

June 3, 2010

Jackson County Planning Commission
Medford, Oregon 97501

RE: Regional Problem Solving Project Jackson County Public Hearing June 24, 2010

My Historical Background: Resident of Medford since 1962 as Horticultural researcher for OSU with emphasis on Pear and Winegrape production in Southern Oregon from 1963-92. My land use activities since retirement in 1992 included:

1. Active member of Jackson County Citizens League from 1995-2002 and board member of 1000 Friends of Oregon from 1997-2008.
2. Founding board member of Southern Oregon Land Conservancy.
3. Active in early discussions with Medford Officials and John Eads leading to Our Region Project with support from Oregon Legislators and the Land Conservation and Development Commission, 1997-2003.
4. Appointed to the RLRC but removed as a voting member by the County Commissioners but served on the committee 1997-2003.
5. Served on MPO Transportation Public Advisory Committee representing Eastside of Medford, 2003-2009.
6. Served on Medford's Boundary Advisory Committee, 2009-2010.

The county and RPS Policy Committee should recognize two skilled persons who have contributed early on in their effort to bring about the success of completing the RPS plan. They are John Eads, the Jackson County hearing officer, and Rich Roseburg, of the Jackson County OSU Extension Agent and Researcher. They spent many hours of of their time in study and committee work in shaping the plan.

I have continued to support RPS as long as it is able to protect our best Farmland. However, I suggest that the Jackson County Planning Commission/JC Commissioners should support the RPS only if the following land use issues and follow through policies are included:

1. I agree with the RPS policy committee that we must mitigate the urban impacts to the agricultural economy and preserve open space. I ask you to support land use planning which increases residential densities in the urban areas to prevent incorporating the best farmland and natural areas of Bear Creek Valley. I ask you to set a goal of Increasing the density to at least 7 dwellings/acre which could reduce greenhouse gases as much as 30%.

2. We must take an active role NOW to bring about permanent buffers between open space and urban areas. Let's maintain a southern and western urban boundaries such as parallel lines to South Stage Road and Oak Grove Road.

3. I am asking you, Planning Commission and the JC County Commissioners, to exclude the 1200 acres identified by the RLRC as being a

Jackson County Planning Commission

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Offered by: Porter Lombard

Date: 6-22-10 Received by: UM

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critical part of the region's agricultural economy from the 8,500 acres of Urban Reserves identified in RPS.

4. I urge the County Commissioners to support tax levies or other monetary measures to purchase conservation easements to protect natural areas and farmlands around the urban reserves/areas to prevent sprawl and the loss of our beautiful environment.

5. Please Commissioners don't support bypasses or expand street capacities to solve traffic problems. It is better for our local economy to support and require development at higher densities that will support transit and other forms of transportation to reduce the number of vehicles necessary, the number of miles driven, and the generation of greenhouse gases.

6. Reject the effort of the pear industry leaders idea of including their orchard land in the urban reserves since the wine industry isn't interested in planting after the orchards are rogued out because of the location and soils. The wine industry is interested in these lands and find that about 80 % of the orchard lands are suitable for successful vineyards,

Please support these changes and ideas in the plan.

Porter Lombard, Professor Emeritus of Horticulture, 2425 East Main St., Medford, OR

CITY OF MEDFORD
RESOLUTION NO. 2010- XXX

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

WHEREAS Pursuant to *former* ORS 197.654 (1) (2007), Jackson County and the cities of Medford, Ashland, Central Point, Eagle Point, Phoenix and Talent, entered into a collaborative regional problem-solving (RPS) process; and

WHEREAS the City of Medford (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 22 April 2010, and the City Council conducted hearings on the RPS Plan on 3 June 2010; and

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

THE CITY OF MEDFORD RECOMMENDS AS FOLLOWS:

Section 1 - RPS Plan.

