

Urban Growth Boundary (UGB) Swap

- Please sign-in and provide your contact information.

UGB 101

- ***What is the purpose of the UGB?***

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

The City of Roseburg's UGB was adopted in 1983.



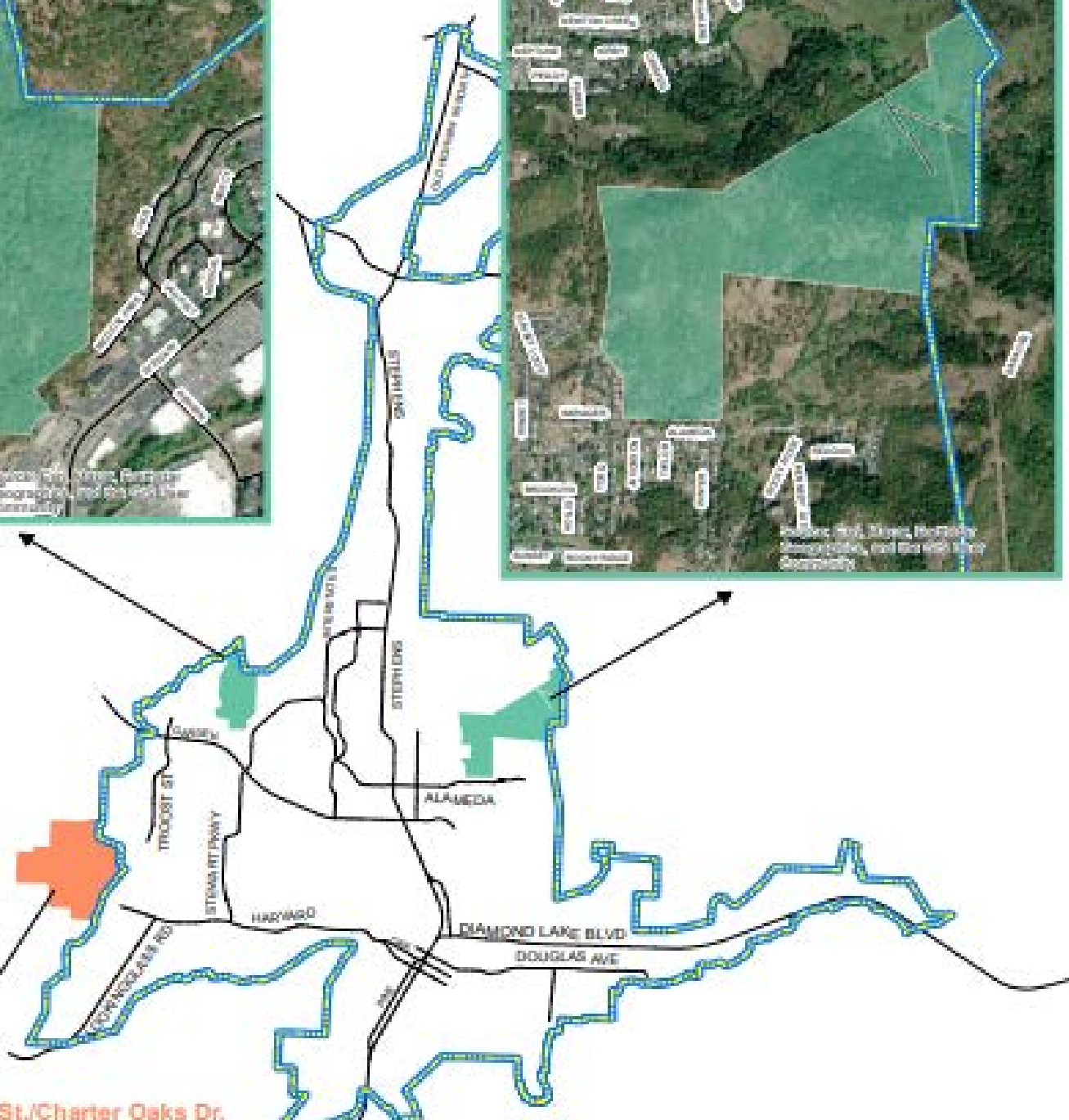


Project Overview

Withdrawn Area - Atkinson Property



Withdrawn Area - Serafin Property



Expansion Area Troost St./Charter Oaks Dr.

