

### **3.00 SCENIC, ROGUE RIVER, HISTORIC AND NATURAL RESOURCES INDEX**

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#### **3.10 PURPOSE**

#### **3.20 INVENTORY**

- Scenic View and Areas
- Rogue River Corridor
- Historic Sites
- Mineral and Aggregate Resources
- Fish, Wildlife and Vegetation Resources
  - Fish
  - Wildlife
  - Vegetation

#### **3.30 CONFLICTS**

- Scenic
- Rogue River
- Historic
- Natural Resources

#### **3.40 CONSERVATION AND ENHANCEMENT**

#### **3.50 FINDINGS**

#### **WETLAND RESOURCE PLAN**

City of Grants Pass Ordinance No. 4919 adopted the Wetland Resource Plan as part of the Comprehensive Community Development Plan and amended the Development Code (January 11, 1998). Please see the Wetland Resource Plan as an addendum to this element of the Comprehensive Community Development Plan.

## **SCENIC, ROGUE RIVER CORRIDOR, HISTORIC AND NATURAL RESOURCES**

### **3.10 PURPOSE**

The purpose of this element is to inventory the location, quality and quantity of the scenic, Rogue River, historic and natural resources of the Urban Growth Boundary areas; to identify land uses that may conflict with the preservation of the identified resources, and to propose methods for preserving, conserving and enhancing scenic, Rogue River, historic and natural resources.

### **3.20 INVENTORY**

The location, quality and quantity of the following resources shall be inventoried in this section: scenic views and areas, Rogue River, historic sites, mineral and aggregate resources and fish, wildlife and vegetation resources.

The Rogue River resource section is highly interrelated with the other resources in this element; however, due to the significance and community impact of the river, it warrants a separate section. Much of the data utilized for this section is in the "Rogue River Riverfront and Development Plan" (The River Plan; also RRP) adopted February, 1988. For the purposes of this document, the following descriptions apply:

**100 Year Flood Plain** - The 100 Year Flood Plain has boundaries determined by the Federal Insurance Administration as the base flood elevation for purposes of flood plain management and is the level at which a flood may occur every 100 years with a 1% chance of occurring annually.

**Flood Way** - Flood Ways are stream corridors designed to conduct waters of a 100 Year Flood out of the area as fast as possible. They are not necessarily a natural feature.

**River Corridor** - The River Corridor establishes the location of the Scenic Overlay Zone and is covered by the same area as the 100 Year Flood Plain.

#### **Scenic Views and Areas**

Scenic views and areas are often the initial features that attract people to the Grants Pass area to live or to visit. The Rogue River is a unique scenic area with exciting characteristics such as white water, fast flying waterfowl and a streamside canopy of large trees. The Rogue River has been a center of attraction and attention in the Grants Pass area for a long time. The 1960 City Park Plan identified the river as "the area's most important recreation asset." People enjoy the scenic quality of the river from such vantage points as the bridges, motel verandas, parkside, and by boat or raft.

Scenic areas along the roadways of the UGB, especially the arterial roadways which serve as entrances to the UGB, are also important features that may attract people to the area. The scenic entrances may bias the opinions of visitors in favor of the community. Landscaping along the arterials is a requirement of the 1982 Zoning Ordinance: The City is also implementing a street tree planting program in the downtown area.

There are some major streets that have older, big trees growing along the avenue, such as 6th Street from Evelyn to "A" Street, and "A" Street from 9th to 6th Street. Many of the trees are majestic Redwoods that symbolize the logo of many tourist commercial businesses and of the region which is recognized as part of the "Redwood Empire". Many significant entrances to the UGB, such as north 6th Street, the Redwood Spur, the Rogue River Highway and the Redwood Highway are barren of almost any species of trees. Instead, the motorist is confronted with a confusion of signs, acres of pavement and fast moving traffic. Hardly the scenic qualities that entice travelers to venture further into downtown or other commercial areas to sightsee and shop.

Scenic views are available from high vantage points within the UGB. (See Scenic Map 3.20.1.) The elevation changes from approximately 880 feet above sea level near the river to 1600 feet in the Northwest Subarea. There are good scenic vantage points along Hillcrest Drive, Woodson Drive, Crescent Drive and at Rogue Community College. The City has a subgrade water storage tank off Woodson Drive that offers a panoramic view of the mountains surrounding the Rogue Valley of Grants Pass. There is also a 40 acre parcel of BLM land located in the Northwest Subarea that is undeveloped at this time.

The view from that site is also panoramic. Such views are gratifying to many urban dwellers. San Francisco, California, is famous for its hills and scenic vistas which visually "enlarge" the environment for urban dwellers. Also, there is a sense of community pride and enhanced awareness derived from viewing large areas of the city from one place. The hustle and bustle of urban life seems more impressive from a scenic vantage point. The city is reduced to a comprehensible scale which can facilitate one's identity with the place.

### **Rogue River Corridor**

As mentioned elsewhere in this document, the Rogue River is an important community asset to the City of Grants Pass. The river offers the City:

1. A natural habitat,
2. A recreational asset,
3. A scenic attraction, and
4. An economic opportunity.

The river bisects the southerly portion of the City in an east/west direction. Residential, commercial and recreational land uses are presently located along the river as stated on Page 12 of "The River Plan". There are approximately 21,000 l.f. of single family residential river frontage; 3,500 l.f. of commercial river frontage; 4,700 l.f. of publicly owned river frontage; and 2,400 l.f. of undeveloped frontage between Tom Pierce Park and Schroeder Park along the 4.5 mile study area of the Plan. There are a great number of existing single family residential parcels. There are 18 public rights-of-way which access the river throughout the study area.

