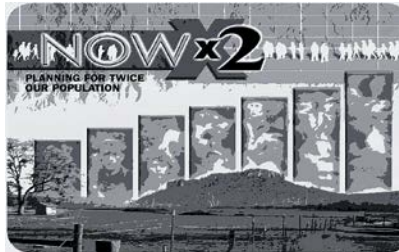


Chapter 2:

Regional Plan Element

City of Central Point Comprehensive Plan



Adopted by Central Point City Council
Ordinance No. 1964
August 9, 2012,

1. INTRODUCTION

The *Greater Bear Creek Valley Regional Plan* (the “*Regional Plan*”) is the product of a comprehensive regional land-use planning effort undertaken by the cities of Ashland, Central Point, Eagle Point, Medford, Phoenix, Talent, and Jackson County to address long-term urbanization needs of the region, including the establishment of goals and policies.

The most significant product of the *Regional Plan* is the establishment of requirements which affect the form and function of future urban-level development and the creation of an *Urban Reserve (UR)* for each of the cities, the purpose of which is to set aside a 50-year supply of land for future urban-level development. The method of establishing an urban reserve is defined in state law (see ORS 195.137–145).

Adoption milestones:

- On December 22, 2008, by Ordinance No. 1923, the City of Central Point signed the *Greater Bear Creek Regional Problem Solving Participants’ Agreement*, acknowledging and supporting the continued efforts in completing and adopting a long-term regional plan for the continued urbanization in the Greater Bear Creek Valley.
- On November 23, 2011 the Jackson County Board of Commissioners adopted Ordinance No. 2011-14 approving the *Greater Bear Creek Valley Regional Plan (Regional Plan)*.
- The Plan was considered by the Oregon Land Conservation and Development Commission (LCDC) on March 15, 2012, at which it advised changes it would like to see before acknowledging the Plan.
- On June 27, 2012, by Ordinance No. 2012-6 the Jackson County Board of Commissioners approved amendments to the Jackson County Regional Plan Element, as well as amendments to the County Comprehensive Plan map and text, consistent with recommendations by the Land Conservation and Development Commission.

The purpose of this comprehensive plan element is to acknowledge by reference the entire *Greater Bear Creek Valley Regional Plan (Regional Plan)*¹, and to incorporate those sections of the *Regional Plan* that are applicable to the City of Central Point, and in so doing commence implementation of the *Regional Plan*.

2. REGIONAL PLAN GOALS AND POLICIES

The *Regional Plan* contains three goals and guiding policies² that form the basis of the Regional Plan. These goals and policies are made a part of this Regional Plan Element.

3. URBAN RESERVE

The following describes the context in which the City selected its urban reserve areas.

¹ The entirety of the Regional Plan can be found in the Jackson County Comprehensive Plan.

² Greater Bear Creek Valley Regional Plan, Chapter 1, Section 5.3.2

Sections 3.1 and 3.2 are extracted verbatim from the *Regional Plan*. Maps of each of the Urban Reserve Areas discussed in this section can be found in Appendix A, *Urban Reserve Map* of this Element. For a detailed description of the selection process, refer to Appendix B, *Urban Reserve Selection Process*.

3.1. CITY DESCRIPTION

Central Point is one of the fastest growing small cities in the state, and is projected to become the second largest municipality in Jackson County by the year 2026. The Jackson County Comprehensive Plan Population Element projects that population for Central Point’s urban area will be 23,875 residents in the year 2026 and 31,237 residents by the year 2040. To accommodate its proportional share of a doubling of the region’s urban population, Central Point will plan for an increase of 20,766³ residents for a total of 38,598 residents within its urban area by the year 2060. Chapter 3 of the Regional Plan includes the methodology and discussion to estimate the projected land needs for urban reserve planning for residential and employment lands. Demand for urban park land for Central Point is estimated as an approximation of ten acres per 1,000 additional residents. The estimated land demand needs are summarized in Table 3.1 below.

	Residential		Employment		Urban Parks		Total Demand (acres)
	Population	Land (acres)	Jobs	Land (acres)	Developed (acres)	Open Space (acres)	
Allocated Regional Share	20,766	1,121	6,716	779			1,900
Planned Inside UGB	7,536	406	2,224	258			664
Urban Reserve Land Demand	13,230	715	4,493	521	164	-	1,400

Rapid growth in the early 1990s led to the creation of the Central Point Strategic Plan, adopted in 1998. The plan establishes a vision to preserve the City’s small town character and community values, and to enhance community life.

Effective growth management practices have led to a follow-on strategic planning process, *Central Point Forward*. Through this process, the City has updated its 1998 Strategic Plan, including the overall community vision, goals and actions aimed at implementing its desired future. Central Point has also created a plan to revitalize its downtown, along with adopted Transit Oriented Development (TOD) policies and implementing land use regulations, and has promoted consolidated land use and transportation master planning. The same have resulted in significant TOD development within the city, including one large project that is now substantially built out.

Central Point is committed to planning and facilitating the building of master planned communities that contain a diversity of uses including mixed housing types and residential densities, parks, open spaces, civic areas and commercial uses that contribute in a positive way to the city’s character. City plans and land use regulations require natural features to be incorporated as living assets within new neighborhoods. The City actively promotes new and more efficient planning practices that include mixed use and higher density nodal development. In addition to facilitating livable neighborhoods, the

³ Greater Bear Creek Valley Regional Plan, Chapter 3, Figure 3.2: RPS Proportionate Population Allocation. Increase is relative to estimated base 2010 population.

City's practices are also aimed at controlling and minimizing land consumption in order to preserve important farm land. Central Point has also sought to establish its own identity, independent and apart from nearby Medford and other Rogue Valley cities. Consequently, the City's goals have served to attract new residents. With its growing population, the City has moved away from its former identity as a bedroom community.

In 2002, the City adopted Transit Oriented Development (TOD) land use classifications and zoning standards. This provides for higher residential densities, mixed-use zoning, and more integrated civic and open space development. The City is also working with multiple property owners to design a new neighborhood north of Beebe Road in one of the few remaining residentially zoned areas already within the UGB. Plans call for zone changes that increase residential densities, integrate more parks and open space land and introduce limited commercial uses. This will likely become the city's second TOD. The City's west side growth results in a preferable compact form than growth to the east of the freeway, which is more distant from the City center and is impacted by airport noise and hazard overlay. In an effort to improve access to downtown from east of the interstate, Central Point has set improved the Upton Road overpass. Heavier employment land uses and is setting aside funds to improve the Pine Street Interchange. Heavier employment land uses are more compatible on the east side of the freeway where proximity to freeway and the airport provide logistical advantages to industry.

The City will increase its employment and industrial land base, both to balance jobs and housing, and to provide more immediate services to a growing population. Consistent with benchmarks in Central Point's comprehensive plan, the current level of 9 to 10 acres of employment land per 1,000 residents will be increased to 15 acres per 1,000 residents.

Location and access to Interstate 5 make Central Point attractive for regional and interstate transportation, warehousing, and distribution firms. Recent development includes the USF Reddaway truck terminal, expansion of the Knife River⁴ regional offices, and the partial development of the Airport Orchard industrial site. Professional, scientific, and technical service firms have also been attracted to the City.

Central Point is committed as a community to accept a considerable share of the region's future population growth; however Urban Reserve Planning in the City of Central Point is faced with the following challenges:

- To the north, agricultural land and severe natural hazards and regionally important natural resources constrain future urbanization. These include the Upton Slough drainage basin with broad floodplain and associated wetlands, a high concentration of intact vernal pool wetland habitat, and a generally intact oak savannah habitat. See, Atlas Maps 13 (Vernal Pools by Nature Conservancy Conservation Codes), 19 (Physical Features – Hydrology Map, Central Point), and Appendix IV – “Greater Bear Creek Valley Regional Problem Solving Phase One Status Report.”
- The City of Central Point shares its eastern and southern boundaries with the City of Medford, precluding growth in those directions. See, Atlas Map 2 (Jackson

⁴ Knife River is a large aggregate and heavy construction company.

