

FILE NO: LRP2009-00010

APPLICANT: Jackson County- RPS

HEARING DATE: 1-28-2010

HEARING BODY: J.C. Planning Commission

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EXHIBIT SCHEDULE

EXHIBIT NO.	NATURE OF EXHIBIT
41 Page 338	Presentation submitted by Staff
42 Page 348	Presentation submitted by Frank Hammond, County Counsel
43 Page 359	Reformed Greater Bear Cr Valley Regional Plan, John Renz, DLCD, 5-21-2010
44 Page 361	City of Eagle Point's Resolution No. 2010-18, dated 4-27-2010
*****	<i>JCPC Continued Public Hearing 5-27-10</i>
45 Page 368	City of Eagle Point's RPS Power Point presentation
46 Page 408	Comments submitted by property owners of proposed urban reserve area TA-2
47 Page 417	Supplemental information submitted by Paige Townsend, RVTD
48 Page 418	Comments submitted by Friends of Jackson County, dated 6-2-2010
49 Page 424	City of Talent RPS Resolution No. 10-837-R
50 Page 426	Comment submitted by Greg Holmes, 1000 Friends of Oregon, dated 6-3-2010
51 Page 456	Comment submitted by Jimmy MacLeod, Rogue Advocates, dated 6-3-2010
52 Page 461	Comment from John Vial, Jackson County Roads and Parks, dated 6-4-2010
*****	<i>JCPC Continued Public Hearing 6-10-10</i>
53 Page 463	City of Talent RPS presented by Dick Converse
54 Page 495	Comments regarding City of Medford RPS submitted by Greg Holmes, 6-16-10
55 Page 506	Comment submitted by Garvey Schubert Barer, for Haya Enterprises, 6-10-10
56 Page 539	Comments submitted by Adrian Snyder, for the Wiedman family, 5-25-10

June 10, 2010

Jackson County Planning Commission
Jackson County Courthouse
Medford, OR 97501

RECEIVED
JUN 03 2010
JACKSON COUNTY
PLANNING

**Subject: Regional Problem Solving (RPS) Plan for the City of Talent, Oregon
Public Hearing Jackson County Planning Commission**

Dear Planning Commissioners:

Thank you for the opportunity to comment on this very important issue. These comments are submitted by the undersigned owners of either property in, adjacent to, or near the proposed urban reserve area known as TA-2. As a group, we who are the owners of property in TA-2 own more than 80% of the land in this proposed urban reserve area.

We the property owners within TA-2, along with the property owners adjacent to and or near TA-2, and citizens within the city of Talent are uniformly opposed to having The land identified as TA-2 included in the urban reserve. We believe that there are options that will meet the needs of the city, and that the city is legally required to exercise those options before considering TA-2.

For the reasons stated below, we respectfully request that TA-2 be removed from the proposal and replaced with Resolution 2-TA2. (See attached)

FIRST AN OBSERVATION IN REGARDS TO THE ENTIRE PLAN:

There is **too much** farmland in the RPS plan. Of the 8500 acres proposed to be added to the urban footprint, nearly 7000 acres are farmland, and 1200 of those acres are critical to the region's agricultural economy. For a plan that states conserving farmland is a key goal, it does not meet that goal. We believe the plan also violates state regulations regarding the preservation of farmland, including Goal 3 and the implementing rules and statutes.

There is **too little** investment in our existing cities. At the same time the plan proposes to expand cities into valuable farmland, it neglects to invest in existing infrastructure. Where is the plan for a viable transit system? For compact, easy to get around in cities?

**COMMENTS SPECIFIC TO THE TA-2 PROPOSED TO BE BROUGHT INTO
TALENT'S URBAN RESERVE**

Jackson County Planning Commission
File No. LRP2009-00010 Exhibit # 46
Offered by: Various PO's
Date: 6-3-2010 Received by: UM

-408-

page 1 of 9

The Resource Lands Review Committee (RLRC), a panel of local experts on agriculture in the valley, determined that 70 of the 74 acres in TA-2 are part of the region's agricultural economic base, a critical part of the region's agricultural economy, which contributed \$77 million dollars to the county's overall economy in 2008.

