



# Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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December 30, 2015

TO: Land Conservation and Development Commission

FROM: Jim Rue, Director  
Josh LeBombard, Southern Oregon Regional Representative

SUBJECT: **Agenda Item 9, January 14, 2016, LCDC Meeting**

## REGIONAL SOLUTIONS TEAM UPDATE

### I. AGENDA ITEM SUMMARY

The Southern Oregon Regional Solutions Team (RST) represents Jackson and Josephine counties. The team consists of:

- Jeff Griffin, Regional Coordinator, Governor's Office
- Larry Holzgang, Business Development Officer, Business Oregon
- Mary Baker, Regional Coordinator, Infrastructure Finance Authority (IFA)
- Art Anderson, Rogue Valley Area Manager, Department of Transportation (ODOT)
- Kate Jackson, Regional Solutions Liaison, Department of Environmental Quality (DEQ)
- Russ Stauff, Rogue Basin Manager, Department of Fish and Wildlife (ODFW)
- Josh LeBombard, Southern Oregon Regional Representative, Department of Land Conservation and Development

The Southern Oregon Regional Solutions Advisory Committee consists of:

- Convener: Bill Thorndike, Medford Fabrication
- Philanthropic Representative: Emily Mostue, The Carpenter Foundation
- Business Representative: Steve Roe, Roe Motors
- LOC Representative: Councilor Jonathan Bilden, City of Eagle Point
- AOC Representative: Commissioner Rick Dyer, Jackson County
- Committee Appointment: Commissioner Simon Hare, Josephine County
- Committee Appointment: John Roberts, Oregon Water Resources Commission
- Committee Appointment: Peter Angstadt, Rogue Community College

For additional information about this report, please contact Josh LeBombard, Regional Representative at 541-414-7932 or at [josh.lebombard@state.or.us](mailto:josh.lebombard@state.or.us)

## **II. REGIONAL PRIORITIES**

The Regional Advisory Committee has established the following as priorities for the region:

- Active Forestry Management on O&C Timber Lands
- Maintain and Enhance Forest Industry Infrastructure
- Business Retention, Expansion, Creation, and Recruitment
- Regulatory Streamlining
- Water Conservation and Stream Restoration
- Workforce Training
- Downtown Revitalization
- Agricultural Economy
- Recreational Economy
- Community Infrastructure

## **III. REGIONALLY SIGNIFICANT PROJECTS**

Below is a list of current projects. The commission will receive an oral presentation on items A, G, and Q below.

- A. **\*Food Hub:** The Food Hub project is a warehouse distribution and collection center for organic produce grown in the Rogue and Applegate Valley and surrounding areas. Most organic farmers in the region do not have the capacity to enter the wholesale distribution network. The Food Hub will allow these growers to combine their produce into truck size volumes for distribution. RST is working with the Food Hub on land use, funding, and infrastructure issues.
- B. **Gold Hill Community Development & \*Kayak Water Park:** Providing community development assistance with wastewater facility management options which may include a UGB land exchange as well as providing regulatory technical assistance and seed funding in developing a world class white water kayaking park on adjacent parkland and along the Rogue River.
- C. **Work Source One Stop:** Efforts to combine the Oregon Employment Department in Jackson County (OED) with the sister federal organization (The Job Council) in Medford in one location and under joint administration in order to improve inter-agency efficiencies and improve service delivery to job seekers and business clients.
- D. **Project Thermal:** A business expansion project potentially utilizing a unique thermal energy system to offset operating costs. RST agencies are assisting with financing tools and feasibility analysis.
- E. **Medical Campus Redevelopment:** Brownfield and Transportation and Growth Management program funding are assisting Josephine County with the demolition of the

Dimmick Hospital (completed) in Grants Pass, cleanup of the adjacent site and building, and with site redevelopment

- F. **North Valley Industrial Park Business Expansion:** This industrial park represents practically the only available acreage for business expansion in unincorporated Josephine County. The RST is providing support to the county in the form of financial and regulatory technical assistance to upgrade sewer capacity and allow for future growth and industrial development. Most recently, Civil West has been selected to produce a preliminary engineering report for North Valley General Services District, with funds from Business Oregon's IFA and Josephine County.
  
- G. **Water for Irrigation, Stream and Economy (WISE) Project:** The project will increase irrigation water delivery system efficiency with water conservation and quality benefits. The project core is to pipe the irrigation system, which currently consists mainly of open canals. Work by HDR on the preliminary design and feasibility study has identified a pump station location on the Rogue River that will allow much more flexible water distribution and facilitate water transfer around the basin to better address irrigation needs, Endangered Species Act requirements, and water quality goals. This year, the benefit-cost analysis has been completed, work on the governance arrangements has begun, and a meeting of the WISE Oregon Solutions project stakeholders is in the works. The project is currently moving through environmental assessment work as required by the federal National Environmental Policy Act.
  