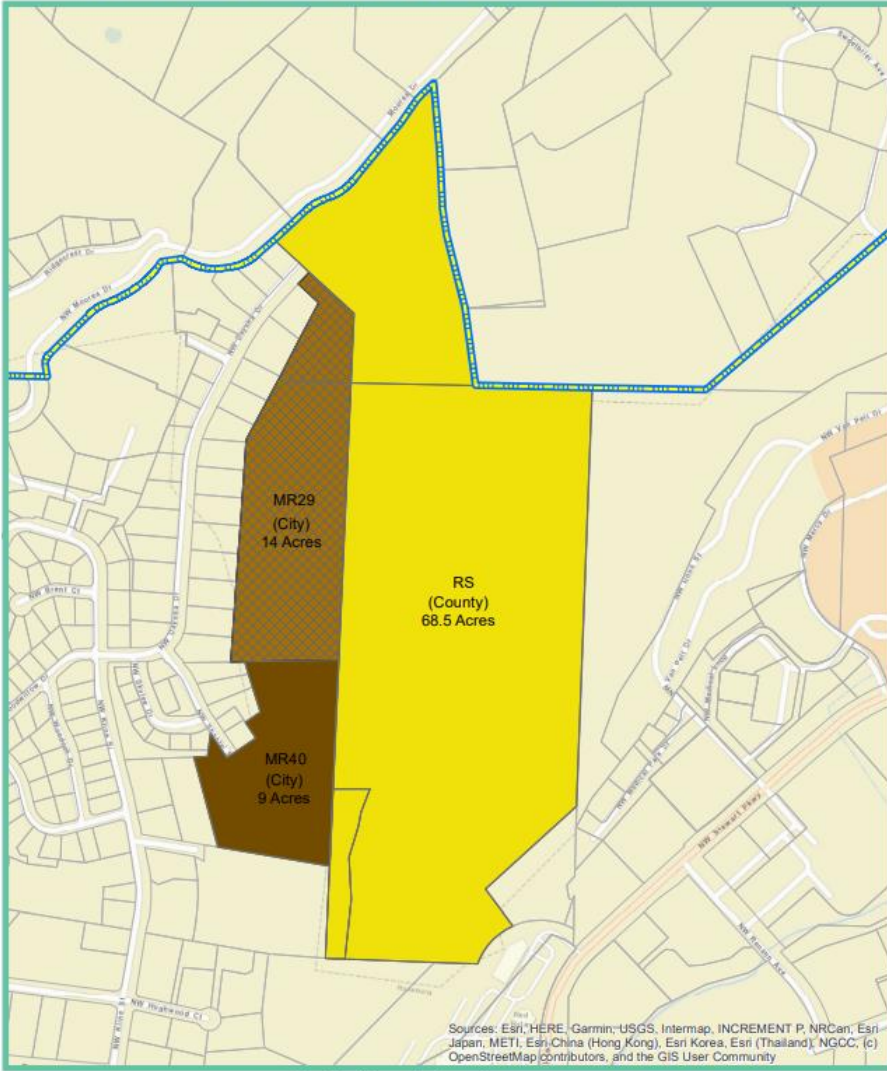


Urban Growth Boundary

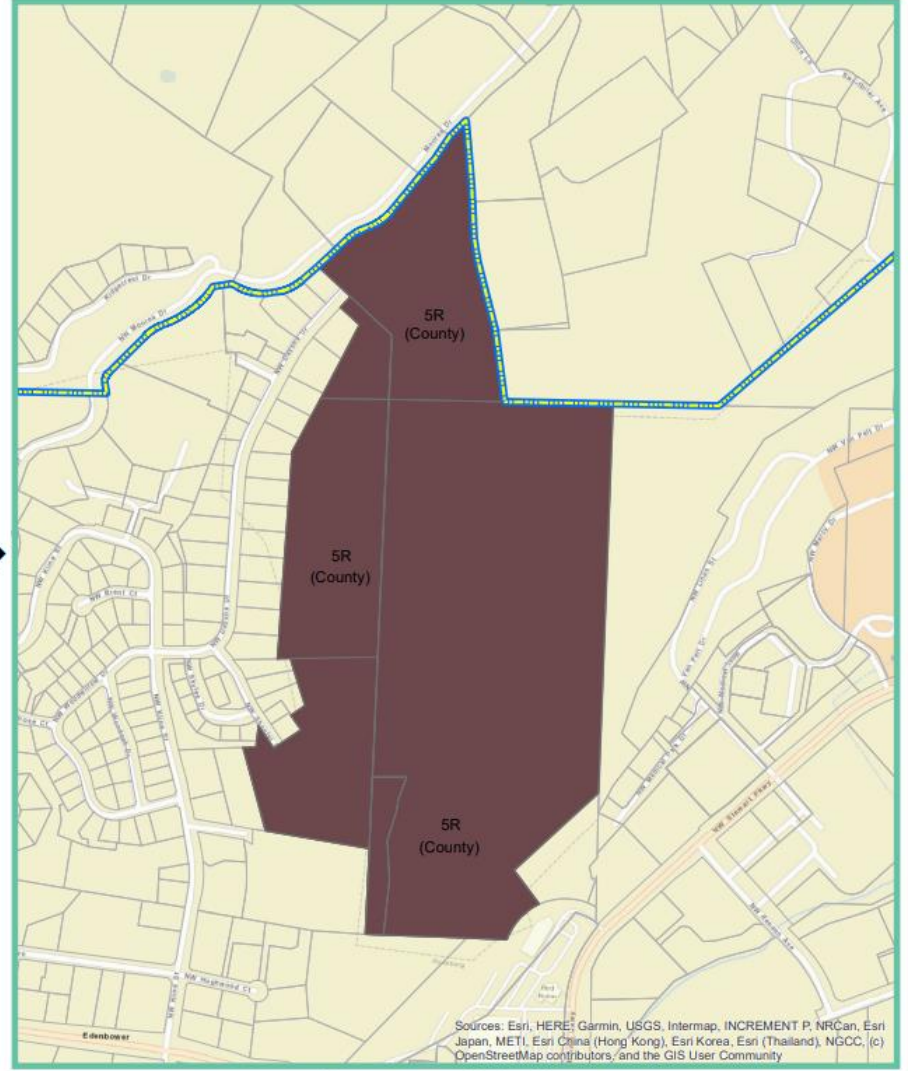


Map prepared by the City of Roseburg, Oregon, Planning Department, based on data provided by the Oregon Department of Transportation, Oregon Statewide Planning and Research, and other sources. The City of Roseburg is not responsible for any errors or omissions in this map. The City of Roseburg is not liable for any damages or losses resulting from the use of this map.

