



Oregon

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September 23, 2011

TO: Land Conservation and Development Commission
FROM: Ed Moore, AICP, Regional Representative
SUBJECT: **Agenda Item 15, October 7, 2011, LCDC Meeting**

TOUR OF GRANTS PASS AND JOSEPHINE COUNTY

I. Grants Pass Urban Growth Boundary Expansion

In 2007, the city began working with a stakeholder advisory committee to begin the work to evaluate the existing urban growth boundary (UGB). The City of Grants Pass has been evaluating the adequacy of its current urban growth boundary (UGB) for the past 3+ years. Back in 2008, through four separate post acknowledgement plan amendments (PAPA), the city adopted new Population, Economy, Housing, and Public Facilities Elements to its comprehensive plan, and the county adopted a coordinated county-wide population forecast. As a result of these PAPAs, the department and city entered into an agreement about the UGB amendment process. The city adopted the agreement by resolution on November 5, 2008.

In early 2009, the city adopted a new urbanization element to its comprehensive plan which included the land needs analysis of the previous adopted PAPAs, which was submitted to DLCD as partial completion of a work task 'in the manner of periodic review.' Since that time the city has been working with the stakeholder advisory committee, which includes the department, in preparing the requisite alternatives analysis required by Goal 14 and ORS 197.298. The city developed several UGB expansion concepts, developed a draft proposal, and is now working on refining the draft proposal. After several public outreach events, numerous committee meetings, planning commission workshops, and workshops with the Grants Pass City Council and Josephine County Board of Commissioners, the city is down to what could be its final round of public comment on proposed UGB expansion areas before beginning the formal public hearing process.

As it stands to date, based upon employment and residential land needs previously identified in their Economy and Housing Elements, and the buildable lands analysis and efficiency measures policies identified in the Urbanization Element, the city is looking to add approximately 1,387 buildable acres to the UGB – approximately 412 buildable acres of employment land and 975 buildable acres of residential land. Of the total acres needed

for the buildable acres, the draft concept includes approximately 56 acres of resource lands for employment lands, and the remaining areas comprised of land planned and zoned as exception land.

Staff from the City of Grants Pass will be taking the commission on a tour of some of the areas being proposed for inclusion within the UGB. Attached is a map of the areas proposed for inclusion in the UGB. City staff will be able to explain some of the issues they have had to deal with in arriving at this current proposed UGB configuration.

II. Josephine County Resource Land

Over the past several years, Josephine County has processed a number of post acknowledgement plan amendments (PAPA) that have re-designated rural land from a resource to a non-resource classification. Almost all of these applications related to rural land that was designated as “Woodlot” resource that was subsequently changed to “Non-Resource” with a Rural Residential 5-acre minimum lot size. In all of these cases, applicants applied the county’s acknowledged “internal rate of return” (IRR) methodology to demonstrate the property was originally designated in error. In some respects, this pattern of practice of re-designating rural land from resource to non-resource based primarily on soil class highlights the issue of what constitutes resource land as defined in statute and rule.

The tour will visit one or more of these properties that was re-designated through the PAPA process in order to give the commissioners a feel for this issue in the context of Josephine County, which might be similar to what other counties in Oregon are facing.

