

Urban Growth Planning

October 28, 2013

1. Overview

Information	Direction
1. Overview	6. UGB and Urban Reserve- Boundaries and Plan Maps
2. Population Forecast	7. Intergovernmental Agreements – UGB Expansion & Urban Reserve
3. Comp. Plan Amendments – 'Needs' Elements Updates	8. Comp. Plan Amendment – UGB Inclusion Criterion
4. Upzoning of Lands in UGB	9. 'Efficiency Measures' – Development Code Amendments
(5. Policy – Timing of Rural to Urban Rezoning for UGB Expansion Areas)	(10. Miscellaneous Information)

ACTION	GRANTS PASS URBAN GROWTH PLANNING - ACTION ITEM	ADOPTION REQUIRED BY:	
		City ⁽¹⁾	County
<input checked="" type="checkbox"/>	Population Forecast	✓	✓
<input checked="" type="checkbox"/>	Comprehensive Plan "Needs" Elements Updates (Population, Housing, Economy, Urbanization)	✓	
<input checked="" type="checkbox"/>	Upzoning of Some Lands in Current UGB	✓	
	Policy - Timing of Rural to Urban Rezoning for UGB Expansion Areas <ul style="list-style-type: none"> • Policy • Future Zoning Map Amendments Per Policy 	✓ ✓	✓
<input type="checkbox"/>	UGB & Urban Reserve Boundaries and Plan Maps <ul style="list-style-type: none"> • 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>	✓ ✓ ✓ ✓	✓ ✓
<input type="checkbox"/>	Intergovernmental Agreements (IGAs) <ul style="list-style-type: none"> • Interim IGA for UGB Expansion Area • IGA for the Urban Reserve 	✓ ✓	✓ ✓
<input type="checkbox"/>	Comprehensive Plan Amendment - UGB Inclusion Criteria (Section 13.6.3(e) of the Comp. Plan UGB Amendment Criteria)	✓	
<input type="checkbox"/>	"Efficiency Measures" - Development Code Amendments	✓	
	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.

For all items, the action being taken at this time is direction to staff. Adoption will occur through the formal public hearing process. Once direction has been provided on all necessary items, staff will submit notice of the draft proposal to DLCD to initiate the 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.

2. Population Forecast

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
	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
2014	0.6058%	84,799	83,781	0.462	38,707	4.591%	3,068	6.286%	2,490
2015	0.6058%	85,313	84,289	0.464	39,110	4.591%	3,209	6.286%	2,646
2016	1.2491%	86,379	85,341	0.466	39,769	4.591%	3,357	6.286%	2,813
2017	1.2491%	87,458	86,407	0.468	40,439	4.591%	3,511	6.286%	2,989
2018	1.2491%	88,550	87,487	0.470	41,119	4.591%	3,672	6.286%	3,177
2019	1.2491%	89,656	88,580	0.472	41,810	4.591%	3,840	6.286%	3,377
2020	1.2491%	90,776	89,686	0.474	42,511	4.591%	4,017	6.286%	3,589
2021	1.2238%	91,887	90,784	0.476	43,213	4.591%	4,201	6.286%	3,815
2022	1.2238%	93,011	91,895	0.478	43,926	4.591%	4,394	6.286%	4,055
2023	1.2238%	94,150	93,019	0.480	44,649	4.591%	4,596	6.286%	4,310
2024	1.2238%	95,302	94,157	0.482	45,384	4.591%	4,807	6.286%	4,581
2025	1.2238%	96,468	95,310	0.484	46,130	4.591%	5,027	6.286%	4,869
2026	1.0412%	97,472	96,302	0.486	46,803	4.591%	5,258	6.286%	5,173
2027	1.0412%	98,487	97,305	0.488	47,485	4.591%	5,500	6.286%	5,500
2028	1.0412%	99,513	98,318	0.490	48,176	1.054%	5,558	1.054%	5,558
2029	1.0412%	100,549	99,342	0.492	48,876	1.054%	5,616	1.054%	5,616
2030	1.0412%	101,596	100,376	0.494	49,586	1.054%	5,675	1.054%	5,675
2031	0.8198%	102,429	101,199	0.496	50,195	1.054%	5,735	1.054%	5,735
2032	0.8198%	102,288	102,028	0.498	50,810	1.054%	5,796	1.054%	5,796
2033	0.8198%	104,115	102,865	0.500	51,432	1.054%	5,857	1.054%	5,857
2034	0.8198%	104,969	103,708	0.501	51,958	1.054%	5,918	1.054%	5,918
2035	0.8198%	105,829	104,558	0.502	52,488	1.054%	5,981	1.054%	5,981
2036	0.6891%	106,598	105,279	0.503	52,955	1.054%	6,044	1.054%	6,044
2037	0.6891%	107,293	106,004	0.504	53,426	1.054%	6,107	1.054%	6,107
2038	0.6891%	108,032	106,735	0.505	53,901	1.054%	6,172	1.054%	6,172
2039	0.6891%	108,776	107,470	0.506	54,380	1.054%	6,237	1.054%	6,237
2040	0.6891%	109,526	108,211	0.507	54,863	1.054%	6,303	1.054%	6,303
2041	0.6097%	110,194	108,871	0.508	55,306	1.054%	6,369	1.054%	6,369
2042	0.6097%	110,866	109,534	0.509	55,753	1.054%	6,436	1.054%	6,436
2043	0.6097%	111,542	110,202	0.510	56,203	1.054%	6,504	1.054%	6,504
2044	0.6097%	112,222	110,874	0.511	56,657	1.054%	6,573	1.054%	6,573
2045	0.6097%	112,906	111,550	0.512	57,114	1.054%	6,642	1.054%	6,642
2046	0.5797%	113,561	112,197	0.513	57,557	1.054%	6,712	1.054%	6,712
2047	0.5797%	114,219	112,847	0.514	58,004	1.054%	6,783	1.054%	6,783
2048	0.5797%	114,881	113,502	0.515	58,453	1.054%	6,854	1.054%	6,854
2049	0.5797%	115,547	114,160	0.516	58,906	1.054%	6,926	1.054%	6,926
2050	0.5797%	116,217	114,822	0.517	59,363	1.054%	6,999	1.054%	6,999

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

Actual population initially added to the Grants Pass UGB and Urban Reserve areas upon adoption (Table 2, Column 4) will depend on which areas are included, and the table will be updated accordingly.

Table 2. Josephine County Coordinated Population Forecast to 2050

September 5, 2013 Update						
Year	Josephine County	Grants Pass Urban Area	Est. Add'l GUA Base Yr. After Rev. UGB/UR	Total GUA Base Yr. After Rev. UGB/UR	Cave Junction Urban Area	JoCo Outside Urban Areas
2007						
2008					2,241	
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	42,205
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

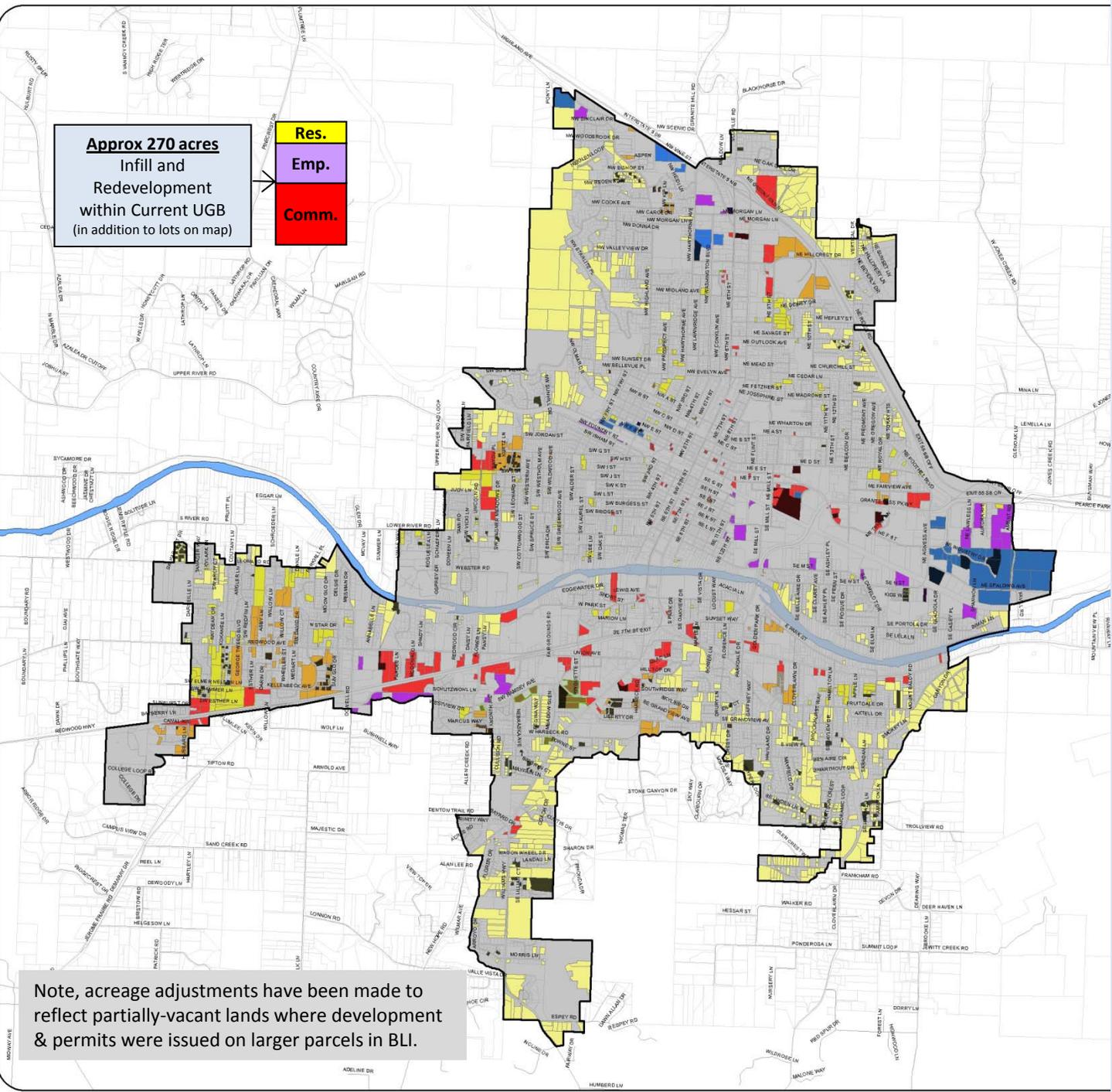
3. Comprehensive Plan 'Needs' Element Updates

- Population, Housing, Economy, Urbanization
- Determine Needed Acreages / Plan Designations
- Buildable Land Inventory
- Efficiency Measures
- Expansion Needs

BLI Updated to 2013
~92 acres less BLI

Approx 270 acres
Infill and
Redevelopment
within Current UGB
(in addition to lots on map)

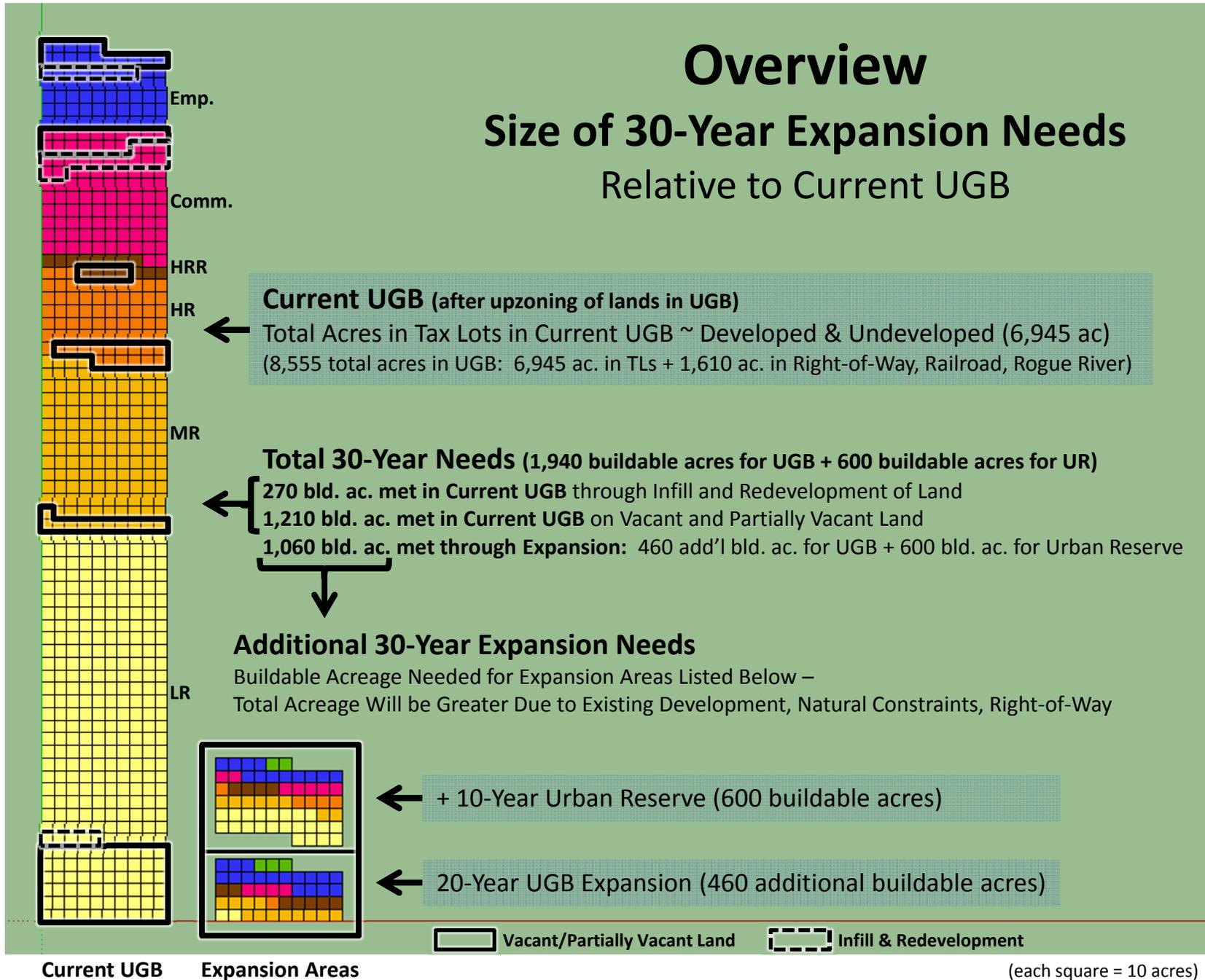
Res.
Emp.
Comm.



