

**CITY OF ROSEBURG PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
June 1, 2009**

**I. CALL TO ORDER**

Vice Chairman Parson called the regular meeting of the Roseburg Planning Commission to order at 7:00 p.m. on Monday June 1, 2009, in the Roseburg City Hall Council Chambers, 900 SE Douglas Avenue, Roseburg, Oregon.

**II. ROLL CALL**

Commissioners present: Patrick Parson, Mychal Fox, Meagan Conry, John McDonald, and Knut Torvik

Commissioners absent: Ron Hughes, Harvey Lopez

Staff present: Acting Community Development Director Brian Davis, Senior Planner Marion Thompson, and Department Technician Linda Gibbs

**III. APPROVAL OF MINUTES** - Regular meeting of May 4, 2009

*Conry moved to approve the minutes of May 4, 2009 as presented. This motion was seconded by McDonald. Upon voice vote the motion carried with Fox abstaining due to absence from the meeting.*

**IV. AUDIENCE PARTICIPATION - None**

**V. NEW BUSINESS**

**A. Hwy 138 Environmental Assessment Update**

Davis submitted a written report and power point presentation updating the status of the interagency project to realign Highway 138 from I-5 to Diamond Lake Boulevard. The recently completed Highway 138 Corridor Solutions Study identified three preferred alternatives, but prior to selection, an Environmental Assessment (EA) must be conducted according to regulations under the National Environmental Policy Act (NEPA) of 1969. Oregon Department of Transportation (ODOT) is providing staff analysis and funding for the NEPA process while the City will coordinate citizen involvement through two advisory committees. Davis outlined the process and estimated it will take approximately two years to complete.

Torvik commented some access issues could be resolved by coordinating traffic signals, noting the existing signals do not allow for steady east-west travel.

Davis responded the signals appear to be set to facilitate north/south traffic flow, but believes Concept One addresses at least a portion of this issue.

As a member of the Mill Pine Neighborhood Committee, Torvik stated many questions arise regarding construction of the Portland Avenue Bridge. This development could help revitalize Roseburg and make downtown commercial enterprise more viable.

Davis replied this improvement is not within the scope of the Diamond Lake corridor study, but is in the City's Transportation System Plan (TSP).

Conry asked if a process is established for interested parties to learn about the proposed action and participate in the scoping of the EA.

Davis replied there has been citizen involvement throughout the process. The subcommittees are still in the formulation process and the contract is not yet finalized. Once that is completed, public input and citizen committees will be determined.

McDonald's understanding is funds are designated for this project. Davis stated the City has pledged \$4M, has received commitments from other agencies and is seeking additional funds from multiple sources.

Georgia Stiles, 254 Boardwalk Way, representative for Seneca Sawmill, spoke in support of the project, encouraging quick action. Funding is limited and she believes this development is more feasible than other alternatives.

B. Vertical Housing Development Zone

Davis presented a summary of a written memorandum provided by Planning Intern Virginia Elandt. In keeping with the Performing Main Street Community and Resource Assistance for Rural Environments (RARE) programs, it is proposed the Commission support a draft City Council Resolution of Support for a Vertical Housing Development Zone. Requirements, benefits and possible implications of City participation in a Vertical Housing Program administered by Oregon Housing and Community Services (OHCS) were presented. The City has the option to modify or terminate the zone designation at any time.

Questions:

Parson asked if there is an estimate of how many property owners would take advantage of the program. Although there is no clear estimate, Davis identified at least one property owner of multiple parcels who has shown interest and looks favorably upon the program. However, market conditions are a factor prior to initiating any development.

McDonald requested more detail on how the property tax exemption works. Davis explained there are multiple taxing districts that could also choose to participate, but as a minimum, the property tax rate would be maintained at the current level with a proportional rate imposed on improvements. McDonald asked if the City and County could enact the program without State involvement. Davis responded there is some State regulation relative to taxes. This is a State program the legislature passed and provides participation to cities and counties.

McDonald questioned the amount of administrative staff involvement, monitoring and oversight needed by the City. Davis believes involvement at the City level is minimal.

McDonald asked the purpose of the monitoring fees and Davis replied the funds are used to review projects to make sure they meet designated criteria. The State receives the fees and makes the determinations. McDonald asked if the City could add incentives to the program, such as suspension of System Development Charges (SDC's). Davis said other incentives are possible, but not within the scope of this

recommendation. The SDC methodology is being evaluated as a separate issue.

Parson clarified that whatever tax break is given, it expires at the end of ten years. Davis concurred, adding it is an investment in the future with incentives to act now.

Conry asked how many properties meet the criteria and how many would be excluded due to other considerations such as historic. Davis stated all the properties within the proposed zone are designated "historic" by virtue of being located within the Downtown National Register Historic District, so any improvements will be evaluated to historic standards. Both vacant and occupied buildings are eligible for the program, so potentially everyone can participate.

McDonald inquired how difficult is it to discontinue the program? Davis stated there is a process to follow, but the City can withdraw at any time. Also, there is no time limit to act on this proposal.

