



Grants Pass Urban Growth Planning

October 28, 2013

City of Grants Pass



MEMO

To: Mayor Fowler and Members of the Grants Pass City Council
Josephine County Board of Commissioners
From: Tom Schauer, Senior Planner
Re: Urban Growth Planning
Date: November 12, 2013
cc: Aaron Cubic, Michael Black, Bill Cobabe, Dick Converse

Staff has presented recommendations for 6 items that need concurrence from the City Council and Board of Commissioners, as presented or revised. **Staff recommends the items as presented in the October 28, 2013 notebook.** Additional items discussed in the October 28 PowerPoint are also attached for your notebook.

Do you concur with the drafts as recommended by staff? Our goal is to get formal direction on these items by City Council Resolution at the January 15, 2014 meeting, and to have concurrence from the Board of Commissioner by the same date. Work sessions are scheduled in advance of the January 15 meeting, shown below.

Urban Growth Planning Upcoming Meeting Dates

Date	Item
Tuesday, November 12, 2013	City Council Workshop, Next Steps (10 minutes)
Monday, December 9, 2013	City Council Workshop, Work Session (1 hour)
Monday, December 16, 2013	City Council Workshop, Work Session <i>If Needed</i> (1 hour)
Wednesday, January 15, 2014	City Council Meeting, Resolution

Please bring your notebook to these meetings.

Please don't feel you must wait until the work sessions to provide feedback, comments, or questions to staff that we can review and assist with in preparation for the work sessions.

Direction is needed on the following items on January 15.

- **NOTEBOOK TAB 6.** a. UGB Boundary and Land Use Map
- **NOTEBOOK TAB 6.** b. Urban Reserve Boundary and Future Land Use Map
- **NOTEBOOK TAB 7.** a. Interim Intergovernmental Agreement (IGA) for UGB Expansion Areas
- **NOTEBOOK TAB 7.** b. Intergovernmental Agreement (IGA) for Urban Reserve Area
- **NOTEBOOK TAB 8.** Comprehensive Plan Amendment - UGB Inclusion Criteria Amendment
- **NOTEBOOK TAB 9.** Development Code Amendments - "Efficiency Measures"

Following adoption of a resolution, staff will submit notice of the proposal to DLCD to initiate the formal public hearing process for review, comment, potential revisions, and adoption.

Attachments:

- Tab 1. Replacement Page: Action Items Summary Sheet
- Tab 6. Additional Pages: Maps

Notebook – Grants Pass Urban Growth Planning, October 28, 2013

Cover

November 12, 2013 Update Memo

Table of Contents

Table of Contents - Tabbed

- 1. Summary & Overview**
 - a. Action Items Overview and Summary
- 2. Population Forecast**
 - a. Summary Sheet
 - b. County Coordinated Forecast Table
- 3. Comprehensive Plan Text Amendments – “Needs” Element Updates**
 - a. Summary Sheet
 - b. Land Supply and Needs Information Graphics
- 4. Upzoning of Lands in Current UGB**
 - a. Summary Sheet
 - b. Map with Table
 - c. March 20, 2013 Motion
- 5. Policy – Timing of Rural to Urban Rezoning for UGB Expansion Areas**
 - a. Summary Sheet
- 6. UGB and Urban Reserve – Boundaries and Plan Maps**
 - a. Summary Sheet
 - b. Maps
 - c. Employment Area Allocation Alternatives Table
 - d. Employment Area Allocation Alternatives Maps
 - e. Area H1: 3-20-2013 e-mail from Rich Ward and Map
 - f. Area A2: 10-26-2013 Memo from Mike Thornton
 - g. Area G: 5-23-2013 Letter to Larry Bayless
- 7. Intergovernmental Agreements (IGAs) – UGB Expansion Areas and Urban Reserve**
 - a. Summary Sheet
 - b. UGB Expansion Areas Interim IGA 10-24-2013 Draft
 - c. Summary of IGA for Urban Reserve and State Law
 - d. Urban Reserve IGA 10-24-2013 Draft
- 8. Comprehensive Plan Amendment – UGB Inclusion Criteria**
 - a. Summary Sheet
 - b. Draft Amendment
- 9. “Efficiency Measures” – Development Code Amendments**
 - a. Summary Sheet
 - b. List of Measures
 - c. Code Assistance Project 12-2012 Final Draft
- 10. Miscellaneous Information**
 - a. Summary Sheet
 - b. Population and Housing Information Graphics

Grants Pass Urban Growth Planning

October 28, 2013

1	Summary & Overview
2	Population Forecast
3	Comprehensive Plan Text Amendments – “Needs” Element Updates
4	Upzoning of Lands in Current UGB
5	Policy – Timing of Rural to Urban Rezoning for UGB Expansion Areas
6	UGB and Urban Reserve – Boundaries and Plan Maps
7	Intergovernmental Agreements – UGB Expansion Areas and Urban Reserve
8	Comprehensive Plan Amendment – UGB Inclusion Criteria
9	“Efficiency Measures” – Development Code Amendments
10	Miscellaneous Information
11	
12	

Do you concur with the draft document recommended by staff for each item provided in the notebook?

- For all items, the action being taken at this time is direction to staff.
- We will schedule a Resolution for the January 15, 2014 City Council meeting for formal direction on these items. We would like to resolve any major issues before that date.
- Once direction has been provided on all necessary items by resolution, staff will submit notice of the draft proposal to DLCD to initiate the public hearing process.
- **Adoption will occur through the formal public hearing process.** The public hearing process will include noticing, hearing(s) for recommendation on the draft work products from the respective Planning Commissions, and hearing(s) for final action/adoption by the City Council and Board of County Commissioners, including any revisions that may occur through review during the public hearing process. For some work tasks, the adopted products are final unless appealed. For other work tasks, the adopted products are then submitted to DLCD for final approval and acknowledgement.

ACTION	GRANTS PASS URBAN GROWTH PLANNING - ACTION ITEM	ADOPTION REQUIRED BY:	
		City ⁽¹⁾	County
☑	2. Population Forecast	✓	✓
☑	3. Comprehensive Plan “Needs” Elements Updates (Population, Housing, Economy, Urbanization)	✓	-
☑	4. Upzoning of Some Lands in Current UGB	✓	-
➔	5. Policy - Timing of Rural to Urban Rezoning for UGB Expansion Areas <ul style="list-style-type: none"> • Policy • Future Zoning Map Amendments Per Policy 	✓ ✓	✓
TAB 6	<input type="checkbox"/> 6. <u>Direction to Staff</u> - UGB & Urban Reserve Boundaries & Plan Maps UGB Expansion Area: <ul style="list-style-type: none"> • Boundary • Comprehensive Plan Land Use Map* Urban Reserve: <ul style="list-style-type: none"> • Boundary • Comprehensive Plan Future Land Use Map** <p>*This is not the zoning map. It is the plan map that guides future zoning. Rezoning from rural to urban zones will be applied later, consistent with timing and policy as directed.</p> <p>**This is not the zoning map. Rural zoning will remain in place while lands are in the Urban Reserve. Rezoning from rural to urban zones won't occur until lands are included in the UGB through a future UGB amendment.</p>	✓ ✓ ✓ ✓	✓ - ✓ -
TAB 7	<input type="checkbox"/> 7. <u>Direction to Staff</u> - Intergovernmental Agreements (IGAs) <ul style="list-style-type: none"> • Interim IGA for UGB Expansion Area • IGA for the Urban Reserve 	✓ ✓	✓ ✓
TAB 8	<input type="checkbox"/> 8. <u>Direction to Staff</u> - Comprehensive Plan Amendment – <ul style="list-style-type: none"> • Section 13.6.3(e) of the Comprehensive Plan - UGB Inclusion Criteria 	✓	-
TAB 9	<input type="checkbox"/> 9. <u>Direction to Staff</u> - “Efficiency Measures” - <ul style="list-style-type: none"> • Development Code Amendments 	✓	-
	<input type="checkbox"/> 10. Miscellaneous Information	N/A	N/A

⁽¹⁾ County also has automatic party status for all items that don't require their direct adoption

LEGEND:

- ☑ = Direction already provided by resolution or motion
- ☐ = Direction needed now, required prior to submittal to DLCD of notice of proposed amendment
- ➔ = Direction needed later, can occur later after initial submittal to DLCD
- 📘 = No action needed. Provided for information only.

Updated Coordinated Population Forecast

Item:

Updated Coordinated Population Forecast

Action Items:

- **Josephine County: Comp. Plan Amendment / Addendum – County-Wide Coordinated Forecast**
- **City of Grants Pass: Comp. Plan Amendment / Addendum – Forecast for Grants Pass Urban Area**
- **Cave Junction: Comp. Plan Amendment / Addendum – Forecast for Cave Junction Urban Area**
- (This is included for information only. No further direction is needed at this time. Grants Pass City Council, Cave Junction City Council, and the Josephine County Board of Commissioners already provided direction to proceed with the proposed forecast).

Background:

In May, the City Council adopted Resolution 13-6075 and Board of County Commissioners adopted Resolution 2013-032 directing staff to proceed with the urban area planning work based on an updated population forecast, using the provided forecast methodology. Cave Junction initially intended to keep their forecast that was previously adopted and included in the original coordinated forecast. Cave Junction has since adopted Resolution 776 in August 2013 in support of a revised forecast that also needs to be incorporated into the updated coordinated forecast.

The forecast for the Grants Pass urban area includes forecast periods that correspond to the UGB (20 years) and the Urban Reserve (an additional 10 years).

The forecast updates need to be adopted and incorporated into the respective comprehensive plans. The attached summary table provides the methodology and forecast numbers that will be incorporated into the plans. The plan amendments based on these numbers will be submitted together with other UGB work items to consolidate separate noticing and hearings.

Summary:

- Grants Pass City Council, Cave Junction City Council, and Josephine County Board of Commissioners already adopted resolutions providing consistent direction for updated coordinated forecast
- Updated forecast to be adopted as part of respective comprehensive plans

Attachments:

Supporting Documents:

- Summary Table: Population Forecast Methodology and Coordinated Population Forecast

Notes:

**Table 1. Adjustments for Josephine County Coordinated Population Forecast
Revised for Cave Junction September 5, 2013 (Resolution 776)**

Year	Josephine County			Grants Pass Urban Area		Cave Junction Urban Area					
	Growth Rate	Population	Population	Share of JoCo	Population	Growth Rate	Population	Growth Rate	Population	Growth Rate	Population
	OEA	OEA	Updated Base Yr			Original	Updated Base Year	Updated Base Year, Res 776			
2007							2,241				
2008						4.591%	2,344				
2009						4.591%	2,451				
2010		82,775	82,775	0.4582	37,928	4.591%	2,564		2,199		2,199
2011	0.6058%	83,276	82,820	0.4595	38,055	4.591%	2,682		2,199		2,199
2012	0.6058%	83,781	82,775	0.4607	38,135	4.591%	2,805		2,204		2,204
2013	0.6058%	84,289	83,276	0.460	38,307	4.591%	2,934	6.286%	2,343	2.5%	2,259
2014	0.6058%	84,799	83,781	0.462	38,707	4.591%	3,068	6.286%	2,490	2.5%	2,316
2015	0.6058%	85,313	84,289	0.464	39,110	4.591%	3,209	6.286%	2,646	2.5%	2,373
2016	1.2491%	86,379	85,341	0.466	39,769	4.591%	3,357	6.286%	2,813	2.5%	2,433
2017	1.2491%	87,458	86,407	0.468	40,439	4.591%	3,511	6.286%	2,989	2.5%	2,494
2018	1.2491%	88,550	87,487	0.470	41,119	4.591%	3,672	6.286%	3,177	2.5%	2,556
2019	1.2491%	89,656	88,580	0.472	41,810	4.591%	3,840	6.286%	3,377	2.5%	2,620
2020	1.2491%	90,776	89,686	0.474	42,511	4.591%	4,017	6.286%	3,589	2.5%	2,685
2021	1.2238%	91,887	90,784	0.476	43,213	4.591%	4,201	6.286%	3,815	2.5%	2,752
2022	1.2238%	93,011	91,895	0.478	43,926	4.591%	4,394	6.286%	4,055	2.5%	2,821
2023	1.2238%	94,150	93,019	0.480	44,649	4.591%	4,596	6.286%	4,310	2.5%	2,892
2024	1.2238%	95,302	94,157	0.482	45,384	4.591%	4,807	6.286%	4,581	2.5%	2,964
2025	1.2238%	96,468	95,310	0.484	46,130	4.591%	5,027	6.286%	4,869	2.5%	3,038
2026	1.0412%	97,472	96,302	0.486	46,803	4.591%	5,258	6.286%	5,175	2.5%	3,114
2027	1.0412%	98,487	97,305	0.488	47,485	4.591%	5,500	6.286%	5,500	2.5%	3,192
2028	1.0412%	99,513	98,318	0.490	48,176	1.054%	5,558	1.054%	5,558	2.5%	3,272
2029	1.0412%	100,549	99,342	0.492	48,876	1.054%	5,616	1.054%	5,616	2.5%	3,354
2030	1.0412%	101,596	100,376	0.494	49,586	1.054%	5,675	1.054%	5,675	2.5%	3,437
2031	0.8198%	102,429	101,199	0.496	50,195	1.054%	5,735	1.054%	5,735	2.5%	3,523
2032	0.8198%	103,268	102,028	0.498	50,810	1.054%	5,796	1.054%	5,796	2.5%	3,612
2033	0.8198%	104,115	102,865	0.500	51,432	1.054%	5,857	1.054%	5,857	2.5%	3,702
2034	0.8198%	104,969	103,708	0.501	51,958	1.054%	5,918	1.054%	5,918	1.054%	3,741
2035	0.8198%	105,829	104,558	0.502	52,488	1.054%	5,981	1.054%	5,981	1.054%	3,780
2036	0.6891%	106,558	105,279	0.503	52,955	1.054%	6,044	1.054%	6,044	1.054%	3,820
2037	0.6891%	107,293	106,004	0.504	53,426	1.054%	6,107	1.054%	6,107	1.054%	3,860
2038	0.6891%	108,032	106,735	0.505	53,901	1.054%	6,172	1.054%	6,172	1.054%	3,901
2039	0.6891%	108,776	107,470	0.506	54,380	1.054%	6,237	1.054%	6,237	1.054%	3,942
2040	0.6891%	109,526	108,211	0.507	54,863	1.054%	6,303	1.054%	6,303	1.054%	3,984
2041	0.6097%	110,194	108,871	0.508	55,306	1.054%	6,369	1.054%	6,369	1.054%	4,026
2042	0.6097%	110,866	109,534	0.509	55,753	1.054%	6,436	1.054%	6,436	1.054%	4,068
2043	0.6097%	111,542	110,202	0.510	56,203	1.054%	6,504	1.054%	6,504	1.054%	4,111
2044	0.6097%	112,222	110,874	0.511	56,657	1.054%	6,573	1.054%	6,573	1.054%	4,154
2045	0.6097%	112,906	111,550	0.512	57,114	1.054%	6,642	1.054%	6,642	1.054%	4,198
2046	0.5797%	113,561	112,197	0.513	57,557	1.054%	6,712	1.054%	6,712	1.054%	4,242
2047	0.5797%	114,219	112,847	0.514	58,004	1.054%	6,783	1.054%	6,783	1.054%	4,287
2048	0.5797%	114,881	113,502	0.515	58,453	1.054%	6,854	1.054%	6,854	1.054%	4,332
2049	0.5797%	115,547	114,160	0.516	58,906	1.054%	6,926	1.054%	6,926	1.054%	4,378
2050	0.5797%	116,217	114,822	0.517	59,363	1.054%	6,999	1.054%	6,999	1.054%	4,424

Blue = Census/Estimate
Black = Forecast
Updated estimates for Urban Areas start with 2010 Census data

Table 2. Josephine County Coordinated Population Forecast to 2050

September 5, 2013 Update						
Year	Josephine County	Grants Pass Urban Area Before Rev.	Est. Add'l GPUTA Base Yr. After Rev. UGB/UR	Total GPUTA Base Yr. After Rev. UGB/UR	Cave Junction Urban Area	JoCo Outside Urban Areas
2007					2,241	
2008						
2009						
2010	82,775	37,928			2,199	42,648
2011	82,820	38,055			2,199	42,566
2012	82,775	38,135			2,204	42,436
2013	83,276	38,307	500	38,807	2,259	42,210
2014	83,781	38,707	500	39,207	2,316	42,259
2015	84,289	39,110	500	39,610	2,373	42,305
2016	85,341	39,769	500	40,269	2,433	42,640
2017	86,407	40,439	500	40,939	2,494	42,975
2018	87,487	41,119	500	41,619	2,556	43,312
2019	88,580	41,810	500	42,310	2,620	43,650
2020	89,686	42,511	500	43,011	2,685	43,989
2021	90,784	43,213	500	43,713	2,752	44,318
2022	91,895	43,926	500	44,426	2,821	44,648
2023	93,019	44,649	500	45,149	2,892	44,978
2024	94,157	45,384	500	45,884	2,964	45,309
2025	95,310	46,130	500	46,630	3,038	45,642
2026	96,302	46,803	500	47,303	3,114	45,885
2027	97,305	47,485	500	47,985	3,192	46,128
2028	98,318	48,176	500	48,676	3,272	46,370
2029	99,342	48,876	500	49,376	3,354	46,612
2030	100,376	49,586	500	50,086	3,437	46,853
2031	101,199	50,195	500	50,695	3,523	46,981
2032	102,028	50,810	500	51,310	3,612	47,107
2033	102,865	51,432	500	51,932	3,702	47,231
2034	103,708	51,958	500	52,458	3,741	47,510
2035	104,558	52,488	500	52,988	3,780	47,790
2036	105,279	52,955	500	53,455	3,820	48,003
2037	106,004	53,426	500	53,926	3,860	48,218
2038	106,735	53,901	500	54,401	3,901	48,433
2039	107,470	54,380	500	54,880	3,942	48,648
2040	108,211	54,863	500	55,363	3,984	48,864
2041	108,871	55,306	500	55,806	4,026	49,039
2042	109,534	55,753	500	56,253	4,068	49,213
2043	110,202	56,203	500	56,703	4,111	49,388
2044	110,874	56,657	500	57,157	4,154	49,563
2045	111,550	57,114	500	57,614	4,198	49,738
2046	112,197	57,557	500	58,057	4,242	49,898
2047	112,847	58,004	500	58,504	4,287	50,057
2048	113,502	58,453	500	58,953	4,332	50,216
2049	114,160	58,906	500	59,406	4,378	50,375
2050	114,822	59,363	500	59,863	4,424	50,535

Blue = Census/Estimate
Black = Forecast
UGB/UR planning periods for jurisdictions shaded orange

Comprehensive Plan Text Amendments - "Needs" Element Updates

Item:

Comprehensive Plan Text Amendments – "Needs" Element Updates

Action Items:

- **Comprehensive Plan Text Amendments: Population Element, Housing Element, Economy Element, Urbanization Element**
- (This is included for information only. No further direction is needed at this time. City Council already provided direction to proceed with the proposal by resolution on May 15, 2013)

Background:

The population forecast provides the basis for housing, employment, other land uses. This determines how many acres are needed in each plan map designation, and overall, to meet future needs. The forecast is provided in the Population Element, and the needs are outlined in the Housing, Economy, and Urbanization Elements of the Comprehensive Plan. The coordinated Population Forecast is also a separate County-adopted document that is part of the County Comprehensive Plan.

On May 15, 2013, City Council passed Resolution 13-6075, and the Board of County Commissioners adopted Resolution 2013-032 in concurrence. These resolutions updated the population forecast, and provided direction to update the respective Comprehensive Plan Elements proportional to the revised forecast, without redoing all of the demographic and economic analysis. DLCDC concurred with this approach.

These amendments will update the applicable Comprehensive Plan Elements to be consistent with the revised population forecast, based on the direction provided by resolution in May. These will be short addenda to the end of each of these elements to reflect the updated information, without a full rewrite of each element. These updates provide the basis for the smaller UGB and the Urban Reserve consistent with the slower rate of growth in the updated population forecast.

Summary:

- Updates to the following Comprehensive Plan Elements (short addenda at end of each element) to reflect the revised needs based on the revised population forecast: Population Element, Housing Element, Economy Element, Urbanization Element

Attachments:

Action Items:

- Comprehensive Plan Elements - Addenda to be provided before proposal is submitted to DLCDC

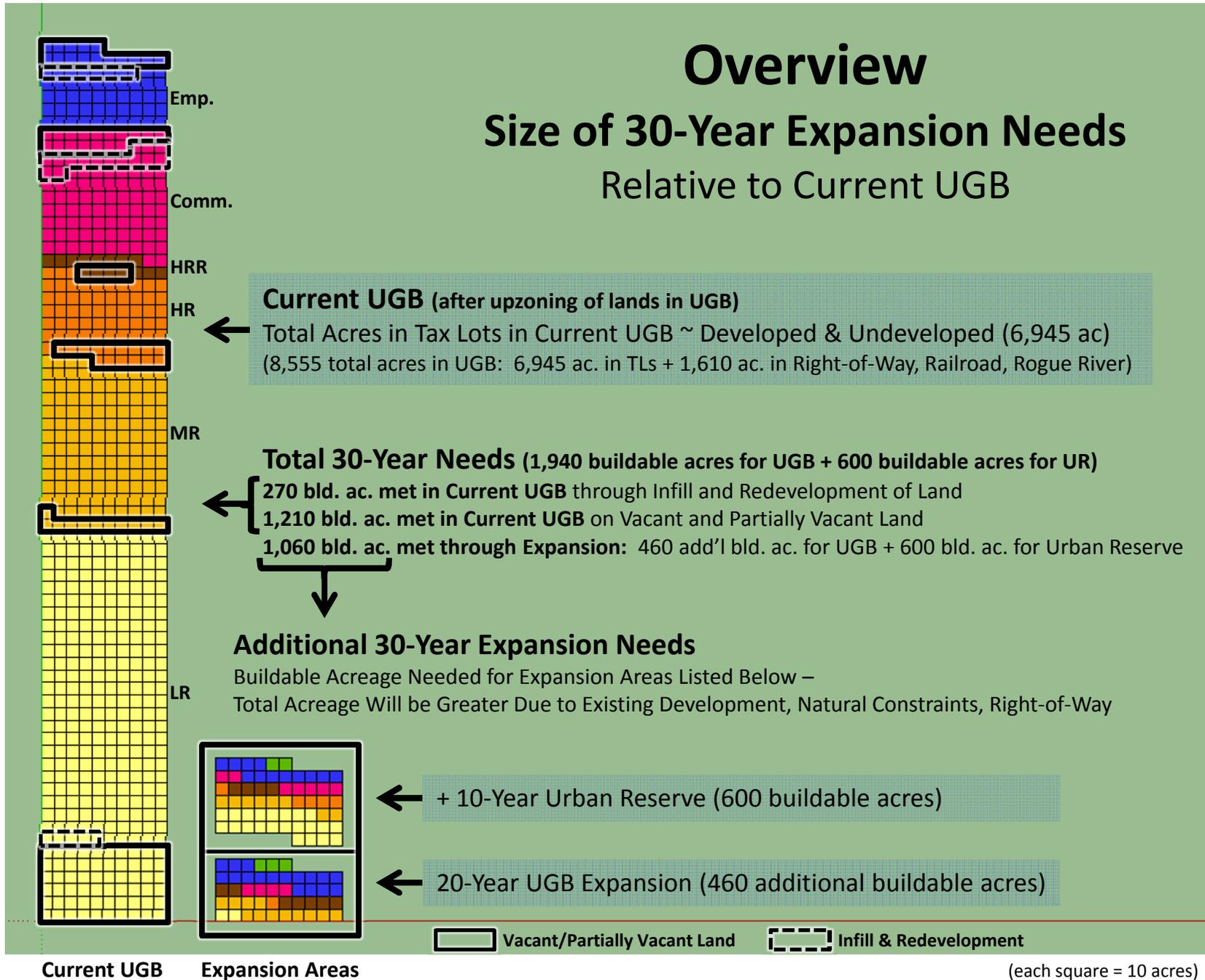
Supporting Documents:

- Graphical Representation of Land Needs by Plan Designation
- Resolution 13-6075

Notes:

Overview

Size of 30-Year Expansion Needs Relative to Current UGB

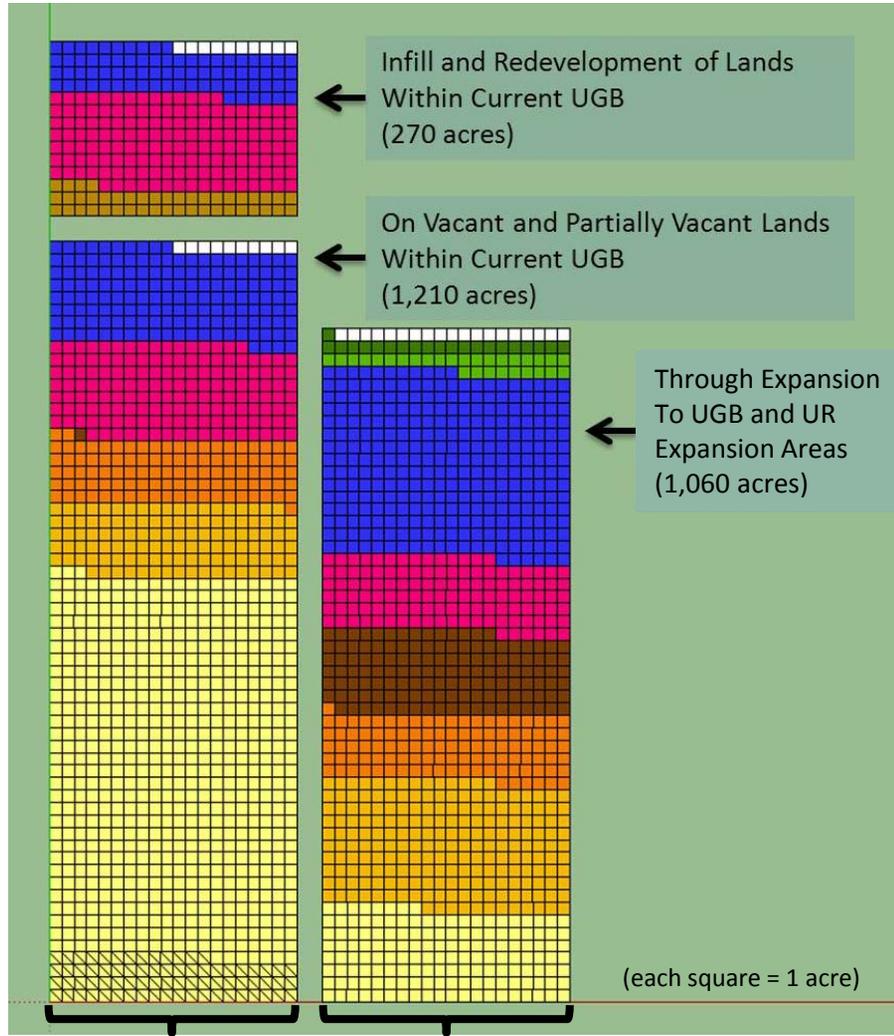


Total 30-Year Buildable Supply & Need

Allocations

Without

Rezones in Current UGB



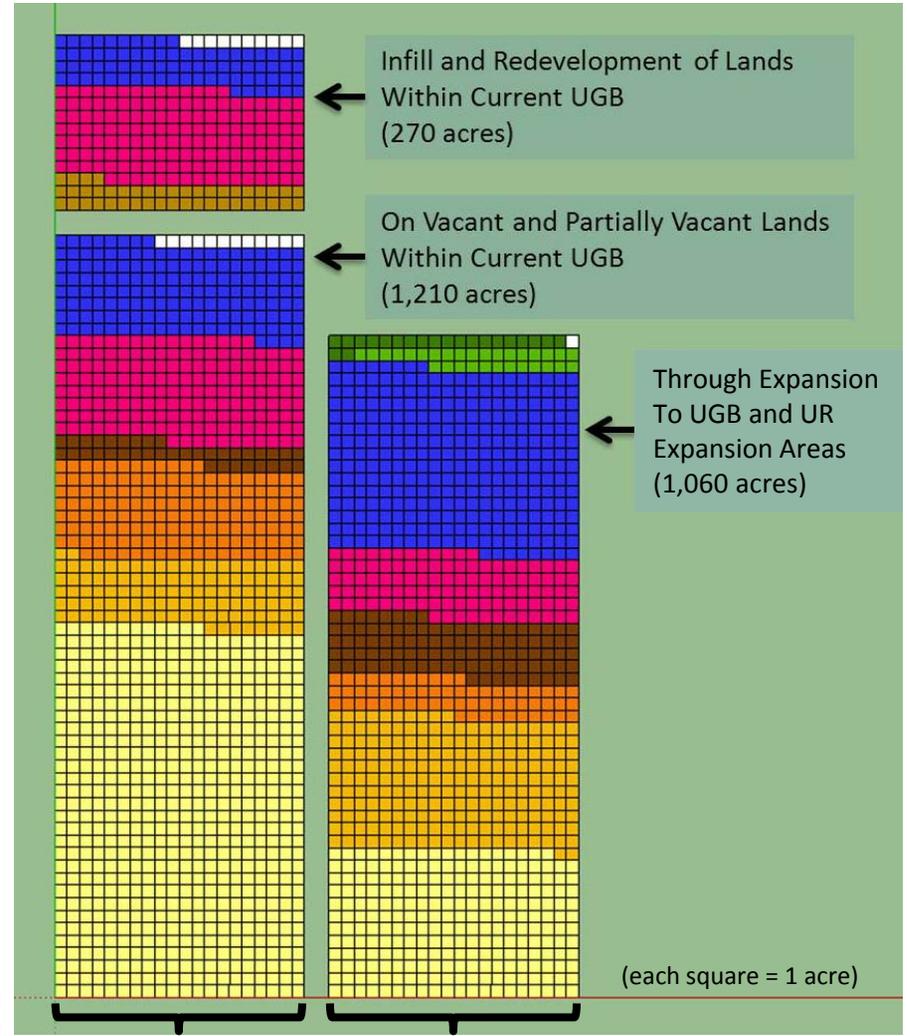
Buildable in Current UGB Expansion - UGB & UR

Total 30-Year Buildable Supply & Need

Allocations

With

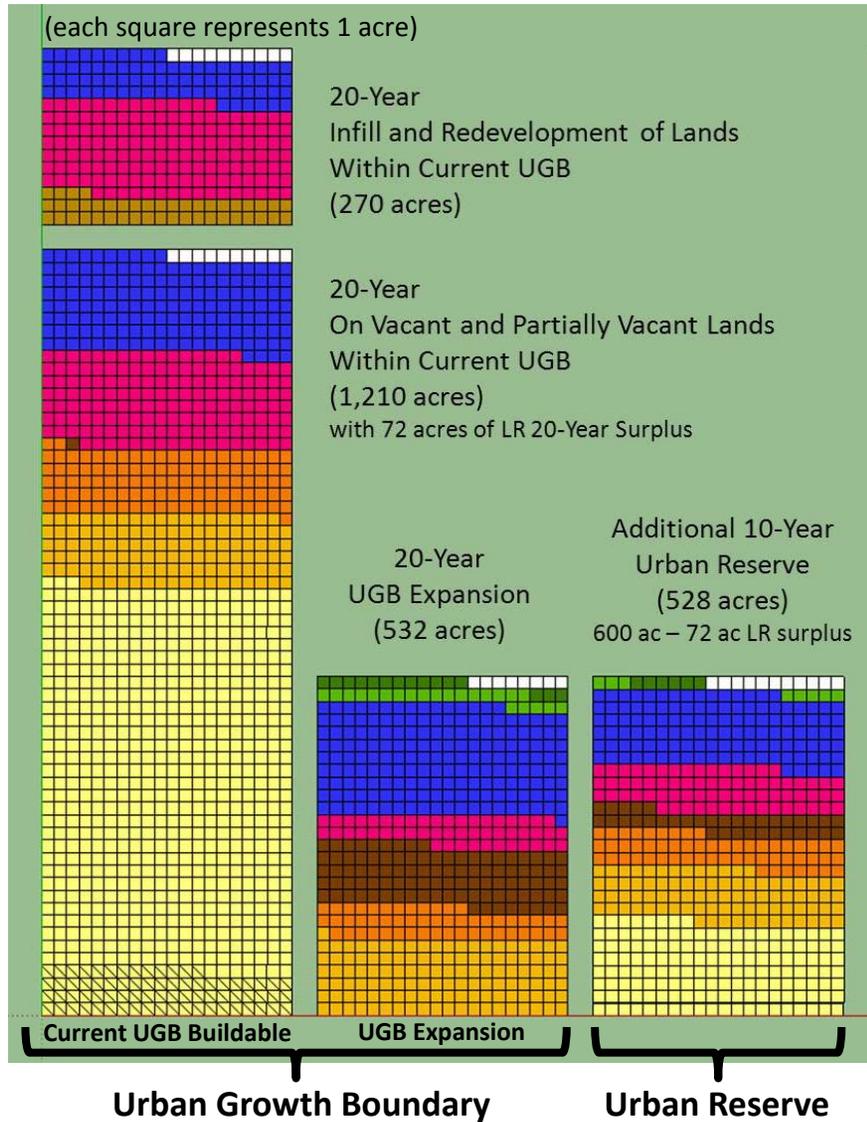
Rezones in Current UGB



Buildable in Current UGB Expansion - UGB & UR

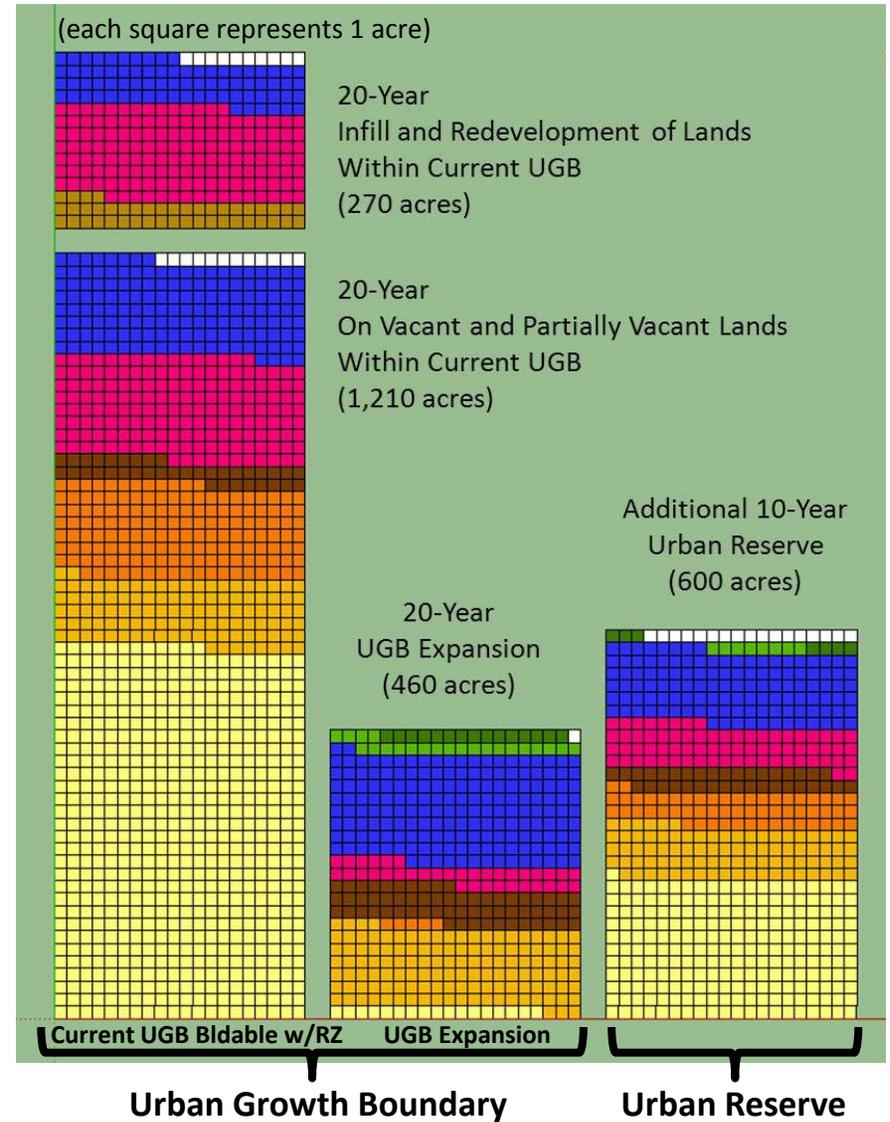
Total 30-Year Buildable Supply & Need

Allocations to UGB/UR
Without
 Rezones in Current UGB



Total 30-Year Buildable Supply & Need

Allocations to UGB/UR
With
 Rezones in Current UGB



RESOLUTION NO. 13-6075

A RESOLUTION OF THE COUNCIL OF THE CITY OF GRANTS PASS PROVIDING DIRECTION TO STAFF ON THE POPULATION FORECAST AND SCOPE OF WORK FOR THE UGB / URBAN AREA PLANNING WORK.

WHEREAS:

- 1 In 2008, the Grants Pass City Council and Josephine County Board of Commissioners adopted coordinated population forecasts for the Grants Pass Urban Area; and
2. In January 2013, the Oregon Office of Economic Analysis (OEA) issued a new 2010-2050 draft population forecast for Oregon and its counties. Their final forecast was issued in March 2013; and
- 3 The City Council considered whether to continue the UGB planning work using the adopted urban area forecast, or whether to initiate a new forecast for the Grants Pass urban area based on OEA's new forecast for Josephine County; and
- 4 The City Council considered a 'share' based population forecast methodology for the Grants Pass urban area, based on OEA's new forecast for Josephine County; and
- 5 The City Council considered options for different scopes of work based on use of a new forecast; and
- 6 The City Council considered methodologies for updating adopted population, housing, economy and urbanization documents based on use of a new forecast; and
- 7 The actions below pertaining to the forecast and scope require concurrence by the City Council and Josephine County Board of Commissioners.
8. On March 20, 2013, the City Council approved Resolution 6049 providing direction to staff on the forecast, 'needs documents' updates, and scope of work. As provided below this resolution revises the direction previously provided to staff in Resolution 6049

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Grants Pass:

Section 1 Forecast. Staff is directed to initiate an amendment to the population forecast based on the new forecast from Oregon Office of Economic Analysis (OEA) for Josephine County using the methodology for the Grants Pass urban area described in an April 9 2013 memo, attached as Exhibit A.

Section 2. 'Needs Documents' Updates. Staff is directed to update the 'needs documents' (population, housing, economy urbanization, etc.) based on

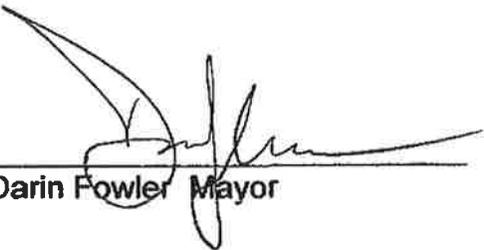
a proportion of the total identified needs corresponding to the new forecast. Staff is directed to update the buildable lands inventory by deducting acreage/properties that have since developed from the original adopted inventory

Section 3. Scope. Staff is directed to proceed with planning to establish a 20-year UGB and an additional 10-year Urban Reserve based on the new forecast for the urban area. In addition to the required planning for the UGB staff is directed to conduct infrastructure planning for the 30-year period, including the Urban Reserve area, and the necessary conceptual land use planning for the Urban Reserve that is required for the infrastructure plans.

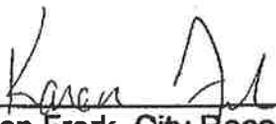
EFFECTIVE DATE of this Resolution shall be immediate upon its passage by the City Council and approval by the Mayor

ADOPTED by the Council of the City of Grants Pass, Oregon, in regular session this 15th day of May, 2013.

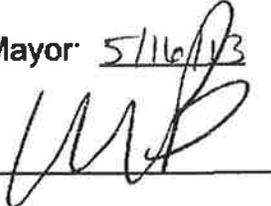
SUBMITTED to and Approved by the Mayor of the City of Grants Pass, Oregon, this 17 day of May, 2013 to be effective on the date indicated as adopted by the City Council.


Darin Fowler Mayor

ATTEST


Karen Frerk, City Recorder

Date submitted to Mayor: 5/16/13

Approved as to Form, Mark Bartholomew, City Attorney 

Upzoning of Lands in Current UGB

Item:

Upzoning of Lands in Current UGB

Action Item:

- **Zoning Map Amendments – Upzoning of Lands in Current UGB**
- (This is included for information only. No further direction is needed at this time. City Council already provided direction to proceed with the proposal by motion on March 20, 2013)

Background:

Planning for the UGB and Urban Reserve requires decisions about the land use pattern and what comprehensive plan map and zoning map designations are applied to properties. The land use pattern can be considered for the community as a whole, not just limited to UGB expansion areas.

The buildable land inventory shows how many needed buildable acres are available in each plan designation within the current UGB, and that determines how many acres for each plan designation must be assigned to expansion areas. However, if some of the current buildable land inventory is re-designated / rezoned, that affects the allocations to expansion areas.

Upzoning of some buildable lands in the current UGB can accommodate more of the needed higher density designations within the current UGB, 'freeing up' additional acres of lower density designations that can be applied to expansion areas. There is the potential to upzone some properties within the current UGB near major transportation corridors, near commercial and service areas and nodes. In addition, the boundaries between adjoining zoning districts in the current UGB can also be adjusted to have more of the buildable acres in the higher designation. This would mean additional share of lower density designations could be applied to expansion areas closer to the edges of the expanded UGB, providing a more balanced land use pattern for the community as a whole.

In addition, for the 20-year need, there is a surplus of lower density lands in the current UGB; therefore, without the upzoning of lands in the current UGB, the initial (20-year) UGB expansion would need to be larger to meet needs for other plan designations. However, within the 30-year period there would no longer be a surplus, so the size of the 30-year expansion boundary that includes the UGB and Urban Reserve would still be the same either way, but the land use pattern would be different.

