

City of Roseburg

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4/29/25

Dear Chair Pham and Members of the Senate Committee on Housing and Development,

My name is Larry Rich. I have been the Mayor of Roseburg for the past 26 years. I started in 1998. The idea of expanding the UGB to the Charter Oaks area has been a Council priority for the entire time of my service. I remember meeting in the home of a property owner in the Charter Oaks neighborhood with a County Commissioner in early 2003 to discuss the need to expand the UGB in order to build more housing and provide adequate utility service to the neighborhood.

I began working on this years ago and I am still working on it today. The Charter Oaks area has had a long history that makes it ideal for future urban growth. The City/County Urban Growth Management Agreement adopted in 1994 references Charter Oaks as an area of mutual interest for future growth. The City owns and maintains the water utility system that serves the area.

A residential pattern of development already exists within Charter Oaks and has been for quite some time. Six different subdivisions were platted in the area prior to current zoning requirements between 1947 and 1966. Between these six subdivisions, 120 residential lots were created, the majority being urban in size. Some of these lots have been developed, but many are still vacant, waiting for the ability to connect to urban services.

Preliminary maps of the UGB from 1983, when the UGB was initially created identify Charter Oaks inside the boundary, but the area was pulled prior to official adoption. Attempts to expand the UGB into the Charter Oaks area have occurred in 1989, 1996, and 2008, but each attempt at some point has been stopped and ultimately failed.

We are now facing a similar situation with our most recent UGB Exchange project. Local approvals have been obtained, but DLCD has remanded the application back to the City after an appeal was made by residents within Charter Oaks. Navigating the remand process could take years filled with additional studies, money, and possibility of being appealed once more. We cannot afford to fail again.

Roseburg's economic future depends upon the availability of housing for all citizens, especially the need for workforce housing. Currently we are not producing enough single-family homes to keep up with our needed projections.

I urge you to please support HB 3921. The City has completed the work, we've done the analysis, we've coordinated the effort. This bill can make a difference with housing now!

Sincerely,


Larry Rich
City of Roseburg Mayor