The intersection of the commercial downtown development and the Rogue River Corridor point to the potential importance of this area as a node of community activity and connection to the central business district bisecting the river. The third bridge corridor, currently under construction, is a designated urban renewal area. Further, located along and accessible to Highway 99, are eight

commercial parcels within one half mile of each other. Primary locations for vehicular access to the river are found at the five parks, larger commercially owned parcels, and intervals throughout the corridor. Land use patterns and the influence of floods suggest that there are opportunities for trails throughout the south bank of the river portion of the corridor area within the floodway. Specific opportunities here are found east and west of the Third Bridge where commercial, residential and public rights-of-way exist. Ownerships and land use patterns are so dispersed here that public access is difficult.

Plans highlighted in Josephine County's Bikeways Master Plan proposal suggest increased bikeways throughout the Rogue River Corridor and the Downtown area. The most obvious way to tie-together the river corridor and the rest of the community (such as downtown) is through increased and improved bikeways, pedestrian ways, and other methods of non-motorized circulation such as carriages and rickshaws.

Two kinds of access opportunities are apparent:

1. A large number of public and undeveloped parcels create an opportunity for the development of several additional access areas.
2. Already designated commercial sites suggest the potential for privately sponsored access opportunities such as restaurants, boat rentals and overnight tourist accommodations.

Five riverfront parks span the river area offering major opportunities for public use and access to the riverfront. Linkages between these parks (Pearce, Baker, Tussing, Riverside and Schroeder) can take the form of pedestrian paths, bikeways and boating opportunities for both residents and tourists alike. Bikeways can provide an excellent linkage between the variety of public uses and the commercial sites along the river. Bikeways are another way of linking the riverfront to the rest of the community and downtown as well, beyond the study area.

Certain locations, especially in the vicinity north of the river and west of the Fourth Bridge, have a large flood plain. This factor tends to limit intensive development for residential, commercial and industrial uses, but could suggest opportunities for additional larger scale recreation facilities and other water related public uses. Another area, between the Caveman and Fourth Bridges south of the river has a large flood plain which must be considered an opportunity for recreation and other public uses. Of particular importance is the pedestrian linkage between the river and downtown.

As stated in the RRP, approximately 95% of the riverbank has at least "intact primary" riparian vegetation, which is a major component of the Rogue River's natural setting. Riparian vegetation is defined as trees, shrubs and ground cover that grow along streams, creeks and rivers. This is of great aesthetic value and must be preserved to the maximum extent possible to forever enhance the user experience. Further, such vegetation has structural biological implications relative to the riverbanks' integrity.

Topographic modulation, riparian and other vegetation, the river itself, and short-, medium- and long-range views changing at every turn of the river all combine to offer an extremely high scenic quality to the corridor.

**MAP 3.20-1  
Scenic View Map**

## Historic Sites

The renovation of historic buildings is becoming a financial as well as cultural investment. Traditionally, the preservation of older buildings was done to culturally enrich the community. The preserved artifacts of community history lend a sense of place and purpose to many persons. In addition, the historic architectural styles associated with older buildings often add diversity to the building stock. The interior designs of historic building are usually unique, thus creating an anachronistic environment that often intrigues people who are looking for a special place for their business or home.

Recently, however, the renovation of historic buildings has been stimulated by financial incentives. There are some possibilities of good investment return among some of the old, dusty structures. Many downtown historic building in other cities are being renovated for mixed-use residential and commercial space. It's usually less expensive to rehabilitate an aged structure than to provide equivalent floor space through new construction. According to a Portland renovator, it's profitable to preserve old buildings. On the average, he estimates it would cost \$20 per square foot more to construct new space than to renovate an old space in a quality manner. Another Portland renovator suggests that high quality rehabilitations may have more market value in the rental market than many of the new buildings. However, most historic commercial buildings in Grants Pass are small, which may increase the cost per square foot. In addition, local financing may be difficult and contractors with experience may be unavailable. There are also the unanticipated costs that may arise during the rehabilitation.

The tax incentives can be an encouragement, however, especially for those seeking income tax shelter. Buildings that qualify for the National Register of Historic Places, and most old structures within designated historic districts, offer the greatest tax incentives. Currently, there are two buildings in Grants Pass listed on the National Register of Historic Places:

1. Clemens, Michael, House  
612 N.W. 3rd Street
2. Kienlen-Harbeck Building  
147 S.W. "G" Street

In June, 1980, Resolution No. 1210 established the Mayor's Advisory Committee on Historic Preservation for Grants Pass. The committee made an inventory of sites, areas, structures and objects considered as possibly related to the history and heritage of the Grants Pass area. A total of 544 evaluations were made by the committee during on-site tours throughout the UGB area. Each evaluation was determined by using a rating system based on a Portland, Oregon, method devised for the completion of Old Town historical surveys. The numerical rating system included the following criteria: physical condition, important to the neighborhood, architectural interest and historical interest. The final evaluation of each inventory entry was based on a value rating; poor, fair, good, excellent or exceptional. Of the 544 inventory entries, 148 entries (27%) were given an excellent or exceptional rating. A partial listing of some of the areas that contain a high number of excellent or exceptional entries is shown in Table 3.20.2.