Atkinson Current/Proposed Zoning



Existing Zoning



Proposed Zoning



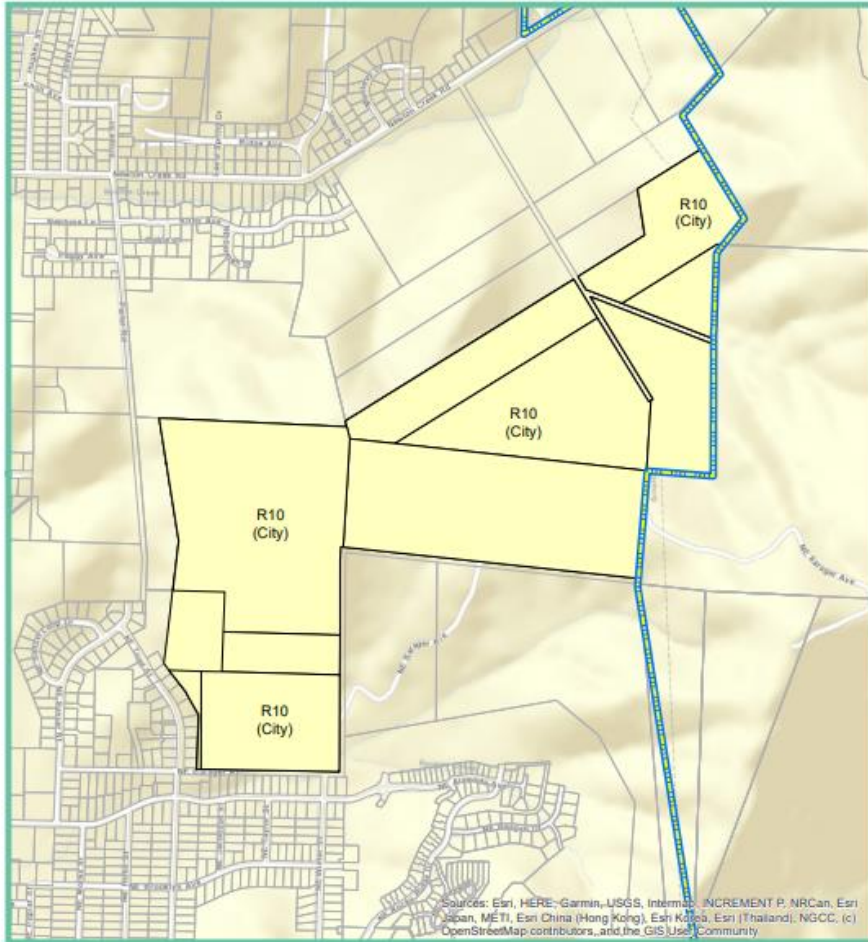
Serafin Zoning Map



Existing Urban Growth Boundary



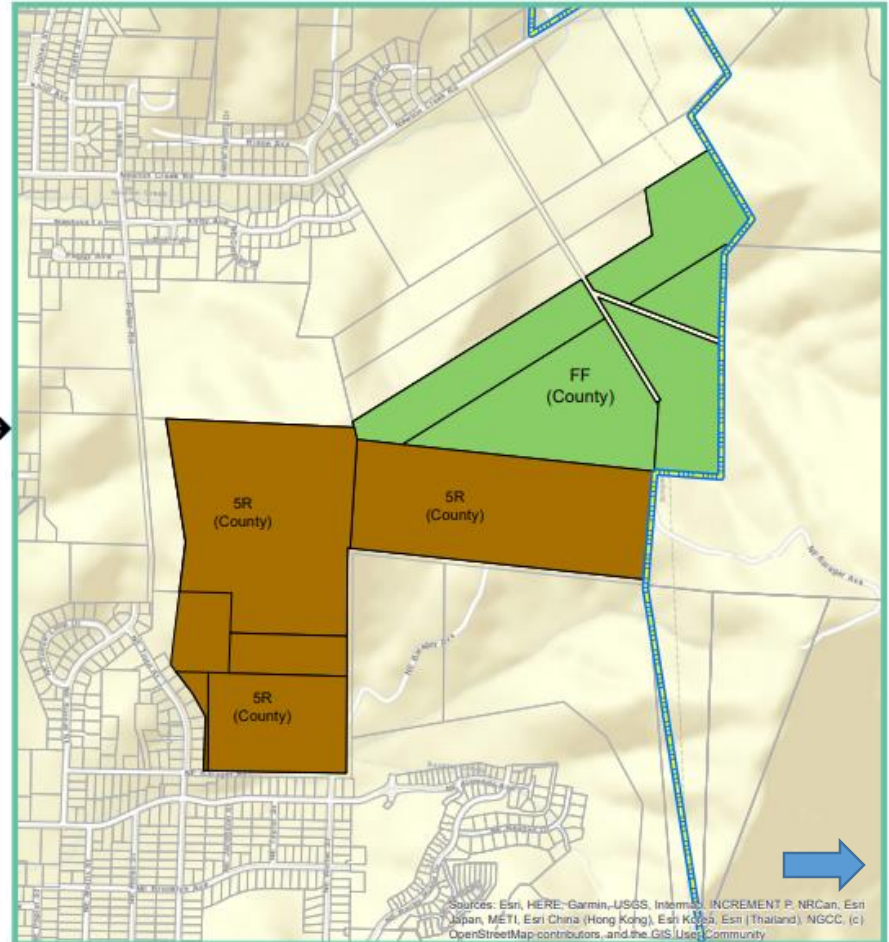
Existing Zoning



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Proposed Zoning

Rural Residential (5R) - 114 Acres
Farm Forest (FF) - 79 Acres



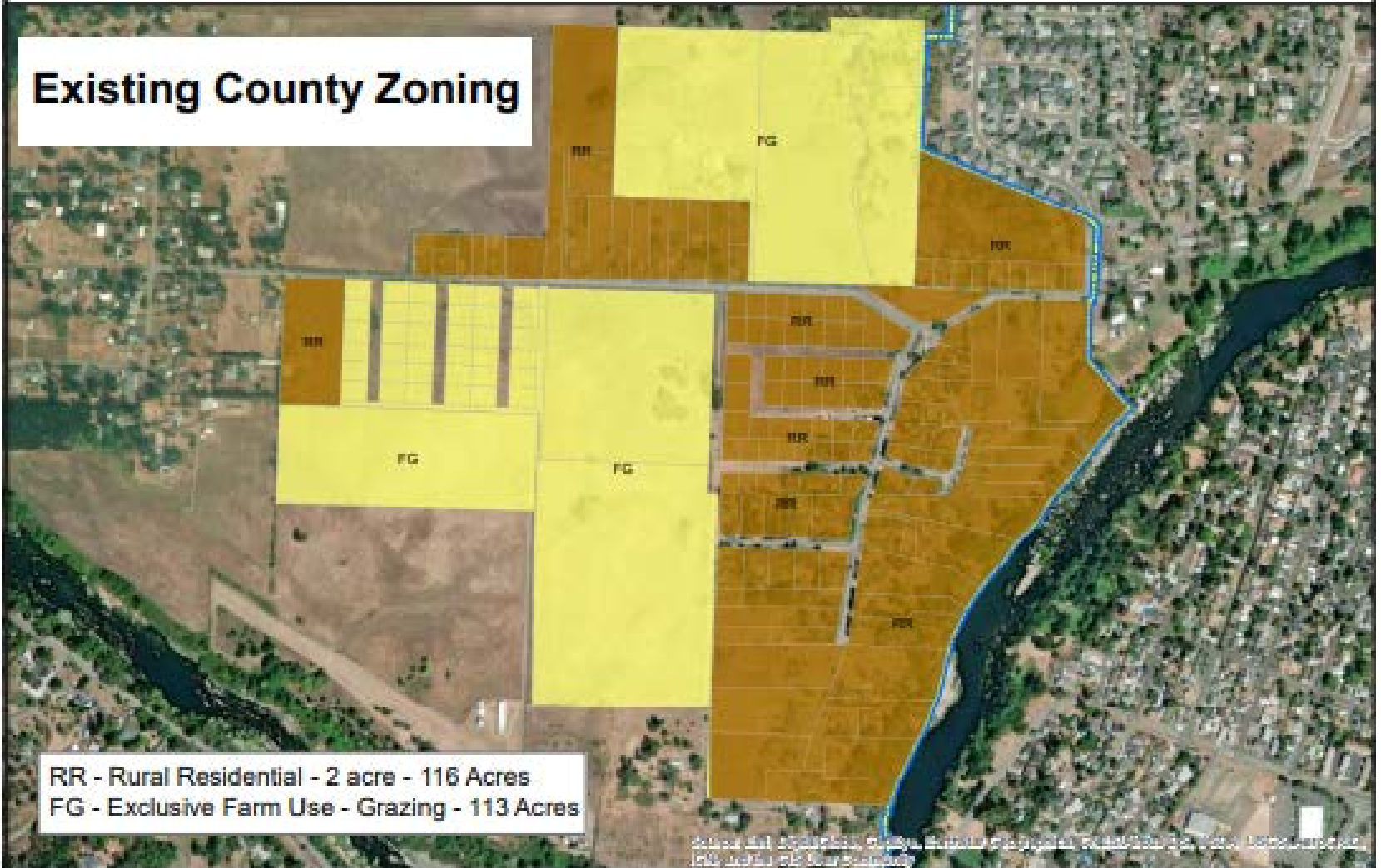
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City of Roseburg
Urban Growth
Boundary Exchange