The City Council of Medford hereby recommends Jackson County's adoption of the "Greater Bear Creek Valley Regional Plan," attached as Exhibit "A," as amended under the following provisions:

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Jackson County Planning Commission
File No. LRP2009-00010 Exhibit # 58
Offered by: City of Medford
Date: 8-20-10 Received by: UM

1. The City of Medford recommends amending the "performance indicators," found on pp. 5-5-5-6 of the RPS Plan, as shown in Exhibit B, attached.
2. The City of Medford recommends the addition of property on the east side of North Phoenix Road, identified by tax lot and map no. 38-1W-03/300, to the proposed urban reserve designated "MD-5" for the reasons stated in Exhibit C, attached.
3. The City of Medford recommends the modification of the proposed urban reserve designated "MD-6" for the reasons stated in Exhibit D, attached, with grant of public utility and transportation easements across the gap (*i.e.*, map/taxlot nos. 38-1W-05/2400 & 2600) as needed.
4. The City of Medford recommends removing the "community buffer" depicted on the maps in Volume 3 of the RPS Plan.

APPROVED by the City of Medford this 17th day of June 2010.

Mayor

Attest:

City Recorder

Exhibit A

DRAFT *Regional Plan* for the Greater Bear Creek Valley, Jackson County, Oregon (in three volumes)

[*under separate cover*]

Exhibit B

Recommended Amendments to the "Performance Indicators" found in pages 5-5 and 5-6 of the draft Regional Plan.

Underlined text indicates addition; ~~struck-through~~ text indicates deletion.

Ongoing monitoring of progress following ~~the signing~~ **State acknowledgment** of the ~~Participants' Agreement~~ **Greater Bear Creek Valley Regional Plan** will ~~take place on a number~~ **be measured against the following set** of performance indicators to determine the level of compliance **by participating jurisdictions** with this ~~plan~~ **Plan** or the need to refine or amend it. The measurable performance indicators listed below are those identified as appropriate for monitoring **compliance with** the adopted Plan.

1. **Coordinated Periodic Review.** On a regular basis, every 10 years starting in ~~2020~~ **2022**, the Plan's jurisdictions may, at their discretion, participate in a process of coordinated periodic review.

Initiation: Starting in January 2022 and thenceforth every 10 years following the Jackson County Development Services Department, or successor department, will convene a meeting of the RPS technical advisory committee to discuss the option of beginning a phase of joint periodic review.

2. **Five-Year Regional Plan Review.** On a regular basis, every 5 years starting in 2015, all ~~Signatories to the Agreement~~ **participating jurisdictions** will participate in the regular Regional Plan review process. Jackson County shall initiate the Regional Plan review process by providing notice of the Regional Plan review to each ~~Signatory to this Agreement~~ **city** and requiring that each ~~Signatory~~ **city** submit a self-evaluation monitoring report addressing compliance with the performance indicators set out in this Section to the County within 60 days after the date of the notice. Jackson County will distribute these monitoring reports to all Signatories.

The reports will include descriptions of the jurisdiction's activities pertinent to the Plan for the preceding five-year period, analysis as to whether and how well those activities meet performance indicators, and a projection of activities for the next five-year period.

3. **Regional Plan Integration.** Jackson County will adopt the Regional Plan **into the County Comprehensive Plan.** Participating cities will incorporate the portions of the Regional Plan that are applicable to each individual city

into that city's comprehensive plan and implementing ordinances, and will reference the Plan as an adopted element of Jackson County's comprehensive plan. To incorporate applicable portions of the Regional Plan into their comprehensive plans and implementing ~~ordinances~~codes, cities will adopt at least the following:

- a. urban reserves ~~areas~~and urban reserve management agreements;
 - b. target residential densities ~~(for the urban reserve areas)~~;
 - c. agricultural buffering standards by 2015 or when areas of urban reserve are incorporated into an urban growth boundary, whichever comes first ~~(for the urban reserve areas)~~;
 - d. implementing ~~ordinances~~ codes ~~(for the urban reserve areas)~~, as applicable.
4. Conditions for Specific Urban Reserves. Signatory jurisdictions will comply with ~~the general conditions as listed in Section X of the Participants' Agreement (found in Volume 2 of this Plan) and, as appropriate,~~ the specific conditions of approval for selected urban reserves, as described in the adopted Plan.
5. ~~Signatory jurisdictions serving or projected to serve a designated urban reserve will adopt an Urban Reserve Management Agreement (URMA).~~
6. ~~Urban reserves identified in the adopted Plan are the first priority lands used for UGB expansions by participating cities.~~
7. Target Residential Densities. When applying urban general land use and zoning designations to urban reserve land at the time of UGB incorporation, cities will achieve, on average, the lower residential densities (so-called "higher land need") targets as described in Chapter 2 and depicted in Figure 2.10 of this Plan. ~~Cities, when applying urban designations and zones to urban reserve land included in UGB expansions, will achieve, on average, at least the "higher land need" residential densities as described in the adopted Regional Plan.~~

Average density will be calculated across all the urban reserve land included in each incorporation by applying general land use designations within the areas incorporated, by increasing density within the city to compensate for the shortfall in the incorporated area, or through a combination of both actions.

8. **Land Uses Distribution.** ~~The general distribution of land uses proposed in this Plan shall guide cities~~ ~~Cities,~~ when applying urban ~~general land use and zoning~~ designations and ~~zones~~ to urban reserve land included in a UGB expansion, ~~will be guided by the general distribution of land uses proposed in the adopted Regional Plan,~~ especially where a specific set of land uses were part of a compelling urban-based rationale for designating RLRC **“commercial agricultural base”** land as part of a city’s set of urban reserves **(refer to Chapter 1, Section 6.2 for explanation)**.

n. Transportation Policies. ~~The adopted Plan shall include policies to:~~

a. Identify a general network of locally owned regionally significant north-south and east-west arterials and associated projects to provide mobility throughout the Region.

b. Designate and protect corridors for locally owned regionally significant arterials and associated projects within the RVMPO to ensure adequate transportation connectivity, multimodal use, and minimize right of way costs.

c. Establish a means of providing supplemental transportation funding to mitigate impacts arising from future growth.

These policies shall be implemented by ordinance upon the adoption of the latest update of the Rogue Valley Metropolitan Planning Organization’s Regional Transportation Plan and the local adoption of the RPS Plan through individual city and county Comprehensive Plan amendments. Implementing Signatory cities will incorporate the portions of the RPS Plan relative to transportation that are applicable to each individual city into that city’s comprehensive plan and implementing ordinances, and will reference the larger regional plan as an adopted element of Jackson County’s comprehensive plan.

9. **Conceptual Plans.** Conceptual plans for urban reserves will be developed in sufficient detail to allow the Region to determine the sizing and location of regionally significant transportation infrastructure. This information should be determined early enough in the planning and development cycle that the identified regionally significant transportation corridors **(see Chapter 2, Section 6)** can be protected as cost-effectively as possible by available strategies and funding. Conceptual plans for an urban reserve in the Regional Plan are ~~not~~ required to be completed at the time of adoption of a comprehensive plan amendment incorporating urban reserves into a city or county comprehensive plan.

10. **County Population Projections.** The county's ~~County's~~ population ~~element~~ **is projections will be** updated per statute to be consistent with the gradual implementation of the adopted Plan.

Exhibit C

Reasons Supporting Inclusion of map/lot no. 38-1W-03/300 to the proposed Urban Reserve subarea designated MD-5.

Owner: Haya Enterprises

Map/taxlot: 38-1W-03/300

Size: 20 acres

Zoning: EFU

Soil Class: III-B

Location: Adjacent to MD-5 on North Phoenix Road (*see map below*).

The area designated MD-5 includes a lot owned by Haya Enterprises (37-1W-34/5300). A prior owner initiated a property line adjustment in 1996; the decision by Jackson County required consolidation of this lot with another lot (38-1W-03/300) into a single parcel for planning purposes. However, taxlot 300 is outside the MD-5 area, a fact that was overlooked when MD-5 was designated because the two appear to be separate lots, but they are separate taxlots for assessment purposes only.