Conry summarized the purpose of the recommendation is to designate a vertical housing program within the Downtown Historic District that would apply equitably to all properties that fall within the framework of State regulations.

Torvik's understanding is property owners of underutilized resources are given incentives through tax breaks to improve or develop with the City realizing future benefits. He believes it is an excellent concept.

McDonald asked how City transportation infrastructure and parking spaces will accommodate effects of the program. Davis recognized parking issues are an identified impediment to downtown residential development that is being addressed. There is an underutilized parking structure available and concerns can be reasonably dealt with as needed. Thompson interjected the analysis revealed not a lack of parking spaces, but the function of the spaces. McDonald asked if it is within the City's authority to designate a portion of the existing parking structure for residential properties with monthly fees applied. Davis responded a proposal could go to City Council since the structure is City owned.

McDonald agrees the program is good, but there are too many unknowns to move forward at this time. He would like to pursue incentives already available, perhaps in combination with this one. He recommends the proposal be sent back for further study.

Torvik believes there is enough information and safety nets to warrant incentives for development and he supports any available. Utilization of this program involves minimal risk.

***Torvik moved to approve the draft City Council Resolution that supports a Vertical Housing Development Zone in the Downtown Historic District of Roseburg. This motion was seconded by Fox.***

Discussion:

McDonald encouraged more amenities, i.e. grocery store, and a pilot project with a single developer to see how it works before expanding it full scale.

Conry expressed caution as well, primarily due to her concerns regarding the percentage of eligible property owners and historic encumbrances. However, too much caution could inhibit development and the downside risks are fairly small.

Conry asked how the vertical housing zone (VHZ) integrates with the Downtown Master Plan. Davis replied there is no conflict as the plan supports development of the downtown. A VHZ is consistent with the plan and incentives within the plan.

McDonald questioned if there is any impact to the bicycle/pedestrian plan. Davis answered any development would have to be consistent with current standards. A vertical housing zone must be endorsed by City Council. Once a zone is established, the process is similar to obtaining a building permit and meeting criteria for tax exemption. No further approval from Council or Commissions is required.

Conry asked if the Downtown Master Plan (DMP) designates a percentage for low income housing in the downtown area and if the City can intervene if an undesirable balance occurs in development. There are no percentages for housing types in the DMP. Davis stated periodic updates can be provided regarding submitted proposals whereby the Commission could assess the effectiveness of the program.

McDonald believes more oversight is needed from elected or appointed officials. A request was made for Staff to provide the Planning Commission with updates as applications are received.

***Upon voice vote the motion carried unanimously.***

#### **VI. BUSINESS FROM STAFF**

The next regularly scheduled meeting of June 15, 2009 is cancelled.

A Bicycle Pedestrian Ad-Hoc meeting is scheduled for June 4. The final report is expected to be presented to the Planning Commission on July 20.

An Economic Development Commission meeting is scheduled for June 9 beginning at noon. An Oregon Main Street resource assessment team will be in attendance and Planning Commissioners are invited to attend. The assessment team will be conducting a site visit specific to Roseburg on June 9 and 10. A summary will be held Thursday, June 11, in Council Chambers at 5:30 p.m.

The West Avenue Redevelopment final ad hoc committee meeting will be held June 9. A Planning Commission hearing is anticipated for July or August.

The first Mill Pine Neighborhood Plan public forum is scheduled for Wednesday, June 10 at Rose Elementary school at 6:30. All commissioners are invited to attend.

There will be a special Planning Commission meeting on June 29, 7:00 p.m. to consider the proposed Powell Development annexation and zone change, commonly referred to as the Costco site.

Torvik inquired about the status of the population forecast appeal to LUBA. Davis informed the Commission final objections are resolved with briefs now due from the appellant. Three weeks later, the City's briefs will be due with a hearing to follow. A board decision is anticipated by the end of July.

Torvik also asked the status of the Costco development. Davis responded two work groups, one for traffic impacts and one for land use issues, are in the process of meetings and refining issues. Reports from both groups will be included in the Planning Commission packet distributed prior to the June 29 meeting. Thompson clarified the consideration before the Commission is annexation and zoning. The actual development is handled through a site review process.

McDonald asked how the transportation impacts for a Costco development equate to a generic zone change. In response, Davis explained the requirement is to plan for a "reasonably worst case scenario" with the assumption that additional retail development is likely to occur within the vicinity. The traffic study will frame the zone change with conditions needed to address any identified impacts.

**VII. BUSINESS FROM THE COMMISSION**

Conry reminded the Commission she will be out of the area for approximately six weeks beginning June 14<sup>th</sup> and should return on August 3<sup>rd</sup>.

McDonald stated the bike/ped plan is going well and is confident the City will embrace it. Parson remarked he likes the plan, but still disagrees with the logo.

**VIII. ADJOURNMENT** There being no further business, the meeting adjourned at 8:35 p.m.

Respectfully submitted,  
LINDA K. GIBBS  
CDD Technician