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March 27, 2025

Joshua M. Shaklee  
Planning Director  
1036 SE Douglas Avenue  
Justice Building – Room 106  
Roseburg, OR 97470

Honorable Chair Marsh, Vice-Chairs Anderson and Breese-Iverson, and Members of the House Committee on Housing and Homelessness:

I appreciate the opportunity to address the House Committee of Housing and Homelessness and express support for HB 3921, which has the potential to benefit many residents of Roseburg and Douglas County and positively impact the housing shortage facing the City of Roseburg.

My name is Joshua Shaklee. I serve as Planning Director for Douglas County. Douglas County has worked jointly with the City of Roseburg to amend the Roseburg urban growth boundary (UGB) through a “UGB Exchange” to take in part of the area known as Charter Oaks and remove properties known as the Serafin and Atkinson properties. The Douglas County Board of Commissioners co-adopted the UGB Exchange as approved by Roseburg City Council.

HB 3921 provides a sorely needed solution to the ongoing need for housing, including a diversity of housing types and affordability, in Roseburg. The purpose of a UGB is to identify a 20 year supply of developable land to accommodate growth and expansion of a city. The current configuration of the UGB does not accomplish this, despite what current zoning allows. Practically speaking, the Serafin and Atkinson properties would be extremely costly and challenging to develop, and virtually impossible to develop to densities allowed under current City zoning.

The properties to be removed from the Roseburg UGB will receive County zoning designations as part of the UGB Exchange that will allow rural residential development appropriate given the limited carrying capacity of these lands and the significant constraints to more intensive development, including steep slopes and the cost of extending sewer and water service. Charter Oaks, conversely, faces poor soils and other constraints that limit rural residential development and agricultural production, despite its current zoning. In most respects, the area is much more suitable for urban levels of residential development, with the provision of urban services.

There is a critical need for land available for housing in Roseburg. HB 3921 goes a long way towards addressing this need.

Again, thank you for the opportunity to add my voice to those in support of HB 3921. I am available at 541-440-4289 and [Joshua.shaklee@douglascountyor.gov](mailto:Joshua.shaklee@douglascountyor.gov) to discuss this matter further.

Sincerely,

A handwritten signature in black ink, appearing to read "Joshua Shaklee", with a long horizontal flourish extending to the right.

Joshua Shaklee  
Planning Director  
Douglas County