




**Development Services**

*Greater Bear Creek Valley  
Regional Problem Solving (RPS)*

**LRP2009-00010**




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**RPS Plan  
RPS Overview (Chapter 1)**

**REGIONAL CHALLENGES**

The Greater Bear Creek Valley presents many demographic, physical, and socio-economic challenges to planning for the future.

- Limited amount of available land;
- High rate of population growth;
- Historic settlement patterns conflict with agricultural use



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General Information**


**DRAFT RPS PLAN**

The complete Draft RPS Plan will consist of 3 Volumes:

- Volume 1 — RPS Plan
- Volume 2 — Appendices
- Volume 3 — Atlas

All RPS Related Materials will be posted to:

[www.jacksoncounty.org/RPS](http://www.jacksoncounty.org/RPS)  
-AND-  
[www.rvcog.org/RPS2010](http://www.rvcog.org/RPS2010)




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**WHAT IS REGIONAL PROBLEM SOLVING (RPS)?**

Collaborative Regional Problem Solving (RPS) is a term identified in Oregon Revised Statute (ORS 197.652-658).

The statute specifies that "Local governments and those special districts that provide urban services may enter into a collaborative regional problem-solving process. A collaborative regional problem-solving process is a planning process directed toward resolution of land use problems in a region."



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**WHY UNDERTAKE REGIONAL/PROBLEM SOLVING?**

Two fundamental motivations to enter into collaborative planning process in the Greater Bear Creek Valley:

1. Offers opportunity to establish a high level of structured cooperation on long-range planning; and
2. Ability to find coordinated and creative local solution by exercising flexibility provided for in the RPS process.

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**RPS COMMITTEE STRUCTURE**

**Participants** (Jackson County, Agency of Public Health, Forest, Talent, Ashland)

**RPS Policy Committee**

**RPS Resource/Land Review Committee** (RLRC)

**RPS Project/Grant Committee** (RPGC)

**RPS Advisory Committee**

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**RPS HISTORY**

The RPS process grew out of two earlier planning efforts:

- *OurRegion*—Began in 1995
- *Multijurisdictional Committee on Urban Reserves* — Began in 1998

The RPS process was initiated in 2000 with the recruitment of key committees

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**RPS PLAN CORE ELEMENTS**

The core elements of the RPS Plan include the following:

1. Planning Area
2. Planning Horizon
3. Problem Statement and Goals

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**RPS PLANNING AREA**

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**RPS PROBLEM STATEMENTS AND GOALS**

RPS Problem Statements:

- Problem Statement No. 1 – Lack of a Mechanism for Coordinated Regional Growth Planning.
- Problem Statement No. 2 – Loss of Valuable Farm and Forest Land Caused by Urban Expansion.
- Problem Statement No. 3 – Loss of Community Identity.

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**RPS PLANNING HORIZON**

Projected population for the RPS Planning Area:

Year	Projected Population
2010	175,000
2020	190,000
2030	205,000
2040	220,000
2050	235,000
2060	300,000

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**RPS PROBLEM STATEMENTS AND GOALS**

RPS Goals:

- Goal 1: Manage future regional growth for the greater public good.
- Goal 2: Conserve resource and open space lands for their important economic, cultural, and livability benefits.
- Goal 3: Recognize and emphasize the individual identity, unique features, and relative competitive advantages and disadvantages of each community within the Region.

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**RPS PLAN DEVELOPMENT**

RPS Plan Inputs:

- Community Buffering Recommendations
- Commercial Agricultural Land Base Recommendations
- Community Self-Definition
- Public Input
- State Agency Input
- Regional Growth Planning Analysis



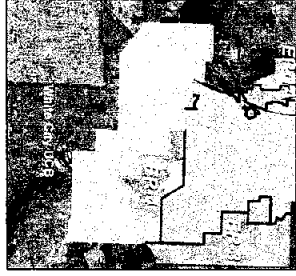
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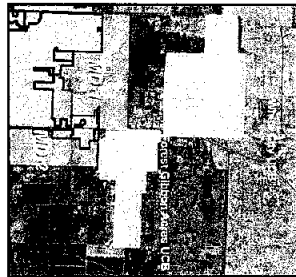
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**COMMUNITY BUFFERING RECOMMENDATIONS**



Eagle Point / White City



White City / Medford



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**COMMUNITY BUFFERING RECOMMENDATIONS**

Proposed Community Buffers:

Buffering Categories	Total Acres
Eagle Point/White City -	1,271 acres
White City / Medford -	1,276 acres
Medford / Jacksonville -	2,347 acres
Phoenix / Talent -	1,315 acres
Talent / Ashland -	711 acres