Exchange Area:
Existing and Proposed Zoning

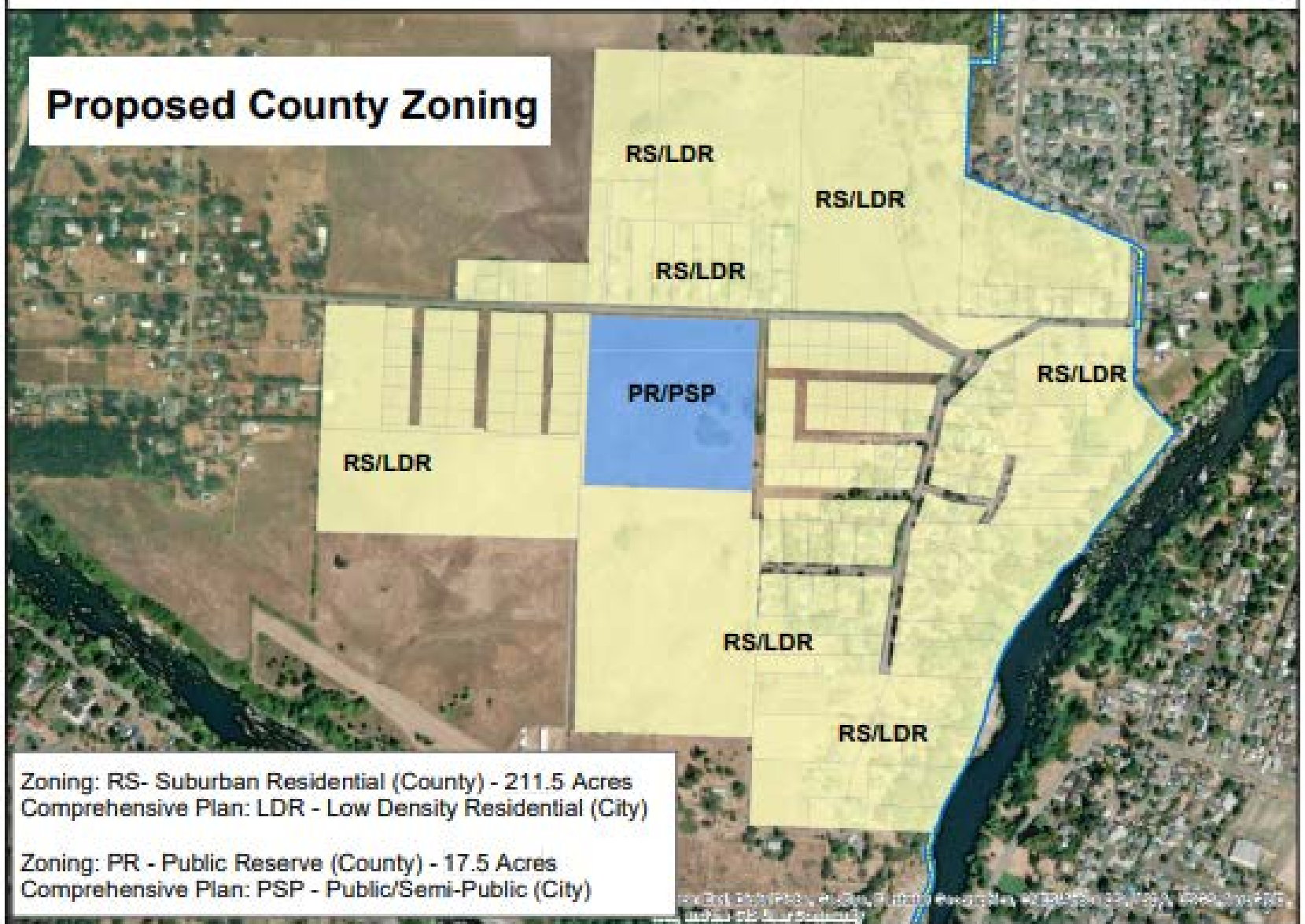
Existing County Zoning



RR - Rural Residential - 2 acre - 116 Acres
FG - Exclusive Farm Use - Grazing - 113 Acres

Source: City of Roseburg, Oregon, Planning Department, 2019. Data provided by Roseburg, Oregon, Planning Department.

Proposed County Zoning



Zoning: RS- Suburban Residential (County) - 211.5 Acres
Comprehensive Plan: LDR - Low Density Residential (City)

Zoning: PR - Public Reserve (County) - 17.5 Acres
Comprehensive Plan: PSP - Public/Semi-Public (City)

Source: City of Roseburg, Oregon, Planning Department, 2019. Data provided by Roseburg, Oregon, Planning Department.

Why Charter Oaks?

An area identified for urban expansion for the last 40 years and longer.

- 1947-1966 – Six subdivisions platted in the Charter Oaks area.
- 1963 – School District obtains 17.5 acres of property for future school.
- 1977 - City purchases Oregon Water Corporation and converts it to a public utility.
- 1983 - Preliminary maps of UGB identify Charter Oaks inside the boundary, but the area was pulled prior to official adoption.
- 1989 – City Planning Commission recommends 500 acres in the Charter Oaks area be added to UGB. No final action is taken.
- 1994 – County/City Urban Growth Management Agreement (UGMA) is created and identifies Charter Oaks as an for future urbanization.
- 1996 – 39 property owners request 219 acres of their property be added to the UGB. Request is withdrawn as the Planning Commission is concerned the boundary is to irregular.
- 2006 – Buildable Lands Inventory is conducted and spurs a UGB Expansion Study.
- 2008 – UGB Expansion Study is conducted, but is never finalized as the population growth did not justify the expansion under statute.



Lay the ground work
for an application...

RESOLUTION NO. 2020-01

A RESOLUTION ADOPTING THE GOALS AND ACTION ITEMS FOR THE CITY OF ROSEBURG FOR 2020-2022.

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

WHEREAS, action items provide guidance to Staff in addressing the Council goals; and

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

WHEREAS, the Roseburg City Council wants to provide leadership and direction for Staff for the next three calendar years.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROSEBURG that the following goals and action items are hereby adopted. This Resolution shall become effective immediately upon its adoption.