Summary:

- More balanced land use pattern for the community as a whole
- 'Free up' additional acres of lower density designations that can be applied to expansion areas
- Upzone some buildable lands in current UGB near services and transportation
- Adjust boundaries between zoning districts in some areas in current UGB to increase share of buildable lands in higher designation
- Smaller initial 20-year UGB boundary, but same size 30-year UGB/Urban Reserve boundary

Attachments:

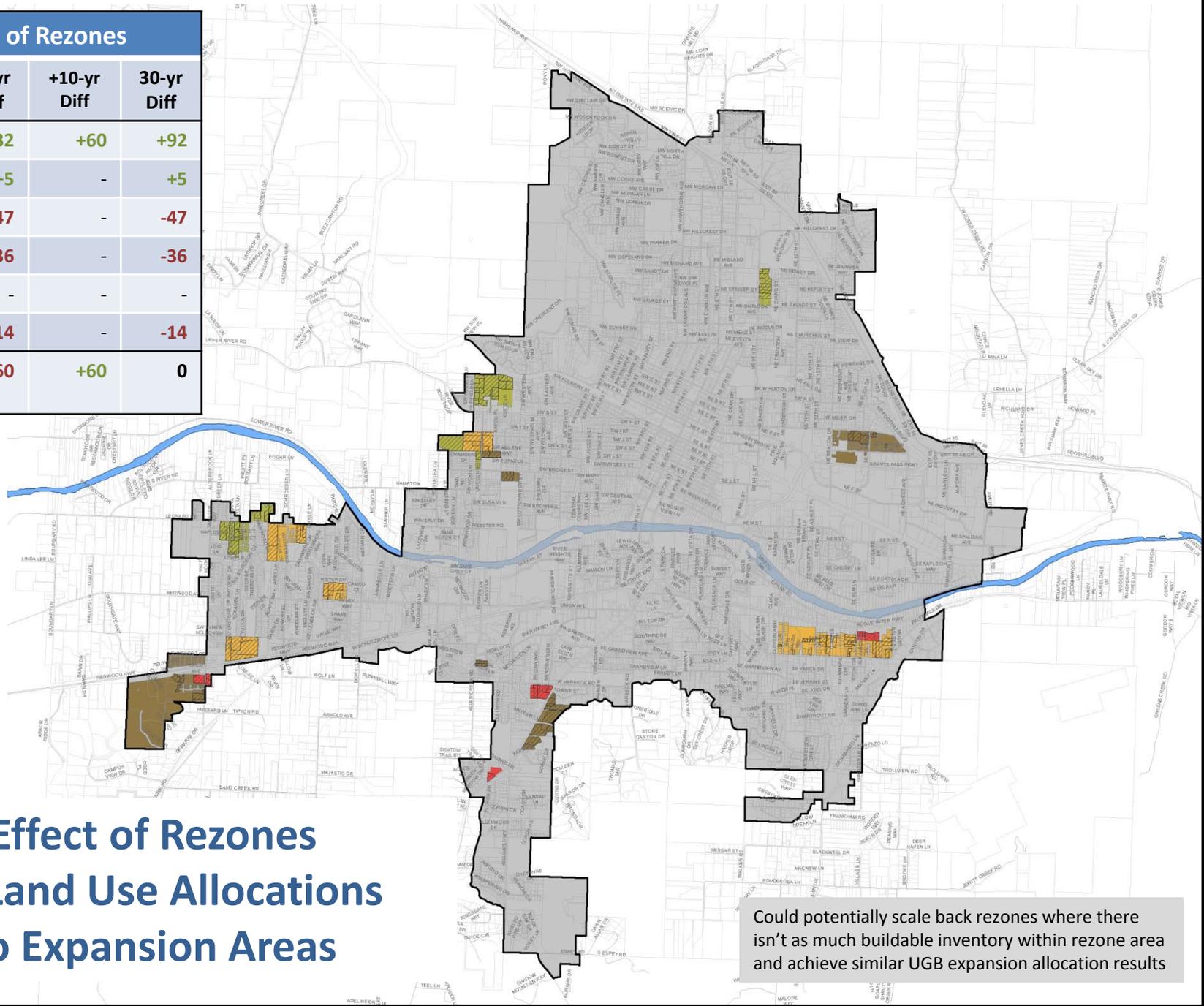
Action Items:

- Draft Map of Proposed Zoning Map Amendments

Supporting Materials:

- Minutes with Motion from March 20, 2013 City Council Meeting

Effect of Rezones			
Plan Des	20-yr Diff	+10-yr Diff	30-yr Diff
LR	+32	+60	+92
MR	+5	-	+5
HR	-47	-	-47
HRR	-36	-	-36
Emp	-	-	-
Comm	-14	-	-14
Total Diff	-60	+60	0



Effect of Rezones on Land Use Allocations to Expansion Areas

Could potentially scale back rezones where there isn't as much buildable inventory within rezone area and achieve similar UGB expansion allocation results

discussion about which option did and did not include the 10-year reserve.] Councilor Webber stated, please put our options up there. Without, my motion is for alternative 3.

Councilor Riker seconded the motion. Mayor Fowler asked if further discussion was needed on the motion. Seeing none, he called for a vote.

RESOLUTION NO. 6049

It was moved by Councilor Webber and seconded by Councilor Riker that Resolution No. 6049 be adopted with alternative 3 and the vote resulted as follows: "AYES" Morgan, DeYoung, Riker, Hannum, Webber and Williams. "NAYS" Gatlin and Goodwin. Abstain: None. Absent: None. The resolution is adopted.

- e. Motion providing direction to staff on the extent of rezones to consider for preliminary draft UGB planning alternatives.

Senior Planner Schauer stated, the next question is if we're going to come back with some proposals for you. Do you want us to look at some re-zoning of lands inside the UGB that will affect the allocations of high and low-density and spread that out throughout the whole urban area, rather than just the expansion areas and that would affect the allocation of the. If you look at a combined with option 3, UGB and urban reserve, how much of that future need ends up being in the UGB versus the urbanization area? Do you have any direction that you want to maximize that or not at this point, so we can start work on it. If not, you can give us direction at a future time and we won't move forward with that until we have direction from you.

Mayor Fowler stated, thank you Senior Planner Schauer Does Council want to offer direction on that?

Councilor Morgan stated, I will make a motion that Staff be directed to re-zone the preliminary draft to spread it out in the alternatives, so the up-zoning option.

Mayor Fowler asks, do I have a second. Okay Councilor Riker seconded the motion. Is there need for further discussion?

Councilor Webber asked, just for clarification, are you talking about taking some of the existing land that was single-family dwellings and when you say 'up-zoning' are you talking about turning those into apartments and condominiums so that we can up-zone? Is that what you mean by the phrase "up-zone?" Senior Planner Schauer stated, what we are looking at is that in the areas inside the urban growth boundary where you have a lot of available vacant lands that are zoned for lower density where -- not all of them in areas where they are near commercial areas or major service areas, we would look at up-

zoning that from low-density to moderate, and moderate up to high. doing some of those types of things. If you've got low-density right near a major intersection, maybe that gets re-zoned significantly We're not talking about re-zoning, what we're doing is trying to narrow the land-use options that we bring back to you look at and whether that includes more towards the upper end of re-zoning some of those or not.

Councilor Morgan asked, what is Staff's recommendation on this?

City Manager Cubic stated, Staff's recommendation is to spread it across the whole area. From an efficiency standpoint, if we had to focus on having that higher density zoning just in the outskirts from an efficiency standpoint and delivery of services – it is not as efficient as if we were able to spread it across the whole area.

Seeing no further questions or comments on the motion, Mayor Fowler called for a vote.

MOTION

It was moved by Councilor Morgan and seconded by Councilor Riker that Staff be directed to re-zone the preliminary draft to up-zone throughout the alternative areas and the vote resulted as follows: "AYES" Morgan, DeYoung, Riker, Gatlin, Hannum, Goodwin, Webber and Williams. "NAYS" None. Abstain: None. Absent: None. The motion has passed.

3. REQUESTS FROM CITIZENS:

Dale Matthews (Grants Pass) stated, there is news that about a month ago there was a meeting at the Rotary Club which the County Commissioners had advertised as an open public meeting and there were a couple of us who were asked to leave because the Rotary Club decided it was not an open public meeting. This was prompted by Commissioner Walker In the meantime there has been news that two of the Commissioners decided they are not going to do that kind of thing anymore where there is a quorum and they could be questioned about it. They did not come right out and say it but they were fairly apologetic about the idea that it was advertised as a public meeting and then one of the Commissioners suddenly decided it was no longer a public meeting. We have spoken with the attorney general's office -- City Attorney Bartholomew and we have also talked with several lawyers outside of the area. Every one of them unanimously said there was something wrong here because it was a public meeting that was advertised and there was a quorum, and there were questions and answers taken by the Commissioners. They listened to people's input and evaluated it. Now you may recall City Attorney Bartholomew while we were talking about this he showed some concern about the item and just before we walked out the door he had been flipping through pages for a minute or so and then said he had talked with a couple of people who were there and was convinced it wasn't an open public meeting. Really? Suddenly now all it takes is a couple people from Rotary Club to say that it is not a public meeting and they can override

Policy for Timing of Rural to Urban Rezoning for UGB Expansion Areas

Item:

Policy for Timing of Rural to Urban Rezoning for UGB Expansion Areas

Action Items:

- **Policy for Timing of Rural to Urban Rezoning for UGB Expansion Areas**
- **Zoning Map Amendments to Occur Later Based on Policy**
- *(Direction on this item can be provided later. However, this is a significant issue that the City and County should begin discussing for future action).*

Background:

This item only applies to the rural to urban rezoning of UGB expansion areas. Lands in the Urban Reserve must retain rural zoning until lands are included in the UGB through a future UGB amendment. Properties already within the current UGB already have urban zoning and will continue to be managed as they are now.

State law allows urban Comprehensive Plan map designations to be adopted at the time of UGB expansion. However, before City urban zoning can be applied throughout the UGB expansion areas, it is necessary to complete transportation and infrastructure plans to support future land use, based on the Comprehensive Plan map. Those plans will identify infrastructure sizing and mitigation necessary to support development when urban zoning is applied and as properties develop. Transportation and infrastructure planning is expected to be completed within 12-18 months. The 'Goal 5' natural resource plan updates also need to be completed for the UGB expansion areas during that time.

During that time or sooner, the City and County can decide how to address the rural to urban rezoning of properties within the UGB expansion areas. In the meantime, the rural zoning will remain in place and the proposed Interim IGA for the UGB expansion areas provides for the county to continue to administer the rural land development code and building code in UGB expansion areas. Policy options, and pros and cons, for rural to urban rezoning will be presented in more detail at a future time. Policy options may include the following:

1. Upzone all properties in UGB expansion areas from rural to urban zoning all at the same time only after the transportation, infrastructure, and natural resource plans have been completed, and manage those areas the same way lands in the current UGB are now managed.
2. Generally upzone most properties as noted in #1 above only after the transportation, infrastructure, and natural resource plans have been completed, but evaluate whether there are any areas that should be upzoned from rural to urban zoning sooner for some limited areas where sewer, water, and major transportation facilities are already in place and significant changes won't occur through the infrastructure plan updates.
3. Apply urban zoning only at the time an owner signs an annexation agreement and develops property to urban standards, where the annexation agreement is an automatic administrative action that is a condition of approval that goes concurrent with a development application.
4. Apply urban zoning only at the time an owner signs an annexation agreement and develops property to urban standards. However, establish criteria where an annexation agreement isn't an automatic administrative action, where the city may have criteria that provide for timing and direction of growth and urban zoning that is phased and coordinated with a capital improvement plan and coordinated city investments in infrastructure for given areas.
5. Apply urban zoning and authorize extension of urban services for urban development only when properties are annexed into the City (except where services such as Redwood Sewer are now authorized to serve rural levels of development which would continue).

UGB Expansion Areas and Urban Reserve – Boundaries and Plan Maps

Item:

UGB Expansion Areas and Urban Reserve – Boundaries and Plan Maps

Action Items:

- **UGB Expansion Areas (2013-2033):**
 - **Boundary**
 - **Comprehensive Plan Land Use Map**
- **Urban Reserve (2033-2043):**
 - **Boundary**
 - **Comprehensive Plan Future Land Use Map**

Background:

The attached discussion draft map identifies the preliminary recommendation for the 20-year UGB boundary and the additional 10-year Urban Reserve.

Attachments:

Action Items

- October 28, 2013 Discussion Draft UGB and Urban Reserve Boundary Map

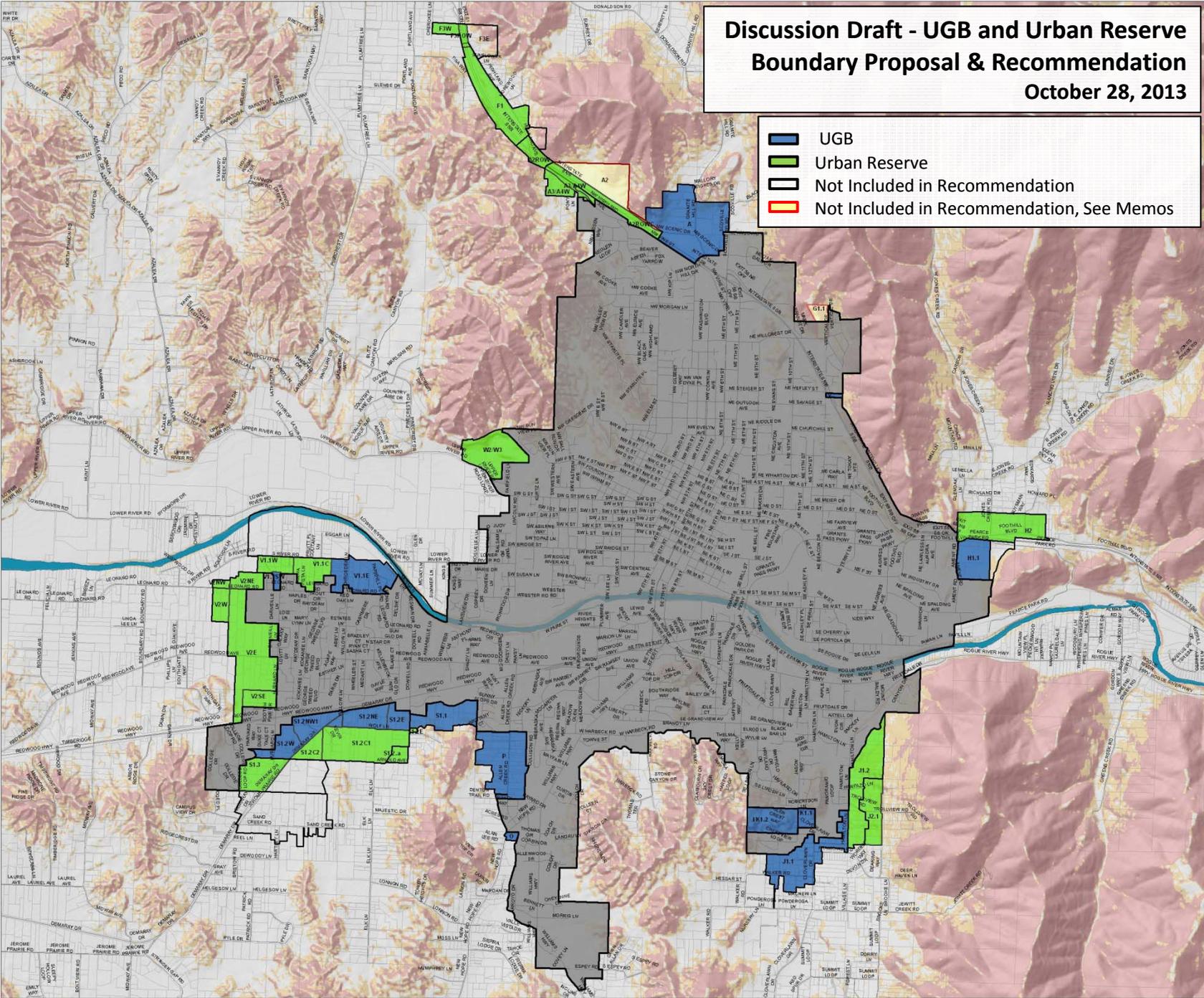
Supporting Documents

- **Employment Area Information:**
 - Table and Map of I-5 Vicinity Employment Study Area Diagrams and Acreage Allocations
 - Area 'H1.1' Letter from Rich Ward (via e-mail) and Map
 - Area 'A2' Memo and Attachments from Mike Thornton, PE
- **Other Area Information:**
 - Area 'G1.1' Memo and Attachments (Bayless Property, 1150 NE Hillcrest)

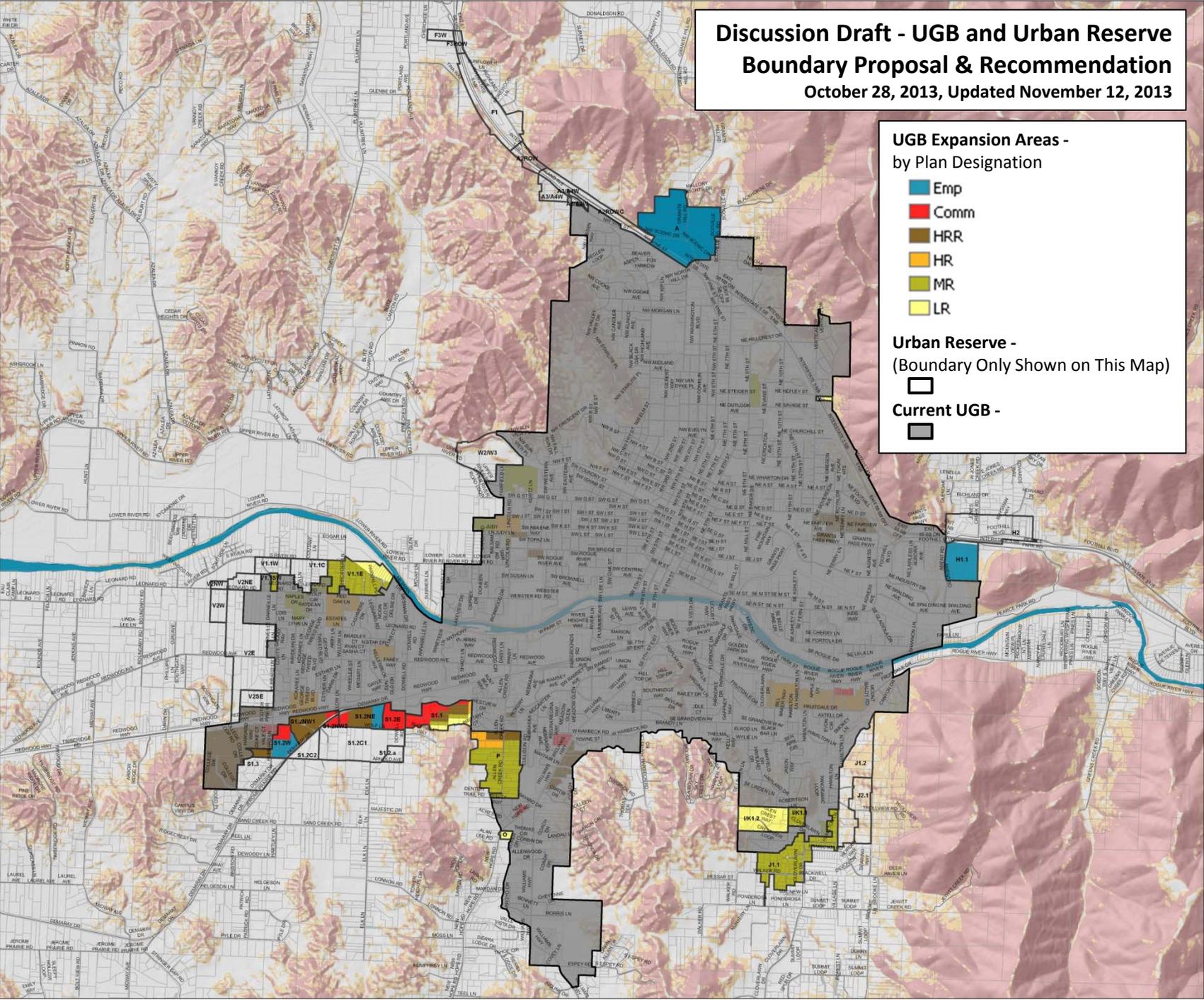
Notes:

Discussion Draft - UGB and Urban Reserve Boundary Proposal & Recommendation October 28, 2013

- UGB
- Urban Reserve
- Not Included in Recommendation
- Not Included in Recommendation, See Memos



**Discussion Draft - UGB and Urban Reserve
Boundary Proposal & Recommendation**
October 28, 2013, Updated November 12, 2013



**UGB Expansion Areas -
by Plan Designation**

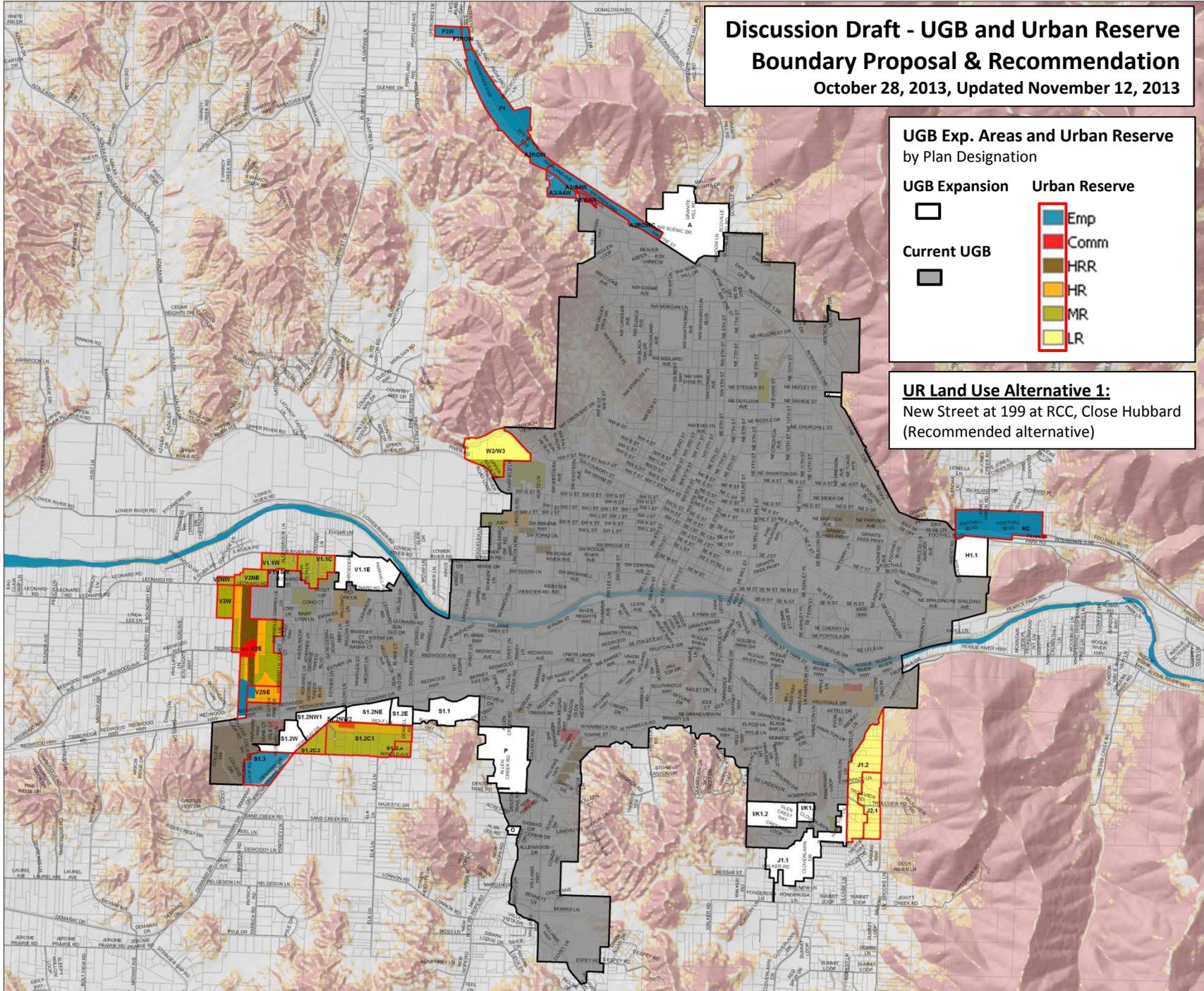
- Emp
- Comm
- HRR
- HR
- MR
- LR

**Urban Reserve -
(Boundary Only Shown on This Map)**

- Current UGB -
-

Discussion Draft - UGB and Urban Reserve Boundary Proposal & Recommendation

October 28, 2013, Updated November 12, 2013



UGB Exp. Areas and Urban Reserve by Plan Designation

UGB Expansion	Urban Reserve
	Emp
	Comm
	HRR
	HR
	MR
	LR

UR Land Use Alternative 1:
New Street at 199 at RCC, Close Hubbard
(Recommended alternative)

Discussion Draft - UGB and Urban Reserve Boundary Proposal & Recommendation

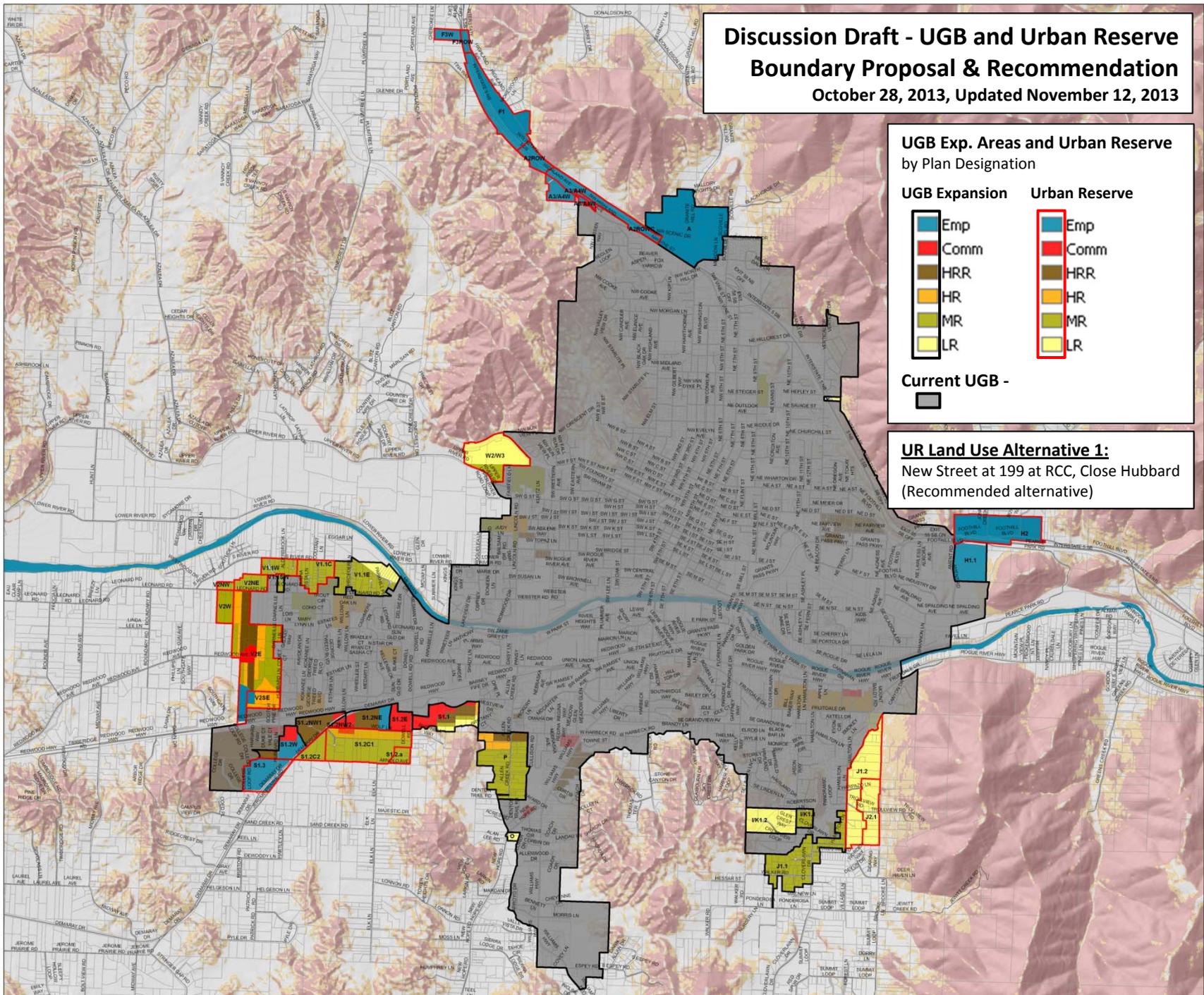
October 28, 2013, Updated November 12, 2013

**UGB Exp. Areas and Urban Reserve
by Plan Designation**

UGB Expansion	Urban Reserve
Emp	Emp
Comm	Comm
HRR	HRR
HR	HR
MR	MR
LR	LR

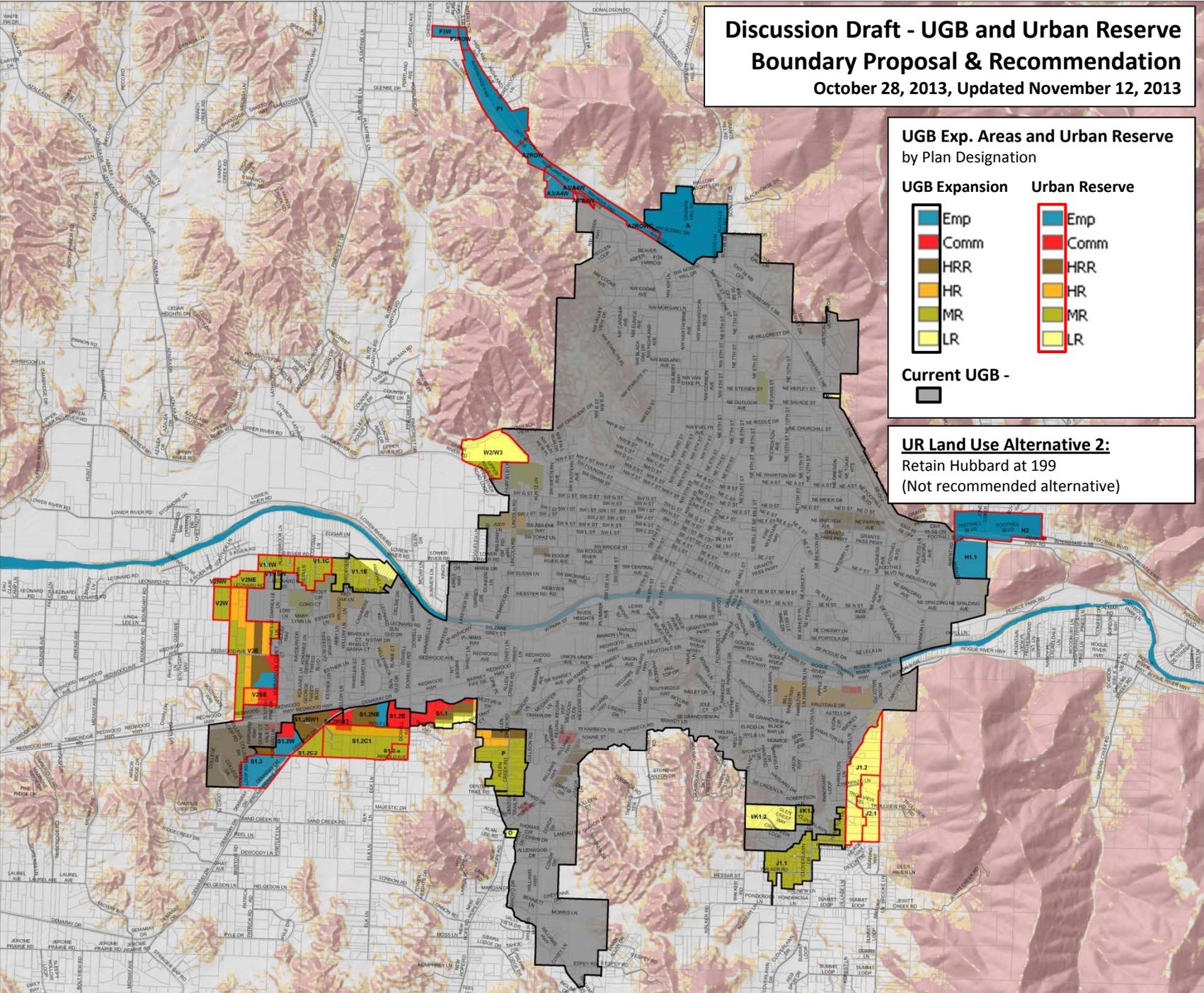
Current UGB -

UR Land Use Alternative 1:
New Street at 199 at RCC, Close Hubbard
(Recommended alternative)



Discussion Draft - UGB and Urban Reserve Boundary Proposal & Recommendation

October 28, 2013, Updated November 12, 2013



**UGB Exp. Areas and Urban Reserve
by Plan Designation**

UGB Expansion	Urban Reserve
 Emp	 Emp
 Comm	 Comm
 HRR	 HRR
 HR	 HR
 MR	 MR
 LR	 LR

Current UGB -

UR Land Use Alternative 2:
 Retain Hubbard at 199
 (Not recommended alternative)

Employment Land Alternatives - 30 Year Need (UGB + Urban Reserve)

Employment Alternative #: Employment Alternative Name:	<div style="display: flex; justify-content: space-between; font-size: small;"> RPC Rec SC Rec UAPC Rec Hybrid 1 </div>															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
	Min	Low	Med Low 1	Med Low 2	Med 1	Med 2	Med 3	Med 4	Med 5	Med High 1	Med High 2	Med High 3	Med High 4	High 1	High 2	Max
Total 30-Year Need - Employment Lands (296 = 176 UGB + 120 Urban Reserve)	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296
I-5 Vicinity Locations Bidable Ac.																
A	98	98	98	98	98	98	98	98	98	98	98	98	98	98	98	98
A2	51	51	51	51	51	51	51	51	51	51	51	51	51	51	51	51
A3/A4	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16
H1.1	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
H2	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
F1	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21
F2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
F3	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
SUM: I-5 Vicinity	40	98	138	139	165	178	179	189	190	206	206	219	229	245	246	286
Other Locations: (Southwest - Highway 199)	256	198	158	157	131	118	117	107	106	91	90	77	67	51	50	10

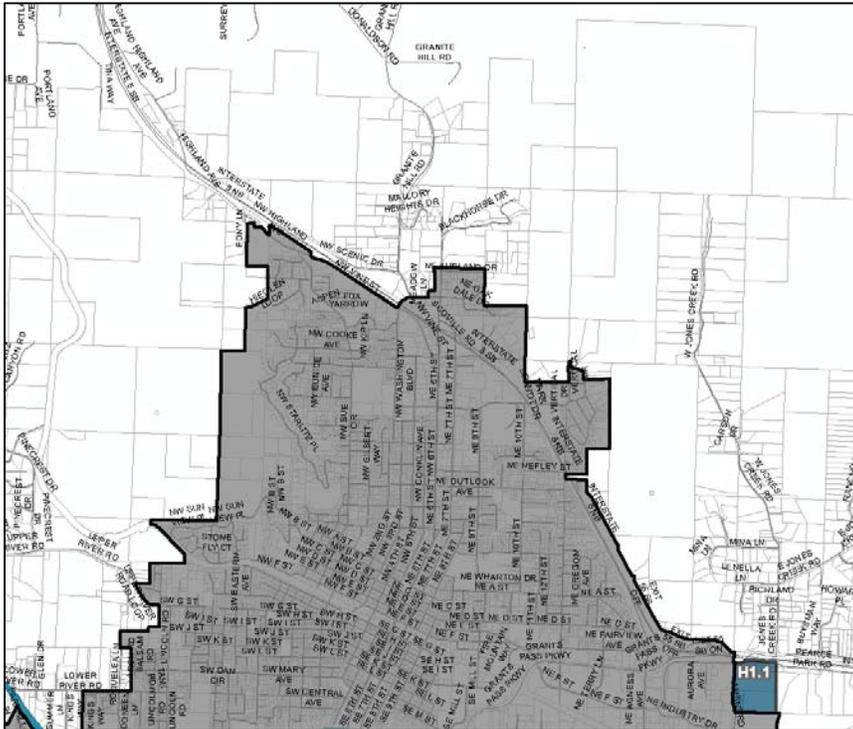
Staff Recommendation Against (Note 1):

✗
✗
✗
✗
✗
✗
✗
✗
✗
✗
✗
✗

General Notes:
Area A2: Assume no through connection to NW Highland. Assume dead-end access off NW Scenic. See memo.

Specific Notes:
1. Staff recommends against alternatives that include Area A2 due to access, slope, and firefighting/wildfire issues

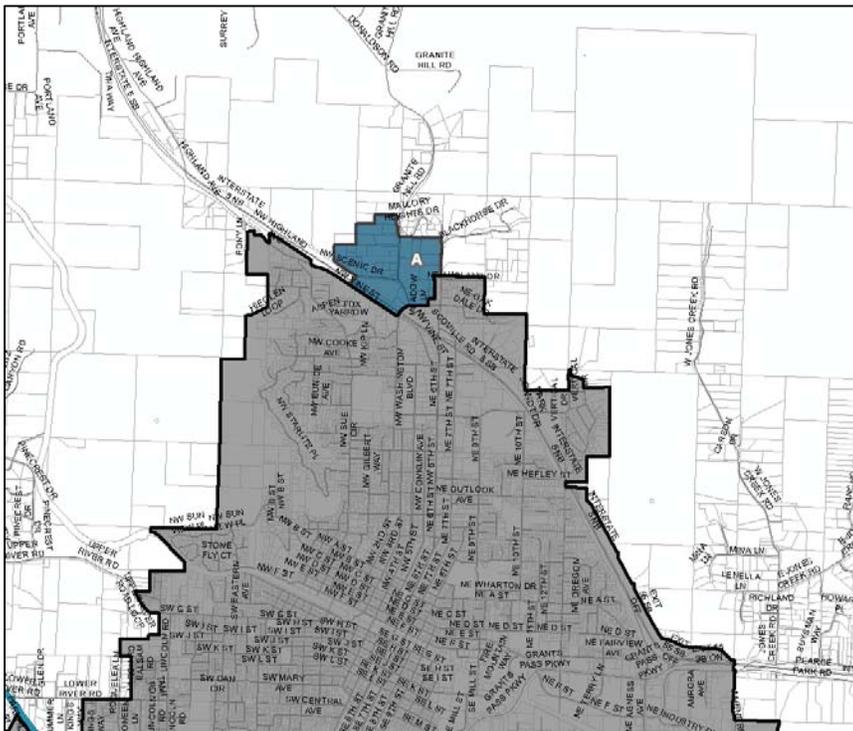
Employment Land Alternatives Mapping
(296 Employment Acres Required: 176 in UGB, 120 in Urban Reserve)



1. "Minimum" (Area H1.1):

40 Employment Acres in I-5 Sites.

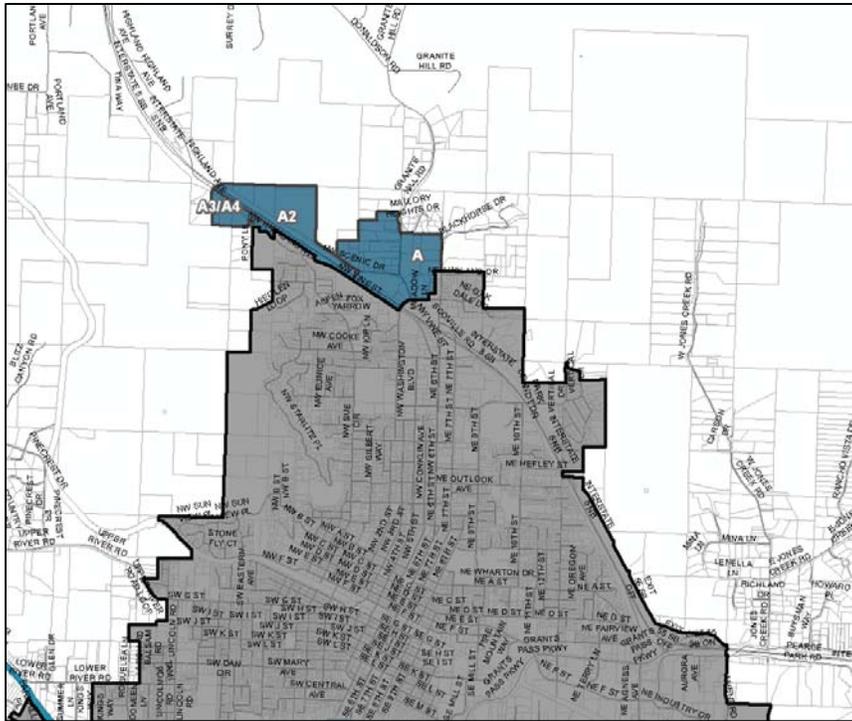
Will Require 256 Employment Acres in Southwest Hwy 199 Sites



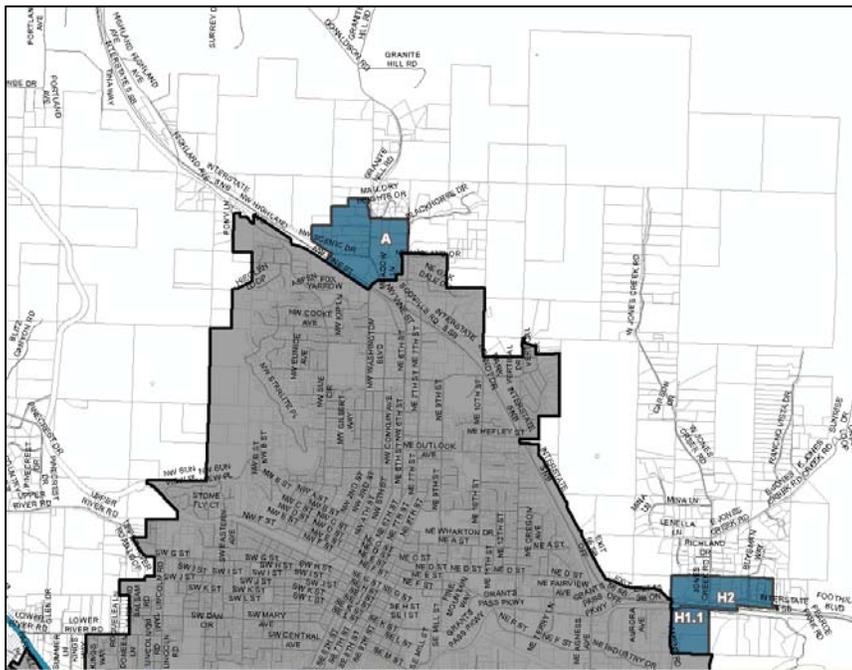
2. "Low" (Area A):

98 Employment Acres in I-5 Sites.

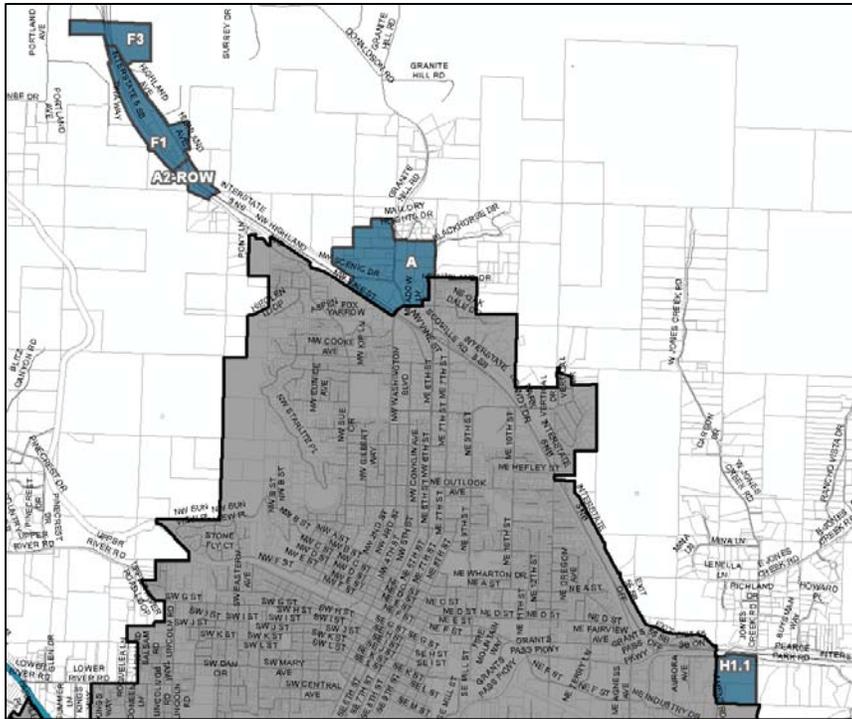
Will Require 198 Employment Acres in Southwest Hwy 199 Sites