**TABLE 3.20.2**  
**Historic Sites by Geographic Area: UGB (excellent or exceptional rating)**

<b>Subarea</b>	<b>General Street Location</b>	<b>Number</b>
<b>Northwest</b>	6th Street	11
	2nd & 3rd Streets	5
	“B” Street	7
	Washington - Lawnridge	10
	4th & 5th Streets	14
	“A” Street	10
	<b>Subtotal</b>	<b>57</b>
<b>Northeast</b>	8th Street	6
	“A” Street	3
	6th Street	4
	Beacon	4
	<b>Subtotal</b>	<b>17</b>
<b>Southeast</b>	“M” & “N” Streets	3
	Riverside	2
	8th Street	2
	<b>Subtotal</b>	<b>7</b>
<b>Southwest</b>	6th Street	3
	“K” Street	2
	“G” Street	25
	4th & 5th Streets	3
	“L” Street	3
	“I” Street	3
	<b>Subtotal</b>	<b>39</b>
<b>Harbeck - Fruitdale</b>	Grandview	2
	Fruitdale	2
	East Park	2
	<b>Subtotal</b>	<b>6</b>
<b>Redwood</b>	Dowell Road	2
<b>TOTAL</b>		<b>128*</b>

\* The remaining 20 entries are isolated sites throughout the UGB. For a complete listing of all 544 entries, please see the appendix Inventory Study of sites related to the history and heritage of the Grants Pass area.

Rehabilitation of potential historic sites must be extensive, and must meet certain standards designed to ensure that the character of the building's exterior is preserved. Those that qualify are entitled to these tax incentives:

1. A 25% investment credit for rehabilitation expense under federal law. That means that one fourth of the expenses can be subtracted from the owner's tax payment the first year.
2. The entire building value (including the 25% credit) can be depreciated over 15 years on federal tax returns.
3. Oregon law permits a 15 year freeze of assessed value on such building for tax purposes. If the building qualifies prior to renovation, that means the owner avoids property taxes for 15 years on the investment in rehabilitation as well as on other increased value.

So, those who rehabilitate historic buildings these days often have mixed motives, including an interest in tax shelter and after tax return on investment.

Significant tax benefits are also available for rehabilitation of older nonresidential structures that don't qualify for the national register. An owner can get a 20% investment credit for extensive renovation of buildings more than 40 years old and 15% for those more than 30 years old. The 15 year federal depreciation tax write-off also applies (except that one must subtract the investment credit from the value to be depreciated).

Historic districts can be created by local government. The "old town" district located along "G" Street may be a candidate for historic district designation. The district must be admitted to the National Register of Historic Places in order to qualify for the federal and state tax incentives. Within such a district, all properties would be placed in one of four categories. Those which contribute to the historic character of the district would become eligible for maximum tax benefits.

The City provides interest-free loans to homeowners residing within the city limits who qualify based on family income to rehabilitate or repair their homes. The funds for the program come from a Department of Housing and Urban Development Community Development Block Grant. Loans can be made up to \$7,500 and need not be paid back until the house is sold or the original owner moves out. The loans can be used for items such as roofs, electrical systems, heating systems, plumbing, foundations, exterior paint, insulation, storm windows and structural instabilities from termites or dry rot.

### **Mineral and Aggregate Resources**

The Rogue River flows through the approximate center of the UGB. During the several million years that the river has flowed, much alluvial sediment has been deposited within the UGB. The alluvial deposits are classified on the basis of age and position in the alluvium. The deposits consist of river sediment on benches, terraces, floodplain, and in the floodway (Aggregate Resources of Josephine County, Oregon. Oregon Dept. of Geology and Mineral Industries, 1975).

The oldest alluvial deposit is bench gravel which is found near the fringes of the current floodplain of the river. Bench gravel is composed of clay, silt, sand and assorted sizes of stone including



boulders. The presence of clay and silt required that the gravel be washed thus increasing its production costs. Therefore, bench gravel is not a preferred aggregate source.

High terrace gravel lies between the low terrace gravel which is subject to flooding and the higher bench gravel which does not flood. The deposit is overlain with 1 to 3 feet of silty-sandy soil that is used primarily for irrigated agriculture. The gravel is relatively fresh and hard and is used as a concrete aggregate.

Low terrace gravel lies within the floodplain and is subject to annual flooding. The deposit is covered by a mantle of silty sand loam. Generally, low terrace gravel is of good quality and may be underlain with older gravels. The deposits are sensitive, erosion-prone areas due to the proximity to the river channel and flooding waters.

Floodway gravel is located between the floodfringe and the floodway. It is comprised of washed gravel, making it relatively clean and suitable as a concrete aggregate. Floodway gravel is located in sensitive, highly erosion-prone areas. The mining of floodway gravel can create new river channels and change the downstream flooding patterns.

Riverwash gravel is found in the river channel and as point-bars where the river changes direction. Riverwash is usually visible during the summer flows of the river. The gravel is of good quality. The construction of improperly designed dikes and berms during gravel removal can have adverse effects in terms of erosion and downstream flooding.

Quaternary sediment is also an alluvium deposit. However, it does not contain commercial quantities of gravel. The sediment occur in close proximity to terrace gravel deposits.

The Aggregate Resources Map identifies the gravel deposits that are located within the UGB. The map also identifies existing aggregate mining sites. There are two sites in the UGB: a gravel pit is situated in the high terrace gravel deposits north of "G" Street at Lincoln Road, and another gravel pit is located in the Rogue River Floodway in the southwest sub-area opposite the City's sewage treatment plant. However the most productive aggregate source and mining operation is located outside of the UGB within 10 miles of the Boundary edge, at the confluence of the Applegate and Rogue rivers.

Sustained population growth and the resulting demand for improved support services and facilities such as local streets and highways, commercial and industrial development, schools and housing are indicators of an increasing commercial market demand for mineral and aggregate resource products. Every housing unit construction generates a need for approximately 176 cubic yards of concrete in addition to crushed rock that is used for foundation pads, embankments and select fill. Additionally, the rate of growth for a community has a dramatic affect on the per capita consumption of aggregate materials of all types. A rapidly growing community can be expected to use up to three times as much aggregate as one that is not expanding. The fact that Grants Pass is a rapidly developing city emphasizes and clearly highlights a need to preserve, maintain and make adequate and reasonable

provision for the extraction of mineral and aggregate resources within and in close proximity to Grants Pass.