1. Develop and implement policies to enhance housing opportunities

- Prioritize recommendations from the Housing Needs Analysis
- Implement House Bill HB 2001 provisions
- Pursue Urban Growth Boundary Swap
- Continue Urban Renewal Multi-Family Housing Incentives



City of Roseburg

Housing Needs Analysis

June 2019

Prepared for:

City of Roseburg

FINAL REPORT

ECONorthwest
ECONOMICS • FINANCE • PLANNING

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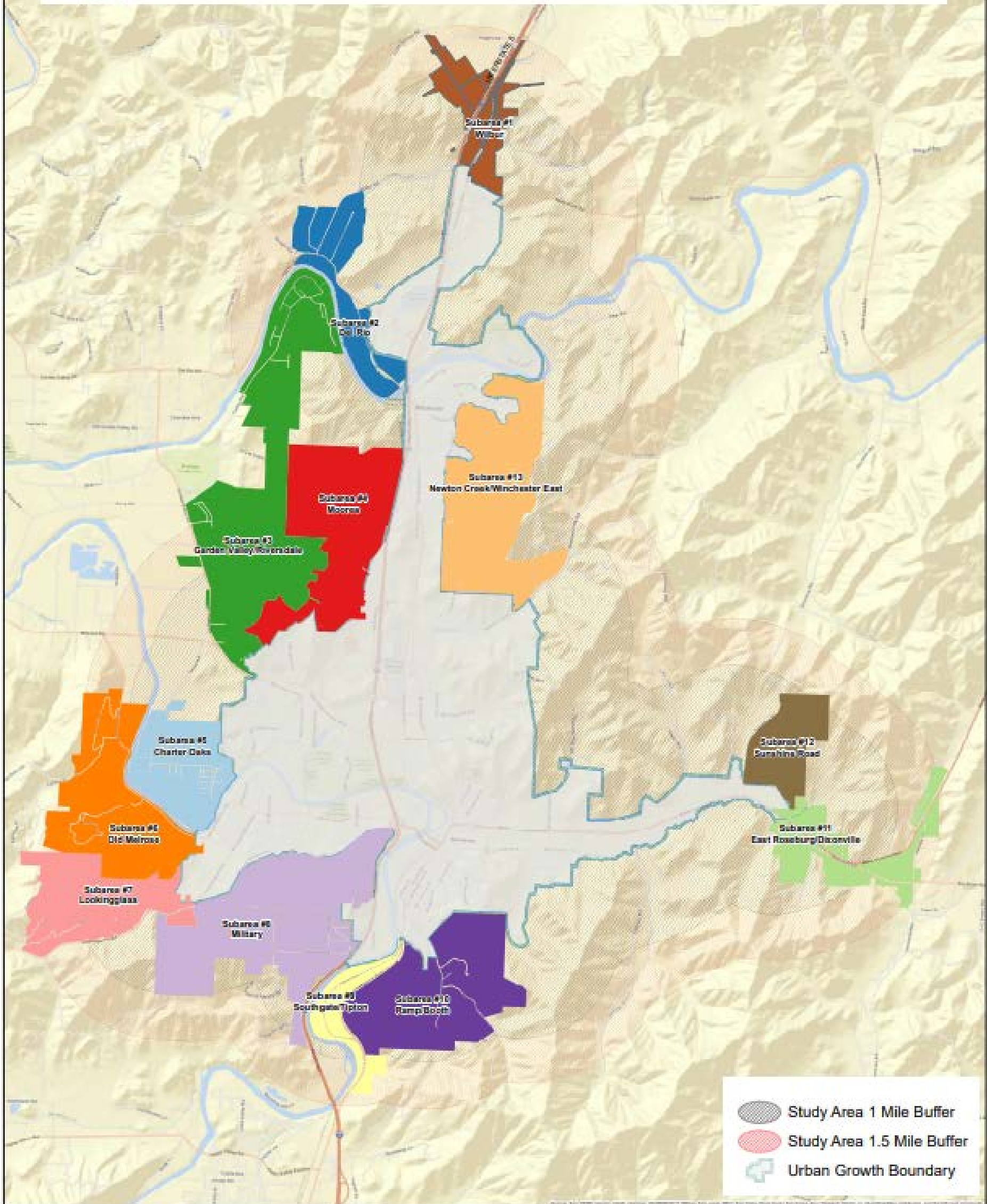
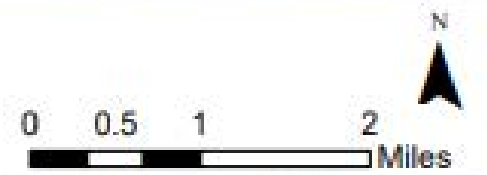
Code Criteria ...

- Oregon Administrative Rule
- Oregon Statewide Planning Goals
- Roseburg Urban Area Comprehensive Plan
- Roseburg Municipal Code
- Douglas County Comprehensive Plan
- Douglas County Land Use Development Ordinance