Note, acreage adjustments have been made to reflect partially-vacant lands where development & permits were issued on larger parcels in BLI.

Overview

Size of 30-Year Expansion Needs Relative to Current UGB

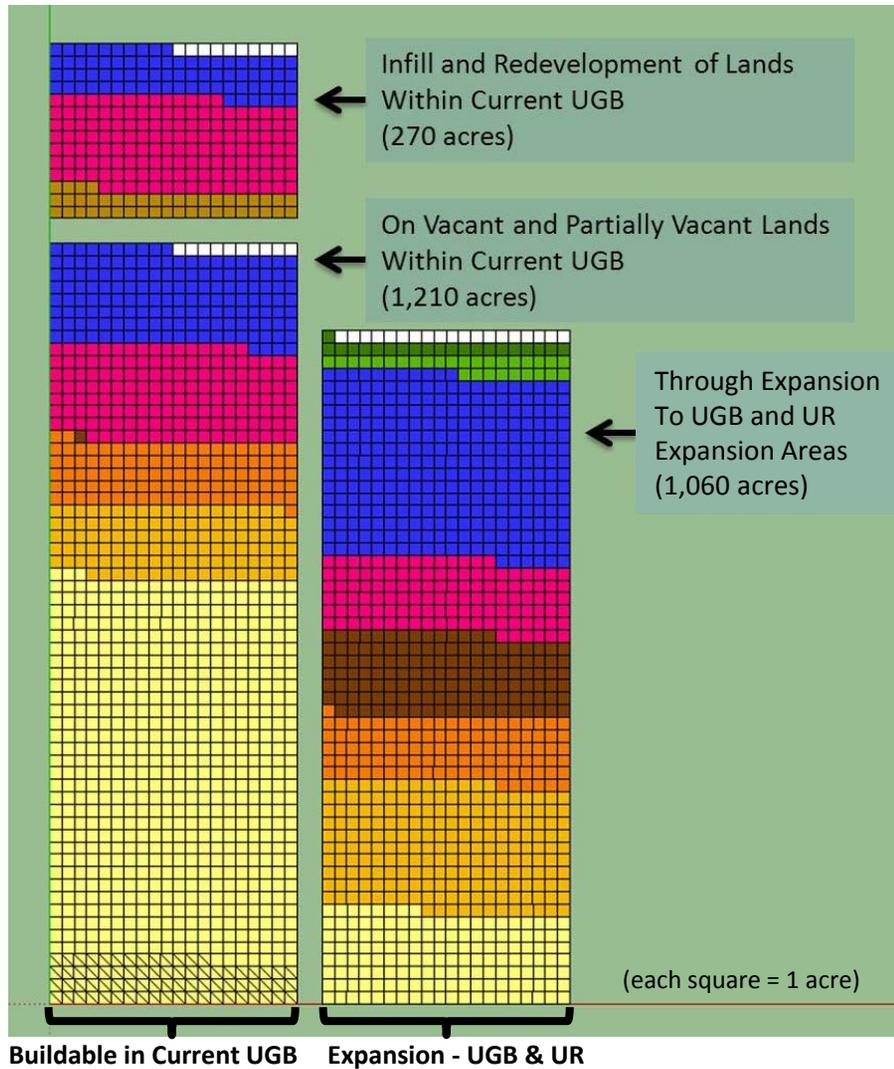


Total 30-Year Buildable Supply & Need

Allocations

Without

Rezones in Current UGB

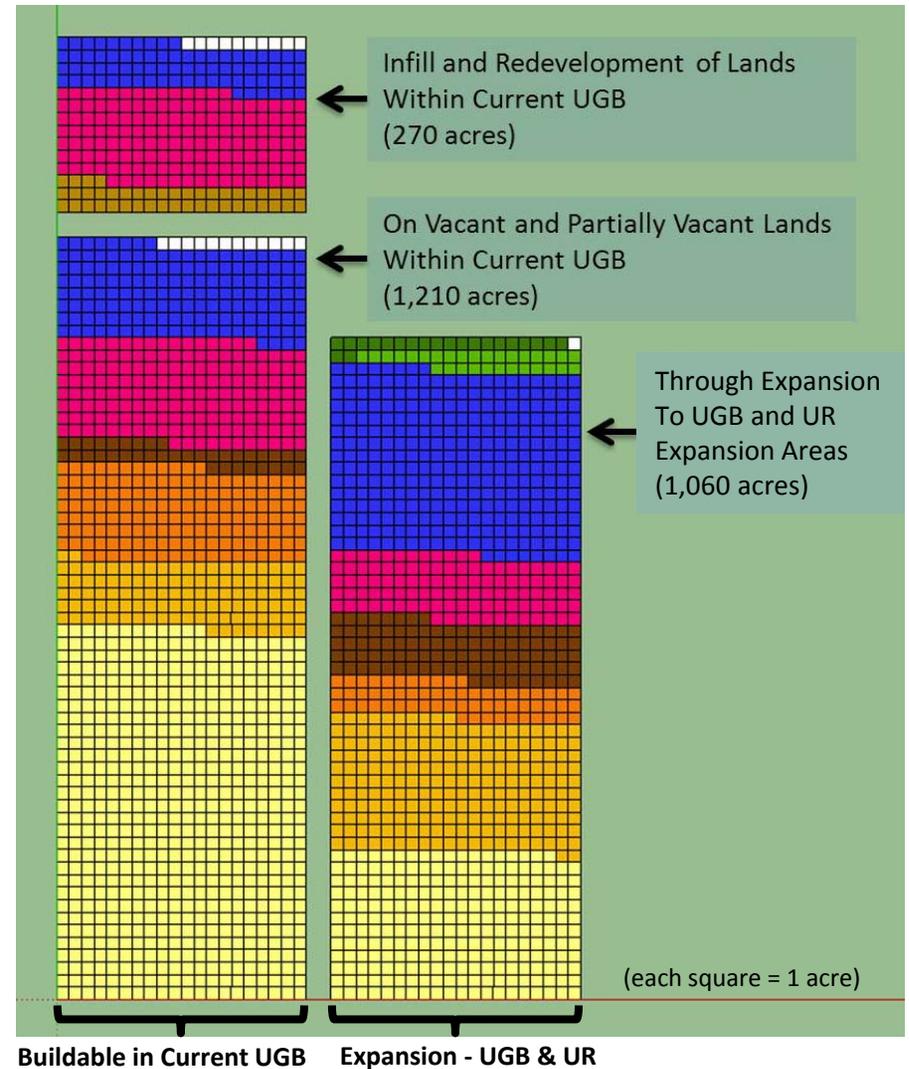


Total 30-Year Buildable Supply & Need

Allocations

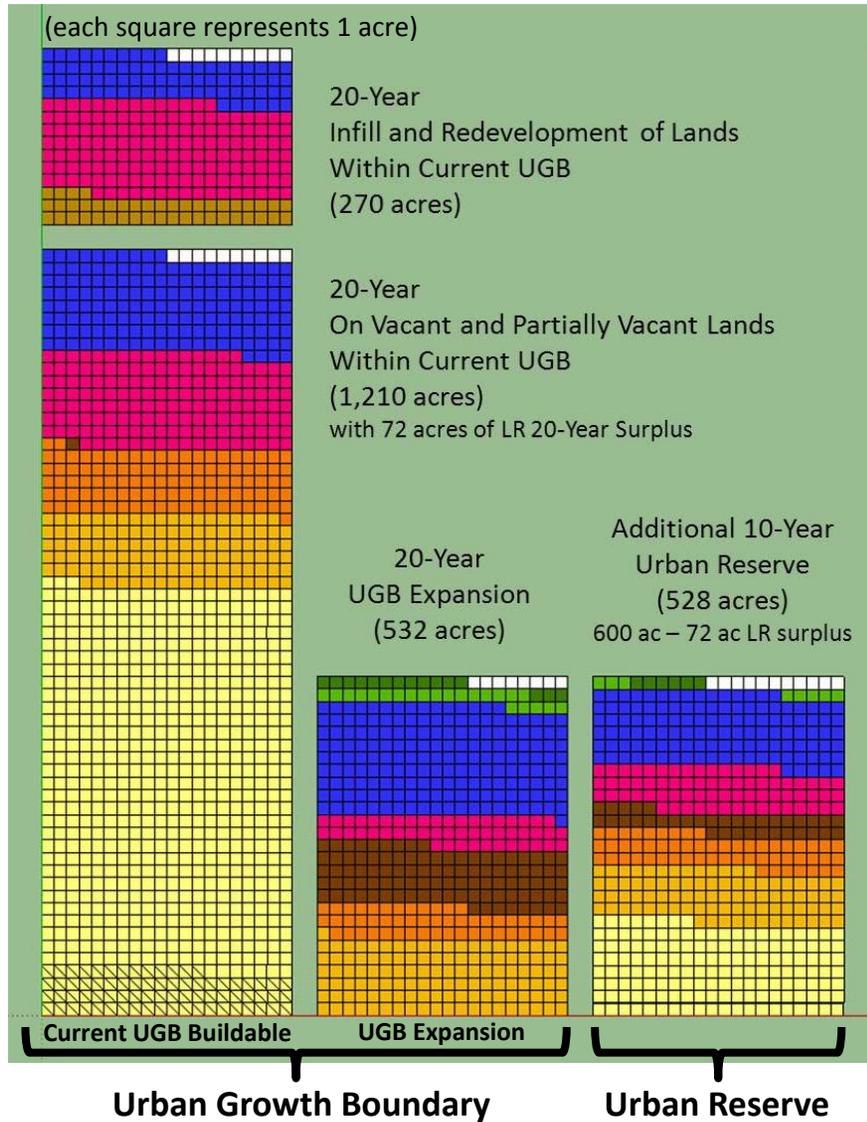
With

Rezones in Current UGB



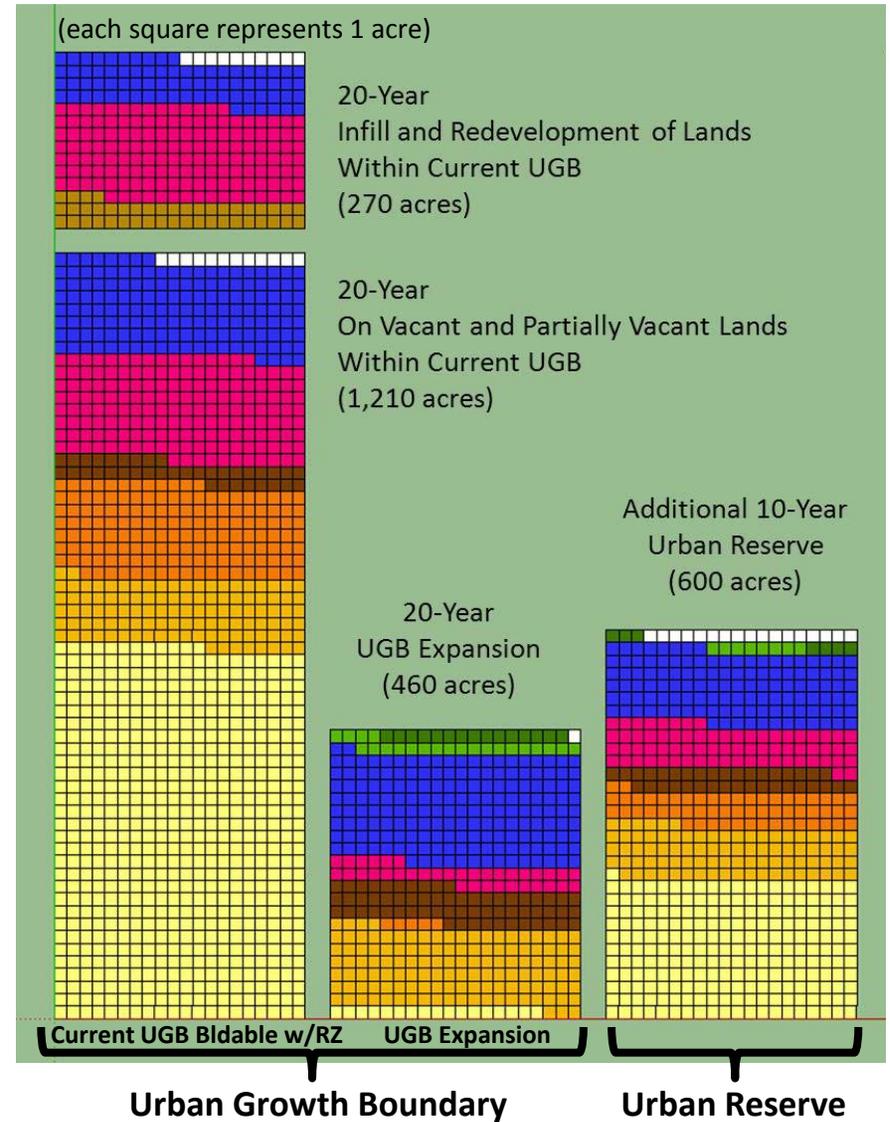
Total 30-Year Buildable Supply & Need

Allocations to UGB/UR
Without
 Rezones in Current UGB



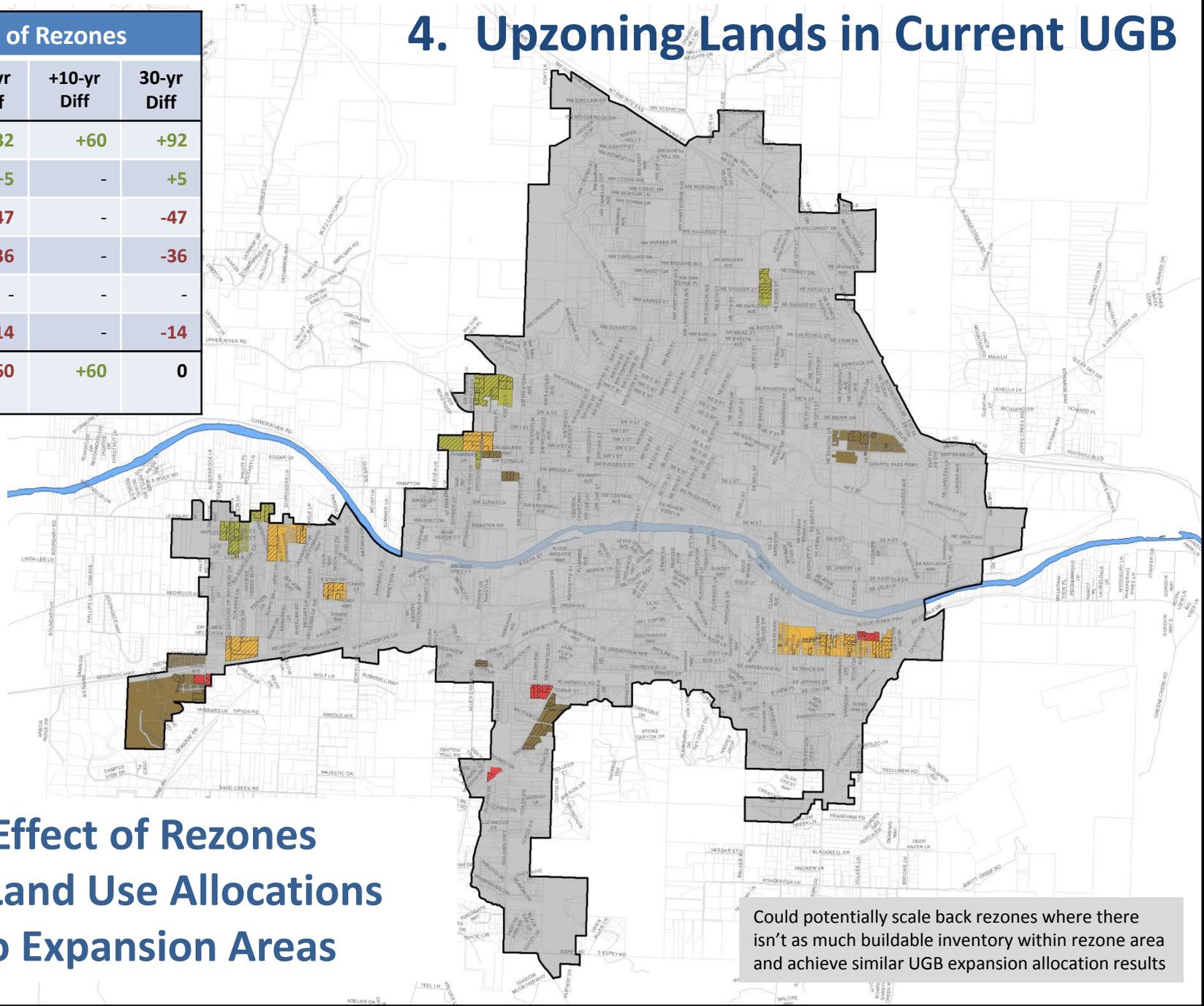
Total 30-Year Buildable Supply & Need

Allocations to UGB/UR
With
 Rezones in Current UGB



4. Upzoning Lands in Current UGB

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

5. Policy – Timing of Rural to Urban Rezoning for UGB Expansion Areas

- Review background materials
- Discuss in detail at future date
