

FILE NO: LRP2009-00010 APPLICANT: Jackson County – RPS
 HEARING DATE: 1-28-2010 HEARING BODY: J.C. Planning Commission
 TIME: 9:00 AM COURTHOUSE AUDITORIUM, 10 SOUTH OAKDALE, MEDFORD, OREGON

EXHIBIT SCHEDULE

EXHIBIT NO.	NATURE OF EXHIBIT
1 Page 1	Memo and attachments to JCPC from staff dated 1-15-2010.
2 Page 24	Letter submitted by John Renz, DLCD, dated 11-17-2010.
3 Page 25	Written testimony submitted by Antone Pedersen dated 1-18-2010.
4 Page 26	Notary Packet.
5 Page 135	Memo and attachments to JCPC from staff dated 1-22-2010.
6 Page 160	Written testimony Submitted by Larry Martin dated 1-21-2010
7 Page 161	Written testimony Submitted by Clyde + June Brock dated 1-21-2010.
8 Page 162 ***	Written testimony Submitted by Katy Mallams dated 1-24-2010. JCPC Public Hearing 1-28-2010.
9 Page 164	Powerpoint presentation Slides Submitted by Staff dated 1-29-2010.
10 Page 171	Written Testimony Submitted by Mike Arnold dated 1-28-10.
11 Page 177	Written Testimony Submitted by Laz Ayala dated 1-24-10.
12 Page 178	Written Testimony Submitted by Porter Lombard dated 1-28-2010.
13 Page 180 ***	Draft Regional Plan, Volumes 1-3 Submitted by Staff. JCPC Continued Public Hearing 2-25-10.
14 Page 181	Presentation Slides Submitted by Staff 2-25-10.
15 page 186	Presentation Slides Submitted by staff 3-11-10
16 page 191	Presentation Slides Submitted by Vicki Guarino Rumpo, 3-11-10.

Development Services

LRP2009-00010

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

RPS Plan
General Information

DRAFT RPS PLAN

The complete Draft RPS Plan is now available at:

www.jacksoncounty.org/RPS
-AND-
www.rvcog.org/RPS2010

The Draft RPS Plan consists of 3 Volumes:

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

RPS Plan
Process Overview

City/Agency	Meeting Type	Date	Time	Location	Public Hearing	City Council	Other
City of Eagle Point	City Council / Planning Commission	2009	Tuesday, February 22, 2009	6:00 PM, City Hall	Yes	Yes	Central Point Council Chambers in City Hall
City of Talent	City Council / Planning Commission	2009	Wednesday, February 24, 2009	6:30 PM, Community Center	Yes	Yes	City House Auditorium
Jackson County	Planning Commission	2009	Thursday, February 15, 2010	9:00 AM, Courthouse Auditorium	Yes	Yes	City Hall Council Chambers, 2nd Floor
City of Talent	City Council / Planning Commission	2009	Thursday, April 9, 2009	6:00 PM, City Hall	Yes	Yes	Talent Community Center
City of Eagle Point	City Council / Planning Commission	2009	Thursday, April 23, 2009	7:00 PM, City Hall	Yes	Yes	Eagle Point City Hall
Jackson County	Planning Commission	2009	Thursday, April 22, 2009	10:00 AM, Courthouse Auditorium	Yes	Yes	City Hall Council Chambers, 2nd Floor
City of Central Point	City Council / Planning Commission	2009	Thursday, March 11, 2009	9:00 AM, Courthouse Auditorium	Yes	Yes	Central Point Council Chambers in City Hall
Jackson County	Planning Commission	2009	Thursday, March 26, 2009	9:00 AM, Courthouse Auditorium	Yes	Yes	City of Talent Council Chambers
City of Eagle Point	City Council	2010	Thursday, April 17, 2010	7:00 PM, City Hall	Yes	Yes	Eagle Point City Hall

RPS Plan
Recap of RPS Overview (Chapter 1)