**City of Roseburg
Urban Growth
Boundary Exchange**

**Preliminary Study
Area: Subareas**

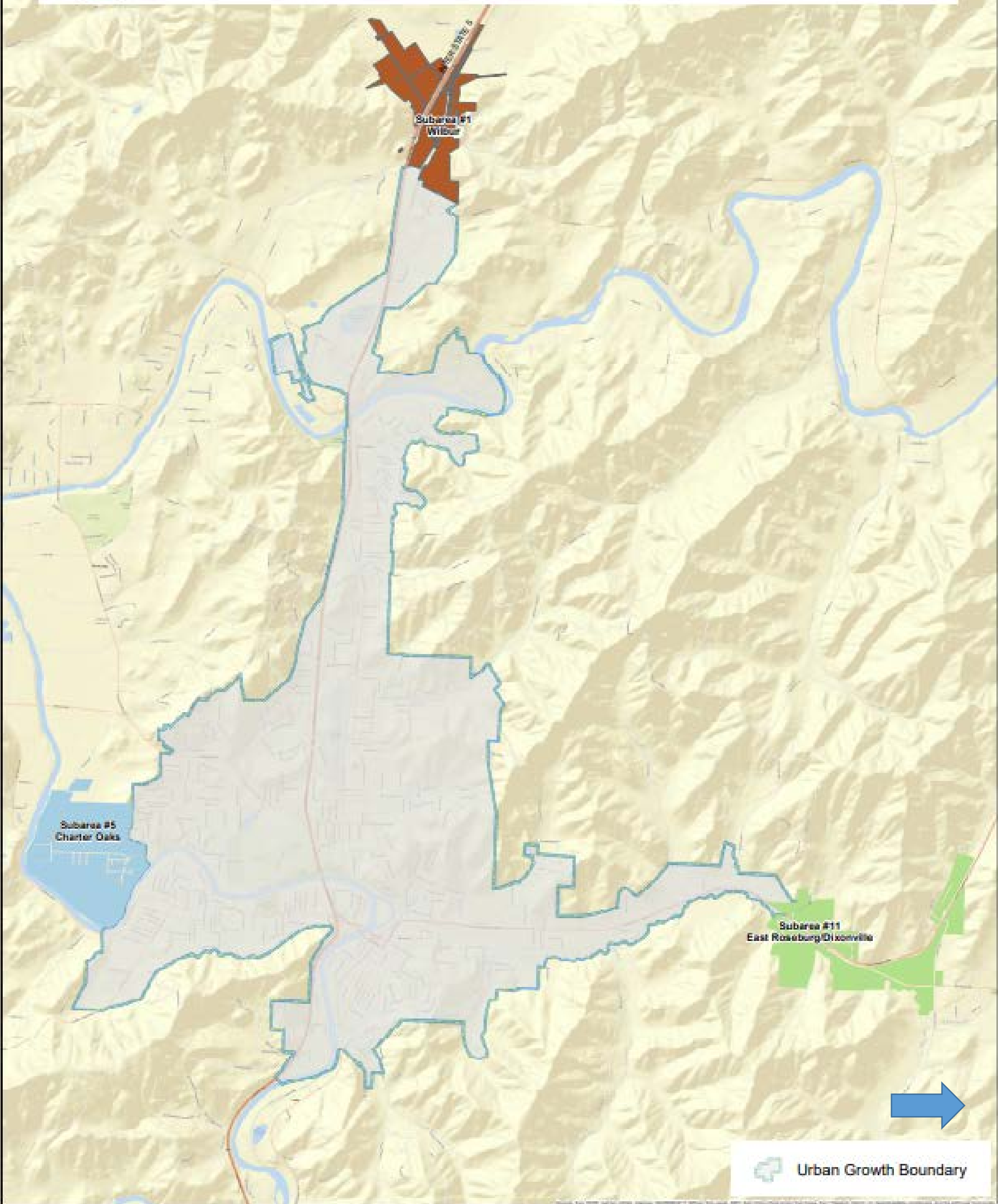


- Study Area 1 Mile Buffer
- Study Area 1.5 Mile Buffer
- Urban Growth Boundary



**City of Roseburg
Urban Growth
Boundary Exchange**

**Study Area:
Final Subareas**



 Urban Growth Boundary

6. FINAL SELECTION OF UGB EXCHANGE AREA

In order to select a final Exchange Area for inclusion in the UGB, the subareas were ranked from best potential site (1), to worst potential site (3), for the priority lands criteria in OAR 660-024-0067(2) and for each of the Goal 14 Boundary Location factors. The subarea with the lowest total score is determined to be the preferred area for the exchange.

Table 20, Final Ranking of Study Area Subareas

Subarea	Criteria Ranking					Total
	660-024-0067 Prioritization Analysis	Location Factor #1: Development Efficiency	Location Factor #2: Public Facilities & Services	Location Factor #3: ESEE	Location Factor #4: Compatibility	
Wilbur	2	3	3	2	2	12
Charter Oaks	3	1	1	1	1	7
Roseburg East/ Dixonville	1	2	2	3	3	11

The Charter Oaks subarea has the combined lowest score for the Prioritization Analysis and the Goal 14 Evaluation, therefore it has been selected as the Exchange Area for this proposal. Further analysis in this proposal will include reducing the subarea in size to best meet the requirements of the exchange.

Table 27, Total Potential Dwelling Units Exchanged in UGB Swap

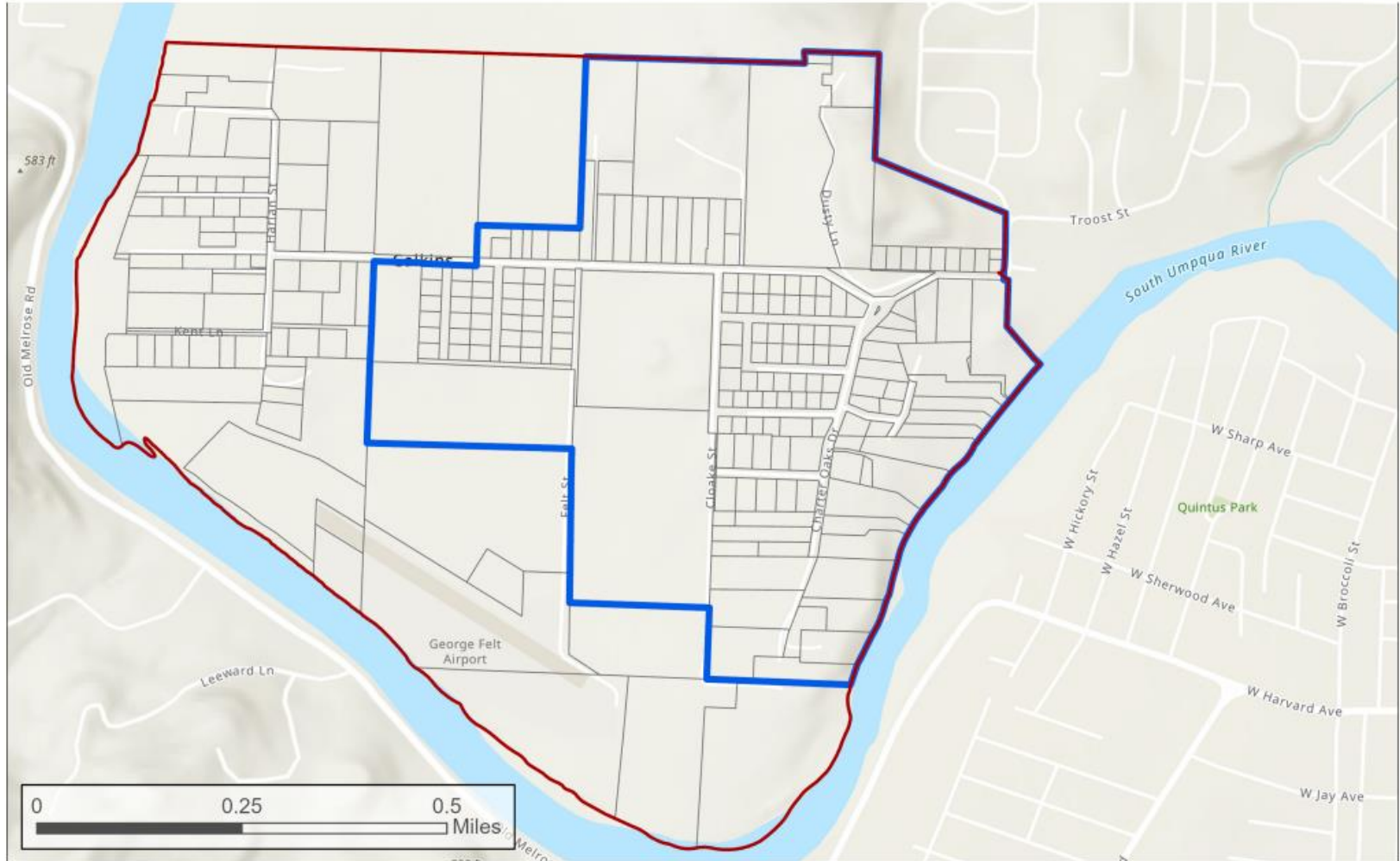
<u>Density Exchange</u>	# of D.U.'s
Atkinson Site	212
Serafin Site	461
Total D.U.'s Removed	673
Charter Oaks Exchange Area	673
Total D.U.'s Added	673
Net Dwelling Units	+0
<i>**D.U.'s = Dwelling Units</i>	

Roseburg 2019 HNA forecasts a demand of approximately 1,875 new single family detached and single family attached units between 2019-2039. Assuming that all or a portion of the Exchange Area develops over the course of the next twenty years, the available density makes up only about 36% of the forecasted demand.