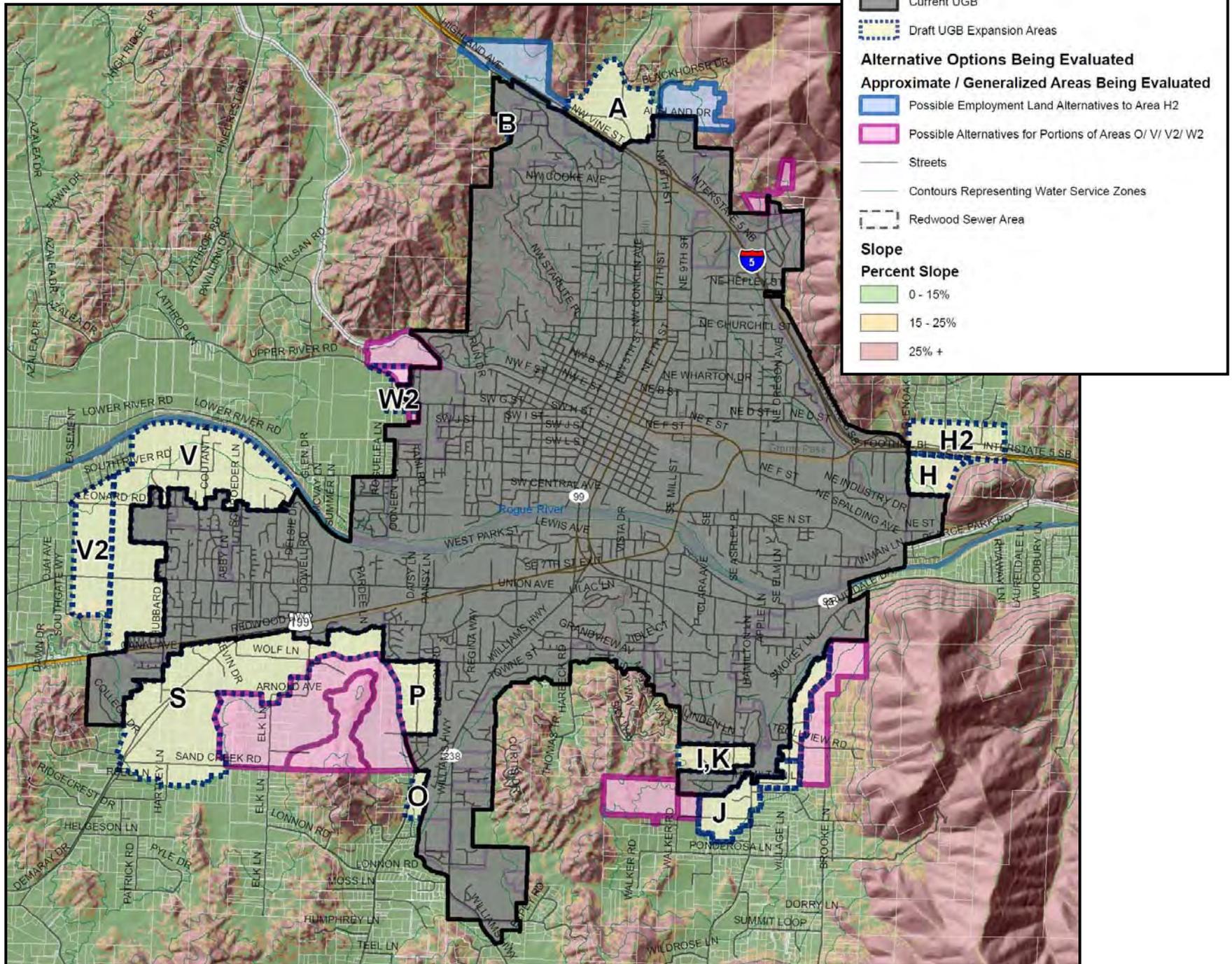
III. Josephine County Rural Industrial

Josephine County has a large unincorporated rural community in the northwest area of the county, Merlin (see Attachments B and C). As can be seen from the map, Merlin is bounded on the east side by Interstate 5 with interchange access. As can also be seen from the map, Merlin contains a significant amount of employment land in both commercial and industrial designation. For Josephine County, Merlin has the potential of providing needed family wage jobs to the region. The county would like to show the commission the opportunities that Merlin holds in this regard and explain some of the challenges they face in turning vision to reality.

IV. ATTACHMENTS

- A. GRANTS PASS UGB EVALUATION MAP
- B. VICINITY MAP – GRANTS PASS/MERLIN
- C. MERLIN ZONING MAP

Draft Urban Growth Boundary (UGB) Concept and Alternative Options Being Evaluated