- H. **\*Little Butte Creek Irrigation Pod Project:** The project will convert more than 500 acres of flood-irrigated pasture to a sprinkler system, 300 acres of which will convert to a pod system. The project will benefit farming by resulting in more efficient water delivery, less polluted runoff into Little Butte Creek, and improved water quality. Partners include the Natural Resource Conservation Service, the county Soil and Water Conservation District, the Oregon Department of Agriculture, the Oregon Watershed Enhancement Board, the Medford Water Commission, and participating landowners.
  
- I. **Medford Airport One:** Project Allred is a warehouse and distribution center recruitment project looking for a west coast expansion. The company's preferred site is the Airport One property, an Oregon certified site, and the city of Medford has asked for assistance to extend Industrial Way to accommodate this development.
  
- J. **Project Stagecoach:** Project Stagecoach is a Southern California company looking to purchase light industrial land in the Northgate Marketplace development along Highway 238. RST is assisting with environmental issues and a possible prospective purchaser agreement, ODOT is to be commended regarding Highway 238 design as this aided the attractiveness of site to Project Stagecoach.
  
- K. **Spalding RSIA:** Spalding Industrial Park is one of the very few locations in Josephine County/Grants Pass, with vacant industrial land, including a 65 acre parcel. The RST

worked with the city to designate the industrial park as a regionally significant industrial area (RSIA) in March 2014, and IFA is working on a pilot financing proposal to assist with the infrastructure extension costs. Project Entry is looking to expand onto 20 acres and build a 300,000 square foot manufacturing facility. Grants Pass is preparing to request assistance from ODOT's Immediate Opportunity Fund.

- L. **Shady Cove Downtown Revitalization:** RST supported an effort to combine the construction of a new water mainline with plans to upgrade Highway 62 through Shady Cove's downtown corridor. The \$3.4 million project will provide bike lanes and sidewalks, rapid-flashing crossing beacons, a new center turn lane, and new pavement for the city. The water line will be paid for by a private contractor but installed concurrently with the project. Construction will occur in the summer of 2018.
- M. **Southern Oregon Rail Service:** The Siskiyou Rail Revitalization project is an RST initiated Transportation Investment Generating Economic Recovery (TIGER) grant to reestablish railroad freight operations between Douglas County, through the Siskiyou Mountains, to Weed, California. Work included tunnel, bridge and track repairs in two states. Total project cost is \$13.2 million, with a fiscal year 2012 TIGER Discretionary Grant of \$7.2 million, \$70,000 from ODOT Rail, \$20,000 from Douglas County, \$10,000 from Jackson County, and the remainder from Central Oregon and Pacific Railroad (CORP). Startup of the line began in November 2015. This was a joint effort between RST, Douglas County, Jackson County, Siskiyou County, CORP and Roseburg wood product companies.
- N. **Blackwell Road Interchange:** The trucking industry is expanding and relocating into the Blackwell interchange area (I-5 Exit 35) after adoption of the long-range land use plan and the Highway 140 Corridor Plan. The plans allow a local trucking firm to have more efficient access to I-5, decrease shipping costs, reduce air-shed impacts, and allow for future expansion. RST is assisting with land use and transportation issues and utility finance through IFA's Special Public Works Fund. A \$5 million 2018 ODOT project to enhance Blackwell Road coming off the interchange is already in the design stages.
- O. **\*Grants Pass Airport Expansion:** RST is helping the Grants Pass Airport move forward with the environmental review and design of a new parallel taxiway. The taxiway is needed for both safety and future development. The RST is working on obtaining advance funding of the taxiway design for future reimbursement with grant funds. The Federal Aviation Administration has now agreed to contribute \$1.5 million for construction activities once the environmental and design work are complete.
- P. **Novalis Institute:** Proposed agricultural university field campus and land preserve in the Emigrant Creek Valley and hillsides in Jackson County. The proposal includes an 80-acre campus surrounded by over 1,800 acres preserved for active sustainable agriculture, forestry, and wildlife education and research. RST members are involved in technical assistance related to land use and the development of mitigation alternatives per ODFW Wildlife Habitat Mitigation policies.

\* Denotes priority project implementation proposals recommended by the RST advisory committee that sought legislative funding last session