City of Roseburg
Urban Growth
Boundary Exchange

Final Exchange Area Proposed





- Subarea
- Parcel_05_2022
- Proposed Exchange Boundary

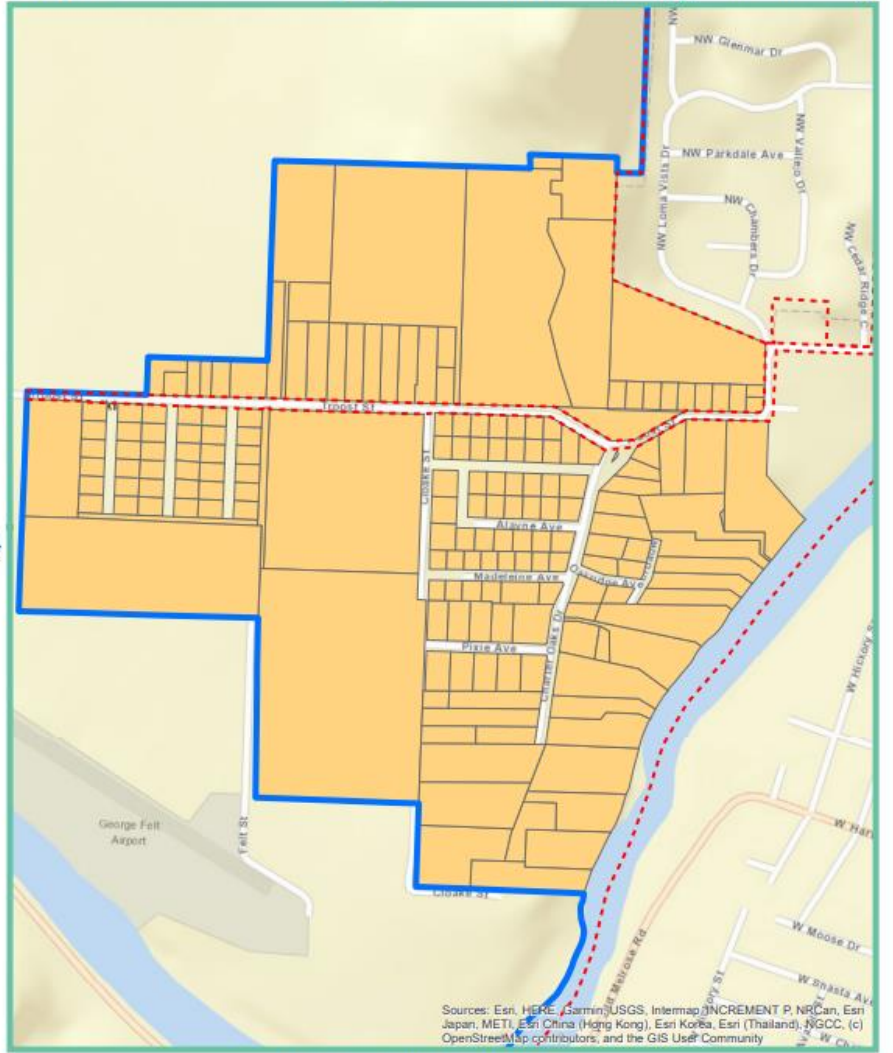
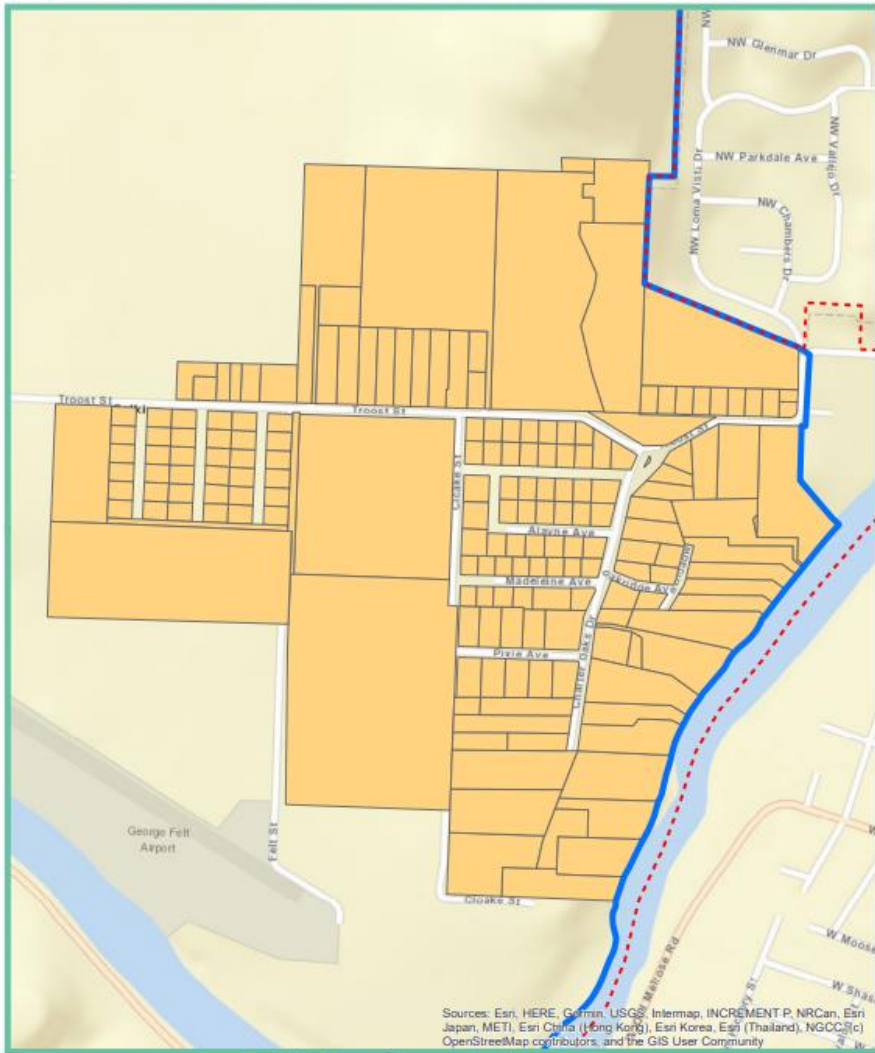


Resulting Procedures...