- Not required as part of DLCD submittal at this time

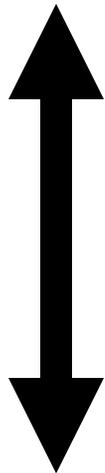
6. UGB and Urban Reserve – Boundaries and Plan Maps

- Urban Growth Boundary (UGB): 20-Year, 2013-2033
- Urban Reserve: 10-Year, 2033-2043
- UGB + Urban Reserve: Combined 30-Year, 2013-2043

- Siting Criteria, Suitability, and Priorities
- (in addition to all other locational analysis issues)
- Boundaries and Land Use Allocations
- 30-Year Boundary
- Plan Maps

Land Use Siting Criteria

More specific location
and siting requirements
(fewer suitable sites)



More flexible location
and siting requirements
(more suitable sites)

Employment

- Scarce suitable employment sites
- Near I-5, rail, major arterial and collector roads
- Least flexibility related to slopes

Commercial

- Near major arterial and collector roads
- Less flexibility related to slopes

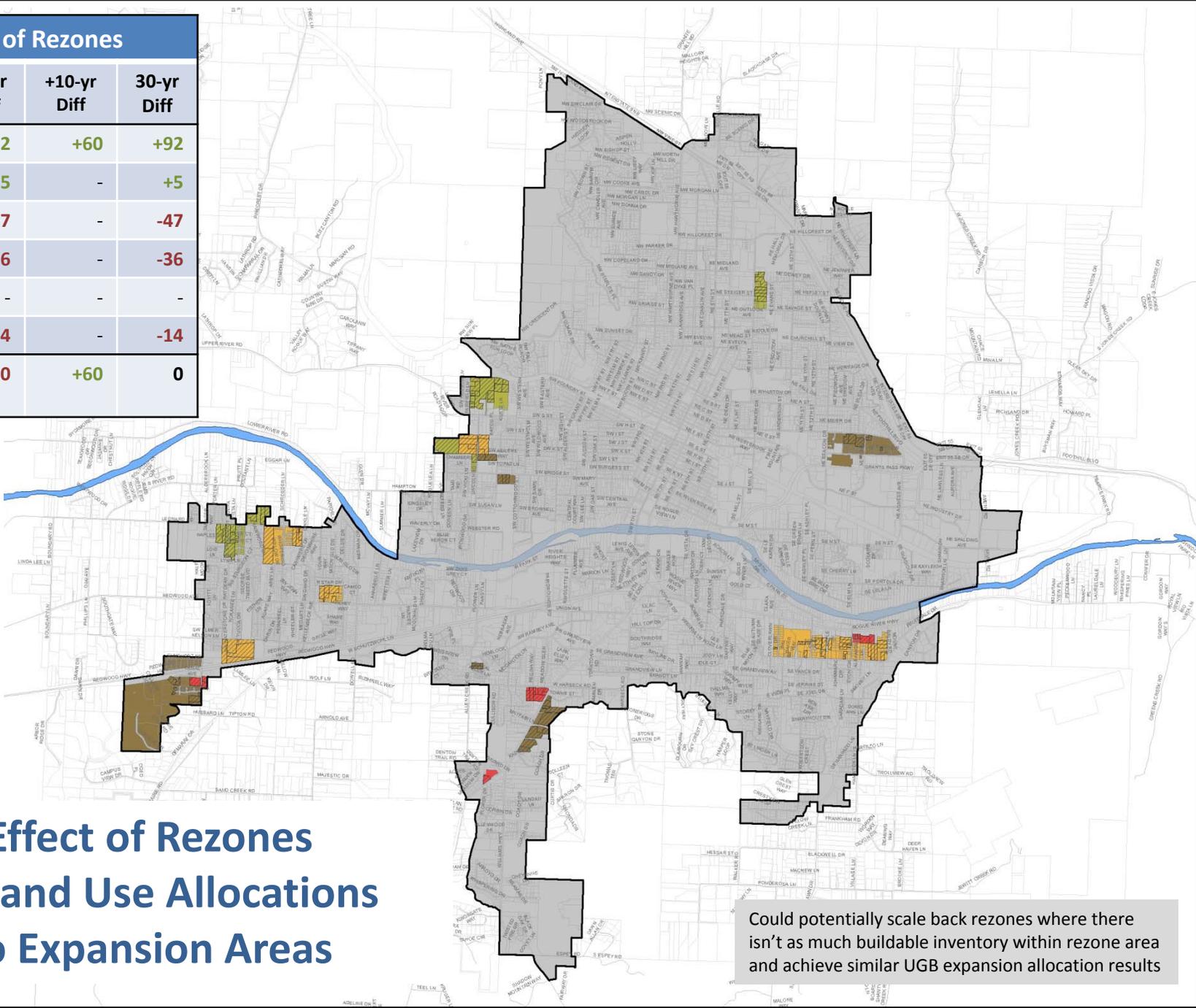
Higher Density Residential

- Siting near services
- Near major arterial and collector roads
- Some flexibility related to slopes