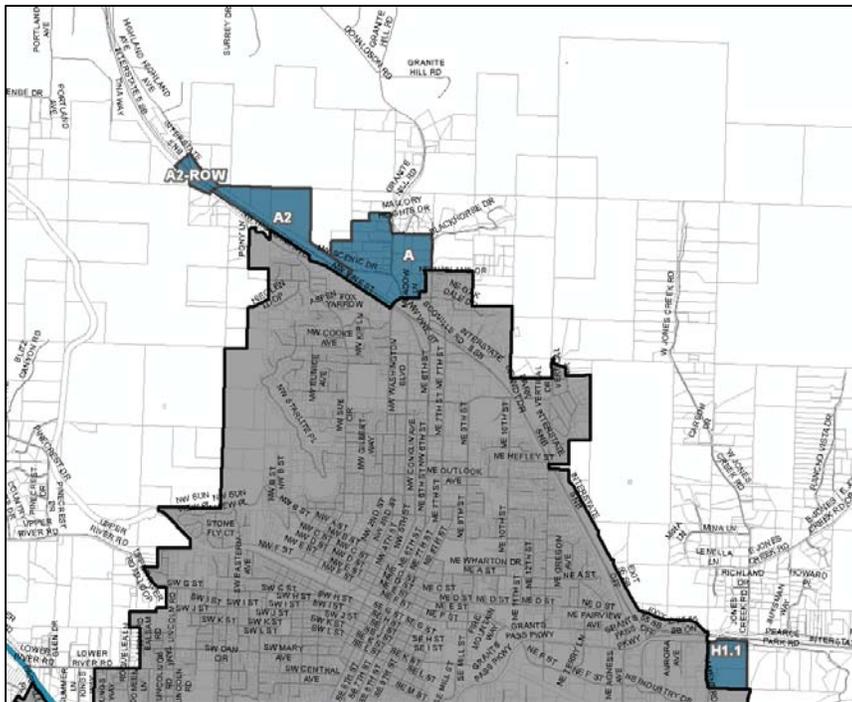
5. “Medium #1” (Areas A, A2, A3/A4):
165 Employment Acres in I-5 Sites.
Will Require 131 Employment Acres in Southwest Hwy 199 Sites
(Substantially the Rural Planning Commission Recommendation)



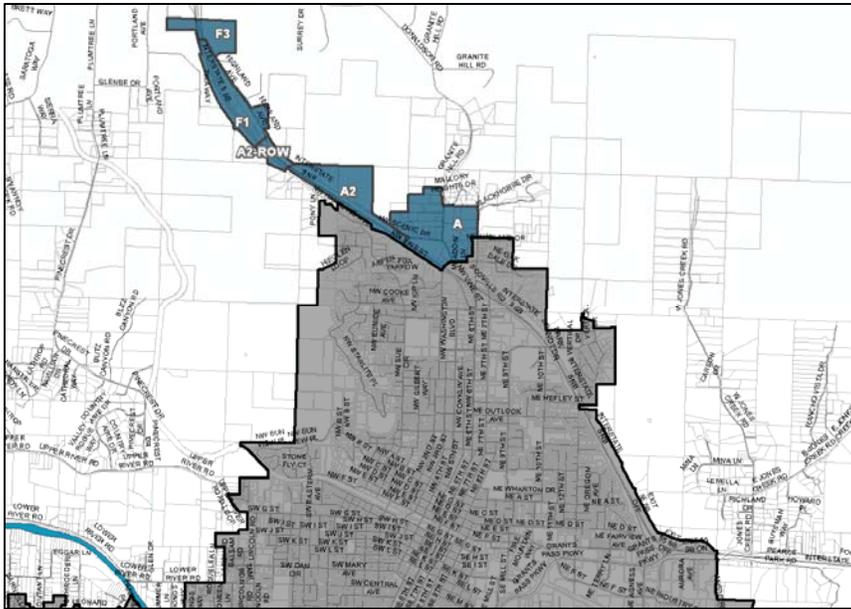
6. “Medium #2” (Areas A, H1.1, H2):
178 Employment Acres in I-5 Sites.
Will Require 118 Employment Acres in Southwest Hwy 199 Sites
(Substantially the UGB Committee & Urban Area Planning Commission Recommendations)



7. “Medium #3” (Areas A, F1, F3, H1.1):
179 Employment Acres in I-5 Sites.
Will Require 117 Employment Acres in Southwest Hwy 199 Sites



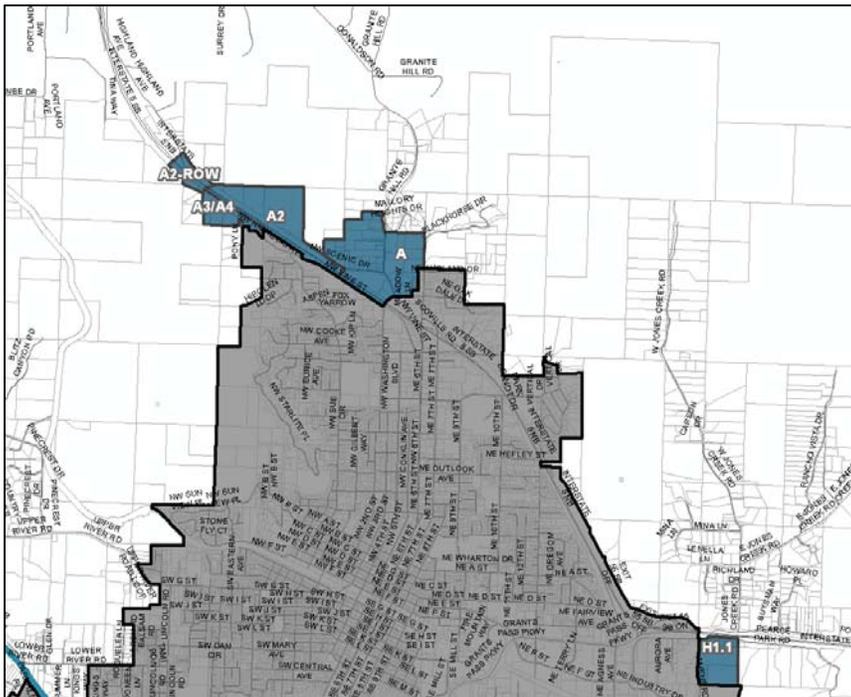
8. “Medium #4” (Areas A, A2, H1.1):
189 Employment Acres in I-5 Sites.
Will Require 107 Employment Acres in Southwest Hwy 199 Sites



9. “Medium #5” (Areas A, A2, F1, F3):

190 Employment Acres in I-5 Sites.

Will Require 106 Employment Acres in Southwest Hwy 199 Sites

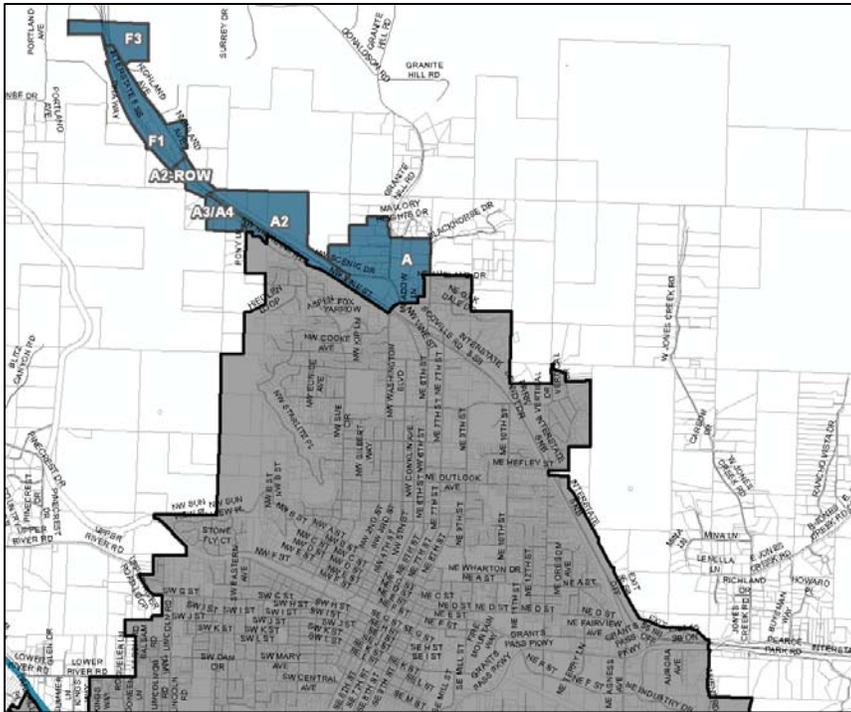


10. “Medium High #1” (Areas A, A2, A3/A4, H1.1):

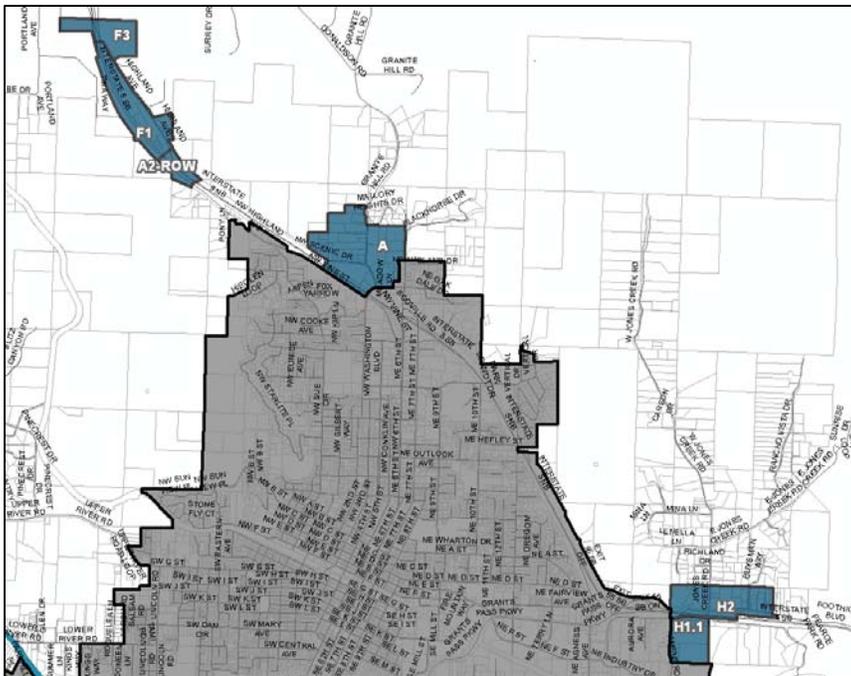
205 Employment Acres in I-5 Sites.

Will Require 91 Employment Acres in Southwest Hwy 199 Sites

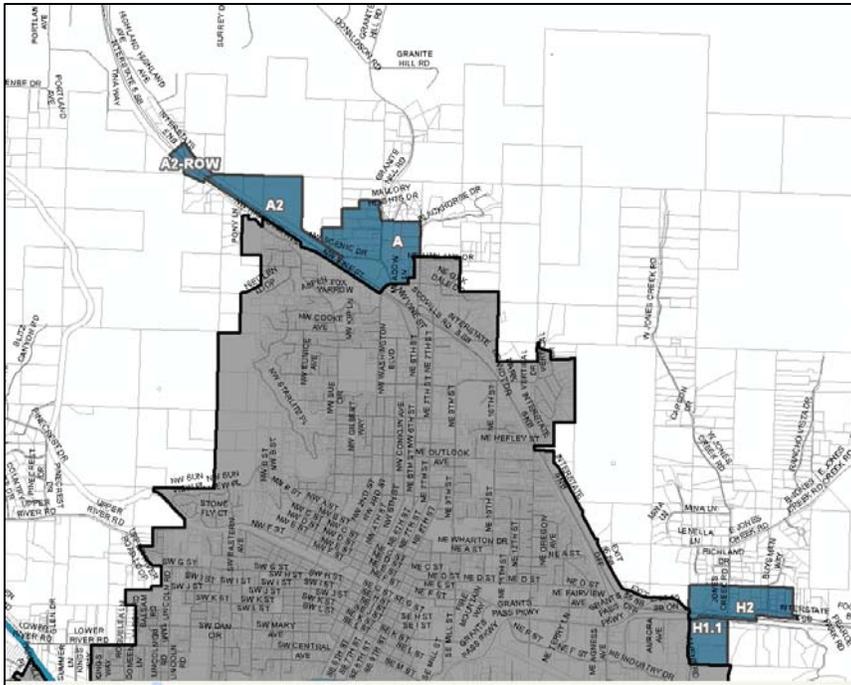
(Substantially the Hybrid of the UGB Committee, UAPC, and RPC Recommendations)



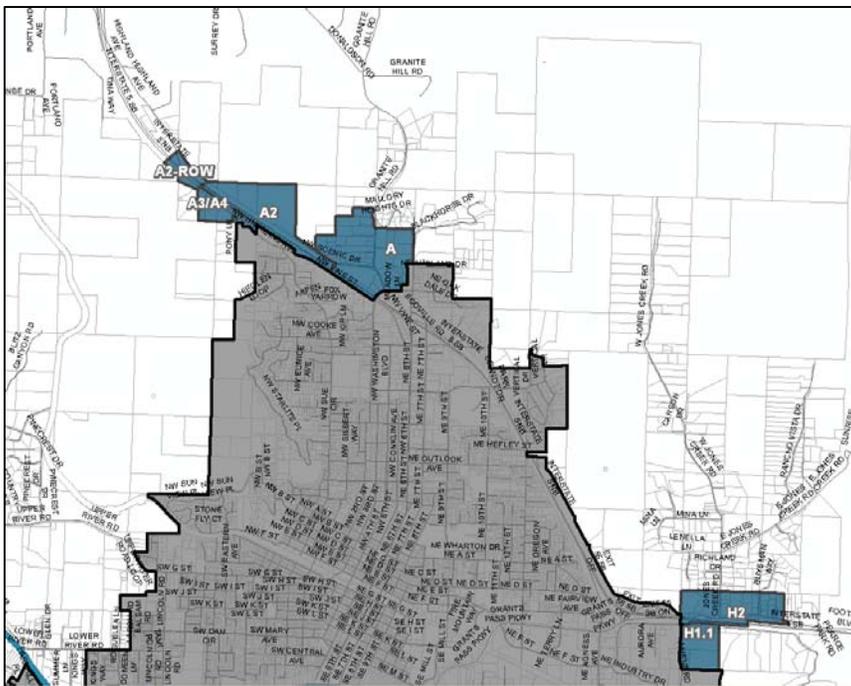
11. “Medium High #2” (Areas A, A2, A3/A4, F1, F3):
206 Employment Acres in I-5 Sites.
Will Require 90 Employment Acres in Southwest Hwy 199 Sites



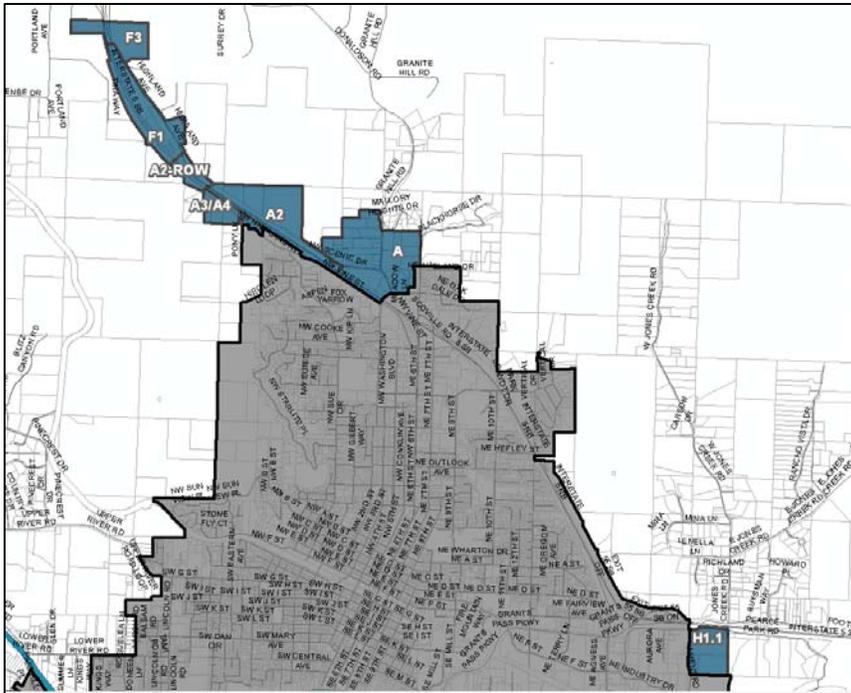
12. “Medium High #3” (Areas A, F1, F3, H1.1, H2):
219 Employment Acres in I-5 Sites.
Will Require 77 Employment Acres in Southwest Hwy 199 Sites



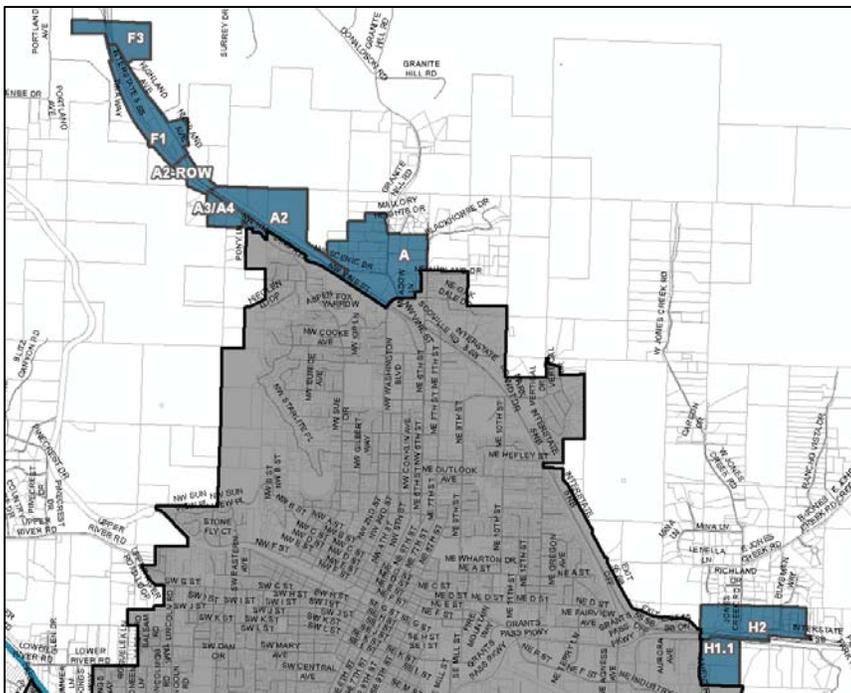
13. “Medium High #4” (A, A2, H1.1, H2):
229 Employment Acres in I-5 Sites.
Will Require 67 Employment Acres in Southwest Hwy 199 Sites



14. “High #1” (Areas A, A2, A3/A4, H1.1, H2):
245 Employment Acres in I-5 Sites.
Will Require 51 Employment Acres in Southwest Hwy 199 Sites



15. “High #2” (Areas A, A2, A3/A4, F1, F3, H1.1):
246 Employment Acres in I-5 Sites.
Will Require 50 Employment Acres in Southwest Hwy 199 Sites



16. “Maximum” (Areas A, A2, A3/A4, F1, F3, H1.1, H2):
286 Employment Acres in I-5 Sites.
Will Require 10 Employment Acres in Southwest Hwy 199 Sites

Tom Schauer

From: Richard J. Ward <rwardassociates@charter.net>
Sent: Friday, March 01, 2013 10:10 AM
To: Tom Schauer
Subject: FW: Spalding Commerce park

Tom

I am responding to our conversation yesterday with regard to the Spalding Commerce Park and additional lands proposed to be part of the expanded UGB. Since the beginning of my involvement with this project in 1998 it has always been anticipated by the City of Grants Pass and Spalding and Son Inc. that those properties along Ament would become part of the UGB as Industrial Lands. Our mutual discussions with various state economic development agencies has supported that vision as we have prepared for grants to expand the infrastructure needed along Ament. I was both disappointed and concerned to hear that these properties are being considered to be deleted from the proposed UGB expansion. The state has previously supported these lands to be part of the cities industrial inventory and I think it would be very short cited to not fight for their inclusion.

Please let me know if there is any additional information needed or if you would like us to do a presentation related to the value and potential of these lands as city industrial land. Thanks you for forwarding these ideas on to the city council.

Thanks
Richard Ward

Richard Ward Associates
Real Estate Broker
Development/Design/Construction
1312 Foster Way
Grants Pass, OR 97526
Ph/Fax 541-476-7218
rwardassociates@charter.net



UGB Expansion Access - Technical Memorandum

To: Tom Schaurer

Date: October 26, 2013

From: Michael Thornton, P.E.

File:

Subject: UGB Expansion – Area A2 – Access to NW Highland Ave

This is an update to my previous technical memorandum dated June 22, 2013. This memorandum presents my findings, observations and conclusions generated during my development of a conceptual design of the subject proposal. My objective was to assist the City in evaluating the proposed construction of a street to access to the UGB Expansion Area A2 from NW Highland Ave. My observations and comments are based on my education, training and experience. I have performed a site visit, walked a portion of the alignment, prepared conceptual plans, profiles, and cross-sections, discussed the project with City staff, reviewed soil survey data, and reviewed the project with two other professional engineers.

Summary:

Given the assumptions, findings, observations and conclusions stated herein, I am of the opinion that the proposed street to serve UGB expansion area A2 would be significantly higher in construction costs as compared to typical street construction within the City of Grants Pass, and that the street connection to NW Highland is not feasible due to inadequate sight distance.

Assumptions/Findings:

- 1. Area Topography:** The proposed street north of the UGB expansion crosses an area with moderate to steep natural ground slopes. The area also includes terraced cut slopes as a result of the interstate construction.
- 2. Area Soil Conditions:** Based on observations of nearby excavations and the USDA soil web survey, the soils in the area consist of a shallow layer of sandy gravelly loam over weathered bedrock.
- 3. Area Disturbance:** The conceptual plan disturbs at least two mini-storage structures and at least a portion of a third (about 14,000 sq ft total. Total land disturbance for the entire roadway is about 6 acres.
- 4. Street Alignment:** The proposed street will generally parallel Interstate 5 (with the southerly right-of-way coinciding with the ODOT northerly right-of-way) and connect to NW Highland Ave immediately east of the overpass over I-5. This causes the proposed excavation and embankment catch points (top of cut and toe of fill) to occur within ODOT's right-of-way.
- 5. Street Connection to Highland – Sight Distance:** The most likely point of the intersection of the proposed access and NW Highland is at or near the existing driveway to the mini-storage facility. The required sight distance for northbound drivers on Highland Road is dependent upon what speed we assume. There is a sign farther south indicating the end of a 45 mph speed zone for northbound travelers. For this type of roadway, in the absence of a posted speed, state law would prescribe 55mph. Using this speed, the design intersection sight distance would be 610 feet (of which the stopping sight distance component would be 495 feet). The available sight distance is approximately 340 feet in this direction.

UGB Expansion Access - Technical Memorandum

6. **Street Classification and Geometry:** The proposed street will be a local collector with two travel lanes, two bike lanes, two parking lanes, curbs, gutters, two planter strips, and two sidewalks. The total street width (curb to curb) is 44 feet, with a right-of-way width of 70 feet, and a width of disturbed area (excavation and fill) ranging from 80 feet to 100 feet.
7. **Street Length:** The conceptual design was prepared for a street approximately 3,000 feet in length, from NW Highland Drive to the approximate center of the proposed UGB expansion area.
8. **Street Grades:** The maximum allowable street grade is 12%. The conceptual design grades range from approximately 3% to 11%.
9. **Street Cut and Fill Slopes:** The conceptual design assumes steep cut slopes (0.5H:1V) and steep fill slopes (1H:1V) in order to reduce the volume of excavation and embankment. Additional investigation is required to confirm that these values are reasonable.
10. **Street Excavation and Embankment:** The excavation for the proposed street is approximately 30,000 c.y. (mostly rock excavation) with approximately the same volume of embankment construction.

Observations/Conclusions:

1. **Area Topography:** The steep slopes and the undulating ground surface require a significant volume of street excavation and embankment as compared to construction on more gently sloping terrain.
2. **Area Soil Conditions:** The excavation of the weathered bedrock is one of the limiting factors with regards to construction cost. The cost of rock excavation as compared to typical roadway excavation is approximately 10 times as great.
3. **Area Disturbance:** The right-of-way procurement costs associated with the purchase of land and the disturbance of an existing business is beyond the scope of this memo.
4. **Street Alignment:** If ODOT does not allow the cut and fill catch points to fall within their right-of-way, the alignment will need to be moved farther to the north. This will require additional right-of-way acquisition.
5. **Street Connection to Highland – Sight Distance:** The apparent lack of adequate sight distance requires further study to determine if there is a solution. The current conclusion is that this street connection is not feasible due to inadequate sight distance. Moving the street connection further to the north will create additional issues of right-of-way acquisition and additional street construction costs.
6. **Street Classification and Geometry:** The proposed City standard street width is not compatible to hillside road construction. A non-standard street geometry consisting of two travel lanes, two bike lanes, no parking lanes, curbs, gutters, no planter strips, and one sidewalk would reduce the total street width (curb to curb) to 30 feet, with a right-of-way of approximately 40 feet, and a disturbed area width of 50 feet to 70 feet. However, even with the reduced volume of excavation and embankment required for this non-standard street, the excavation and embankment costs will still be significantly greater than the construction of a standard street located in an area of mildly sloping terrain.
7. **Street Length:** The majority of the 3,000 feet of the conceptual street will be “off-site” construction. Meaning that no development will front directly on the proposed street. This adds a cost burden either to the owners of the development property or to the public funds required to develop the property.

UGB Expansion Access - Technical Memorandum

8. **Street Grades:** Approximately half of the conceptual street has a grade of at least 10%. This generally is not compatible for a development area being served with a high percentage of truck traffic. The steeper slopes coupled with the distance required to access the interstate from the development property increases the truck travel time. An increased truck travel time results in increased operations costs, which reduces the desirability of the development property.
9. **Street Cut and Fill Slopes:** If further investigation determines that the cut and fill are too steep, the project costs will increase due to the increased excavation and embankment require.
10. **Street Excavation and Embankment:** As stated above, the amount of excavation and embankment of rock material for the conceptual design is considerable as compared to comparable street construction located on flatter terrain.



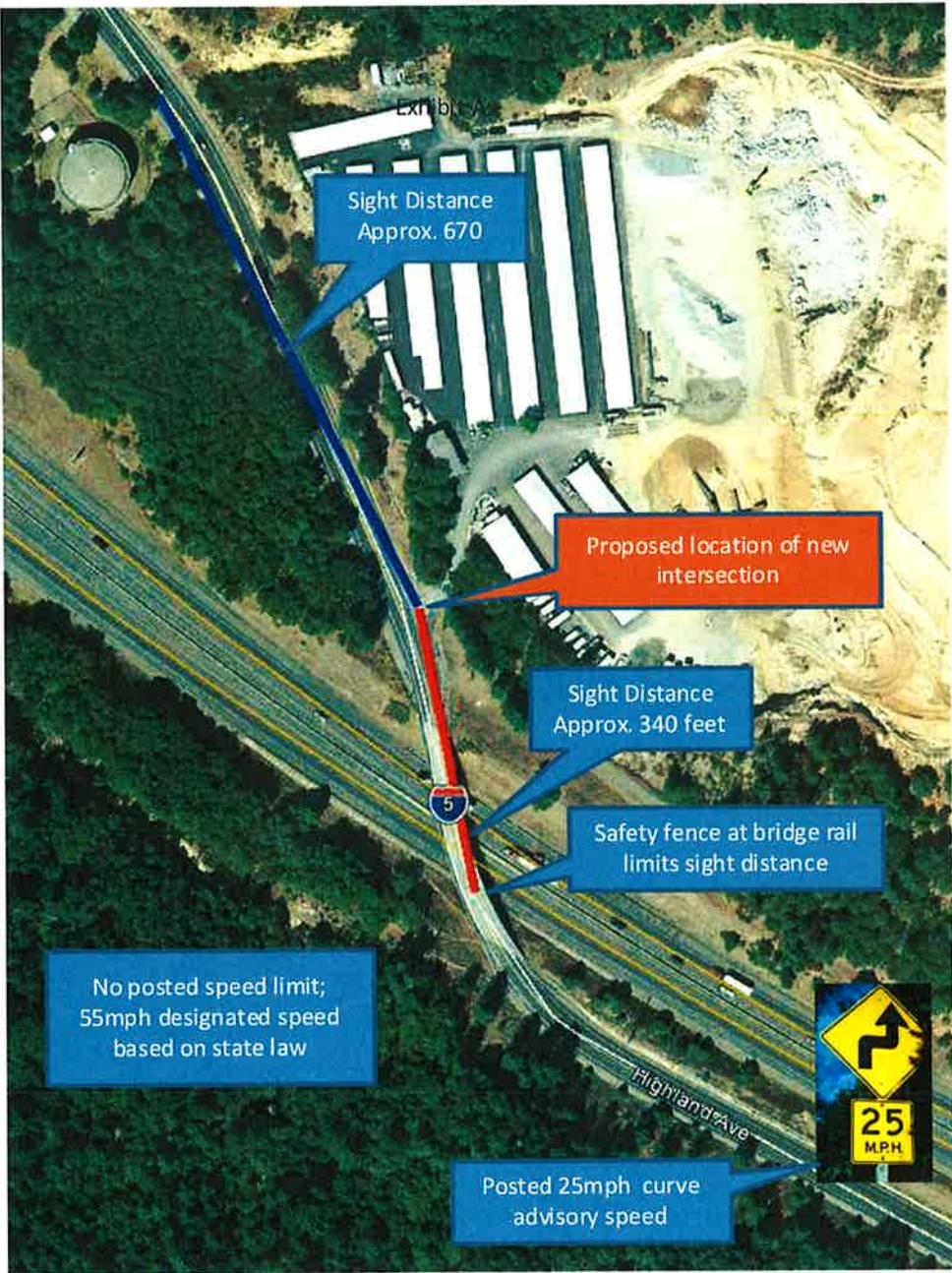


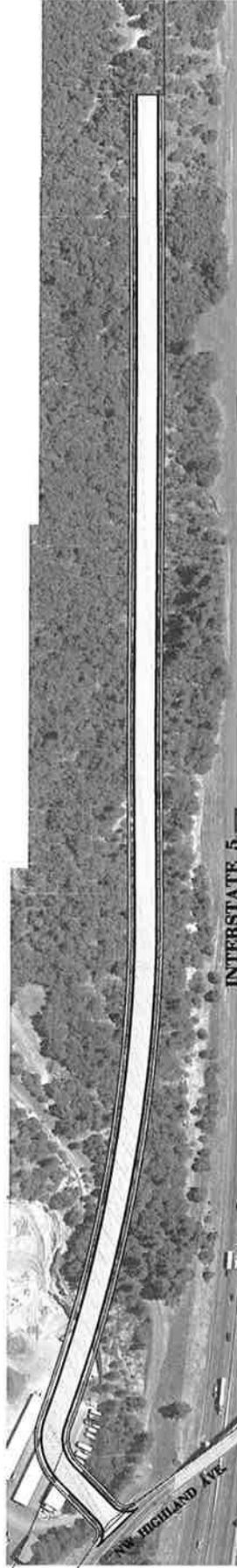
Exhibit A: Existing Site Conditions

NW HIGHLAND ACCESS - CONCEPTUAL STUDY

A LOCAL COLLECTOR STREET-UGB EXPANSION

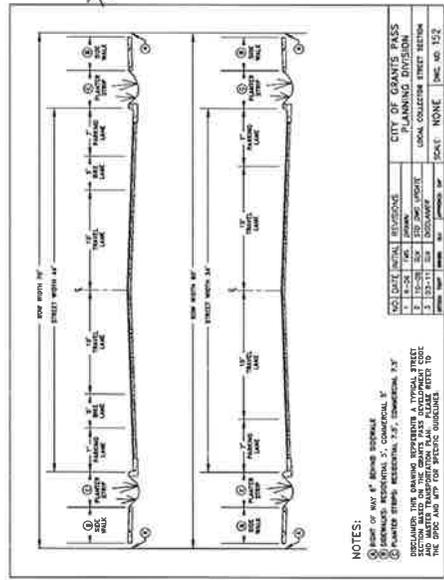
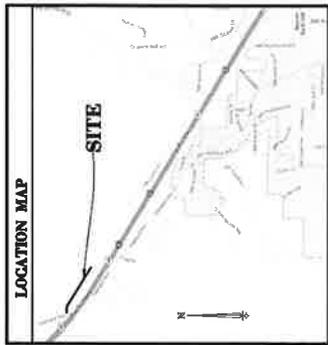
LOCATED IN:

GRANTS PASS, JOSEPHINE COUNTY, OREGON



INTERSTATE 5

ACCESS ROAD



NOTES:
 1. POINT OF VIEW 4' ABOVE SIDEWALK
 2. SIDEWALKS RECONSTRUCTED TO COMMERICAL 12"
 3. PAVEMENT STRIPS RECONSTRUCTED TO 12" COMMERICAL 12"
 4. SECTION BUILT TO THE GRANTS PASS STANDARD PRACTICE
 5. ALL UTILITIES TO BE MAINTAINED AT EXISTING DEPTHS TO
 THE DEPTH AND SPACING FOR EXISTING UTILITIES

1 TYPICAL STREET SECTION

SCHEDULE OF DRAWINGS	
1	COVER SHEET
2	PLAN & PROFILE - ACCESS ROAD STA 0+00 - 10+00
3	PLAN & PROFILE - ACCESS ROAD STA 10+00 - 20+00
4	PLAN & PROFILE - ACCESS ROAD STA 20+00 - 30+00
5	CROSS SECTIONS - STA 1+00 - 15+00
6	CROSS SECTIONS - STA 16+00 - 23+00

ABBREVIATIONS & SYMBOLS	
A/C	ASPHALTE/CONCRETE
B/C	BACK OF CURB RETURN
C/C	CURB ANGLE
C/L	CURB LINE
G/C	GROUNDS
D/W	DRAINAGE
E	ELEVATION
E/C	EXISTING CURB
E/S	EXISTING GRADE
F/S	FINISH GRADE
F/P	FINISH POINT
MV	MANHOLE
L/S	LANDSCAPING

ABBREVIATIONS & SYMBOLS	
MAX	MAXIMUM
MIN	MINIMUM
PRO	PROPERTY LINE
PL	PLANTING
P/W	PAVEMENT
S/S	SEWER
S/W	SEWER LATERAL
S/W	SEWER LATERAL
S/D	STORM DRAIN
S/D	STORM DRAIN
S/L	STORM DRAIN LATERAL
S/P	STORM DRAIN
WV	WATER VALVE
WV	WATER VALVE

DATE: 9/6/2013

REVISIONS:

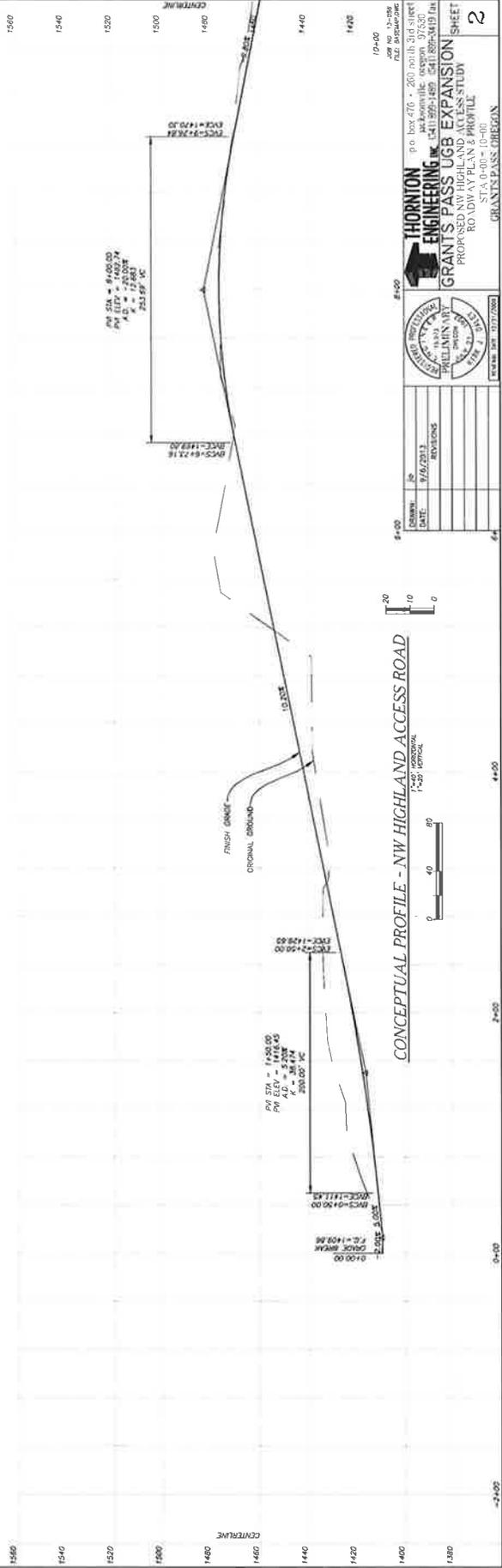
THORNTON ENGINEERING INC. 100 BOX 476 • 210 NORTH 31st STREET JACKSONVILLE OREGON 97330 (503) 859-1483 (503) 859-3419 FAX

GRANTS PASS UGB EXPANSION SHEET COVER SHEET

PROPOSED NW HIGHLAND ACCESS STUDY

GRANTS PASS, OREGON

1



CONCEPTUAL PROFILE - NW HIGHLAND ACCESS ROAD

THORNTON ENGINEERING INC.
 1000 NW 13th Street
 Astoria, Oregon 97103
 (503) 325-1111
 www.thorntoneng.com

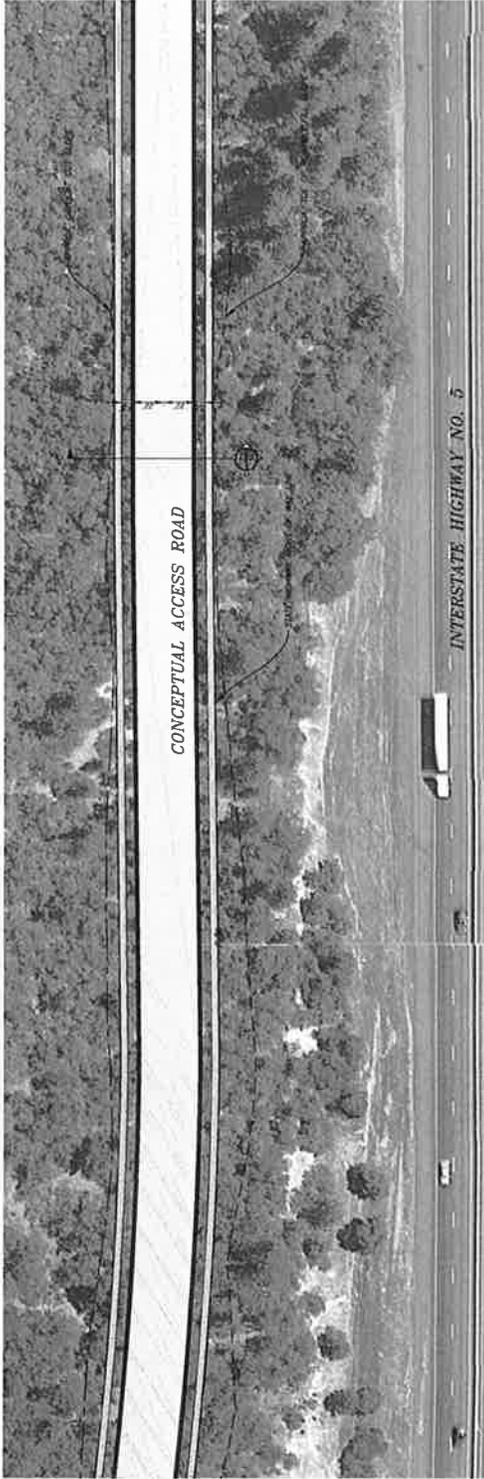
GRANT'S PASS UGB EXPANSION SHEET
 PROPOSED NW HIGHLAND ACCESS STUDY
 STA 0+00 - 0+40
 GRANT'S PASS, OREGON

SHEET NO. 2

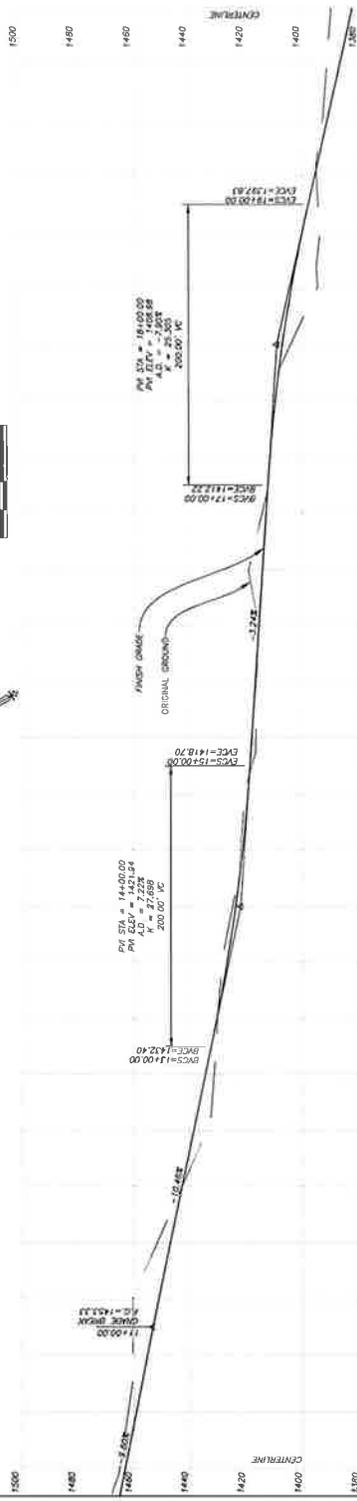
NO.	DATE	BY	CHKD.
1	9/27/13	BYRONS	



PREPARED BY: 01/17/2000
 DATE: 9/27/13
 BY: BYRONS



CONCEPTUAL PLAN - NW HIGHLAND ACCESS ROAD



CONCEPTUAL PROFILE - NW HIGHLAND ACCESS ROAD



1" = 20' VERTICAL



1" = 80' HORIZONTAL

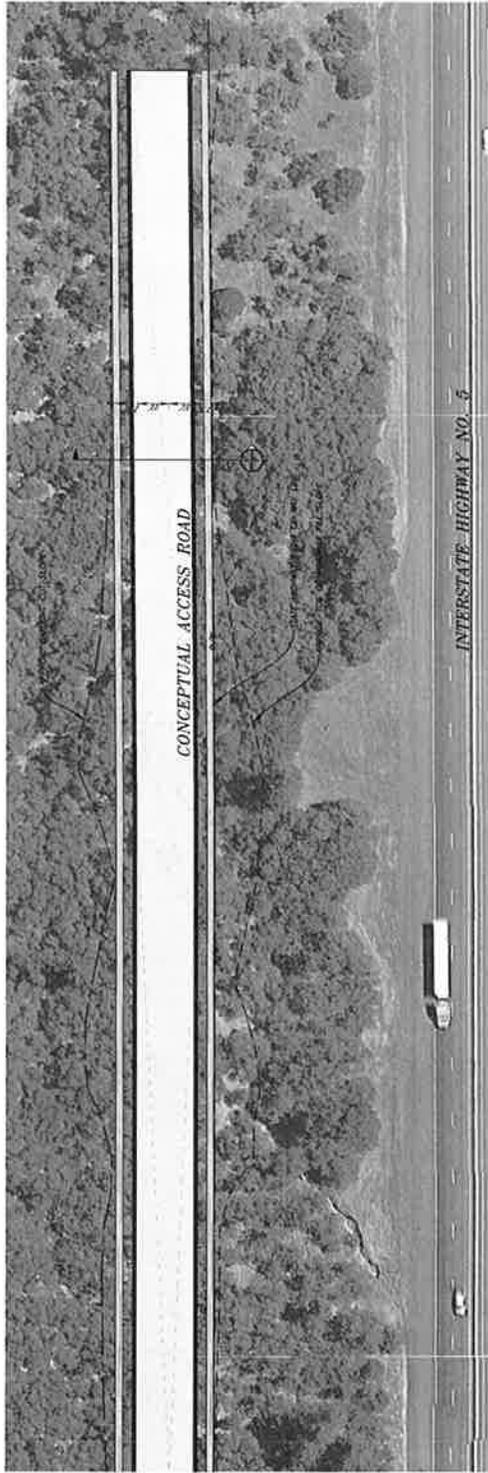
DATE:	8/12/2013	REVISIONS:	
DRAWN:		REVISIONS:	

