

This is to notify you that the City of Grants Pass and Josephine County have proposed a land use regulation that may affect the permissible uses of your property and other properties.

On October 8, 2014 and November 12, 2014, the City of Grants Pass and Josephine County will hold public hearings regarding the adoption of an Ordinance (number to be determined at a later date). The City and County have determined that adoption of this ordinance may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property.

(above language in accordance with ORS 227.186 and ORS 215.503)



Parks & Community Development
101 NW 'A' Street
Grants Pass, OR 97526
(541) 450-6060
www.grantspassoregon.gov
Hours: 8 a.m. to 5 p.m. M-F

**NOTICE OF PUBLIC HEARINGS
CITY OF GRANTS PASS AND JOSEPHINE COUNTY**

**GRANTS PASS URBAN GROWTH MANAGEMENT PLANNING
(UGB Amendment, Urban Reserve Designation, Related Work)**

Please keep the mailing label on your envelope with this notice for reference. This notice is being mailed to subject properties and also to surrounding properties within a 250-foot notice area. The italic text above the mailing address on the label identifies the street address of the property and whether it is a "Subject Property" or in the "250' Notice Area Only." For a subject property, it also shows proposed 'UGB' or 'UR' (Urban Reserve) for the property.

Notice is hereby given that public hearings will be held to consider the following proposal:

Applicant: City of Grants Pass and Josephine County
Assigned Planner: Tom Schauer
Address: Multiple properties, see attached map. A full list of properties is available.
Tax Lot Number: Multiple properties, see attached map. A full list of properties is available.
Project Numbers: 14-40500008.a-c: Comprehensive Plan and Development Code Text Amendments
 14-40400001.a-b: UGB Amendment and Urban Reserve Boundary Designation
 14-40200003.a-c: Comprehensive Plan Map and Zoning Map Amendments

HEARING DATES, TIMES, AND LOCATIONS:

<p>Informational Open House with staff*</p> <p><i>(This open house is informational only. No testimony will be taken, and no recommendation or decision will be made at the open house).</i></p> <p>Tuesday, September 30, 2014 come any time between 6-8pm</p> <p>Grants Pass City Council Chambers 101 NW 'A' Street, Grants Pass, OR</p> <p>There won't be a formal presentation, so come any time between 6-8pm. Materials will be on display to review at your own pace, handouts will be available, and staff will be on hand to answer questions.</p>	<p>Public Hearing Urban Area Planning Commission</p> <p><i>(to make recommendation to City Council and Board of County Commissioners)</i></p> <p>Wednesday, October 8, 2014 at 6:00 p.m.</p> <p>Grants Pass City Council Chambers 101 NW 'A' Street, Grants Pass, OR</p>	<p>Public Hearing Grants Pass City Council and Josephine County Board of Commissioners</p> <p><i>(to make decision)*</i></p> <p>Wednesday, November 12, 2014 at 6:00 p.m.</p> <p>Grants Pass City Council Chambers 101 NW 'A' Street, Grants Pass, OR</p>
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**Some items require joint action by both bodies; others require action only by the City Council or Board of County Commissioners*

PROJECT DESCRIPTIONS:

14-40500008.a. Comprehensive Plan Text Amendments:

14-40500008.a.1. County Coordinated Population Forecast Update. This amendment updates the previously adopted Josephine County Coordinated Population Forecast, including the forecasts for the Grants Pass and Cave Junction urban areas based on the new long-range forecast for Josephine County issued by the Oregon Office of Economic Analysis (OEA) in 2013. The updated forecast is for slower growth for the county as a whole and for both the Grants Pass and Cave Junction urban areas. *(This item will be considered by the Rural Planning Commission at an October 6 hearing and by the Board of County Commissioners at the November 12 hearing. Josephine County is providing separate notice for this item).*

14-40500008.a.2. Population Element 6 Update (Addendum 1). Updates the Population Element of the Grants Pass Comprehensive Plan consistent with the updated County Coordinated Population Forecast

14-40500008.a.3. Housing Element 9 Update (Addendum 1). Updates the Housing Element of the Grants Pass Comprehensive Plan consistent with the updated County Coordinated Population Forecast.