Lower Density Residential

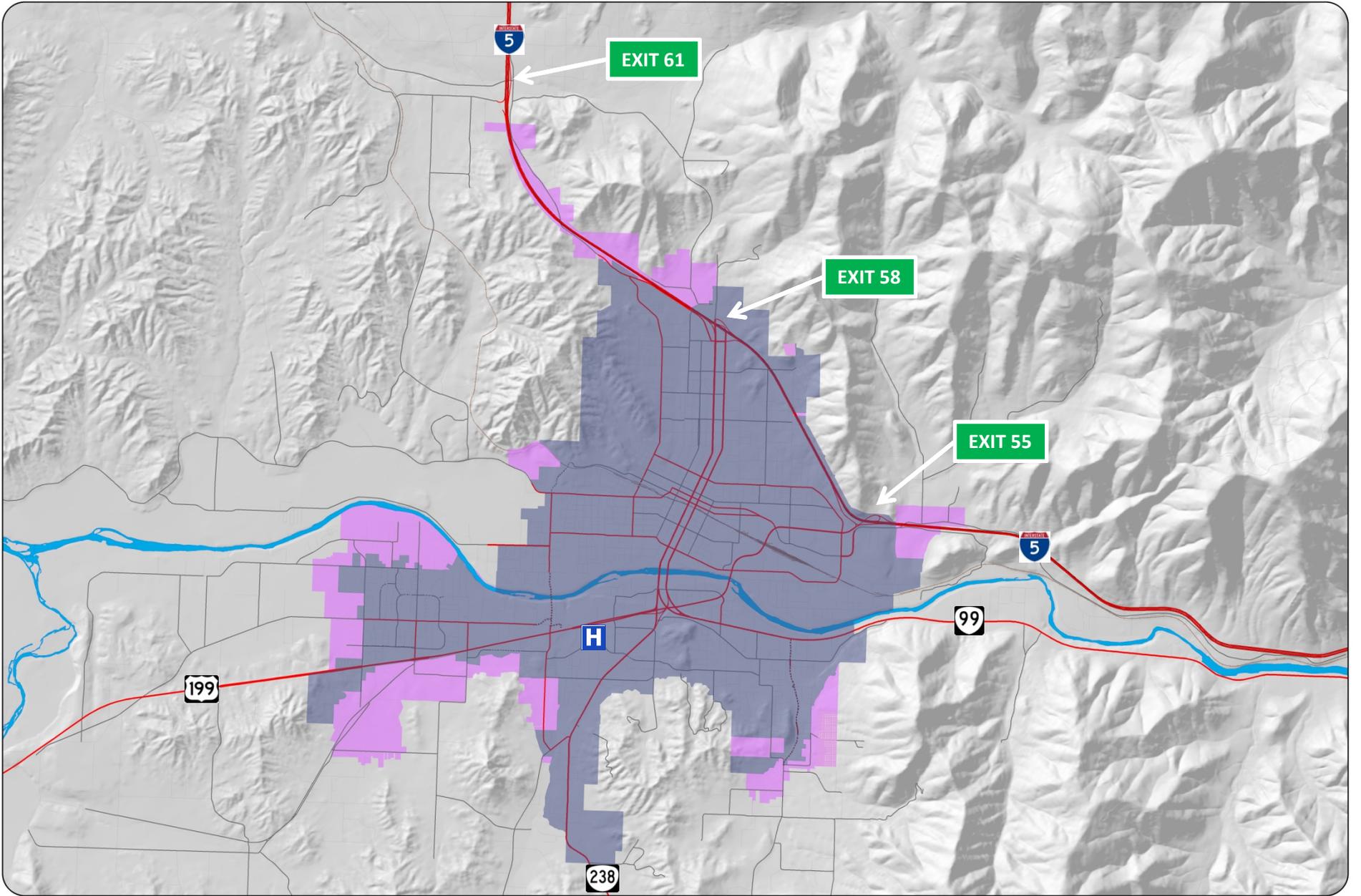
- Most flexibility related to slopes
- Less sensitive to siting near services
- Less critical need to be near major arterials and collector roads

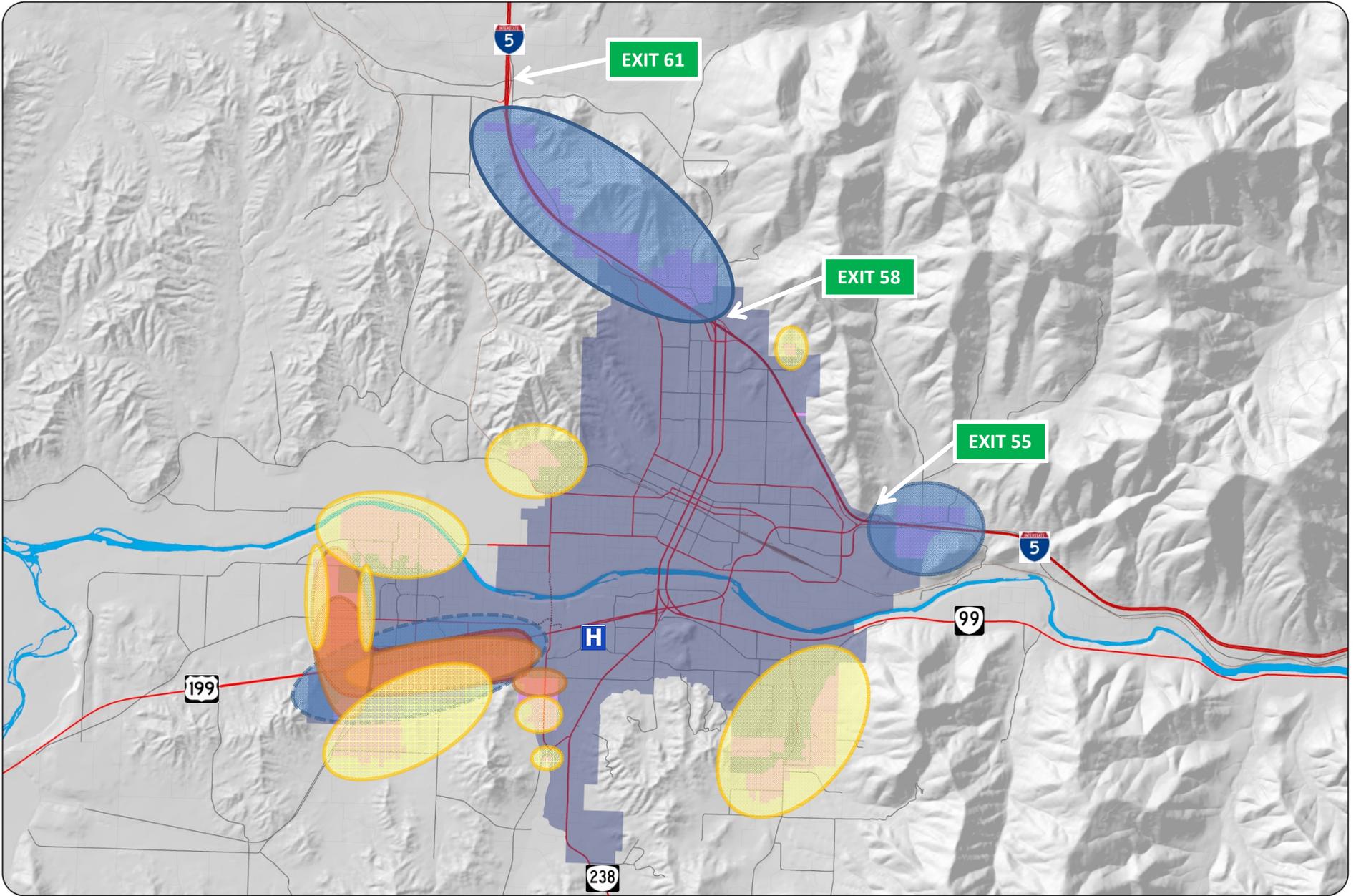
Effect of Rezones			
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Emp	-	-	-
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Total Diff	-60	+60	0



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





Land Use Priority & Suitability Matrix

Expansion Area Need and Priority (based on location suitability factors, scarcity of suitable site supply, etc.)
 (For some areas, only portions of the entire area may be suitable for some of the identified land uses).

Need	Need (after RZs)	Acres			Non-Residential Uses			Residential Uses				Park & Open Space	
		Poly Acres	TL Acres	Bld Acres	Employment	Commercial	Office Only	Higher Density	High Density	Moderate Density	Low Density	Park	OS
	20-Yr UGB			459	176	36		61	5	127	17	22	15
	+10-yr UR			602	120	68		36	56	85	221	8	6
	30-yr Total			1,060	296	105		97	61	211	238	30	21

Expansion Area Supply	Area	Acres			Non-Residential Uses			Residential Uses				Park & Open Space	
		Poly Acres	TL Acres	Bld Acres	Employment	Commercial	Office Only	Higher Density	High Density	Moderate Density	Low Density	Park	OS
	A	147	132	98	●								
	H1-rev	46	43	40	●								
	H2	84	65	33-40	●								
	A2	100	64	51	●								
	A3/A4	27	19	16	●								
	F1	81	36	16-21	●								
	F2	12	12	0	●								
	F3	47	42	20	●								
	S1.1	51	51	44	●	●	●	●	●	●	●	● (Neigh Park)**	
	S1.2	225	208	163	●	●	●	●	●	●	●	● (Neigh Park)**	
	S1.3	100	92	76	●	●	●	●	●	●	●	● (Neigh Park)**	
	V2	198	189	163	●	● * / ●	● * / ●	●	●	●	●	● (Neigh Park)**	
	P	98	94	68			●	●	●	●	●	● (Comm Park)**	
	V1.1	128	116	91				●	●	●	●	● (Neigh Park)**	
	V1.2	213	165	88					●	●	●	● (Neigh Park)**	
	W2/W3	68	56	48					●	●	●		
	J1.2	82	79	64					●	●	●		
	I/K1.1	11	10	9					●	●	●		
	O	4	3	2						●	●		
	I/K1.2	45	43	39						●	●		
	J1.1	88	79	57						●	●		
	X	2	1	1						●	●		
	G1.1	10	10	7							●		
	J2/L												
	S.X	140	128	100									

* Only with direct street connectivity to the highway
 ** To be located in or near westerly areas that are included for new residential development
 *** Designated for this area in adopted Parks & Recreation Master Plan

Comparison of I-5 Employment Area Alternatives

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

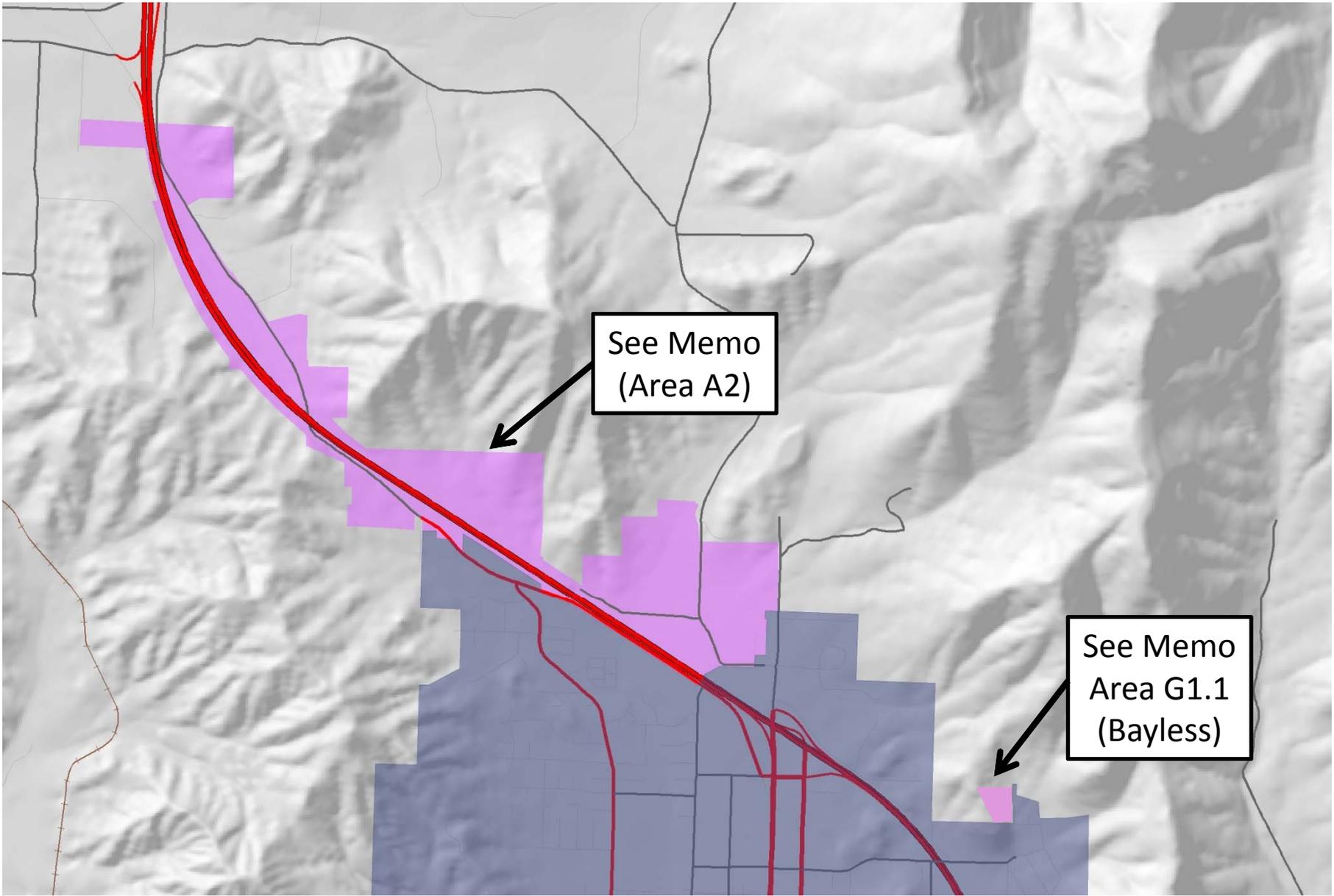
Employment Alternative #: Employment Alternative Name:	1		2		3		4		5		6		7		8		9		10		11		12		13		14		15		16	
	Min	Low	Med Low 1	Med Low 2	Med 1	Med 2	Med 3	Med 4	Med 5	Med High 1	Med High 2	Med High 3	Med High 4	High 1	High 2	Max																
Total 30-Year Need - Employment Lands (296 = 176 UGB + 120 Urban Reserve)	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	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	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	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	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	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	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	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	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	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):

