient provision of all public facilities and services essential to the social, economic, and physical well-being of the urban area and its citizens.

Finding: As previously mentioned, the subject 2.29 acre site is situated in the Roseburg urban area where a full range of public facilities and services are already in place and are adequate to accommodate the types of uses allowed by the proposed residential zoning. Properties within the urban area receive sewer service from Roseburg Urban Sanitary Authority (RUSA). RUSA maintains an existing 6-inch and 8-inch sewer mains in Taft Drive and Club Street adjacent to the subject property. RUSA indicates that sanitary sewer service is available to the subject property from the existing main for the type of residential development contemplated. Water service to the subject site will be provided by the City of Roseburg via an existing 6-inch and 30-inch mains in the rights-of-ways of Club Street and Stephens Street. The existing mainlines are located adjacent to the south and west boundaries of the subject property, respectively, and serve as the logical locations for installing any new service line extension of sufficient size to serve the residential development that will occur on the property. These existing facilities are sized to provide the property with a supply of water that is adequate for both domestic service and fire protection. Fire protection service is provided by the Douglas County Fire District No. 2. Existing fire hydrants are located on Club Avenue at its intersection with Stephens Street and on Taft Drive just east of its intersection with Stephens Street adjacent to the subject site. Police services in the area are provided by the Douglas County Sheriff's Department. Street maintenance, storm drainage and street lighting in the area are also provided by Douglas County. The design and installation of on-site storm drainage, as well as any interior street lighting, will be the responsibility of applicant at the time of development. On the basis of the foregoing findings, the requested amendment will not adversely impact the present or future provision of public facilities and services in the area. The full range of urban services appropriate for the requested residential land use classification are in place and those services and can be provided in a timely, orderly and efficient manner consistent with the intent and purpose of Public Facilities Policies No. 1, 2, 3, 5, 7, 8, 9, 10, 11 and 16.

HOUSING POLICIES

Housing Policy No. 1

New residential development shall be coordinated -with the provision of an adequate level of services and facilities.

Housing Policy No. 2

Residential land use designation specified in the Comprehensive Plan within the City limits shall be zoned in accordance with such designation.

Housing Policy No. 3

The City and County all ensure an adequate supply of land suitable for development which is zoned for low, medium and high density residential uses.

Housing Policy No. 9

Owner occupied multi-family dwelling units (condominium and townhouse) shall be encouraged. Commonly accepted ownership patters such as condominiums or townhouses shall be an outright permitted use in the multi-family zones of the Zoning Ordinance.

Finding: The subject property is outside of the city limits of Roseburg but is inside of its UGB. The site is served by a full range of public facilities. The available facilities include public sewer provided by RUSA, water provided by the City of Roseburg. Streets, storm drain and police and fire protection are provided by Douglas County. A complete discussion of available services is set out above under Goal 11.

Applicant plans to further develop the property for urban residential uses upon completion of the proposed amendment. The site has existing residential facilities located on it that provide needed housing in the rental market. Although private ownership is encouraged in the Plan, this site is committed to alternate housing opportunities in accordance with other provisions of the housing goals of the City. The development will be designed to utilize the existing public road system and the existing public facilities and services in the area. Development of the subject property as a residential subdivision will implement and comply with Housing Policies Nos. 1, 2, 3 and 9 of the City of Roseburg Comprehensive Plan.

RESIDENTIAL DEVELOPMENT POLICIES

Residential Development Policy No. 1

In designating residential densities throughout the urban area, the following shall be considered;

- a. The capacity of land resources, public facilities and services.*
- b. The public and private costs of providing necessary urban facilities and services.*
- c. The character of existing neighborhoods.*

- d. *The need to accommodate increasing population within the Roseburg urban growth boundary.*

Residential uses and neighborhood facilities and services shall be located in relation to each other so as to:

- a. *Provide convenient and safe access.*
- b. *Encourage the use of all facilities and services by residents.*
- c. *Produce the most efficient and economic land use pattern, and avoid unnecessary duplication of facilities.*

Finding: The subject property is situated on the east side of Stephens Street in northeast Roseburg. The site is generally flat with limited vegetative and tree cover on the property. As previously mentioned, all the surrounding properties are within the UGB of Roseburg. Properties lying immediately to the north are designated and zoned for a mix of residential and commercial uses and are primarily developed with single family residences with one plant nursery. The properties to the east are designated for residential uses and are developed with residential facilities. The properties to the south and west across Club Avenue and Stephens Street are designated and zoned for urban commercial and are developed with various commercial facilities. The proposed amendment will promote efficient development of the property by using the existing public access, facilities and services that already exist in the area. The proposed use of the property for residential housing is consistent with the established uses on the property and the character of other urban residential uses in the surrounding area. Public facilities, including sewer, water and storm drainage, are already in place and are adequate to serve the property. The site will be developed in a manner that fully conforms to the applicable development standards for residential uses, including access and internal circulation, signage, lighting, buffering and landscaping. Detailed conceptual site development plans are submitted with this application for the future residential development. The site plan review process at the time of development will assure that the subject property will be developed in the manner represented by the Plan Amendment and Zone Change applications and will further assure that development of the site will fully comply with all applicable development standards.

- c) **That there is a public need for a change of the kind in question and that such need will be best served by changing the Plan designation of the particular piece of property in question as compared with other available property.**

Finding: Both the Comprehensive Plan and the statewide planning goals establish the principal that there should be sufficient developable land designated and zoned for residential use to ensure that opportunities for suitable housing are enhanced in the Roseburg urban area. The 2006 Roseburg Buildable Lands Inventory completed for the Roseburg area reveals that

approximately 1000 acres of residential land should be brought into the city to maintain an adequate supply of residentially zoned land. Although the City of Roseburg and Douglas County have approved a few land use changes in recent years to accommodate new residential development, those changes have not been adequate to keep pace with the need projected in the Buildable Lands Inventory. Consequently, the designation of additional land inside the Roseburg urban area is necessary to assure that the urban area's inventory of vacant buildable land zoned for the type of use contemplated by this application (medium density residential uses) is sufficient to encourage or permit opportunities for establishing new residential oriented development in the Roseburg urban area. Consequently, in order to create opportunities for development of new residential uses, it is necessary to change the land use designation and zoning on existing vacant or underdeveloped parcels in suitable locations to ensure that opportunities for such development is not unduly constrained. The subject site is located in an area already committed, in large part, to residential uses. Approval of the proposed amendment will facilitate the continuation of the established development pattern in the area. As a result, the subject property is ideally situated to accommodate urban residential without having a negative impact on surrounding area uses. Based upon the finding above, there is a clear and immediate public need to increase the urban area's inventory of land that is zoned for residential uses. The public need to change the Comprehensive Plan designation and zoning classification on the subject property will best serve the identified public need as compared with other available property in the Roseburg urban area. This conclusion is based on the recognized public need to increase the present supply of buildable medium density residential land within the urban area and by the recognized public benefit resulting from the implementation of numerous Comprehensive Plan policies that are intended to accommodate continued residential growth in the Roseburg area.

IV. CONCLUSION

Based on the above findings, the Planning Commission concludes that the application meets the criteria for approval in Roseburg Municipal Code Title 12, Land Use Development Regulations 12.10.030.

V. ORDER

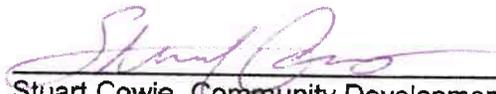
Based on the Findings and Conclusions above, the Planning Commission recommends **APPROVAL** of this application to the City Council.



Ron Hughes, Planning Commission Chair

8-6-18

Date



Stuart Cowie, Community Development Director

8-6-18

Date

Planning Commission Members:
Ron Hughes, Chair
Dan Onchuck
Kerry Atherton
Charlie Allen
Victoria Hawks
Ronald Sperry
Shelby Osborn