- **REGIONAL CHALLENGES**
- **WHAT IS REGIONAL PROBLEM SOLVING (RPS)?**
- **RPS PARTICIPANTS' AGREEMENT**
- **WHY UNDERTAKE REGIONAL PROBLEM SOLVING?**
- **RPS HISTORY**
- **RPS COMMITTEE STRUCTURE**
- **RPS PLAN CORE ELEMENTS**
- **RPS PLAN DEVELOPMENT**
- **REGIONAL GROWTH PLANNING ANALYSIS**

Jackson County Planning Commission

File No. LRP2009-00010 Exhibit # 14


Offered by: Staff

Date: 3.1.10 Received by: UMC

-181-

Development Services

RPS Plan
Regional Growth Planning (Chapter 2)




REGIONAL GROWTH PLANNING

- Regional Population Allocation
- Projected Regional Employment Growth
- Employment Allocation
- Housing Land Need
- Employment Land Need
- Regional Transportation Analysis

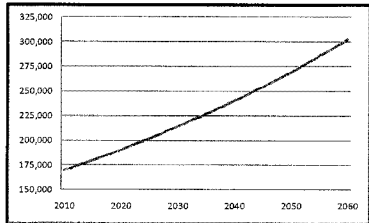
Development Services

RPS Plan
Regional Growth Planning (Chapter 2)



REGIONAL POPULATION ALLOCATION


Projected population for the RPS Planning Area:



Year	Projected Population
2010	175,000
2020	200,000
2030	225,000
2040	250,000
2050	300,000

Development Services

RPS Plan
Regional Growth Planning (Chapter 2)




REGIONAL POPULATION ALLOCATION

Community	Opportunities	Constraints
Ashland	Growth opportunities include a relatively isolated small town economy, high degree of urban amenities, and relatively high quality and well-maintained urban infrastructure.	Growth constraints include an independent water supply that is somewhat more constrained than other water sources in the high Cascades, some sanitary sewer constraints, steep topography to the west and south, IS to the east and limited political support for significant urban growth.
Central Point	Growth opportunities include policy and staff leadership, well demonstrated ability to deliver efficient urban land use projects and well managed and maintained public infrastructure.	Growth constraints include land ownership boundaries, the City of Medford and quality concerns on many of the boundaries that constrain development.
Eagle Point	Growth opportunities include relatively lower land use conflicts with high value farmland and intensive farm uses immediately around the City, proximity to industrial employment concentration in White City, physical separation from other cities making expansion possible without growing into another city. Most of the City's existing public infrastructure has been built during the past decade, and its leadership remains prepared to meet ongoing growth challenges over the RPS planning horizon.	Growth constraints include wetland and wetlands to the north of the city, flood hazard areas associated with Little Sister Creek and Antelope Creek, the "bottleneck" designation of Highway 62 limiting crossing movements and growth to the west of the highway, and steep slopes on the east side of the city.

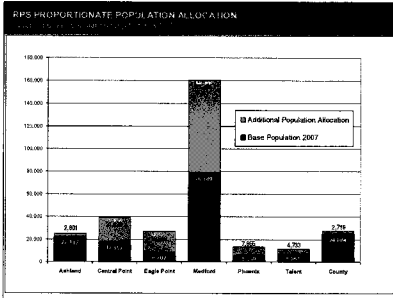
Development Services

RPS Plan
Regional Growth Planning (Chapter 2)