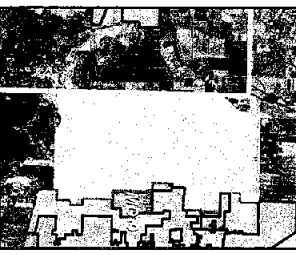
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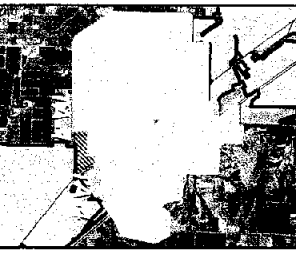
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**COMMUNITY BUFFERING RECOMMENDATIONS**



Medford / Jacksonville



Phoenix / Talent




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COMMUNITY BUFFERING RECOMMENDATIONS

**Talent/ Ashland**





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COMMUNITY SELF-DEFINITION

**Community**

**WILLIAMS RIVER COMMUNITY SELF-DEFINITION**

Williams is a unique community in Oregon, well known for its reputation as a scenic, small town. Located in the Southern Oregon National Scenic Area, Williams is a community that has a rich history and a strong sense of community. The community has a long history of agriculture and is known for its scenic views and outdoor recreation. The community is a small town with a strong sense of community and a rich history. The community is a small town with a strong sense of community and a rich history. The community is a small town with a strong sense of community and a rich history.



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COMMUNITY AGRICULTURAL LAND BASE RECOMMENDATIONS

Commercial Agricultural Base – Evaluative Criteria –

**Factor of Negative Suitability**

A. One or more of the following factors of negative suitability shall be determinant in removing lands with Class 1 and 2 soils from the base:

1. Extreme microclimatic conditions.
2. Significant lack of contiguity with other resource lands combined with a parcel's relatively small size.
3. A history of severe urban-rural conflict impacting the farming operation.
4. Severely contaminated soils.

B. One or more of the following factors of negative suitability shall be determinant in removing lands with Class 3 and 4 soils from the base:

1. Severe microclimatic conditions.
2. Lack of contiguity with other resource lands combined with a parcel's relatively small size.
3. A history of severe urban-rural conflict impacting the farming operation.
4. Severely contaminated soils.


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PUBLIC INPUT

**Public Input**

Public input is a critical component of the RPS process. It allows citizens to voice their concerns and suggestions regarding the plan. The public input process is an ongoing one, and citizens are encouraged to provide input at any time during the process. The public input process is an ongoing one, and citizens are encouraged to provide input at any time during the process.




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STATE AGENCY INPUT

- Land Conservation and Development
- Transportation
- Environmental Quality
- Agriculture
- Economic and Community Development
- Housing and Community Service




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RPS PARTICIPANTS AGREEMENT

- Jackson County
- City of Medford
- City of Phoenix
- City of Central Point
- City of Talent
- City of Ashland
- City of Eagle Point
- Oregon Department of Land Conservation and Development
- Oregon Department of Transportation
- Oregon Department of Environmental Quality
- Oregon Department of Agriculture
- Oregon Department of Economic and Community Development
- Oregon Department of Housing and Community Services
- Rogue Valley Metropolitan Planning Organization
- Rogue Valley Sewer Services
- Land Conservation and Development Commission




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REGIONAL GROWTH PLANNING ANALYSIS

- Population Allocation
- Housing and employment needs
- Regional transportation



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*What's Next*

NEXT STEPS IN THE RPS PROCESS

Distribute the entire Draft RPS Plan including:

- Remaining Chapters of Volume 1 (Plan)
- Volume 2— Appendices
- Volume 3— Atlas

Schedule next meeting to address questions on Chapter 1 or review Chapter 2- *Regional Growth Planning*.



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*General Information*

**RPS INFORMATION**

For up-to-date information on the RPS process:

**[www.jacksoncounty.org/RPS](http://www.jacksoncounty.org/RPS)**

-AND-

**[www.rvcog.org/RPS2010](http://www.rvcog.org/RPS2010)**

Presented to the Jackson County Planning Commission January 28, 2010,  
from the signed below Property Owners of Clover Lane and Meadows Lane –

### AGENDA

The Property Owners of Clover Lane, adjacent to West Main Street and the Property Owners of Meadows Lane , adjacent to Lozier Lane, Medford, Oregon; as per 2007 ORS Vol 13 Chapter 222:

Hereby declare that we **do not** want or endorse the annexation of our properties into the City of Medford urban development plans. We choose to continue to keep our property under unincorporated Jackson County jurisdiction as per Medford Urban Overlay District 253.010 purpose. We, the property owners **do not** want to develop our properties consistent with the development standards of the City. We **will not** grant easements or rights of way to the City for the continuation of Charles Lane and Meadows Lane across Clover Lane to Oak Grove Lane. As the proposed West Main TOD Circulation Plan Indicates. We **do not** want a proposed street placed connecting Charles Lane to Meadows Lane at the back of our properties.