PROFESSIONAL ENGINEER
 KEVIN W. ...
 PRELIMINARY
 10/12/13

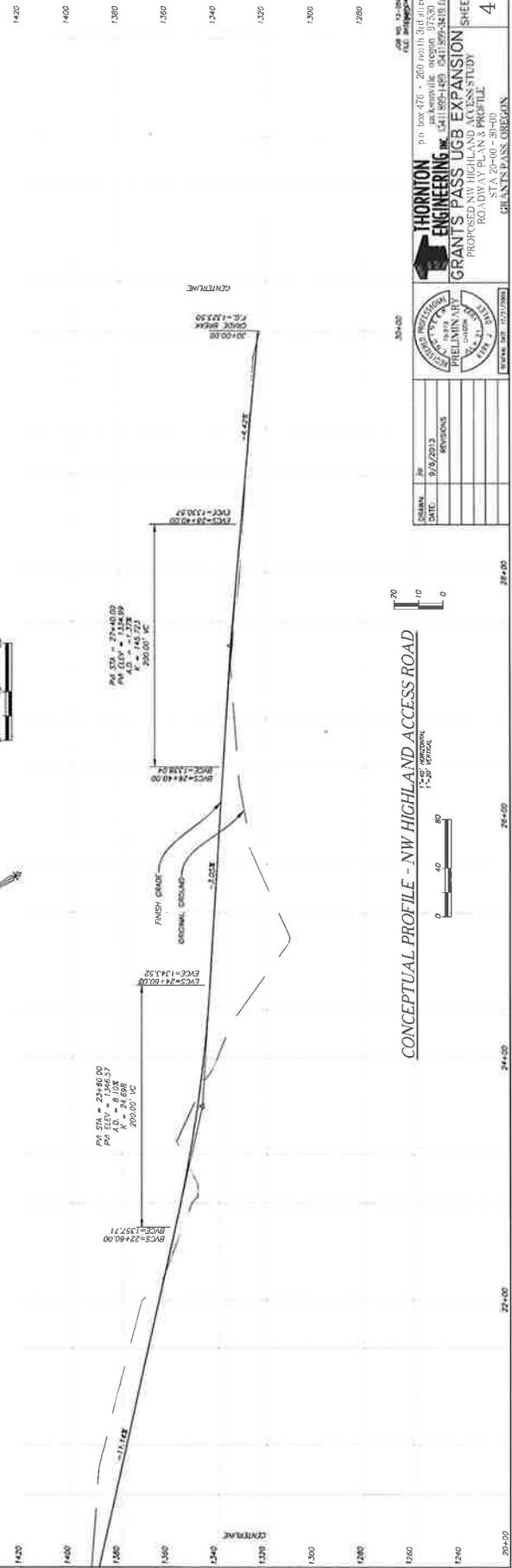
HORNTON ENGINEERING INC.
 p.o. box 477 • 200 north 3rd street
 jacksonville, oregon 97530
 (503) 595-1481 (503) 595-1417 fax

GRANTS PASS UGB EXPANSION STUDY
 PROPOSED NW HIGHLAND ACCESS ROAD
 10+00 TO 18+00
 STA. 10+00 - 25+00
 GRANTS PASS, OREGON

SHEET 3



CONCEPTUAL PLAN - NW HIGHLAND ACCESS ROAD



CONCEPTUAL PROFILE - NW HIGHLAND ACCESS ROAD

1:20
 1400
 1380
 1360
 1340
 1320
 1300
 1280

20+00
 22+00
 24+00
 26+00
 28+00
 30+00

CENTERLINE
 EVC=1383.00
 BVC=244.00
 PVI=244.60
 LVC=244.60
 EVC=1370.27
 BVC=224.00
 PVI=244.60
 LVC=244.60
 EVC=1357.71
 BVC=224.00
 PVI=244.60
 LVC=244.60
 EVC=1343.92
 BVC=224.00
 PVI=244.60
 LVC=244.60
 EVC=1343.92

FINISH GRADE
 ORIGINAL GROUND

-1.12%
 -4.47%

200.00'
 200.00' VC
 PVI=244.60
 LVC=244.60
 EVC=1357.71

1"=20' VERTICAL

20
 10
 0

20+00 24+00 28+00 30+00

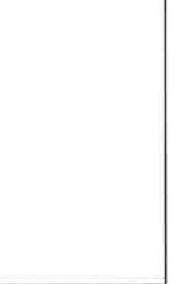
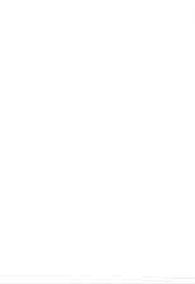
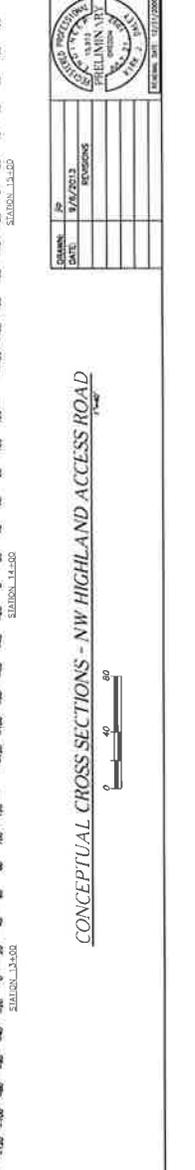
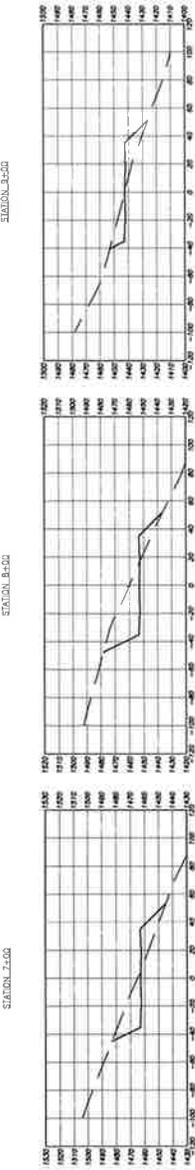
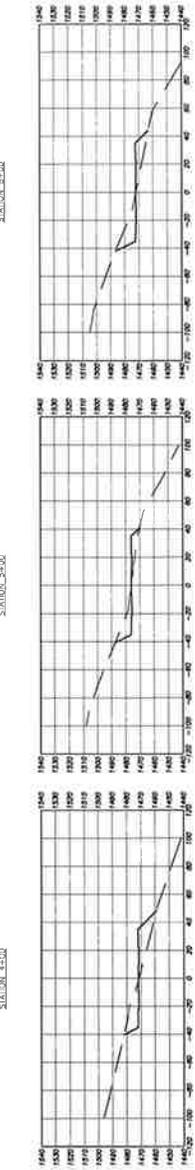
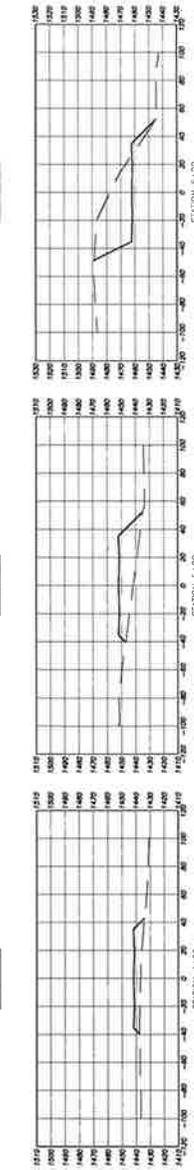
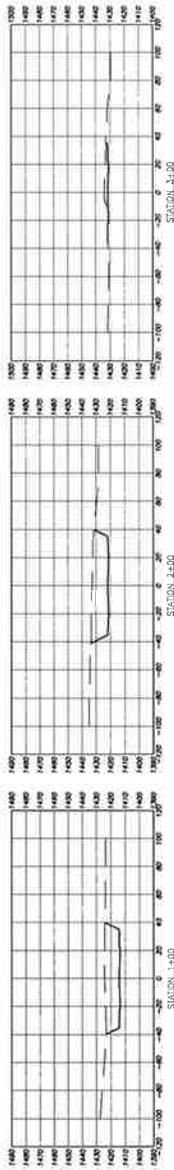
9/8/2013
 REVISIONS

THORNTON ENGINEERING INC.
 1000 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 TEL: 561-535-1100
 FAX: 561-535-1101
 WWW.THOENGINEERING.COM

p.o. box 476 - 200 north 3rd street
 Jacksonville Oregon 97130
 TEL: 503-451-1851 FAX: 503-451-1818

GRANTS PASS UGB EXPANSION STUDY
 PROPOSED NW HIGHLAND ACCESS ROAD
 STA 20+00 - 30+00
 GRANTS PASS, OREGON

SHEET 4



LEGEND
 --- ORIGINAL GROUND
 ——— PROPOSED GRADE

NOTES
 1. Cut slopes are assumed to be in stable rock
 2. Fill slopes are assumed to be constructed out
 of rock material placed at a 3:1:1V slope.
 3. All depicted site evaluation has been
 performed to evaluate the feasibility of the above
 proposed design. It is the responsibility of the
 geotechnical engineer to provide the necessary
 design. The design presented herein is for
 planning purposes only.

THORNTON ENGINEERING INC.
 1541 89th Ave SE
 Grants Pass, OR 97526
 Phone: (541) 894-1469
 Fax: (541) 894-1469

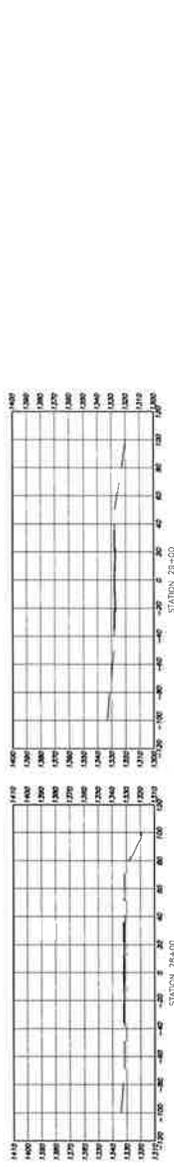
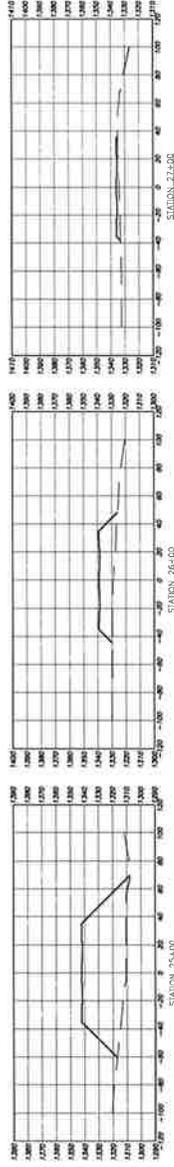
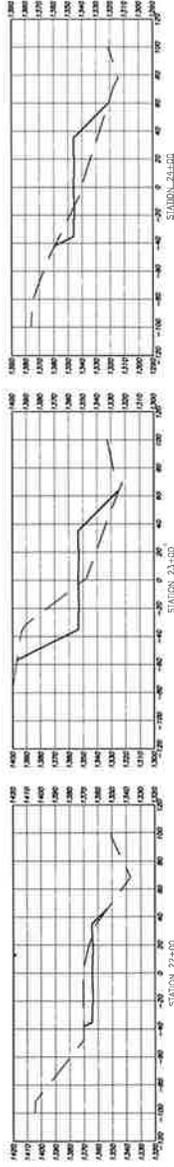
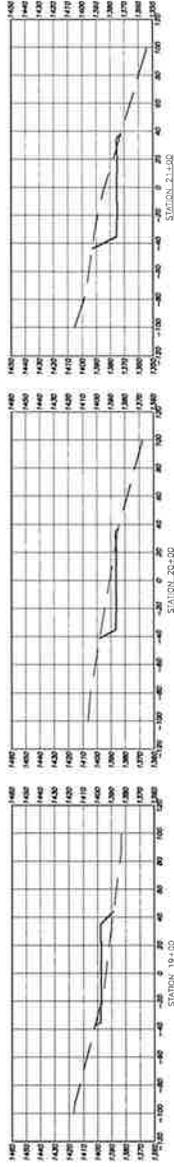
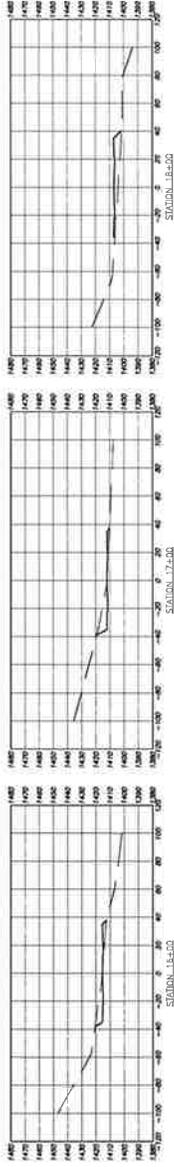
GRANTS PASS UGB EXPANSION SHEET
 PROPOSED NW HIGHLAND ACCESS STUDY
 STATION 4+00 - 15+00
 GRANTS PASS, OREGON

DATE:	8/17/2013
REVISIONS:	



CONCEPTUAL CROSS SECTIONS - NW HIGHLAND ACCESS ROAD





LEGEND
 — ORIGINAL GROUND
 - - - FINISH GRADE

NOTES
 1. All slopes are assumed to be 3:1 stable rock
 2. All slopes are assumed to be 0.5:1 V slope if
 of crop sections.
 3. All slopes are assumed to be constructed out
 of rock material placed at a 1:1 V slope.
 4. All existing utility relocations shall be in
 accordance with the above
 specifications. A thorough site evaluation by a
 geotechnical engineer shall be required to
 determine suitable side slopes for final roadway
 design. This design presented herein is for
 planning purposes only.

DESIGNER	THORNTON ENGINEERING INC.
DATE	8/1/2013
REVISIONS	

PROFESSIONAL ENGINEER
 STATE OF OREGON
 EXPIRES 03/31/2017

PROJECT NO. 12-04
 RLE 800000000

100 W. 12th Street
 Astoria, Oregon 97103
 Phone: 503-325-4500
 Fax: 503-325-4501

GRANTS PASS UGB EXPANSION SHEET 6
 PROPOSED NW HIGHLAND ACCESS STUDY
 STATION 18+00 - 28+00
 GRANTS PASS, OREGON

CONCEPTUAL CROSS SECTIONS - NW HIGHLAND ACCESS ROAD



City of Grants Pass



May 23, 2013

Larry Bayless
101 Calvert Drive
Grants Pass, OR 97526

RE: UGB and Property at 1150 NE Hillcrest / Vertical Drive

Dear Mr. Bayless,

Thank you for your continued involvement in the UGB process. I wanted to take this opportunity to follow-up on some of our previous conversations in writing regarding your family's property on Hillcrest and Vertical Drive, your request for inclusion of the property, and reasons it was not in the recommendations for inclusion in the UGB. I would be happy to meet with you if you would like to further discuss the information below or any other items regarding the property. Please give me a call if you would like to meet. My direct number is (541) 450-6072.

The UGB review includes consideration and balancing of a wide variety of issues, including public policy, technical, and long-term financial considerations for provision of public facilities and services, together with input from citizens and property owners. The following is excerpted from the UGB Steering Committee's final recommendation memo:

Ultimately, the committee sought to balance community-wide issues (technical, financial, and other tangible and intangible issues) with individual property issues. It would be ideal if there was broad agreement that the citizens and individual property owners most strongly supported the options that coincide with the best technical and cost-of-service options. However, those don't all coincide in all cases.

When public policy considerations and property owner preferences match, the recommendations for areas were easier to make. However, in many cases, the balancing of issues was much more challenging, and the recommendations reflect the best attempt to balance issues that best meet public policy objectives and property owner desires. Ultimately, the City Council and Board of Commissioners make the final decision, and they decide whether they agree with how the issues were balanced in the recommendations, and whether properties are included.

Throughout the UGB evaluation process, your property and other property in this area was reviewed, evaluated, and re-evaluated for inclusion when making recommendations. Your correspondence and testimony at meetings was also reviewed and given consideration and reconsideration at several points during the review. I have compiled the information from different phases of the review process that relates to this area and your property if you would like to review more detail than is summarized here.

You have noted several factors that are favorable when considering inclusion of your property in the boundary. These include the presence of sewer lines, water lines, and fire hydrants already present in Vertical Drive along the frontage of the property. There is also existing urban development on the east side of Vertical Drive across from the property. Further, during one of the hearings, there was discussion about whether some of the public cost issues associated with a pump station could be addressed by having a privately funded pump station built at the time of development that could then be dedicated to the public. You have also noted the desire to eliminate the configuration where the property is split by the UGB and split-zoned. Finally, you have also submitted a copy of an annexation agreement for the property.

The main issues that were unfavorable when considering whether the property should be recommended for inclusion are:

- the prevalence of steep slopes,
- issues with municipal water service to the property for both domestic use and fire flows,
- some related issues of urban/wildland interface and fire protection.

In evaluating and recommending lands to meet residential needs, there were other areas suitable to meet future residential land needs where the above issues didn't exist, and where public facilities and services could be provided more cost-effectively to serve future development. That is why other areas were recommended for inclusion and properties in this area were not.

Also, in preparing this letter, I reviewed your property file and your previous subdivision application. It appeared that there were some issues associated with sewer that couldn't be addressed through gravity flow and would require pumping for some portions of the property that don't slope down to the sewer line in Vertical Drive. There is no sewer in Hillcrest Drive along the property's frontage or to the west, so there is no opportunity to gravity flow to the west in Hillcrest Drive. I don't know if this issue would also apply to the remainder of the property which is outside the UGB, but it appears that at least a noncontiguous portion of it also slopes to the west.

I would like to provide some additional detail for you on each of these issues.

- 1. Steep Slope.** There are a number of issues associated with urban intensity development in steep slope areas. Different communities define and regulate steep slopes differently. The Grants Pass Development Code defines 15-25% as moderate slope and 25% and over as steep slope. Materials submitted with your earlier subdivision pre-application and application for the portion of the property inside the UGB show about half of that area has slopes of 35% and greater, and about an additional quarter of the area has slopes of 15-35%. The portion of the property outside the UGB has an elevation change of approximately 200 feet from the lowest to the highest point. Much of the property outside the UGB is also in steep slopes, including topography comparable to the steep slopes portions inside the UGB. There is also a natural drainage that becomes more channelized and steep, which crosses that portion of the property and continues south onto the portion already within the UGB. (There is also information and a letter in the file about some of this being graded and filled without a permit, grading plan, or erosion

control measures. These are some of the issues that can be associated with development in steep slope areas). Also, the Development Code limits street grades to 18% slope for fire truck access.

To facilitate development, codes often have an option for clustering of homes through a Planned Unit Development (PUD) or similar provision, which means development can occur on less steep portions of a property at higher densities while steeper areas are dedicated to permanent open space. Grants Pass has similar code provisions. However, for the portion of your property outside the UGB, due the prevalence of steep slopes, there doesn't appear to be a significant flatter 'receiving' area where development could be clustered at a higher density, other than limited areas on the upper ridge and near the northeast corner of the property between two natural drainages. Therefore, most of the development would have to occur in areas that are in steeper slopes. This is less of an issue at rural densities, but becomes more challenging at urban densities.

For reference, the subdivision to the east is flatter, nearly all less than 25% slope, and it is entirely within water pressure zones 3 and 4).

- 2. Municipal Water for Domestic Use and Fire Flows.** Municipal water service and pressures are planned based on service elevations that establish water pressure zones. Each water pressure zone requires its own facilities, to fall within an acceptable range of water pressure for domestic use and firefighting. The elevation bands and pressure zones are much narrower in steeper areas. Your property includes elevations within Pressure Zones 3, 4, and 5. The portion of this property inside the UGB is mostly in Zones 3 and 4, with a small portion in Zone 5. The portion outside the UGB is in Zones 4 and 5.

This area has unique water service issues. It is a dead-end area that is above the Hefley pump station, where it is not interconnected with the rest of the water system through a looped system. Most of the property to the west is also very steep, and even those lots in the UGB with homes are on wells and septic systems, with lot sizes closer to rural densities. The area above the Hefley pump station is served with an existing water storage tank (Tank 13) which serves Zone 4. The easterly portion of your property outside the UGB is in Zone 4. Public Works noted that Tank 13 doesn't have additional capacity to serve additional development at this time, but there is a plan to replace it at a new location near the end of Vertical Drive, and it could be designed with additional capacity. The Zone 4 portion of the property outside the UGB could be served fairly cost-effectively once this occurs, although including only the Zone 4 portion would still result in the property being split by the UGB and split-zoned. (The Zone 4 portion of the property also contains significant areas of steep slopes).

There is currently no water service to Zone 5 or above, and no provision in the water master plan to serve Zone 5 or above. The westerly portion of your property outside the UGB is in Zone 5. It would be the only contiguous area in Zone 5, and it isn't large enough to serve with a water storage tank, so the water master plan would need to be updated to include facilities to serve Zone 5. This would require a separate pump station to serve your property, since it isn't large enough to justify a water storage tank.

Due to domestic and fire service considerations, lack of emergency storage, and long-term operations and maintenance costs, staff has generally advised against including areas in the UGB that must be permanently served with smaller localized pump stations that serve a relatively small number of lots. Each new small pump station is an additional facility the City will be responsible for operating and maintaining forever. Most of the current pump stations are regional in nature, although some smaller ones have been unavoidable. Without attention to water service issues, there is the potential for a substantial increase in the number of pump stations required to serve the UGB. There is also the potential that many of these could be small pump stations each serving a small number of lots, but with each requiring redundant pumps, emergency generators, etc. and capacity for both domestic water and fire flow. If residential land needs can be met in other locations that don't have the same issues, staff has recommended including those areas instead.

Staff has generally advised including areas that can be served with water storage tanks, or with larger regional pump stations if unavoidable. Staff has recommended inclusion of areas that would require small pump stations only in very limited situations, usually where they are needed on a phased basis to address incremental property development, where the area can ultimately be served with a water storage tank or regional pump station upon future build-out of the area. To avoid a series of small pump stations if numerous properties included in the UGB might have small portions in a higher pressure zone (to avoid splitting a parcel), staff suggested a possible policy specifying that the city wouldn't provide water service above the pressure zone boundary, but homes could be clustered within the serviceable pressure zone.

- 3. Urban/Wildland Fire Interface.** To an extent, the steep forested property in this area presents risk of rapid spread of wildfire, and additional urban development in the vicinity further changes the fire response from one focused on containing the fire to one focused on protecting life and property from a fire. There is already some development in this area exposed to this risk, and the question becomes whether additional urban intensity development should be added to the UGB where this risk is already present.

Additional considerations associated with the above issues are also summarized as part of a more general technical memo regarding water service. These considerations include the City's ISO rating which affects the cost of homeowners' insurance policies.

Property Split by UGB. I also wanted to clarify that there is nothing in state law (or local law) that makes it illegal to have a property split by an Urban Growth Boundary. State law only requires, "Where a UGB does not follow lot or parcel lines, the map must provide sufficient information to determine the precise UGB location." There are some situations with larger properties, provision of public facilities, and/or geographical considerations where there may be reasons for a property to be split by a UGB. However, the City Council and Board of County Commissioners have requested that the UGB expansion proposals avoid creating additional situations where properties are split by the UGB.

Options for Use of Property Now. You also have options for how you can use the property now. In its current configuration, you can use the property consistent with the applicable city and county land use regulations, for the portions inside and outside the UGB, respectively. In addition, if you would like to partition the property along the UGB line so you have two parcels rather than one divided by the UGB, that is also an option. If you would like further information on these options, I would be happy to meet with you and coordinate with other city and county staff to provide further information.

Annexation Agreement. Finally, you provided a copy of the annexation agreement for your property. The annexation agreement for the property was signed in 1981 when the City agreed to provide municipal water service to the existing home on the property which is located outside the UGB. The home would have been served using a private booster pump to achieve adequate pressure. This is something that couldn't occur for the upper pressure zone for a subdivision at urban densities. The city is required to provide a minimum service pressure at the public main to meet standards for domestic and fire flow purposes.

A September 23, 2003 letter from the Public Works Director notes that the property owner disconnected from city water without notifying the city and began using a well for domestic water. The Public Works Director notified the owner that the water service agreement would be nullified if the well continued to be used for domestic water, and the owner chose to continue use of the well. While this doesn't affect whether the property should be included within the UGB, the purpose of an annexation agreement is to provide consent for future annexation when a property receives public facilities or services in advance of being annexed. With the property owner's decision to disconnect from municipal water, the property no longer receives any municipal service that necessitates an annexation agreement.

Again, the City Council and Board of Commissioners will ultimately decide which properties are included in the UGB. I wanted to provide this information so you would have a better understanding of the analysis and evaluation that led to the recommendations that were presented to them.

I have also attached some maps for reference. Please contact me if you have any questions or if you would like to meet to discuss this information or anything else regarding the property.

Sincerely,



Tom Schauer
Senior Planner

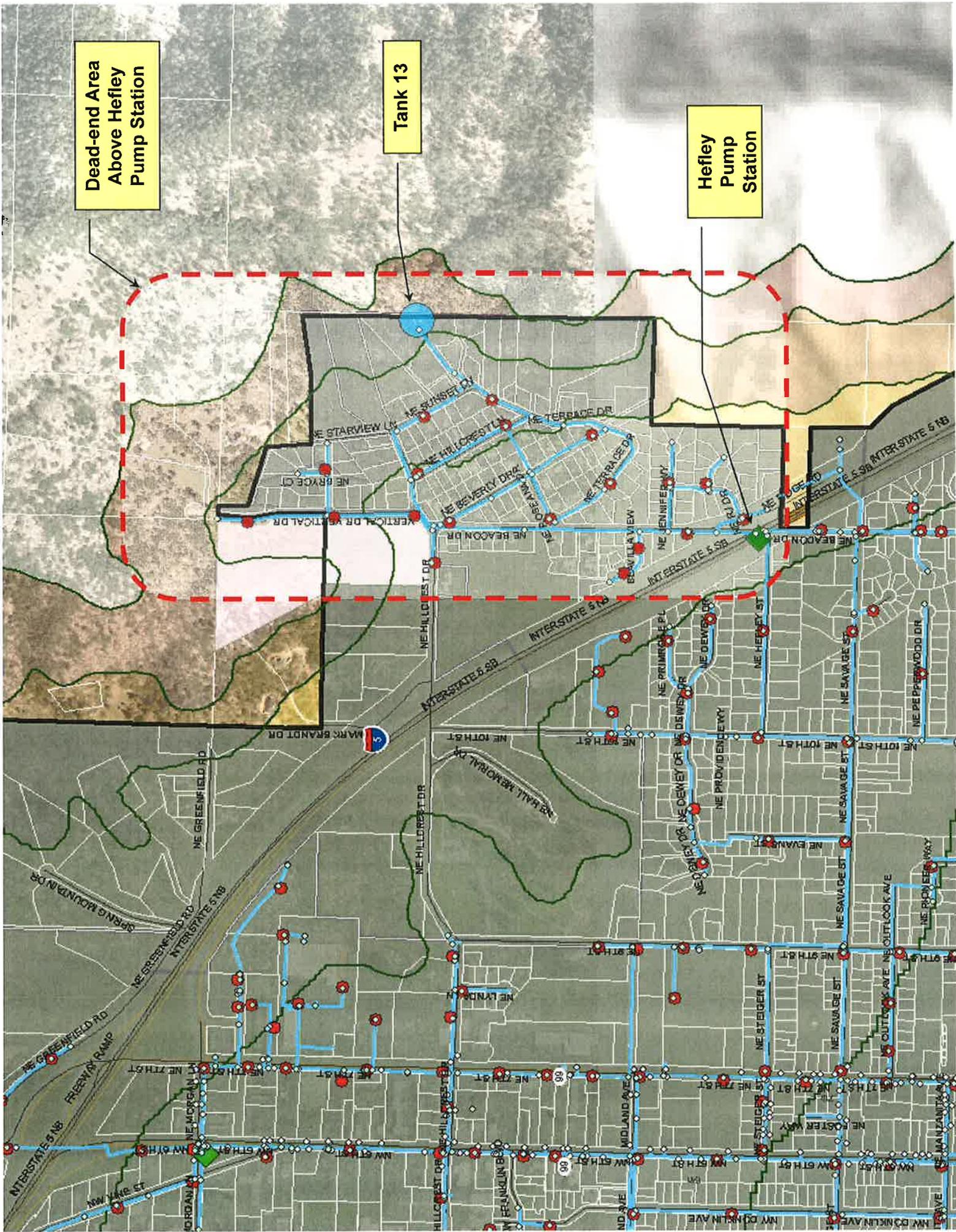
Enc.

cc: Mayor Fowler and Members of the Grants Pass City Council
Aaron Cubic, Michael Black, Carla Angeli Paladino, Terry Haugen, Dave Wechner

Dead-end Area
Above Hefley
Pump Station

Tank 13

Hefley
Pump
Station

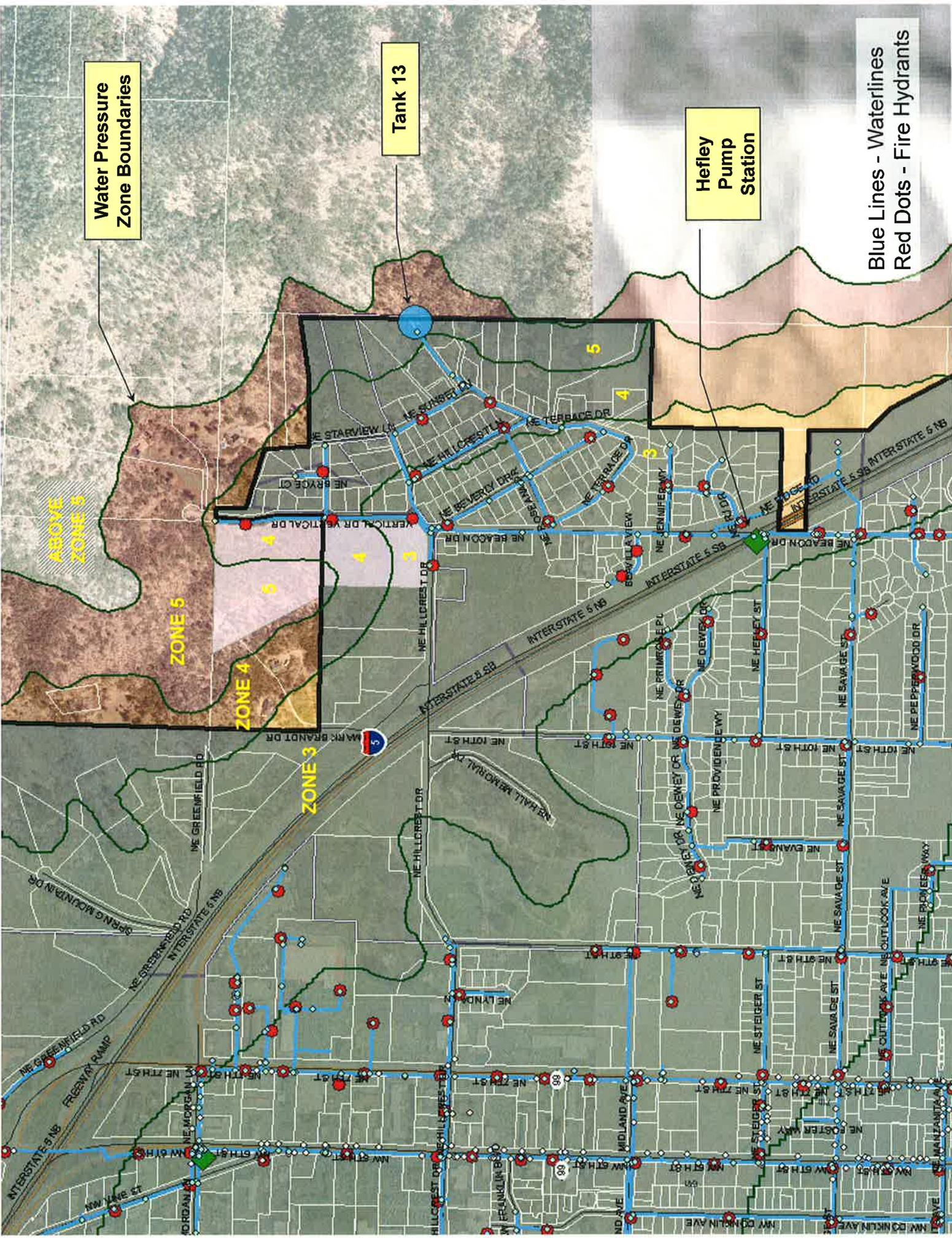


Water Pressure
Zone Boundaries

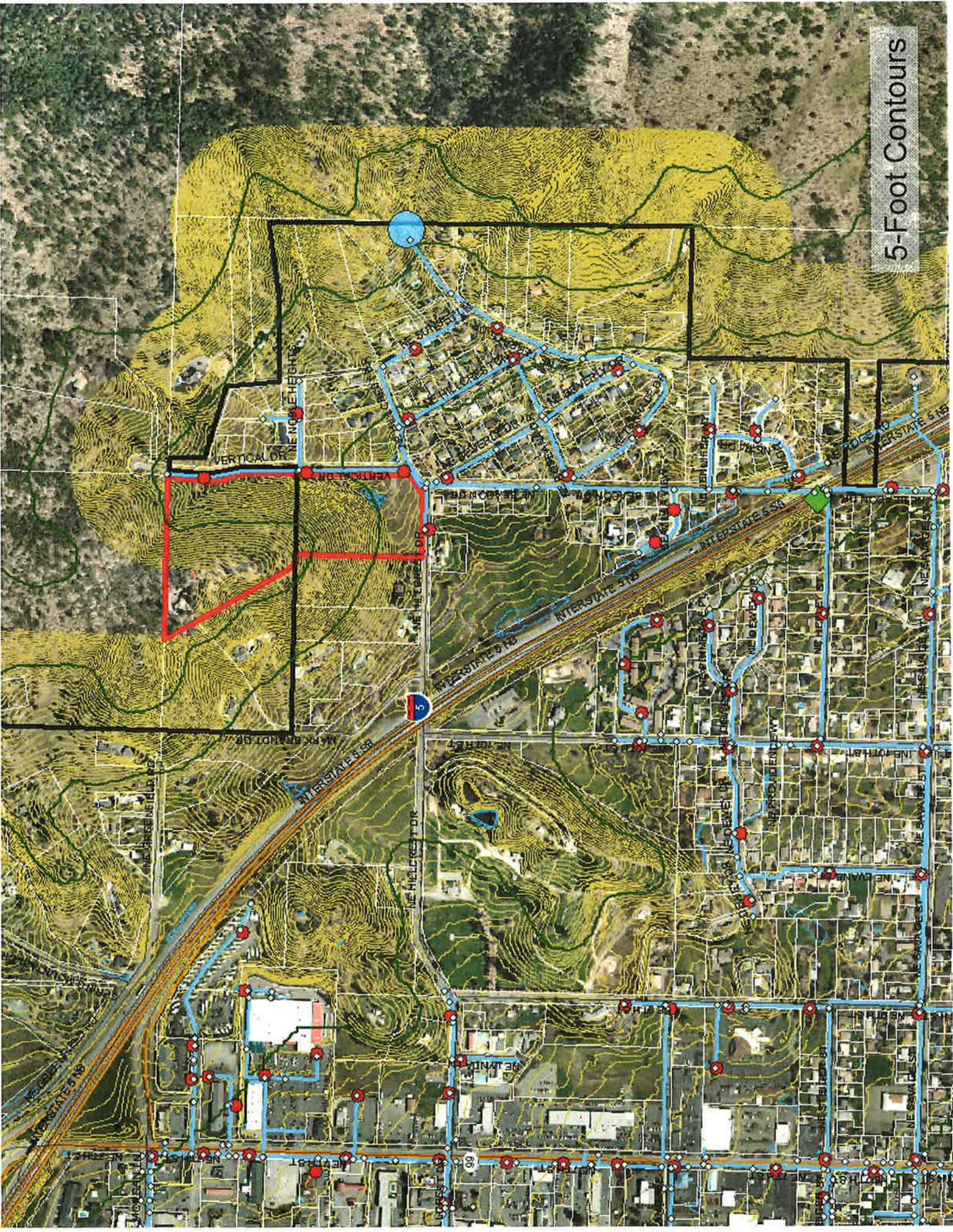
Tank 13

Hefley
Pump
Station

Blue Lines - Waterlines
Red Dots - Fire Hydrants



5-Foot Contours





6/22/2013 7:55 am



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Image © 2013 TerraMetrics

Images Date: 6/22/2012 42.27° 55.20' N 122° 48' 30.78" W Elev: 1552 ft Eye Alt: 2344 ft



Intergovernmental Agreements

Item:

Intergovernmental Agreements (IGAs)

Action Items:

- **Interim Intergovernmental Agreement for the Urban Growth Boundary Expansion Areas**
- **Intergovernmental Agreement for the Urban Reserve**

Background:

Intergovernmental Agreements (IGAs) specify how the City, County and special districts coordinate provision of services. The agreements also establish the authority and the terms when a County transfers authority for a City to provide services in areas outside of City limits.

Properties within the current Urban Growth Boundary (UGB) have urban zoning. The IGA for the current UGB specifies the City is responsible for administering building codes and land use review for lands inside the UGB, using the urban Development Code, comprehensive plan map and zoning map. It also addresses other service issues. The new Intergovernmental Agreements won't change that. The current IGA will continue to apply to properties already in the UGB.

UGB Expansion Areas. State law allows urban Comprehensive Plan map designations to be adopted at the time of UGB expansion. However, urban zoning can't be applied throughout UGB expansion areas until updated transportation and infrastructure plans have been completed, which are based on the Comprehensive Plan map. However, before City urban zoning can be applied throughout the UGB expansion areas, it is necessary to complete infrastructure plans and the transportation plan to support future land use. The infrastructure planning is expected to be completed within 12-18 months. During that period, the City and County can decide how to address the rezoning of properties within the UGB expansion areas.

The Interim Intergovernmental Agreement must be in place at the time of UGB amendment. It specifies that the County will continue to review development and issue building permits under the existing rural zoning. Otherwise, the current IGA would apply to the UGB expansion areas upon adoption. This would create a conflict since the City Development Code doesn't address properties with rural zoning. When properties in the expansion areas are rezoned from rural to urban zones, the current IGA and City standards will apply.

Urban Reserve. An Urban Reserve provides for the orderly transition from rural to urban use and development over time and provides for the efficient provision of urban services in the future. Urban Reserves are areas where future UGB expansions will occur. Lands within the Urban Reserve must retain rural zoning until they are included within the UGB. The Urban Reserve agreement provides that the County will continue to review development and issue building permits under rural zoning and consider future urban land use and infrastructure plans during development review. The County will also coordinate with the City to ensure that proposed development minimizes impacts to existing development and provides for efficient provision of urban services when they are extended. The City is responsible for future urban infrastructure planning, coordinated with the County.

State law requires that an Urban Reserve agreement must be in place prior to or concurrent with adoption of the Urban Reserve. There are certain mandatory provisions that apply, and some optional measures for management of lands within the Urban Reserve.

Further, the City and County agreed to exercise the authority provided in state law to conduct that will serve lands when they are included in the UGB.

DRAFT – October 24, 2013

INTERIM INTERGOVERNMENTAL AGREEMENT (IGA) FOR THE ORDERLY MANAGEMENT OF PROPERTIES ADDED TO THE GRANTS PASS URBAN GROWTH BOUNDARY AREA

The parties to this agreement are Josephine County (hereinafter County) and the City of Grants Pass (hereinafter City).

WHEREAS, Oregon Revised Statutes Chapter 190 provides authority for management agreements; and

WHEREAS, City and County amended the Grants Pass Urban Growth Boundary (UGB) by City Ordinance _____ and County Ordinance _____, adding approximately 460 acres, consistent with the needs in the adopted Urbanization Element of the Comprehensive Plan; and

WHEREAS, City Ordinance _____ amended the Comprehensive Plan map designations for those properties added to the UGB, replacing the rural comprehensive plan map designations of the Josephine County Comprehensive Plan with the urban comprehensive plan map designations of the Grants Pass and Urbanizing Area Community Comprehensive Plan; and

WHEREAS, lands added to the UGB by City Ordinance _____ and County Ordinance _____ still have rural zoning, and they will retain rural zoning designations of the Josephine County Rural Land Development Code until rezoned to urban zoning designations of the City of Grants Pass Development Code; and

WHEREAS, it is anticipated that this Interim IGA will apply until urban infrastructure plans have been completed and adopted that address lands added to the UGB by the above ordinances. Following that work, this interim IGA will be replaced with the applicable permanent IGA; and

WHEREAS, it is in the public interest for the County to continue to manage rural development on land with rural zoning, including those lands that will retain rural zoning within the UGB until urban zoning is applied, and for the City to continue to manage urban development on land with urban zoning, and for the County and City to coordinate to facilitate the transition from rural zoning and development to urban zoning and development for lands within the UGB planned for future urban development; and

WHEREAS, the August 5, 1998 Intergovernmental Agreement (IGA) for the Orderly Management of the Grants Pass Urban Growth Boundary Area governs lands inside the UGB that have urban zoning designations of the City of Grants Pass Development Code; and

WHEREAS, it is not appropriate at this time to apply the 1998 IGA to land added to the UGB by City Ordinance _____ and County Ordinance _____ that retain rural zoning designations because the 1998 IGA provides for management of lands with urban zoning designations, and it does not provide for management of lands with rural zoning designations; and

WHEREAS, without this Interim IGA, the 1998 IGA would apply to all lands within the UGB, creating a conflict since the City of Grants Pass Development Code can't be applied to properties with rural zoning; and

WHEREAS this Interim IGA provides the necessary provisions for management of lands with rural zoning within the UGB until urban zoning has been applied.

DRAFT – October 24, 2013

NOW, THEREFORE, the parties agree as follows:

1. **Applicability.**

- a. This Interim IGA will apply to properties added to the Urban Growth Boundary by City Ordinance _____ and County Ordinance _____ while they continue to have rural zoning.
- b. Once properties have been rezoned to urban zoning designations, the provisions of the August 5, 1998 IGA will apply to properties in the same manner as other properties with urban zoning in the UGB; however, if the City and County adopt a different IGA that applies to lands added to the UGB by the above ordinance, the provisions of said IGA will apply.
- c. The current August 5, 1998 IGA will continue to apply to properties already inside the Urban Growth Boundary with urban zoning prior to City Ordinance _____ and County Ordinance _____, and this Interim IGA does not apply to those properties with urban zoning.