ASSESSOR MAP
T26S R6W SEC 36

DEBELL & WINDIGO PASS LLC

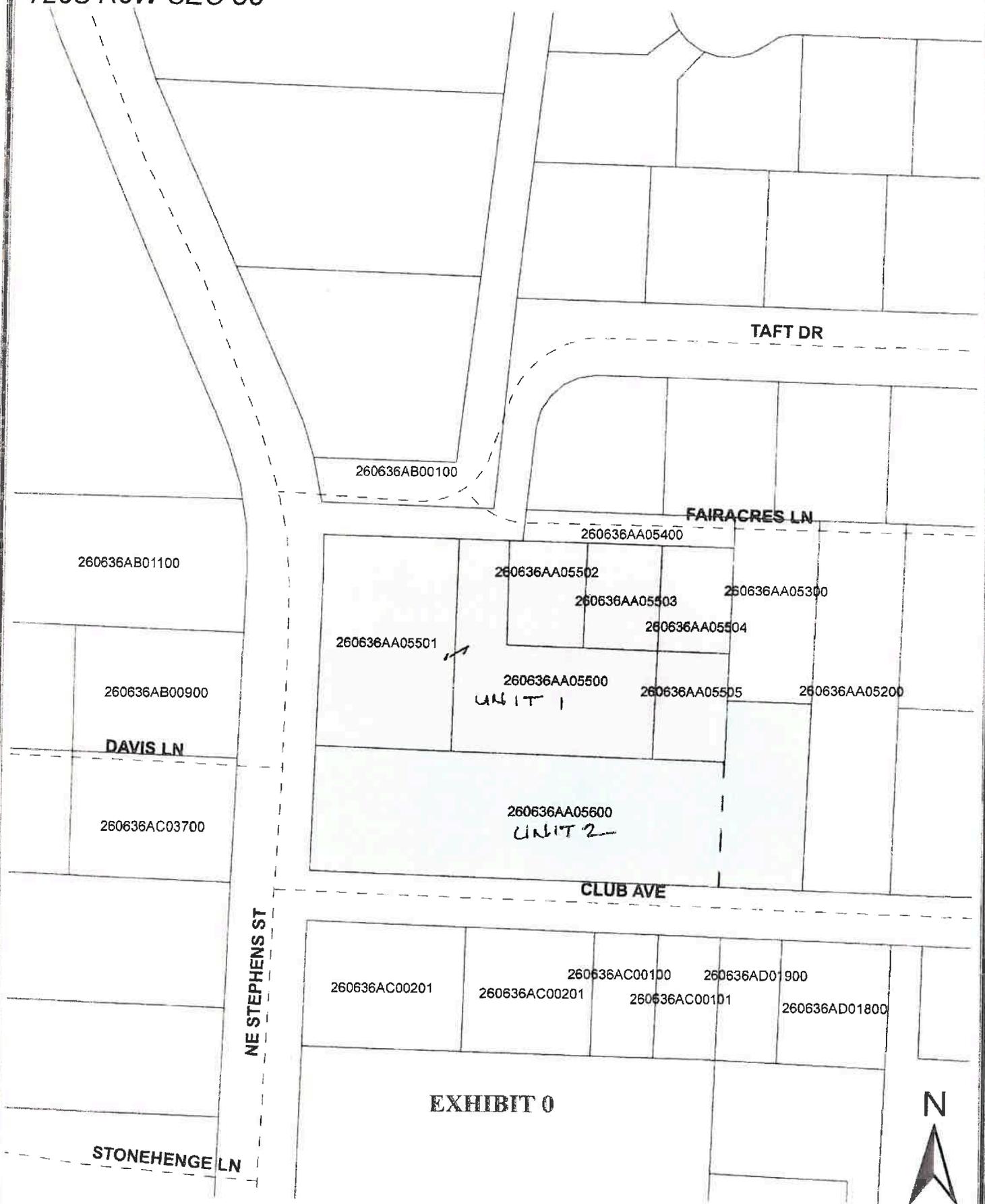
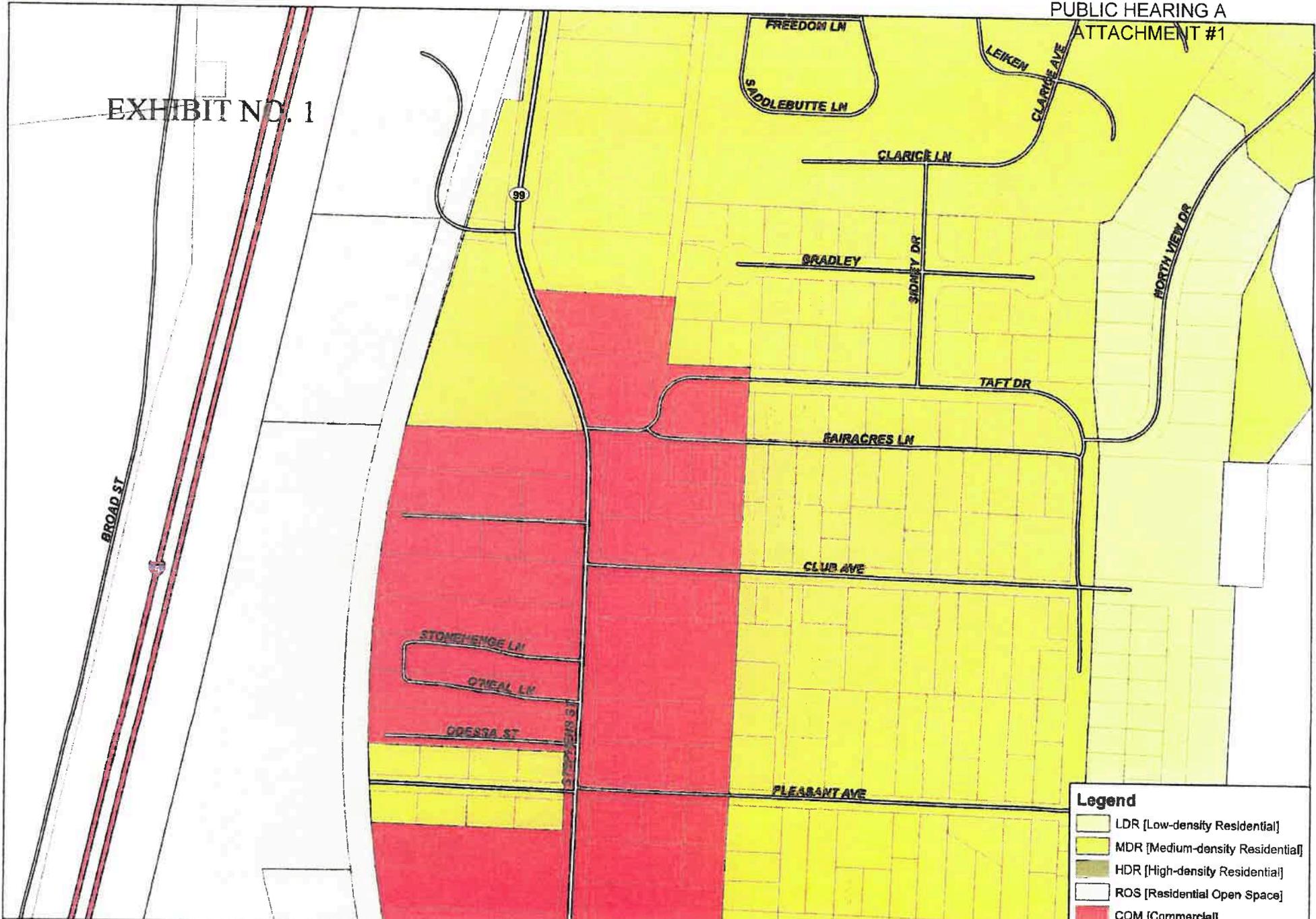
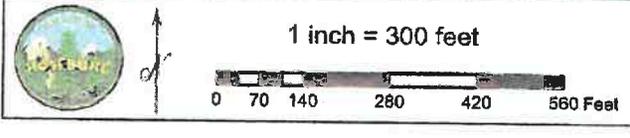


EXHIBIT NO. 1



Legend

	LDR [Low-density Residential]
	MDR [Medium-density Residential]
	HDR [High-density Residential]
	ROS [Residential Open Space]
	COM [Commercial]
	IND [Industrial]
	PO [Professional Office]
	POS [Parks/Open Space]
	PSP [Public/Service]



NOTICE: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. The City of Roseburg is not responsible for map errors, omissions, misuse, or misinterpretation. Consent to Annex and Local Improvement District were mapped based on the current parcel data. Be aware that these agreements typically included entire parcels and that land use actions to adjust property lines (partitions, subdivisions) may have occurred since the original recordings of these documents. Be sure to verify procedures with the City Recorder's Office and the County Assessor. Please notify any inaccuracies and/or outdated information you may find to ncorrad@cityofroseburg.org.

ZONING MAP
T26S R6W SEC 36

EXHIBIT NO. 2 DEBELL & WINDIGO PASS LLC

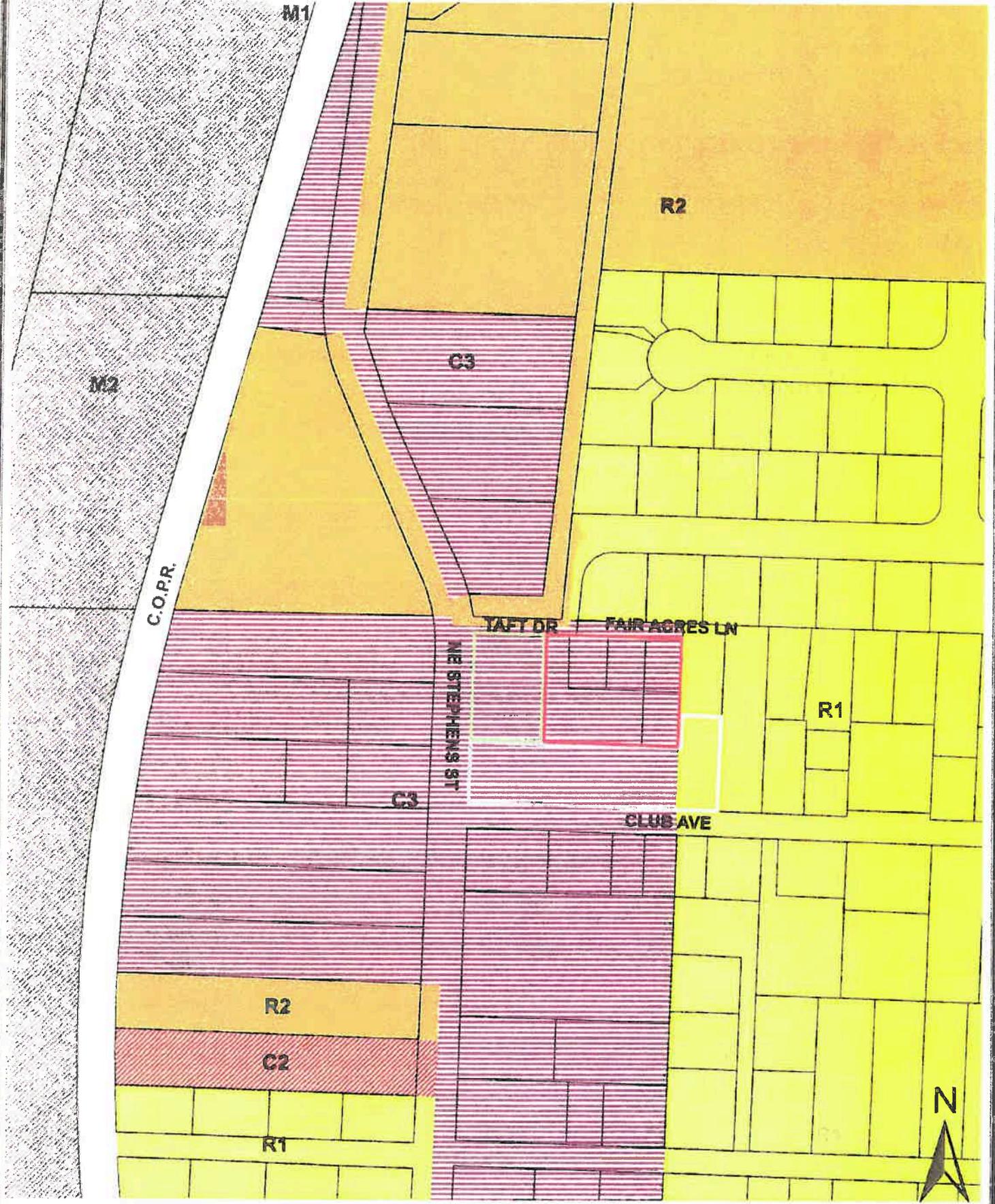


EXHIBIT 3 DEBELL & WINDIGO PASS LLC

VICINITY MAP
T26S R6W SEC 36

WINCHESTER

ROSEBURG U.G.B.

I-5

NE STEPHENS ST

C.O.P.R.