- UGB Amendment
- De-Annexation & Annexation
- Comprehensive Plan Map Amendment & Zone Change Procedure
- Roseburg & Douglas County UGMA Amendment

Expansion Area Current/Proposed UGB & City Limit Boundaries

 Urban Growth Boundary  City Limits



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

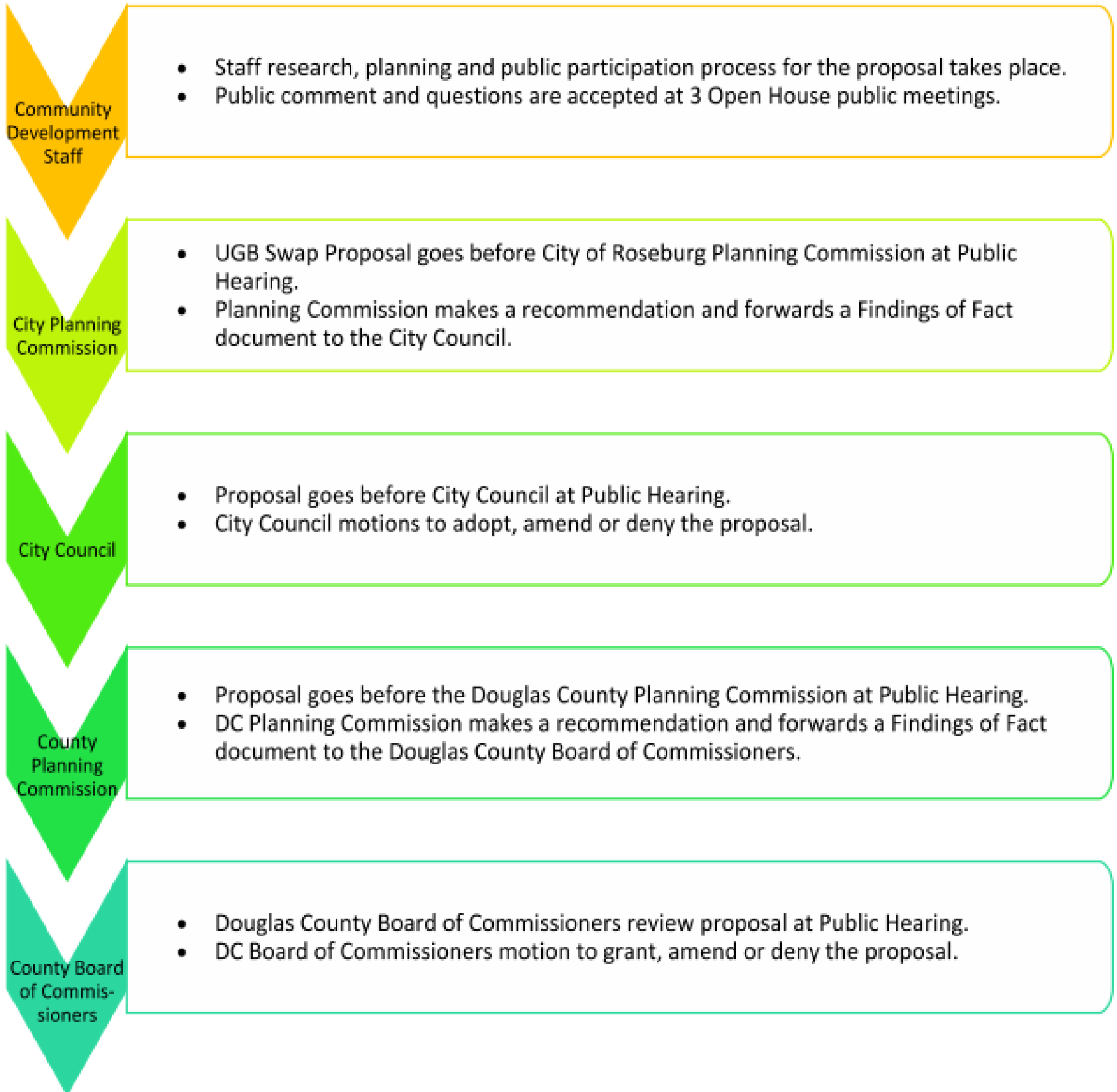
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Existing Boundaries


Proposed Boundaries



Exhibit 1, Legislative Review Process Flowchart



Notice...

 **CITY OF ROSEBURG**
URBAN GROWTH BOUNDARY SWAP PROJECT

What's the UGB swap?

The City of Roseburg is proposing to swap residential land with significant development constraints inside the Urban Growth Boundary (UGB) with land immediately outside the UGB that is much easier to develop. Simply put, the City is proposing to swap undeveloped residential land with severe slopes for flat residential land. The process of a UGB swap is officially referred to in statute as a UGB exchange. The UGB line will move in such a manner as to create no net increase in the number of possible dwelling units currently allowed in the UGB as compared to the new boundaries proposed.

The purpose of the swap is to help facilitate residential growth by providing more easily developed land. The project proposes removal of approximately 290 acres of land (see map; shown in red) from the UGB. This land is impractical to develop at urban densities. Removal of this property will allow for limited development opportunities under rural land use laws within the jurisdiction of Douglas County. In turn, the project proposes incorporation of approximately 220 acres of land (see map; shown in blue) into the Charter Oaks area. This land has been identified as a more suitable location for urban development within the City. The proposed UGB swap will only move the UGB line. Further annexation of property into the city limits will need to occur and should be anticipated as private development and public utility upgrades within the area are proposed.

Swapping lands with constrained development opportunities for land that can accommodate more efficient and logical urban development is an important tool the City can use to address our current housing situation. Recent housing documents used to guide ways in which the City may better facilitate housing growth identify the UGB swap as a primary way in which the City may create housing development opportunities.

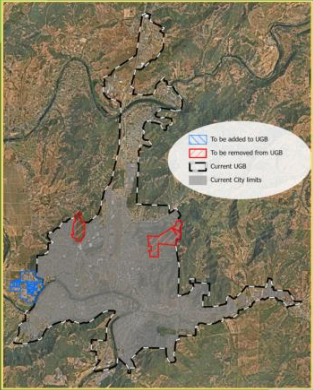
Urban Growth Boundary Swap Areas to be Affected

What's an Urban Growth Boundary for anyway?

Every City in Oregon has a UGB. These are boundaries drawn on planning maps to help designate where a city expects to grow.

Under Oregon law, all cities must create and maintain a UGB identifying where city growth may occur within the next 20 years. In order for a city to annex new area into the city limits, that area must first be included within the UGB. A UGB is primarily intended to provide land for identified urban development needs and separate urban and urbanizable land from rural land. Local governments, including cities and counties, rely on UGBs to guide land use and zoning decisions and to plan for the orderly provision of public facilities and services as development occurs.

Properties inside the UGB are able to be served by urban services, while those outside the UGB have limited access.



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