That same 70 acres is zoned EFU, and most of that is class two soils. According to OAR 660-021-0030(3), class two soils are among the very last lands that can be legally considered for inclusion in urban reserves. There are other higher priority lands that can meet the needs of Talent and therefore Talent must go there first. It is highly likely that the state will not approve a plan that is in violation of the administrative rules. And an appeal to the Court of Appeals would most certainly result in a remand of the plan.

Talent does not "need" TA-2 to connect Rapp Road to the area already in the UGB south and east of TA-2. Only tax lot 306 is needed in part. The "need" can thus be met by adopting Resolution 2-TA2 which was endorsed by the Mayor and two councilmen.

If it is determined that the housing proposed for TA-2 is really needed, those "needs" proposed for TA-2 can be met on higher priority lands to the south, adjacent to the existing UGB and the proposed TA-3 urban reserve. State land use regulations require that Talent consider those lands prior to the EFU land in TA-2.

We would like to point out, however, that we think overall the housing needs for Talent are overstated in the plan. The RVTD Long Range Plan 2007-2017 Chapter VII p. 81 says it takes a density of at least 7 units per acre to support even minimal transit/bus service. The RPS plan for Talent is assuming no more than 6.2 units per acre. It is unconscionable for the city leaders to be planning for a city that won't support a viable transit system 50 years from now.

If Talent adopted a density of 7 units per acre, the total amount of land needed for housing in Talent would be reduced by about 30 acres, making replacement of much of the acreage in TA-2 unnecessary.

CONCLUSION

Throughout the RPS process, representatives of the County have stated that property owners will not be forced against their will to be included in urban reserves. As stated above, the vast majority of landowners (over 80%) in TA-2 do not want to be included. Additionally, we believe state law requires that Talent look elsewhere for lands to meet its urban needs. Higher priority lands to the south address this need.

Therefore, we the undersigned request that Talent's proposal for urban reserves under RPS be modified by removing all of TA-2 and adopting Resolution 2-TA2 which addresses the road access for the UGB to the south.

Resolution 2 - TA2

RESOLUTION NO. 10-837-R

A RESOLUTION ON BEHALF OF THE CITY OF TALENT RECOMMENDING JACKSON COUNTY ADOPTION OF THE GREATER BEAR CREEK VALLEY REGIONAL PROBLEM SOLVING PLAN.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TALENT, OREGON.

WHEREAS Pursuant to former ORS 197.654 (1), Jackson County and the cities of Medford, Ashland, Central Point, Phoenix and Talent, entered into a collaborative regional problem-solving (RPS) process; and

WHEREAS the City of Talent (City), as a participant in RPS, having signed a Participants' Agreement identifying a regional land use problem, establishing goals addressing the problem, creating mechanisms for achieving such goals, and a system for monitoring the implementation and effectiveness of the those goals; and

WHEREAS the Greater Bear Creek Valley Regional Problem Solving Plan (the "RPS Plan") contemplated by the Participants' Agreement has been proposed under the provisions of former **ORS 197.654(1)** and former **197.656(2)**, which remain applicable to this RPS process; and

WHEREAS Jackson County is the local government charged with adopting the final RPS Plan; and

WHEREAS the RPS process must include: (a) An opportunity for involvement by other stakeholders with an interest in the problem; and (b) Efforts among the collaborators to agree on goals, objectives and measures of success; and

WHEREAS the City has been requested to make recommendation(s) to Jackson County concerning the contents and adoption of the final RPS Plan, including associated maps and Findings; and

WHEREAS the City's Planning Commission conducted hearings on the RPS Plan on April 8, 2010, and the City Council conducted hearings on the RPS Plan on May 5, 2010 and May 19, 2010; and

WHEREAS TA-2 as originally submitted during the May 5, 2010, hearing was significantly larger than the revised proposal identified as Exhibit "B", the revised proposal preserves opportunities for safe and logical transportation connections, but removes lands that the City has determined are not needed for future urbanization at this time. However, the City will continue to consider the

Resolution 2 - TA2 cont.

removed lands as candidates for urban reserve areas when the need is demonstrated in the future.