TAFT DR

FAIR ACRES LN

CLUB AVE



1" = 600'

ZONING SITE PLAN – EVERGREEN APARTMENTS

EXHIBIT NO. 4

PUBLIC HEARING A
ATTACHMENT #1

PROJECT INFORMATION

SITE PLAN PREPARED BY SAMUEL DEBELL, PE

SITE ADDRESS
131 TAFT DRIVE, ROSEBURG OR

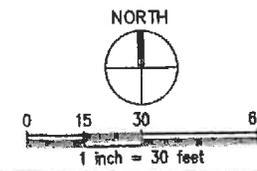
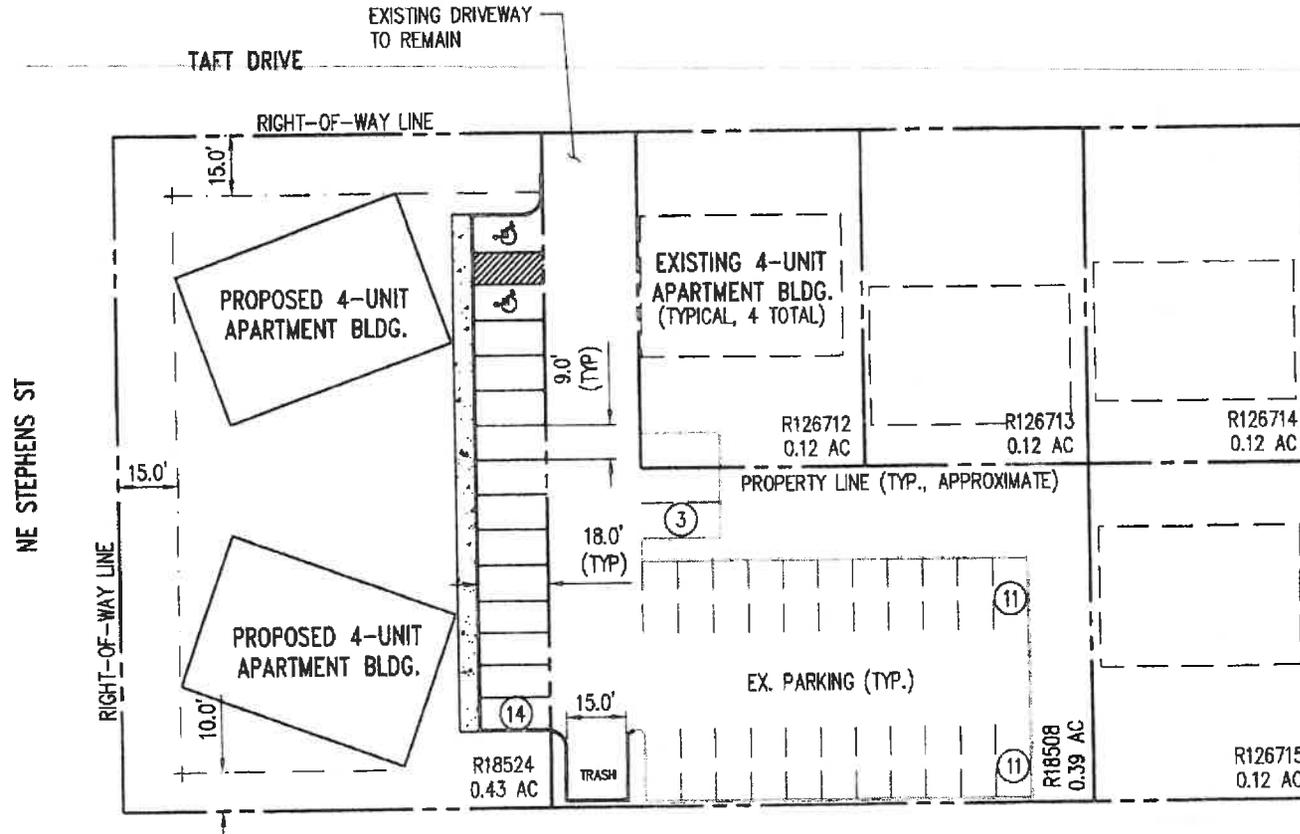
ZONING
CURRENT: COMMERCIAL (PER COMP PLAN MAP)
PROPOSED: MULTIFAMILY RESIDENTIAL (R-2)

BUILDING HEIGHT AND SETBACKS
MAXIMUM HEIGHT: 45'
FRONT: 15'
SIDE: 10'
B/W BUILDINGS: 10'

PROJECT DESCRIPTION
FOUR (4) EXISTING 4-UNIT APARTMENT BUILDINGS
TOTAL EXISTING UNITS: 16
ADD TWO (2) 4-UNIT APARTMENT BUILDINGS
TOTAL PROPOSED UNITS: 8
TOTAL UNITS: 24

PARKING
REQUIRED: 1.5 STALLS PER UNIT
TOTAL: 1.5 x 24 UNITS = 36 STALLS

PROVIDED: 1.6 STALLS PER UNIT
EXISTING: 25 STALLS
PROPOSED: 14 STALLS
TOTAL: 14 + 25 = 39 STALLS



Project Name EVERGREEN APARTMENTS	
Exhibit No. N/A	Scale 1"=30'
Date 6.13.2018	Drawn/Checked by SJB/D

© 2018 SmartDraw.com
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 11/13/2018 10:30 AM

EXHIBIT NO. 5

SEITZ PRELIMINARY MULTI-FAMILY LAYOUT

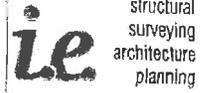
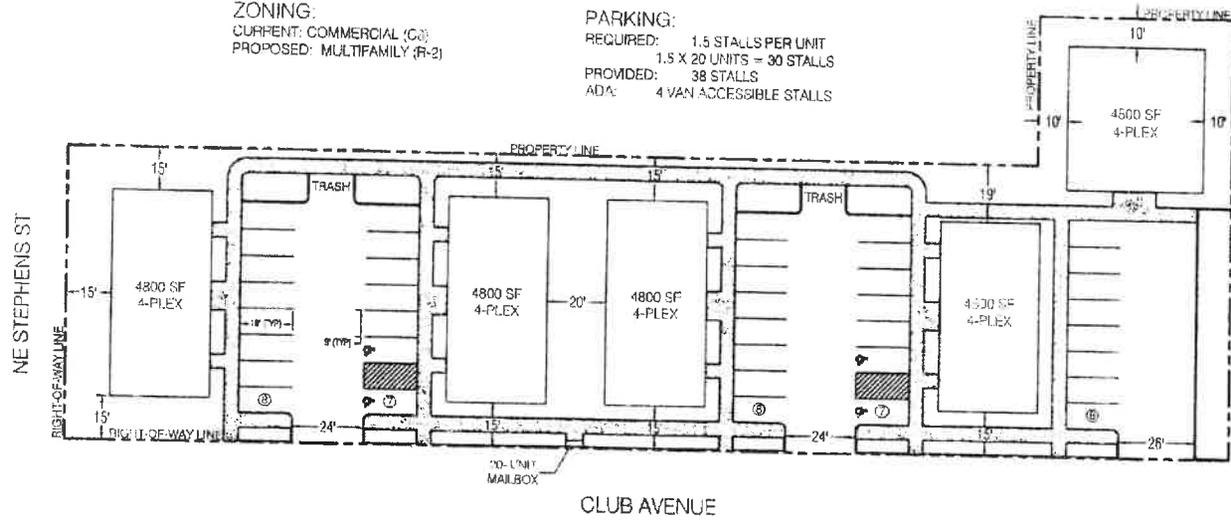
SITE ADDRESS:
175 OLL'S AVENUE, ROSEBURG OR

TAX LOT AND AREA:
R18500 (260616AA00600), 0.99 ACRES

ZONING:
CURRENT: COMMERCIAL (C3)
PROPOSED: MULTIFAMILY (R-2)

BUILDING HEIGHT AND SETBACKS:
MAXIMUM HEIGHT 35'
FRONT SETBACK: 15'
SIDE SETBACK: 10'
BACK SETBACK: 10'

PARKING:
REQUIRED: 1.5 STALLS PER UNIT
1.5 X 20 UNITS = 30 STALLS
PROVIDED: 38 STALLS
ADA: 4 VAN ACCESSIBLE STALLS



civil
structural
surveying
architecture
planning

i.e. Engineering, Inc.
809 SE Pine St
Roseburg, OR

ieengineering.com

EXHIBIT NO. 6



Centerpointe Property Management, LLC

508 W. Agee St, Roseburg, OR 97471

Phone: (541) 672-3434 Fax: (541) 672-4014

Email: carol@cpm4rent.com

June 6, 2018

Mark Garrett
P. O. Box 2191
Roseburg, OR 97470

Dear Mr Garrett

In response to your inquiry at our office as to what our vacancy percentage has been over the past few years, I would like to say that it has hovered around the 1% mark for the last two years. In truth, we are renting properties before they are vacated by the previous tenant. Demand has outweighed supply for a long time, and the market is very tight for rentals. It would be safe to say that Douglas County is currently in a housing crisis. There has been no new construction of multi family properties for a few years now, and the influx of migrants moving here has not ceased. Our population continues to grow, but we have no ability to house them. Even the mobile home parks are full, with barely any transitional activity.

Your comment that you were considering building multi family dwellings will be welcomed gratefully by both the property managers, and the prospective tenants being forced to stay in motels as they search for housing. Please advise me when you have the units ready for occupation, as I have a long list of very desperate people looking for a place to call 'Home'.

Sincerely,

Carol Sabins
Certified Property Manager

EXHIBIT 7



809 SE PINE STREET
POST OFFICE BOX 1271
ROSEBURG, OR 97470

(541) 673-0166
FAX: (541) 440-9392

June 13, 2018

Douglas County Planning Department

1036 S.E. Douglas Avenue

Room 106

Roseburg, Oregon 97470

RE: Seitz/Debell Multi-Family Development Zone Change Request
Traffic Impact Memo

The purpose of this memo is to document to Douglas County the anticipated traffic impact or trip count generation for the proposed Seitz/Debell Multi-Family Development, proposed just off of NE Stephens St. between Club Ave. & Taft Dr./Fairacres Ln in the Winchester area north of Roseburg as compared to some other permitted uses in the existing C-3 zoning. The proposed development will be located on seven separate Tax Lots located in 26-06W-36AA. These tax lots are 5500, 5501, 5502, 5503, 5504, 5505, and 5600. Currently, the lot usage includes an undeveloped field, a 10 unit trailer park and four 4-plexes. The current traffic volume is 155 trips per day. The 7 lots total 2.29-acres in size. The proposed Seitz/Debell Multi-Family Development, when fully developed will include approximately 44 units and related site amenities. A zone change is required to allow development of this multi-family complex.

Using the Institute of Transportation Engineers (ITE) Trip Generation Manual, the Class Code for this type of use is Land Use 221 – Low Rise Apartments. The definition for this Land Use Code is:

"Low-rise apartments (rental dwelling units) are units located in rental buildings that have one or two levels (floors), such as garden apartments."

This specific Class Code generates 6.59 weekday trips per Unit. Using this class code, the proposed trip generation of this development will be approximately 290 trips per day. This is an additional 135 trips per day over and above the existing development.

The existing C-3 Zoning as listed in the Douglas County LUDO has 25 permitted uses. An Auto Parts Store is the 4th permitted use on the C-3 Zoning Permitted Uses list. An Auto Parts Store is chosen for comparison to show that the existing permitted uses listed under the existing C-3 zoning would generate significantly more traffic than the proposed Multi-Family Development.



809 SE PINE STREET
POST OFFICE BOX 1271
ROSEBURG, OR 97470

(541) 673-0166
FAX: (541) 440-9392

Family Developments are on the low end of the spectrum for traffic generation as compared to the various developments that are allowed by the current zoning.