14-40500008.a.4. Economic Element 8 Update (Addendum 1). Updates the Economic Element of the Grants Pass Comprehensive Plan consistent with the updated County Coordinated Population Forecast; also updates the Economic Opportunities Strategy, which has the effect of including less land for employment use in the UGB and Urban Reserve.

14-40500008.a.5. Urbanization Element 14 Update (Addendum 2). Updates the Urbanization Element of the Grants Pass Comprehensive Plan consistent with the updated Population, Housing, and Economic Elements; also updates the Buildable Lands Inventory (BLI); provides an updated summary of the land needs and alternatives; designates the amended Urban Growth Boundary location and Comprehensive Plan designations for those areas; and designates the Urban Reserve Boundary location and associated land use allocations and concepts necessary to conduct long-range infrastructure planning.

14-40500008.a.6. Amendment to Grants Pass Comprehensive Element 13 (Policies): UGB and Urban Reserve Criteria and Procedures; Internal Consistency with Efficiency Measures. Amends the Comprehensive Plan to incorporate local provisions and procedures for adoption and amendment of Urban Reserves consistent with state law, and pertaining to criteria for prioritization of resource land inclusion in the UGB and Urban Reserves; amendments for internal consistency with efficiency measures.

14-40500008.b. Development Code Text Amendments and Efficiency Measures. Amends provisions in several chapters of the Development Code to implement the efficiency measures policies in the Urbanization Element, including amendments to Sections 4, 12, 14, 18, 19, 22, 25, 30.

14-40500008.c. Intergovernmental Agreements (IGAs):

14-40500008.c.1. Interim IGA for UGB Expansion Areas. *Interim intergovernmental agreement specifying management of UGB expansion areas while they retain rural zoning.* Applies in UGB expansion areas until decisions are made about policy and timing of rural to urban rezoning in these areas. Will remain in effect and apply to properties with County rural zoning in UGB expansion areas until adoption of a permanent IGA for these areas or application of the current IGA for the Urban Growth Boundary through urban rezoning.

Comprehensive Plan Map designations will be adopted at the time of the UGB amendment; however, properties will retain County rural zoning, and Josephine County will continue to administer the zoning, Rural Land Development Code, and Building Code in UGB expansion areas, subject to coordination provisions specified in the agreement. (While some limited rezoning could occur within expansion areas sooner, most rural to urban rezoning wouldn't occur at least until infrastructure plans have been updated, estimated at 18 months to 2 years, but these plans could be completed in a shorter or longer time. Policy options range from (a) rezoning most or all areas at that time to (b) phasing in urban zoning over the long-term. Those decisions will be considered during the next year concurrent with work on the infrastructure plan updates).

14-40500008.c.2. IGA for Urban Reserve Areas. *Intergovernmental agreement specifying management of Urban Reserve areas.* Applies to lands in Urban Reserve areas until such future time as they are brought into the UGB, when the applicable UGB Intergovernmental Agreement would apply. Properties will retain County rural zoning, and Josephine County will continue to administer the zoning, Rural Land Development Code, and Building Code in Urban Reserve areas, subject to additional provisions specified in the agreement. Additional provisions provide for coordination and consideration of future efficient provision of infrastructure and urbanization. Some provisions allow for additional cluster development options in certain circumstances.

14-40400001.a&b. Urban Growth Boundary (UGB) Amendment and Urban Reserve Boundary Designation. Amends the UGB and designates an Urban Reserve Boundary. After accounting for policies and measures to reduce the size of the needed UGB amendment and Urban Reserve boundary, the expansion needs are as follows:

Boundary	Acres		
	Total Acres in Boundary	Acres in Tax Lots ¹	Buildable Acres ²
UGB Amendment (Present through 2033)	765	659	510
Urban Reserve Boundary (2033-2043)	+656	+611	+496
UGB & Urban Reserve (Present through 2043)	=1,421	=1,270	=1,006

¹Acres in Tax Lots=Total Acres less public right-of-way, railroad, Rogue River, etc.

²Buildable Acres=Acres in Tax lots less constraints such as existing development, streams, wetlands, slopes, etc.

