

City of Roseburg

300 S.E. Douglas Avenue Roseburg, Oregon 97470 | www.cityofroseburg.org | Phone (541) 492-6700

February 21, 2024

Subject: Support for HB 4026 with the -1 amendment

Dear Honorable State Senators and Representatives,

The City of Roseburg is located in a relatively small valley. Most of the land that is somewhat flat and cost effective to build upon has already been developed. Remaining property devoted to residential use is steep, challenging to build upon, and cannot easily be accessed by public infrastructure. When these properties were included in the Urban Growth Boundary (UGB) fifty years ago, little consideration concerning the logistics of providing public infrastructure such as roads, water and sewer was provided. As a result, these residentially zoned lands have remained vacant for decades and continue to be so even with the demand for housing at an all-time high.

For this purpose, the City of Roseburg has been actively working to move portions of its existing UGB to an identified area that is flat, offers some existing utility services, and has a well-established rural residential pattern of development. This area referred to as Charter Oaks is clearly identified in City/County planning documents as an area for future residential growth.

Unfortunately, the process for expanding the UGB is long, complicated, and litigious. For example, the City of Roseburg has actively been working on completing an application for a UGB exchange for the last six years in order to adjust its UGB and better help facilitate housing opportunities. This can be a challenging experience for a City with limited staff and capacity. After six years of hard work, we are just now submitting our application to DLCD and Douglas County for their review. Public hearings before both the City and County Planning Commissions are tentatively scheduled for the beginning of May.

However, this recent effort to amend the UGB is only the latest attempt in a series of efforts to expand the UGB to the Charter Oaks area. Similar efforts also occurred in 1989, 1996, and 2008, but eventually failed due to the restrictive nature of the requirements or the threat of legal action from those in opposition.

In short, the land use process to amend the UGB for the City of Roseburg to the Charter Oaks area has been in the works for the last 35 years. The City is deeply concerned that the recent effort to refer a UGB amendment adopted by the City of North Plains to the May ballot, could set a precedent that could enable those opposed to growth in the Charter Oaks area the ability to quash any future Roseburg UGB amendment. Decade's worth of staff time, public money, coordination and public outreach all gone if this were to occur.

We encourage you to adopt HB 4026 with the -1 amendment to help reassure cities that their efforts to plan for future housing through the local land use process will not be undermined by those who may be opposed to growth. This reassurance is vital if cities are to make any substantial progress in creating new housing opportunities.

Thank you for your assistance. Feel free to reach out if you have any questions.

Sincerely,



Stuart Cowie

Community Development Director