Comparison Example

Auto Parts Store - The 2.29-acre site could easily accommodate a 10,000 square foot Auto Parts Store with associated parking lot and other normal site amenities. A 10,000 square foot Auto Parts Store (ITE Land Use 843) would generate 61.91 trips per 1,000 square feet of gross floor area for a total traffic generation of 619 trips per day.

The above example illustrates the point that the existing permitted uses in the C-3 zoning would generate significantly more traffic than the proposed multi-family units.

Also of note, per the Douglas County Public Works, the existing ADT on NE Stephens Street is was recorded as 9,251 ADT in 2016. The proposed 135 additional trips per day the multi-family development would generate will have no significant impact on the adjacent transportation system.

In Summary, the proposed development will generate approximately 290 trips per day when developed, which again is only 135 additional trips above the existing development. This is less than the potential trip generation for uses allowed by the current zoning and under the comparative analysis will actually result in a reduced level of traffic generation than what is possible under the current zoning.

If you have any comments or questions, please give me a call at 541-673-0166.

Sincerely,

A handwritten signature in black ink that reads "Derek M. Miller, P.E.".

Derek M. Miller, P.E.

Project Engineer

ORDINANCE NO. 3506

AN ORDINANCE AMENDING THE ROSEBURG COMPREHENSIVE PLAN MAP, CHANGING THE COMPREHENSIVE PLAN DESIGNATION OF A 2.06 ACRE PORTION OF PROPERTY LOCATED AT 131 TAFT DRIVE FROM COMMERCIAL TO MEDIUM-DENSITY RESIDENTIAL

WHEREAS, the Roseburg Urban Area Comprehensive Plan was adopted by the City Council in Ordinance No. 2345, effective on July 1, 1982, and re-adopted in Ordinance No. 2980 on December 9, 1996; and

WHEREAS, the Roseburg Land Use and Development Ordinance No. 2363, as originally adopted June 28, 1982, re-adopted in Ordinance No. 3459 on March 28, 2016, and replaced and codified into the Roseburg Municipal Code as "Title 12 Roseburg Land Use Regulations" by Ordinance No. 3497 adopted March 12, 2018, establishes Hearings procedures for Quasi-Judicial Plan Amendments; and

WHEREAS, the Planning Commission held a Public Hearing on File No. CPA-18-001 after duly and timely notice; and

WHEREAS, the Planning Commission adopted Findings of Fact and Order supporting a recommendation to approve the Comprehensive Plan Map Amendment;

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

SECTION 1: The lot may be described as Tax Lots 5500, 5501, 5502, 5503, 5504, 5505 and a portion of 5600 in Township 26 South, Range 06 West, Section 36AA, Willamette Meridian.

SECTION 2: The City Council hereby takes official notice of the Planning Commission's Findings of Fact dated August 6, 2018, recommending approval of the proposed Comprehensive Plan Map Amendment.

SECTION 3: The City Council hereby adopts the Findings of Fact and Order regarding the proposed Comprehensive Plan Map Amendment.

SECTION 4: Based on the evaluation detailed in the Planning Commission's Findings, it has been determined that the proposal conforms to the criteria contained in the Roseburg Municipal Code, Section 12.10.030.

SECTION 5: The City Council hereby approves the Comprehensive Plan Map Amendment from Commercial to Medium-Density Residential as indicated on the map on attached Exhibit "A" and within the Findings of Fact and Order by reference made a part hereto.

SECTION 6: The City Recorder, at the request of, or with the concurrence of the City Attorney, is authorized to administratively correct any reference errors contained herein or in other provisions of the Roseburg Municipal Code and/or the Roseburg Urban Area Comprehensive Plan as amended by the provisions added, amended or repealed herein.

ADOPTED BY THE ROSEBURG CITY COUNCIL THIS 10TH DAY OF SEPTEMBER, 2018.

APPROVED BY THE MAYOR THIS 10TH DAY OF SEPTEMBER, 2018.

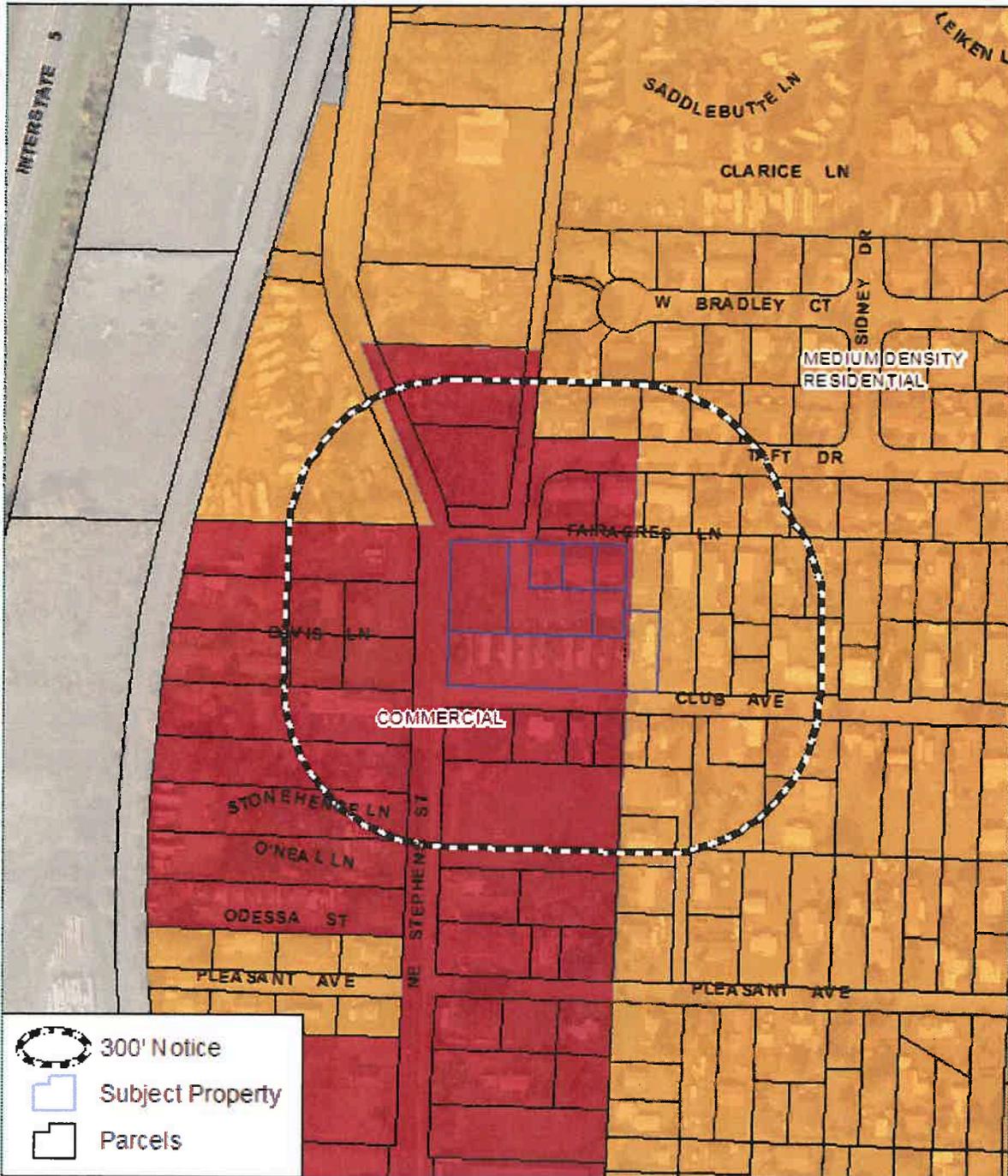
LARRY RICH, MAYOR

ATTEST:

AMY L. SOWA, CITY RECORDER

CPA-18-001 Exhibit "A"

 **Proposed Comprehensive Plan Amendment**
File No. CPA-18-001
131 Taft Drive - T26 R06W SEC38AA TL5500, 5501, 5502, 5503, 5504, 5505, 5600
Community Development Department | 900 SE Douglas Ave., Roseburg, Oregon 97470 | 541-492-8750



Map is for informational purposes only and is not suitable for legal, engineering or surveying purposes. The City of Roseburg is not responsible for map errors, omissions, misuse, or misinterpretation. Not for determining legal ownership or identification of property boundaries.

8/22/18



ROSEBURG CITY COUNCIL AGENDA ITEM SUMMARY

Supplemental Budget and Appropriation Revisions for Fiscal Year 2018-19

Meeting Date: August 27, 2018
Department: Finance
www.cityofroseburg.com

Agenda Section: Public Hearing
Staff Contact: Ron Harker
Contact Telephone Number: 541-492-6710

ISSUE STATEMENT AND SUMMARY

Due to the delayed renovation work at Fire Station No.2 and No.3, the library, some unforeseen work at City Hall, and the crossover of fiscal years, staff seeks to make mid-year corrections to the 2018-19 Facilities Fund's budget in order to provide adequate funding to complete the projects while maintaining full compliance with Oregon budget law.

BACKGROUND

A. Council Action History. On June 11, 2018, the City Council passed Resolution 2018-13, which adopted the 2018-19 budget and established the appropriation authority of the Facilities Fund.

On June 25, 2018, the City Council passed a resolution approving a transfer of assets from Douglas Fire District No. 2 and during the discussion it was determined that the funds would be received by the Facilities Fund and applied to the fire station seismic rehabilitation projects.

On August 13, 2018, the City Council approved transferring upwards of \$100,000 from the General Fund to the Facilities Fund in order to facilitate additional improvements that have been identified outside of the original project scope and contract.

B. Analysis. An appropriation is an authorization granted by the governing body to make expenditures and to incur obligations for specific purposes. It is limited to one fiscal year [ORS 294.311(3)]. Appropriations are a legal limitation on the amount of expenditures that can be made during the fiscal year and on the purposes for which expenditures can be made [ORS 294.456(6)]. After the beginning of the fiscal year, when a local government is operating with the adopted budget, changes in appropriated expenditures sometimes become necessary. Appropriations may be increased or decreased, transferred from one appropriation category to another, or new appropriations categories created.

The method used to amend the budget is determined by the budgetary change needed. If the change involves new appropriations and increased revenues, a new fund, or a new appropriation category, a supplemental budget is usually required. If the change is a transfer of appropriation authority (and the corresponding resources) from one fund to another, or within the same fund, then a resolution transfer is allowed.

If a proposed supplemental budget changes any fund's expenditures by more than 10 percent a public hearing to receive public comment must be held prior to adoption of the supplemental

budget. The hearing is held by the governing body. The Budget Committee is not required to be involved.

Currently there are a few unanticipated events that necessitate mid-year adjustments to the Facilities Fund so that the intent and purposes of the budget can be accomplished; the unanticipated events and proposed corrections follow.