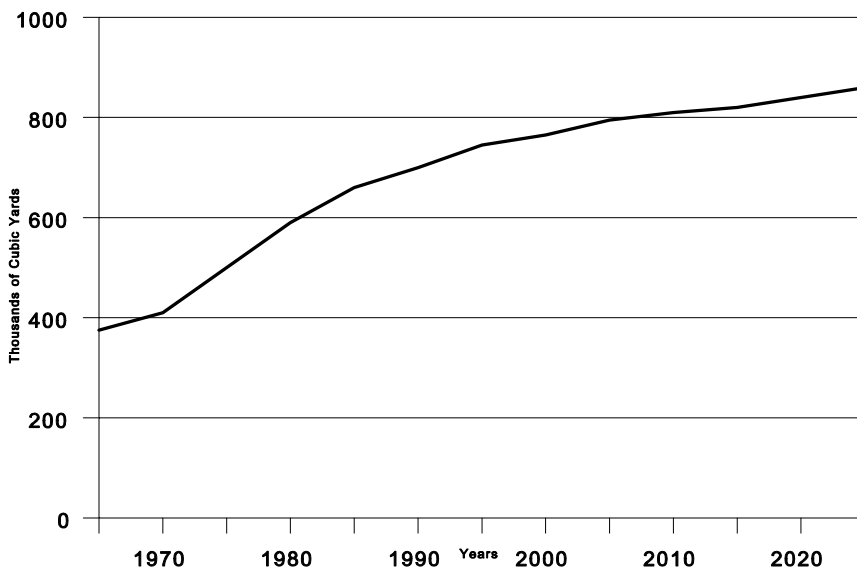
**MAP 3.20-2**  
**Aggregate Resources Map**

The overall weight and bulk of aggregate materials bears a direct relationship to its cost since hauling costs are unusually high. The delivered cost of aggregate can be expected to double if hauled ten miles to its place of use and thirty miles appears to be the maximum distance these materials can be transported cost effectively.

According to a document titled Aggregate Resources of Josephine County, Oregon, 1975, published by the Oregon Department of Geology and Mineral Industries, Josephine County used approximately 460,000 cubic yards of aggregate in 1973. This equals about 12.3 cubic yards or almost 19 tons per capita. By the end of the planning period, the annual consumption is expected to equal approximately 770,000 cubic yards. Graph 3.20-3 below illustrates the expected annual demand for aggregate materials for Josephine County.

It can be expected that per capita consumption for an urban area like Grants Pass will be greater than for an equal rural population due to the greater level of support services and facilities typically found in urban environments.

**GRAPH 3.20.3**  
**Projected Aggregate Demand: Josephine County**



## **Fish, Wildlife and Vegetation Resources**

**Fish** - Anadromous fish, which live in the ocean but migrate to fresh water rivers and streams to breed, are an important resource of the Rogue River and its viable tributaries within the UGB. Several anadromous fish species spawn and rear in the portion of the Rogue River within the UGB. Spring and fall chinook salmon, summer and winter steelhead trout and coho salmon migrate through the UGB section of the river every year. Summer steelhead trout spawn in four of the UGB creeks: Sand, Allen, Gilbert, and Fruitdale. (Skunk Creek has been almost entirely enclosed with street paving, culverts, and concrete lining). Summer and winter steelhead spawn in Jones Creek. As many as 825 fish may spawn each year in these streams. (Oregon Department of Fish and Wildlife) Non-anadromous cutthroat and rainbow trout also inhabit the river in small numbers. (Draft EIS, Third Bridge, 1978, page 32) Rainbow trout are stocked at Baker Park during the early summer.

**Wildlife** - The condition of wildlife habitats in the study are reflect the intensity of land use. The majority of existing habitat have been reduced in quality and quantity because of urbanization. As a result, there are simplistic and less stable ecosystems and expanded areas of biologically unproductive lands (barrens). The trend toward unstable ecosystems results in fewer wildlife species.

The Oregon Department of Fish and Wildlife lists 145 faunal species for Josephine County. The EIS Third Bridge Study estimates that there are habitat in the area for about 90 of those faunal species. According to the EIS, there are five types of habitat within the area: 1) the woodland, 2) the barren, 3) the shrub, 4) the grassland/old-field, and 5) the freshwater shallow marsh. There are two major influences that affect the quality of the habitat: 1) urbanization, and 2) the Rogue River. Increasing urbanization can decrease the habitat area. The river provides a dynamic interface between the terrestrial (land) and aquatic ecosystems. The river provides the wildlife with food, water and protective vegetative cover.

The woodland habitat exist predominantly along the river and in the foothills near the edges of the UGB. Much of the riparian woodland has been altered for park or residential uses. The underbrush and smaller trees have been removed and replaced with grass. The remaining big trees are Black Cottonwoods, Douglas Fir and Bigleaf Maple.

The barren habitat is generally denuded land such as trees, parking lots, industrial storage areas, buildings and naturally occurring areas of sparse vegetation such as floodway-gravel deposits. Vegetative growth is either eliminated or extremely sparse, providing almost no habitat or wildlife.

The grassland/old field habitat is found on old landfills, abandoned lots, pasture, lawns and roadside right-of-way. The number of floral species is rather limited, but the habitat does provide protective cover and some food.

The shrub habitat is found along drainage ditches, fence rows, and in places along the river. Due to the scattered pattern of distribution, shrub habitat has a high proportion of edge to the total shrub

area, and therefore, provides a large transitional area, or ecotone, and fosters great wildlife diversity by providing a competitive fringe between two habitats.

The marsh habitat is shallow inland freshwater wetlands contain an abundance of cattails, sedge and hawthornes. The habitat provides ample protection and food for adapted wildlife. Some of the wildlife common to the UGB are listed in Table 3.20.4.

