Urban Growth Boundary (UGB) Swap
Current Housing Situation
10 years after the housing collapse during the Great Recession, a new and different housing crisis has emerged.

2008 ...
People were losing their homes as home values crashed and homeowners went underwater.

Today ...
Home values have rebounded, but people are often priced out of the market.
Housing shortage a complicated issue in Douglas County

Douglass County and the Housing Crisis

Housing Rural Oregon: A crisis beyond Portland's boundaries

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

A new housing crisis emerging?
RESOLUTION NO. 2017-09

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

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

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

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

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

1. Develop and Implement transportation funding policies to meet identified community needs.

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

3. Take a proactive role in community economic development and revitalization.

4. Develop programs and policies to enhance community livability and public safety.

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

Sheila R. Cox, City Recorder

2. Support and adopt policy development and implementation to enhance housing and community development.
• What is the purpose of the UGB?

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

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

• Shortly after adoption of the UGB the Urban Growth Management Agreement (UGMA) was created between the City and Douglas County in order to guide development for areas outside the City limits but inside the UGB. 1994 marks the latest update to this agreement.
Current Development Patterns

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

Serafin – 190 Acres
Atkinson – 90 acres

Geneva Academy
Residential Developers

• Topography Constraints
• Prohibitive Development Costs
• Inefficiency

• Urban Services
• Favorable Topography
• Positive Development Costs
UGB expansion vs a UGB swap?

1. **UGB Expansion** – Increases the total amount of land within the UGB. Must be justified by population data through an average annual growth rate.

2. **UGB Swap** – No significant net increase in the density of the property being removed and added. Population data is not required.
### Project Overview

#### Withdrawn Area A

#### Expansion Area

### Density Transfer

<table>
<thead>
<tr>
<th></th>
<th>Total Acres</th>
<th>Max Dwelling Units</th>
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</thead>
<tbody>
<tr>
<td>Withdrawn Area A</td>
<td>93</td>
<td>590</td>
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<tr>
<td>Withdrawn Area B</td>
<td>190</td>
<td>874</td>
</tr>
<tr>
<td>Expansion Area</td>
<td>160</td>
<td>1525</td>
</tr>
<tr>
<td>Difference</td>
<td></td>
<td>Decreased by 114 Acres</td>
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Why (Charter Oaks)

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

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

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

a. Comprehensive Plan Amendments
b. Zoning Map Amendments
c. Planned Unit Developments
d. Subdivisions
e. Formation of, or changes of boundary or function of, urban service providers
f. Major public works projects
Existing Water Mains
NW Troost St (Inside City Limits)

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

- Between Calkins & Garden Valley (ROW is 85 – 110’)
- Between Calkins & Garden Valley (ROW is 40 – 90’)
- As per RMC standard ROW width for a Collector is 60 – 70’
- Posted speed is 25 mph
- Typical ADT range: 1,500 - 5,000
- 2 lanes
NW Troost St (Outside City Limits)

- Classified as a Minor Collector

*Major and Minor Collectors*

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

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

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

City of Roseburg
Community Development Department
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email: cdd@cityofroseburg.org
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