The 2018-19 Facilities Fund appropriated \$3,021,000 for capital improvements of city facilities for the library remodel, and seismic improvements at Fire Stations No.2 and No.3. When the 2018-19 budget was developed, the preceding projects were projected to begin much earlier in the 2017-18 fiscal year than they did; consequently, the current budget lacks sufficient appropriation authority to complete the projects. Conversely, the grant funding for the projects was established based upon the projected appropriation requirements, which means the 2018-19 budgeted grant revenues understate the actual funds that will be received by \$714,790.

Furthermore, it has been determined that the carpet in certain areas of the Library, not affected by the current remodeling effort, is in poor condition and needs replacement sooner than later. While grant-funding efforts proceed, they may fall short of covering the full cost thereby leaving a gap in funding upwards of \$100,000. An increase in transfer of funds from the General Fund to the Facilities Fund would provide the gap funding required in order to turn out a great product to the public when the Library reopens.

Additionally, the preliminary final inspection of City Hall's second floor improvements determined that the floor lacks adequate emergency egress lighting (the scope of which is outside of the contractor's contract) which will need to be corrected prior to final completion being given. It is estimated that the additional work necessary to comply with the fire code may cost upwards of \$10,000.

Finally, on June 25, subsequent to the adoption of the 2018-19 Budget, the City Council approved the receipt of 'division of assets' funds from Douglas County Fire District No. 2 and directed that they be used for additional capital improvements at Fire Stations No. 2 and 3 that are outside the scope of the seismic rehabilitation grants. As of yet, these funds have not been recognized from a budgetary perspective and a recognition of \$65,210 by way of a supplemental budget would make them available for use in the current fiscal year for their intended purposes.

In order to accommodate these unforeseen circumstances, the following adjustments are proposed:

General Fund

Increase Transfers to Facilities Fund	\$ 100,000
Decrease Contingency	<u>\$-100,000</u>
Change in Appropriations	\$ 0

Facilities Fund

Revenues

Increase State Grants	\$714,790
Increase Interagency Funds	\$ 65,210
Increase Transfers from General Fund	<u>\$100,000</u>
Total Revenue Increase	\$880,000

Expenditures

Increase Capital Outlay	\$880,000
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(Revenues offset increases to Expenditures thereby maintaining a balanced budget)

C. Financial and/or Resource Considerations. The financial impacts to the City from these adjustments are:

General Fund: The transfer of \$100,000 to the 'Transfer to Facilities Fund' from Contingency funds constitutes a one-time 10% reduction of contingency funds or a 1.9% decrease of the budgeted ending fund balance.

Facilities Fund: As the increase in appropriations are offset by an increase in revenues, there is no detrimental impact to the Facilities Fund.

D. Timing Issues. As the City has already entered into contracts for the capital improvements and the work is underway, it is important that adequate appropriation authority is maintained so that the City does not violate Oregon Budget Law.

COUNCIL OPTIONS

- 1) Adopt the attached resolution as written; or
- 2) Adopt the attached resolution with modifications to the proposed figures; or
- 3) Not adopt the attached resolution.

STAFF RECOMMENDATION

Given the need to comply with Oregon budget law, it is staff's recommendation to adopt the attached resolution as written.

SUGGESTED MOTION

I move to adopt Resolution No. 2018-19 authorizing a supplemental budget and budget appropriation revisions for fiscal year 2018-19.

ATTACHMENTS

Attachment 1 Resolution entitled "A RESOLUTION AUTHORIZING A SUPPLEMENTAL BUDGET AND BUDGET APPROPRIATION REVISIONS FOR FISCAL YEAR 2018-19"

RESOLUTION NO. 2018 – 19

**A RESOLUTION AUTHORIZING A SUPPLEMENTAL BUDGET AND BUDGET APPROPRIATION REVISIONS FOR
FISCAL YEAR 2018-19**

WHEREAS, the City of Roseburg, Oregon adopted a budget and appropriated funds for fiscal year 2018-19 by Resolution 2018-13; and

WHEREAS, seismic rehabilitation work for fire station no. 2 and no. 3 were delayed in the 2017-18 fiscal year thereby requiring an increase in appropriation authority for the Facilities Fund in the 2018-19 fiscal year in order to complete the projects and remain compliant with Oregon budget law; and

WHEREAS, the majority of the seismic rehabilitation work will be completed in the 2018-19 fiscal year the grant funding that was secured for the project will largely be received in the current fiscal year which requires an increase to grant funds of \$714,790 to offset the additional appropriation authority to be granted; and

WHEREAS, the city recently received ‘division of assets’ funds from Fire District No. 2 which were to be used towards improvements at the fire station no. 2 and no. 3 thereby requiring an increase in ‘interagency’ funds of \$65,210 in order to make them available from a budgetary perspective; and

WHEREAS, additional library rehabilitation work involving replacement of portions of carpet that is outside of the scope of the original project is identified and additional appropriation authority is required to undertake the additional work thereby requiring additional appropriation authority in the Facilities Fund of \$100,000; and

WHEREAS, a transfer of \$100,000 appropriation authority of General Fund contingency funds to the Facilities Fund is required to offset any funding gap to provide the additional assets to facilitate the carpet replacement work at the Library; and

WHEREAS, additional appropriation authority is required to provide additional egress emergency lighting on city hall’s second floor prior to final completion of the renovation work can be granted. The egress lighting is outside of the scope of the original rehabilitation work; and

WHEREAS, ORS 294.471 provides a city may amend the current year adopted budget through the supplemental process when an occurrence or condition that was not known at the time the budget was prepared requires a change in financial planning; and

WHEREAS, publication requirements have been met as outlined by ORS 294.473 for a supplemental budget; and

WHEREAS, ORS 294.463 allows appropriations to be transferred within a fund after the budget has been adopted; and

WHEREAS, the City’s 2018-19 adopted budget appropriated operating contingency funds within the General Fund and such budgeted contingencies shall be used for unanticipated expenditures in the Facilities Fund.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROSEBURG that:

Section 1 Resources and appropriations in the Fiscal Year 2018-19 budget shall be adjusted as follows:

	<u>Current</u>	<u>Amount</u>	<u>Amended</u>
General Fund (100)			
Appropriations			
Other Requirements	27,521,404	-	27,521,404
Transfers	755,000	100,000	855,000
Operating Contingency	1,000,000	(100,000)	900,000
Total Appropriations:	29,276,404	-	29,276,404
Facilities Fund (360)			
Resources			
Beginning Fund Balance	166,704	-	166,704
State Grants	961,860	714,790	1,676,650
Interagency	1,500,000	65,210	1,565,210
Transfers from General Fund	30,000	100,000	130,000
Other Revenues	502,000	-	502,000
Total Resources:	3,160,564	880,000	4,040,564
Appropriations			
Materials and Services	91,274	-	91,274
Capital Outlay	3,021,000	880,000	3,901,000
Reserved for Future Expenditures	48,290	-	48,290
Total Appropriations:	3,160,564	880,000	4,040,564

To establish additional resources and the required appropriation authority to complete seismic rehabilitation work at fire stations no. 2 and no. 3, additional carpet improvements in the library, and the required egress emergency lighting on the second floor of city hall.

Section 2 The Finance Director is to make the proper adjustments to the budget.

Section 3 This resolution shall become effective immediately upon adoption by the Roseburg City Council on August 27, 2018.

**ADOPTED BY THE ROSEBURG CITY COUNCIL AT ITS REGUALR MEETING
ON THE 27 DAY OF AUGUST, 2018.**

Amy L. Sowa, City Recorder

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8/22/18

ROSEBURG CITY COUNCIL AGENDA ITEM SUMMARY



Amendments to the Roseburg Municipal Code Regarding Dangerous Buildings and Foreclosure of Properties

Meeting Date: August 27, 2018
Department: Community Development
www.cityofroseburg.org

Agenda Section: Ordinance
Staff Contact: Stuart Cowie
Contact Telephone Number: 541-492-6750

ISSUE STATEMENT AND SUMMARY

The proposal includes two ordinances. The first ordinance will amend Section 7.04.040 (Dangerous Buildings) improving the City's ability to better define dangerous buildings. The second ordinance will amend Section 4.04.190(C) (Lien Records and Foreclosure Proceedings) providing the City with the ability to take immediate possession of the property upon foreclosure sale without a one year redemption period.

BACKGROUND

A. Council Action History:

In November of 2017, City Council authorized amendments to the derelict building process empowering the City with the ability to register derelict buildings. Since that time a greater emphasis has been placed on how the City rectifies nuisances involving both dangerous and derelict buildings. These changes are having a positive effect in that negligent property owners/lenders/management companies are taking steps to ensure their buildings are cleaned up, secured and no longer maintain a derelict status.

B. Analysis:

As the City has taken steps to address derelict buildings, we have discovered that in some cases structures that appear to be derelict are not occupied by squatters, but are instead occupied by family members or even property owners themselves. In each instance the building has typically had City water service shut-off because of failure to pay their water bill. Although water service has been shut-off, people continue to occupy the structure. Without proper water service the building lacks adequate functioning sewer capabilities.

These unsanitary conditions constitute a dangerous building. Unfortunately the wording within the dangerous building section of the code does not specifically address a lack of operational water supply or the lack of functioning connection to public sewer or operational septic facility.

Changes to the code addressing these two items will give City officials the ability to better address dangerous buildings and help to rectify these types of nuisances that occur from time to time.

In addition to these changes, we have discovered that once the City decides to foreclose on a lien, the property owner has a one-year redemption period before the City or other purchaser at the foreclosure sale may take possession of the property. This rule can become extremely problematic in the case of derelict and/or dangerous buildings because the City must continue to keep the structure secured and landscaping maintained. Allowing the City or other purchaser at the foreclosure sale to obtain possession of the property upon foreclosure sale would provide the ability to more immediately address issues concerning the property.

C. Financial and/or Resource Considerations:

Addressing these issues now will help to save the City funding on future abatement costs.

D. Timing Issues:

None.

COUNCIL OPTIONS

1. Proceed with first reading of the ordinances.
2. Modify the proposed action or continue the matter for further consideration.
3. Decline to proceed with the proposed action.

STAFF RECOMMENDATION

Staff recommends the Council proceed with first reading of Ordinance 3507 (Dangerous Buildings) and Ordinance 3508 (Possession of Foreclosed Property).

Proceed with first reading of Ordinance 3507 and Ordinance 3508. No motion is needed, only consensus to proceed with first reading.

ATTACHMENTS

Attachment #1 - Ordinance 3507

Attachment #2 - Ordinance 3508

ORDINANCE NO. 3507

AN ORDINANCE AMENDING SECTION 7.04.040 OF THE ROSEBURG MUNICIPAL
CODE REGARDING DANGEROUS BUILDINGS

SECTION 1. Section 7.04.040 titled "Dangerous buildings" is hereby amended in the Roseburg Municipal Code to read as follows:

7.04.040(P) Whenever an occupied building lacks an operational, potable water supply.