The lot does not intrude on a community buffer and its size is insignificant in the context of the 6,300-acre urban reserve proposal (0.3% of total acreage).

The rationale to include the lot in MD-5 derives from its unique situation; inclusion may therefore be regarded as corrective.

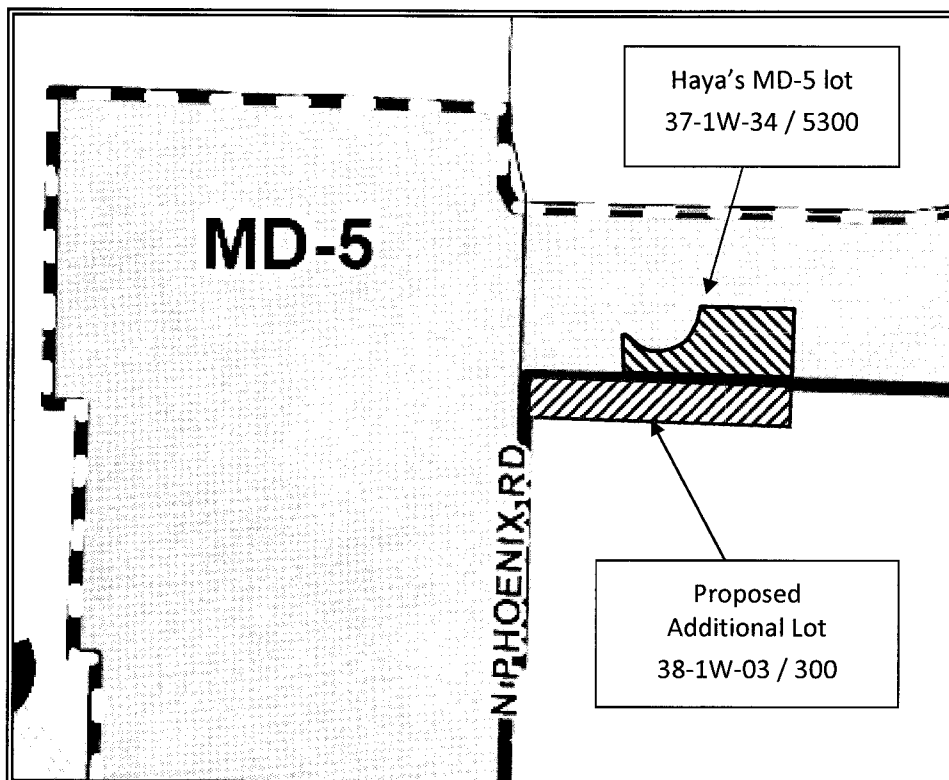


Exhibit D

Reasons Supporting Modification of MD-6.

Harry & David (Bear Creek Corporation) requested a change to the boundaries of MD-6.

The inclusion of the northeast portion of map/lot 38-1W-06/100, a portion of 38-1W-05/2600, and the southern portion of 38-1W-2400 (see *figure 1*, below) in the MD-6 area is previously unknown information for Harry & David and not what they desire. They propose instead the inclusion of the southern portion of 38-1W-06/100, 38-1W-05/5500, and a portion of 38-1W-05/2600, and 38-1W-05/5400 (see *figure 2*, below). The acreage exchange is one-to-one.

According to the letter from Harry & David: "The present proposed urban reserve designation, as it applies to these parcels, includes property that is already urbanized and or planned for long term non urban operational uses. Retention of the current designation on these parcels is counter to the intent of the urban reserve process and creates a challenging agricultural configuration." Reportedly, Harry & David had already master planned the area for agricultural activities, thus it would not be available for many years to come for the purpose the urban reserves are established for: to provide additional inventory for future urban activities.

Figure 1.

MD-6 — Current configuration