2. **All Provisions Except Land Use Management.** Except for Land Use Management provisions specified in Section 3 of this Agreement, all other issues pertaining to land use and development, provisions of public facilities and services, and all other issues shall be continue to be managed in the same manner as lands outside the Urban Growth Boundary.

3. **Land Use Management.**

- a. **Non-Legislative Decisions.** All non-legislative land use actions, those actions that apply current law rather than amend the law, including ministerial permits, quasi-judicial decisions, and appeals of those decisions shall be subject to the following:
 - i. **Applicable Comprehensive Plan and Land Use Regulations.** The Grants Pass & Urbanizing Area Community Comprehensive Plan and Comprehensive Plan Map will apply to properties in the UGB that have urban zoning. The Josephine County Rural Land Development Code and Zoning Map will continue to apply to properties in the UGB with rural zoning until they are rezoned to urban zoning designations, and then the City of Grants Pass Development Code and Zoning Map will apply.
 - ii. **Administration.** The Josephine County Planning Department will continue to administer the Josephine County Rural Land Development Code for properties with rural zoning. Reviews and appeals shall be subject to the jurisdiction of the review bodies specified in the Josephine County Rural Land Development Code, including the Josephine County Planning Director, Rural Planning Commission, and Josephine County Board of Commissioners.
 - iii. **Coordination.** The Josephine County Planning Department will continue to coordinate all actions required for permits and inspections with appropriate agencies, including the Josephine County Building

DRAFT – October 24, 2013

Department, DEQ, and Water Resources Department, and other agencies, as may apply.

- iv. **Quasi-Judicial Map Amendments.** Quasi-judicial Comprehensive Plan map amendments and zoning map amendments pertaining only to rural designations are considered non-legislative decisions addressed under this section. County will provide notice of quasi-judicial map amendments to City.

b. **Legislative Decisions.**

- i. **Existing Lands in UGB.** All administration and procedures applicable to lands in the UGB with urban zoning *prior to* City Ordinance _____ and County Ordinance _____ shall continue to apply as they currently apply.
 - ii. **Urban.** Text and map amendments to the Grants Pass and Urbanizing Area Community Comprehensive Plan and/or Comprehensive Plan Map, Grants Pass Development Code and/or Zoning Map shall continue to be processed by the City in accordance with the 1998 IGA, including notification and County automatic party status specified in Section V.2 of the 1998 Intergovernmental Agreement. This shall include any provisions pertaining to urbanization and/or urban use and development, including applicability to lands added to the Urban Growth Boundary by City Ordinance _____ and County Ordinance _____, including zoning map amendments from rural to urban designations.
 - iii. **Rural.** Text and map amendments to the Josephine County Comprehensive Plan and/or Comprehensive Plan Map, Rural Land Development Code and/or Zoning Map shall be processed by the County. This shall include any provisions pertaining to rural use and development, including applicability to lands added to the Urban Growth Boundary by City Ordinance _____ and County Ordinance _____ that retain rural zoning. The County agrees to provide written notice of all proposed legislative actions that have applicability to lands within the new UGB at least 35 days prior to the public hearing at which the action is first considered. The City shall be deemed to have automatic party status regarding all such decisions for the purposes of standing for appeals.
4. **Severability.** If any term or provision of this agreement or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this agreement and the application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable shall not be affected thereby.
5. **Repeal.** This Interim IGA shall remain in effect until replaced by a permanent IGA for all lands within the UGB by City Ordinance _____ and County Ordinance _____, or until all lands within the UGB have been rezoned to urban zoning designations, negating the necessity for provisions governing lands within rural zoning inside the UGB.
6. **Effective Date.** This agreement shall become effective on the same effective date as the amended UGB adopted by City Ordinance _____ and County Ordinance _____.

DRAFT – October 24, 2013

JOSEPHINE COUNTY

Simon Hare, Chair

Date: _____

Cherryl Walker, Vice Chair

Date: _____

Keith Heck, Commissioner

Date: _____

Approved as to form: _____
Steve Rich, Josephine County Counsel

CITY OF GRANTS PASS

Darin Fowler, Mayor

Date: _____

Aaron K. Cubic, City Manager

Date: _____

ATTEST: _____
Karen Frerk, City Recorder

Approved as to form: _____
Mark Bartholomew, Grants Pass City Attorney

Summary of Intergovernmental Agreement for Urban Reserve and Applicable State Law

State Law (OAR 660-021)	Draft Agreement
Mandatory Provisions	
<ul style="list-style-type: none"> Lands shall continue to be zoned for rural uses until included in the UGB 	✓
<ul style="list-style-type: none"> Nonresource lands (like rural-residential) shall not be 'upzoned' to allow more intensive uses until land is included in UGB 	✓
<ul style="list-style-type: none"> Resource land (like farm and forest) must continue to be planned and zoned under requirements of applicable statewide planning goals 	✓
<ul style="list-style-type: none"> Provisions shall not prohibit the siting of a single-family dwelling on a legal parcel that would have been allowed under law prior to urban reserve designation 	✓
Optional Measures	
<ul style="list-style-type: none"> Prohibition on the creation of new parcels less than 10 acres 	<ul style="list-style-type: none"> This prohibition is not included in the draft agreement.
<ul style="list-style-type: none"> Requirements for clustering as a condition of approval of new parcels 	<ul style="list-style-type: none"> Included as an option for the property owner. Clustering option allows average rural zoning density to be maintained overall by allowing a large parcel, plus the smaller clustered parcels which can be reduced to urban size if served with Redwood Sewer in service area
<ul style="list-style-type: none"> Requirements for preplatting of future lots or parcels 	<ul style="list-style-type: none"> Included in agreement, only as a requirement for land divisions
<ul style="list-style-type: none"> Requirements for written waivers of remonstrance against annexation to a provider of sewer, water or streets 	<ul style="list-style-type: none"> No change to provisions that already apply outside UGB without urban reserve (where city provides service outside UGB, such as Redwood Sewer).
<ul style="list-style-type: none"> Regulation of the siting of new development on existing lots for the purpose of ensuring the potential for future urban development and public facilities. 	<ul style="list-style-type: none"> Included in draft agreement
Responsibilities	
<ul style="list-style-type: none"> Specify responsibilities for provision of services, coordination 	<ul style="list-style-type: none"> County reviews rural development under rural codes, considers future urban land use and infrastructure plans as part of development review, coordinates with City City conducts planning for future urban public facilities and services, and coordinates with County Other services substantially the same as if no Urban Reserve designation

DRAFT – 10-24-2013

INTERGOVERNMENTAL AGREEMENT FOR THE ORDERLY MANAGEMENT OF THE GRANTS PASS URBAN RESERVE

PARTIES to this agreement are Josephine County (hereinafter County) and the City of Grants Pass (hereinafter City).

WHEREAS, Oregon Revised Statutes (ORS) Chapter 190 provides authority for intergovernmental agreements; and

WHEREAS, Oregon Revised Statutes Chapter 190 requires that an intergovernmental agreement shall specify functions or activities to be performed and the responsibilities for performance of those functions; and

WHEREAS, Oregon Revised Statutes (ORS) 195.145 and Oregon Administrative Rules (OAR) 660-021-0020 provide authority for local governments to cooperatively designate lands outside urban growth boundaries as urban reserves in accordance with OAR 660 Division 21; and

WHEREAS, Oregon Administrative Rules (OAR) 660-021-0010 defines 'Urban Reserve' as lands outside of an urban growth boundary that will provide for (a) future expansion over a long-term period, and (b) the cost-effective provision of public facilities and services within the area when the lands are included within the urban growth boundary.

WHEREAS, City adopted Resolution 13-6075 and County adopted Resolution 2013-032, including provisions to proceed with planning for urban reserves and to exercise the authority provided in OAR 660-021-0040(6) to plan for the eventual provision of urban public facilities and services when lands in the urban reserves are included in the urban growth boundary; and

WHEREAS, OAR 660-021-0050 requires that urban reserve planning shall include the adoption and maintenance of urban reserve agreements, which shall be adopted by each applicable jurisdiction at or prior to the time of urban reserve designation; and

WHEREAS, OAR 660-021-0050 requires that urban reserve agreements include provisions that designate responsibilities among applicable jurisdictions; and

WHEREAS, OAR 660-021-0040(1) requires that lands within Urban Reserves shall retain rural zoning until included in the urban growth boundary; and

WHEREAS, OAR 660-021-0040 includes provisions for regulation and management of resource and nonresource lands within Urban Reserves and provides authority for measures that may be adopted to facilitate the efficient transition from rural to urban land uses and the orderly and efficient provision of urban services when lands are included in the urban growth boundary; and

WHEREAS, OAR 660-021-0040(2) specifies that urban reserve land use regulations shall be adopted by the time the urban reserves are designated; and

WHEREAS, it is the intent of this agreement to comply with Oregon Revised Statutes Chapters 190 and 195 and Oregon Administrative Rules 660 Division 021; to provide for cooperative management of the urban reserves as initially adopted, and as may be amended thereafter; and to provide for the efficient transition from rural to urban land uses and efficient provision of urban services when lands are included in the urban growth boundary.

DRAFT – 10-24-2013

NOW, THEREFORE, the parties agree as follows:

I. DEFINITIONS

For purposes of this agreement, terms defined in ORS 197.015, the statewide planning goals (OAR Chapter 660, Division 15), and OAR 660-021-0010 (Urban Reserves) apply.

II. INTENT AND PURPOSE OF THE AGREEMENT

1. To comply with applicable state law for urban reserve agreements.
2. To enable the City and County to plan for the efficient transition from rural to urban land uses, the efficient provision of urban services and facilities, and the future transition of lands from the urban reserve to inclusion within the urban growth boundary.
3. To enable greater advance information to citizens, local governments, and services providers about the long-term direction and nature of future urban growth and services.
4. To minimize impacts to property owners, local governments, and service providers related to the transition from rural to urban land uses and provision of public facilities and services.
5. To enable the City and County to work together in planning for the transition from rural to urban land uses and provision of public facilities and services, and to maintain and improve coordination and communication between the City and County.
6. To specify the applicability of existing plans, policies, and regulations to lands within the urban reserve, and to establish supplemental plans, policies, and regulations consistent with OAR 660 Division 21 that provide for the rural use and development in the urban reserve in a manner that facilitates the future transition to urban uses and provision of public facilities and services when lands are included in the urban growth boundary.
7. To ensure incremental adjustments to the urban growth boundary are based on a comprehensive plan for the urban reserve that provides an adequate supply of sites planned at appropriate locations to meet future needs. To ensure that the finite supply of scarce sites with unique geographic characteristics and proximities is prioritized and protected for land uses with critical siting needs that require those characteristics, so those sites are not planned for, nor consumed by, land uses that have the most flexible siting capabilities.
8. To establish provisions for the amendment of the urban reserve.

DRAFT – 10-24-2013

III. APPLICABILITY

1. **Applicability: Geographic Area.** This agreement applies to lands within the Grants Pass Urban Reserve, as initially established, and as may be amended thereafter. The term 'Urban Reserve' includes the singular and plural, whether or not the Urban Reserve boundary or boundaries, and lands within them, are contiguous to one another.
2. **Applicability: Provision and Management of Services and Facilities.** Provision and management of those services and facilities specified in this Agreement shall apply within the Urban Reserve as specified herein. Except as provided in this agreement, provision of all other services and facilities within the urban reserve not specified in this agreement shall continue to be provided and managed in the same manner as, and by the same providers, as applies to other properties outside the urban growth boundary which are not within the urban reserve. These include water, sewer, streets and drainage, and parks & open space, public safety, and code enforcement.

However, properties that connect to municipal sewer or water service as authorized by this agreement or other agreement shall sign a Service and Annexation Agreement in accordance with applicable City policy in place at the time of this agreement, or as revised thereafter. In accordance with policy, any properties subject to a Service and Annexation Agreement that requires payment of a fee equal to the city tax rate shall also receive City public safety service, including police and fire, subject to mutual aid agreements between participating public safety providers. Properties paying the fee are not required to have a separate rural fire protection contract to receive services from mutual aid public safety providers.

Nothing in this agreement shall preclude the options available to the City to provide services to properties within the urban reserve in the same manner as services can already be provided to rural properties outside the urban growth boundary by separate agreement or contract.

IV. LAND USE AND BUILDING MANAGEMENT

1. **Urban Reserve Boundary.** The City and County shall jointly adopt, and may amend, the urban reserve boundary in accordance with applicable state law using the Type V procedures specified in Section 13.6 of the Grants Pass and Urbanizing Area Comprehensive Community Development Plan Policies, or as thereafter mutually modified by the two governing bodies.

Plans, standards, and measures that govern the Urban Reserve shall be adopted prior to or concurrent with adoption of the Urban Reserve, and subsequent amendments shall be as provided in state law and in accordance with the provisions of this Agreement.

2. **Urban Reserve Planning and Zoning.** As required by OAR 660-021-0040(1), until included in the urban growth boundary, lands in the urban reserve shall continue to be zoned for rural uses, in accordance with the provisions of applicable state law and this agreement.

DRAFT – 10-24-2013

3. **Josephine County Comprehensive Plan & Map, Rural Land Development Code & Zoning Map, Building Code.** Except as otherwise provided in this agreement, the County shall exclusively apply the applicable rural planning documents governing the rural use and development of properties to lands in the urban reserve, including the Josephine County Comprehensive Plan, the Josephine County Comprehensive Plan Map, the Rural Land Development Code, and the Rural Zoning Map. The County shall also administer and apply the Building Code for lands within the Urban Reserve.

The County will continue to coordinate all actions required for permits and inspections in the same manner as applies to other lands outside the UGB, with appropriate agencies including County Planning, County Building Department, DEQ, and Water Resources, as may apply.

The County shall also adopt and apply any rural services and facilities plans needed to serve the area while rural zoning applies. These include, but are not limited to, the rural Transportation System Plan and rural area drainage plans. Future updates to these plans shall be coordinated with the plans described in Sections IV.4. and IV.5 of this Agreement, which guide the future transition from rural to urban development.

The following additional provisions shall apply to the rural use and development of lands in the urban reserve.

A. Limitations on Rezoning.

1. **Exception Areas and Nonresource Land.** As required by OAR 660-021-0040(3), for exception areas and nonresource land in the urban reserve, this agreement prohibits zone amendments allowing more intensive uses, including higher residential density, than permitted by acknowledged zoning in effect as of the date of establishment of the urban reserve. This provision shall remain in effect until such time as the land is included in the urban growth boundary, at which time provisions of the applicable urban growth boundary management agreement shall apply.
2. **Resource Land.** As required by OAR 660-021-0040(4), resource land included in the urban reserves shall continue to be planned and zoned under the requirements of applicable statewide planning goals.

- B. Siting of a Single-Family Dwelling.** Per OAR 660-021-0040(7), this agreement does not prohibit the siting, use, and development of a single-family dwelling on a legal parcel pursuant to urban reserve planning requirements if the single-family dwelling would otherwise have been allowed under law existing prior to the designation of the parcel as part of an urban reserve.

DRAFT – 10-24-2013

C. Additional Standards for Siting of New Development on Existing Parcels.

1. As part of the development review for properties within the urban reserve, in addition to the review of standards in the Rural Comprehensive Plan and any associated planning documents and the Rural Land Development Code, Josephine County shall review and consider the plans described in Sections IV.4 and IV.5 of this Agreement including the Urban Reserve Transition Plan and plans that guide future provision of urban facilities and services of this agreement, to serve lands in the urban reserve when they are included in the urban growth boundary, This review shall be subject to the notification and comment provisions of Section IV.6 of this Agreement.
2. Development on existing parcels within the urban reserve shall be sited so that:
 - a. Structures shall not be sited within the alignment of future urban local collector, collector, or arterial streets and right-of-way identified in applicable transportation plans; and
 - b. Based on the future urban zones authorized by the Urban Reserve Transition Plan map, structures shall meet setbacks from the future right-of-way needed for urban standard local collector, collector, or arterial streets identified in applicable transportation plans; and
 - c. Structures shall not be sited within the alignment of future mainlines or easement widths identified for sewer collection or water distribution in applicable plans for future provision of urban infrastructure.
 - d. To the extent practical, structures shall be sited to facilitate the future development and extension of the local street network on the property and adjacent properties, that will be needed to serve future urban use and development, consistent with the map designations of the Urban Reserve Transition Plan and the street connectivity standards of the Development Code.
3. These provisions are intended to facilitate future transition from rural to urban use and development with minimal impacts to rural use and development that occurs while property is within the urban reserve. These provisions shall not preclude siting of development on a parcel. To the extent that a smaller property cannot meet all of the requirements of this subsection, structures shall be sited to minimize conflicts and impacts to the extent practical.

DRAFT – 10-24-2013

4. **Service & Annexation Agreement and Written Waiver of Remonstrance.** A Service & Annexation Agreement and Written Waiver of Remonstrance for future annexation shall be required if the property is provided with urban services, including sewer and/or water services.

D. Additional Standards for Land Divisions.

1. **Minimum Parcel Size.** Except as authorized for the clustering option in Subsection (2), the minimum parcel size shall be as specified for the applicable rural zoning district in the Rural Land Development Code.
2. **Clustering Option.** As an option to Subsection (1) above, new parcels in the urban reserve may be smaller than the minimum parcel size specified for the rural zoning district in the Rural Land Development Code if the land division meets all of the requirements of this subsection.
 - a. The property is within a rural residential zone.
 - b. The property is within the Redwood sewer service area and is authorized to be served with public sewer.
 - c. No community water system shall be created. Either the land division includes no more than three parcels, which have individual wells or a shared well, or at its discretion, the City may authorize the parcels to be served with municipal water through separate agreement and terms.
 - d. The parent parcel is not a flag lot, and no new flag lots will be created.
 - e. The parent parcel may be divided using the clustering provisions of this section provided the overall average density of the newly created parcels does not exceed the density that would otherwise occur if the parent parcel was divided in a way that met minimum lot size requirements of the applicable rural zone for each new parcel.
 - f. One, and only one, of the newly created parcels shall be designated as the 'density granting parcel'. All other newly created parcels shall be designated as the 'density receiving parcels'. Density may be transferred from the 'density granting parcel' to the 'density receiving parcels' provided each 'density receiving parcel' is no larger than 0.25 acre and no smaller than smallest minimum lot size of the urban zoning district or districts authorized by the Urban Reserve Transition Plan Map, and meets the lot dimension requirements of that urban zoning district.

DRAFT – 10-24-2013

- g. The application shall include a future development plan in accordance with Subsection (3) showing how the remaining 'density granting parcel' can be further divided and developed when included in the urban growth boundary in accordance with the applicable intergovernmental agreement for the UGB, the future urban infrastructure plans, and future urban zoning authorized by the Urban Reserve Future Land Use Plan Map; and
 - h. Each new parcel, including the 'density granting parcel', has frontage on a public street consistent with the future urban zoning district; and
 - i. At the City's discretion, if not already present, urban frontage improvements or a Deferred Development Agreement for future urban frontage improvements shall be required for the 'density receiving parcels' and the frontage of the area within the future development lot where a home will be sited on the 'density granting parcel'.
 - j. If the 'density granting parcel' will have more than twice the minimum lot size of the rural residential zone remaining after the land division, a deed declaration shall be recorded at the time the plat is filed, on a form approved by the City which states the property cannot be further divided until it is within the urban growth boundary has urban zoning applied, and must be developed in accordance with the provisions of the applicable intergovernmental agreement for urban growth boundary and the applicable urban zoning district.
 - k. Development of the 'density receiving parcels' and the future development portion of the 'density granting parcel' shall meet setbacks and development standards of the applicable future urban zone, including setbacks from the property lines shown in the future development plan for the 'density granting parcel'.
3. **Preplatting Future Lots or Parcels.** In addition to the submittal requirements of the Rural Land Development Code for a land division, a future development plan shall also be submitted that shows how the property can be further divided and developed in accordance with the future urban use and development standards for the map designation specified in the Urban Reserve Transition Plan and Future Urban Land Use Plan Map.
4. **Right-of-Way.** Excluding future streets shown on a future development plan that are not part of the immediate land division, adequate right-of-way width and dedication shall be required for the frontage of existing rural roads and new rural roads within the

DRAFT – 10-24-2013

development consistent with the urban right-of-way widths required for future urban facilities specified in accordance with applicable plans and standards for future urban streets.

5. **New Facilities Serving More than One Parcel.** To the extent facilities that serve more than one parcel are permitted by the Rural Development Code and other applicable law, any new facility that serves more than one parcel in a land division shall be coordinated with the future provision of urban services.
 - a. **Community Water Systems.** Except as provided in Subsection (2)(c) above for the clustering option, if Community Water Systems are permitted by the Rural Land Development Code, such systems shall be allowed subject to the provisions of this Subsection. They shall be designed for future connection to the City water distribution system to accommodate future domestic use and fire flows, and to facilitate the transition to the City system when properties are further divided and/or developed with urban use and development. Any newly created Community Water System shall include provisions that specify the system will only serve rural use and development and that provide for the future connection and transfer of service to the City system at the time the property is developed with urban use and development that must be served by the City water distribution system.
 - b. **Streets and Drainage.** Any new streets and drainage facilities that serve a new land division shall be located and aligned to facilitate the future street system on the future development plan, and to the extent possible, to accommodate the grades and alignment of future underground utilities, such as sewer, water, and storm drainage.
6. **Service & Annexation Agreement and Written Waiver of Remonstrance.** A Service & Annexation Agreement and Written Waiver of Remonstrance for future annexation shall be required for each parcel that is provided with urban services, including public sewer and/or water services.
4. **Urban Reserve Transition Plan and Future Urban Land Use Plan Map.** As part of the Comprehensive Plan, the City and County shall adopt urban reserve transition planning documents as specified in this agreement, including a future urban land use plan map, to guide planning for the eventual inclusion of properties in the urban reserve within the urban growth boundary.
 - A. **Purpose.** The purpose of the Urban Reserve Transition Plan and Future Urban Land Use Plan Map is to:

DRAFT – 10-24-2013

1. Provide the basis and guidance for the future transition from rural plan and zoning map designations to urban plan and zoning map designations.
 2. Ensure that lands that are uniquely suitable for certain land uses, due to unique geographic characteristics, proximities, and land use patterns are available for those uses when needed and included in the UGB,
 3. Avoid incremental, unplanned, piecemeal zoning that wouldn't meet long-term needs for land uses if lands are brought into urban growth boundary without a plan.
 4. Provide the basis and guidance for development of infrastructure and public facilities plans, including sizing of infrastructure to serve the urban growth boundary with consideration of the future needs and sizing of that infrastructure to serve lands within the urban reserve when they are included in the urban growth boundary.
 5. Together with the Future Public Facilities and Services Plans in Section IV.5 of this agreement, provide guidance for the Land Use Management provisions in Section IV.3 of this Agreement, which are intended to provide for the coordinated review of rural development to plan for efficient transition to future urbanization.
- B. The Future Urban Land Use Map may include the same Comprehensive Plan Map designations that apply to lands in the urban growth boundary, may contain different plan designations, or a combination. The map designations shall be sufficient to provide guidance on the generalized land use and development densities that will be permitted by future zoning, and shall be sufficient to guide future infrastructure planning.
5. **Urban Reserve Future Public Facilities and Services Plans.**
- A. Per OAR 660-021-0040(6), cities and counties are authorized to plan for the eventual provision of urban public facilities and services to urban reserves. This agreement includes planning for the eventual provision of urban public facilities and services to the land within the urban reserves. However, it does not authorize urban levels of development or services in urban reserves prior to their inclusion in the urban growth boundary. It is not intended to prevent the planning for, installation of, or connection to public facilities or services in urban reserves consistent with the statewide planning goals and with acknowledged comprehensive plans and land use regulations in effect at the effective date of this agreement.
 - B. The City shall be responsible for planning for eventual provision of urban public facilities and services; including Water, Sewer, Transportation, and Drainage, to eventually serve the lands within the urban reserve once they are included within the urban growth boundary and develop with urban use and development.

DRAFT – 10-24-2013

- C. Sizing infrastructure for the long-term extension to serve the urban reserves is cumulative to the planning for the infrastructure and public facilities to serve the urban growth boundary. Therefore, this planning affects the sizing of infrastructure and public facilities that will be installed in the shorter term to serve the urban growth boundary as well as the infrastructure that will be in the longer term to serve lands in the urban reserve when they are included in the urban growth boundary and develop with urban use and development.

Therefore, these plans may be part of the same planning documents for infrastructure and public facilities for both the urban growth boundary and the urban reserve. The plans may identify how capital projects can be phased to initially serve lands in the urban growth boundary and to later serve lands in the urban reserve when they are included within the urban growth boundary. The plans may also include projects that cannot be phased, and must be initially sized and constructed to serve lands in the urban growth boundary and urban reserve, even though urban reserve lands may not initially be served at urban densities until they are included in the urban growth boundary.

- D. Nothing in this agreement is intended to limit or preclude the planning, siting, or development of facilities outside of the jurisdiction or service areas they are intended to serve, consistent with applicable state law.

6. Procedures, Notification, and Appeals.

- A. **Rural Planning and Development.** The following shall apply to actions taken by the County under the Rural Comprehensive Plan, Rural Comprehensive Plan Map, Rural Land Development Code, and Rural Zoning Map.

- 1. **Legislative Text Amendments and Legislative and Quasi-Judicial Map Amendments.** The County shall process these amendments in accordance with the procedures in the Rural Comprehensive Plan and Rural Land Development Code. In addition, the County shall provide written notice of all proposed legislative text amendments and legislative and quasi-judicial map amendment to the City at least 35 days prior to the public hearing at which the action is first considered. The City shall be deemed to have automatic party status regarding all such decisions for the purposes of standing for appeals.

- 2. **Quasi-Judicial Applications Except Map Amendments.** The County shall process these amendments in accordance with the procedures in the Rural Comprehensive Plan and Rural Land Development Code. The County shall give the City written notice of all land use, limited land use and expedited land division decisions in the urban reserve in the same manner as required by Oregon Law for adjacent property owners. The City shall be deemed to have automatic party status regarding all such decisions for the purposes of standing for appeals. Quasi-judicial

DRAFT – 10-24-2013

land use and limited land use development decisions made by the County's Planning Director, Hearings Officer, or the Rural Planning Commission may be appealed according to the County's land use hearing rules. The County may provide staff support for any administrative or quasi-judicial review of decisions regarding the application of land use regulations to land within the urban reserve.

3. **Administrative Permit Approvals.** For building permits and administrative permits that do not require quasi-judicial or legislative review, which are subject to the standards of Section IV.3.C of this Agreement, in addition to the County's review for consistency with that Section, the County shall route plans to the City for review and comment for consistency with the provisions of that Section prior to issuance of a permit. The County shall provide 7 days for the City to comment prior to issuance of a permit.
4. **Preapplications.** For any action that relates to land use and permit approvals within the urban reserve for which the County is required to provide notification to the City under this agreement, the County shall also provide notification of any pre-application to the City for any such associated application so the City may comment prior to submittal of a formal application. The County shall provide notice to the City in the same manner it notifies other affected agencies, and shall provide notice at least 10 business days before comments are due.
5. **Cooperation on Planning Undertakings.** The County is encouraged to notify the City as early as possible when it is considering undertaking plan, code, map, and/or service amendments that may affect the use and development of land within the urban reserve, and to invite the City to participate in the those undertakings, prior to review of a formal proposal through the public hearing process.

B. Urban Planning and Development.

1. **Urban Reserve Transition Plan and Future Urban Land Use Plan Map.** The City and County shall initially adopt the Urban Reserve Transition Plan and Future Urban Land Use Plan Map at the time of adoption and amendment of the Urban Reserve, using the Type V procedure specified in the Grants Pass and Urbanizing Area Community Comprehensive Plan. Thereafter, the procedure for amendments to this plan for lands in the Urban Reserve shall be in the same manner specified in the Intergovernmental Agreement for the Urban Growth Boundary and specified in the Grants Pass and Urbanizing Area Community Comprehensive Plan, using the Type IV procedure, and including the same noticing provisions and automatic party status to the County.

DRAFT – 10-24-2013

2. **Urban Reserve Future Public Facilities and Services Plans.** The City shall adopt Urban Reserve Future Public Facilities and Services Plans in the same manner specified in the Intergovernmental Agreement for the Urban Growth Boundary and specified in the Comprehensive Plan, using the Type IV procedure, and including the same noticing provisions and automatic party status to the County.
3. **Cooperation on Planning Undertakings.** For urban infrastructure planning that may affect rural lands and facilities, such as transportation and drainage facilities, including those outside the urban service planning area, the City is encouraged to involve the County in the planning process. This agreement is not intended to limit or preclude other cooperative infrastructure planning efforts that cross urban and rural boundaries.

7. **Inclusion of Urban Reserve Lands within the Urban Growth Boundary.**

- A. **Services.** When lands within the Urban Reserve are included within the Urban Growth Boundary, in accordance with the procedures of the applicable Intergovernmental Agreement for the Urban Growth Boundary, services shall be provided in accordance with the terms of the applicable Intergovernmental Agreement for the Urban Growth Boundary.

Land Use and Building Code Administration may differ for different lands within the UGB, depending on rezoning policies which may retain rural zoning on some lands within the UGB, whether the properties have rural or urban zoning, and the associated provisions of the Intergovernmental Agreement, or any Interim Intergovernmental Agreements for the UGB that may apply to lands with rural zoning.

- B. **Comprehensive Plan Map.** The Comprehensive Plan Map for the Urban Growth Boundary (UGB) shall be updated to include the new area added to the UGB, with plan designations that are the same as, or consistent with, the Urban Reserve Future Urban Land Use Plan Map for the subject lands.

V. **FINANCING AUTHORITY**

Lands within the Urban Reserve will retain rural zoning prior to inclusion in the Urban Growth Boundary. Most public facilities and services within the Urban Reserve will be County owned and managed facilities built to rural standards. However, some City owned and managed services are authorized to serve rural development, as specified in this Agreement and other agreements.

For any public services and facilities that will be provided by the City in accordance with the Agreements, the County grants, and the City accepts, the authority to raise and collect monies that are necessary or convenient to provide, construct, improve, and maintain Urban Reserve public facilities and services, subject to the requirements and procedures of Oregon law. This authority shall include, but is not limited to, the formation of local improvement districts and similar service districts and special

DRAFT – 10-24-2013

assessments, and to exercise any and all powers now or hereafter granted to the County through waivers of remonstrance to lands within the Urban Reserve, and to secure financing and establish liens or other devices, deferred payment programs and formats, and otherwise take all actions necessary to assure the timely, orderly and efficient arrangement of public facilities and services within the Urban Reserve. This authority shall also include the right to require the signing of service and annexation agreements when so authorized, and require compliance with standards specified in applicable agreements, prior to the provision of City owned or managed services to specific properties.

VI. MAINTENANCE AND AMENDMENT

This agreement may be amended any time with the consent of the parties, provided 30-day written notice of the intention to amend is given to the Department of Land Conservation and Development. Modifications in this agreement shall be deemed consistent with the applicable Comprehensive Plan and its various elements.

VII. DISPUTE RESOLUTION

1. Per OAR 660-021-0070(2), disputes between jurisdictions regarding urban reserve boundaries, planning and regulation, or urban reserve agreements may be mediated by the Department of Land Conservation and Development (DLCD) or the Land Conservation and Development Commission (LCDC) upon request by an affected party to this agreement.
2. In the event a dispute occurs regarding the operation or interpretation of this agreement, or the need for an amendment, and the parties come to an impasse regarding the dispute, the governing body of either the County or City may refer the dispute to a resolution committee. The resolution committee shall be comprised of two County representatives chosen by the County Commissioners, and two City representatives chosen by the City Council and the Chair of the Urban Area Planning Commission. The committee shall immediately proceed with non-binding mediation. The Resolution Committee may elect to proceed with binding arbitration by unanimous agreement.

VIII. SEVERABILITY

If any term or provision of this agreement or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this agreement and the application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable shall not be affected thereby.

DRAFT – 10-24-2013

IX. EFFECTIVE DATE

This Agreement shall become effective on the same effective date as the adoption of the Urban Reserve Boundary adopted by City Ordinance _____ and County Ordinance _____.

JOSEPHINE COUNTY

Simon Hare, Chair Date: _____

Cherryl Walker, Vice Chair Date: _____

Keith Heck, Commissioner Date: _____

Approved as to form: _____
Steve Rich, Josephine County Counsel

CITY OF GRANTS PASS

Darin Fowler, Mayor Date: _____

Aaron Cubic, City Manager Date: _____

ATTEST: _____
Karen Frerk, City Recorder

Approved as to form: _____
Mark Bartholomew, City Attorney

Comprehensive Plan Amendment - Urban Growth Boundary Inclusion Criteria

Item:

Comprehensive Plan Amendment - Urban Growth Boundary (UGB) Inclusion Criteria

Action Items:

- **Comprehensive Plan Amendment - UGB Inclusion Criteria, Section 13.6.3(e)**

Background:

State law establishes priorities for which lands are included in a UGB. In Josephine County, there are currently two priority categories. Highest priority is non-resource land such as rural residential zoning. Lowest priority is resource land such as farm or forest zoning.

The Comprehensive Plan includes criteria for inclusion of land in the UGB. One of the current criteria is stricter than state law. It considers both the zoning and current use of agricultural land. Rather than a priority, it provides a prohibition on inclusion of agricultural lands supporting a commercial agricultural enterprise.

The proposed amendment would change the criterion to address the zoning only, and not consider the current use. It would also change the prohibition to a prioritization, consistent with state law. However, it keeps the criterion for inclusion of agricultural land narrow, limiting it to lands needed for industrial use.

Summary:

- Changes one of the current Comprehensive Plan criterion for UGB inclusion of agricultural land with commercial agricultural enterprise from prohibition to a prioritization, like state law
- Criterion would address zoning only, not current use of property
- Keeps the criterion for inclusion of agricultural land narrow, limiting it to lands needed for industrial use.

Attachments:

Action Items:

- Draft amendment to Comprehensive Plan Section 13.6.3(e)

Notes:

13.6.3 Criteria for Inclusion

For including real property within the Urban Growth Boundary, the City Council and Board of County Commissioners shall base their conclusion upon and adopt findings in consideration of the following criteria, as relevant to each inclusion:

- (a) The proposed inclusion meets applicable planning goals and guidelines of the State of Oregon.
- (b) The proposed inclusions consistent with the goals and policies of the Comprehensive Plan.
- (c) The applicant has demonstrated need to meet population growth requirement:
 - 1. as defined by residential, commercial, industrial, public, and semi-public land requirements determined by the Comprehensive Plan, as best met by the proposal versus other available alternatives; or
 - 2. as defined by a need to meet the land use requirements of a given area, sub-area or neighborhood of the Boundary, consistent with the Comprehensive Plan policies for that area, sub-area, or neighborhood.
- (d) The applicant has demonstrated that the proposed inclusion recognized the development patterns endorsed by the Comprehensive Plan.
- ~~(e) The proposed inclusions are not agricultural lands supporting a commercial agricultural enterprise.~~
- (e) Land proposed for inclusion shall not have farm resource zoning, whether Exclusive Farm Use (EFU), Farm Resource (FR), or equivalent, unless:**
 - 1. The lands are necessary for industrial use, and will be designated only for traded-sector industrial uses, and**
 - 2. The inclusion is consistent with the priority requirements of ORS 197.298 and OAR 660-024-0060, and**
 - 3. In addition to the above priorities in statute and administrative rule, if lands with either EFU or FR zoning designations on the Josephine County Zoning**

Map could meet the need, priority shall be given to lands in the FR zone over those in the EFU zone.

- (f) The proposed inclusions are contiguous to the Urban Growth Boundary.
- (g) The proposed inclusion can be provided with the full range of basic urban services in an economical manner.
- (h) Allow for citizen review and comment.
- (i) Allow for review and comment by affected governmental units and other agencies.
- (j) If properties included within the Boundary, the zoning of the included property shall be consistent with the Comprehensive Plan Land Use Map for the Urban Growth Boundary.

13.6.4 Criteria for Exclusion:

For excluding real property from the Urban Growth Boundary previously included, the City Council and Board of County Commissioners shall base their conclusions upon, and adopt findings in consideration of, the following criteria, as relevant to each exclusion:

- (a) The proposed exclusion is consistent with the Planning Goals and Guidelines of the State of Oregon.
- (b) The proposed exclusion is consistent with the Goals and Policies of the Comprehensive Plan.
- (c) The applicant has demonstrated that the need for residential, commercial, industrial, public and semi-public lands, as determined by the Comprehensive Plan, will not be significantly affected by the exclusion.
- (d) The proposed exclusion is not partitioned or developed to urban levels. Urban levels are evidenced by partitioning or residential development of more than one dwelling unit per acre; by basic urban services of sanitary sewer and/or water systems available to the area; by developed industrial, commercial and institutional uses, or lands designated for those uses; and by the availability of sanitary sewer service or public water service to the area.
- (e) The proposed exclusion is agricultural land capable of supporting a commercial agricultural enterprise.

“Efficiency Measures” - Development Code Updates

Item:

“Efficiency Measures” – Development Code Updates

Action Items:

- Development Code Amendments

Background:

As part of the UGB review, it is necessary to review opportunities to use lands within the UGB more efficiently and to consider measures that will reduce the need for, and size of, a UGB expansion. That review was conducted as part of the adoption of the Urbanization Element of the Comprehensive Plan.

The Urbanization Element includes policies for efficiency measures that resulted in a smaller UGB than would have otherwise been required. (An excerpted table summarizing the measures is attached). These policies must be adopted as code provisions in order to implement the more general policies. Most measures provide additional options for property owners to use and develop their properties. (Examples include accessory dwellings, simpler/less expensive process and more options for home occupations, greater flexibility for lot arrangement in land divisions without variances, etc.)

The City obtained resources through the state’s Code Assistance program to prepare and review code provisions for some of the policies that had more choices in how they are specifically implemented. The attached memo identifies the policies in the final summary memo addressed through Code Assistance work. The other, more straightforward, amendments will be drafted for incorporation into the development code.

During the development and review of the code amendments, the Urban Area Planning Commission held two work sessions. Draft documents were revised to address comments from their work sessions. The Planning Commission reviewed a June 29, 2012 memo and draft at their August 8, 2012 meeting and an October 10, 2012 memo and draft at their October 24, 2012 meeting. The final December 2012 draft report addressed comments from the planning commission meetings.

Summary:

- Implements policies already adopted in Urbanization Element
- Reduces size of UGB expansion
- Provides for efficient use of lands within UGB
- Most measures provide more options for how property owners use and develop their properties

Attachments:

Action Items:

- Code Amendments – outlined in Code Assistance Project

Supporting Documents:

- Summary of Land Use Efficiency Measures

**TABLE 14.60.3
SUMMARY OF LAND USE EFFICIENCY MEASURES**

A. EFFICIENCY MEASURES		Gross Acres Over 20 Years
I. More Efficient Use of Vacant and Partially Vacant Land		
1a.	10% small lot allowance in LR subdivisions	30 acres (LR)
1b.	Marginal reduction in LR min. lot sizes, or new zones with these min. lot sizes	43 acres (1,000 sf reduction) (LR)
1c.	New R-1-5 zone in MR with <5,000 min. lot size in conjunction w/open space	13 acres (MR)
1d.	Increase max allowed density in R-3/HR and R-4/HRR	11 acres (7 acres HR / 4 acres HRR)
1e.	Commercial - reduce off-street parking requirement/provide on-street parking credit	20 acres (Commercial)
1f.	Increase ratio of higher:lower density plan designation lands, and zones within each plan designation, when planning/zoning new lands to be included in the UGB.	78 acres (LR)
1g.	Rezone areas with substantial buildable acres to higher density plan designations.	83 acres (LR, MR)
1h.	Limit use of lowest density zones predominantly to areas where there are natural features and constraints, such as floodplain/floodway, riparian areas, steep slopes over 25% (R-1-12) and moderate slopes between 15-25% (R-1-10)	Dependent on total buildable acres affected.
II. Reduce Demand for Vacant and Partially Land / More Efficient Use of Other Land		
2a.	Employment Land Infill	100 acres (50 ac. Comm., 50 ac. Ind.)
2b.	Residential Land Infill (LR)	12 acres (LR)
2c.	Residential Land Infill (MR, HR, HRR)	16 acres (MR, HR, HRR)
2d.	Employment Land Redevelopment	125 acres (100 ac. Comm., 25 ac. Ind.)
2e.	Residential Land Redevelopment	16 acres (13 ac. HR, 3 ac. HRR)
2f.	Accessory Dwelling Unit (ADU) Ordinance	8 acres (Residential) (4 HR, 4HRR) (For new development, this measure also achieves the strategy of more efficient use of vacant and partially vacant land. This efficiency reflects ADUs for both situations).
2g.	Allow employment in areas that are not designated for commercial development	100 acres (75 ac. Comm., 25 ac. Ind.)
III. Mixed Use / Share Land for Residential and Employment Uses		
3a.	Mixed-Use Development - Central Area	12 acres (6 HRR, 6 Comm.)
3b.	Mixed-Use Neighborhood Centers and Nodes	20 acres (10 HR, 10 HRR)
3c.	Home-Based Businesses & Live/Work	See 2g which includes this efficiency
3d.	Establish standards that permit a mix of uses and live/work within a Planned Unit Development.	See 2g which includes this efficiency
3e.	In commercial zones that don't currently permit residential use, revise standards to permit residential use when part of a mixed use development.	10 acres (5 HR, 5 HRR)

B. TOOLS TO PROVIDE REASONABLE LIKELIHOOD THAT MEASURES WILL BE ACHIEVED	
IV. Targeted Market and Other Incentives to Use Land and Infrastructure More Efficiently	
4a.	Expand eligibility for state upper-story housing tax credit program to any zone that allows residential and employment use.
4b.	The City <i>may</i> revise SDC credits for multi-story employment or mixed-use development (building footprint sf vs. total sf), proximity of residential to services, ADU's, etc. This is not a land use regulation.
4c.	In addition to PUDs, allow cluster development and average density rather than a strict minimum lot size.
4d.	As part of PUD or cluster development, allow density bonuses in exchange for open space or amenities.
4f.	Permit more housing types to be reviewed through the Type 1 building permit process.
4g.	Simplify the review process and fees associated with Major Home Occupations.
V. Mandates to Preserve Multi-Family & Higher-Density Zoned Property for Its Intended Use	
5a.	Create one or two zones with a minimum density for multi-family or other mix of housing that achieves the average minimum density, especially where needed near services.
5b.	In areas where both office and higher density residential use are needed, provide zoning that ensures all lands aren't consumed by one or the other of these uses.
5c.	In areas where both commercial and residential uses are needed, provide zoning that ensures lands designated and zoned for commercial use have standards that ensure they aren't consumed by exclusively residential uses.
C. TOOLS TO ACHIEVE EFFICIENCIES IN A MANNER THAT INCREASES OPPORTUNITIES FOR OWNERSHIP	
VI. Measures that Provide Greater Opportunity for Homeownership	
6a.	Allow "zero-lot line duplexes" at same density as standard duplexes in zones where duplexes are permitted
6b.	Allow other attached housing at same density as multi-dwellings in zones where multi-dwellings are permitted

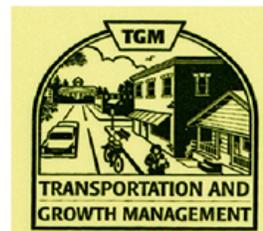
City of Grants Pass Code Assistance Project

Urbanization Code Update

Prepared for the City of Grants Pass
Prepared by Angelo Planning Group
December 2012



Funded by a grant from:
Oregon Transportation & Growth Management
Smart Development Code Assistance



City of Grants Pass Code Assistance Project

Urbanization Code Update

Project Overview

The City of Grants Pass (City) is a community of approximately 34,533 people located in Josephine County, Oregon. The City is in the process of reviewing and expanding its urban growth boundary (UGB) and has recently adopted a new Urbanization Element in its comprehensive plan. The Urbanization Element identifies efficiency measures for residential and other land uses in the current UGB and potential expansion areas; promotes policies for a more livable community; and provides greater housing choices and opportunities supportive of alternative transportation modes.