County Comprehensive Plan Map).

- There are exception lands to the west, and the largest concentration is located in the southwest adjacent to the Urban Growth Boundary and extending to the foothills of the West Valley slope and in the vicinity includes some of the region's best agricultural soils and active farmlands. See, Atlas Map 20 (Agricultural Lands by Soil Capability Class – Central Point), Map 14 (Soils by Irrigated Agricultural Class – Region), and Map 15 (Agricultural Lands Composite Analysis Map).

3.2. CITY GROWTH GUIDELINES AND POLICIES

The stated goal of the City's current urbanization element is *"To provide for an orderly and efficient transition from rural to urban land use."*

An urban growth boundary and urbanization policies were first established in 1978 by joint action of the City of Central Point and Jackson County. The location of the growth areas planned through year 2000 and the juxtaposition of planned land uses within the urban growth boundary were intended to maximize the potential of the City's existing and secondary arterial streets as well as the considerable potential of the Seven Oaks Interchange Area which was then and continues to be designated jointly by the City and County as an Area of Mutual Planning Concern. Much of the area within the urban growth boundary and to the west of the Southern Pacific railway (now, California & Oregon Pacific – CORP) at that time was planned for industrial development. The area east of the freeway was designated for low, medium, and high density residential development. However, in 1998, the City and Jackson County modified the Urban Growth Boundary and Policy Agreement with Jackson County to allow a redistribution of land uses within the City, and the City revised its comprehensive plan to reflect this redistribution. The land west of the railway was redesignated for residential development, and lands east of the freeway were redesignated for General Commercial, Neighborhood Commercial, General Industrial, and Light Industrial development.

The redistribution of land uses in the original urbanization policies was necessary to improve the efficiency of freight transportation and to attract more local jobs by providing employment land in the vicinity of the airport and close to freeway access in exchange for heavy industrial land along the railroad for which oblique angle street intersections with Highway 99 were not conducive to freight truck turning movements. Re-designation of area west of the railway to residential use also served to separate industrial development from the City's core residential and downtown business districts. This allowed the City to respond to growing residential demand pressure with a —neighborhood concept|. The concept dates back to the City's original Urbanization Agreement to avoid inefficiently designed or located developments at the fringe of the urbanizable area and to ensure the maximum efficiency of the circulation and public facility systems.

The City's agricultural zoning policies contained within the Urban Growth Boundary Agreement apply only to areas within the urban growth boundary or Seven Oaks Area of Mutual Planning Concern. Pursuant to the Agreement, lands within the urbanizable area which supported farm uses would be encouraged, through zoning and appropriate tax incentives, to remain in farm use for as long as economically feasible (as determined by the property owner). This policy reflects statewide policy regarding the

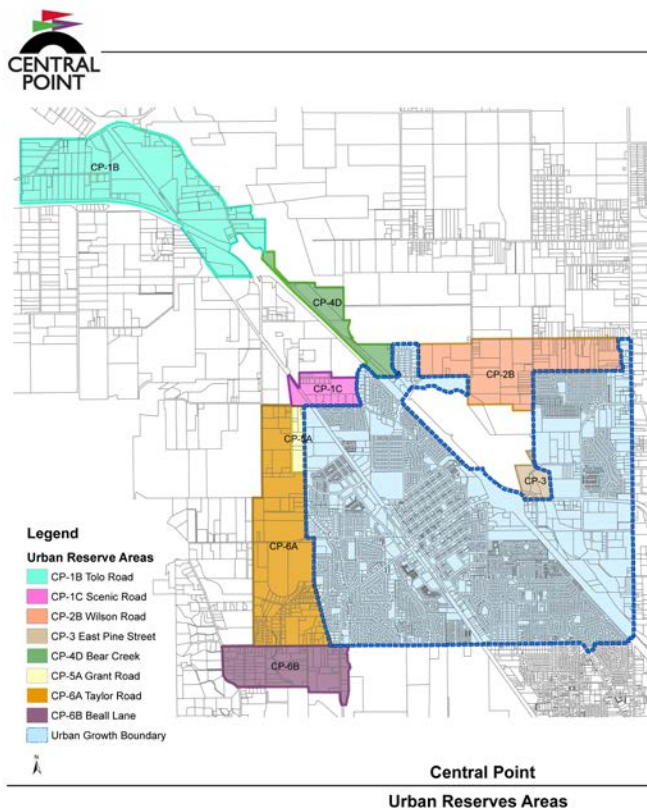
retention of agricultural tax deferments for lands within urban growth boundaries.

3.3. URBAN RESERVE AREAS AND LAND USES

The City of Central Point’s Regional Plan Element includes eight (8) urban reserve areas totaling 1,721 gross acres, of which 1,492 acres have been classified as Reasonably Developable acreage. The urban reserve areas are distributed around the perimeter of the City’s urban growth boundary City (see map).

SUMMARY ACREAGE BY URBAN RESERVE AREA		
Urban Reserve Area	Gross Acres	Reasonably Developable Acres
CP-1B	544	441
CP-1C	70	60
CP-2B	325	282
CP-3	36	27
CP-4D	83	52
CP-5	31	19
CP-6A	444	386
CP-6B	188	162
TOTAL	1,721	1,492

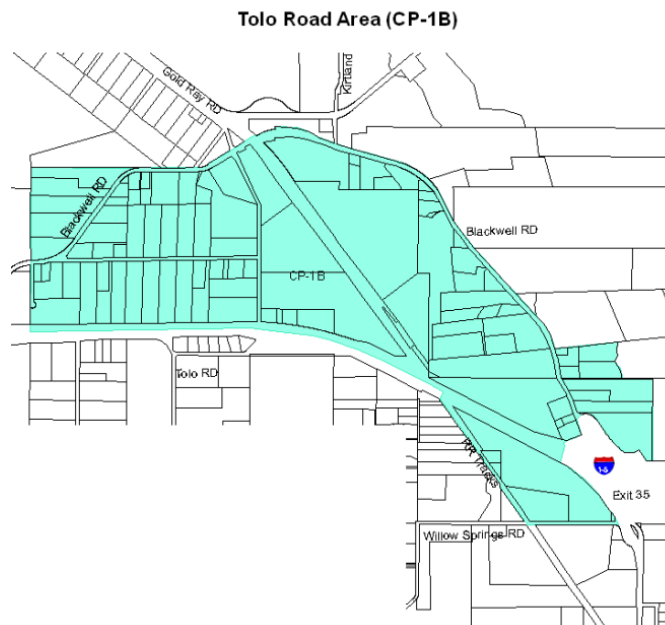
The remainder of this section will discuss each urban reserve area. The selection process that determined each of the urban reserve areas is presented in Appendix B.



AREA CP-1B (TOLO ROAD AREA)

This area is approximately 544 acres. The majority of the area is located north of Interstate 5 and west of its junction with Highway 99. The area is currently planned for a variety of uses, including Industrial, Aggregate, Rural Residential, and Agricultural. The primary and dominating use of the land is Industrial – 224 acres. A small portion of this area extends south of Interstate 5 to Willow Springs Road to include property owned and occupied by Erickson Air Crane. The property is the site of a major valley industrial employer with facilities already connected to the City’s municipal water supply and the RVSS sewer system. The Tolo area also contains approximately 148 acres of land designated Agricultural Land, 48 acres of which were concluded by the RLRC to be part of the Commercial Agricultural Base⁵.