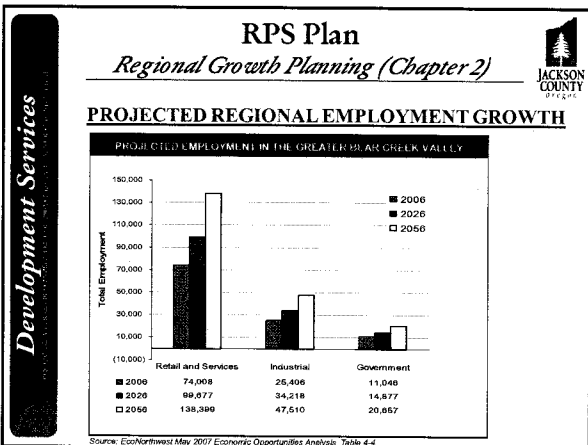
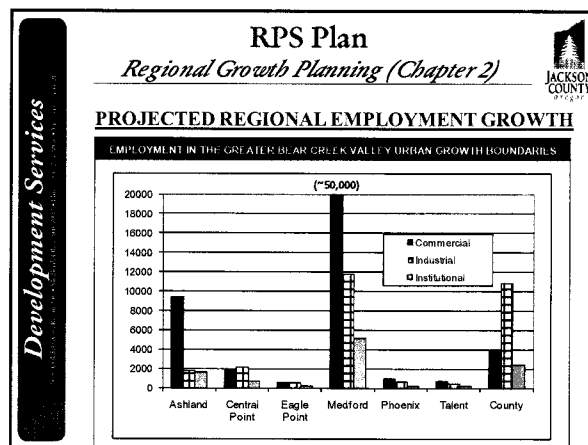
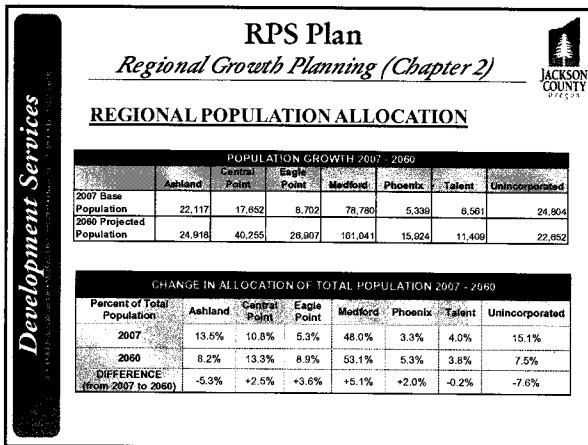


REGIONAL POPULATION ALLOCATION

RPS PROPORTIONATE POPULATION ALLOCATION



Community	Base Population 2007	Additional Population Allocation
Ashland	28,000	12,000
Central Point	15,000	10,000
Eagle Point	22,000	18,000
Medford	165,000	15,000
Phoenix	12,000	8,000
Talent	6,500	5,000
County	2,750	10,000



RPS Plan Regional Growth Planning (Chapter 2)

EMPLOYMENT ALLOCATION

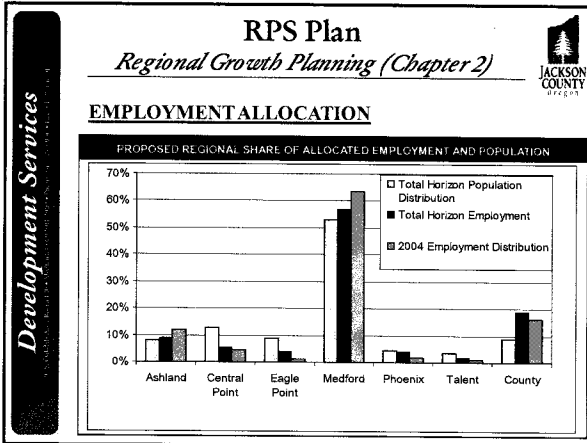
Community ECONOMIC ADVANTAGE FACTORS

Ashland
Ashland's proximity to I-5, high quality of life, the presence of Southern Oregon University, and abundance of cultural amenities and events make it attractive to businesses that need access to educated workers and want a high quality of life. These types of businesses could include software design, engineering, research, and other professional services that are attracted to high-quality settings. Ashland's cultural amenities and events are likely to attract high-end retail, lodging, and food service firms. The high cost of housing and a limited land supply in Ashland may be a constraining factor for future employment growth which is why less of the future employment has been proposed to be allocated to Ashland.


Central Point
Central Point is located along I-5 and has easy access to the airport. The City has one of the region's best state certified "project ready" industrial sites. Central Point's public policies also focus on attracting and developing small businesses such as "fill-in" specialty manufacturing. Central Point is encouraging innovative small business development through the following programs: a village development zone in downtown, a small loan program to improve building facades in key areas, and low-interest loans for small business expansion. Central Point has been allocated a future share of employment that is similar to its planned regional population share.