14-40400001.a. UGB Amendment. The UGB is intended to meet forecast needs through 2033. 76% of the need through 2033 is expected to be met inside the current UGB (62% on vacant and partially vacant land and 14% through infill and redevelopment). The UGB expansion is expected to meet the remaining 24% of the need through 2033. Properties in UGB expansion areas will retain their rural zoning at this time, and urban zoning will not be applied at this time. The Interim Intergovernmental Agreement (IGA) for the UGB expansion areas provides for Josephine County to continue to administer the Rural Land Development Code and Building Codes while these properties retain rural zoning and to provide for coordination with the City of Grants Pass. The interim IGA will be replaced with a permanent IGA at a future date in conjunction with policy regarding rural to urban zoning.

14-40400001.b. Urban Reserve Boundary Designation. The Urban Reserve areas are intended to meet future UGB expansion needs for an additional 10-years from 2033-2043. Urban Reserves are first priority when considering future UGB expansion and provide greater certainty about the direction of growth and associated public infrastructure investments. Designation of Urban Reserve areas helps facilitate cost-effective long-range infrastructure planning. Properties in Urban Reserve areas will retain rural zoning, and urban zoning won't be applied before these lands are included in the UGB. This would occur through a future public review process and determination of need for additional UGB expansion. The Intergovernmental Agreement (IGA) the Urban Reserve areas provides for Josephine County to continue to administer the Rural Land Development Code and Building Codes and to provide for coordination with the City of Grants Pass, subject to additional provisions which also consider future infrastructure and allow limited cluster development options in certain circumstances.

14-4020003. Comprehensive Plan Map and Zoning Map Amendments:

14-4020003.a. UGB Comprehensive Plan Amendments (UGB Expansion Areas). Amends the Comprehensive Plan Map designations from rural to urban designations for UGB expansion areas. The Comprehensive Plan map is a more general map that guides zoning. Zoning must be consistent with the Comprehensive Plan. The Comprehensive Plan Map Designations will be amended at this time to specify future urban zoning. However, properties will retain County rural zoning at this time, and Josephine County will continue to administer the zoning, Rural Land Development Code, and Building Code in UGB expansion areas, subject to coordination provisions specified in the agreement.

14-4020003.b. Urban Reserve Land Use Allocations and Map. Allocates future land use allocations to Urban Reserve areas to identify areas planned and prioritized for future land uses and to facilitate efficient future provision of infrastructure. The maps and land use allocations to the Urban Reserve areas facilitate infrastructure planning by identifying future direction, location, intensity, and type of growth for which infrastructure must be sized. They are not intended as property-specific comprehensive plan land use maps with the same meaning as the designations inside the UGB. The needed buildable acres for the Urban Reserve areas could potentially be reallocated within each of the respective areas in different configurations, and those decisions will need to be made at such future time as Urban Reserve lands are included in the UGB, through future review, needs determination, and noticed public processes.

14-4020003.c. Comprehensive Plan and Zoning Map Amendments and Overlay in Current UGB.

(This item applies to lands within the current UGB, and does not apply to properties outside the current UGB receiving this notice. Separate notice and applicable map were mailed to subject properties and to properties within a 250' notice area for this item).

SUMMARY OF EFFECT OF PROPOSAL:

The County Coordinated Population Forecast updates the previously adopted forecast. It is based on the 2013 Josephine County forecast from the Oregon Office of Economic Analysis. The updated forecast provides a slower forecast for Josephine County and the Grants Pass and Cave Junction urban areas than the previously adopted forecasts, and it updates the planning period. The Comprehensive Plan amendments update the previously adopted Comprehensive Plan Elements consistent with the updated forecast and reflect the updated planning period and policies. The Development Code amendments implement the efficiency measures policies, meeting identified needs and allowing the expansion areas to be smaller than would otherwise be required. (The map amendments inside the current UGB are addressed in the separate notice applicable to that proposal and subject properties which was mailed).

The UGB amendment, the Urban Reserve boundary designation, the intergovernmental agreements, and the map amendments all go together. At this time, properties in the UGB expansion areas and Urban Reserve areas will retain their rural zoning, and Josephine County will continue to administer the Rural Land Development Code and the building code in these areas, subject to the additional provisions specified in the intergovernmental agreements. Discussions and decisions about policy and timing of rural to urban rezoning in UGB expansion areas will occur in the next year. Properties within Urban Reserve areas will retain rural zoning, subject to provisions of the intergovernmental agreement, until included in the UGB at some future time determined through future review, needs determination, and noticed public processes.