✘
✘
✘
✘
✘
✘
✘
✘
✘
✘
✘

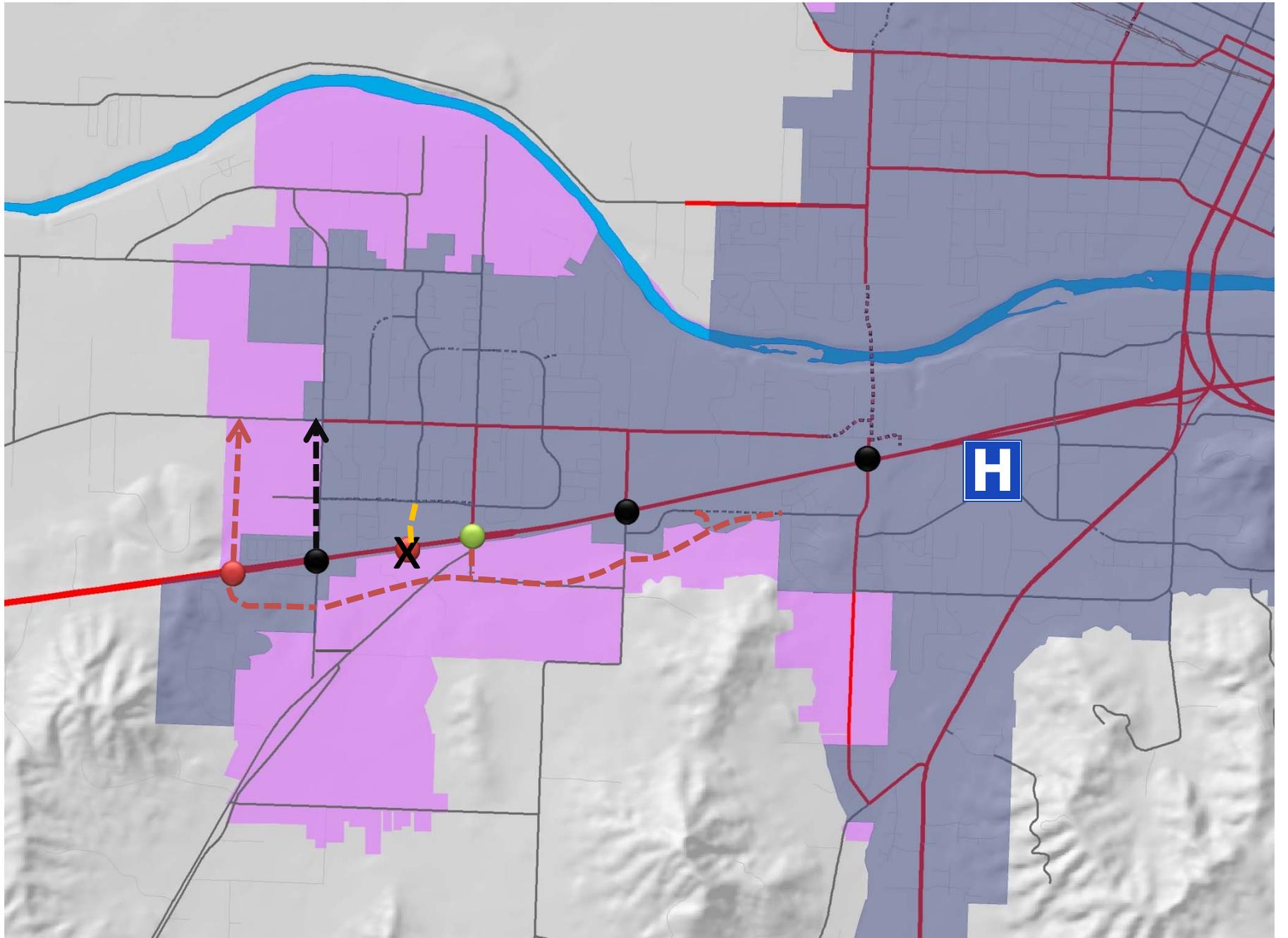
General Notes:
Area A2: Assume no through connection to NW Highland. Assume dead-end access off NW Scenic. See memo.

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



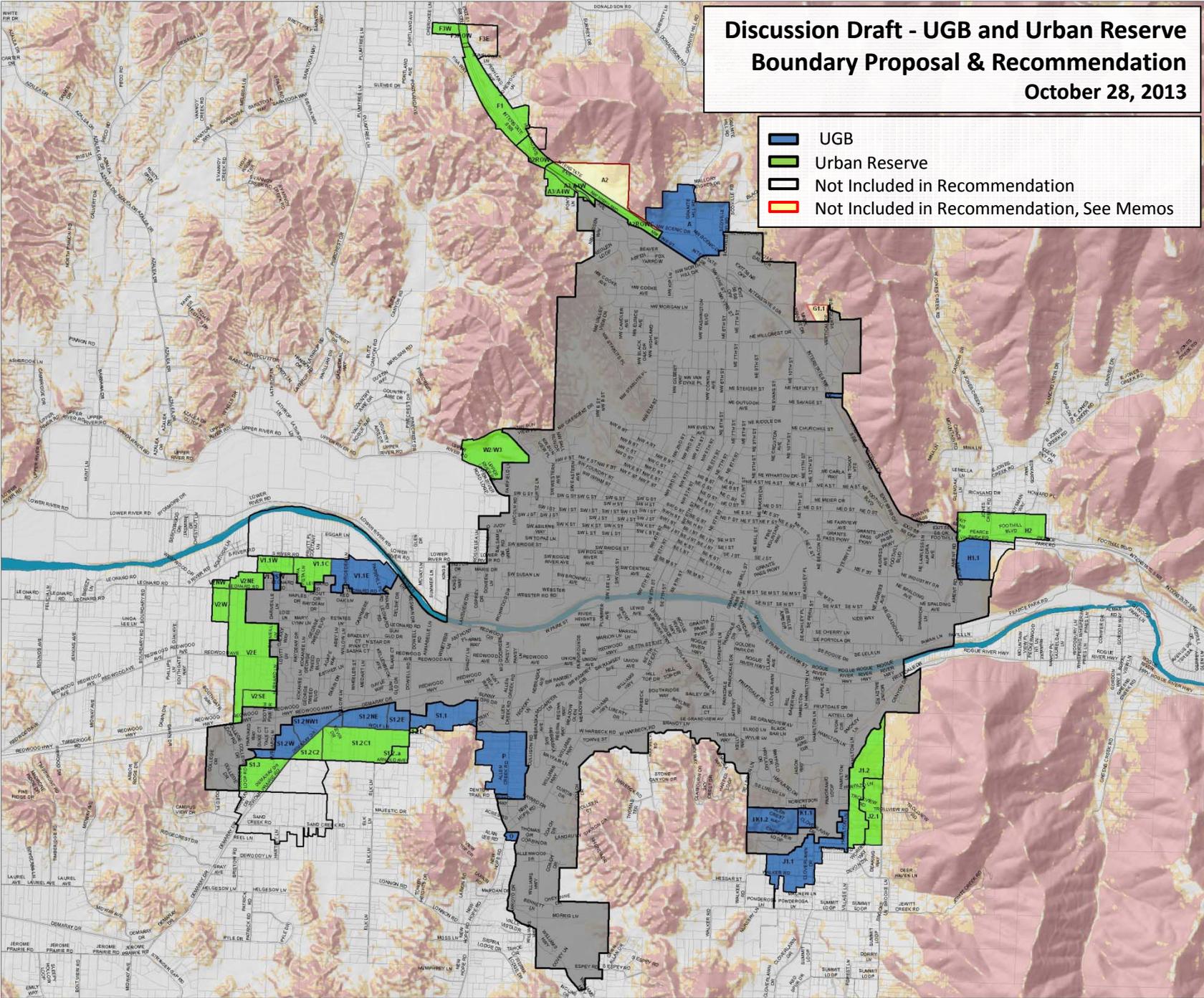
See Memo
(Area A2)

See Memo
Area G1.1
(Bayless)



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



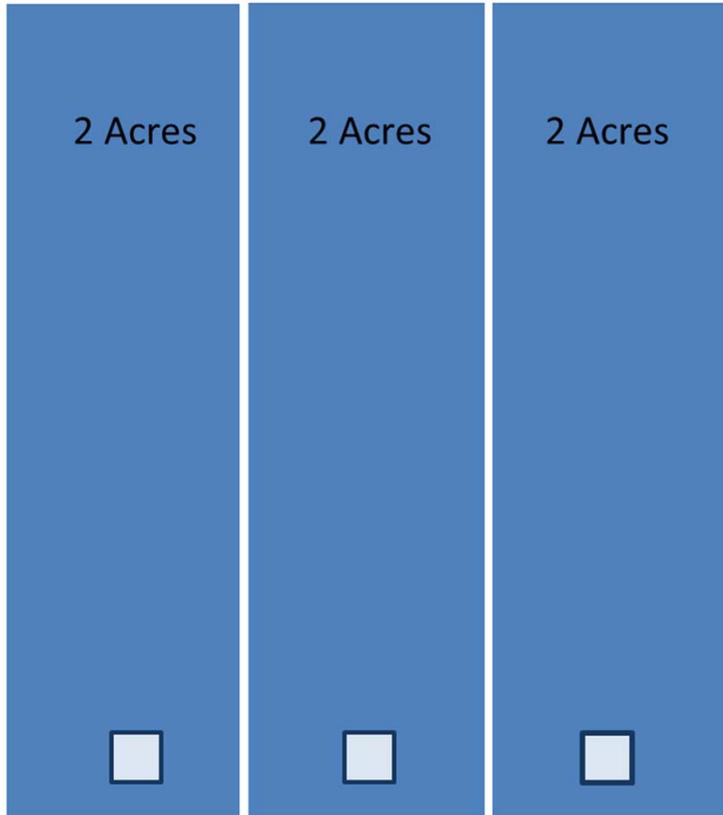
7. Intergovernmental Agreements

- Interim IGA for UGB Expansion Areas
- IGA for Urban Reserve

Urban Reserve

Cluster Development Option

6 Acres



6 Acres



8. Comp. Plan Amendment UGB Inclusion Criteria

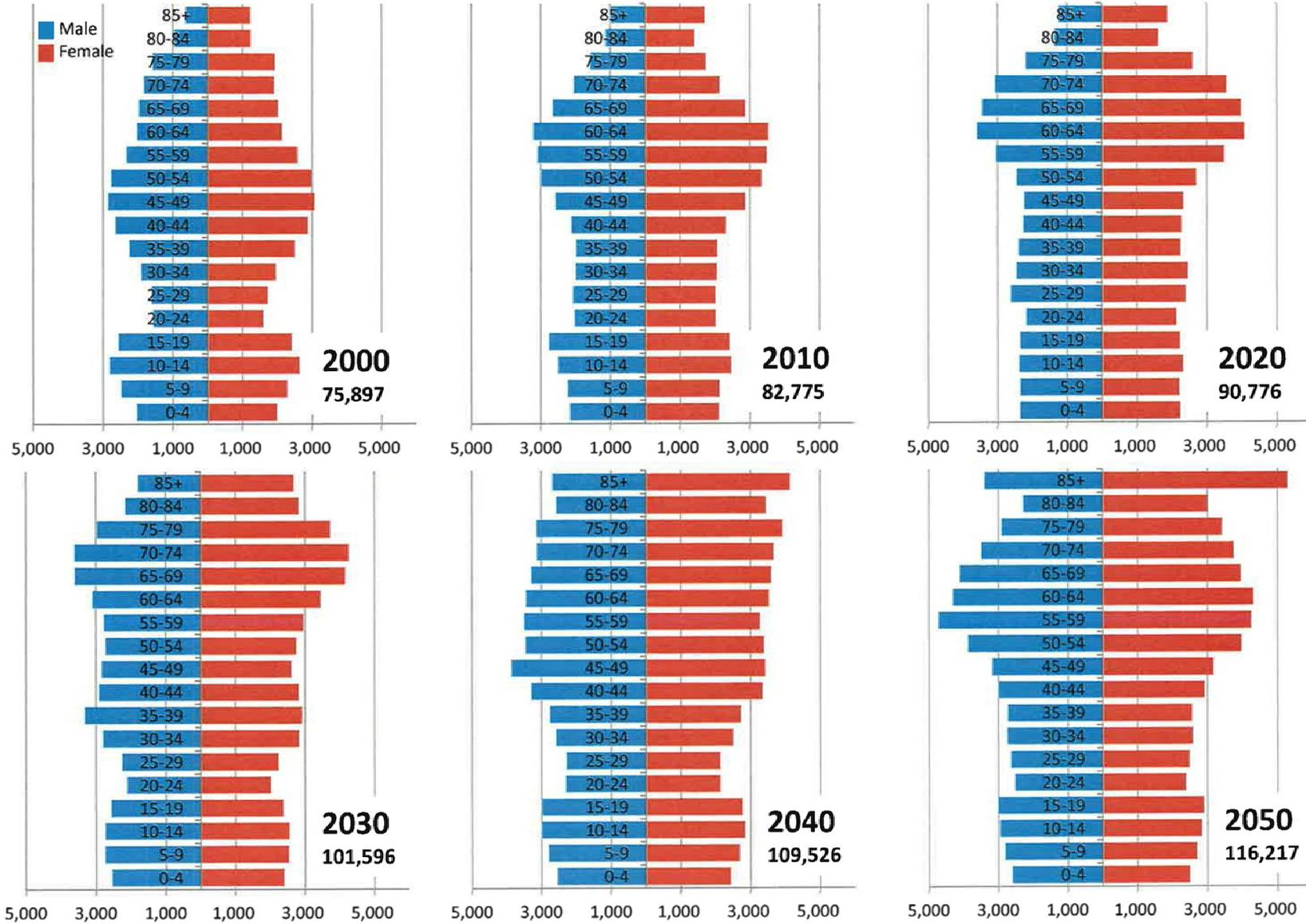
- Current Prohibition on Ag. Land with Commercial Farm Operation
- vs. Proposed Consideration of Zoning, Prioritization