The 1984 Urban Growth Boundary and Policy Agreement (updated in 1998) between the City and Jackson County designated lands in the vicinity of the Seven Oaks Interchange as unique because of the transportation facilities present. The area was designated as an Area of Mutual Planning Concern to protect it from premature development, but available for urbanization when it could be shown to warrant such development. However, much of the land within the Area of Mutual Planning Concern is intensively farmed and has been identified as part of the region’s commercial agricultural land base. The Tolo area includes only the northern portion of the original Seven Oaks Interchange Area of Mutual Planning Concern. It also includes existing county exception and non-resource areas that are largely devoted to industrial uses already. The city’s comprehensive plan addresses proximity to the interchange as an opportunity to develop transportation-dependent uses (such as trucking terminals and freight forwarding facilities) in the area.



CP-1B URBAN RESERVE BY EXISTING AND POTENTIAL LAND-USE TYPE						
Gross Acres: 544	Reasonably Developable Acres: 441	Residential	Aggregate	Resource	Open Space/Parks	Employment
Proposed Uses		0%	0%	0%	0%	100%

⁵ In 2008, Jackson County re-designated an 8.4 acre EFU zoned parcel within the RLRC area to Aggregate Removal. Consequently, that land is no longer designated as Agricultural Land and no longer meets the Regionally adopted criteria for commercial agricultural land base (Appendix VI I– Commercial Agricultural Land Base Criteria) .

Central Point currently lacks attractive and suitable sites for new industrial development. The Tolo area's industrially-zoned sites could accommodate new industries and the expansion of existing industrial uses. The properties in this area are currently planned and zoned for industrial use by Jackson County and may be developed, pursuant to ORS 197.713, with industrial uses including buildings of any size and type that may be served by on-site sewer facilities notwithstanding land use planning goals related to urbanization (Goal 14) or public services and facilities (Goal 11)⁶. A county approved truck-train freight transfer site already exists near the interchange for the Cross Creek Trucking Company. The Hilton Fuel and Supply Company and North Valley Industrial Park are also, with Erickson Air Crane, significant existing employment lands within the CP-1B area.

To ensure that the interchange is able to function and continue to operate within the State's mobility standard over time, designation of CP-1B as an Urban Reserve is to be subject to the following condition adopted by the RPS Policy Committee:

Prior to the expansion of the Central Point Urban Growth Boundary into the CP-1B area, ODOT, Jackson County and Central Point shall adopt an Interchange Area Management Plan (IAMP) for the Seven Oaks Interchange Area.

Consequently, and subject to the above IAMP condition, CP-1B was found to be suitable for Urban Reserve designation as it will efficiently accommodate identified urban land needs, has reasonable access to public facilities and services including sewer and water (Atlas, Map 5 – Water and Sewer), and is and will continue to be predominately devoted to industrial uses in a manner compatible with nearby agricultural and forest activities. Regional buffering standards will improve the current situation. Also, designation of the Tolo Area CP-1B will provide a substitute land base for the previously adopted Seven Oaks Interchange Area of Mutual Planning Concern which will be retained as Agricultural land rather than preserved for future Industrial use.

AREA CP-1C (SCENIC ROAD AREA)

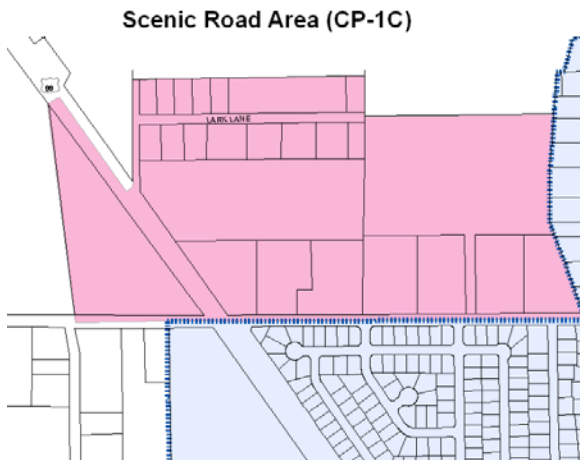
This study area consists of about 70 acres located near the northwestern corner of Central Point's corporate city limits and UGB. It extends from Jackson Creek to Griffin Creek, with Scenic Avenue defining its southern edge.

In this subarea (and unlike other areas in Central Point) a right-angled railway crossing is possible to Highway 99 and the same is necessary to correct the existing oblique angle

⁶ ORS 197.713 provides: "Industrial development on industrial lands outside urban growth boundaries; except ions. (1) Notwithstanding statewide land use planning goals relating to urbanization or to public facilities and services, a county or its designee may authorize: (a) Industrial development , including accessory uses subordinate to the industrial development , in buildings of any size and type, subject to the permit approval process described in ORS 215.402 to 215.438 and to applicable building codes, in an area planned and zoned for industrial use on January 1, 2004, subject to the territorial limits described in subsections (2) and (3) of this section. (b) On-site sewer facilities to serve the industrial development authorized under this section, including accessory uses subordinate to the industrial development. (2) Subject to subsection (3) of this section, a county or its designee may consider the following land for industrial development under this section: (a) Land more than three miles outside the urban growth boundary of every city with a population of 20,000 individuals or more; and (b) Land outside the urban growth boundary of every city with a population of fewer than 20,000 individuals. (3) A county or its designee may not authorize industrial development under this section on land within the l, commercial or residential development in the area zoned for industrial use. [2003 c.688 §1; 2005 c.666 §1]"

railroad crossing which now exists at the intersection at Scenic Avenue and Highway 99. Correcting the angle of intersection is important to serve Central Point’s objective of providing for a higher density master planned Transit Oriented Development neighborhood on land west of the railway. The needed road connection would extend north from Scenic Avenue on the east side of the highway before crossing Highway 99 in a perpendicular alignment; the triangular parcel at the northwest corner of the projected intersection is necessary to ensure that its geometry is safe and efficient. The new railroad crossing includes a four way traffic signal as a component of the overall improvement.

Currently, a 12-inch water line extends the length of Highway 99 from the city boundary to the Erickson Air Crane facility, at the edge of CP-1B. Other water and sewer lines are near CP-1C inside the city limits. As such, new infrastructure to serve the CP-1C area will not require extensive public or private infrastructure investment and urban uses can be more cost-effectively delivered. The northern portion of the area is developed with approximately 15 residences.



Within the subarea are three parcels totaling 50 acres which have been found by the RLRC to be a part of the Commercial Agricultural Base. The parcel immediately east of Highway 99 is bordered by exception land to the north, south and east. The parcel further to the east is bordered by the City on the east, by exception land to the south, and partially bordered by exception land to the west. The last parcel, west of the highway, is bordered by Jackson Creek to the west and by Scenic Avenue to the south. The area in total contains over 20

residences. Given the proximity to the existing urban growth boundary, the juxtaposition of the agricultural land between highly parcelized rural residential exception areas and the municipal boundary on two sides, it was concluded that the area may be reasonably developed with urban uses. Moreover, urbanization of this area in a manner compatible with the remaining nearby farmland to the north, given its limited contiguity with that area and the City’s agreement to implement the Region’s agricultural buffering standards and conceptual urban reserve planning requirements, helped lead to the conclusion of suitability.

CP-1C URBAN RESERVE BY EXISTING AND POTENTIAL LAND-USE TYPE						
Gross Acres: 70	Reasonably Developable Acres: 60	Residential	Aggregate	Resource	Open Space/Parks	Employment
Proposed Uses		100%	0%	0%	0%	0%

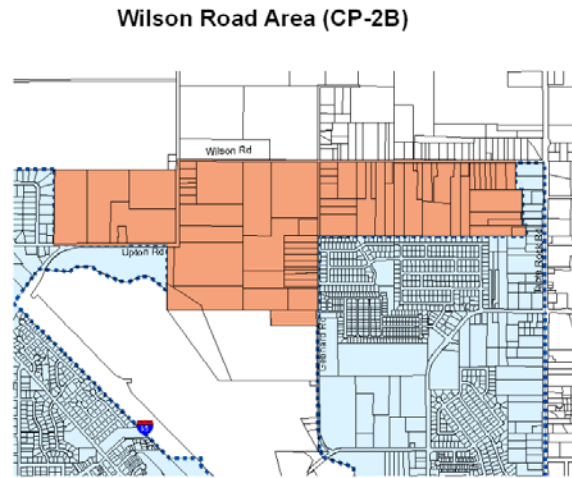
The City intends to promote a master planning effort for this area to ensure more efficient urban development that incorporates nearby natural features including Griffin Creek into the neighborhood design, creates appropriate agricultural buffers, and establishes an internal street network that minimizes access onto Highway 99. The com-

parative environmental, energy, economic, and social consequences are, in the balance, concluded to support the suitability of CP-1C for Urban Reserve inclusion.