7.04.040(Q) Whenever an occupied building lacks a functioning connection to public sewer or approved and fully operational septic facilities.

7.04.040(R) Any obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electrical wiring, gas connections or heating apparatus, or other cause, which is determined by the Fire Marshal to be a fire hazard.

7.04.040(S) Any combustible or explosive material, wood, paper, trash, rubbish, rags, waste, oils, gasoline or flammable substance of any kind especially liable to cause fire or damage to the premises or human life, and which is not maintained in accordance with law.

7.04.040(T) Any condition which constitutes a public nuisance known to the common law or in equity jurisprudence.

7.04.040(U) Any portion of a building or structure which remains after demolition or destruction of the building or structure or any building or structure which is abandoned for a period in excess of six months and constitutes an attractive nuisance or hazard to the public.

Section 2. All other Sections and Subsections of Chapter 7.04 of the Roseburg Municipal Code remain in full force and effect as written.

ADOPTED BY THE ROSEBURG CITY COUNCIL THIS 10TH DAY OF SEPTEMBER,
2018.

APPROVED BY THE MAYOR THIS 10TH DAY OF SEPTEMBER, 2018.

LARRY RICH, MAYOR

ATTEST:

AMY L. SOWA, CITY RECORDER

ORDINANCE NO. 3508

**AN ORDINANCE AMENDING SECTION 4.04.190(C) OF THE ROSEBURG
MUNICIPAL CODE REGARDING POSSESSION OF FORECLOSED PROPERTY**

WHEREAS, Pursuant to Roseburg Municipal Code (RMC) Section 4.04.190 (B), the City Manager may proceed to foreclose or enforce collection on any final assessment or installment thereon, which has been entered in the City's lien docket; and

WHEREAS, After the foreclosure sale, there is a one year redemption period. The deed is not issued to the purchaser at the foreclosure sale until after the one year period; however general law on foreclosures entitles the purchaser at a foreclosure sale to possession of the property during the redemption period; and

WHEREAS, Under ORS 223.510, cities are permitted to adopt local ordinances to provide for additional procedures regarding foreclosure and possession of property during the redemption period.

NOW THEREFORE, THE CITY OF ROSEBURG ORDAINS AS FOLLOWS:

SECTION 1. Section 4.04.190(C), titled "Lien Records and Foreclosure Proceedings" is hereby amended in the Roseburg Municipal Code to read as follows:

4.04.190(C) In any proceeding to foreclose a City lien, the City may, at the direction of the City Manager, enter a bid for the property being offered at a foreclosure sale, which bid shall be prior to all bids, except those made by persons who would be entitled under the laws of the state to redeem the property. The purchaser at the foreclosure sale shall be entitled to possession of the property from the date of sale until a redemption of the property, if any.

Section 2. All other Sections and Subsections of Chapter 4.04.190 of the Roseburg Municipal Code remain in full force and effect as written.

**ADOPTED BY THE ROSEBURG CITY COUNCIL THIS 10TH DAY OF SEPTEMBER,
2018.**

APPROVED BY THE MAYOR THIS 10TH DAY OF SEPTEMBER, 2018.

LARRY RICH, MAYOR

ATTEST:

AMY L. SOWA, CITY RECORDER

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8/22/18



ROSEBURG CITY COUNCIL AGENDA ITEM SUMMARY

Resolution Authorizing Acceptance of an FAA Grant Offer

Meeting Date: August 27, 2018
Department: Public Works
www.cityofroseburg.org

Agenda Section: Department Items
Staff Contact: Nikki Messenger
Contact Telephone Number: 541-492-6730

ISSUE STATEMENT AND SUMMARY

Staff is expecting that the FAA may forward a grant offer to the Roseburg Regional Airport for Airport Improvement Program (AIP) funding for Obstruction Mitigation. The issue for Council is whether to authorize the City Manager to sign a grant offer accepting the funds.

BACKGROUND

A. Council Action History. On July 10, 2017 the Council authorized a task order with Mead & Hunt to design and provide construction management services for the installation of a Precision Approach Path Indicator (PAPI). On August 14, 2017, the Council adopted a resolution authorizing the acceptance of a FAA grant offer funding the Obstruction Mitigation and PAPI Installation. On September 11, 2017, the Council approved a special exemption and waived the requirements for performance and payment bonds for the PAPI Installation Project. On November 13, 2017 the Council awarded the construction contract for the installation of the PAPI.

B. Analysis. The City is pursuing the installation of a Precision Approach Path Indicator (PAPI) at the airport with the hope that it will be approved as a mitigation measure for the terrain obstruction (Mount Nebo). The ultimate goal is to increase safety at the airport and to apply for a waiver that will allow the PAPI to be used as mitigation for the terrain obstruction which would allow reinstatement of the nighttime instrument approach.

The costs associated with the PAPI installation and obstruction removal will exceed the original grant amount. The FAA has indicated they intend to issue a discretionary grant this fiscal year to cover the additional costs, primarily associated with tree removal and utility relocation. The end of the federal fiscal year is September 30th. Staff is not certain when a grant may be made available. As such, we are seeking authorization to submit a grant application and accept a grant if offered.

C. Financial and/or Resource Considerations. The funding associated with the original FAA grant for this project is as follows:

FAA Grant	\$200,000
ODA Grant	\$ 16,858
City/UR	\$ 5,364
<i>Grant 24 Total</i>	<u>\$222,222</u>

It has become clear that the costs associated with re-designing and re-bidding the PAPI project and the additional obstruction mitigation that still needs to occur (tree and utility

removal/relocation) will exceed the grant by at least \$100,000. As the final costs have not been determined, staff has been speaking with FAA regarding an additional grant of up to \$200,000. If a \$200,000 grant were to be awarded, the City's match would be \$22,222.

D. Timing Issues. In order to react in a timely manner to a grant offer, staff would like to get authorization to accept a grant at the August 27th meeting.

COUNCIL OPTIONS

Council has the following options:

- 1) Adopt the attached resolution authorizing the City Manager to accept the FAA grant offer.
- 2) Not adopt the attached resolution.

STAFF RECOMMENDATION

The Airport Commission discussed this item at their August 16th meeting. The Commission recommended that the Council authorize the submission of a grant application and acceptance of a grant from the FAA to complete the PAPI Installation and Obstruction Removal Project. Staff concurs with this recommendation.

SUGGESTED MOTION

I move to adopt Resolution No. 2018 - 20 authorizing the acceptance of a grant offer from the Federal Aviation Administration for completion of the Obstruction Mitigation project.

ATTACHMENTS

Resolution No. 2018 - 20, a resolution entitled, "A Resolution Authorizing Acceptance Of A Grant Offer From The Federal Aviation Administration In The Maximum Amount Of \$200,000 To Be Used Towards The Airport Obstruction Mitigation, AIP #3-41-0054-025, In The Development Of The Roseburg Regional Airport"

RESOLUTION NO. 2018-20

A RESOLUTION AUTHORIZING ACCEPTANCE OF A GRANT OFFER FROM THE FEDERAL AVIATION ADMINISTRATION IN THE MAXIMUM AMOUNT OF \$200,000 TO BE USED TOWARDS THE AIRPORT OBSTRUCTION MITIGATION, AIP #3-41-0054-025, IN THE DEVELOPMENT OF THE ROSEBURG REGIONAL AIRPORT

IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROSEBURG as follows:

Section 1: That the City of Roseburg shall accept a Grant Offer of the Federal Aviation Administration in the amount not to exceed \$200,000 for the Airport Obstruction Mitigation for the Roseburg Regional Airport; and

Section 2: That the City Manager of the City of Roseburg is hereby authorized and directed to sign the statement of Acceptance of said Grant Offer on behalf of the City of Roseburg, and the City Recorder is hereby authorized and directed to attest the signature of the City Manager and to impress the official seal of the City of Roseburg on the aforesaid statement of Acceptance; and

Section 3: Once received, a true copy of the Grant Offer referred to herein shall be attached hereto and made a part hereof.

APPROVED BY THE COUNCIL OF THE CITY OF ROSEBURG, OREGON, AT ITS REGULAR MEETING ON THE 27TH DAY OF AUGUST 2018.

Amy L. Sowa, City Recorder

RESOLUTION NO. 2018-20

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8/22/18

ROSEBURG CITY COUNCIL AGENDA ITEM SUMMARY



Library Renovation – Contract Amendment 18PW06

Meeting Date: August 27, 2018
Department: City Manager
www.cityofroseburg.org

Agenda Section: Department Items
Staff Contact: Lance Colley
Contact Telephone Number: 541-492-6866

ISSUE STATEMENT AND SUMMARY

At the last meeting, Council approved including funding for additional carpet replacement at the Library. The issue for Council is whether to authorize a contract amendment to complete this work.

BACKGROUND

A. Council Action History. The Council has a lengthy history to get to this point. Only those items related to the actual construction project have been summarized below.

- On February 26, 2018 the Council authorized a contract with Pivot Architecture to design the project.
- On April 23, 2018 the Council awarded the CM/GC project to Vitus Construction.
- On June 11, 2018, the Council authorized an amendment to the CM/GC contract to purchase the “long lead” items.
- On July 9, 2018 Council awarded Amendment #3 to the CM/GC contract to Vitus Construction for the base Guaranteed Maximum price.
- On August 13, 2018, Council directed staff to include \$100,000 in additional General Fund transfer to the Facilities Fund for the project. The intent of this transfer was to fully fund the project, including the carpet in the collection area.

B. Analysis. In order to meet budget constraints, the current project authorized by the Council at the July 9th meeting does not include removing and replacing the carpet in the main “stack area” of the library. This is the section west of the entrance where the majority of the book collection is stored. As discussed at the August 13th meeting, staff is recommending the replacement of the carpet in the stack area.

C. Financial and/or Resource Considerations. As presented in the July 9th memo, the total project costs are estimated at \$1,923,552. The City is responsible for approximately \$775,214. To date the City has received financial commitments of approximately \$745,000. As part of the original scope and pricing, Vitus Construction provided PIVOT Architecture with an additive alternate cost to complete the carpet in the “collection” area of the Library. The additive alternate for carpet and installation is approximately \$67,000, excluding relocating books and stacks that would need to be done to accommodate the carpet replacement. As directed at the August 13th meeting, staff is including a transfer of \$100,000 (\$70,000 for carpet and related costs and \$30,000 to close the funding gap) in the supplemental budget proposal.

D. Timing Issues. The contractor will need to order additional carpet. In order to proceed in a timely manner and not impact the project schedule, staff will need authorization at the August 27th meeting.

COUNCIL OPTIONS

The Council has the following options:

1. Authorize a contract amendment to the Library Renovation CM/GC contract to include the additive alternate for carpet in the collection area; or
2. Request additional information; or
3. Not authorize the contract amendment and direct staff to not replace the existing carpet.