9. Efficiency Measures Development Code Amendments

10. Miscellaneous Information

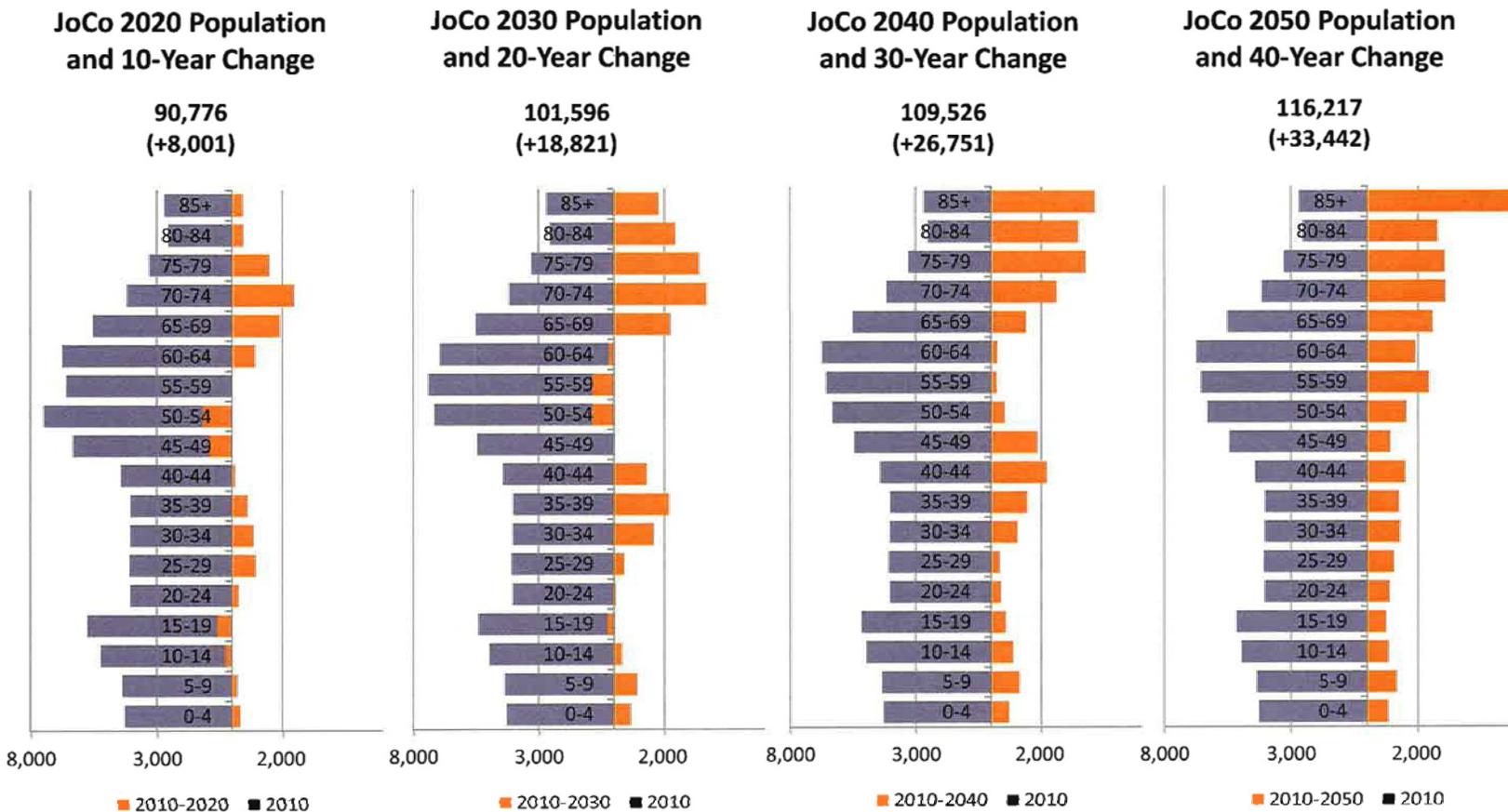
- Demographic and Household Information
- Land Use Extension Ordinance

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



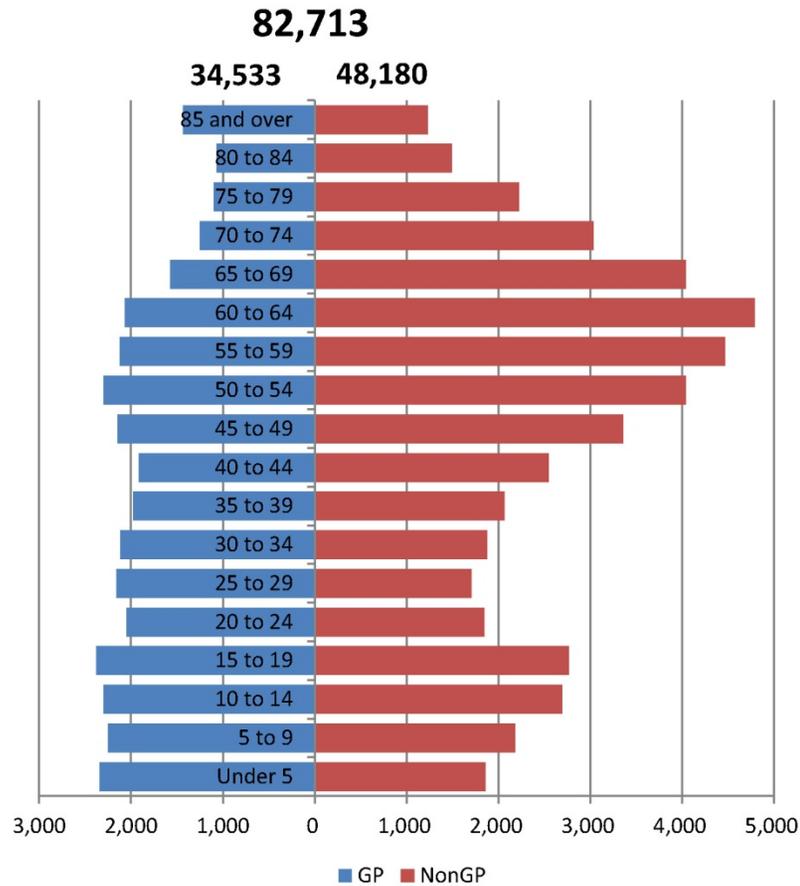
Josephine County Population Change from 2010

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

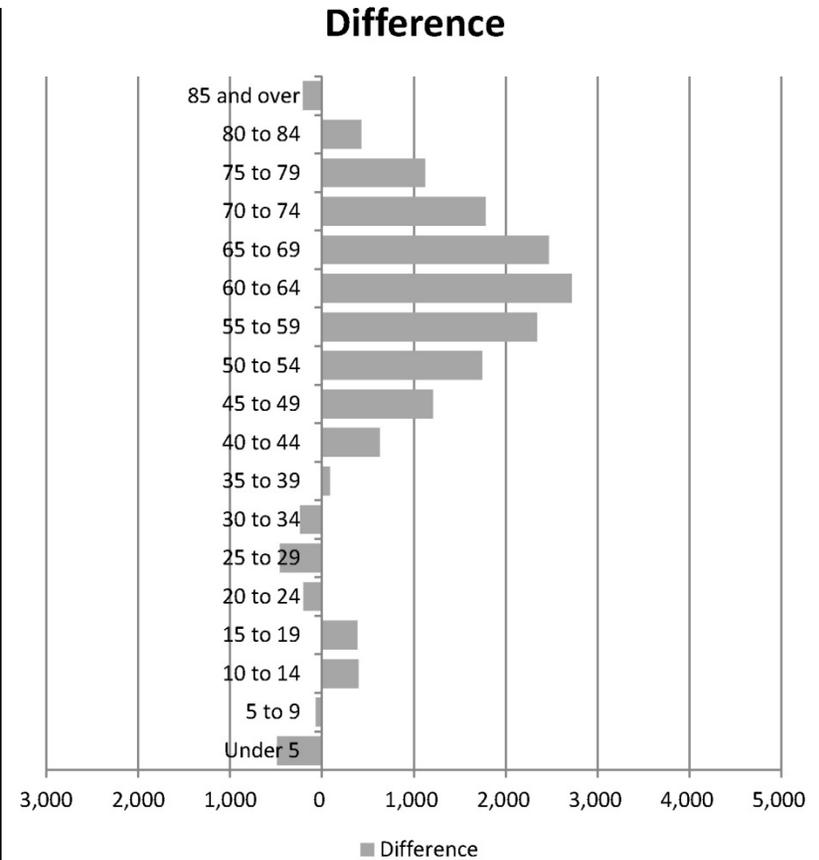


2010 Josephine County Population by 5-Year Age Group

(Inside and Outside City of GP)

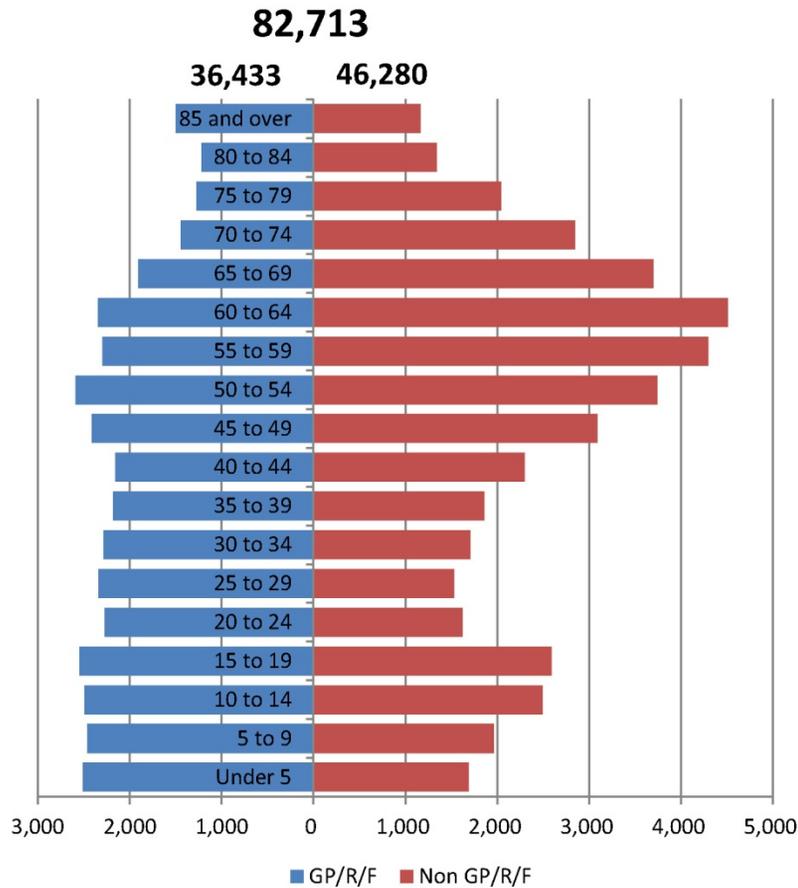


Josephine County:	82,713
City of Grants Pass:	34,533 (42%)
Outside City of Grants Pass:	48,180 (58%)