AREA CP-2B (WILSON ROAD AREA)

This area, approximately 325 acres, is defined on the north by Wilson Road and on the south by the Jackson County Fairgrounds Exposition Park and portions of the Central Point city limits. The existing municipal boundary also defines this area’s eastern and western boundaries. Area CP-2B includes a mixture of designated agricultural and rural residential uses. Of this, the RLRC found that 197 acres of the total was a part of the Commercial Agricultural Base. About 20 percent of the area contains oak savanna, and some areas have ponded sources of irrigation water.

Interstate 5 currently divides the City, and Central Point believes it is important to maintain a proper urban form by closing the loop along the city’s northern boundary to permit, among other things, the installation of looped municipal water mains to ensure proper pressure for fire flows; non-looped water mains produce significantly less pressure and flow. The County Roads Department, in cooperation with ODOT, reconstructed the Upton Road bridges in 2008. This strengthened the connection between northeast and northwest Central Point. The City also determined the area to be suitable to provide a needed connection of the east-west leg of Upton Road westward to Gebhard Road.



CP-2B URBAN RESERVE BY EXISTING AND POTENTIAL LAND-USE TYPE						
Gross Acres: 325	Reasonably Developable Acres: 282	Residential	Aggregate	Resource	Open Space/Parks	Employment
Proposed Uses		81%	0%	0%	6%	13%

Public infrastructure, in the form of sewer lines and gas lines, already extend into CP-2B. Water lines exist in city subdivisions east of Gebhard Road and north along Table Rock Road. These water lines can be extended into CP-2B. This area also is critical for extending storm drainage from the exception area south of Wilson Road and from other areas closer to Bear Creek.

While Central Point recognizes the conflict between urban and rural uses, it has few places to grow without encroaching into farmland and/or open space. The City plans to protect CP-2B’s natural resources by incorporating them into a master plan, and will also require agricultural buffers to protect nearby agricultural lands that remain in production.

City planning staff has and is collaborating with the Jackson County Fair Board in its master planning efforts. The Jackson County Expo property is slated to become a recrea-

tional/parks regional centerpiece in the future, similar to Stewart Park in Roseburg. Consequently, the comparative environmental, energy, economic, and social consequences are deemed, in the balance, to be positive for urban land suitability.

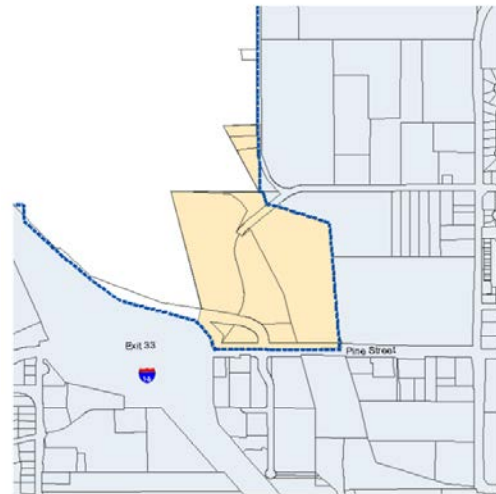
AREA CP-3 (EAST PINE STREET AREA)

This 36-acre study area abuts and is located north of East Pine Street. It is bound on the south and east sides by the existing municipal boundary and to the west and north by the Jackson County Fairgrounds. Bear Creek and its associated floodplain cross this area’s eastern edge. Peninger Road traverses the area’s southwest corner. The majority of this area is currently designated Aggregate Resource.

Water and sewer infrastructure either exists or is planned to serve the area. The East Pine Street Transportation Plan includes recommendations for improvements to the I-5 interchange and reconfiguration of fairground access; this may dictate the type and the amount of new commercial uses along North Peninger Road.

The 100-year floodplain of Bear Creek within this area does not entirely constrain the site but may limit uses to regional parks, open space or tourist commercial uses. Consequently, the area is concluded to be, in the balance, suitable under Goal 14 for an Urban Reserve designation.

East Pine Street (CP-3)

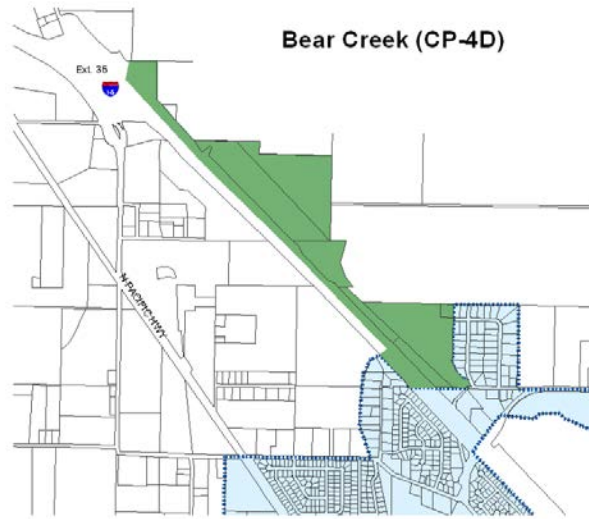


CP-3 URBAN RESERVE BY EXISTING AND POTENTIAL LAND-USE TYPE						
Gross Acres: 36	Reasonably Developable Acres: 27	Residential	Aggregate	Resource	Open Space/Parks	Employment
Proposed Uses		0%	0%	0%	58%	42%

AREA CP-4D(BEAR CREEK AREA)

This Urban Reserve area exists as a triangular-shaped tract that runs along the north-eastern side of Interstate 5. The area has approximately 83 acres, approximately two-thirds of which is currently designated Agricultural and is owned by Jackson County. The southerly third of the area is designated as Rural Residential land and is owned by the City of Central Point. Both tracts are part of the Bear Creek Greenway. None of the land is or has in recent history been in agricultural production and the soils are of low agricultural suitability (Class IV-VII, where not built as roadway or within the Bear Creek floodway). This area also has environmental constraints. The eastern third of this 83-acre area is within the 100-year floodplain of Bear Creek and is also impacted by wetlands. The City expects to use this area for passive recreation, dedicated open space, or parks adjacent to and in connection with the Bear Creek Greenway.

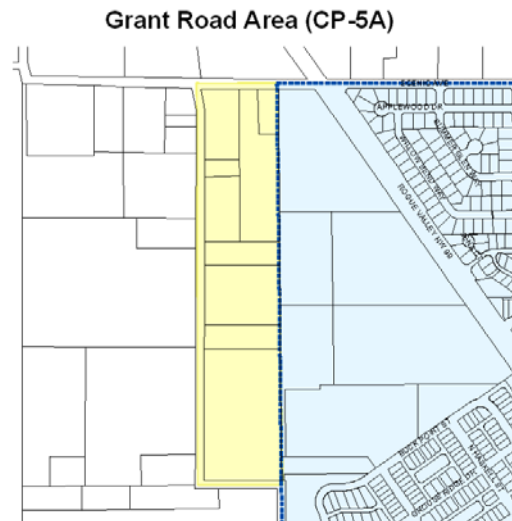
At the northeast corner of CP-4D there is a one-acre parcel of exception land zoned Urban Residential (UR-1). This property has an existing residence and abuts the City limits and residentially zoned lands to the east. The property also abuts agricultural lands to the north. As an exception area, it was deemed appropriate to include the property within this Urban Reserve as first priority land. However, it is recognized that the property abuts agricultural land and as such, future development of the property will be subject to compliance with the agricultural buffering standards to be implemented as part of this Plan. Because of the existing residential character of the property, and its proximity to other developed residential lands, it was deemed appropriate to include this parcel in CP-4D.



