

City of Grants Pass



MEMO

To: Dennis Lewis, Josephine County Planning Director
Josephine County Board of Commissioners

From: Tom Schauer, Senior Planner *TS 2/7/14*

Re: Grants Pass UGB and Urban Reserve

Date: February 7, 2014

cc: Mayor Fowler and Members of the Grants Pass City Council

This memo summarizes recent key steps regarding the Grants Pass urban growth planning, and it summarizes the direction provided by the City Council at their February 3, 2014 work session.

Key Steps

- In May 2013, the City Council and Board of Commissioners adopted resolutions providing direction for moving forward with the urban growth planning work.
- On October 28 and November 12, 2013, staff provided draft recommendations to the City Council and Board of County Commissioners.
- On January 23, 2014, the Board of Commissioners provided a letter regarding the draft recommendations.
- On January 27 and February 3, 2014 the City Council held work sessions to discuss the recommendations and the letter.
- On February 3, 2014, the City Council agreed on revisions to the draft recommendations, and they directed staff to prepare a letter to Josephine County outlining their revisions.

City Council Map Revisions for Draft Proposal

At their February 3, 2014 work session, the City Council agreed on the following revisions:

Area	October/November 2013 Staff Recommendation	February 3, 2014 City Council Revision
H1.1	Include in UGB (Employment)	Do not include in UGB or Urban Reserve
H2	Include in Urban Reserve (Employment)	Do not include in UGB or Urban Reserve
A3/A4, F1, and F3W	Include in Urban Reserve (Employment)	Include in UGB (Employment)
G1.1	Do not include in UGB or Urban Reserve	Include in UGB (Low Density Residential)

The City Council also asked staff to review allocations between the UGB and Urban Reserve for properties north of Leonard Road near Redwood Elementary School. This is based on requests from property owners with properties within the recommended Urban Reserve who would like those properties to be within the UGB. This wouldn't change the overall combined boundary for the UGB and Urban Reserve or land use allocations. It would revise about 14 acres north of Redwood Elementary School from Urban Reserve to UGB (within Area V2NE), and require an equivalent revision from UGB to Urban Reserve (likely within Area V1.1NE).

Additional Items

- **The City Council also discussed Area A2 (Employment).** The October/November 2013 staff recommendations were that Area A2 not be included in the UGB or Urban Reserve. At the February 3, 2014 meeting, the City Council decided Area A2 should not be included within the draft UGB or Urban Reserve, so this didn't change.
- **Economic Opportunities Analysis Revisions.** With the above changes, there will be a reduction in the total acreage of employment land planned for the UGB and Urban Reserve. The necessary planning documents will be revised to reflect the associated economic development strategy and policies. The City's economic strategy will capture less of the potential regional employment on land within the Grants Pass urban area, and rely more on a regional strategy that includes other employment lands in the region, including other employment lands in Josephine County. The City Council re-emphasized a need to address infrastructure needs for other lands if there is to be a successful strategy to meet those needs on other lands for businesses that require a full range of public facilities and services, including sewer, water, and public safety.
- **Buildable Lands Inventory (BLI).** In May 2013, the City Council adopted Resolution 13-6075 which provided specific direction for updating the buildable lands inventory, and the County concurred by Resolution 2013-032 in May 2013. The City Council had no further discussion or different direction regarding the buildable lands inventory at their February 3, 2014 work session.
- **River Road Reserve.** The Comprehensive Park and Recreation Master Plan adopted by the City Council does not obligate the City to develop the River Road Reserve as a regional park, nor does it obligate the City to add this or other land to the UGB for a regional park. The City Council does not propose adding this land to the UGB.

With the above revisions and clarifications, the City Council also believes their proposal resolves issues outlined in the Commissioners' January 23, 2014 comprehensive list of areas of concern.

Next Steps

The City Council has tentatively scheduled a resolution for their March 19, 2014 meeting to formalize their direction to staff to: (1) revise the draft proposal, and (2) prepare the necessary updates to the planning documents that reflect this direction and the draft proposal.

If the Board of Commissioners has any further comments to the City Council before their March 19 meeting, we would appreciate comments by February 21.

Once a resolution for a draft proposal has been adopted and the necessary planning document draft updates have been prepared accordingly, the City and County will need to coordinate on dates for a public hearing process. Notice of the draft proposal would then be submitted to the Oregon Department of Land Conservation and Development (DLCD) to begin the formal local public hearing process, including notice, review, comment, potential revisions, and adoption.



Josephine County Board of Commissioners
Simon Hare, Commissioner

January 23, 2014

The purpose of this letter is to convey a comprehensive list of the areas of concern by the Josephine County Board of Commissioners regarding the expansion of the Urban Growth Boundary (UGB). The following list represents the issues the Board would like to see addressed before a final Boundary would be approved and adopted:

- An assessment of the current land inventory/buildable lots by classification within the existing UGB
- Exclusion of Resource Land H
- Clarification on River Road Reserve not meeting the need for City Park Land
- Consideration for inclusion of properties adjacent to UGB that request inclusion
- Inclusion of A2 as potential Employment Land and resolving right-of-way issues
- Inclusion of split zoned lot (Mr. Bayless)
- Josephine County Planning Director (Dennis Lewis) be provided adequate opportunity as previously agreed upon to review any future Staff Report prior to distribution or review by the Board of Commissioners

It continues to be our goal to work with the City Council to produce the best possible final product that is in line with the goals of the community as a whole.

Sincerely,

A handwritten signature in blue ink that reads "Simon Hare".

Simon Hare, UGB Liaison
Josephine County Commissioners

COURTHOUSE

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