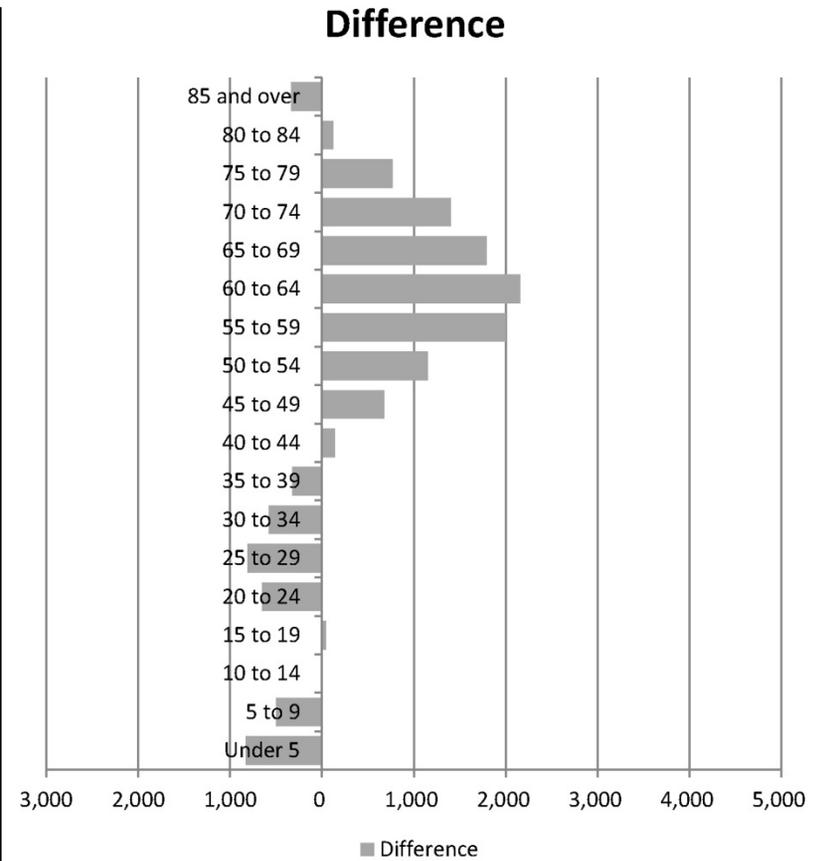


2010 Josephine County Population by 5-Year Age Group

(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:

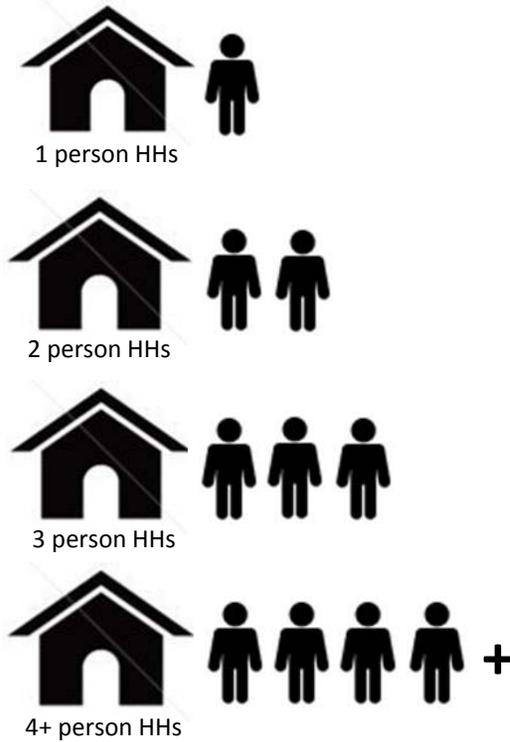
56% moved in 2005 or later
21% moved in 2000-2004
15% moved in 1990-1999
5% moved in 1980-1989
2% moved in 1970-1979
2% moved in 1969 or earlier

} 77% since 2000 } 92% since 1990

Population and Households by Household Size

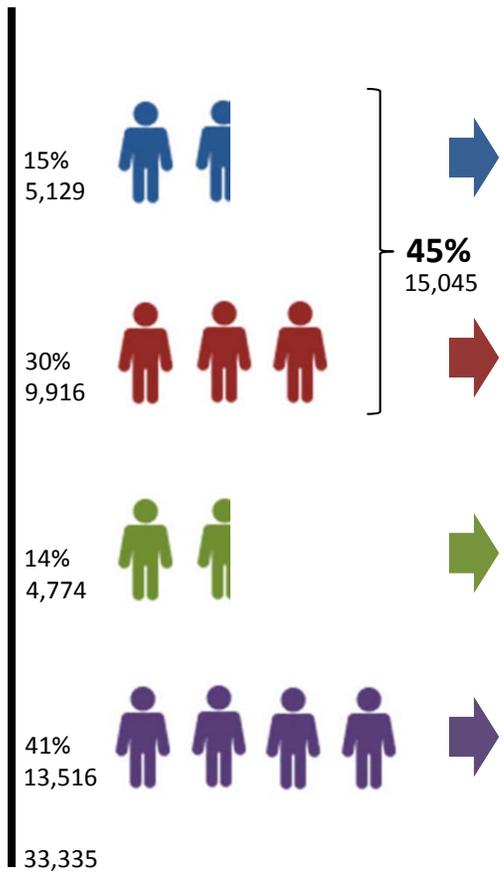
Grants Pass, 2011 ACS

Household Size



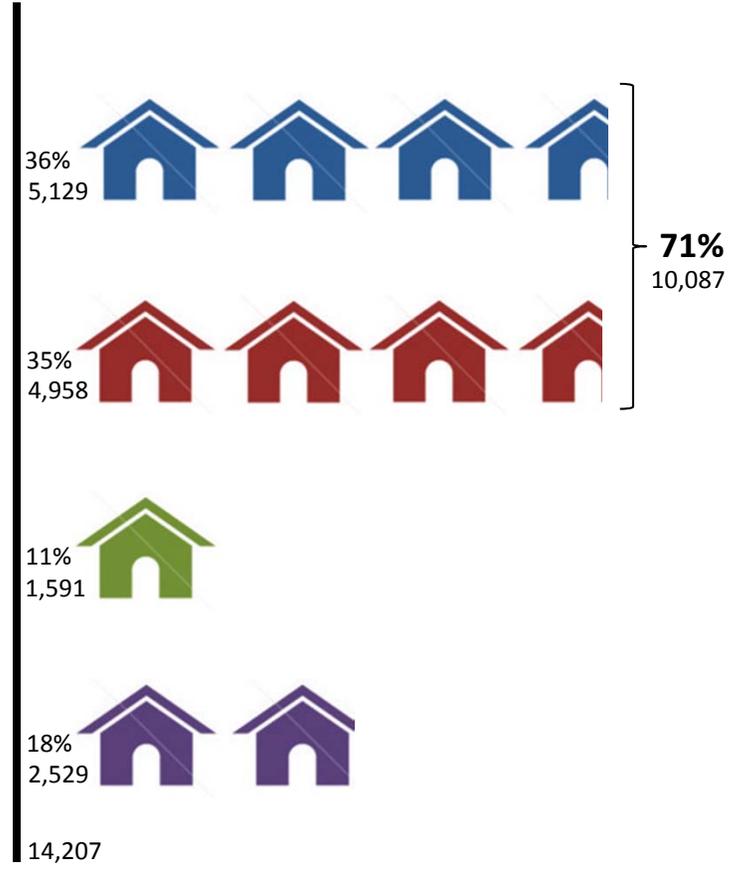
Percent of Population

(Each Symbol = 10% of Total Pop)



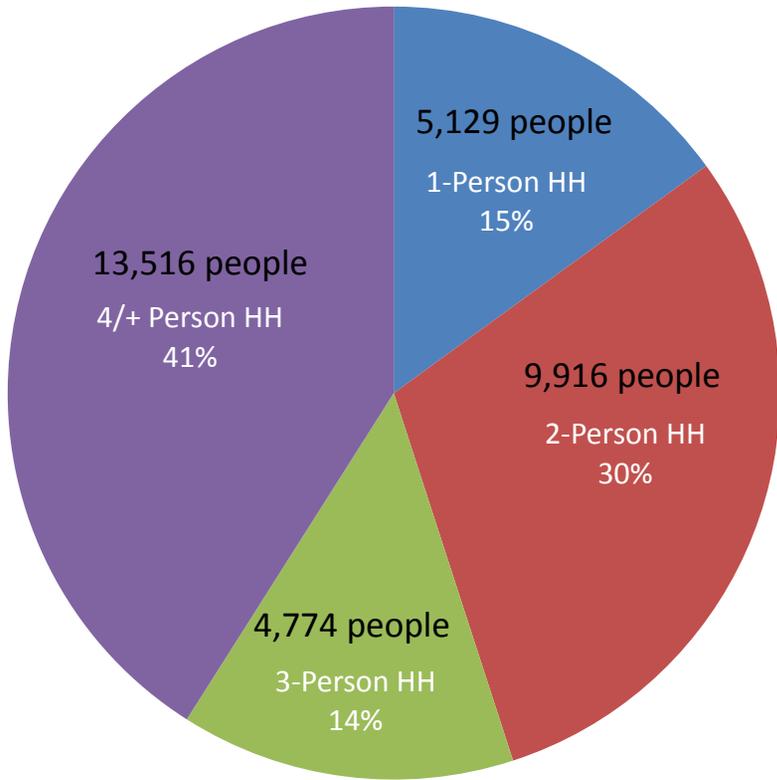
Percent of Households

(Each Symbol = 10% of Total HHs)



Population and Households by Household Size

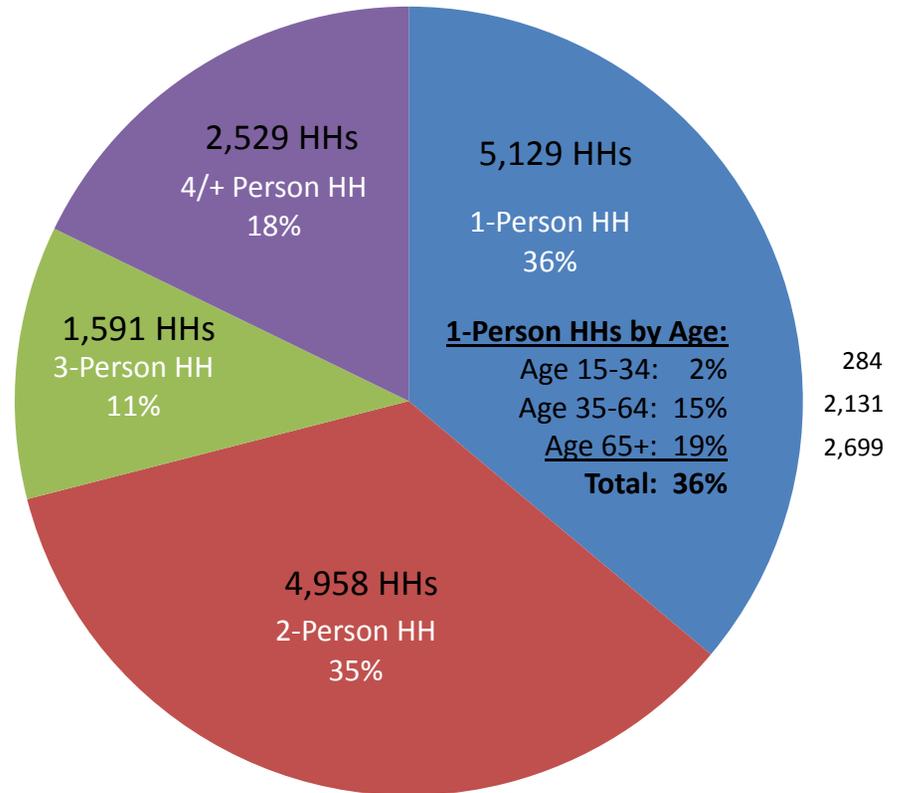
City of Grants Pass
Population by HH Size, 2011 ACS, Occupied Housing Units