**TABLE 3.20.4  
Wildlife Common to UGB (a partial list)**

<b>Birds</b>	Kingfisher Pigeon Sandpiper Sparrow Jay	Robin Merganser Finch Wren Starling	Canvasback Flycatcher Mallard Osprey
<b>Mammals</b>	Squirrel Mouse Opossum	Deer Rat Shrew	Rabbit Beaver Mole
<b>Reptiles</b>	Garter Snake	Lizard	Skink
<b>Amphibians</b>	Bullfrog Toad	Frog	Salamander

Many of the wildlife species listed above find breeding habitats within the UGB. Other species do not live within the UGB but rather visit the area in search of food or temporary shelter.

Numerous species of game animals, non-game animals, fur-bearers and birds occupy the general area in and surrounding Grants Pass. These species include Black-tailed Deer, Black-tailed Jackrabbit, Beaver, Bobcat, Coyote, Raccoon, Badger, Spotted Skunk, Silver-Grey Squirrel, Canada Goose, Red-tailed Hawk, Golden Eagle, Bald Eagle, Osprey, Peregrine Falcon, Ruffled Grouse, California Quail and Great Horned Owl.

Animals that are unable to tolerate human intrusion or that are dependent on climax or old growth vegetational communities have generally declined as man has increased his presence in the environment. Species more tolerant of human intrusion or which are more flexible in regard to habitat preference have been better able to adapt to environmental changes. Existing populations of these species are generally believed to be stable. Certain animal species and populations may flourish in close association with man. These species are generally limited to rodents and certain bird species. The populations of these species are probably expanding. Generally, there are no occurrences of rare or endangered wildlife species within the general Grants Pass area.

**Vegetation** - Vegetation is a primary determinant of animal or wildlife habitat. Each plant community previously described contains numerous wildlife communities although wildlife habitat suitability is greatly influenced by climate and other physical variables. The structure of plant communities and physical environmental features that are similar within the overall vegetative zone allow considerable overlap of wildlife populations, especially those with wide habitat tolerances.

Vegetation is an important natural feature of the urban environment. "In an increasingly urbanized and artificial environment, vegetation is the greatest natural component of the Josephine County Urban Area. Unfortunately, historic (and careless) removal and mutilation of vegetation at construction sites, along stream banks, and in developing areas has resulted in little consideration of vegetative function. Commonly, plants must compete with man-made structures and designs without regard to functional systems." (Josephine County Comprehensive Plan, 1981)

Indigenous vegetation in the UGB area is either being replaced by hybrid nursery stock or is being removed for urban development. Of special concern is riparian vegetation which provided cover for fish spawning, regulates the temperature of the water, provides wildlife habitat and stabilizes stream banks from erosion.

Skunk Creek is an example of the effects of urbanization on stream quality and vegetative cover. That creek is almost completely channelized and covered over with impervious surfaces. No stream-side vegetation exists and no anadromous fish spawn in its water. In addition to its value for wildlife and aquatic habitat, vegetation is important for human habitat. The following statements are excerpted from the Josephine County Comprehensive Plan, 1981.

"Urban vegetation may be used to produce dramatic benefits. Plants may be employed for erosion control, noise reduction, pollution abatement, traffic control, glare reduction, temperature control, aesthetic enhancement, wind control, privacy enhancement, and architectural development.

"The topography of the Grants Pass airshed basin often results in temperature inversions which may trap pollutants close to ground level. Studies have indicated that plants may be utilized to remove pollutants from the atmosphere and to serve as indicators of hazardous concentrations. Bach and Matthews (1969) indicated that 25 acres of beech trees are capable of removing four tons of dust per year from the air. A 200 foot wide green area may be capable of reducing sulfur concentrations by 70%. Odum (1971) has suggested the economic feasibility of establishing "waste management parks" as elements of planned industrial parks. These "waste management areas" would consist of greenbelt areas, designed and planted with specific species to mitigate the adverse effects of industrial pollution. Such parks may also be designed as linear units to reduce impacts between line sources, such as major highways, and residential areas.

"Vegetation may also be employed for glare reduction and climate modification. Studies have demonstrated that temperatures in cities and urban areas are invariably higher than in surrounding rural areas (Aloys, 1966). Deciduous trees have long been employed to provide

shade in the summer without interfering with winter sunlight. The benefits of these trees also include reduced temperature variations as plants absorb solar radiation during the day and release heat during the night, reduced heat radiation, and reduced glare reflection. Vegetation, thus, may be used to mitigate the adverse reflecting surfaces of streets and buildings. In Grants Pass, where temperatures may exceed 100 degrees Fahrenheit during the summer, provision of extensive shade trees may greatly improve the relative comfort of residents.

"Plants may also be used to reduce noise. Studies conducted by Cook and Van Haverbeke (1970), Weiner and Keast (1959), and Embelton (1936) document the effectiveness of vegetation in reducing undesirable sound levels. Acoustical modification is accomplished by sound-absorption, sound-deflection and sound-masking. The ability of plants to absorb noise is pronounced. One hundred feet of grass will reduce noise at 500 cycles per second by three decibels. Dense foliage will reduce noise at 500 cycles per second by five decibels (Moore, 1966). Embleton (1963) determined that noise could be reduced by seven decibels for 100 feet of planting. The combinations of plantings and source separations can increase the effect of noise control. The energy of a sound measured at the source and at a distance of 100 feet will be reduced by 20 decibels. If the separation includes 100 feet of planting, the reduction will total 27 decibels. Lacking the planting, an additional 150 feet of distance would be require to achieve the same sound direction." (Robinette, 1972)

### **3.30 CONFLICTS**

The Population Element (6.0) states that the population of the UGB areas will increase by 16,000 to 22,000 people during the 20 year planning period. The Housing Element (9.0) states that between 9,000 and 12,000 new dwelling units will be needed during the planning period. In addition, approximately 500 acres of commercial and industrial land will need to be developed during by the year 2000. The cumulative impacts of these land use activities could have a definite effect on the scenic, Rogue River, historic and natural resources.