Recognizing a need to update the current land use regulations to support the new Urbanization Element policies, the City requested and received assistance from the Oregon Transportation and Growth Management (TGM) Program. The TGM Program provided funding for a land use consultant (Angelo Planning Group) to work with the City to evaluate and draft new code provisions intended to implement the Urbanization Element policies.

Specific provisions targeted in an update of the development code included:

- Small lot allowance percentage in lower density zones
- Clear and objective single-family attached development standards
- Simplified cluster development/average density standards separate from the PUD process.
- Measures that consider actual density (units/acre) and other intensity, open space, and affordability considerations to provide additional density for developments
- Co-housing
- Parking reductions
- Simplified home occupation standards and procedures
- Greater opportunities for owner-occupied zero-lot line structures at same densities in zones where duplexes and other multi-family are already authorized.
- Additional density allowances associated with affordable units.
- Accessory dwelling unit standards

The project consisted of three primary tasks. Task 1 involved preparation of a Discussion Memorandum that identified the key questions resulting from a review of the Grants Pass development code and discussions with City staff. A Summary Memorandum was also prepared to memorialize decisions that were made in response to the Discussion Memorandum. The Summary Memorandum served as the foundation for the rest of the project. The Summary Memorandum is provided in Appendix A of this report.

Task 2 provided an evaluation of alternative code concepts for each of the key issues identified in Task 1. This task included examples from the TGM Model Code and other jurisdictions to help the City visualize potential code approaches. The Task 2 Evaluation Memorandum is provided in Appendix B of this report.

Task 3 involved several rounds of draft code amendments intended to implement the code concepts agreed upon in Task 2. The fourth round of draft code amendments is considered the final deliverable for this project and is provided in this report.

Acknowledgements

This project was made possible through the work of planning staff of the City of Grants Pass and a Project Advisory Team that helped guide decision-making throughout the entire process. Those involved are recognized here.

- Tom Schauer, Senior Planner, City of Grants Pass
- Carla Angeli Paladino, Principal Planner, City of Grants Pass
- Gary Fish, Agency Project Manager, Department of Land Conservation & Development
- Ian Horlacher, Planner, Oregon Department of Transportation Region 3
- Josh Lebombard, Regional Representative, Department of Land Conservation & Development

Consultant Team

- Catherine Corliss, Principal, Angelo Planning Group
- Serah Breakstone, Planner, Angelo Planning Group
- Michelle Marx, Urban Designer, SERA Architects
- Ben Weber, Urban Designer, SERA Architects

This project is partially funded by a grant from the Transportation and Growth Management (TGM) Program, a joint program of the Oregon Department of Transportation and the Oregon Department of Land Conservation and Development. This TGM grant is financed, in part, by federal Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU), local government, and the State of Oregon funds.

The contents of this document do not necessarily reflect views or policies of the State of Oregon.

Memorandum

Date: December 28, 2012
To: Tom Schauer, Senior Planner City of Grants Pass
Carla Angeli, Principal Planner, City of Grants Pass
Gary Fish, Transportation Planner, ODOT
From: Serah Breakstone and Cathy Corliss
Re: City of Grants Pass Urbanization Update Code Assistance Project -
Task 6.2 Final Recommended Code Amendments

INTRODUCTION

The purpose of this memo is to provide the City of Grants Pass with a set of recommended code amendments intended to improve land use efficiency within the Urban Growth Boundary and expansion areas as described in the Urbanization Element (Element 14)¹ of the city's Comprehensive Plan. The recommended amendments in this memo are guided by code concepts and tools that were identified during Tasks 1 and 2 of this project. The final reports from Tasks 1 and 2 are provided in Appendices A and B respectively. During those tasks, the Project Management Team and Project Advisory Team identified a list of potential efficiency measures and discussed alternative approaches to implementing those measures. Where several options were available for implementation, the city chose the option that appeared most suitable for Grants Pass.

The portions of the Grants Pass Development Code (last amended March 7, 2012) that are impacted by the recommended amendments include:

Article 12: Zoning Districts	Article 22: Residential Development Standards
Article 14: Certain Uses	Article 25: Parking And Loading Standards
Article 18: Planned Unit Development (PUD)	Article 30: Definitions
Article 19: Site Plan Review	

The Task 2 Final Evaluation Report dated August 31, 2012 provides a detailed discussion of the alternatives that were considered and the city's preferred approach for each efficiency measure. For consistency, this memo indicates which measures are being implemented, both in the summary table on the following page and at the beginning of each section. The title and number of each measure corresponds with the discussion in the Task 2 Report. Because this memo is organized by code chapters (articles), there is some overlap. For example, Measure #2, Single-Family Attached Housing is implemented through amendments to both Articles 12 and 22.

¹ Grants Pass & Urbanizing Area Comprehensive Plan, Element 14, adopted 11/4/2009 (Urbanization Element).

Summary Table: Efficiency Measures by Code Section

Task 2 Efficiency Measures	Code Sections Proposed for Amendment						
	Article 12: Zoning Districts	Article 14: Certain Uses	Article 18: Planned Unit Development (PUD)	Article 19: Site Plan Review	Article 22: Residential Development Standards	Article 25: Parking And Loading Standards	Article 30: Definitions
1. Small lot allowances	X						
2. Single-family attached development standards	X				X		X
3. Cluster development and lot size averaging standards	X						
4. Additional measures to increase density	X			X	X		
5. Co-housing development (group quarters vs. family)	X	X					X
6. Cottage housing development	X		X				X
7. Parking reductions						X	
8. Simplified home occupation standards		X					
9. Additional density allowances for affordable housing [Not included*]							
10. Accessory dwelling unit standards	X				X		X
11. Flexible planned unit development (PUD) standards	X		X				
12. Mixed-use development	X						
13. Terminology							X

(Note that one measure - density bonuses for affordable housing - is not addressed in this memo because the team concluded that there was little to no demand for additional density)*

The recommended text amendments in this memo are shown in text boxes in underline and ~~strikeout~~ format. Underlined text indicates new language; strikeout text indicates language that will be deleted. Where an entirely new section of code language is recommended, a new section number will be chosen as appropriate within the context of the code. In some cases, new graphics are also included to help clarify and illustrate the standards.

This memo provides the fourth and final version of recommended code amendments.

DRAFT CODE AMENDMENTS - ARTICLE 12: ZONING DISTRICTS

These amendments to Article 12: Zoning Districts are recommended to implement the following measures:

1. **Small lot allowance in lower density zones:** Permit small lot allowance outright.
2. **Single-family Attached Housing :** Add single attached to list of permitted uses (Schedule 12-2), apply standards through Article 22.
3. **Lot size averaging and cluster development standards separate from the PUD process.** Add provisions to allow lot size averaging and clustering.
4. **Additional Measures to Increase Density:** Reduce the open space standard for small multi-dwelling projects in commercial zones to promote efficient use of land.
5. **Co-housing (group quarters):** Allow group quarters in more residential zones, apply standards through Article 14.
6. **Cottage Development:** Allow cottage development in residential zones, apply standards through Article 18.
10. **Accessory dwelling unit (ADU) standards:** Allow ADUs in residential zones, apply standards through Article 22.
11. **Planned Unit Development (PUD) standards:** Allow a broader mix of trade and service uses in residential PUDs, apply limitations through Article 18.
12. **Mixed Use Developments:** Allow multi-dwelling residential in the RTC-II and RTC-III zones when on the upper floor of a mixed-use development.

Article 12: Zoning Districts

Schedule 12-2 Permitted Uses and Site Plan Review Procedures

Land Use Types	UR	R-1-12 R-1-10 R-1-8	R-1-6	R-2	R-3	R-4
(2) Residential Dwelling Units						
(b) New						
6. <u>Single Attached, Two Units, per 22.700</u>	<u>PUD</u>	<u>PUD</u>	<u>P-II</u>	<u>P-I-A</u>	<u>P-I-A</u>	<u>P-I-A</u>
7. <u>Single Attached, Three or More Units, per 22.700</u>	<u>PUD</u>	<u>PUD</u>	<u>PUD</u>	<u>P-II</u>	<u>P-I-C</u>	<u>P-I-C</u>
8. <u>Accessory Dwelling Unit, per 22.720</u>	<u>P-I-A</u>	<u>P-I-A</u>	<u>P-I-A</u>	<u>P-I-A</u>	<u>P-I-A</u>	<u>P-I-A</u>
9. <u>Cottage Development, Four Units, per 18.100</u>	<u>P-II</u>	<u>P-II</u>	<u>P-II</u>	<u>P-II</u>	<u>P-II</u>	<u>P-II</u>
10. <u>Cottage Development, Five to Twelve Units, per 18.100</u>	<u>P-III</u>	<u>P-III</u>	<u>P-III</u>	<u>P-III</u>	<u>P-III</u>	<u>P-III</u>
(c) <u>Group quarters, per 14.700</u>	<u>P-I-A</u>	<u>P-I-A</u>	<u>P-I-A</u>	<u>P-I-A</u>	<u>P-I-A</u>	<u>P-II</u>
(3) Trade						
a) Retail Indoor	-	<u>PUD (i)</u>	<u>PUD (i)</u>	<u>PUD (i)</u>	<u>PUD (i)</u>	<u>PUD (i)</u>

(4) Services						
a) Professional Office	-	<u>PUD (j)</u>	<u>PUD (j)</u>	<u>PUD (j)</u>	<u>PUD (j)</u>	P-II
b) Business Office	-	<u>PUD (j)</u>				
f) Eating and Drinking Establishment	-	<u>PUD (j)</u>				
k) Group Care	-	<u>PUD (j)</u>	<u>PUD (j)</u>	<u>PUD (j)</u>	P-III	P-III
q) Personal Service	-	<u>PUD (j)</u>	<u>PUD (j)</u>	<u>PUD (j)</u>	<u>PUD (j)</u>	P-II

Table Notes:

(j) Trade and service uses permitted through a PUD in residential zones are subject to the limitations in Article 18.

Schedule 12-3. RTC Zone - Permitted Uses and Review Procedures			
Land Uses	Zoning District		
	RTC-I	RTC-II	RTC-III
1. Residential			
a. Multi-dwelling residential	P-III-r	<u>P-III-r⁽¹⁾</u>	<u>P-III-r⁽¹⁾</u>
b. Condominiums	P-III-r	<u>P-III-r⁽¹⁾</u>	<u>P-III-r⁽¹⁾</u>

Table notes:

(1) Residential uses are permitted in the RTC-II and RTC-III zones only on upper floors when part of a mixed-use development that includes commercial uses on the ground floor.

12.140 Determining Residential Density

(3) The maximum density for any given zone is not subject to increase using the variance process, ~~the PUD process~~, or the subdivision option process. The maximum density for any given zone may be increased only by using the PUD process, small lot allowance, or density incentives as provided in this Code.

12.150 Residential Base Development Standards

12.250 Commercial Base Development Standards...

12.251 Purpose...

12.152 Lot Requirements

(1) Minimum lot requirements shall be as given in Schedule 12-5, except as specified in subsection (3):

(3) Exceptions to minimum lot size and width. The following exceptions to minimum lot size and width are allowed outright:

(a) Small lot allowance. The small lot allowance applies to new subdivisions with five (5) lots or more in the R-1-6, R-1-8, R-1-10 and R-1-12 zones. The small lot allowance is intended to promote efficient use of land and flexibility in subdivision design.

(i) Up to 20 percent (20%) of new residential lots within a subdivision may be below the minimum lot size, but not smaller than 5,000 square feet.

(ii) Small lots created in accordance with this provision shall not be included in the calculation of maximum density set forth in Schedule 12-4.

(b) Lot size averaging. In order to promote efficient use of land and allow flexibility in

subdivision design to address site constraints such as cul-de-sacs or irregularly shaped lots, the lot area standards may be modified through the use of lot size averaging as follows:

- (i) This option is allowed only within the R-1-12, R-1-10 and R-1-8 zones.
 - (ii) Up to 50 percent (50%) of the lots within the subdivision may be smaller than the minimum lot size required by the zone provided that the smallest lots created are not less than 80 percent (80%) of the minimum lot size.
 - (iii) For each lot below the minimum lot size, there shall be one lot that is above the minimum lot size. For example, if five lots below the minimum lot size are created using lot size averaging, five lots above the minimum lot size shall also be created. Combining the "leftover" square footage from small lots into one very large lot is not allowed.
 - (iv) The minimum lot width may also be reduced only on the smaller lots created through lot size averaging. On those lots, the lot width shall not be less than 80 percent of the minimum lot width established by the base zone.
 - (v) The overall density of the subdivision shall not exceed the maximum density standard for the zone unless the small lot allowance in (a) above is also used.
 - (vi) A deed restriction shall be placed on any lots that could be further divided if such a subsequent land division would exceed the maximum density of the zone.
 - (vii) This option may be used in conjunction with the small lot allowance provisions in (a) above.
- (c) Cluster lots. These standards are intended to provide an option to allow for greater flexibility in preserving natural features and providing open space while achieving zoned density. These provisions are allowed in any residential zone.
- (i) Lot Size Reductions. If a subdivision creates one or more public or private open space lots meeting the requirements of Subsection (ii), any developable lot with at least 50 feet abutting the open space lot on one or more interior side or rear lot lines may have a reduced minimum lot size, as follows:
 - (1) Those lots shall not be less than 50% of the minimum lot size of the zone, and not less than 4,000 square feet, whichever is larger.
 - (2) The lot width for a lot may be reduced below the minimum lot width requirement by the same percentage that the lot size is reduced below the minimum lot size, but not less than 50 feet. (For example, in the R-1-12 zone, if a lot is reduced to 80% of the minimum, from the 12,000 square feet minimum to 9,600 square feet, lot width for that lot may be reduced to 80% from 80 feet to 67 feet).
 - (3) These provisions do not allow for an overall increase above maximum density for the parent parcel that would exceed the maximum allowed density of the zone. However, these provisions may be used together with the small lot allowance provisions in Subsection (a).
 - (ii) Common Open Space Area. The common open space lot required to allow smaller cluster lots described in Subsection (i) shall meet the following requirements:
 - (1) The common open space lot or lots shall be created as part of the subdivision. It may be public or private. If public, the applicant must have prior approval from the affected public agency to accept the dedication. If private, it shall be a common area.
 - (2) A common open space lot shall contain an area no less than the sum of the difference between the actual lot size and minimum lot size for each reduced size lot abutting the common open space. However, in no case shall any open space lot shall be less than 5,000 square feet. (For example, if 10 lots abutting the open space each have lot sizes 2,000 square feet below the minimum lot size of the zone, the open space lot shall contain at least 20,000 square feet).
 - (3) The common open space lot shall have a minimum width or depth dimension of no less than 20 feet at any point.

- (4) The common open space lot shall have at least 50 feet of frontage on a public right-of-way.
- (5) The common open space lot shall be for preservation of special natural features or and/or provision of natural or recreational open space.
- (6) The open space lot shall be predominantly vegetated, but may contain hardscape elements such as pedestrian and bicycle trails, play structures, etc., that may be counted toward the minimum area requirements for the open space lot. Sidewalks and bike lanes located within an adjacent public right-of-way shall not be counted toward the open space area.
- (7) Any area provided for vehicular parking adjacent to an open space lot will not count toward the minimum lot area requirement.
- (8) If the common open area lot contains a delineated resource (wetland, wetland buffer, riparian area, etc.), the open space lot lines shall be set back at least 20 feet from the edge of the delineated resource.
- (9) The applicant shall record a covenant for any lot abutting the open space lot that precludes sight-obscuring fencing taller than 4 feet within 20 feet of a pedestrian path in a common area lot. Taller fencing may be permitted within the specified distance, provided it isn't sight-obscuring.

(d) Lot requirements for Single Attached development. The following lot requirements apply to Single Attached residential development.

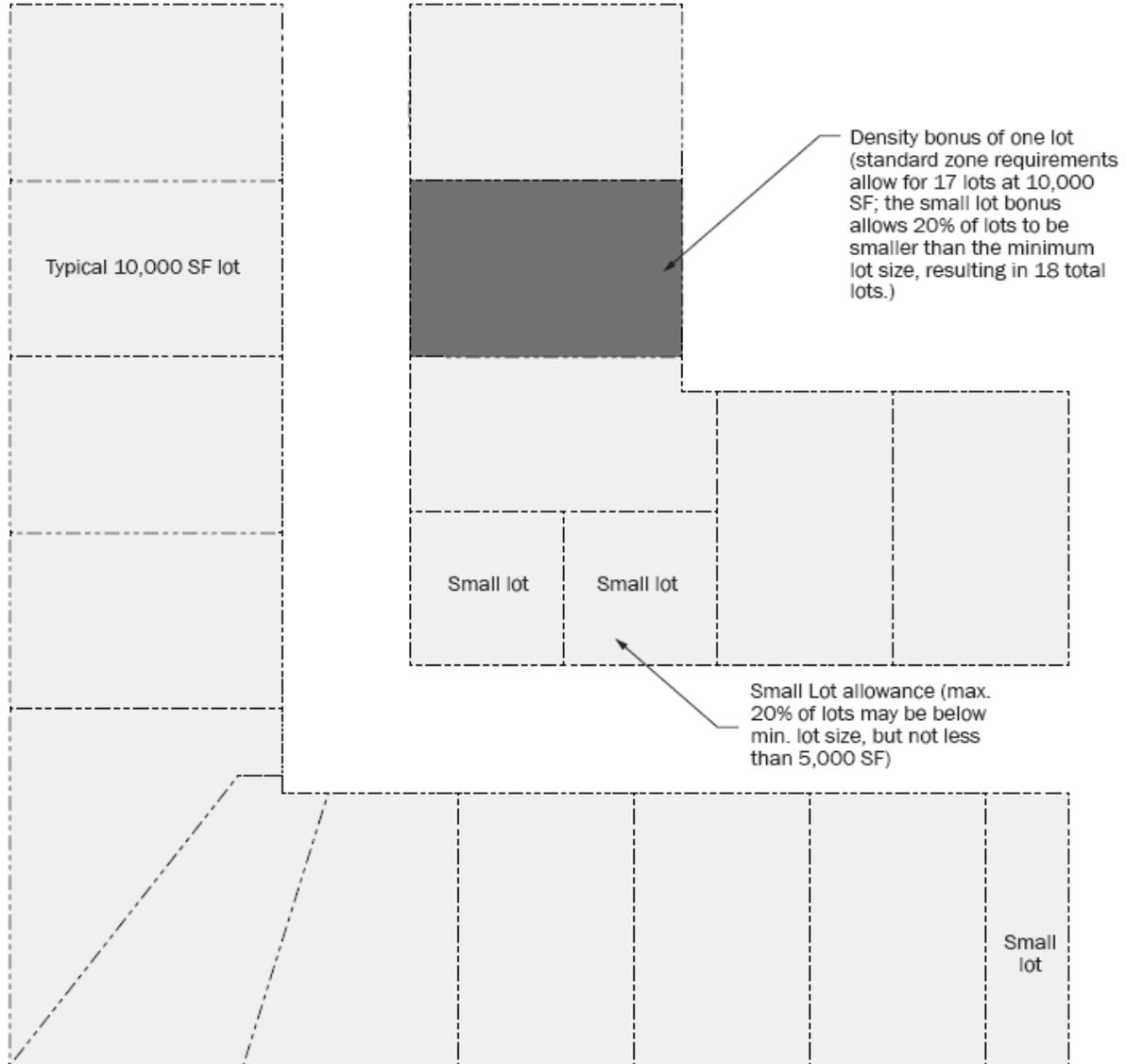
- i. The minimum lot size for a Single Attached lot shall be 2,000 square feet. The maximum density requirements per the base zone apply.
- ii. No side yard setback is required for an interior property line (lots that have a Single Attached dwelling on both sides).
- iii. The minimum lot width shall be 20 feet for interior Single Attached lots (lots that have a Single Attached dwelling on both sides).
- iv. The minimum lot width shall be 30 feet for exterior Single Attached lots (lots with a Single Attached dwelling on only one side).

[Note: Renumber rest of this section]

12.156 Alternate Development Options. Residential Development other than as provided in these Base Development Standards may be pursued by the following procedures of this Code:

- (1) Planned Unit Development & Alternative Development Options, Article 18.
- (2) Modified Setback Option, Residential Development Standards, Article 22.
- (3) Variance, Article 6.

Figure X: Illustration of small lot allowance



Zone: R-1-10
Parent Parcel: 5 acres
Minimum Lot Size: 10,000 SF
Maximum Density: 4.4 du/acre

80 ft

Figure X: Illustration of lot size averaging

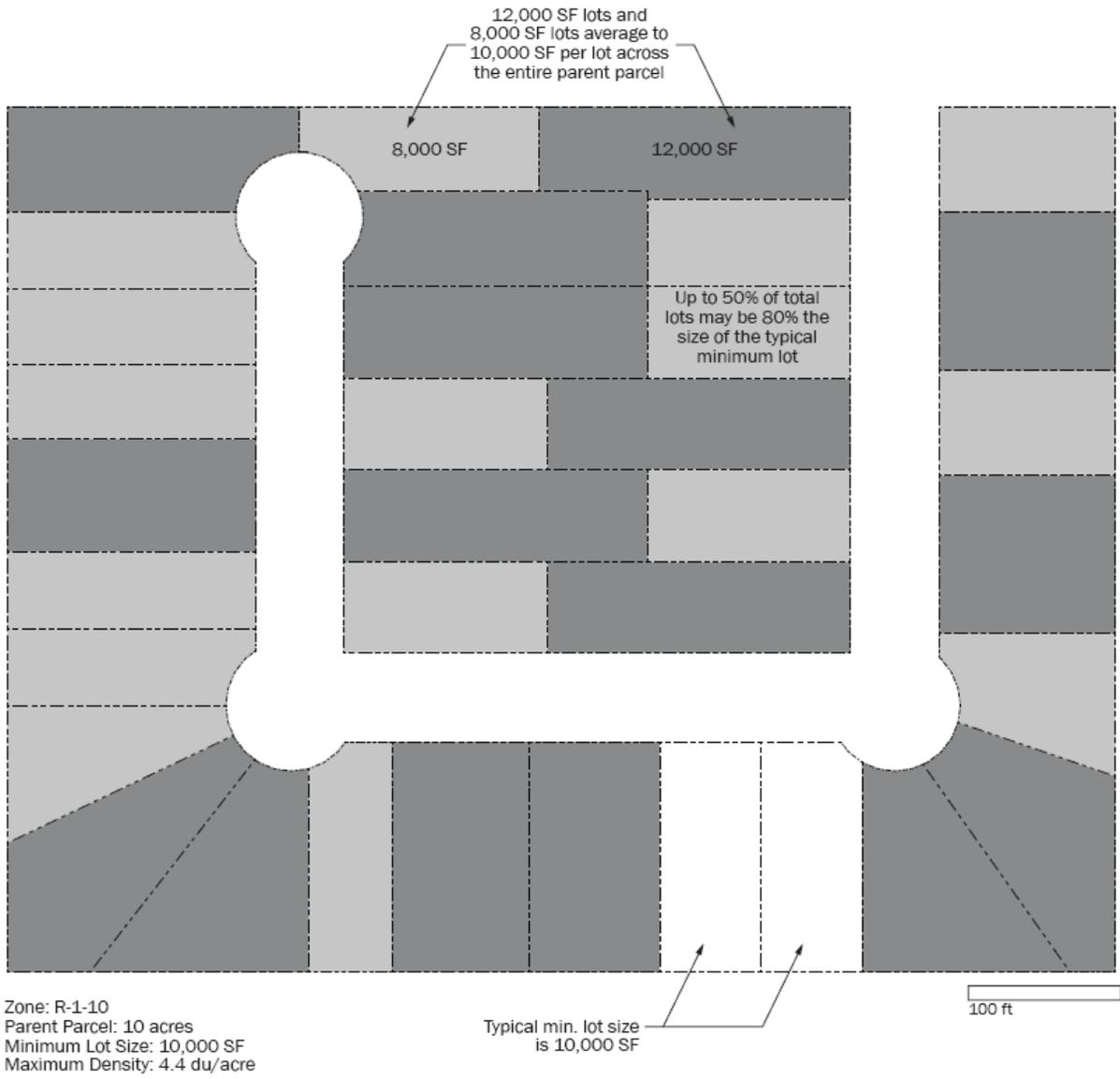
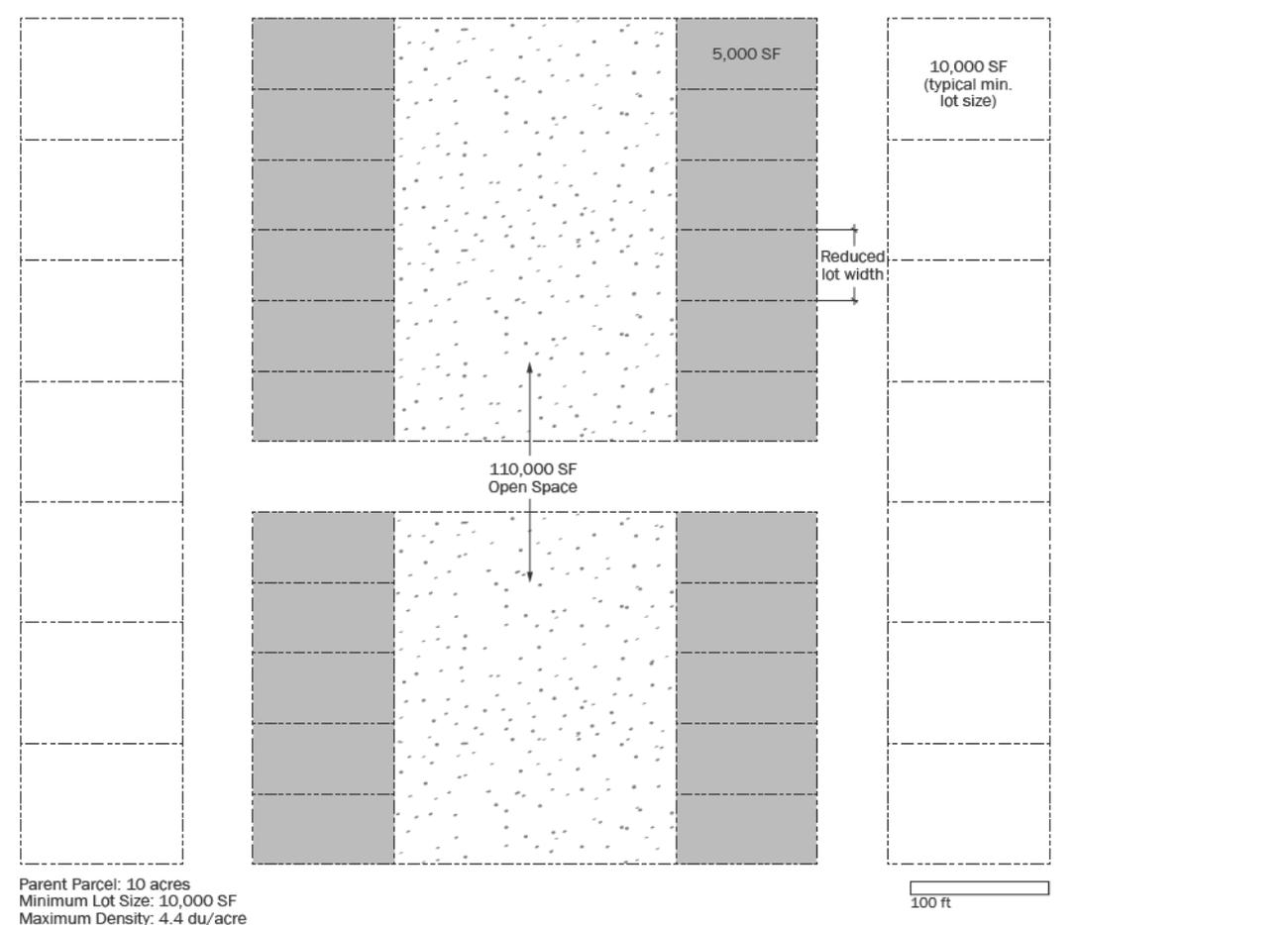


Figure X: Illustration of lot clustering



12.200 Commercial Zoning Districts

12.224 Riverfront Tourist Commercial District (RTC).

- (2) Riverfront Tourist Commercial District-II (RTC-II). The RTC-II District is located next to the downtown and Central Business District of Grants Pass. The purpose of this subdistrict is to encourage both high quality building density and visitor-serving activities which allow the beauty of the river to be seen. The scale and architectural character must have an urban ambience and sophistication. Mixed-use developments with residential units located above ground floor commercial are encouraged.
- (3) Riverfront Tourist Commercial District-III (RTC-III). The RTC-III District is directly related to the County Fairgrounds/Race Track and the Riverside West All Sports Park. Affordable visitor- serving activities and commercial recreation development are desired. These activities should occur in a park-like setting. Mixed-use developments with residential units located above ground floor commercial are encouraged.

12.240 Residential Densities in Commercial Zones

- 12.241 New Residential Dwelling Units. New residential dwelling units may be permitted in General Commercial and Central Business Districts. No minimum or maximum density standard applies in these districts. Residential Development in the GC zone must meet the applicable open space standards in Article 22, Schedule 22-1 and additional applicable Residential Development

Standards of Article 22 for the R-3 zone. Residential development in the RTC zones is permitted as noted below.

12.243 Residential Density Within the RTC zones ~~RTC-I District~~.

- (1) The RTC-I District allows for residential development up to R-3 densities or 17.4 dwelling units/acre.
- (2) The RTC-II District has no minimum or maximum density standards for allowed upper floor residential development.
- (3) The RTC-III District allows for upper floor residential development up to R-4 densities, or 34.6 dwellings units/acre.

DRAFT CODE AMENDMENTS - ARTICLE 14: CERTAIN USES

The recommended amendments in this section are intended to implement the following measures:

5. Co-housing (group quarters): Apply standards and limitations to group quarters (which are permitted in more zones per the amendments to Article 12 in this memo).

8. Simplified home occupation standards and procedures: Encourage home occupations by providing more exemptions and allowing more flexibility for minor home occupations.

Article 14: Certain Uses

214.200 Home Occupation

14.211 Exemptions. The following occupational uses are not required to apply for home occupation permits. The uses are required to comply with the standards for minor home occupations.

- (1) Building contractors, home builders, building tradespeople, landscaping services, and janitorial services, ~~and truck drivers~~, where the work is conducted entirely off-site, and
- (2) Other businesses where the office in the home serves only as a secondary office and there are no customers visiting the site and no outside employees working from the site.
- (3) Primary home offices that have no customers visiting the site and no outside employees working from the site.
- (4) Exempt home occupations are limited to one business-related vehicle parked on the site at any given time.

14.220 Permit Required. A permit for a Minor Home Occupation and a Development Permit for a Major Home Occupation shall be obtained from the Director of the Community Development Department prior to any said use. Before any appropriate permit can be issued for a Home Occupation, the appropriate criteria shall be met.

14.225 Home Occupations in Multifamily and Cottage Developments. The following types of home occupations are allowed in multifamily and cottage developments:

- (1) Multifamily development. Only exempt home occupations are allowed in multifamily developments, and must be consistent with the applicable standards in this section.
- (2) Cottage development. Only exempt and minor home occupations are allowed in cottage developments, and must be consistent with the applicable standards in this section.

14.230 Criteria.

- (1) General Criteria for all Home Occupations and occupational uses exempted from home occupation permits. Home occupations and those exempted from permits shall comply with the following requirements:
 - (c) ~~Only members of the family residing in the dwelling shall be employees working at that site.~~ For non-exempt home occupations, only members of the family residing in the dwelling plus one outside employee (a person not residing in the home) shall be allowed to work at the home occupation site.
 - (i) One business sign no larger than four (4) square feet in area is permitted. The sign shall be attached to the dwelling of the home occupation and shall not be internally illuminated.

(2) Additional Criteria for Minor Home Occupations. Minor Home Occupations and occupational uses exempted from home occupation permits shall comply with the following additional requirements:

- (a) ~~There shall be no clients or customers on site.~~ Only one client or customer shall be on site at any given point in time, and there shall be no more than eight (8) total client or customer visits to the site per day. There shall be no client/customer visits between the hours of 9:00 pm and 7:00 am.
- (b) ~~No signs advertising the occupational use shall be permitted.~~
- (c) ~~There shall be no regular (weekly) deliveries.~~ There shall be no more than three (3) business-related deliveries per day, and no deliveries between the hours of 9:00 pm and 7:00 am.
- (d) There shall be no outside storage related to the home occupation on the site.

14.240 Mitigation.

- (1) The issuance of a home occupation permit may require the mitigation of potential land use conflicts. Issues needing mitigation may include, but are not limited to: dust, odors, noise, interference with TV/radio transmissions, electrical interference, vibrations, heat, smoke, visual interference including glare and excess lighting, storage of flammable and hazardous materials, traffic, parking and interference with residential character of a neighborhood.
- (2) Methods of mitigation may include, but are not limited to: limiting the hours of operation, limiting the hours of deliveries, buffering, controlling the number of clients on-site at any one given time and the total number of customers per day, controlling the number of on-site parking spaces, and restricting the type of equipment, supplies, chemicals which may be stored onsite and limiting the type and amount of signage.

14.260 Prohibited Home Occupations. [NEW SECTION] The following types of home occupations are prohibited:

- (1) Ambulance service
- (2) Auto and other vehicle repair, including auto painting
- (3) Repair, reconditioning or storage of motorized vehicles, boats, recreational vehicles, airplanes or large equipment on site

14.700 Group Quarters [NEW SECTION]

14.710 Standards for group quarters in all zones. Group quarters in all zones must meet the following development standards:

- (1) The review body may require landscaping or site obscuring fencing when necessary to mitigate conflicts with adjacent properties.

[Note: The city may want to include additional standards here based on previous discussions.]

DRAFT CODE AMENDMENTS - ARTICLE 18: PLANNED UNIT DEVELOPMENT
(PUD)

The recommended amendments in this section are intended to implement the following measures:

6. **Cottage Development:** Apply design and development standards for cottage development.
11. **Planned Unit Development (PUD) Standards:** Provide a density bonus for PUDs that provide open space, remove private street requirement for existing density bonus, apply limitations to trade and service uses in residential PUDs (to correspond with amendments to Article 12 allowing more commercial uses in residential PUDs).

Article 18: Planned Unit Development (PUD) & Alternative Development Options

18.090 PUD Development Standards

18.091 Density Determination.

- (1) Potential Units. ~~Unlike conventional development, which must use public streets for access, a~~ A Planned Unit Development may use public or private streets, and thereby not have to deduct these private but in either case, rights of way do not have to be deducted from the total site area prior to determining maximum dwelling units. Increases in actual density of 10% to 20% are often accomplished. The degree to which the applicant benefits from this potential increase in actual density shall depend on the effectiveness of the PUD design in meeting the purpose and approval criteria for the PUD as provided in Sections 18.012 and 18.043.
- (2) Density bonus for open space. Within a residential PUD, applicants may earn a density bonus of one dwelling unit per acre for each acre of open space that is provided in excess of the minimum required. The open space shall be set aside and permanently protected from future development through a deed restriction or other instrument acceptable to the City.
- ~~(2)~~ (3) Density Range. The applicant, therefore, has a range to work with in terms of maximum dwelling unit yield. At the low end of the range, applicant deducts actual area utilized for streets (public or private) and then determines potential units.

Example: 6 acres (total site area) minus 1.2 acres (streets) equals 4.8 acres (usable site area used to calculate number of units). Multiply 4.8 x 5.5 (density factor for Low Density Comp Plan) = 26.4 units = 26 units. If actual street area is unknown, deduct a normal standard of 20%.

At the high end of the range, applicant does not deduct any area used for public or private streets and takes advantage of the density bonus for open space in accordance with (2) above. deducts only the area dedicated for public right of way.

Example: 6 acres (total site area) ~~minus 5 acres (public streets)~~ x 5.5 (density factor for Low Density Comp Plan) equals ~~30.25~~ 33 units plus 2 additional units for setting aside 2 acres of open space = 35 units. = 30 units.

The review body may require density at the low end of the range, or at any intermediate point up to the high end of the range, depending on how well the applicant meets the criteria and purpose of the PUD. Therefore, the applicant has an incentive to pull together the best possible design to achieve his maximum potential units.

18.097 Limitations on Commercial Uses in Residential PUD [NEW SECTION]. The following limitations apply in PUDs in a residential zone.

- (1) The total amount of land dedicated to trade or service uses (including required parking) within the residential PUD shall not exceed 10 percent (10%) of the total PUD site area.
- (2) Individual buildings containing trade and service uses shall not have a footprint larger than 20,000 square feet.
- (3) Trade or service uses may be located along an abutting arterial, within the interior of the PUD, or in other locations that will not impact adjacent residential uses outside the PUD.
- (4) The proposed street plan shall be designed to ensure safe and efficient access to the proposed trade or service use(s).
- (5) Mitigation. Trade or service uses within a residential PUD may require mitigation of potential land use conflicts. Issues needing mitigation may include, but are not limited to: dust, odors, noise, interference with TV/radio transmissions, electrical interference, vibrations, heat, smoke, visual interference including glare and excess lighting, storage of flammable and hazardous materials, traffic, parking and interference with residential character of a neighborhood.
Methods of mitigation may include, but are not limited to: limiting the hours of operation; limiting the hours of deliveries; buffering; controlling the number of clients on-site at any given time and the total number of customers per day; controlling the number of on-site parking spaces; restricting the type of equipment, supplies, chemicals that may be stored onsite; and limiting the type and amount of signage.

18.300 Alternative Development Option: Cottage Developments [NEW SECTION]

18.310. Purpose and Guiding Principles

18.311. Purpose. This section establishes standards for cottage housing development as an alternative housing choice in order to encourage creation of usable common open space in residential communities; promote neighborhood interaction and safety through design; ensure compatibility with surrounding neighborhoods; and provide opportunities for creative infill development.

18.312. Concept.

1. The standards of this chapter provide a voluntary option to allow compatible infill development with an automatic density bonus together with standards designed to limit the intensity of development and provide for high-quality construction. Density standards address the number of dwellings per acre. Intensity standards address how spacious a development feels. Intensity standards address elements such as amount and arrangement of dwellings, lot coverage, and open space.
2. By reviewing cottage development (and the associated land division together, if applicable) with a set of cohesive standards, it is possible to ensure higher density development occurs in a way that is compatible with the surrounding area.

18.313. Guiding Principles. The following elements are intended to guide cottage developments to foster community and ensure a balance between privacy, security and neighborhood interactions. The guiding elements are encouraged. The city may require proposed cottage development to be consistent with the guiding elements.

1. Shared Open Space. The shared common space binds the cottage development together and gives it vitality. Residents surrounding this space share in its management, care and oversight,

thereby enhancing a sense of security and identity.

2. Active Commons. Development can be arranged to encourage community interaction in the commons. This can be achieved by arrangement of mailboxes, parking areas and common buildings, and by orienting front doors toward the commons. Rather than having homes turn their backs to their neighbors, active interior rooms can be oriented so they look onto the active commons.
3. Common Buildings. An advantage of living in a cottage development is being able to have shared buildings. These can be simple and inexpensive shared amenities such a tool shed, outdoor barbeque, or picnic shelter. A multipurpose room with a kitchenette, bathroom and storage room can be used to host community events such as potlucks, meetings, exercise groups, and movie nights.

Example X Common buildings

Project: Danielson Grove in Kirkland, WA. Architect: Ross Chapin Architects. Developer: The Cottage Company.



4. Adequate Parking that does not Dominate. Parking areas should be located so they are shielded or screened from the surrounding neighborhood, adjoining public street, and the central commons. Parking areas can also be located and arranged to encourage interaction of residents and guests. Locating parking areas away from the homes can allow more flexible use of a site, limit the dominance of garages and driveways, decrease the amount of hard surface, and allow more light into homes.
5. Connection and Contribution to the Neighborhood. A cottage development should make the neighborhood a better place. The site should be designed to connect and contribute to the fabric of the surrounding houses and streetscape. The development should be designed to make improvements that serve both personal needs and the larger community at the same time.

Example X Connection and Contribution to Neighborhood

Project: Danielson Grove in Kirkland, WA. Architect: Ross Chapin Architects. Developer: The Cottage Company.



6. Eyes on the Commons. When the active spaces of the houses look onto the shared common areas, safety for all residents is enhanced.
7. Layers of Personal Space. When living closer together, the design and relationship of public and private space is important. It is desirable to help define and provide for transitions from public to semi-private to private space. Creating multiple 'layers of personal space' will help achieve the right balance between privacy and community.

This can be achieved between the cottage development and its surrounding neighborhood, as well as between the commons and homes within the cottage development. At the transition between the public street and the semi-public commons, this can be achieved by creating a passage of some sort: a gateway, arbor, or narrowed enclosure of plantings, for example.

Between the commons and the front door of the homes, this can be achieved by creating a series of layers such as a private yard with a low fence and/or border of shrubs and flowers at the edge of the sidewalk, a covered porch with a low railing and flowerboxes, and then the front door. With this layering, residents will feel comfortable being on the porch with enough enclosure to be private, with enough openness to acknowledge passersby.

Example X Layers of Personal Space

Project: Greenwood Avenue Cottages in Shoreline, WA. Architect: Ross Chapin Architects. Developer: The Cottage Company.



8. Private Space and a Place for Planting. Include private ground space for each dwelling, such as a small yard or a planting bed. Locating at least some of the private garden in view of the shared common area provides a personal touch that contributes to the character of the commons, as well as a way of fostering connections with neighbors, and transitioning between public and private space.
9. Front Porches. The front porch is a key element in fostering neighborly connections. Its placement, size, relation to the interior and the public space, and height of railings are important to creating strong community connections.
10. Nested Houses. Residences should be designed with open and closed sides so that neighboring homes 'nest' together. This means the open side has large windows facing its side yard, while the closed side has high windows and skylights to bring in ample light while preserving privacy. The result is that neighbors do not peer into one another's living space.
11. Smaller, High-Quality, Well-Designed Dwellings. Slightly smaller, high-quality houses, together with the common open area and cottage development elements, help ensure the intensity of development is compatible with the surrounding neighborhood. Together, the common areas and individual home elements, such as the porch, gardens and shared common buildings serve as additional living area. There are opportunities for privacy while fostering connection among neighbors with a spacious feeling and without a sense of overcrowding.

Figure XX. Additional Illustrations of Key Guiding Principles and Cottage Development Elements

	<p><u>Shared open space</u></p> <p><u>Project: Danielson Grove in Kirkland, WA.</u></p> <p><u>Architect: Ross Chapin Architects.</u></p> <p><u>Developer: The Cottage Company.</u></p>	
	<p><u>Connection to the neighborhood</u></p> <p><u>Photo provided by SERA Architects</u></p>	
	<p><u>Eyes on the common</u></p> <p><u>Photo provided by SERA Architects</u></p>	
 <p><small>Project: Greenwood Avenue Cottages Architect: Ross Chapin Architects Developer: The Cottage Company Location: Shoreline, WA</small></p>	<p><u>Porches</u></p> <p><u>Project: Greenwood Avenue Cottages in Shoreline, WA.</u></p> <p><u>Architect: Ross Chapin Architects.</u></p> <p><u>Developer: The Cottage Company.</u></p>	



Project: Conover Commons in Redmond, WA.