- 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

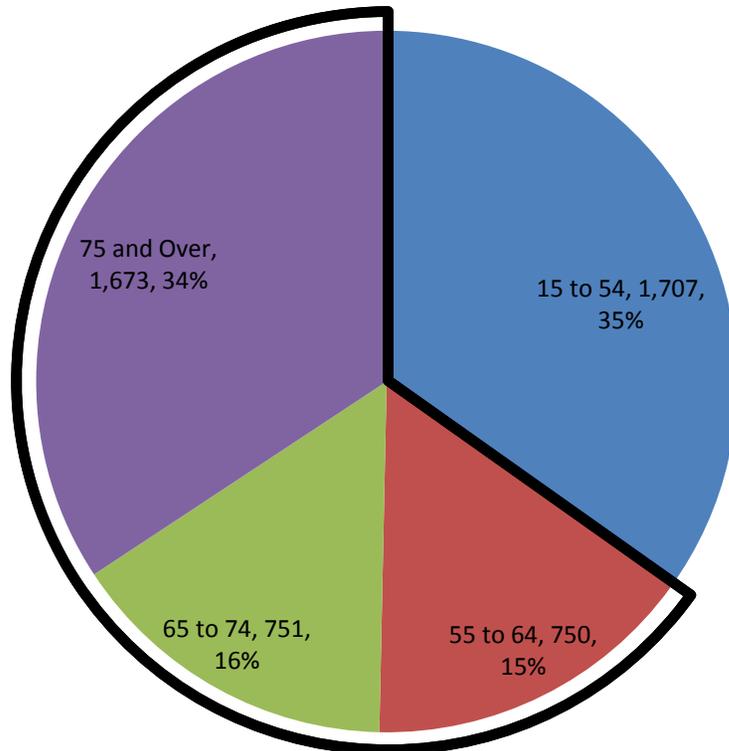
14,207 HHs

284
2,131
2,699

Household Size by Age of Householder

Grants Pass, 2011 ACS

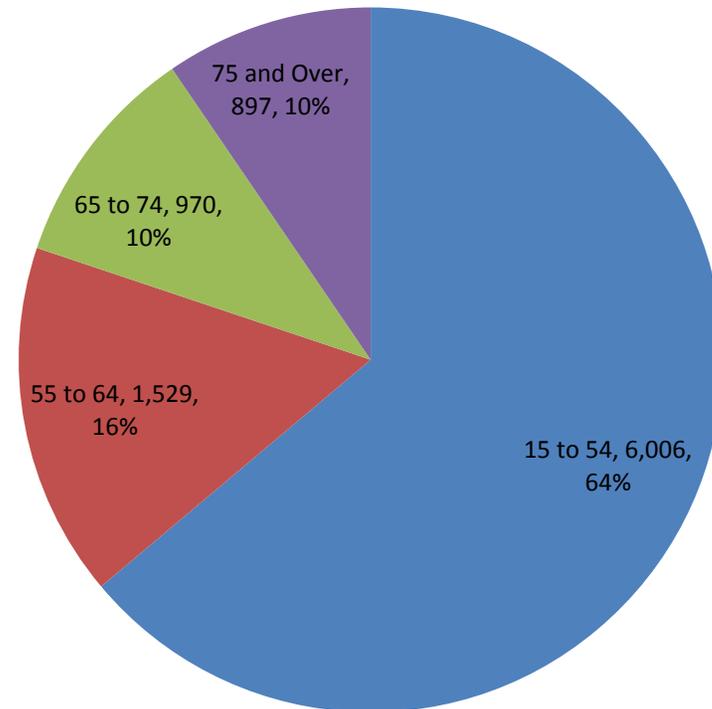
1 Person HHs



65% of 1 Person HHs Over 55 Years of Age

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

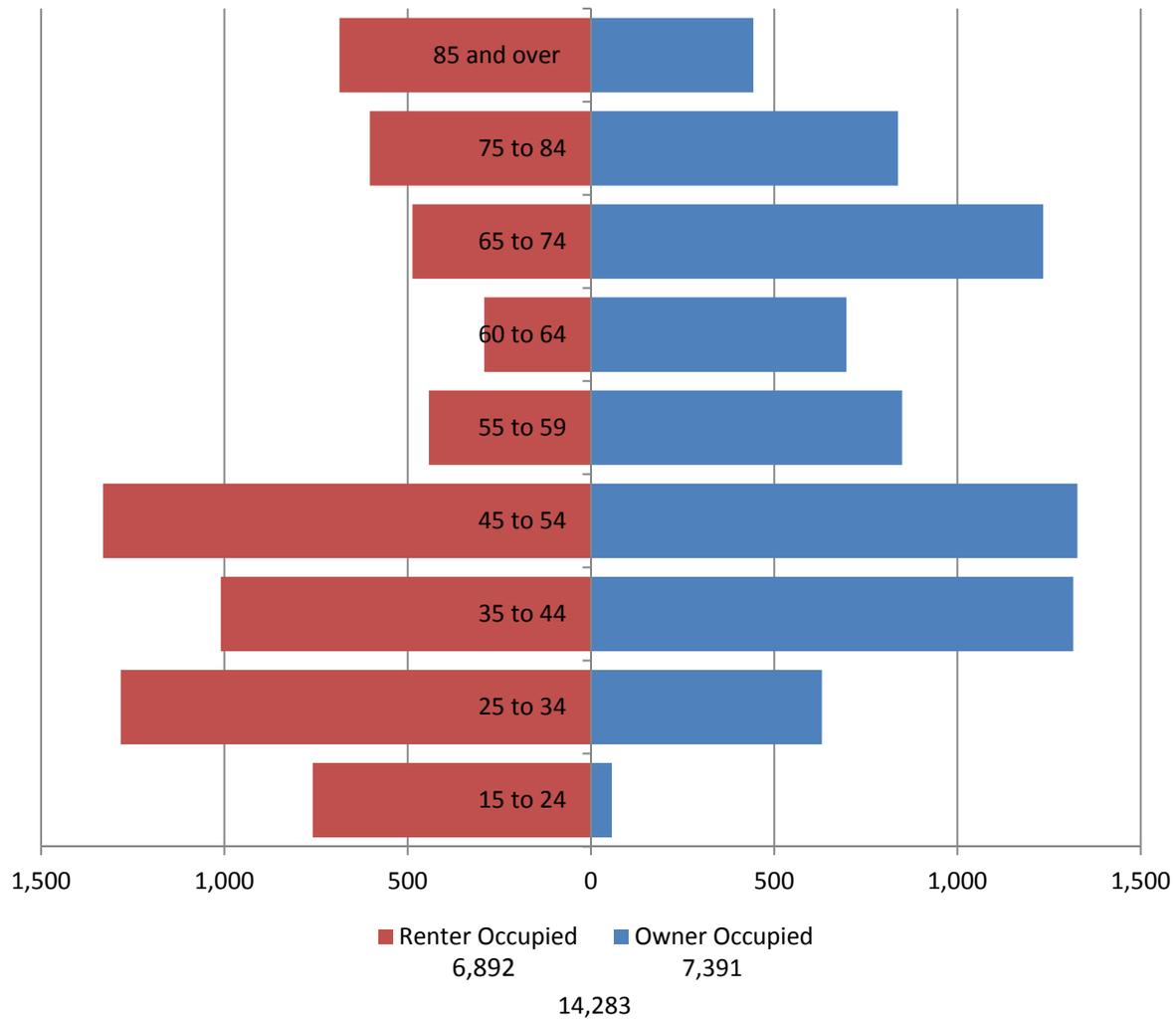
2+ person HHs



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

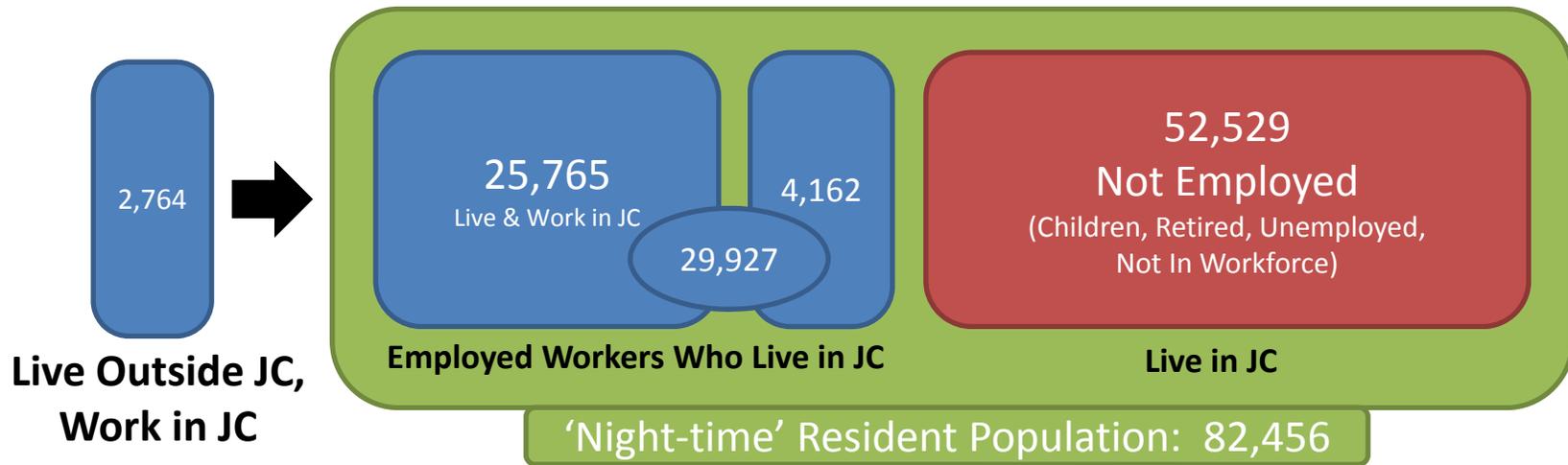
Tenure by Household Size by Age of Householder (Renter/Owner Occupied)

Grants Pass, 2011 ACS, 5-Year Tables



Josephine County (2011 ACS)

Where People Live

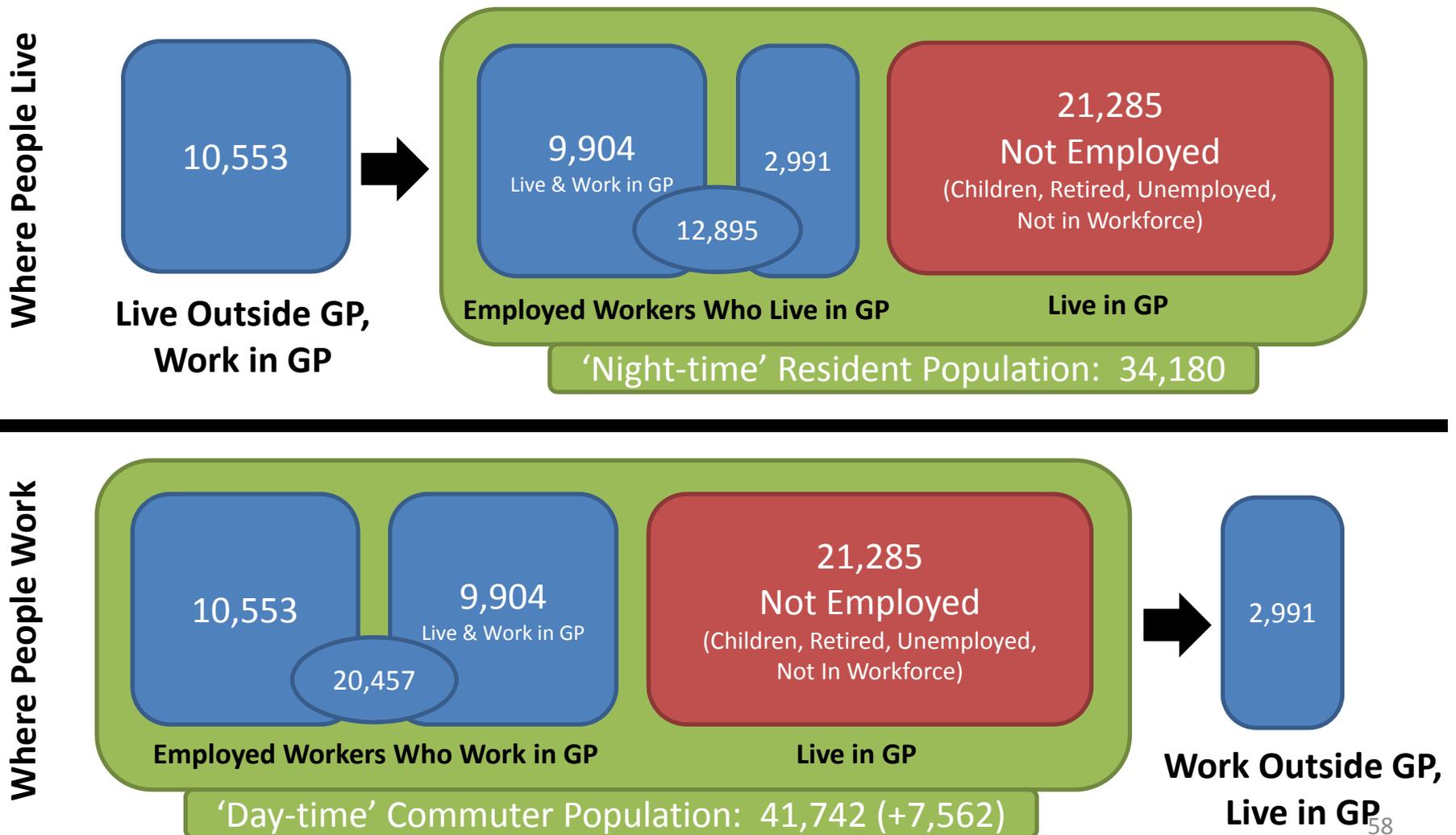


Where People Work



Grants Pass (2011 ACS)

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



Thank You!