#### **Scenic**

The scenic area that will be most affected by increased land use intensity within the UGB is the Rogue River. The river frontage land is a focal point of existing tourist commercial and single family residential development. It is anticipated that commercial and residential land uses will continue to develop near the river. In addition, two additional vehicular bridges are proposed to be built across the river during the planning period.

#### **Rogue River**

As mentioned in scenic and natural resources sections of this element, the Rogue River will be most affected by increased land use intensity. Specifically, conflicts will occur between private property development versus the increased demand for public access and public utilization of the river's amenities such as bikeways, pedestrian trails and view points. In addition, conflicts will occur

between the demand for recreational activities (such as jet boats, fishing and park development ) and protection of the riparian habitat. These conflicts can be resolved by providing:

1. A balance between conflicting uses,
2. Prioritizing competing activities, and
3. Developing design and habitat standards for new projects review.

### **Historic**

Historic sites and areas will increasingly come under pressure to be converted to new uses. The Conversions may take place without the owner being aware of the cost savings that may be realized by rehabilitation or the tax incentives available for a restored or rehabilitated building.

### **Natural Resources**

Increasing urbanization will affect the zoologic and botanic resources of the UGB. Birth and death rates as well as diversity among wildlife are linked to the amount of available habitat. That means the protection of habitat is paramount for the conservation of wildlife in the UGB.

"The land-animal relationship is direct. Without land (or specific habitat areas), wildlife cannot exist. In addition, every habitat has its carrying capacity (wildlife support capability), determined by the availability of food, cover, water and other essentials of life. If specific land areas are withdrawn, wildlife populations must compete with other populations for suitable habitat. Obviously, when competition is great and resources are limited, there is little room for wildlife production and promotion." (Josephine County Comprehensive Plan, 1981, pages 9-1)

The Oregon Department of Fish and Wildlife made this statement in the County Plan: "Man is in direct competition with wildlife. More people equals less wildlife. And since the human population of Josephine County is growing rapidly, it is a fact that wildlife resources in the County are shrinking. As the human population replaces the wildlife population, a predictable sort of evolution occurs as, one by one, the birds and the animals disappear."

Fish habitat can also be affected by urbanization. Hundreds of anadromous fish spawn each year in the creeks of the UGB. The quality of these creeks for spawning is dependent on the cooling effect of vegetation along the stream channel and a minimal amount of siltation during gestation and hatching of the eggs. Siltation, or the covering of the stream bottom with silt, can cover the eggs and consequently suffocate the newborn salmon.

Urban activity along these creeks, such as construction or vegetation removal, can affect the quality of the fish habitat, and may further reduce the number of fish that make the creeks of the UGB their home.



### **3.40 CONSERVATION AND ENHANCEMENT**

There is no profound biological rule that says history and natural resources must diminish in face of human progress and population growth. The dilemma of heritage and progress is a malleable one that can be directly affected by the community's attitudes and subsequent policies for community growth. Assumedly, there is a direct link between heritage and progress that is important to recognize. The Population Element, Sections 6-11 and 6-12, points out that people come to the Grants Pass area to live a slower life in a clean environment with rural amenities, and for the area's unusual recreational opportunities. Apparently, these metropolitan immigrants and tourists are seeking relief from the hard, fast-paced urban life where scenic views overlook urban blight, the historic buildings are run-down slums, the rivers are used as open sewers and the natural features are found in zoos. The cliché, "you don't know what you've got until it's gone" need not be the epitaph of urbanizing areas.

Scenic views and areas can be enhanced by the planting of vegetation, prohibiting unnecessary removal of vegetation and ensuring that new development harmonizes with the landscaped or natural setting. Recreation, residential and commercial development along the Rogue River can co-exist with environmental protection and visual enhancement through;

1. Incorporation of planning and urban design strategies within and adjacent to the River Corridor,
2. Detailed review of new development, and
3. The balancing and the prioritizing of competing uses.

Historic sites can be used as an economic and cultural asset to the community, one that enhances the sense of time and place for all generations of the community. Natural features can become intimate aspects of the community environment; aspects that foster a feeling of identity with nature that is so prevalent in a rural environment, and plays such an important role in attracting persons to recreate in the area.

By recognizing the need for wildlife, the community can choose to set aside small areas of woodland and meadow for habitat, and can encourage larger developments to preserve some habitat areas, possibly in conjunction with landscaping requirements or noise and sight buffering zones. The marshlands and wetlands found in some areas of the UGB provide good habitat for fish, birds and amphibians and can be conserved as wildlife refuges without interfering with development. Woodlands on steeper slopes may provide refuge for deer and birds and can also be conserved without affecting urban development.