### IMPACT

Documents from the Medford Planning Commission state that O.T.A.K.'s traffic analysis of the West Main T.O.D. indicated that it would create no negative impacts on the Transportation system. No study was done on the impact this plan would cause to the Community ambience and property owners of the proposed annexation area. Placing these crossing roads would cause great detriment to the community of Clover Lane and Meadows Lane. Property owners would be negatively affected in many areas:

- Currently Clover Lane is a **safe and quiet** street where families walk, neighborhood potlucks occur and children feel safe enough to recreate in the street. The T.O.D. plan for "bike boulevards" as well as these cross streets would permit an increase of traffic. Today, speeders on our street are not tolerated and we have a **successful Neighborhood Watch program** to enforce the peace and protection of our neighborhood under the fine response of the **Jackson County Sheriff's Department**.
- Proposed streets would connect our neighborhood directly to known drug traffic areas. West 8<sup>th</sup> St. currently runs through a high crime/drug traffic area of Medford. **A denser network of local streets provides easier access for criminals to our neighborhood.** If the Medford City council observed the drug deals that happen at Lewis Park, our concern about connecting to this "park" would become clear to them.
- **Economics were not considered in the T.O.D. plan.** Already, businesses that were along West Main have left the area because of the plan. The wider

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streets/wider sidewalks took away valuable parking that these businesses need. The dense street grid planned for residential areas create streets with 63 foot right of ways. For the businesses along West Main there is a 78-foot right of way according to Figure 2 of the West Main T.O.D. Neighborhood Circulation Plan. This **reduces property size** and as a result the owners loss of property value – as well as the plan’s proposal that adjacent property owners to pay for the development of these streets.

Robert Lofgren, 2895 Lisa Circle, Medford, OR, attended the Open House discussion of the West Main T.O.D. Plan. In a letter to the Planning Commission he noted the unanimous rejection by property owners and business owners at this Open House. As he observed, it is clear to us that the business and property owners of this area are in agreement. This is a poorly designed plan that does not take the safety or economics of the community into consideration. In these dire economic times, we cannot afford to spend money on this type of plan.

#### **ALTERNATE PLAN**

After interminable observation, the community would be better served if Lozier Lane were widened with the addition of sidewalks. The City of Medford and Jackson County already own the rights of way along Lozier Lane. The City would not need to be awarded easements for the proposed roads (Charles Lane and Meadows Lane) or cross privately owned properties. To do this, all storm drains would need to be put under ground, including, but not subject to, all utilities and overhead lines which could be relocated.

Name	Address 81%	Signature
	34 Clover Lane, Medford, OR	NOT AVAILABLE
Steven Neiman	36 Clover Lane, Medford, OR	Steven Neiman
Jeri Thomasson	66 Clover Lane, Medford, OR	Jeri Thomasson
Vesta Huffman	72 Clover Lane, Medford, OR	NOT AVAILABLE
Emilda Vincent	73 Clover Lane, Medford, OR	Emilda Vincent
Ardis Crumm	86 Clover Lane, Medford, OR	Ardis Crumm
Raul Magana	95 Clover Lane, Medford, OR	NOT AVAILABLE
Billy Norton	96 Clover Lane, Medford, OR	Billy Norton
Bill Hoffert	110 Clover Lane, Medford, OR	Bill Hoffert
Janet	111 Clover Lane, Medford, OR	Janet Hoffert
Jacob Stead	125 Clover Lane, Medford, OR	Jacob Stead
Cleatis/Barbara Lemley	126 Clover Lane, Medford, OR	Barbara Lemley
Janet Millbank	130 Clover Lane, Medford, OR	Janet M. Millbank
Charlotte Seely	131 Clover Lane, Medford, OR	Charlotte Seely
	135 Clover Lane, Medford, OR	NOT AVAILABLE
Ray Reid	136 Clover Lane, Medford, OR	Ray Reid
Carolyn Compton	140 Clover Lane, Medford, OR	Carolyn J. Compton
Mike/Catrina Ettinger	141 Clover Lane, Medford, OR	Mike Ettinger
Barry Kirkwood	156 Clover Lane, Medford, OR	Barry Kirkwood
Thomas/Debra Ruberto	157 Clover Lane, Medford, OR	Debra Ruberto
Lane/Mary Ann Case	169 Clover Lane, Medford, OR	Mary Ann Case
Larry Crain	184 Clover Lane, Medford, OR	Larry Crain
JEFF Elliott	185 Clover Lane, Medford, OR	Jeff Elliott
Christina Paul	190 Clover Lane, Medford, OR	Christina Paul