At such future time as urban zoning is applied, which also requires public hearings, existing legally grandfathered uses still operating are able to continue, while new use and development would be subject to standards that apply to properties based on the urban zoning designations. Properties outside a UGB generally are not eligible for annexation, while properties inside a UGB are eligible for future annexation in accordance with applicable law, including notice and hearings.

CRITERIA FOR APPROVAL: The recommendations and decisions shall be based on the following criteria:

- **For the UGB Amendment:** Statewide Planning Goal 14 (OAR 660-015-0000(14), ORS 197.298, Urban Growth Boundaries Administrative Rule (OAR 660 Division 24), Section 13.6.3 of the Comprehensive Plan
- **For the Urban Reserve Boundary Designation:** Statewide Planning Goal 14 (OAR 660-015-0000(14), ORS 195.145, Urban Reserves Administrative Rule (OAR 660 Division 21)
- **For the Comprehensive Plan Amendments:** Section 13.5.4 of the Comprehensive Plan
- **For the Development Code Amendments:** Sections 4.033 and 4.103 of the Development Code
- **For the Intergovernmental Agreements (IGAs):** The management provisions are not land use decisions subject to land use decision approval criteria. They relate to the land use decisions being considered; therefore, they are being considered at the same time. For substantive provisions: Section 13.5.4 of the Comprehensive Plan and Section 4.103 of the Development Code as applicable.

OBTAINING MORE INFORMATION: A copy of the proposal and the applicable criteria are available at the Parks & Community Development Department office. All other documents and evidence to be submitted into the record by the City will be available together with the staff report. A copy of the staff report will be available at least seven days prior to the hearing. All documents may be inspected at no cost and will be provided at reasonable cost. The City of Grants Pass Parks & Community Development Department is located in Room 201 of the City of Grants Pass Municipal Building. Meeting agenda and packet items are typically available on the city's website on the Friday before the hearing.

COMMENTING ON THE PROPOSAL: The hearings will be subject to Legislative Hearing guidelines in Article 9 of the Development Code. At the hearings, the review bodies will take oral testimony concerning this proposal. Written testimony may be presented at the hearing, or may be submitted to the Parks & Community Development Department office by 5:00 p.m. on the date of the hearing. Failure to participate at the local level, orally or in writing; failure to clearly identify an alleged deficiency in the work task sufficiently to identify the relevant section of the final decision and the statute, goal, or administrative rule the task submittal is alleged to have violated; and failure to suggest specific revisions that would resolve the objection, preclude a valid objection (see below).