### **3.50 SCENIC, ROGUE RIVER, HISTORIC AND NATURAL RESOURCES FINDINGS**

#### **Scenic**

1. Scenic views and areas are often the initial features that attract people to the Grants Pass area. The Rogue River is a unique scenic area that has historically attracted people to the area.
2. Scenic areas along the roadway entrances to the UGB may favorably influence visitor's impressions of the community. Landscaping requirements and street tree planting programs are already part of the UGB ordinances.
3. Some major streets, particularly 6th from Evelyn to "A" Street and "A" Street from 9th to 6th Street, have large trees planted along the avenue. Many of these trees are Redwoods which are the symbol of the "Redwood Empire" and many tourist commercial businesses.
4. Many significant entrances to the UGB, specifically north 6th Street, Redwood Spur, Rogue River Highway and the Redwood Highway are without street trees.
5. There are good scenic view spots along Hillcrest Drive, Woodson Drive, Crescent Drive, and at Rogue Community College. The subgrade City water tank off Woodson Drive offers a panoramic view of the mountains surrounding the Rogue River Valley. The 40 acre BLM lot located off Crescent Drive also offers a panoramic view of the valley. (See Scenic View Map 3.20.1)
6. The scenic area that will be most affected by future population growth and urbanization is the Rogue River. It is anticipated that commercial and residential uses will continue to desire to develop along the river. In addition, two additional vehicular bridges are proposed to be built across the river during the planning period.
7. Scenic views and areas can be enhanced by the planting of vegetation, prohibiting the unnecessary removal of vegetation along streets, and the river and other waterways, and ensuring that new developments harmonize with the landscaped or natural setting.

#### **Rogue River**

8. In terms of scenic beauty, the Rogue River Corridor offers nearly unparalleled scenic grandeur among the Southern Oregon river system communities.
9. In order to preserve the economic potential of this spectacular river/recreation corridor, its inherent beauty and natural endowments must be preserved.
10. A Scenic Overlay Zone between Park and Schroeder Park needs to be developed and integrated into the Comprehensive Plan to help manage the river corridor in perpetuity. This zone should:
  - a) define those elements which comprise the river's scenic qualities
  - b) define goals which, if implemented, will help in achieving preservation of this scenic quality
  - c) create a Scenic Management Plan component in the City's Comprehensive Plan capable of serving as a regulatory framework with which to enforce the Scenic Overlay Zone.
11. Future commercial lands should be sited based upon demand projections and/or the likely impact of major new facilities such as the Third and Fourth Bridges. Nodes of commercial property should be formed in these locations, which are intended to avoid riverfront "strip"

- commercial and to establish a critical mass of commercial development where individual commercial ownerships might otherwise be weakened.
12. Established right-of-ways to the river can be used for vehicular access, while very narrow tax lots in public ownership fronting the river can be used for pedestrian and bicycle access. These areas of access have been identified in the "Rogue River Riverfront and Development Plan" as viewpoints.
  13. Pedestrian, bicycle and jogging paths as identified in the Parks and Recreation Master Plan form the basis for potential new trails on the river corridor.
  14. Riparian vegetation currently is found on approximately 95% of all riverbank frontage in the overall 4.5 mile RRP area between Park and Schroeder Park. This critical resource should be preserved and enhanced in its current form within the River Corridor for riverbank protection, positive impact on the salmon spawning beds and its impact on scenic edge quality.
  15. Riverfront public and commercial sites should be linked together with bikeways which can also serve as pedestrian and jogging trails.
  16. The Third Bridge Corridor urban renewal area offers a tremendous opportunity for simultaneous development of improvements within the Rogue River Corridor. Those improvements already identified in the Third Bridge Corridor urban renewal plan study include: new bicycle paths, sidewalks on the Third and Fourth Bridges, a computerized information center, a pedestrian bridge over the river, the Third Bridge itself, and Riverside, Baker and Tussing Park improvements.
  17. A multi-purpose trail loop system fronting the river as well as using street right-of-ways linking both the north and the south banks of the Rogue River between the Third Bridge and the Fourth Bridge can become a major year-round tourist, visitor, and local attraction.
  18. Visual linkage to the river should occur wherever public right-of-ways are developed for use along the river corridor. Even if functional facilities are not developed in these locations, passive recreational facilities can be developed which can allow the public to view the river at intervals.
  19. Riverfront parcels should be zoned so that compatible uses are adjacent to one another. Locating adjacent, inconsistent uses should be avoided.
  20. The most opportune places to locate riverfront trails are on "benches" midway down the riverbank, out of view of the property owners and yet well above and closer to the river's edge.
  21. The most obvious way to link the river corridor to the downtown community is to develop pedestrian and bicycle connections from the point that the Caveman and Seventh Street bridges cross the River into the downtown.
  22. A trail system is the single, best method for bringing both tourists and locals to the river's edge for sheer enjoyment. A multi-purpose trail loop system fronting the river as well as using street right-of-ways will likely be a critical link in the City's goal of having a year-round riverfront attraction. The scenic beauty of the Rogue can then be captured as perennial attribute of Grants Pass.

## Historic Sites

23. The renovation of historic buildings is becoming a good financial as well as cultural investment. It is usually less expensive to rehabilitate an aged structure than to provide equivalent floor space through new construction. On the average, rehabilitation cost \$20 per square foot less than new construction for commercial buildings.
24. The preserved artifacts of community history lend a sense of place and purpose to the community. The interior designs of historic buildings are usually unique, thus creating an anachronistic (from a former age) environment that often intrigues people who are looking for a special place for their business or home.
25. Many downtown historic buildings in other Oregon cities are being renovated for mixed use residential and commercial space. (Albany, Oregon City, Astoria, Salem, Eugene, Baker, Oakland, Jacksonville, Aurora, Portland, and The Dalles)
26. There are tax incentives available for historic rehabilitation that can be an encouragement for those seeking an income tax shelter. Buildings that qualify for the National Register of Historic Places offer the greatest tax incentives. However, buildings greater than 30 years of age can be eligible for tax deductible status. Rehabilitation of historic sites must be extensive and must meet certain standards designed to ensure that the character of the building's exterior is preserved. Those that qualify are entitled to these tax incentives:
  1. A 25% investment credit for rehabilitation expense under federal law. That means that one fourth of the expenses can be subtracted from the owner's tax payment the first year.
  2. The entire building value (including the 25% credit) can be depreciated over 15 years on federal tax returns.
  3. Oregon law permits a 15 year freeze of assessed value on such buildings for tax purposes. If the building qualifies prior to renovation, that means the owner avoids property taxes for 15 years on the investment in rehabilitation as well as on other increased value.
27. Significant tax benefits are also available for rehabilitation of older, non-residential structures that don't qualify for the national register. An owner can get a 20% investment credit for extensive renovation of buildings more than 40 years old and 15% for those more than 30 years old. The 15 year federal depreciation tax write-off also applies (except that one must subtract the investment credit from the value to be depreciated).
28. Historic districts can be created by local government. The "old town" district located along "G" Street may be a candidate for historic district designation. The district must be admitted to the National Register of Historic Places in order to qualify for the federal and state tax incentives. Within such a district, all properties would be placed in one of four categories. Those which contribute to the historic character of the district become eligible for maximum tax benefits.
29. The City provides interest-free loans to homeowners residing within the city limits who qualify based on family income to rehabilitate or repair their homes. The funds for the program come from a Department of Housing and Urban Development Community Development Block Grant. Loans can be made up to \$7,500 and need not be paid back until the house is sold or the original owner moves out. The loans can be used for items such as roofs, electrical systems, heating systems, plumbing, foundations, exterior paint, insulation,