WHEREAS, all requirements for legal notices and advertisements have been fulfilled and public testimony accepted and recorded; now, therefore,

THE CITY COUNCIL OF THE CITY OF TALENT RECOMMENDS AS FOLLOWS:

Section 1 - RPS Plan.

The City Council of Talent hereby recommends Jackson County's adoption of the "**Greater Bear Creek Valley Regional Plan**", attached as **Exhibit "A"**, including Plan Maps #TA-1, #TA-1 row, #TA-2 (as amended on 5/19/2010, and identified as Exhibit "B"), #TA-3, #TA-4 and #TA-5 and associated Findings as presented.

Duly enacted by the City Council in open session on _____, 2010 by the following vote:

Ayes: Nays: Abstain: Absent:

By:

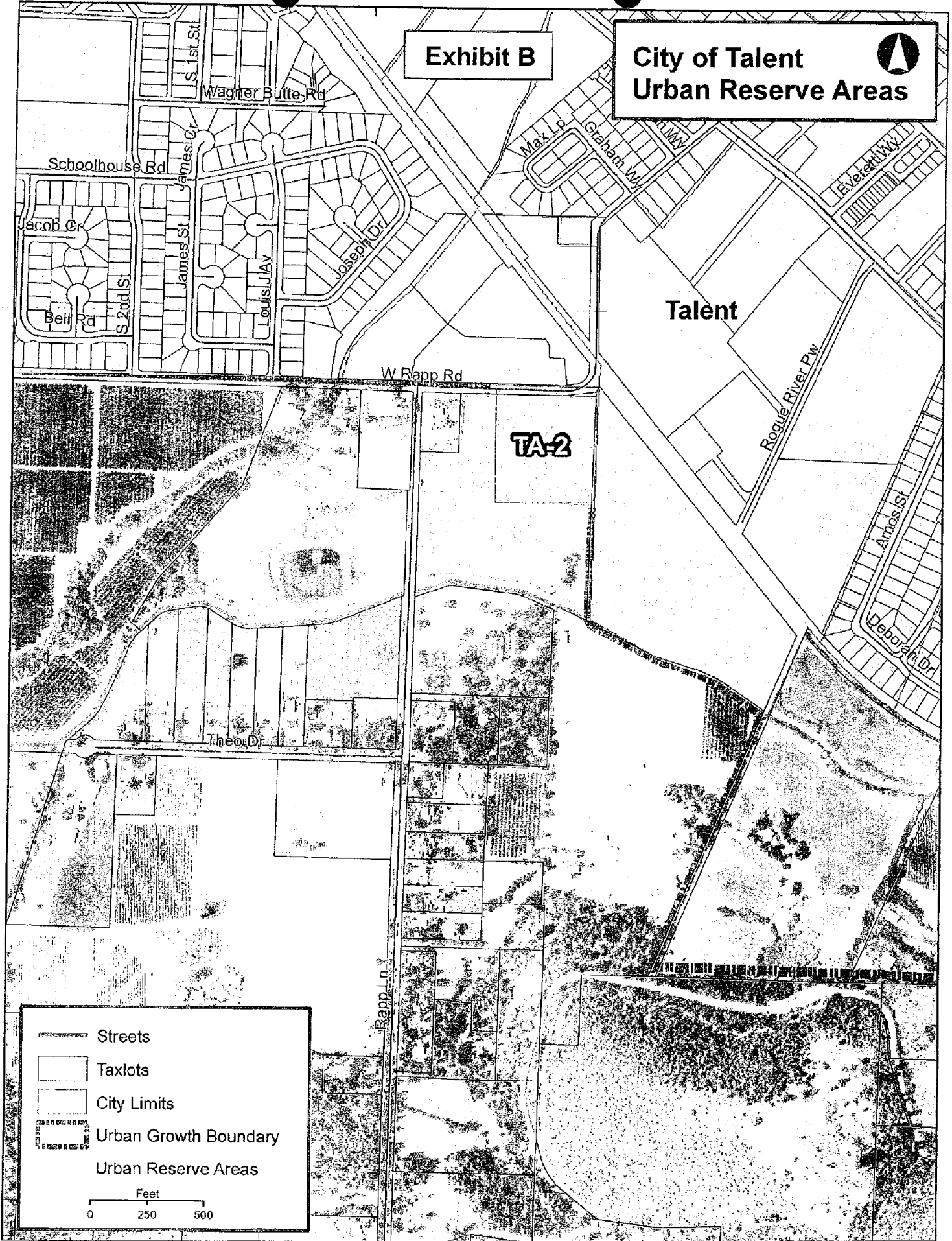
Don Steyskal
Mayor

Attest:

Jay Henry
City Recorder and Custodian of City Records

Exhibit B

City of Talent
Urban Reserve Areas



Streets

Taxlots

City Limits

Urban Growth Boundary

Urban Reserve Areas

Feet

0 250 500

Please place these comments in the official record and notify the undersigned of any decisions or future hearings in this matter.

Sincerely,

<u>NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>PHONE NUMBER</u>
RON DAVIES	Ron Davies	6795 Rapp Ln	535-1258
Bonnie Haddad	Bonnie Haddad	6798 Rapp Ln Talent	535-1284
Dixie Lopez	Dixie Lopez	6633 Rapp Lane Talent	535-65
MICHAEL LOPEZ	Michael Lopez	6633 RAPP LANE TALENT	535-65
Patricia Thornley	Patricia Thornley	115 W. Rapp Rd. Talent	535-1844
Robert L. Casler	Robert L. Casler	6857 Rapp Lane, Talent, OR	535-434
Richard Harris	Richard Harris	2210 Zerk Rd Tal	535-2576
Sam Wylle	Sam Wylle	2118 S. PACIFIC Hwy TAL	708-038

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Sincerely,

NAME	SIGNATURE	ADDRESS	PHONE NUMBER
Beverly Mullis	Beverly Mullis	192 Theo Dr.	541-535-4296
Alma A. Mullis	Alma A. Mullis	192 Theo Dr.	541-544-4296
Ricky Voss		218 THEO DR TALENT	541-512-1816
Mary Johns		243 Theo Dr Talent	541 535 5825
Jane Mullis		244 Theo Dr Talent	541 535-5987
Sally Humiston	Sally Humiston	88 Theo Drive Talent	5355477
Northa Campbell		6852 Rapp Ln. Talent,	512-9616
Eric J Campbell		6852 Rapp Ln Talent	5129616
Lynda Rapp		6971 RAPP LN, TALENT	97540
Don Rapp		6971 Rapp Ln, Talent	97540
T. Todd		6991 RAPP LN (TODD)	97540
ERIC B. WARREN	EBW	7003 RAPP LANE	97540 941-7271
			ERIC@ROGUEDESIGNGROUP.COM
ANDREW MILLS	AJM	7122 Rapp Lane Talent OR	941-4556
Leslie Mills		7122 Rapp Lane Talent OR	9447151
Louise HALLIED Helmer		7282 Rapp Lane, Talent, OR	97540
(Louise HALLIED Helmer)			
Cora Mae Seymour		7271 Rapp Ln - Talent, OR	97540
Cora Mae Seymour			
Ronald L. Seymour		" " " "	" " " "
Ronald L. Seymour		" " " "	" " " "
Ronald L. Seymour		" " " "	" " " "


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Sincerely,

<u>NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>PHONE NUMBER</u>
Myron Cretney	<i>Myron Cretney</i>	113 N 2nd Talent	301-0803
Sarah K Gordon	<i>Sarah K Gordon</i>	108 Fairview Rd Talent	324-6034
Wayne Handgrove	<i>Wayne Handgrove</i>	113 N 2nd Talent	301-0803
John Hartman	<i>John Hartman</i>	113 N 2nd Talent	301-0474 301-009940
LISA CRETNEY	<i>Lisa Cretney</i>	113 N. 2ND TALENT	877-0081

Please place these comments in the official record and notify the undersigned of any decisions or future hearings in this matter.

Sincerely,

<u>NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>PHONE NUMBER</u>
Michele Bashaw	Michele Bashaw	201 W. Rapp Rd Talent, OR 97540	541 512 0155
Miguel Riquelme-Flores		201 W. Rapp Rd. Talent, OR 97540	541 840-3975