

City of Grants Pass



September 22, 2014

Re: Upcoming Meetings and Public Hearings

Grants Pass Urban Growth Management Planning (UGB, etc.)

- 14-40500008.a-c. Comprehensive Plan and Development Code Text Amendments
- 14-40400001.a-b. Urban Growth Boundary Amendment and Urban Reserve Designation
- 14-40200003.a-c. Comprehensive Plan and Zoning Map Amendments

Dear Interested Parties:

Thank you for your participation in the Grants Pass urban growth management planning work. You are receiving this letter because of your previous involvement in the planning process. You previously attended a meeting, provided testimony, or otherwise requested notification as an interested party.

Attached is a schedule of upcoming open houses and public hearings, a summary of the proposed amendments, and a list of the individual proposed amendments. More detailed information and copies of the proposed maps and amendments are available on the City's web page and at the Parks & Community Development Department (see last page for information).

Public hearing notices were mailed separately to properties subject to one or more of the proposed amendments and to surrounding properties within a 250-foot notice area. If you own property that is subject to one of the draft proposals or within the notification area, notice was mailed to you for that property. Copies of the public hearing notices and large-scale maps are also available on the City's web page and at the Parks & Community Development Department. The public hearing notices include summaries of the proposed amendments and information about providing testimony for the public hearings.

Please be aware this is the last mailing that will be sent to the 'Interested Parties' mailing list. We will continue to provide updates on the '**UGB Latest News**' page on the City website. (see last page for information). As always, notification of any future amendments that affect properties will be provided to the affected properties and properties within the notification area.

Thank you for your participation and involvement.

Sincerely,

Tom Schauer
Senior Planner

enc.

Grants Pass Urban Growth Management Planning

- Upcoming Meetings -

	Informational Open Houses with Staff		Public Hearings		
	Staff	Staff	Public Hearing- Rural Planning Commission	Public Hearing- Urban Area Planning Commission (recommendations)	Joint Public Hearing- City Council & Board of County Commissioners* (decisions)
	<p>Open houses are informational only. No testimony will be taken, and no recommendations or decisions will be made at the open houses.</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 hearings are where the review bodies take public testimony, deliberate, and make recommendations and decisions. You may provide written testimony to city offices in advance of the hearings, any time between now and 5:00 pm on the hearing date. (Testimony submitted in advance for the Rural Planning Commission hearing should be submitted to the Josephine County Planning Department). You may provide written and/or oral testimony at the hearings. Oral testimony is typically limited to three minutes per person. If you have extensive testimony, you may wish to provide more detailed written testimony and summarize it during oral testimony.</p> <p>These are not informational question and answer meetings, so please do not expect to present questions from the podium and receive a response to questions from the review bodies at that time. If you have questions about the proposals, please contact staff before or after the meetings, and/or attend the informational open houses. The review bodies may have their own questions and may also ask staff to address questions that came up during public testimony to assist with their deliberations and decision-making.</p>		
Date, Time, and Location:	<p>Tuesday, September 30, 2014</p> <p>Come any time between 6-8pm</p> <p>Grants Pass City Council Chambers 101 NW 'A' Street, Grants Pass, OR</p>	<p>Thursday, October 2, 2014</p> <p>Come any time between 6-8pm</p> <p>Grants Pass City Council Chambers 101 NW 'A' Street, Grants Pass, OR</p>	<p>Monday, October 6, 2014</p> <p>7:00pm</p> <p>Anne Basker Auditorium 604 NW 6th Street, Grants Pass, OR</p>	<p>Wednesday, October 8, 2014</p> <p>6:00pm</p> <p>Grants Pass City Council Chambers 101 NW 'A' Street, Grants Pass, OR</p>	<p>Wednesday, November 12, 2014</p> <p>6:00pm</p> <p>Grants Pass City Council Chambers 101 NW 'A' Street, Grants Pass, OR</p>
Subject:	All Items	Comprehensive Plan and Zoning Map Amendments within Current UGB	Josephine County Coordinated Population Forecast Update	All Items Except Josephine County Coordinated Population Forecast Update	All Items

