

HB 3921 STAFF MEASURE SUMMARY
House Committee On Housing and Homelessness

Carrier: Rep. Osborne

Action Date: 04/07/25

Action: Do Pass.

Vote: 12-0-0-0

Yeas: 12 - Andersen, Breese-Iverson, Dobson, Edwards, Fragala, Gamba, Helfrich, Javadi, Levy E, Mannix, Marsh, Sosa

Fiscal: Has minimal fiscal impact

Revenue: No revenue impact

Prepared By: Iva Sokolovska, LPRO Analyst

Meeting Dates: 3/31, 4/7

WHAT THE MEASURE DOES:

The measure formally approves and implements several local land use changes for the City of Roseburg and Douglas County.

Detailed Summary:

- Deems approved, acknowledged, effective and in compliance with state laws City of Roseburg Ordinance No. 3604, dated August 26, 2024, and the Douglas County Ordinance No. 2024-0901.
- Removes and deannexes from the city’s urban growth boundary real property described in Exhibits A and B to the City of Roseburg Ordinance No. 3604.
- Adds real property described in Exhibit C to the City of Roseburg Ordinance No. 3604 to the city’s urban growth boundary.
- Annexes to the city real property described in Exhibit D to the City of Roseburg Ordinance No. 3604.
- Approves and acknowledges amendments made to the comprehensive plans, land use regulations, comprehensive plan maps, zoning maps and urban growth management agreement of the city and county.
- 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.

ISSUES DISCUSSED:

- Timelines for potential effect of urban growth boundary (UGB) changes and addressing concerns of neighborhood
- Department of Land Conservation and Development remand decision basis, additional analysis needed, and future scheduled events of ongoing process
- Public process for modification of UGBs
- State legislation modifications on UGB process

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

HB 3921 STAFF MEASURE SUMMARY

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.