CP-4D URBAN RESERVE BY EXISTING AND POTENTIAL LAND-USE TYPE						
	Reasonably Developable Acres: 52	Residential	Aggregate	Resource	Open Space/Parks	Employment
Proposed Uses		1%	0%	0%	99%	0%

AREA CP-5 (GRANT ROAD AREA)

Area CP-5 has approximately 31 acres located immediately west of city limits, east of Grant Road, and south of Scenic Avenue. Most parcels within the area are designated as Rural Residential exception land. A 10-acre parcel is designated as Agricultural land at the area’s southern end. The parcel contains a walnut grove, Christmas trees, and a dwelling with accessory uses located southwest of the creek. A small pasture and two barns are on the creek’s opposite side. Because the creek runs through the property and portions are in residential use, the property’s effective farmable portion is significantly less than ten acres; no adjacent parcels are available for farm use in conjunction with this prop-



CP-5 URBAN RESERVE BY EXISTING AND POTENTIAL LAND-USE TYPE						
Gross Acres: 31	Reasonably Developable Acres: 19	Residential	Aggregate	Resource	Open Space/Parks	Employment
Proposed Uses		91%	0%	0%	9%	0%

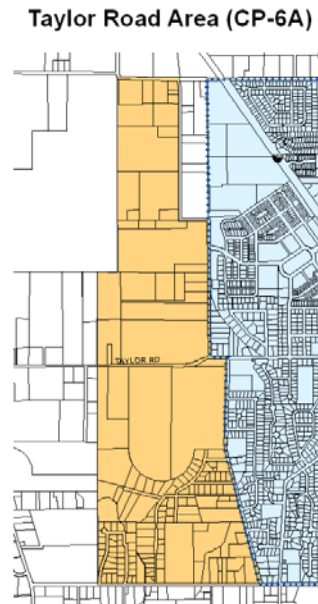
erty. Jackson Creek and its associated 100-year floodplain follow Grant Road except where they cut through the EFU parcel. The riparian areas create a significant physical barrier from the larger tract of farmland to the west and reduce the need for fencing. Consequently, the area can and will provide for urban needs in a manner that is compatible with nearby agricultural lands. There are no nearby forest lands or uses.

AREA CP-6A (TAYLOR ROAD AREA)

This area consists of 444 acres. The CP-6A area is adjacent to city limits, and could easily be served by services from the Twin Creeks TOD or from existing collector roads, such as Beall Lane, Taylor Road, and Scenic Avenue. The circulation plan for this area is a natural extension of the Twin Creeks TOD, and of historic east-west roads such as Taylor and Beale.

Public water, sanitary sewer and natural gas maps indicate that this infrastructure can be readily, efficiently, and economically extended to CP-6A from the east and the south. Storm drainage can be developed, treated, and effectively discharged into existing systems. The Twin Creeks TOD uses passive water treatment. Central Point intends to require passive water treatment for new development in this area.

Approximately two-thirds of the land in this urban reserve is currently designated for agriculture, and was recommended by the RLRC as part of the Commercial Agricultural Base. The remaining one-third consists of exception lands planned Rural Residential. Soils in this area are Class 3 with limited amounts of Class 2. Agricultural use has been limited to livestock grazing or has otherwise remained fallow.



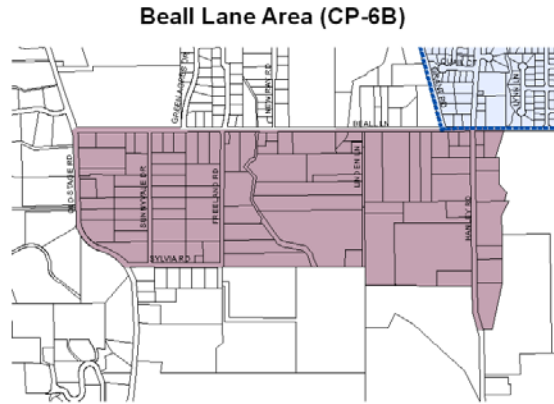
CP-6A URBAN RESERVE BY EXISTING AND POTENTIAL LAND-USE TYPE						
Gross Acres: 444	Reasonably Developable Acres: 386	Residential	Aggregate	Resource	Open Space/Parks	Employment
Proposed Uses		76%	0%	0%	20%	4%

The area is generally free of any severe environmental constraints that occur elsewhere around the City, and proximity to the downtown core is conducive to urban centric growth objectives that minimize vehicle trip lengths and durations and the same represents a positive consequence under all of the ESEE factors. Central Point’s experience with TOD design on the west side of the City has been extremely positive and has fostered positive social relationships in the community. In the balance, it is concluded that the comparative ESEE consequences for urbanization are positive. In combination with the other Goal 14 location factors, CP-6A is determined to be suitable and appropriate as an urban reserve. The City believes that there are more natural linkages from the areas west of Grant Road to the Downtown core and many other Central Point neighborhoods.

AREA CP-6B (BEALL LANE AREA)

This 188-acre area is located immediately south of CP-6A which, along with Beall Lane, defines its northern boundary. The southern boundary is defined by Sylvia Road, its west boundary is Old Stage Road, and the east boundary is defined by the 100-year floodplain of Jackson Creek which runs along Hanley Road. Current plan designations are primarily Rural Residential, with two developed areas that are designated Agricultural.

The area generally is comprised of rural residential parcels ranging from small to fairly large acreages (up to 13 acres). There is an existing network of local order streets in a block pattern that lends itself to further and more intensive urbanization. Redevelopment potential is feasible for the area given existing large lot parcelization and the existence of a well defined gridded transportation network. This area has long suffered serious water problems that would be resolved by extension of municipal water. The City has received reports of failing septic systems within this area. Extension of urban services will serve to mitigate or prevent potential negative effects that failing septic systems may have on aquifers in this area (upon which others depend for drinking water).



Central Point Little League operates a baseball field facility on a 14.5 acre parcel within one of the two Agricultural land inclusions in CP-6B. The baseball property constitutes the majority of the acreage within this Agricultural land inclusion. Two EFU zoned parcels having approximately five aggregate acres, exists between the baseball fields and the Rural Residential land to the north. These two parcels are used by the Central Point Council, Boy Scouts of America for its facilities and activities. The Boy Scout property is not nor likely will be used for farming in the future (other than incidental not-for-profit farming by Boy Scouts). Both the Central Point Little League property and the Boy Scout property are classified under the Employment land use type and will be restricted to the sub-classification land use type –Institutional|| per Section 4.1.9.4. The second inclusion of Agricultural land is located near the geographic center of CP-6B and is completely surrounded by Rural Residential exception lands. Together, these inclusions have approximately 19 acres.

CP-6B URBAN RESERVE BY EXISTING AND POTENTIAL LAND-USE TYPE						
Gross Acres:	Reasonably	Residential	Aggregate	Resource	Open	Employment
188	Developable				Space/Parks	
	Acres: 162					
Proposed Uses		90%	0%	0%	0%	10%

4. REGIONAL OBLIGATIONS

The City agrees to comply with all applicable requirements of the *Regional Plan, Chapter*

5, which follow below. The City may not unilaterally amend these requirements.

