

HB 3921 STAFF MEASURE SUMMARY

Senate Committee On Housing and Development

Prepared By: Kaia Maclaren, LPRO Analyst

Meeting Dates: 4/30, 5/7

WHAT THE MEASURE DOES:

The measure approves the City of Roseburg and Douglas County ordinances providing for a specific swap of land within Roseburg's urban growth boundary, the city boundaries and the city-and-county comprehensive plans. The measure requires the Director of the Department of Land Conservation and Development to issue a confirming order.

Detailed Summary:

Approves, acknowledges, and makes effective the City of Roseburg (the City) Ordinance No. 3604 and the Douglas County (the County) Ordinance No. 2024-0901, specifically:

- de-annexes and removes from City's urban growth boundary (UGB) the real property described in Exhibits A and B of the City of Roseburg's Ordinance;
- adds to the City's UGB the real property described in Exhibit C of the City of Roseburg's Ordinance; and
- annexes to the City the real property described in Exhibit D of the City of Roseburg's Ordinance.

Approves and acknowledges the amendments made to the comprehensive plans, land-use regulations, compressive plan maps, zoning maps, and the urban growth management agreement of the city and the county made through the passage of these ordinances.

Directs the Director of the Department of Land Conservation and Development to issue an order to:

- acknowledge the amendments to the urban growth boundary, city boundaries, comprehensive plans, land use regulations, comprehensive plan maps, zoning maps and urban growth management agreement of the City of Roseburg and Douglas County;
- approve the city's October 22, 2024, urban growth boundary exchange submission;
- rescind any prior order or findings of the department or Land Conservation and Development Commission inconsistent with the changes to the city's urban growth boundary of the measure; and
- dismiss any appeal or objection of the city's urban growth boundary exchange submission.

Declares emergency, effective on passage.

Fiscal impact: Has minimal fiscal impact

Revenue impact: No revenue impact

HOUSE VOTE: Ayes, 49; Nays, 2

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

The urban growth boundary (UGB) defines the area designated for potential city expansion over the next 20 years. For a city to extend its boundaries, any new area must be encompassed within this UGB. The City of Roseburg [signed Ordinance 3604](#) to initiate a UGB exchange, wherein a residential area with strict development restrictions

located within the UGB is traded for more easily developable land situated immediately outside the boundary. Specifically, the project outlines the removal of roughly 290 acres from the UGB—land considered unsuitable for high-density urban development—and the inclusion of about 220 acres that has been identified as a more favorable site for urban growth.

Senate Bill (SB) 1537 (2024) outlined expansions to