storm windows and structural instabilities from termites or dry rot. Many old homes of historic significance owned by retired persons with limited incomes can be maintained in this manner.

### **Mineral and Aggregate Resources**

30. The Rogue River flows through the center of the UGB and has deposited much alluvial sediment containing aggregate material including gravel. Gravel is used for road building and concrete making. The alluvial deposits in the UGB area are classified on the basis of age and position in the alluvium. The deposits consist of river sediment on benches, terraces, floodplains and in the floodway.
31. Except for the floodway gravel deposits, the other deposits are generally overlain with fertile soil or are located in areas suitable for urbanization.
32. There are two gravel mining pits located in the UGB: North of "G" Street at Lincoln Road, and in the southwest sub-area opposite the City's sewage treatment plant.
33. Every housing unit constructed generates a need for approximately 176 cubic yards of concrete in addition to crushed rock that is used for foundation pads, embankments and select fill a rapidly growing community can be expected to use up to three times as much aggregate as one that is not.
34. The overall weight and bulk of aggregate materials bears a direct relationship to its cost to the consumer since hauling costs are unusually high. The delivered cost of aggregate can be expected to double if hauled ten miles to its place of use, and thirty miles appears to be the maximum distance these materials can be transported in a cost effective manner. The most productive aggregate source and mining operation is located at the confluence of the Applegate and Rogue Rivers within 10 miles from the UGB.

### **Fish, Wildlife and Vegetation Resources**

35. Anadromous fish, which live in the ocean but migrate to fresh water rivers and streams to breed, are an important resource of the Rogue River and its UGB tributaries (excepting Skunk Creek).
36. As many as 825 anadromous fish spawn each year in Sand, Allen, Fruitdale, Gilbert and Jones Creeks. Non-anadromous cutthroat and rainbow trout also inhabit the river in small numbers. Rainbows are stocked at Baker Park during the early summer. Sport fishing is one of the area's strongest tourist attractions. Tourism is a strong component of the area economy, generating \$10 - \$12 million in total income in 1979 alone. (See Recreation and Economic Elements)
37. Riparian (streamside) vegetation provides cover for fish spawning, regulates the temperature of water by keeping it cool which is necessary for fish survival, and stabilizes the streambank from erosion. Erosion can cause silt to settle on the bottom of the streambed in gravel areas where fish eggs are laid. The silt suffocates the newborn fish.
38. The majority of existing habitats within the UGB are either the direct result of urbanization (such as barren land in parking lots and industrial storage areas), or are greatly diminished in size by urbanization (such as the woodland and marsh habitats).
39. There are five types of habitat within the Grants Pass UGB; 1) the woodland which exists predominately along the river, streams and in the foothills, 2) the barren which exist in the

urban area as parking lots, streets, industrial storage areas and gravel bars, 3) the grassland/old field which is found on old pastures, landfills, lawns and roadsides, 4) the shrub which is found along drainage ditches, fence rows and along the river and streams, and 5) the marsh which is found in the east Grants Pass industrial area and along Redwood Highway.

40. Vegetation is the primary determinant of wildlife habitat. Vegetation, therefore, is the most important natural component of the UGB area. Historic removal of vegetation at construction sites, along utility right-of-ways, along roadways, along the streambanks and in developing areas has resulted in a greatly diminished vegetative cover.
41. The Rogue River and its tributary stream are the most important habitat areas in the UGB. Of special concern is the riparian vegetation which provides habitat for numerous fish and wildlife along the Rogue River and its tributary streams.
42. Skunk Creek is an example of what urbanization can do to a stream. The creek has become a channelized drainage ditch which does not support any fish or wildlife.
43. Of the 145 wildlife species found in Josephine County, approximately 90 species are found within the UGB.
44. The various elements of this plan state that urbanization will continue within the UGB. Between 16,000 and 22,000 more people will live in the area. Between 9,000 and 12,000 more homes will be built. Approximately 500 acres of commercial and industrial land will be developed. The cumulative impacts of these land use activities could have definite effects on the area's scenic, historic and natural resources.
45. The land-animal relationship is direct. Without land or specific habitat areas, wildlife cannot exist. In addition, every habitat has its carry capacity (wildlife support capability), determined by the availability of food, cover, water, and other essentials of life. If specific habitat areas are withdrawn, wildlife populations must compete with other populations for suitable habitat. Obviously, when competition is great and resources are limited, there is little room for wildlife production and promotion.
46. Vegetation can be employed for erosion control, noise reduction, pollution abatement, traffic control, glare reduction, temperature control, aesthetic enhancement, wind control, privacy enhancement and architectural development.