Architect: Ross Chapin Architects.

Developer: The Cottage Company.

18.320. Applicability and Review.

1. Review Procedure. Cottage development is permitted in all residential zones and shall be processed in accordance with the procedure specified in Schedule 12-2. (4 units, Type II. 5-12 units, Type III).
2. If a cottage development includes creation of individual lots, subsequent development of those individual lots shall be in accordance with the approved cottage development plan and the provisions of this Chapter, rather than the standards of the applicable zoning district. Special use and development standards apply to lots within a cottage development that don't apply to other lots. Those use and development provisions are specified in this Section.
3. Cottage development is not considered "needed housing" per the definition in Oregon Revised Statutes, and as such is not limited to clear and objective review standards. Cottage development provides a voluntary alternative to standard land division and development methods to provide creative housing solutions. However, the standards of this Section are intended to provide a "template" that clearly identifies the necessary elements to successfully obtain approval of a cottage development.
4. Whether or not lots are created as part of the cottage development, all provisions of the Development Code pertaining to frontage improvements along any public street frontage shall apply to the parent parcel. Improvements within the cottage development shall be as specified in this Section.

18.321. Definitions. See Article 30.

18.322. Submittal Requirements and Review Procedures

1. The applicant shall submit all items required for Major Site Plan review specified in Section 19.051 of the Development Code. The application shall include site plans and elevations for the structures.
2. If the application includes creation of individual lots, the applicant shall also submit all items required for a Preliminary Subdivision Plat specified in Section 17.411 of the Development Code.
3. If the application includes creation of individual lots, the applicant shall submit a final plat for approval upon completion of the XX.

18.325. Approval Criteria.

1. The application complies with all criteria for Major Site Plan review specified in Section 19.050.

2. If the application includes creation of individual lots, the application complies with all of the criteria for tentative plan approval in Section 17.410. However, the base lot standards in Articles 12 and 17 may be modified as specified in this Section.
3. The application complies with all provisions for public street frontage improvements.
4. The application complies with the standards of this Section for all development and lots.
5. The application is consistent with the purpose and guiding principles of this Section.

18.330. Permitted Uses and Structures within a cottage development.

1. Cottage. Permitted in all zones where cottage development is permitted.
2. Community Building. Permitted on common area lots in all zones where cottage development is permitted. Not for commercial use. May include guest quarters.
3. Shared Accessory Structures. Permitted in all zones where cottage development is permitted. May include parking, storage buildings. Shall not be permitted within central common area and must be screened from view from central common areas.
4. Individual Accessory Structures. Individual attached garages may be permitted for a cottage. Garages shall not face a central common area.
5. Two Cottage Unit (Attached). Permitted as part of cottage development only in R-1-6, R-2, R-3, and R-4 zones. Limited to XX % of units.
6. Carriage House (1 unit above a common parking structure). Permitted as part of cottage development only in R-1-6, R-2, R-3, and R-4 zones. Limited to XX % of units.

18.332. Limitations on Use and Accessory Uses

1. Accessory Dwelling Units are not permitted as part of cottage development.
2. Home Occupation Limits. Home occupations are limited to exempt home occupations that don't have outside employees or on-site clients and which are only be conducted within the dwelling unit or attached garage. If the home occupation is located within an attached garage, it shall not preclude parking in the garage.

18.340. Density.

1. An automatic density bonus is allowed with cottage developments that meet the requirements in this section. Cottage developments may reach a density of up to 125% of the maximum density established by the base zone.
2. In any zone that has a minimum density requirement, cottage development shall only be permitted if it meets those requirements, independently, or together with other development included in the overall proposal.

18.350. General site requirements.

1. Ownership options. Ownership may be a common lot, fee simple lots with a homeowner's association holding common areas, or condominium ownership of the whole development. NOTE: Any development meeting the definition of a "Planned Development" or "Condominium" per state statute shall comply with all applicable provisions of state law. If condominium ownership, common areas shall be designated as 'general common elements' and private yard spaces shall be designated as 'limited common elements' for purposes of ORS Chapter 100 Condominium Law.
2. Overall site requirements.
 - (a) The parent parcel shall be at least 8,000 square feet. The lot may be further subdivided to facilitate individual lot ownership combined with shared ownership of common spaces.
 - (b) Cottage developments shall contain a minimum of four cottages, and no more than a total

of 12 cottage units (single or attached).

- (c) Lot Coverage. Principal and accessory structures in the cottage development shall account for no more than 35 percent of the gross lot area in the overall development.
- (d) If individual lots are created, the lots shall not be subject to the minimum lot size provisions of the zone. They may be smaller subject to compliance with the density requirements for the overall cottage development, and in accordance with the provisions of this Section, including requirements for provision of common areas and private open space. There is no minimum lot size for the individual cottage lots, provided they include the footprint and private yards areas for the individual cottages.

3. Lot/cottage arrangement

- (a) Cottages shall be arranged around a common open space, and each cottage shall have frontage on the common open space.
- (b) Units along the public right-of-way should have an inviting facade such as a primary or secondary entrance facing the right-of-way.
- (c) All other units shall be arranged around the common open space and have their primary entry and porch facing that common open space.
- (d) Lots fronting common area and public right-of-way should generally be arranged at a corner to avoid a need for "two fronts" that would preclude full-height fencing, if desired, of both the front and back sides of the unit.
- (e) A community building may be provided adjacent to or at the edge of the central common area as part of the cottage development, consistent with the standards in subsection (17) below.

4. Setbacks.

- (a) Front yards (yards facing a public right-of-way) shall meet the front yard setback of the zoning district.
- (b) Exterior side and rear yards (facing public right-of-way) shall be a minimum of 10 feet.
- (c) Interior units on a common lot or separate lots shall be spaced at least 10 feet apart.
- (d) If individual lots are created, the applicant may create a zero lot line configuration between units to maximize usable private area and provide privacy. [May need language requiring an easement]
- (e) Setbacks from central common area – private area between sidewalk and unit. Minimum of 5 feet to porch.

5. Private and common open space.

- (a) Central Common Open Space.
 - (i) Common open space is a defining characteristic of a cottage housing development. A minimum of 400 square feet of central common open space per unit shall be provided.
 - (ii) Up to 50 percent of the central common open space requirement may be provided in an area constrained from development such as a wetlands, steep slope, or forested area.
 - (iii) Cottages shall be present on at least two sides of common open space to provide a sense of enclosure.
 - (iv) Common space should be in one contiguous area, or no more than three separate areas. Each contiguous common area shall have a minimum of four cottages arranged around at least 2 sides of the common area.
 - (v) Each common open space area should have minimum width and depth

dimensions of 20 feet.

(vi) The central common shall include a sidewalk (width) around the open space, connecting to each cottage front entrance facing the common area.

(vii) No vehicular areas shall be located between dwellings and central common areas. Vehicular areas shall be screened as specified in Subsection [City will provide correct reference here].

(b) Private Open Space.

(i) A minimum of 250 square feet of usable private open space shall be provided adjacent to each unit.

(ii) Required exterior side yards shall not apply to the calculation of required private open space.

6. Frontage, access, parking, and vehicular circulation.

(a) Frontage. The parent parcel shall have frontage on a public street.

(b) If individual lots are created within the cottage development, each lot shall abut a common area, but is not required to have public street frontage.

(c) Access. Access, parking and circulation will be provided through a shared private lane. A lane is similar to a private driveway and parking area serving multiple units. There shall be pedestrian connectivity to the common area, but a lane is not a public street and is not subject to street standards. A lane will not fulfill block length and connectivity standards and is not intended for through-connectivity to other properties, although shared access may be required or desirable in some cases. If a public street connection is required to meet connectivity requirements or other street connectivity standards or plans, a public street connection shall be required where applicable.

(d) Parking. A minimum of one parking space per unit shall be provided, plus one additional parking space for every four cottages to provide for visitors and extra vehicles.

(e) Parking and/or garage structures shall be located behind or to the side of the residential area and open space. They shall be accessed from the back of the cottages.

(f) Parking areas, shared parking structures, and garages shall be screened from common space and public streets by landscaping or architectural screening, not chain link.

(g) Shared covered or uncovered parking is permitted. Parking should be limited to groups not to exceed 4 spaces, with each group separated by at least 20 feet.

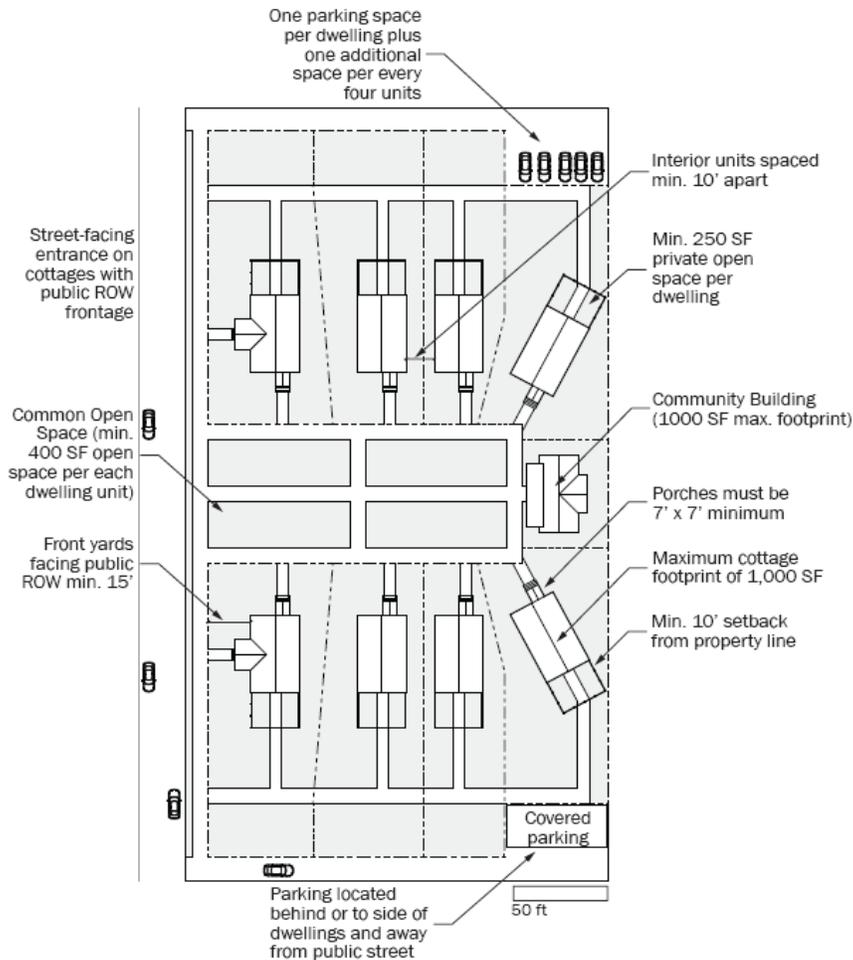
(h) If the property has frontage on a public alley, access and parking may be provided from the alley.

(i) If individual lots are created, parking and access shall be provided in a common area with access easement.

(j) Fire Access. [City is awaiting a response from the fire department regarding fire access]

(k) On-Street parking may be counted toward meeting the guest parking requirements for the development.

Figure X: Cottage Development Layout



7. Landscaping and vegetation.

- (a) Where feasible, cottage developments should be designed to retain existing mature trees (at least 6 inches in diameter) that do not pose a safety hazard.
- (b) Landscaping located in common open spaces shall be designed to allow for easy access and use of the space by all residents, and to facilitate maintenance needs.

8. Fences.

- (a) No fence taller than 36 inches in height shall be located between the front wall of a cottage or community building and the common open space.
- (b) Fences around dwelling units or on the street frontage shall not exceed 36 inches in height.
- (c) If private yards between buildings are fenced, they shall not exceed 6 feet in height.

9. Utilities.

- (a) Cottage development is subject to any applicable code provisions regarding public street frontages.
- (b) Water. Water meters shall be installed within the public right-of-way. If the property is retained as a single lot, a master meter or individual meters may be used. If individual lots are created, each lot shall have a separate meter and service. Service lines may cross common areas to the individual lots, but shall not cross individual lots. If on-site fire hydrants are required, they shall be served by a public fire line located in a drivable easement within the parking and circulation areas.
- (c) Sewer. Service laterals may be extended from a sewer main in the public right-of-way. Sewer mains may be extended in the driving and circulation areas in a public utility easement, with service laterals to individual units. Private sewer laterals may be extended across common areas, but shall not cross individual building lots.
- (d) Gas/Electric/Phone/Cable/Utility Pedestals. These utility services may be extended from the public right-of-way across common areas to individual lots, or they may be extended in circulation areas in a public utility easement, and extended across common areas to individual lots. [City is considering language to limit the location and number of utility pedestals]
- (e) Trash Storage. Any areas where communal trash and recycling are stored shall be screened by a sight-obscuring fence and/or vegetation.
- (f) Mailboxes. Mailboxes may be individual or grouped and are encouraged to be placed within or near a common area. Mailboxes are subject to all post office requirements.

10. Addressing. Cottages should be addressed from a public street, not a private lane.

18.360. Building Requirements

1. Cottages.

- (a) Building footprint. Cottages shall have a maximum building footprint of 1,000 square feet. The footprint of an attached one-car garage is not included in this maximum, but shall not exceed 200 square feet per unit.
- (b) Cottages may have a second partial or full story, provided that the floor area of the second story is no more than 0.6 of the square footage of the main floor (e.g., a cottage with an 800-square-foot building footprint (main floor) could have a second floor of 480 square feet, for a total floor area of 1,280 square feet).
- (c) The maximum total floor area of cottages shall be 1,600 square feet (e.g., a cottage with a 1,000-square-foot building footprint (main floor) could have a second floor of 600 square feet, for a total floor area of 1,600 square feet).. An additional 200 square feet is permitted for an attached garage.
- (d) A below-grade partial story may be allowed, but habitable space on that story shall count toward the total floor area of the cottage.
- (e) Building Height. The maximum building height shall be 24 feet.
- (f) Porches. Attached, covered porches are required and shall have minimum width and depth dimensions of seven feet. (for cottages, two-unit cottages). Carriage units are not required to have porches, but are encouraged to have an outdoor patio or deck).
- (g) Other design requirements. Cottages shall contain a variety of designs that include articulation of facades; changes in materials, texture, color, and window treatments; and other architectural features so all units do not appear identical. (Some repetition is acceptable.)

2. Two-Unit Structures.

- (a) Where permitted, two-unit attached cottages shall not exceed a building footprint of 2,000 square feet for one-story units (average 1000 square feet footprint per unit) or 1,800 square feet for either one-and-a-half or two-story units (average 900 square feet footprint per unit).
- (b) The number of attached units in a cottage development may not exceed one-third of the total number of units.
- (c) Attached two-unit structures are allowed and must be similar in appearance to detached cottages.
- (d) Attached two-unit structures shall have one primary shared entry facing the common open space.

3. Carriage Units.

- (a) [Placeholder - city is considering building standards for carriage units]

4. Community Buildings.

- (a) Community buildings are intended as an amenity for the use of the cottage development residents and to help promote the sense of community. They may include a multi-purpose entertainment space, a small kitchen, library, or similar amenities. Guest quarters, storage space, or a carriage unit could be included as part of a community building.
- (b) A community building shall be of similar scale, design, and height as the cottages, with a maximum footprint of 1,000 square feet and with the second floor not to exceed 0.6 square footage of the first floor.
- (c) Commercial uses are prohibited in the community building.

5. Accessory Structures.

- (a) Accessory structures such as garages, carports, storage or tool sheds shall not exceed 200 square feet per unit, or 1,000 square feet per accessory structure that is shared by five or more dwelling units. Storage space may be included in a garage structure, but vehicle space may not be used for storage or uses other than parking.
- (b) The design of garages, carports, and other accessory structures must be similar or compatible with that of the cottages in the development.

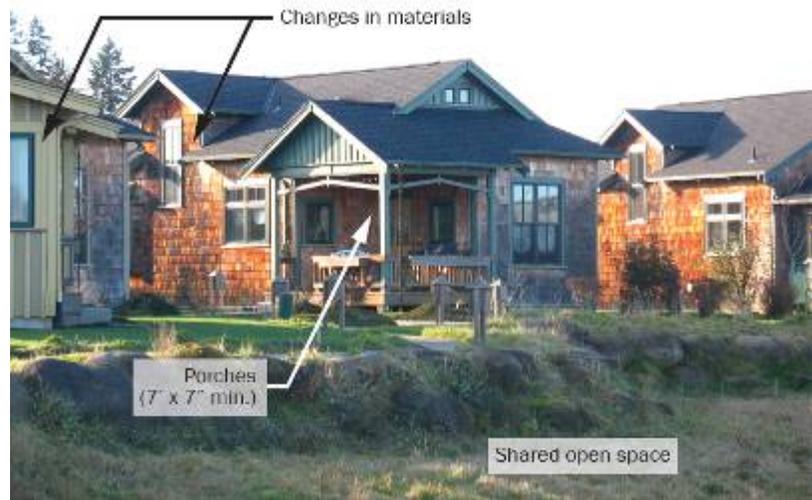
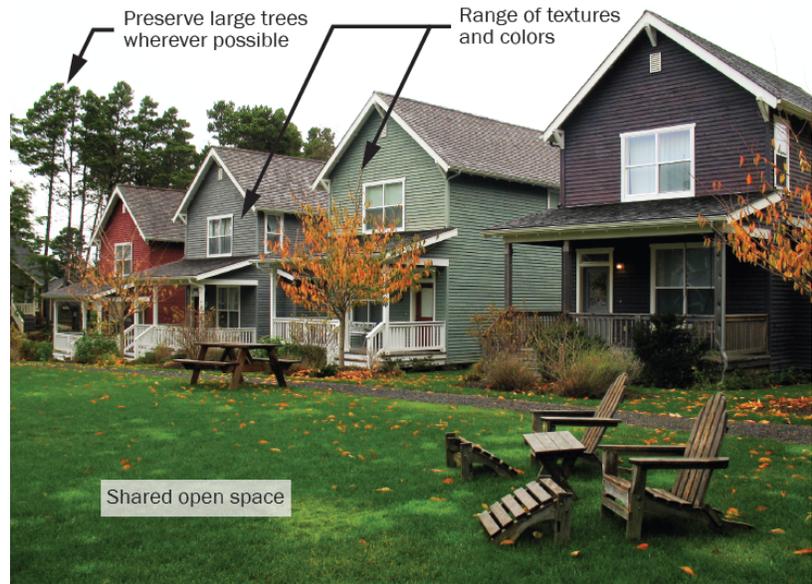
6. Existing Dwellings on the Site. Existing dwellings may be incorporated into the development as a residence or community building, and may be nonconforming to standards. Noncompliance may not be increased.

7. Renovation and Expansion.

- (a) Renovations shall be in keeping with the size and architectural character of the new development.
- (b) A covenant restricting any increases in unit size after initial construction beyond the maximum allowed by this section shall be recorded against the property.

18.370. Transportation SDCs. Cottages shall be classified as [City will determine appropriate classification here] for purposes of calculating transportation SDCs.

Figure X: Cottage development design standards



DRAFT CODE AMENDMENTS – ARTICLE 19: SITE PLAN REVIEW

The recommended amendments in this section are intended to help implement the following measures:

4. **Additional Measures to Increase Density:** Remove compatibility criterion to provide more flexibility for in-fill residential development.

Article 19: Site Plan Review

19.050 Major Site Plan Review

19.052 Criteria for Approval. The Review Body shall approve, conditionally approve, or deny the request based upon the following criteria:

- (8) The characteristics of existing adjacent development have been determined and considered in the development of the site plan. At a minimum, special design consideration shall be given to:
 - (a) Areas of land use conflicts, such as more restrictive use adjacent or across street from proposal. Mitigate by orienting business operations away from use, additional setbacks, screening/buffering, landscaping, direct traffic away from use.
 - (b) Setbacks. Where existing buildings are setback deeper than required by Code, new setbacks to be compatible.
 - ~~(c) Building Size and Design. Existing surrounding architecture and building size to be considered to insure compatible scale and balance to the area.~~
 - (c) Transitions between existing development and new development. New development should be consistent with the purpose statement of the base zone but also recognize compatibility with existing, adjacent development.
 - (d) Signs. New signs shall not block primary view to existing signs, and shall be sized consistent with Code or existing signs, whichever is less.
 - (e) Lighting. Exterior lighting shall not impact adjacent development or traveling motorist.

DRAFT CODE AMENDMENTS - ARTICLE 22: RESIDENTIAL DEVELOPMENT STANDARDS

These amendments to Article 22 Residential Development Standards are recommended to implement the following measures:

- 2. **Single-family Attached Housing:** Apply design and development standards for single attached housing.
- 4. **Additional Measures to Increase Density:** Clarify and reduce the open space requirements for small (one acre or less) multi-family development and multi-family in commercial zones.
- 10. **Accessory dwelling unit (ADU) standards:** Apply design and development standards for ADUs.

Article 22: Residential Development Standards

22.030 Applicability

A development permit shall not be issued for any parcel or lot where compliance with the provisions of this Article has not been met.

The standards specifically apply to:

- (5) Single detached, single attached, and duplex residences
- (7) Accessory dwelling units

22.100 Multi-Dwellings

22.102 Open Space

- (3) Minimum Requirements. All multi-dwelling projects shall provide open space as shown in Schedule 22-1, unless the special open space requirements in subsection (4) below apply. Where only a total is provided in Schedule 22-1, the open space may be recreational, pervious or any combination of the two types.

Multi-Dwelling Open Space Requirements Schedule 22-1			
Zone	Minimum Percent of Lot Required to be Open Space		
	Recreational	Pervious	Total
<u>GC</u>	-	-	<u>10%</u>
<u>RTC-I</u>	-	-	<u>10%</u>
<u>RTC-II</u>	-	-	<u>10%</u>
<u>RTC-III</u>	-	-	<u>10%</u>
<u>CBD</u>	-	-	<u>0%</u>

- (4) Special open space requirements for smaller lots. For lots that are one-half (0.5) acre or less in size in the R-2, R-3 and R-4 zones, the following open space requirements apply. The requirements in this section supersede those requirements in Schedule 22-1.
 - (a) A minimum of 20 percent of the lot must be dedicated to open space. The open space may be recreational, pervious, or any combination of the two types.
 - (b) Open space areas not otherwise developed with recreational facilities shall be landscaped.
- (5) Exceptions. In the GC, CBD and RTC zones, the open space requirement may be reduced to

zero percent (0%) if the development is located within a one-quarter mile radius of an existing public park or open space.

~~22.103 Separation Between Buildings. To provide privacy, light, air and access to the dwellings within the development, the following minimum standards shall apply:~~

- ~~(1) Between the walls of principal buildings, at least one-half (1/2) the sum of the height of both buildings.~~
- ~~(2) Separations between the walls of principal buildings may be less than required by 22.103(1) if one of the following design standards exist:
 - ~~(a) Buildings with windowed walls facing blank building walls – 15 feet minimum.~~
 - ~~(b) Buildings with blank walls facing buildings with blank walls, or with windows oriented so as not to face another building – 10 feet minimum.~~~~
- ~~(3) Where buildings exceed a horizontal distance of 60 feet, the minimum wall separation shall be increased. For each 15 feet of horizontal distance exceeding 60 feet, the building separation shall be increased by one foot.~~

22.400 Architectural Features for Single and Duplex Residences.

22.402 Applicability. All single detached, single attached and duplex residences shall have architectural features along any face of the building that is visible from a street.

22.700 Additional Standards for Single Attached Development [NEW SECTION]

22.701 Purpose. These additional developments standards for single attached are intended to promote compatibility with single-family neighborhoods, attention to detail, human-scale design and street visibility, while affording flexibility to use a variety of building styles.

22.702 Standards. All new single attached developments shall meet the following standards.

- (1) Number of consecutive units. Single attached developments with street-facing driveways and/or garages are limited to six consecutive attached units. Single attached developments that have no street-facing driveways or garages (rear access only) have no limitation on number of attached units, but shall not exceed [city is considering either 300 or 600] feet in length.
- (2) All units shall include at least three of the following features on any building elevation that faces the street (if on a corner lot, this standard applies on the street-facing elevation where the dwelling takes access).
 - (a) Covered porch at least 5 feet deep
 - (b) Entry area recessed at least 2 feet from the exterior wall to the door
 - (c) Bay or bow window that projects at least 1 foot from exterior wall
 - (d) Offset on the building face of at least 16 inch from one exterior wall surface to the other
 - (e) Dormer
 - (f) Roof eaves with a minimum projection of 12 inches from the intersection of the roof and the exterior walls
 - (g) Roof line offsets of at least 16 inches from the top surface of one roof to the top surface of the other
 - (h) Attached garage
 - (i) Cupola
 - (j) Tile or wood shingle roofs

(k) Horizontal lap siding

(l) Brick covering at least 40% of the building elevation that is visible from the street

(3) The design of front building elevations may not be repeated on more than four consecutive units.

(4) Driveway and garage standards. Single attached developments with street-facing garages shall meet the following criteria:

(a) Where two abutting units have street-facing garages, they shall share one driveway access that does not exceed 16 feet in width where it crosses the sidewalk and intersects the street;

(b) All primary building entrances shall be connected to a driveway (and sidewalk) via a pedestrian walkway that is not less than three (3) feet wide;

(c) The length of the garage wall facing the street may be up to 50 percent of the length of the street-facing primary dwelling façade.

(d) Where the street-facing façade of a primary dwelling unit is less than 22 feet long, an attached garage is not allowed as part of that façade.

(e) A garage wall that faces a street may be no closer to the street lot line than the longest street-facing wall of the dwelling unit.

(5) Common areas. Any common areas shall be owned and maintained by a homeowners association or other legal entity, unless a public dedication is approved by the City. A copy of any applicable covenants, restrictions and conditions shall be recorded and provided to the city prior to building permit approval.

22.703 Alternative design. As an alternative to Section 22.702, single attached dwellings of three or more units may be designed to de-emphasize individual units and create the impression of a larger, single-family dwelling. Elements that could be used to achieve such an impression include shared porches and upper floor extensions, unified exterior colors/treatments, continuous overhangs above the ground floor and continuous rooflines extending across units. Architectural features similar to those required for single family detached dwellings (Article 22.400) should also be used. Single attached development using this alternative design approach shall be reviewed as a Major Site Plan in the R-2, R-3 and R-4 zones and through a PUD in all other zones where single attached is allowed per Schedule 12-2.

Figure X: Single attached development site standards

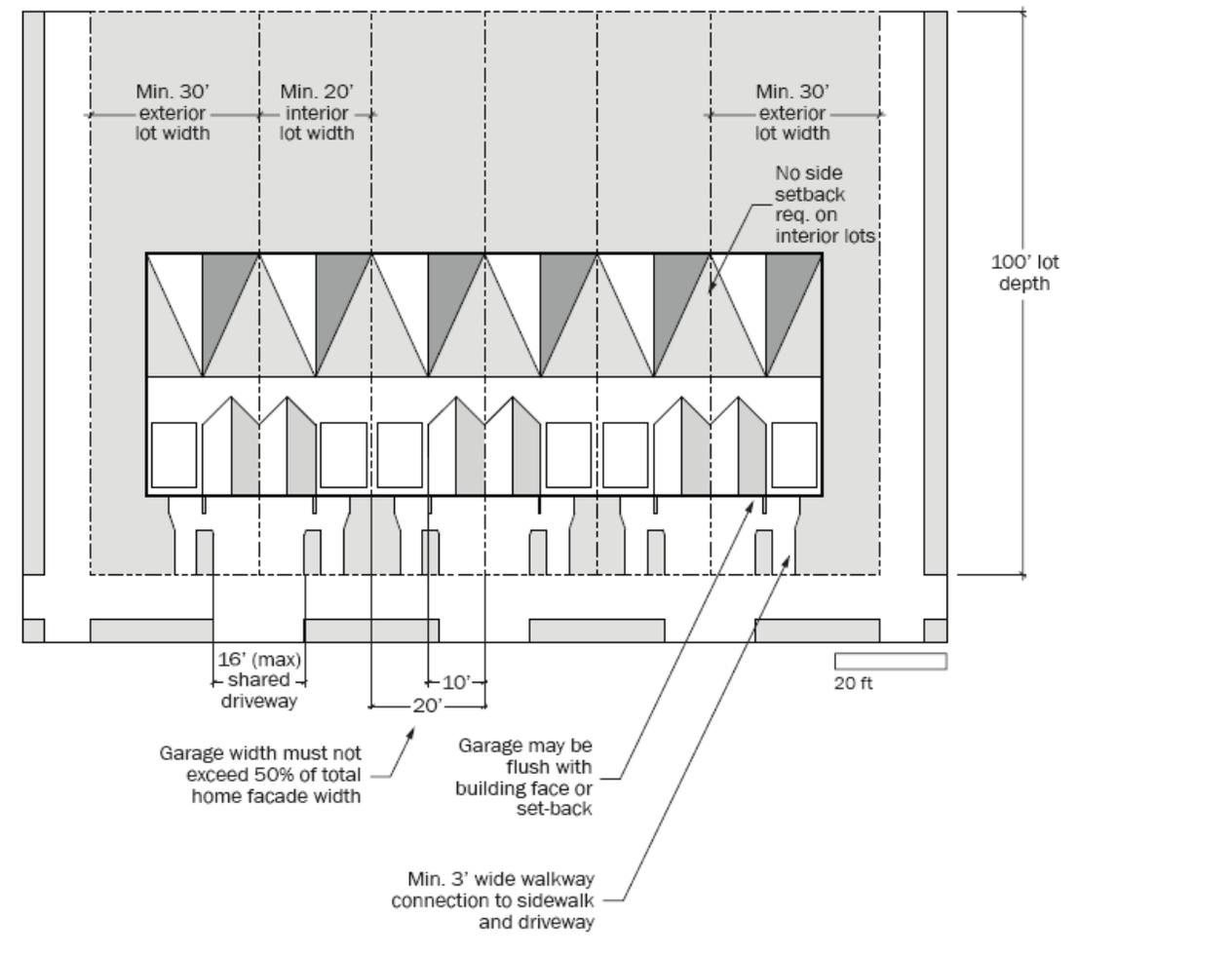


Figure X: Single attached development building standards

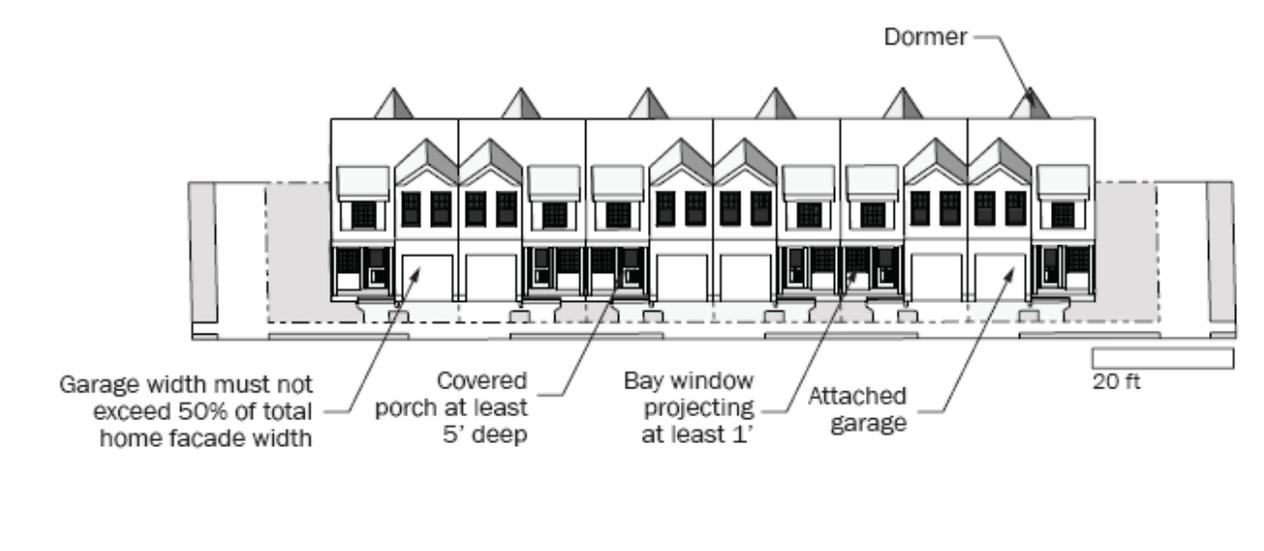


Figure X: Single attached development examples



22.720 Accessory Dwelling Unit Standards [NEW SECTION]

22.721 Purpose. These standards are intended to support the provision of affordable and decent housing while providing homeowners with alternative financial resources, thereby encouraging maintenance of existing housing stock. It is the intent of this section that development of accessory dwelling units not diminish the single-family character of a neighborhood and that any single-family residence containing an accessory dwelling maintain the appearance of a single-family dwelling as viewed from the street.

22.725 Creation of an accessory dwelling unit. An accessory dwelling unit may only be created on a lot with one single-family detached dwelling through one of the following methods:

- (1) Conversion of existing space in one of two ways:
 - (a) Conversion of attached space (for example, attached garage, basement or attic)
 - (b) Conversion of detached space (for example, detached garage or storage shed).
- (2) Addition of new space in one of two ways:
 - (c) Addition of a new unit attached to a single-family dwelling.
 - (d) Addition of a new, detached unit (this includes accessory dwelling units added to a detached garage, either on the second story or same level).

22.727 Applicability. The standards in this section apply to all new accessory dwelling units.

22.730 Density exemption. Accessory dwelling units are exempt from the residential density standards of this code.

22.732 Development and design standards.

- (1) Standards for all accessory dwelling units:
 - (a) No more than one accessory dwelling unit per lot is permitted.
 - (b) No portion of an existing building that encroaches within a required yard setback may be converted to or used as an accessory dwelling unit.
 - (c) Building design standards:
 - i. The size of the accessory dwelling unit shall not exceed 800 square feet.
 - ii. Exterior access to an attached accessory dwelling unit shall be located in side or rear yards or by means of the existing main entrance or front-facing basement entrance.
 - iii. Exterior finish materials shall visually match in type, size and placement, the exterior finish materials of the primary dwelling.
 - iv. The roof pitch shall be the same as the predominant roof pitch of the primary dwelling.
 - v. If the street-facing façade of the accessory dwelling unit is visible from the street, windows shall match, in proportion and orientation, the windows of the primary dwelling.
 - vi. If the primary dwelling has eaves, the accessory dwelling must have eaves that project the same distance from the building. If the primary dwelling does not have eaves, no eaves are required on the accessory dwelling unit.
 - vii. Fire escapes or exterior stairs for access to an attached upper level accessory dwelling unit shall not be located on the front of the primary dwelling.
- (2) Additional standards for detached accessory dwelling units. The following additional standards apply only to conversion of an existing detached space or creation of a new detached unit.
 - (a) The accessory dwelling unit shall be located at least six feet behind the primary dwelling, unless the accessory dwelling unit is in an existing detached space that does not meet this standard.
 - (b) The height of the accessory dwelling unit shall not exceed 1.5 stories or 18 feet, whichever is less.
 - (c) The building footprint of the accessory dwelling unit shall not be larger than the footprint of the primary dwelling.

22.735 Approval criteria. Applications for accessory dwelling units must meet the following criteria.

- (1) The applicant must demonstrate that the accessory dwelling unit complies with all development and design standards in 22.732 above.
- (2) The applicant must demonstrate the proposed modifications comply with applicable building and fire safety codes.
- (3) Ownership and Tenancy. Either the primary residence or the accessory dwelling unit must be occupied by the property owner. Proof of owner-occupancy shall be made annually in accordance with a procedure and submittal requirements established by the Planning Director. Ownership of the accessory units shall not be subdivided or otherwise separated from ownership of the primary residence.
- (4) Business License Required. A business license is required for operation of rental property, pursuant to [city will provide appropriate reference here].

Figure X: Detached ADU site standards

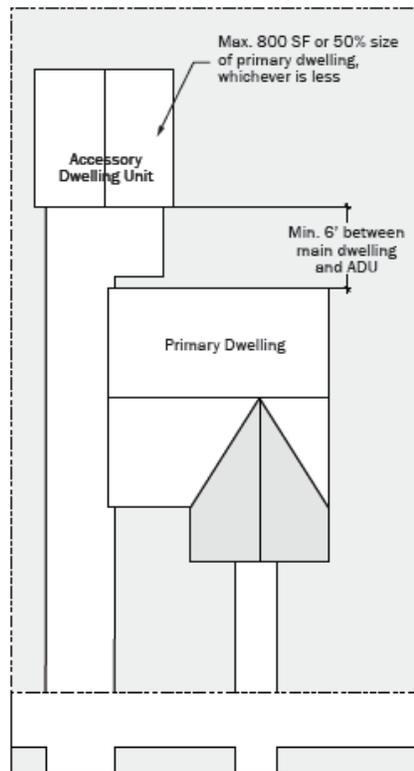
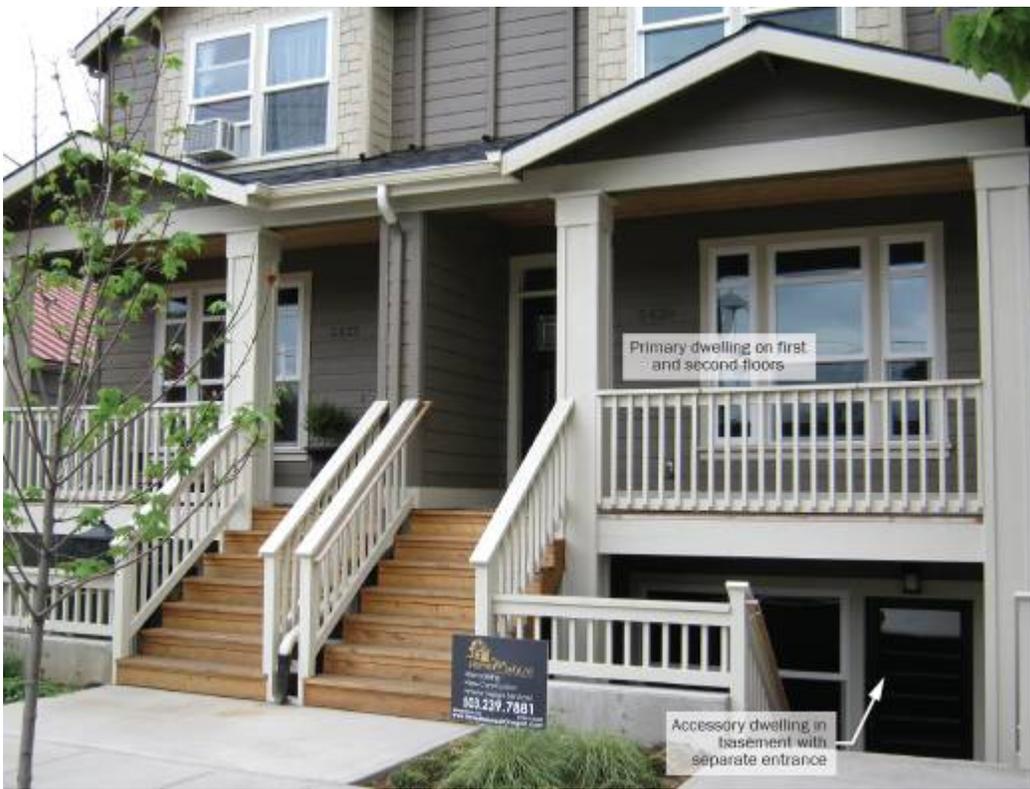


Figure X: Examples of detached and attached ADUs



DRAFT CODE AMENDMENTS - ARTICLE 25: PARKING AND LOADING STANDARDS

Recommended amendments to Article 25 are intended to implement the following:

- 7. **Parking reductions:** Reduce the minimum parking requirements, facilitate shared parking and allow on-street parking to count towards minimum requirements.

[Note: The recommended parking requirements were taken from the Model Code².]

Draft 3 Revisions: None

Article 25: Parking and Loading Standards

25.030 General Provisions

25.031 Applicability

(8) In the case of mixed uses, the total requirements for off-street parking space shall be the sum of the requirements for the various uses, unless joint use of parking facilities can be established consistent with Section 25.032(3).

(9) ~~Parking spaces in a public right-of-way shall not be counted as fulfilling any part of the parking requirements.~~

25.032 Location of Parking and Loading Facilities.

(1) Residential. All off-street parking facilities for residential uses shall be located on the same lot as the use or an abutting lot on a parcel or tract owned in common by all the owners of the properties that will use the parking area. If parking is provided on a separate ~~an abutting~~ lot, an easement or shared parking agreement shall be recorded allowing use of the parking.

(2) Other Uses. For uses other than residences, parking spaces shall be located on the same parcel or on another parcel not farther than 500 feet from the building or use they are intended to serve, measured in a straight line from the building or use. Where parking is located on a parcel not owned by the applicant, a lease or other evidence of agreement shall be submitted to the Director that the use of the facilities are is exclusively for the applicant. On-street parking may be counted toward the minimum parking requirements when it is on the block face abutting the subject use. On-street parking counted toward the minimum requirement shall remain open and available to the public.

~~24.040~~ **25.040 Off-Street Parking and Loading Requirements by Use**

25.042 Parking facilities

Land Use	Off-Street Parking Requirements
(1) Residential Uses	
(a) Studio and one bedroom dwelling unit	1.00 space per dwelling unit.
(b) Two bedroom dwelling units	1.50 spaces per dwelling unit.
(c) Three and four bedroom dwelling units	2.00 spaces per dwelling unit.
(d) Five or more bedrooms	3.00 spaces per dwelling unit.
(e) For projects not providing on street parking add:	0.20 space per dwelling unit (guest).

² Model Development Code & User's Guide for Small Cities, Draft #4 – 3rd Edition, Oregon Transportation and Growth Management Program, April 2012 (unless an earlier version is specified).

	<u>2 spaces per 1,000 sq. ft. of gross floor area, except bulk retail per (b).</u>
(d) Medical or dental:	One space per 250 sq. ft. of gross floor area. <u>2 spaces per 1,000 sq. ft. of gross floor area</u>
(e) Other office buildings, business and professional offices:	One space for every 400 sq. ft. of gross floor area. <u>2 spaces per 1,000 sq. ft. of gross floor area</u>
(f) Pharmacies:	One space for each 150 sq. ft. of gross floor area. <u>2 spaces per 1,000 sq. ft. of gross floor area</u>
(g) Establishments for the sale and consumption on the premises of food and beverages <u>(restaurants and bars):</u> Restaurant or tavern <u>— Restaurant with separate tavern</u>	10 spaces per 1,000 sq. ft. of gross floor area. 15 spaces per 1,000 sq. ft. of gross floor area. <u>5 spaces per 1,000 sq. ft. of gross floor area</u>

DRAFT CODE AMENDMENTS – ARTICLE 30: DEFINITIONS

The recommended amendments in this section are intended to help implement the following measures:

2. **Single-family Attached Housing:** Revise definition
6. **Cottage Development:** Add definition and delete the term “cluster” from the list of terms that are not considered building types.
10. **Accessory dwelling unit (ADU) standards:** Add definition
13. **Terminology:** A discussion regarding terminology can be found at the end of this section.