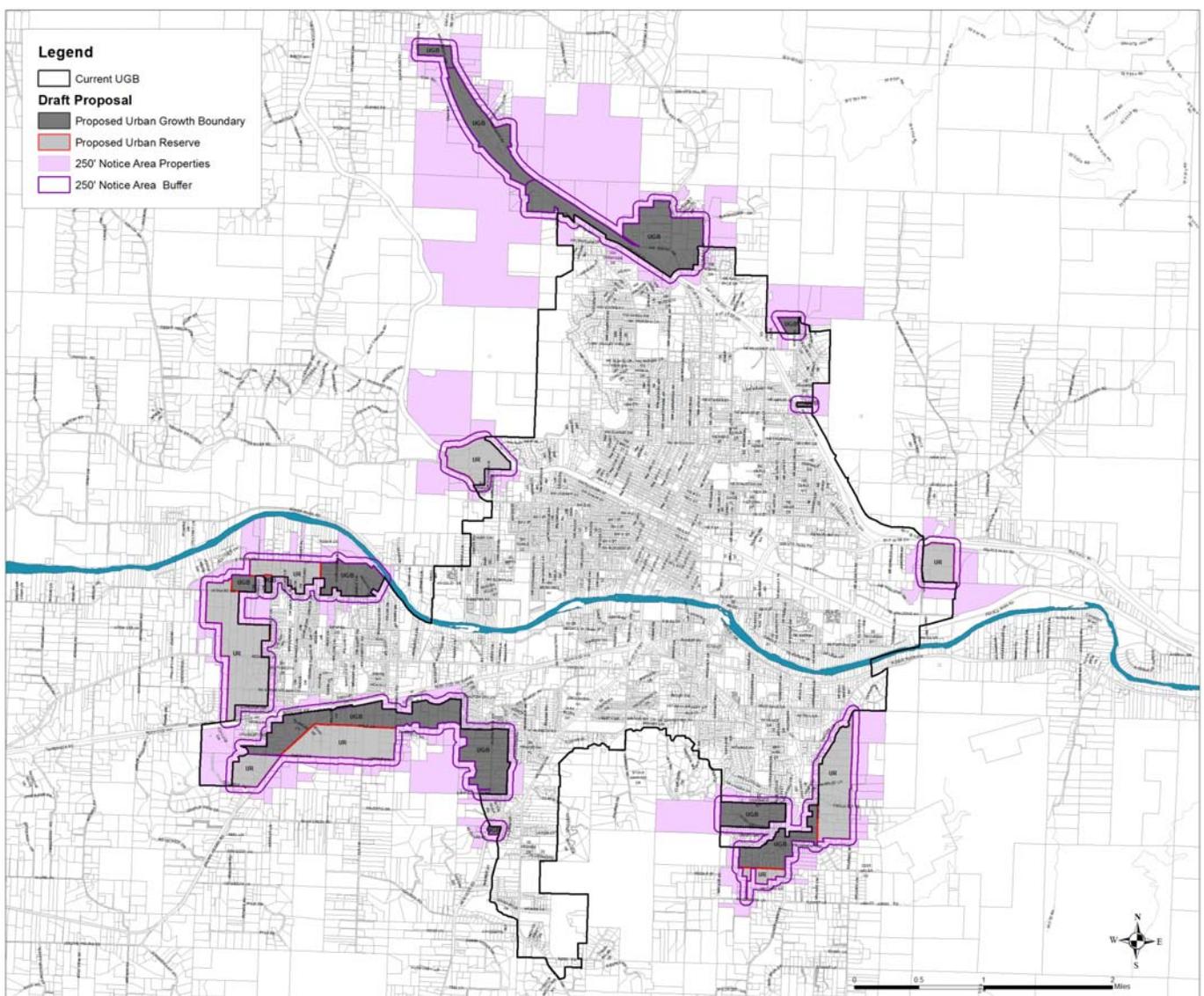
APPEAL OF FINAL DECISION (FILING OF OBJECTIONS): As part of the growth management planning work, the City must submit the adopted decision to the Oregon Department of Land Conservation and Development (DLCD) “in the manner of periodic review.”

In accordance with Oregon Administrative Rule (OAR) 660-025-0140, after the City Council makes a final decision, the City must notify DLCD and persons who participated at the local level orally or in writing or who requested notice in writing. The notice must contain the following information: (1) where a person can review a copy of the City’s final decision, and how a person may obtain a copy of the final decision; (2) the requirements listed below for filing a valid objection to the work task; and (3) that objectors must give a copy of the objection to the City.

Persons who participated at the local level orally or in writing during the local process leading to the final decision may object to the City’s submittal to DLCD. To be valid, objections must: (1) be in writing and filed with DLCD’s Salem office no later than 21 days from the date the notice was mailed by the City; (2) clearly identify an alleged deficiency in the work task sufficiently to identify the relevant section of the final decision and the statute, goal, or administrative rule the task submittal is alleged to have violated; (3) suggest specific revisions that would resolve the objection; and (4) demonstrate that the objecting party participated at the local level orally or in writing during the local process.

ACCOMMODATION OF PHYSICAL IMPAIRMENTS: In order to accommodate persons with physical impairments, please notify the City Recorder’s Office of any special physical or language accommodations at least 48 business hours prior to the meeting. To request these arrangements, please contact Karen Frerk, City Recorder, at (541) 450-6000.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.



A larger map and a list of the subject properties, with the proposed designations, will be available at the Parks & Community Development Department office and on the City website at www.grantspassoregon.gov. Information is also provided on the mailing label for this notice.

This item is part of the urban growth management planning that includes other work products. Notice pertaining to other work products will be provided separately to affected properties, to a 250-foot notice area, and to other interested parties. You can also review or obtain information about other urban growth management work products, informational open houses, and public hearings at Parks & Community Development and on the City website.

From the ‘I am looking for...’ dropdown box at the top right of the home page, scroll down and select ‘Urban Growth Boundary (UGB)’ to go to the ‘UGB Latest News’ page.