STAFF RECOMMENDATION

Staff recommends that Council authorize the contract amendment to replace the existing carpet.

SUGGESTED MOTION

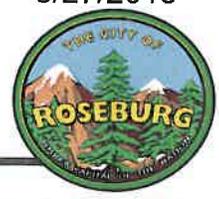
I move to authorize a contract amendment for \$66,907 to the Library Renovation CM/GC contract to include the replacement of carpet in the library stack area.

ATTACHMENTS

None

CJ
8/22/18

ROSEBURG CITY COUNCIL AGENDA ITEM SUMMARY



Marked Patrol Vehicle Purchase

Meeting Date: August 27, 2018
Department: Police
www.cityofroseburg.org

Agenda Section: Department Items
Staff Contact: Chief Gary Klopfenstein
Contact Telephone Number: 541.492.6760

ISSUE STATEMENT AND SUMMARY

Council will be considering the purchase of three new fully equipped police vehicles to replace older models as part of a standard and scheduled vehicle fleet rotation. The 2019 Ford utility vehicles will be procured from the State of Oregon state-bid pricing agreement.

BACKGROUND

A. Council Action History.

Council has approved the police department's process of purchasing marked police vehicles in past budget cycles.

B. Analysis.

The regular patrol fleet of eight vehicles is on a three year rotation, as past history and maintenance records have shown this to be the best time for replacement after 3 years of continuous 24/7 use. We have two additional police patrol vehicles that are used primarily by our School Resource Officers. We typically replace four patrol vehicles at a time, but in this rotation one of the four is a K9 vehicle, which has a delayed replacement cycle due to its low use. This year's rotation cycle will result in the three new marked police vehicles going into the regular patrol fleet, and the following vehicles being replaced:

- An aging 2001 Tahoe that is used by our evidence technician and others for utility purposes;
- A 2013 Police patrol sedan that is used primarily by our SROs;
- A 2013 Police patrol sedan that was primarily used by our SROs, but was re-designated this past year as a Volunteers In Police Service (VIPS) vehicle when their car broke down and wasn't repaired due to its age.

The Roseburg Police Department has used Lehr (formerly named Auto Additions) to up-fit police vehicles for the past several procurement rotations, and they have been designated as a sole-source provider for this service. Lehr's price to purchase and fully up-fit three new patrol utility vehicles are as follows: \$49,353.62, \$48,096.27 and \$45,396.35, for a total of \$142,846.24. The budgeted amount for three new police vehicles was \$140,000 based on anticipated pricing for these particular vehicles and up-fit. The purchase price for each new patrol vehicle is the same but up-fitting costs vary, as some equipment from the outgoing patrol vehicles will not be reusable. Additionally, there were unanticipated expenses due to the need to purchase an in-

8/27/2018

vehicle camera system for one of the patrol vehicles (\$1,718.85), and the need to purchase new radios for all three of the new patrol vehicles at \$2172.12 each; the radios we had been rotating from previous patrol vehicles are no longer supported by the manufacturer due to their age. These unanticipated expenses led to Lehrs' bid coming in higher than what was initially budgeted.

C. Financial and/or Resource Considerations.

The Police Department budgeted in FY 18-19 for a new Chief's sedan and a new patrol Motorcycle; however, due to low usage, the purchase of both vehicles has been pushed out one year. Council adopted the FY 18-19 budget allowing for the purchase of three police vehicles. Money is available in the equipment replacement fund to accomplish this purchase.

COUNCIL OPTIONS

Council may choose to approve or not to approve the bid.

STAFF RECOMMENDATION

Staff recommends that the City Council approve the purchase of three (3) 2019, fully equipped and up-fitted police utility vehicles from Lehr.

SUGGESTED MOTION

"I MOVE TO APPROVE THE BID AWARD OF THREE (3) 2019, FULLY EQUIPPED AND UP-FITTED POLICE UTILITY VEHICLES TO LEHR IN THE AMOUNT NOT TO EXCEED \$142,846.24."

CJL
8/22/18

INFORMATIONAL A
8/27/2018

ROSEBURG CITY COUNCIL AGENDA ITEM SUMMARY



ACTIVITY REPORT

Meeting Date: August 27, 2018
Department: City Manager
www.cityofroseburg.org

Agenda Section: City Manager Reports
Staff Contact: C. Lance Colley
Contact Telephone Number: 492-6866

ISSUE STATEMENT AND SUMMARY

At each meeting I will provide 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 27, 2018, meeting, I provide the following items:

- Department Head Meeting Agendas
- Tentative Future Council Agenda Items
- City Manager Weekly Messages



Agenda
Department Head Meeting
Public Safety Center Salmon Conference Room
August 14, 2018 - 10:00 a.m.

1. Review August 13, 2018 City Council Meeting Synopsis
2. Review August 27, 2018 City Council Meeting Agenda
3. Review Tentative Future Council Meeting Agendas
4. Documents/Grants Signing
5. Department Items
 - a. Highway 99 Project – Jurisdictional Transfer
 - b. UGMA Update



Agenda
Department Head Meeting
City Hall Third Floor Conference Room
August 20, 2018 - 10:00 a.m.

1. Review August 27, 2018 City Council Meeting Agenda
2. Review Tentative Future Council Meeting Agendas
3. Documents/Grants Signing
4. Department Items
 - a. UGB Swap

*Reminders:

City Blood Drive – Wednesday, August 22 from 11-5 at PSC

City Wellness Golf Scramble – Thursday, August 23 at 5:30 p.m.

TENTATIVE FUTURE COUNCIL AGENDA

Unscheduled

- Business Registration Background Checks Discussion
- RMC 5.04 Amendment - Water Rules and Regulations
- Umpqua Basin Urban Services Agreement
- Special Work Study – Visitor’s Center Contract/Tourism Promotion

September 10, 2018

Council Reports

- A. Implementation of Annual City Manager Performance Evaluation

Consent Agenda

- A. Minutes of August 27, 2018
- B. Cancel November 12, 2018 Meeting

Ordinance

- A. Ordinance No. _____ - Transient Occupancy Tax Amendment – RMC 9.16.010
- B. Ordinance No. _____ - Amending Airport Fees for Fire Agency Services

Department Items

- A. Downtown Roseburg Association Annual Report

Informational

- A. Activity Report

September 24, 2018

Possible Work Study – Urban Growth Boundary Swap (6:30 p.m.)

Consent Agenda

- A. Minutes of September 10, 2018

Resolutions

- A. Library Policy and Procedures
- B. Library Fees

Informational

- A. Activity Report

October 8, 2018

Consent Agenda

- A. Minutes of September 24, 2018

Informational

- A. Activity Report

October 22, 2018

Consent Agenda

- A. Minutes of October 8, 2018
- B. Cancel December 24, 2018 Meeting

Informational

- A. Activity Report – Municipal Court & Financial Quarterly Reports

November 26, 2018

Consent Agenda

- A. Minutes of October 22, 2018

Informational

- A. Activity Report

Executive Session

- A. Municipal Judge Evaluation

December 10, 2018

Consent Agenda

- A. Minutes of November 26, 2018

Informational

- A. Activity Report

Executive Session

- A. City Manager Annual Performance Evaluation

January 14, 2019

Mayor Reports

- A. State of the City Address
- B. Commission Chair Appointments
- C. Commission Appointments

Council Reports

- A. Election of Council President
- B. Planning Commission Appointments

Consent Agenda

- A. Minutes of December 10, 2018

Informational

- A. Activity Report

January 28, 2019

Consent Agenda

- A. Minutes of January 14, 2019

Department Items

- A. The Partnership Annual Report
- B. Municipal Court Quarterly Reports

Informational

- A. Activity Report
- B. Distribution of CAFR and PAFR

February 11, 2019

Special Presentation

- A. CAFR Review – Auditor Jeff Cooley
- B. Quarterly Report – Quarter Ended December 31, 2018
- C. 2019-2020 Budget Calendar

Consent Agenda

- A. Minutes of January 28, 2019

Informational

- A. Activity Report

Executive Session

- A. City Manager Quarterly Evaluation

February 25, 2019

Consent Agenda

- A. Minutes of February 11, 2019

Informational

- A. Activity Report

March 11, 2019

Consent Agenda

- A. Minutes of February 25, 2019

Informational

- A. Activity Report

March 25, 2019

Mayor Report

- A. Child Abuse Prevention Month Proclamation

Consent Agenda

- A. Minutes of March 11, 2019

Informational

- A. Activity Report

April 8, 2019

Mayor Report

- A. Volunteer Recognition Month Proclamation
- B. Arbor Day Proclamation

Consent Agenda

- A. Minutes of March 25, 2019
- B. Cancel May 27, 2019 Meeting
- C. 2019 OLCC License Renewal Endorsement

Informational

- A. Activity Report

April 22, 2019

Consent Agenda

- A. Minutes of April 8, 2019

Informational

- A. Activity Report
- B. Finance and Municipal Court Quarterly Reports

May 13, 2019

Consent Agenda

- A. Minutes of April 22, 2019
- B. Annual Fee Adjustments
 - Resolution No. 2019-__ - General Fees
 - Resolution No. 2019-__ - Water Related Fees