**Some items require joint action by both bodies; others require action only by the City Council or Board of County Commissioners*

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- Key Highlights of Proposed Amendments -

- **Population Forecast Update.** In early 2013, the Oregon Office of Economic Analysis (OEA) issued a new long-range forecast for Oregon and its counties. Based on this forecast, the proposed amendments include an update to the previously adopted Coordinated Population Forecast for Josephine County, including the Grants Pass and Cave Junction urban areas. The proposed forecast update indicates slower growth for the county as a whole and for both the Grants Pass and Cave Junction urban areas.
- **Comprehensive Plan Updates.** The proposed amendments include updates to other planning documents based on the updated population forecast. These provide the basis for the lands needed during the planning period. As a result of the new forecast and other measures, the proposed expansion would be smaller than the previous proposal.
- **Measures to Enable Greater Use of Land and Reduce Size of UGB Expansion.** The proposed amendments include more rezoning of lands within the current UGB and a number of code amendments to enable greater use of properties within the current UGB, helping reduce the size of the UGB expansion and better balancing land use for the community as a whole.
- **Urban Growth Boundary (UGB) and Urban Reserve Areas.** The work includes planning for the Urban Growth Boundary through 2033 and planning for Urban Reserve areas for 2033-2043.
 - **UGB Amendment (Through 2033).** The UGB is intended to meet forecast needs through 2033. 76% of the land 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 land need through 2033.

Properties in UGB expansion areas will retain rural zoning at this time, and urban zoning won't 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 for coordination with the City of Grants Pass. The interim management agreement will be replaced with a permanent management agreement at a future date (expected within the next year) in conjunction with policy regarding rural to urban zoning.

- **Urban Reserve Areas (2033-2043).** 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 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) for the Urban Reserve areas provides for Josephine County to continue to administer the Rural Land Development Code and Building Codes and 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.

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- List of Proposed Amendments -

The public hearing notices include a summary description of the items listed below. Materials including the public hearing notices, and the maps and text of the proposed amendments are available on the City of Grants Pass website and at the Parks & Community Development Department (*see below*).

Comprehensive Plan Text Amendments

- Josephine County Coordinated Population Forecast Update
- Grants Pass Comprehensive Plan: Population Element 6 Update (Addendum 1)
- Grants Pass Comprehensive Plan: Housing Element 9 Update (Addendum 1)
- Grants Pass Comprehensive Plan: Economic Element 8 Update (Addendum 1)
- Grants Pass Comprehensive Plan: Urbanization Element 14 Update (Addendum 2)
- Grants Pass Comprehensive Plan: Amendment to Element 13 Policies and Procedures, UGB and Urban Reserve Criteria and Procedures; Internal Consistency with Efficiency Measures

Development Code Text Amendments

- Development Code Text Amendments and Efficiency Measures

Intergovernmental Agreements (IGAs)

- Interim Intergovernmental Agreement (IGA) for UGB Expansion Areas
- Intergovernmental Agreement (IGA) for Urban Reserve Areas

Boundary Amendments / Designations

- Urban Growth Boundary Amendment and Urban Reserve Boundary Designation
see also Urbanization Element 14 Update (Addendum 2)

Comprehensive Plan and Zoning Map Amendments

- UGB Comprehensive Plan Map Amendments (UGB Expansion Areas)
see also Urbanization Element 14 Update (Addendum 2)
- Urban Reserve Land Use Allocations and Map
see also Urbanization Element 14 Update (Addendum 2)
- Comprehensive Plan and Zoning Map Amendments and Overlay in Current UGB
see also Urbanization Element 14 Update (Addendum 2)

(Information Only – Future Action Item)

- (Future Action Item) – Policy Alternatives for Timing of Rural to Urban Rezoning

The Grants Pass Parks & Community Development Department is located in Room 201 of the City of Grants Pass Municipal Building, 101 NW 'A' Street, Grants Pass, OR 97526.

City of Grants Pass Website: www.grantspassoregon.gov. From the 'I am looking for...' box at the top right of the home page, scroll down and select 'Urban Growth Boundary (UGB)' for the 'UGB Latest News' page.