4.1. PERFORMANCE INDICATORS ORS 197.656(2)(B)(C)

To effectuate the Regional Plan, Jackson County shall adopt the Regional Plan in its entirety into the County Comprehensive Plan. The Participating cities then shall incorporate the portions of the Regional Plan that are applicable to each individual city into that city's comprehensive plan and implementing ordinances, and shall reference the Plan as an adopted element of Jackson County's Comprehensive Plan. After the County and all participating cities have completed the adoptions, the amendments must be submitted to the State of Oregon Department of Land Conservation and Development for acknowledgement by the Land Conservation and Development Commission. Only after acknowledgement does the Regional Plan become effective.

Progress following the acknowledgement of the Greater Bear Creek Valley Regional Plan by the State of Oregon will be measured against a number of performance indicators to determine the level of compliance by participating jurisdictions with the Plan or the need to refine or amend it. The measurable performance indicators listed below are those identified as necessary for the acknowledgement of the Plan and as appropriate for monitoring compliance with the Plan.

- 4.1.1. County Adoption.** Jackson County shall adopt the Regional Plan in its entirety into the County Comprehensive Plan and implementing ordinance.
- 4.1.2. City Adoption.** All participating jurisdictions shall incorporate the portions of the Regional Plan that are applicable to each individual city into that city's comprehensive plan and implementing ordinances, and will reference the Plan as an adopted element of Jackson County's Comprehensive Plan.
- 4.1.3. Urban Reserve Management Agreement.** Participating jurisdictions designating an Urban Reserve Area (URA) shall adopt an Urban Reserve Management Agreement (URMA) between the individual city and Jackson County per Oregon Administrative Rule 660-021-0050. Adoption shall occur prior to or simultaneously with adoption of the URAs.
- 4.1.4. Urban Growth Boundary Management Agreement.** If there is an inconsistency between this Plan and an adopted Urban Growth Boundary Management Agreement (UGBMA), the city and Jackson County shall adopt a revised UGBMA. When an inconsistency arises, provisions in this Plan and associated URMA shall override the provisions in the UGBMA, until the UGBMA is updated.
- 4.1.5. Committed Residential Density.** Land within a URA and land currently within an Urban Growth Boundary (UGB) but outside of the existing City Limit shall be built, at a minimum, to the following residential densities. This requirement can be offset by increasing the residential density in the City Limit.

City	Dwelling Units Per Gross Acre 2010-2035	Dwelling Units Per Gross Acre 2036-2060
Central Point	6.9	7.9
Eagle Point	6.5	7.5
Medford	6.6	7.6
Phoenix	6.6	7.6
Talent	6.6	7.6

4.1.5.1. Prior to annexation, each city shall establish (or, if they exist already, shall adjust) minimum densities in each of its residential zones such that if all areas build out to the minimum allowed the committed densities shall be met. This shall be made a condition of approval of a UGB amendment.

4.1.6. Mixed-Use/Pedestrian-Friendly Areas. For land within a URA and for land currently within a UGB but outside of the existing City Limit, each city shall achieve the 2020 benchmark targets for the number of dwelling units (Alternative Measure no. 5) and employment (Alternative Measure no. 6) in mixed-use/pedestrian-friendly areas as established in the 2009 Regional Transportation Plan (RTP) or most recently adopted RTP. Beyond the year 2020, cities shall continue to achieve the 2020 benchmark targets, or if additional benchmark years are established, cities shall achieve the targets corresponding with the applicable benchmarks. Measurement and definition of qualified development shall be in accordance with adopted RTP methodology. The requirement is considered met if the city or the region overall is achieving the targets or minimum qualifications, whichever is greater. This requirement can be offset by increasing the percentage of dwelling units and/or employment in the City Limit. This requirement is applicable to all participating cities.

4.1.7. Conceptual Transportation Plans. Conceptual Transportation Plans shall be prepared early enough in the planning and development cycle that the identified regionally significant transportation corridors within each of the URAs can be protected as cost-effectively as possible by available strategies and funding. A Conceptual Transportation Plan for a URA or appropriate portion of a URA shall be prepared by the City in collaboration with the Rogue Valley Metropolitan Planning Organization, applicable irrigation districts, Jackson County, and other affected agencies, and shall be adopted by Jackson County and the respective city prior to or in conjunction with a UGB amendment within that URA.

4.1.7.1. Transportation Infrastructure. The Conceptual Transportation Plan shall identify a general network of regionally significant arterials under local jurisdiction, transit corridors, bike and pedestrian paths, and associated projects to provide mobility throughout the Region (including intracity and intercity, if applicable).

4.1.8. Conceptual Land Use Plans. A proposal for a UGB Amendment into a designated URA shall include a Conceptual Land Use Plan prepared by the City in

collaboration with the Rogue Valley Metropolitan Planning Organization, applicable irrigation districts, Jackson County, and other affected agencies for the area proposed to be added to the UGB as follows:

- 4.1.8.1. Target Residential Density. The Conceptual Land Use Plan shall provide sufficient information to demonstrate how the residential densities of Section 4.1.5 above will be met at full build-out of the area added through the UGB amendment.
- 4.1.8.2. Land Use Distribution. The Conceptual Land Use Plan shall indicate how the proposal is consistent with the general distribution of land uses in the Regional Plan, especially where a specific set of land uses were part of the rationale for designating land which was determined by the Resource Lands Review Committee to be commercial agricultural land as part of a URA, which applies to the following URAs: CP-1B, CP-1C, CP-4D, CP-6A, CP-2B, MD-4, MD-6, MD-7mid, MD-7n, PH-2, TA-2, TA-4.
- 4.1.8.3. Transportation Infrastructure. The Conceptual Land Use Plan shall include the transportation infrastructure required in Section 4.1.7 above.
- 4.1.8.4. Mixed Use/Pedestrian Friendly Areas. The Conceptual Land Use Plan shall provide sufficient information to demonstrate how the commitments of Section 4.1.6 above will be met at full build-out of the area added through the UGB amendment.

4.1.9. Conditions. The following conditions apply to specific Urban Reserve Areas:

- 4.1.9.1. CP-1B. Prior to the expansion of the Central Point Urban Growth Boundary into the CP-1B area, ODOT, Jackson County and Central Point shall adopt an Interchange Area Management Plan (IAMP) for the Seven Oaks Interchange Area.
 - 4.1.9.2. CP-4D. Use of CP-4D is predominantly restricted to open space and park land with the exception of an existing one acre homesite.
 - 4.1.9.3. No roadways are to extend North, East, or West from CP-4D.
 - 4.1.9.4. CP-6B. Development of the portion of CP-6B designated as employment land is restricted to Institutional uses.
 - 4.1.9.5. CP-1B, CP-1C, CP-2B, CP-3, CP-4D, CP-6A, CP-6B. Prior to the expansion of the Central Point Urban Growth Boundary into any Urban Reserve Area, the City and Jackson County shall adopt an agreement (Area of Mutual Planning Concern) for the management of Gibbons/Forest Acres Unincorporated Containment Boundary.
- 4.1.10. Agricultural Buffering.** Participating jurisdictions designating Urban Reserve Areas shall adopt the Regional Agricultural Buffering program in Volume 2, Appendix III into their Comprehensive Plans as part of the adoption of the Regional Plan. The agricultural buffering standards in Vol-

ume 2, Appendix III shall be adopted into their land development codes prior to a UGB amendment.

4.1.11. Regional Land Preservation Strategies. Participating jurisdictions have the option of implementing the Community Buffer preservation strategies listed in Volume 2, Appendix V of the Regional Plan or other land preservation strategies as they develop.

4.1.12. Housing Strategies. Participating jurisdictions shall create regional housing strategies that strongly encourage a range of housing types throughout the region within 5 years of acknowledgement of the RPS Plan.

4.1.13. Urban Growth Boundary Amendment. Pursuant to ORS 197.298 and Oregon Administrative Rule 660-021-0060, URAs designated in the Regional Plan are the first priority lands used for a UGB amendment by participating cities.