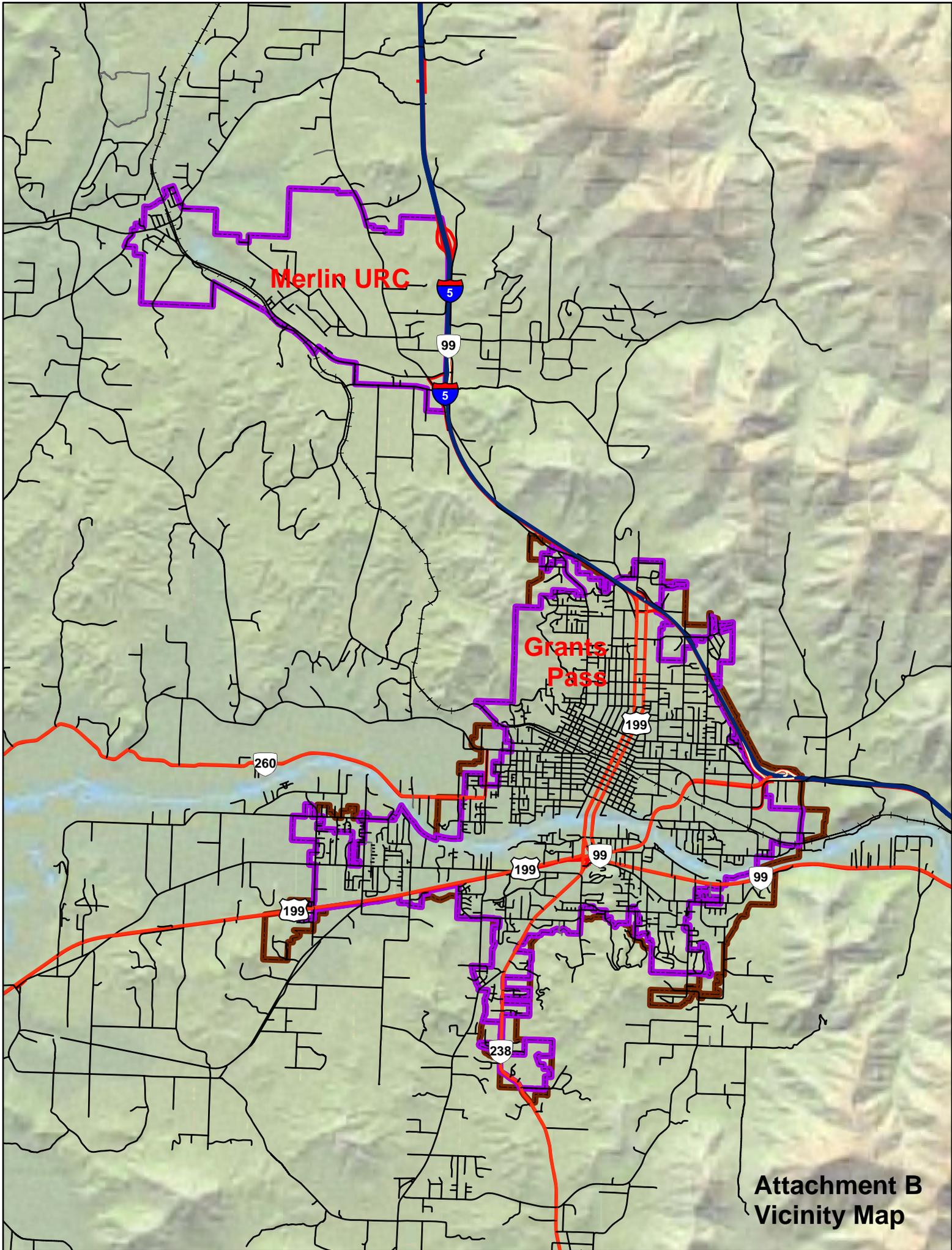


A full-sized map is available at the Grants Pass Community Development Department office, 101 NW 'A' Street, Grants Pass and will be posted on **Attachment A**