Eagle Point
Eagle Point is located approximately ten miles from Medford and I-5. The distance makes it likely that Eagle Point will continue to attract additional retail and services to accommodate the existing population. An expanded variety of local/regional services (financial, medical, retail, entertainment), some of which are currently unavailable, are expected to be allocated to Eagle Point as the population continues to grow. Additionally, Eagle Point's small town atmosphere and quality of life may attract specialty manufacturing or businesses of an entrepreneurial nature. Eagle Point plans to attract more tourists by promoting the outdoor recreational activities available throughout the Upper Rogue Region. Examples of such opportunities include fishing, hunting, golfing, river rafting, hiking, camping and sightseeing. Eagle Point has been allocated a future share of employment that is similar to its planned regional population share.

-183-



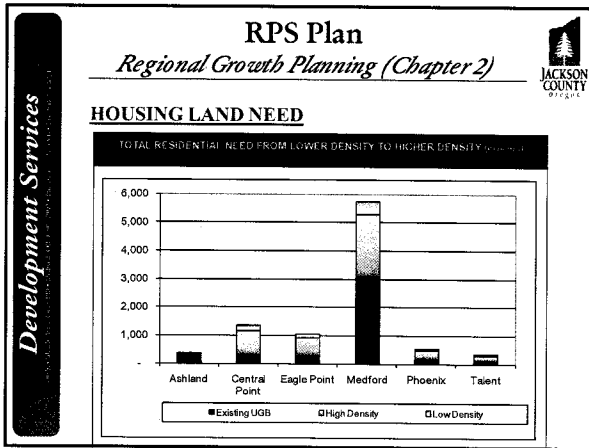
RPS Plan
Regional Growth Planning (Chapter 2)




HOUSING LAND NEED

RESIDENTIAL LAND DEMAND ASSUMPTIONS

		Ashland	Central Point	Eagle Point	Medford	Phoenix	Talent
Expected Residential Buildout of Existing UGBs	People Per Household	2.15	2.69	2.82	2.47	2.30	2.25
	Density (DU/Gross Acre)	5.28	6.50	5.20	5.20	6.00	5.65
Anticipated Residential Buildout of Proposed URAs	People Per Household	n/a	2.69	2.82	2.41	2.30	2.30
	Lower Density (DU/Gross Acre)	n/a	6.00	6.40	6.50	6.20	6.20
	Higher Density (DU/Gross Acre)	n/a	7.26	7.74	7.87	7.50	7.50



RPS Plan
Regional Growth Planning (Chapter 2)



HOUSING LAND NEED


RESIDENTIAL LAND DEMAND

Jurisdiction	Low Density	High Density
Central Point	1,038	858
Eagle Point	751	621
Medford	2,650	2,189
Phoenix	374	309
Talent	239	198
Ashland	-	-
TOTALS	5,051	4,174

-184-

Development Services

RPS Plan
Regional Growth Planning (Chapter 2)




EMPLOYMENT LAND NEED

	EMPLOYMENT DENSITIES			
	High DLCD Handbook Range	RPS Allocation Assumptions		Low DLCD Handbook Range
(jobs/net acre)	High	High	Low	Low
Retail	20	16	16	14
Industry	12	11	9	8
Public	10	9	7	6

Development Services

RPS Plan
Regional Growth Planning (Chapter 2)




EMPLOYMENT LAND NEED

SUMMARY OF URA LAND PROPOSED FOR EMPLOYMENT	
Jurisdiction	Employment
Central Point	521
Eagle Point	522
Medford	1,354
Phoenix	369
Talent	87
Ashland	—
TOTALS	2,854

Development Services

RPS Plan
Regional Growth Planning (Chapter 2)




REGIONAL GROWTH SOLUTIONS

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.

Development Services

RPS Plan
General Information



RPS INFORMATION

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

www.jacksoncounty.org/RPS

-AND-

www.rvcog.org/RPS2010

-185-

Development Services

LRP2009-00010

-981-

Greater Bear Creek Valley
Regional Problem Solving (RPS)

Jackson County Planning Commission

File No. LRP2009-00010 Exhibit # 15

Offered by: Staff

Date: 3-15-10 Received by: LMC