4.1.13.1. Land outside of a city's URA shall not be added to a UGB unless the general use intended for that land cannot be accommodated on any of the city's URA land or UGB land.

4.1.14. Land Division Restrictions. In addition to the provisions of Oregon Administrative Rule 660-021-0040, the following apply to lots or parcels which are located within a URA until they are annexed into a city:

4.1.14.1. The minimum lot size shall be ten acres;

4.1.14.2. Development on newly created residentially zoned lots or parcels shall be clustered to ensure efficient future urban development and public facilities, and this shall be a condition of any land division;

4.1.14.3. Land divisions shall be required to include the pre-platting of future lots or parcels based on recommendations made by the city government to which the urban reserve belongs;

4.1.14.4. Land divisions within a URA shall not be in conflict with the transportation infrastructure identified in an adopted Conceptual Transportation Plan; and

4.1.14.5. As a condition of land division approval, a deed declaration shall be signed and recorded that recognizes public facilities and services will be limited as appropriate to a rural area and transitioned to urban providers in accordance with the adopted URMA.

4.1.15. Rural Residential Rule. Until the City of Ashland adopts an Urban Reserve Area, the minimum lot size for properties within 1 mile of the Urban Growth Boundary of Ashland shall continue to be 10 acres, as outlined in Oregon Administrative Rule 660-004-0040(8)(c).

4.1.16. Population Allocation. The County's Population Element shall be updated

ed per statute to be consistent with the gradual implementation of the adopted Plan. If changes occur during an update of the County's Population Element that result in substantially different population allocations for the participating jurisdictions of this Regional Plan, then the Plan shall be amended according to Section 5 of this Chapter of the Plan.

- 4.1.17. Greater Coordination with the RVMPO.** The participating jurisdictions shall collaborate with the Rogue Valley Metropolitan Organization (RVMPO) to:
- 4.1.17.1. Prepare the Conceptual Transportation Plans identified in Section 4.1.7.
 - 4.1.17.2. Designate and protect the transportation infrastructure required in the Conceptual Transportation Plans identified in Section 4.1.7 to ensure adequate transportation connectivity, multimodal use, and minimize right of way costs.
 - 4.1.17.3. Plan and coordinate the regionally significant transportation strategies critical to the success of the adopted Regional Plan including the development of mechanisms to preserve rights-of-way for the transportation infrastructure identified in the Conceptual Transportation Plans; and
 - 4.1.17.4. Establish a means of providing supplemental transportation funding to mitigate impacts arising from future growth.
- 4.1.18. FUTURE COORDINATION WITH THE RVCOG.** The participating jurisdictions shall collaborate with the Rogue Valley Council of Governments on future regional planning that assists the participating jurisdictions in complying with the Regional Plan performance indicators. This includes cooperation in a region-wide conceptual planning process if funding is secured.
- 4.1.19. EXPO.** During the first Coordinated Periodic Review process for the Regional Plan, Jackson County shall consider including the land occupied by the Jackson County Expo to the City of Central Point's Urban Reserve Area.
- 4.1.20. AGRICULTURAL TASK FORCE.** Within six months of acknowledgement of the Greater Bear Creek Valley Regional Plan, Jackson County shall appoint an Agricultural Task Force made up of persons with expertise in appropriate fields, including but not limited to farmers, ranchers, foresters and soils scientists, representatives of the State Department of Agriculture, the State Forestry Department, the State Department of Land Conservation and Development, Jackson County, and a RPS participating city.

The Agricultural Task Force shall develop a program to assess the impacts on the agricultural economy of Jackson County arising from the loss of agricultural land and/or the ability to irrigate agricultural land, which may result from Urban Growth Boundary Amendments. The Agricultural Task Force shall also identify, develop, and recommend potential mitigation

measures, including financial strategies to offset those impacts. Appropriate mitigation measures shall be applied to Urban Growth Boundary Amendment proposals.

4.1.21. PARK LAND. For purposes of UGB amendments, the amount and type of park land included shall be consistent with the requirements of OAR 660-024-0040 or the park land need shown in the acknowledged plans.

4.1.22. BUILDABLE LANDS DEFINITION. Future urban growth boundary amendments will be required to utilize the definition of buildable land as those lands with a slope of less than 25 percent, or as consistent with OAR 660-008-0005(2) and other local and state requirements.

4.2. INCENTIVES AND DISINCENTIVES ORS 197.656(2)(B)(D)

The state requires that participants in an RPS process delineate the factors, mechanisms, or outcomes that constitute the most compelling reasons for participants to comply with the Regional Plan over the identified planning horizon. Accordingly, the Participants have agreed to the following:

4.2.1. INCENTIVES

- 4.2.1.1. Continued regional cooperation through the 5-year review process and 10-year coordinated periodic review may improve the region's ability to respond to challenges and opportunities more effectively than it does presently.
- 4.2.1.2. Adherence to the adopted Regional Plan may provide the region with a competitive advantage, increase the attractiveness of the region to long-term investment, and improve southern Oregon's profile in the state.
- 4.2.1.3. Adherence to the adopted Regional Plan may produce significant reductions in transportation infrastructure costs by minimizing future right-of-way acquisition costs, encouraging mixed-use/pedestrian-friendly development, and improving the overall long-range coordination of transportation and land use planning.
- 4.2.1.4. Adherence to the adopted Regional Plan will provide participating jurisdictions with population allocations that are predictable, transparent, and based on the relative strengths of the different participating jurisdictions.
- 4.2.1.5. The adopted Regional Plan offers compelling regional justifications and state agency support for Tolo and the South Valley Employment Center that may not have been available to an individual city proposal.
- 4.2.1.6. Adherence to the adopted Regional Plan will permit jurisdictions to implement the flexibility provided by the concept of the "Regional Community", in which cities, in the role of "regional neighborhoods", enjoy wide latitude in their particular mix, concentration, and intensity of land uses, as long as the sum of the regional parts contributes to a viable balance of land uses that is functional and attractive to residents and employers and

in compliance with statewide goals.

4.2.2. DISINCENTIVES

- 4.2.2.1. The region's failure to adhere to the adopted Regional Plan may damage its competitive advantage, the attractiveness of the region to long-term investment, and southern Oregon's profile in the state.
- 4.2.2.2. Adherence to the Regional plan may be a rating factor for MPO Transportation Funding. Transportation projects of jurisdictions not adhering to the adopted Regional Plan may be assigned a lower priority by the MPO when considered for funding.
- 4.2.2.3. Jackson County may reconsider the population allocations of jurisdictions signatory to the Agreement not adhering to the adopted Regional Plan.
- 4.2.2.4. Participating jurisdictions not adhering to the adopted Regional Plan will need to provide corrective measures in order to have a UGB amendment approved by the County.
- 4.2.2.5. The failure of a participating jurisdiction to adhere to the adopted Regional Plan will compromise its ability to implement the concept of the "Regional Community", and will not provide the participating cities with as wide a latitude in their desired individual mix, concentration, and intensity of land uses.

4.3. MONITORING ORS197.656(2)(b)(E)

4.3.1. MONITORING. Participating jurisdictions shall maintain a monitoring system to ensure compliance with the Regional Plan and future amendments. Specific indicators against which performance will be judged are listed in Section 2 of this Chapter. Monitoring to ensure compliance with the adopted Regional Plan will be a shared responsibility.

- 4.3.1.1. **Regional Plan Progress Report.** On a regular basis, beginning in 2017 and every 5 years thereafter, all participating jurisdictions shall participate in a regular Regional Plan review process. Jackson County shall initiate the Regional Plan review process by providing notice of the Regional Plan review to each participant and requiring that each participant submit a self-evaluation monitoring report addressing compliance with the performance indicators, set out in Section 2 of this Chapter of the Regional Plan, to the County within 60 days after the date of the notice.