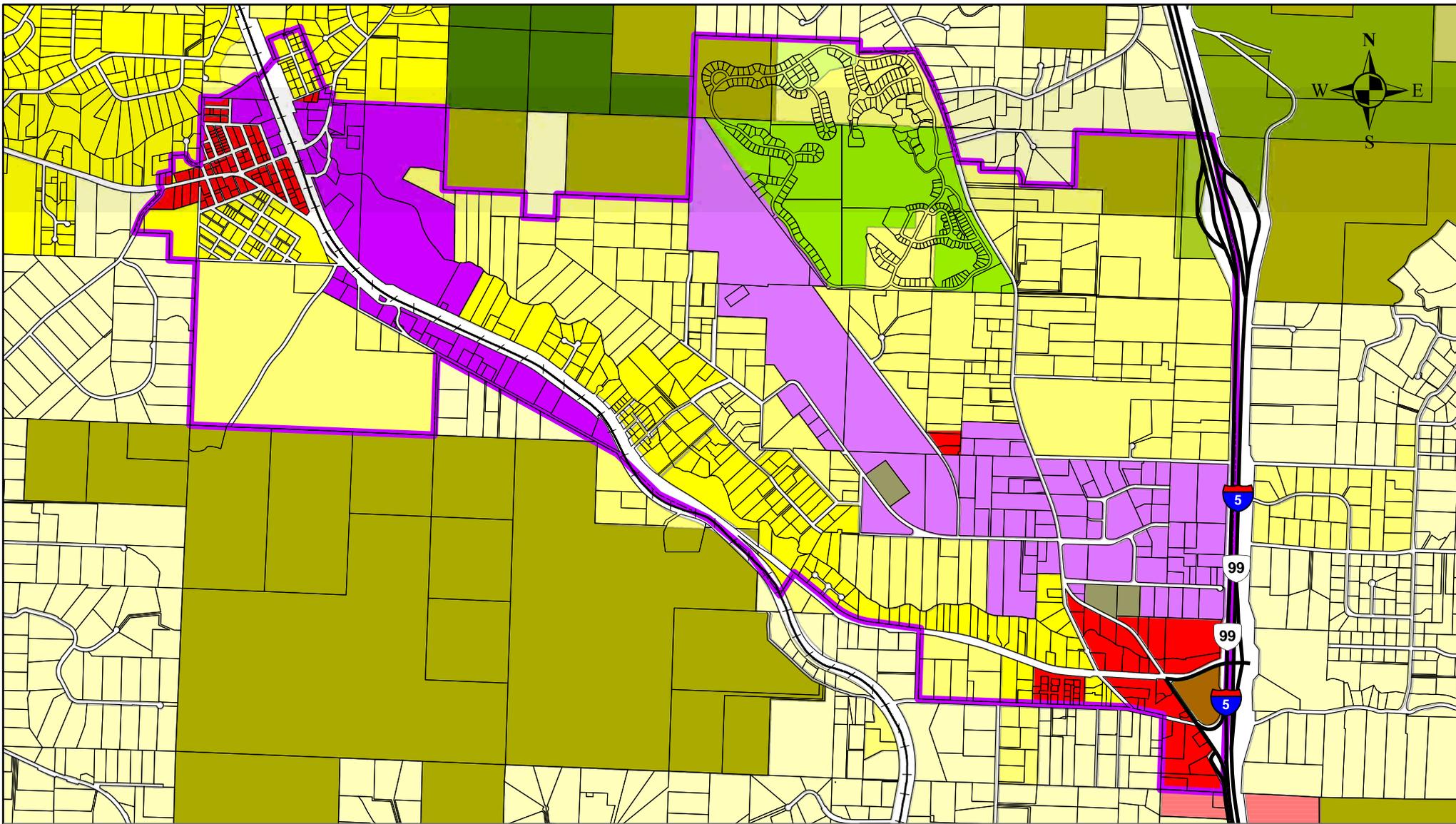
OBTAINING MORE INFORMATION: Copies of handouts and informational materials are available at the Grants Pass Community Development Department and the Josephine County Planning Department. They include overview information, frequently asked questions (FAQs), information about the previous work phases including a summary of the study areas analysis, the preliminary UGB concepts, and the draft UGB concept. These materials and additional information are also available on a special project website at www.GrantsPassUGB.com and the City's website at www.grantspassoregon.gov. Informational materials about the current work phase will be available at the open houses and after the open houses at the above locations and on the project website. We encourage you to review informational materials in advance of the public comment meeting. The City of Grants Pass Community Development Department is located in Room 201 of the City of Grants Pass Municipal Building. Planning Commission agenda and packet items are available on the City's website on the Friday before the meeting. The Josephine County Planning Department is located at 700 NW Dimmick Street, Suite C, Grants Pass, OR.

PUBLIC COMMENT: At the meeting, the Planning Commission will take oral testimony concerning the above matter. Depending on turnout, time for oral testimony may be limited for each speaker. Written testimony may be presented at the meeting, or may be submitted to the City of Grants Pass Community Development Department office anytime between now and 5:00pm on the date of the meeting.

If you are hearing or sight impaired and need special arrangements to attend this meeting, please contact the City of Grants Pass Planning Division at least 48 hours prior to the meeting.



**Attachment B
Vicinity Map**



Merlin Unincorporated Rural Community

Josephine County Zoning

- | | | | | |
|---|--|---|---|--|
|  Rural Commercial |  Community Light Industrial |  Rural Residential 1 Acre |  Exclusive Farm |  Taxlots |
|  Community Commercial |  Community Residential 2 Acre |  Rural Residential 2.5 Acre |  Farm Resource |  Merlin URC |
|  Community Industrial |  Community Residential 5 Acre |  Rural Residential 5 Acre |  Forest Commercial |  Highway |
| | | |  Woodlot Resource |  Railroad |