Informational

- A. Activity Report

June 10, 2019

Mayor Reports

- A. Camp Millennium Week Proclamation

Consent Agenda

- A. Minutes of May 13, 2019

Public Hearing

- A. 2019-2020 Budget Adoption – Resolution No. 2019- ____

Informational

- A. Activity Report

June 24, 2018

Consent Agenda

- A. Minutes of June 10, 2019

Informational

- A. Activity Report

July 8, 2019

Consent Agenda

- A. Minutes of June 24, 2019

Informational

- A. Activity Report

July 22, 2019

Consent Agenda

- A. Minutes of July 8, 2019

Department Items

- A. Municipal Court Update

Informational

- A. Activity Report
- B. Financial Quarterly Report

August 12, 2019

Consent Agenda

- A. Minutes of July 22, 2019

Informational

- A. Activity Report

Executive Session

- A. City Manager Quarterly Evaluation

August 26, 2019

Consent Agenda

- A. Minutes of August 12, 2019

Informational

- A. Activity Report

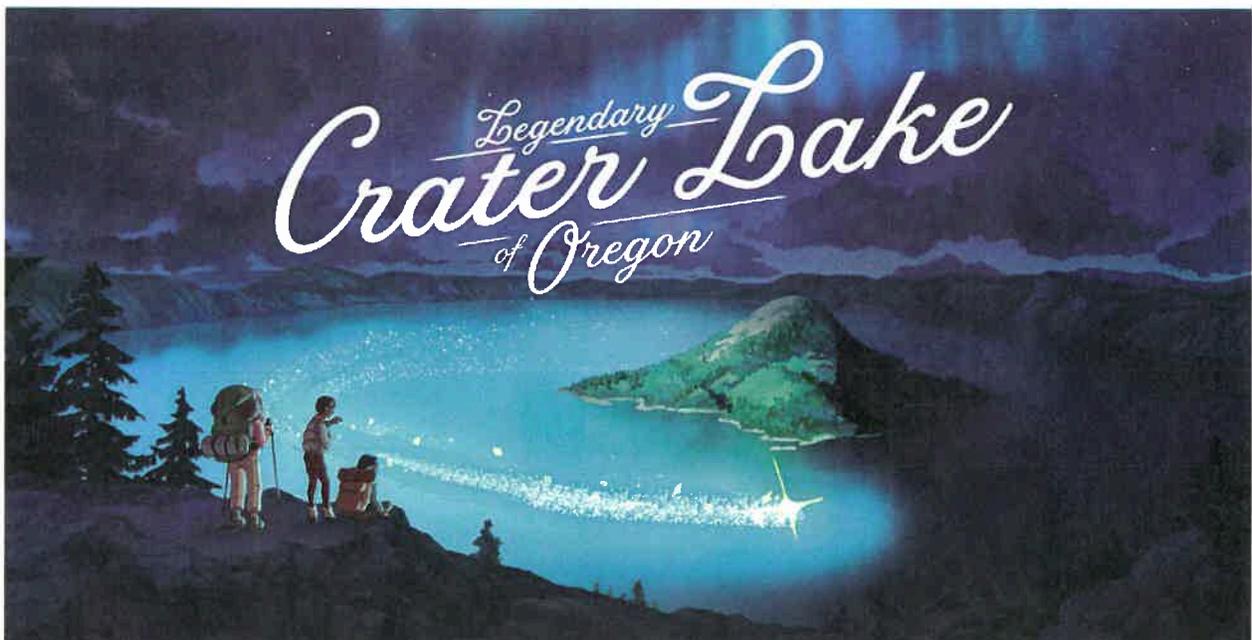
Friday August 10, 2018

Good Friday afternoon everyone! Wow did this week fly by. I hope you all had an opportunity to visit the Douglas County Fair this week. I did my nostalgia tour with the Nitty Gritty Dirt Band and Pat Benatar. I saw the Dirt Band over 25 years ago at the fair with my daughter. They have been around for 52 years now and I think I still have some early vinyl from their first or second album. I guess I am getting old.



I was recently approached by Travel Oregon to determine if Roseburg had a building that could accommodate a mural that would complement their new travel video, Oregon Slightly Exaggerated. The video can be seen at the YouTube link below. We reviewed a couple of possible placements for a potential Crater Lake mural, and determined the Library as the best location, especially since the building is at the beginning of Highway 138E leading to the north entrance of Crater Lake. We sent this information to the Library Commission and they are pretty excited. I would like to move forward with this as part of our tourism efforts as well as beautifying the building. This is the first part of a long term plan by Travel Oregon to engage with communities around major travel themes. 100% of the cost of the mural will be paid by Travel Oregon, and they hope to engage with the local art community in the future to further continue this type of work. Please let me know if you have any concerns about moving forward with this opportunity.

“Travel Oregon would like permission to create a mural in Roseburg as part of their “Oregon, slightly exaggerated” campaign. The mural will feature a still frame from the “Oregon, slightly exaggerated” video. You can see it here. <https://youtu.be/XXRBLyQQ78A>. The still we would like to feature is below.



The mural would stay up for at least 1 year and would be approximately 20 feet in width by 12 ft. in height. We would like to commence work on the mural and send an artist to Roseburg this month.”

Staff met with developer representatives of the Hampton Inn who also own properties north and south of the development. The former Windmill Inn is being demolished this week and prepared for future development. Community Development and Public Works staff will meet again soon with the developers and representatives from ODOT to evaluate and refine the traffic and transportation impacts of further development in the area. ODOT is currently in a planning process relating to I-5 from around the Winchester interchange south to exit 119 and after completion, will restart the IAMP process for exits 124 and 125. In the interim, the City, ODOT and developers will continue to try to mitigate impacts on the freeway and local transportation systems.

Following is a press release from NeighborWorks Umpqua (NWU) relating to a very exciting housing development on Douglas Avenue. In 2015, Rose and Robert Rothstein donated property to NWU for veterans housing. After a couple years of very hard work on NWU's part, and with local support and now significant financial support from Oregon Housing, it looks like this significant development will begin soon. Much of the pre-development work has been completed and NWU will begin the actual development work soon. This multi-family housing project is located in the heart of our new Urban Renewal Plan area and we will be working at a staff level to identify potential UR incentives that may allow NWU to enhance their development.

PRESS RELEASE:

Contact:
Brian Shelton-Kelley
NeighborWorks Umpqua
(541) 673-4909
bskelley@nwumpqua.org

NeighborWorks Umpqua's Deer Creek Village brings new rental housing to Roseburg

Thanks to a generous donation and a recently approved funding package, veterans and others in Douglas County will have another place to call home

Roseburg, OR (August 3, 2018) – NeighborWorks Umpqua's newest multifamily rental housing development, Deer Creek Village, has been selected for funding by Oregon Housing and Community Services! Deer Creek Village will bring new rental housing options to Roseburg, helping to address the housing crisis. Deer Creek Village will provide housing for veterans, those who experience a disability, and those with low incomes that cannot afford housing elsewhere. The 68 unit project will be developed at a site on Douglas Avenue east of the Eastwood Park. The site was generously donated to NeighborWorks Umpqua by Rose and Robert Rothstein in 2015. Deer Creek Village will be the first significant multifamily project to be built in Roseburg since NeighborWorks Umpqua's previous veteran housing project, Eagle Landing, in 2013.

Oregon Housing and Community Services awarded the project a package of funding via a competitive statewide application process. The funding includes grants and tax credits that will be used to finance the construction of the project. Construction will begin in 2019. Deer Creek Village is one of 13 projects selected for funding.

Deer Creek Village will create housing that is safe, healthy, and affordable for residents of Roseburg and Douglas County that have trouble securing and retaining housing in the conventional market, due to income and/or work history, disability, age, veteran status, or experiences with housing instability, homelessness, or incarceration. The project will have a preference for veterans, especially low-income veterans with special needs, but will not serve veterans exclusively.

“Deer Creek Village is one of our most ambitious developments,” explains Director of Acquisitions and Development, Brian Shelton-Kelley. “With a design centered on community connection and enrichment, we are excited to bring more housing to market in Douglas County with this new development. This project will help our community meet the housing needs of residents and is a \$17,000,000 dollar investment into the community. We want to extend special thanks to our land donor, Rose and Robert Rothstein, whose gracious donation ensured the success of this project.”

With its mix of studio, one-bedroom, and two-bedroom units, Deer Creek Village will cater to individuals and small families making less than 60% of the Area Median Income. As nearly 30% of Roseburg residents are severely rent burdened, affordable housing is acutely needed. Deer Creek Village is informed by the principles of inclusionary housing, seeking to provide affordable housing to a wide range of people of diverse ages, backgrounds, and abilities. Construction on Deer Creek will begin in 2019, with completion anticipated in 2020.

About NeighborWorks Umpqua

NeighborWorks Umpqua is a rural-focused housing and community development non-profit committed to promoting opportunity for all through quality housing, community development, property management, financial services, education, and advocacy in order to attain economic, social and environmental sustainability and equity. Started in 1991, NeighborWorks Umpqua provides over 600 units of housing, economic development opportunities, home rehabilitation services, and direct services focused on home ownership and personal finances. For more information, visit www.nwumpqua.org or call 541-673-4909.

We hope to have some additional good news on the housing front to share in the next few weeks. Have a great weekend everyone. See you all Monday night!

Friday August 17, 2018

Good Friday afternoon everyone! Thank you all for your attendance at last Monday's Council meeting. Staff has notified the representative for the Walnut Street property that Council approved releasing our interest so they can move forward with the sale. Amy and staff are working on the permits and applications to move the vehicle for hire process along and Public Works staff are moving forward with the change order and contract amendments that Council approved.

On Wednesday a local group met with Governor Brown and her staff on the impacts of the local CCO and the new medical facility soon to open out on NE Stephens. Information was shared during a portion of the meeting on what is currently being done to serve our community and what will be enhanced in the near future. After that initial meeting, our local allied health group that has been participating in the interim task force on rural health education had an opportunity to weigh in on rural Oregon's need for additional health care professionals and the "grow your own" model that we have been working on for the last few years. The concept appears to have universal support, but funding and an educational partner are still hurdles to overcome. We continue to work on the issue from many fronts. I would like to add special thanks to Kelly Morgan from CHI Mercy for adding the work group discussion to the Governor's agenda. This is very important work and we hope to have a report to the Governor and the Legislature in September.

Wednesday afternoon the HRRC, chaired by Councilor Zielinski, met to discuss the addition of a garage to the historic Howell-Kohlhagen House, now the Hokanson Guest House. The proposed addition, which will be located on the footprint of the original garage, was discussed and approved in accordance with the RMC and our historic review standards. Thursday the Airport Commission, chaired by Councilor Fisher-Fowler met to discuss a couple of items. The Commission ultimately moved to recommend that City Council authorize the submission of an FAA grant, and to consider amending the RMC to allow charging governmental entities for firefighting operations when there is an impact on the airport/airfield. The Airport Commission recommendations will be on a Council agenda in the near future.

You have likely noticed that the grind inlay portion of our annual pavement management program is now underway. The contractor has recently completed the work just south of Valley View Drive that was not completed during the project last year, as well as a portion of Valley View from Stewart Parkway to Keasey Street. Paving on Garden Valley between Fairmont and Stephens begins Sunday night (the 19th) and will continue through the night of Monday August 27th. Work hours are 7:00 p.m. to 7:00 a.m. during that stretch and lane closures will occur. Currently, there is signage in place indicating the project timeline. We know that major construction on our arterials is inconvenient, but the driving surface will be significantly improved.

At the invitation of the Partnership, Stuart Cowie and I met with Leland Consulting group representatives and a potential developer who is currently working in three other rural locations on multi-family housing and boutique hotel developments. The conversation was interesting and the developer provided us with information on how the decision process applies to various areas of the state. All of the developments that he has worked on involved some form of public/private partnership. We asked the developer and the Leland folks to get back with us with information that we could evaluate to determine if the City and other local entities might be able to help a project move forward.

The Library and Fire Station projects are now in full swing. Vitus Construction is the contractor on all three projects and Pivot Architecture is the Architect on each project. Our Public Works staff are working closely with both the contractor and architects to see the projects through. Much of the work will be complete in the next couple months. Fire operations are being conducted from a location in Stewart Park and on Valley View Drive at this time. I am sure folks will be looking forward to moving back into their respective stations.

Fire Station 3



Fire Station 2



Library



We still anticipate at least a soft opening to the Library during October. We will put together a timeline for soft opening and then a grand opening once the ESD portion of the building is complete.

It appears to be pretty smoke free today! Enjoy your weekend everyone.