Article 30: Definitions

30.020 Definitions

Building Types: The description of buildings according to their placement and arrangement on a site or sites as follows:

(2) Residential - That group of building types comprising the following:

(a) Single Detached-One: One dwelling unit, freestanding and structurally separated from any other dwelling unit or buildings, located on a lot or development site. (See Concept Sketch 30-Building Types.)

(b) Single Detached-Two: Two dwelling units located on the same lot that are not attached in any manner. (See Concept Sketch 30-Building Types.)

(c) Duplex: Two dwelling units placed so that some structural parts are in common and are located on a single lot or development site. (See Concept Sketch 30-Building Types.)

(d) Single Attached: Two or more dwelling units attached side-by-side with some structural parts in common at a common property line. (See Concept Sketch 30-Building Types.)

(e) Multi-Dwelling: A structure or complex of structures containing at least three dwelling units in any vertical or horizontal arrangement, located on a lot or development site. (See Concept Sketch 30-Building Types.)

(f) Accessory Dwelling Unit (ADU): A second dwelling unit created on a lot with a primary single-family detached house. The second unit is created auxiliary to, and is always smaller than the primary house. The ADU includes its own independent living facilities including provision for sleeping, cooking, and sanitation, and is designed for residential occupancy by one or more people, independent of the primary dwelling unit. The unit may have a separate exterior entrance or an entrance to an internal common area accessible to the outside.

(g) Cottage Development: A grouping of four to twelve small, single family dwelling units clustered around a common open space area and developed with a coherent plan for the entire site. Cottage units may have other shared amenities. The shared common area and coordinated design may allow densities that are somewhat higher than typical in single family neighborhoods possible while minimizing impacts on adjacent residential areas.

Family: Any of the following:

- (1) An individual or group of persons not to exceed fifteen in number, related by blood, marriage or adoption;

(2) An individual or group of disabled persons, not to exceed fifteen in number.

(3) An individual or a group of not more than five persons (excluding servants) who need not be related by blood, marriage or adoption, living together in a dwelling unit. A group of six to fifteen unrelated persons may qualify as a "family" under this definition if the group:

(a) Shares the entire house.

(b) Lives and cooks together as a single housekeeping unit.

(c) Shares expenses for food, rent or mortgage, utilities or other household expenses, and

(d) Is permanent and stable (e.g., all parties have long-term leases or ownership interest in the property).

[Note: The definition of family should be reviewed with legal council]

Group Quarters: The residential occupancy of living units by groups of ~~more than five~~ of persons who do not meet the definition of "family" are not all related by blood, marriage or adoption, and where the communal kitchen and/or dining facilities are provided. Residential facilities are defined separately and are not included as group quarters.

(3) The following commonly used terms are not considered building types for purposes of this

Code:

~~(a) Cluster~~

(b) Condominium

(c) Townhouse

(d) Apartment

Terminology. Because the issue of terminology for residential building types was raised after the Final Evaluation Report was drafted, a brief discussion is included here.

Per comments from the Planning Commission, terminology used in the code should be consistent with common real-estate and financing terms to the extent practicable to avoid barriers to financing. Some development types (condominiums and developments with shared common space, for example) have real-estate disclosure requirements per the Oregon Revised Statutes.

Existing terminology is shown in the text box above. Terms that are not used in Grants Pass code but are commonly used in other jurisdictions and are regulated by the Oregon Residential Specialty Code (ORSC) include townhouse and rowhouse.

- Townhouse: Single-family dwelling unit in a group of three or more attached units. Each unit extends from foundation to roof and has yard or public way on at least two sides. All units are on the same lot. Per the Oregon Residential Specialty Code (ORSC), townhomes are considered separate buildings and must have a fire wall
- Rowhouse: A rowhouse is a single family unit constructed in a row of attached units separated by property lines. Rowhouses have a different set of building code standards per the ORSC.

It is unclear which development types were being referenced in the Planning Commission discussion, and what conflicts have occurred in the past that may need to be addressed. It's also unclear if the city's building code conflicts with the development code in terms of residential

building type naming or definitions. Further clarification from the city will be needed in order to draft recommended code amendments.

Miscellaneous Information – No Action Needed

Item:

Miscellaneous Information – No Action Needed

Information Items:

- **Demographic and Household Information**
- **Update on Land Use Extension Ordinance**

Background:

- **Demographic and Household Information.** Attached are some graphics that show some recent demographic and household information for Grants Pass, as well as some information about the forecast age structure for Josephine County
- **Update on Land Use Extension Ordinance.** The City Council previously approved ordinances that extended the deadline for certain land use decisions. In September, the City Council revised the extension to grant additional time to construct improvements and file the final plat application for subdivision applications that were included as part of the original extension. In part, this provided additional time for applicants in areas within the current UGB being considered for upzoning to evaluate whether they might want to revise their existing active approvals to incorporate housing types and densities consistent with that policy.

This additional extension approval by the City Council, together with the upzoning policy approach, has provided real benefits. At least one project is now in the process of developing and evaluating alternative plans that would incorporate housing types and densities consistent with this policy. This has potential benefits to the applicant to meet more than one type of housing need and offer more than one housing product on the market at the same time.

Summary:

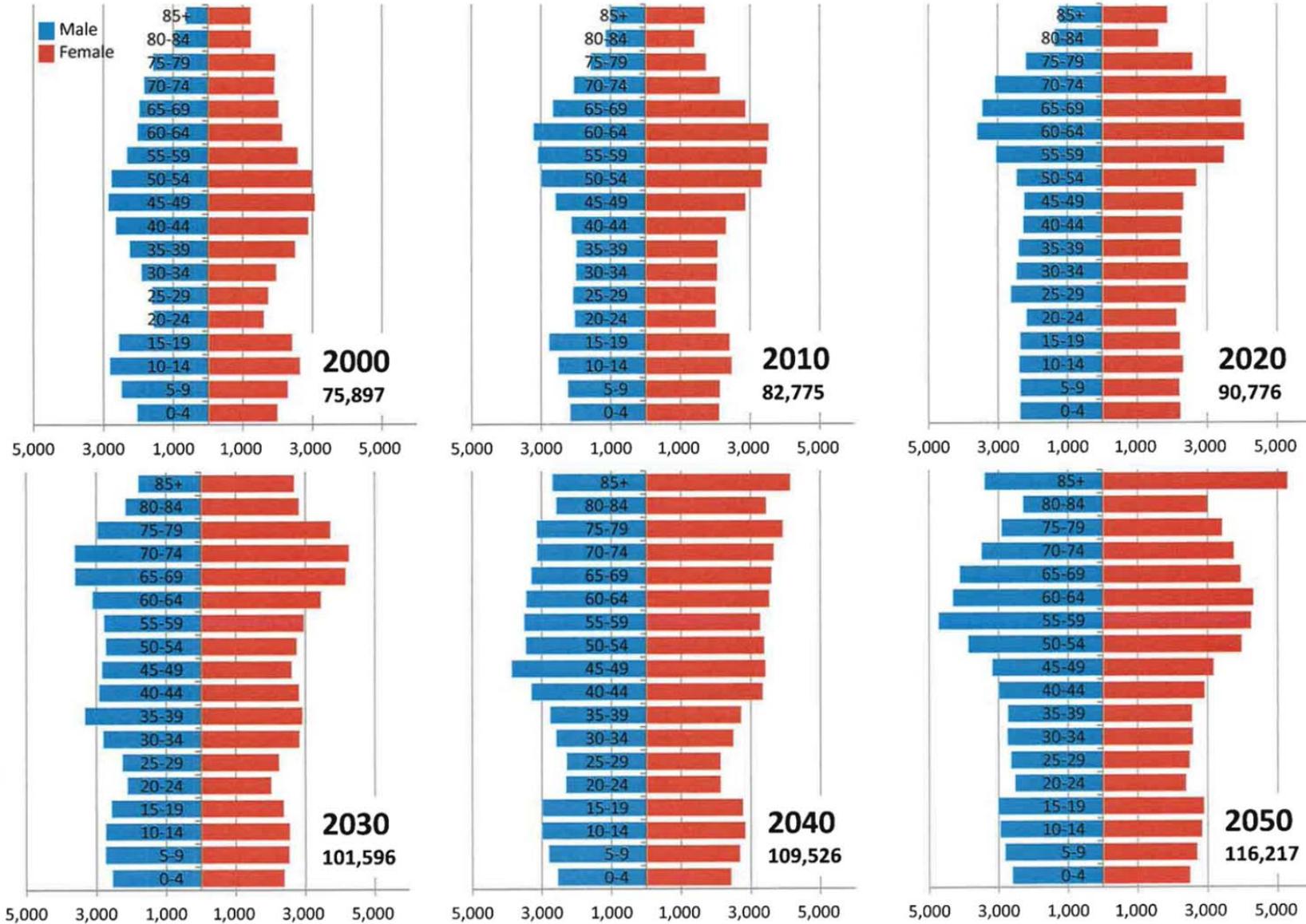
- **Demographic and Household Information.** The attached information provides some recent demographic and household characteristics for Grants Pass and some forecast population characteristics for Josephine County.
- **Land Use Extension Ordinance.** The recent land use extension ordinance is providing real benefits to applicants and the community, addressing housing needs in a logical land use pattern, enabling additional housing types and densities within the current UGB, consistent with policy direction recently provided by City Council

Attachments:

- Graphical Representation of Excerpted Demographic and Household Information

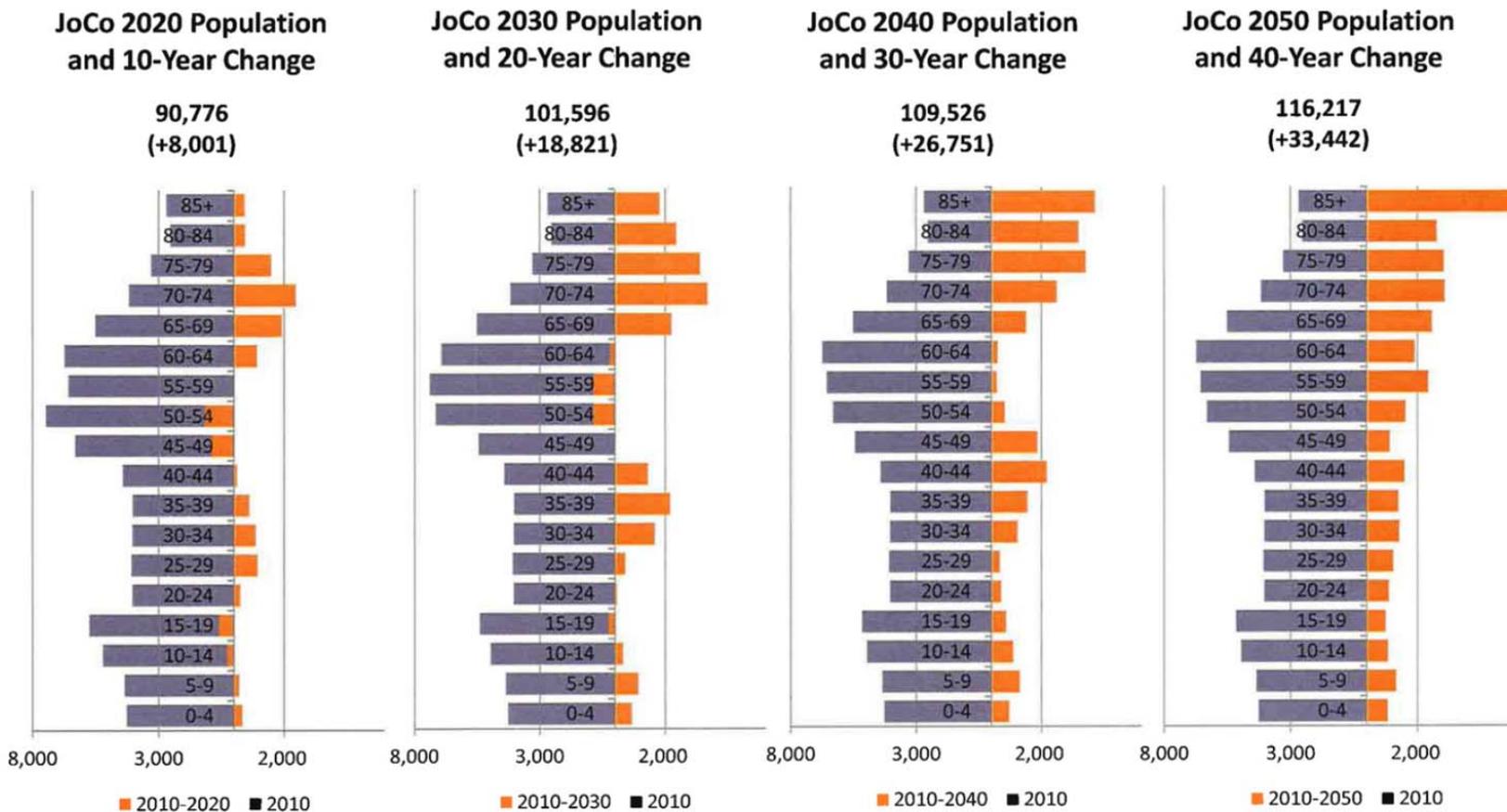
Notes:

Josephine County Population 2000-2050, OEA March 28, 2013 Forecast



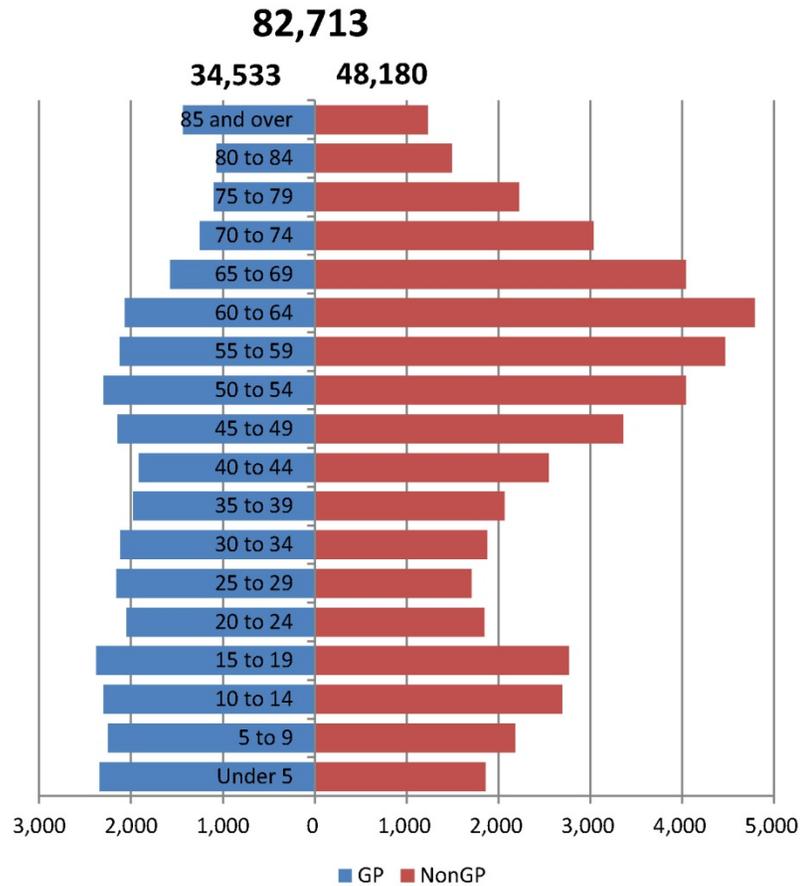
Josephine County Population Change from 2010

OEA Final Forecast, March 28, 2013 (by 5-Year Age Group)

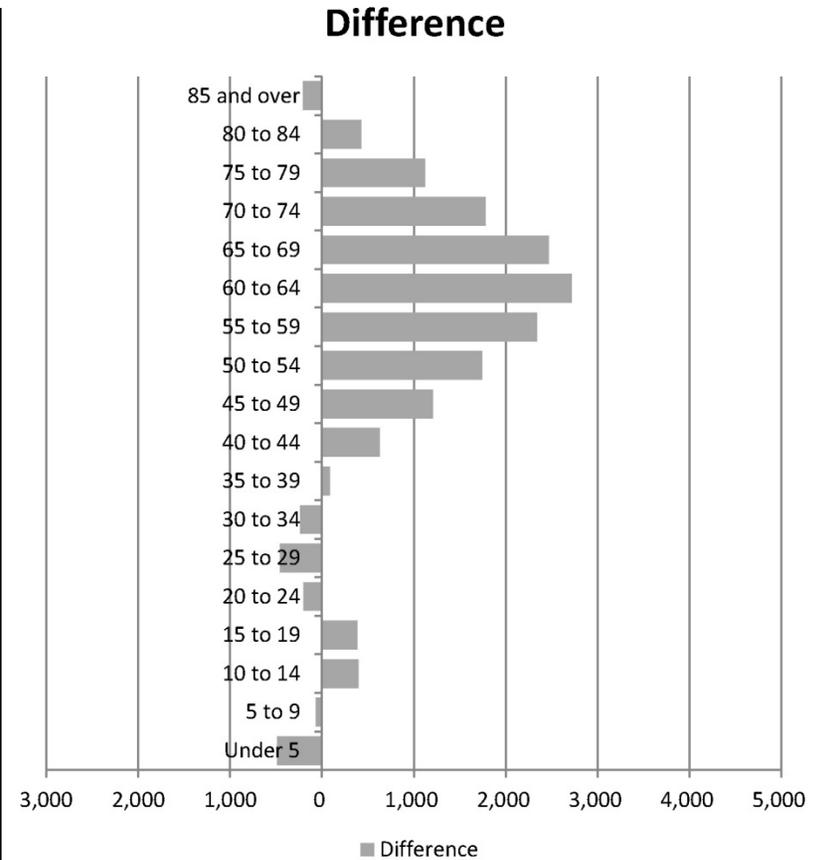


2010 Josephine County Population by 5-Year Age Group

(Inside and Outside City of GP)

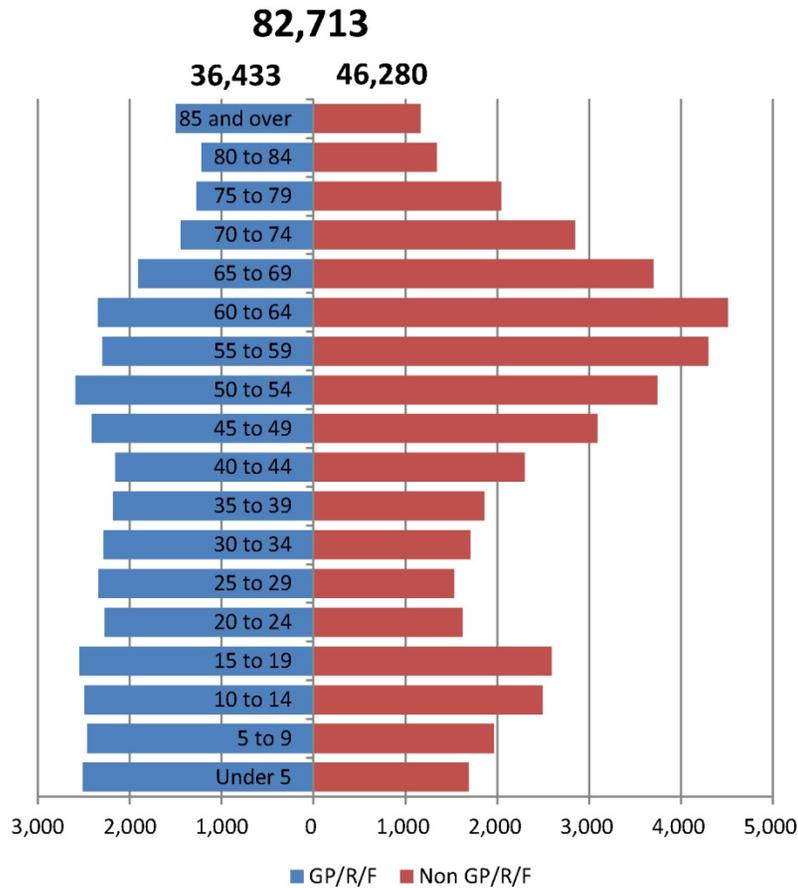


Josephine County: 82,713
 City of Grants Pass: 34,533 (42%)
 Outside City of Grants Pass: 48,180 (58%)

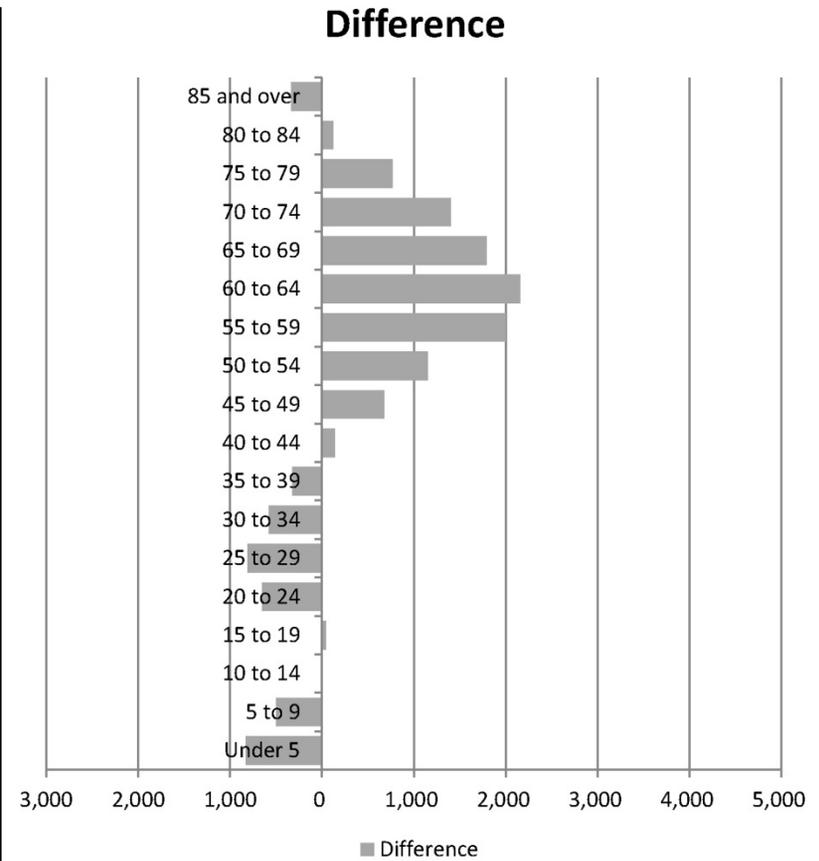


2010 Josephine County Population by 5-Year Age Group

(Inside and Outside City of GP + Redwood CDP + Fruitdale CDP)



Josephine County:	82,713
City of Grants Pass:	36,433 (44%)
Outside City of Grants Pass:	46,280 (56%)



Population and Households

Grants Pass, 2012 PSU & 2011 ACS



**~35,000 PEOPLE
IN GRANTS PASS**



**~34,000 PEOPLE
IN HOUSING UNITS**



**~1,100 PEOPLE
IN GROUP QUARTERS**



**~14,000 OCCUPIED
HOUSING UNITS**



Population & Households, 2011 ACS

HH Size	% of HH	# of HH	% of HH Pop	# of HH Pop
1-Person	36%	5,129	15%	5,129
2-Person	35%	4,958	30%	9,916
3-Person	11%	1,591	14%	4,774
4-Person	18%	2,529	41%	13,516
Total	100%	14,207	100%	33,335

Of people in households (vs. assisted living, etc.):

- 1-Person HHs: 15% of pop. in 36% of dwelling units
- 2-Person HHs: 30% of pop. in 35% of dwellings units
- 3-Person HHs: 14% of pop. in 11% of dwellings units
- 4+ Person HHs: 41% of pop. in 18% of dwellings units

Housing Tenure:

49.4% Owner-Occupied
50.6% Renter-Occupied

Year Householder Moved into Current Unit:

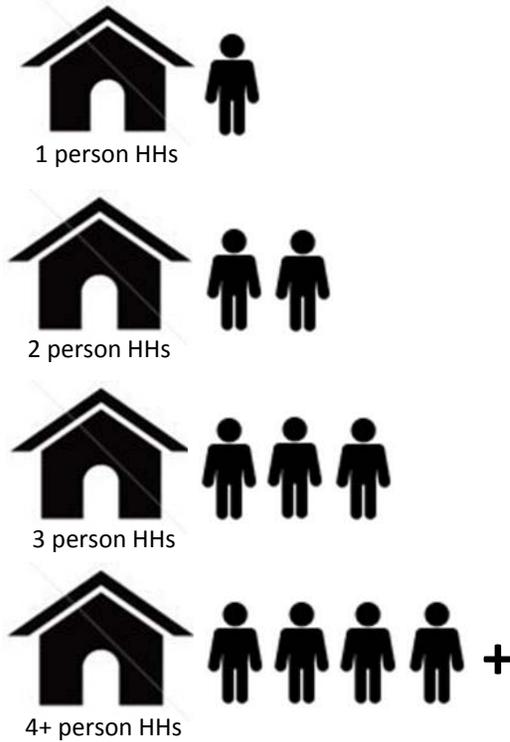
56% moved in 2005 or later
21% moved in 2000-2004
15% moved in 1990-1999
5% moved in 1980-1989
2% moved in 1970-1979
2% moved in 1969 or earlier

} 77% since 2000 } 92% since 1990

Population and Households by Household Size

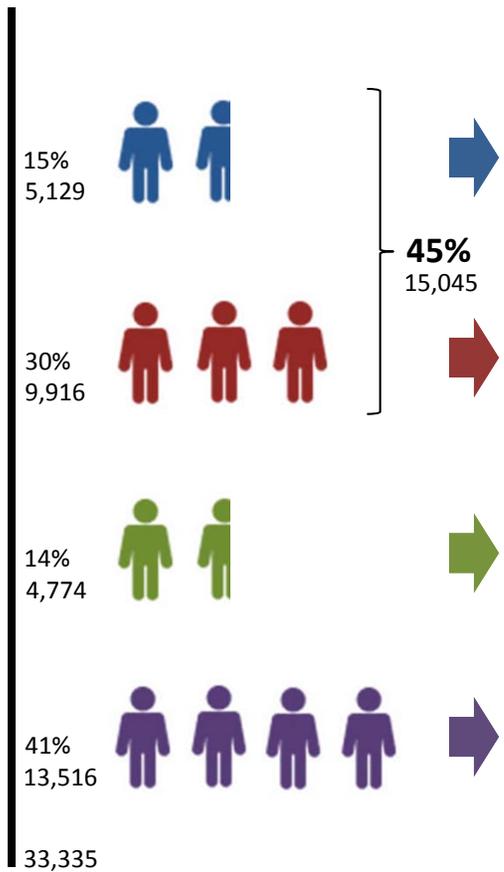
Grants Pass, 2011 ACS

Household Size



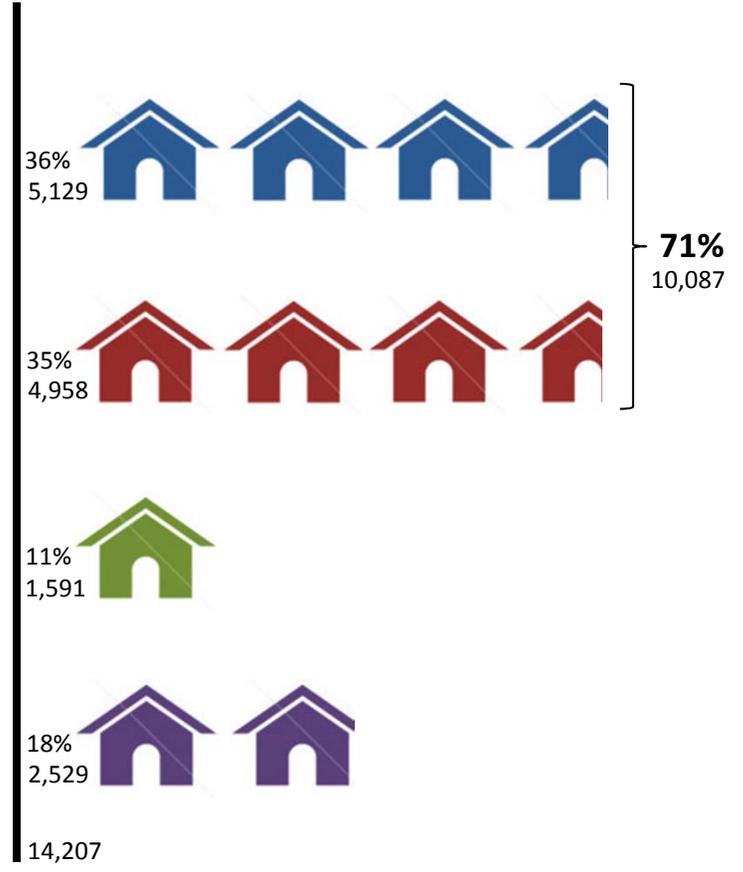
Percent of Population

(Each Symbol = 10% of Total Pop)



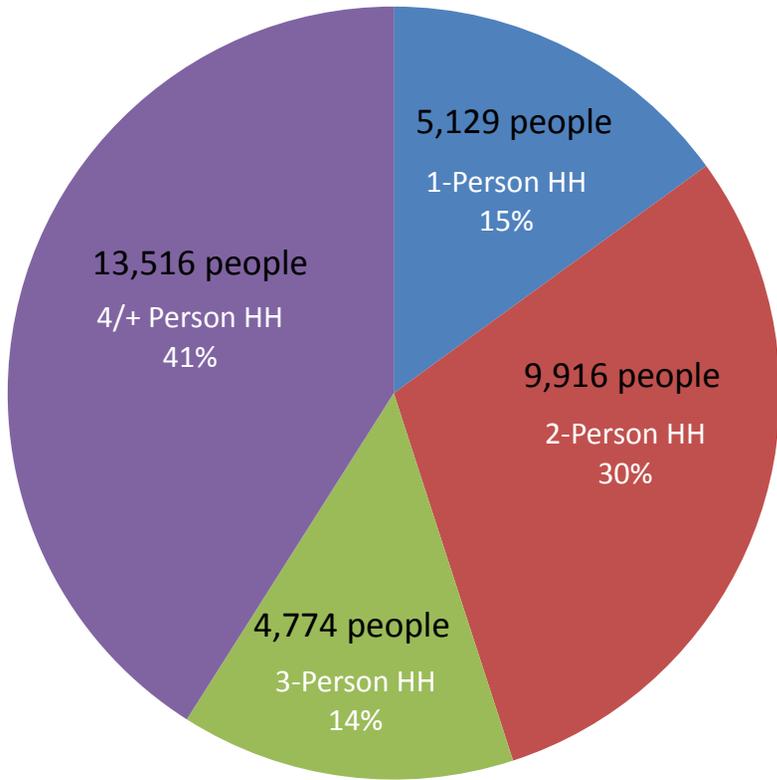
Percent of Households

(Each Symbol = 10% of Total HHs)



Population and Households by Household Size

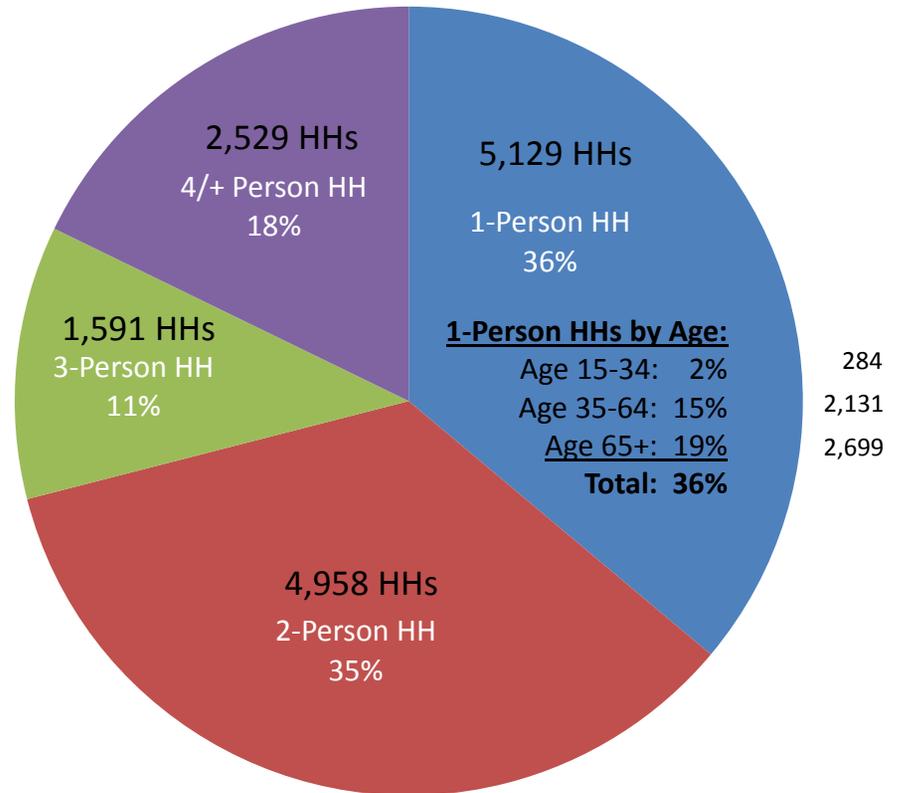
City of Grants Pass
Population by HH Size, 2011 ACS, Occupied Housing Units



- 1-Person Household
- 2-Person Household
- 3-Person Household
- 4 or More Person Household

33,335 people

City of Grants Pass
Households by Size, 2011 ACS



- 1-Person Household
- 2-Person Household
- 3-Person Household
- 4 or More Person Household

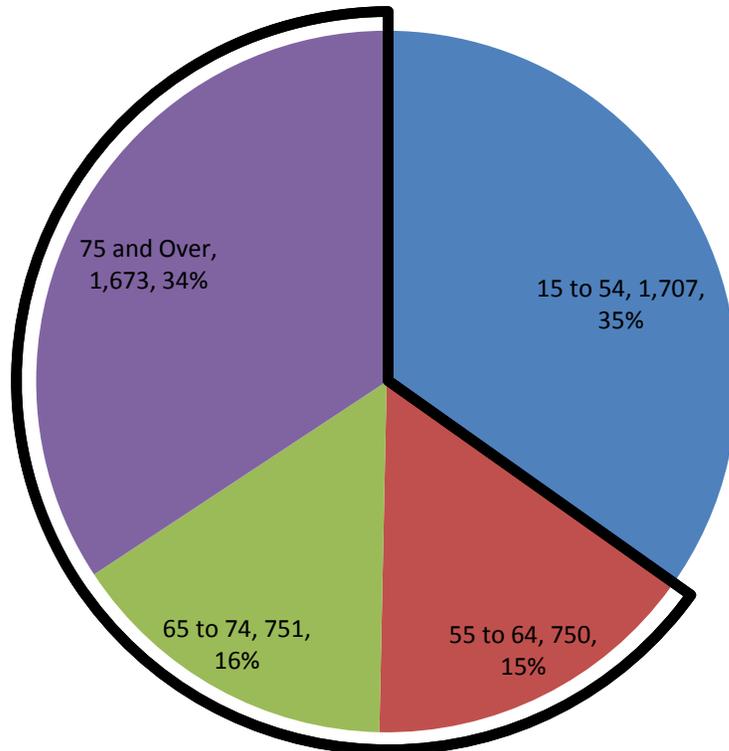
14,207 HHs

284
2,131
2,699

Household Size by Age of Householder

Grants Pass, 2011 ACS

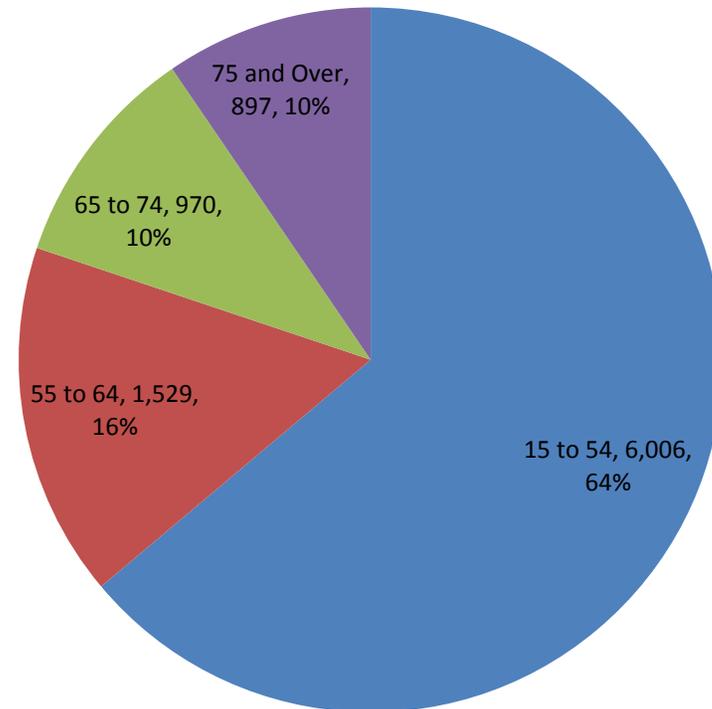
1 Person HHs



65% of 1 Person HHs Over 55 Years of Age

■ 15 to 54 ■ 55 to 64 ■ 65 to 74 ■ 75 and Over

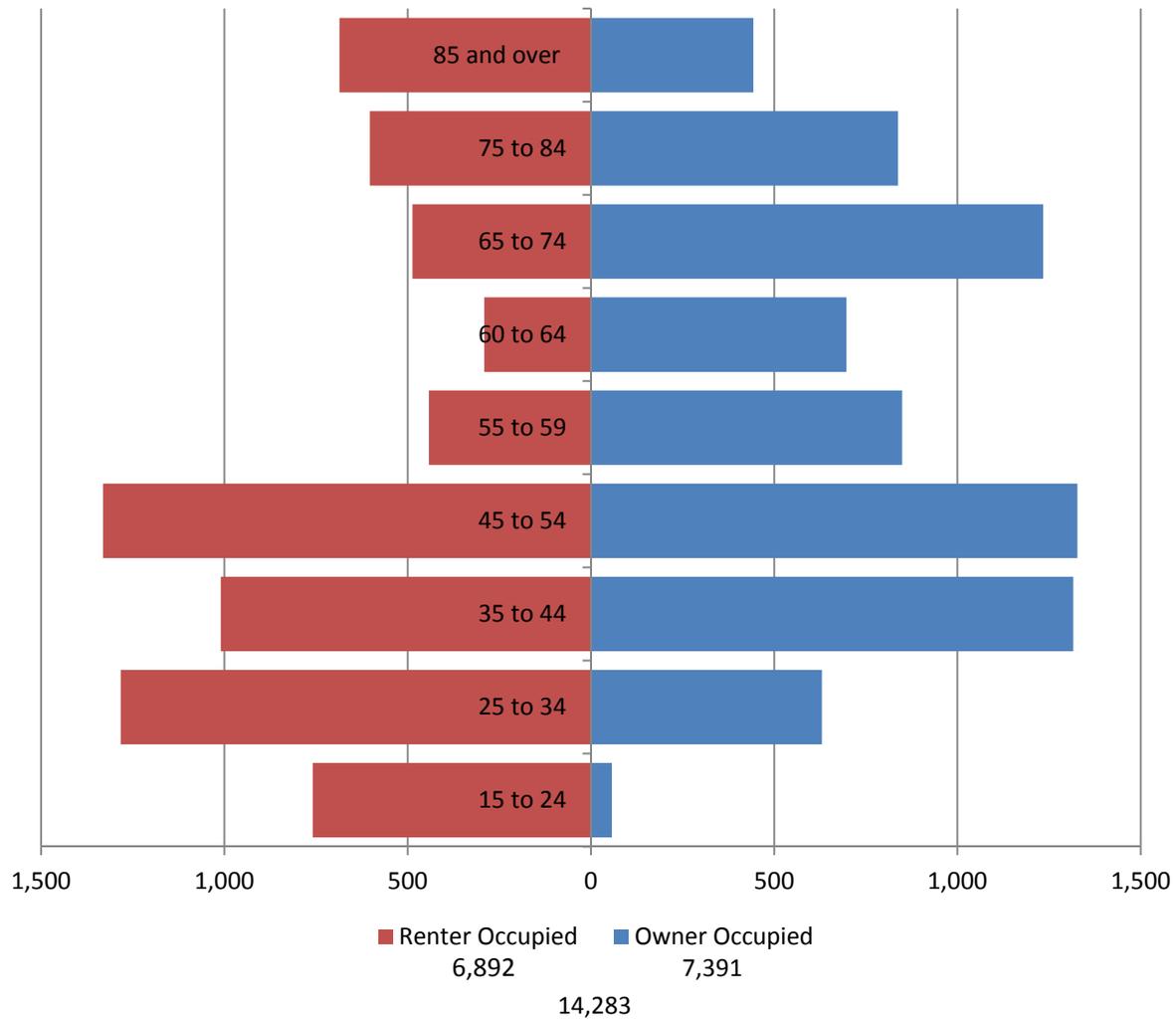
2+ person HHs



■ 15 to 54 ■ 55 to 64 ■ 65 to 74 ■ 75 and Over

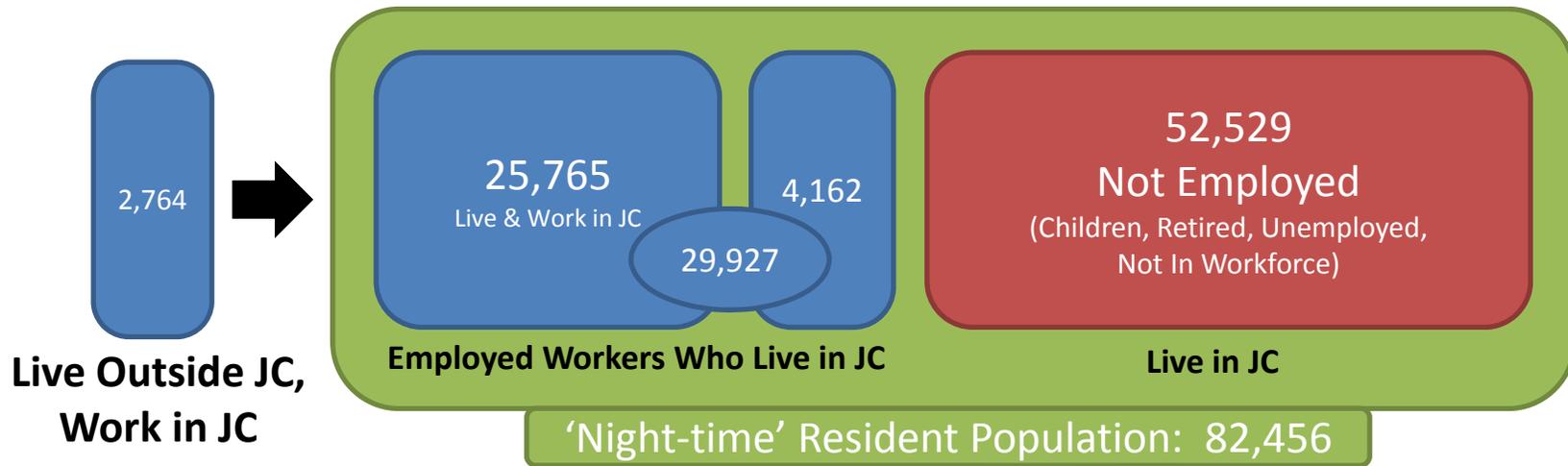
Tenure by Household Size by Age of Householder (Renter/Owner Occupied)

Grants Pass, 2011 ACS, 5-Year Tables



Josephine County (2011 ACS)

Where People Live



Where People Work



Grants Pass (2011 ACS)

Grants Pass is a Regional Center
and Also a Satellite to the Larger Medford Regional Center