A standardized format for the review and report shall be developed by Jackson County and agreed upon by the jurisdictions. The reports shall include descriptions of their jurisdiction's activities pertinent to the Regional Plan for the preceding five-year period, analysis as to whether and how well those activities meet each of the performance indicators, and a projection of activities for the next five-year period. Jackson County will distribute these monitoring reports to all participants and make them available to the public.

4.3.2. COORDINATED PERIODIC REVIEW. On a regular basis, beginning in 2022 and every 10 years thereafter the participating jurisdictions in the Regional Plan may, at their discretion, participate in a process of coordinated Periodic Review. This process may be initiated by any of the participating jurisdictions but requires agreement between all participants to proceed.

4.4. CORRECTIVE MEASURES AND PLAN ADJUSTMENTS ORS197.656(2)(B)(F)

4.4.1. CORRECTIVE MEASURES

- 4.4.1.1. If a Regional Plan Progress Report indicates that a particular city is not meeting the performance measures, the city shall propose corrective measures as an addendum to the Regional Plan Progress Report. The corrective measures shall be approved by the Policy Committee.
- 4.4.1.2. Cities that choose to expand their UGBs into land not designated as a URA will be required to go through the Regional Plan minor or major amendment process prior to or concurrent with any other process.
- 4.4.1.3. If land outside of a URA is included in a UGB while URA land remains available to that city, an equivalent amount of land shall be removed from the remaining URA land. Land removed shall be of equal or higher priority in relation to the land included. Additionally, if land determined part of the region's commercial agricultural base by the RLRC is included, the land removed shall also be land with that designation (if available).
- 4.4.1.4. A proposal for an UGB amendment will be required to demonstrate how the Regional Plan performance indicators have been met. A UGB amendment will not be approved by the County unless the Regional Plan performance indicators have been met or corrective measures are proposed which demonstrate how the performance indicators will be met.
- 4.4.1.5. Approval of a UGB amendment shall be subject to the condition that it be zoned and developed in a manner consistent with the Conceptual Land Use Plan submitted in the UGB amendment proposal. After the UGB Amendment has been approved, all subsequent Comprehensive Plan Amendments by a city to amend land uses which will result in an inconsistency with the Conceptual Land Use Plan shall be reviewed, modified as appropriate, and approved by the county prior to development. The amendment shall be processed as a Type 4 permit.
- 4.4.1.6. A UGB amendment to add land not designated as a URA shall only be considered through a quasi-judicial application when the land to be added is industrial.

4.4.2. REGIONAL PLAN AMENDMENTS

4.4.2.1. Regional Plan Amendment Responsibility. Processing amendments to the adopted Regional Plan shall be the responsibility of Jackson County, and shall only be proposed by the governing authority of a participating jurisdiction. In acknowledgement of the collaborative process by which the adopted Regional Plan was created, Jackson County shall have available the assistance of the participating jurisdictions through a Technical Advisory Committee and Policy Committee. Both committees serve on an as-needed basis, and both serve in an advisory capacity to Jackson County as follows:

4.4.2.1.1. Technical Advisory Committee. The TAC shall be comprised of planners and senior-level staff from signatory jurisdictions and agencies, and each signatory shall have one vote, irrespective of the number of participating representatives. Recommendations to the Policy Committee or directly to Jackson County shall be made by at least a supermajority vote (simple majority plus one) of a quorum of signatory jurisdictions and agencies.

4.4.2.1.2. Policy Committee. The Policy Committee shall be comprised of elected officials or executive staff from signatory jurisdictions and agencies. Each signatory jurisdiction shall designate a voting and alternate voting member, and each signatory jurisdiction will have one vote. Recommendations to Jackson County shall be made by at least a supermajority vote (simple majority plus one) of a quorum of jurisdictions. State agencies, the MPO, and Rogue Valley Sewer Services, while Signatories, shall not be voting members of the Policy Committee.

4.4.3. REGIONAL PLAN AMENDMENT TYPE. When an amendment to the adopted Regional Plan is proposed, Jackson County shall make a preliminary determination regarding whether the proposed amendment is a Minor Amendment or Major Amendment, as defined below, shall notify signatory jurisdictions and affected agencies of the County's preliminary determination, and shall solicit input. Based on its preliminary determination and input received, Jackson County shall review the proposed amendment according to the procedures for Minor Amendments or Major Amendments set out below. Proposed amendments to the adopted Regional Plan shall adhere to the following provisions:

4.4.3.1. **Minor Amendment.** A minor amendment is defined as any request for an amendment to the adopted Regional Plan that does not conflict with the performance indicators and does not propose an addition of more than 50 acres to a city's URA established in the adopted Regional Plan or more than a 50-acre expansion of the UGB into non-URA land.

In the case of Ashland, which did not establish a URA during the development of the Regional Plan process, a proposal to establish a URA or expand its UGB of not more than 50 acres shall be considered a minor amendment.

Should a city exceed its limit of 50 acres for adding to its URAs during the Planning Horizon for the Regional Plan, it may not use the minor amendment process for further additions to its URA. Should a city exceed its limit of 50 acres for expanding its UGB into non-URA land during the planning horizon, it may not use the minor amendment process for further expansions of its UGB into non-URA land.

Any participant jurisdiction may initiate a minor amendment to the adopted Regional Plan. The proposing jurisdiction must clearly identify the nature of the minor amendment, and specify whether the minor amendment would require any other signatory jurisdiction to amend its comprehensive plan. Should any signatory jurisdiction other than the proposing jurisdiction and Jackson County be required to amend their comprehensive plans as a result of the proposed minor amendment, the affected signatory jurisdiction shall be a party to the minor amendment proceeding.

Jackson County's process and the proposing jurisdiction's process for a minor amendment to the Regional Plan shall be equivalent to the state and local processes required for a comprehensive plan amendment.

Signatories and agencies shall be provided with notice of the County's and proposing jurisdiction's final decision on each minor amendment within five working days of the adoption of the final decision.

4.4.3.2. Major Amendment. A major amendment is defined as any requested amendment to the adopted Regional Plan that does not meet the definition of a Minor Amendment.

If multiple signatory jurisdictions are involved in a single request for a major amendment, a lead jurisdiction shall be selected by the affected jurisdictions.

Notice containing a detailed description of the proposed change shall be forwarded by Jackson County to all signatories and affected agencies. Staff from signatory jurisdictions and agencies shall meet as a Technical Advisory Committee and generate a recommendation to the Policy Committee by vote of at least a supermajority of a quorum (simple majority plus one).

Decision-makers from signatory jurisdictions and agencies shall meet as a Policy Committee and consider the proposal and the Technical Advisory Committee recommendation. The Policy Committee shall generate a rec-

ommendation to Jackson County by vote of at least a supermajority of a quorum (simple majority plus one).

Should an existing city or a newly incorporated city desire to become a participating jurisdiction, increased population shall be added to the regional projected population adequate to accommodate the projected population growth of the newly incorporated city for the remainder of the Planning Horizon for the Regional Plan. The addition of a newly incorporated city to the Regional Plan, the establishment of Urban Reserve Areas and other such actions shall be accomplished through the major amendment process.

Jackson County’s process, and the proposing jurisdiction’s process, for a minor or major amendment to the Regional Plan shall be equivalent to the state and local required process for a comprehensive plan amendment, in addition to the Regional Plan-specific provisions. Signatories and affected agencies shall be provided with notice of the final decision on each major or minor amendment within five working days of the adoption of the final decision. Jurisdictions or agencies shall be noticed according to Table 4.1.

Table 4.1 Jurisdictions and Agencies to Receive Notification of Proposed Amendments to the Adopted Regional Plan			
Jurisdiction or Agency	Routine	As Needed	
City of Eagle Point	X		
City of Central Point	X		
City of Medford	X		
City of Phoenix	X		
City of Talent	X		
City of Ashland	X		
Oregon Department of Transportation	X		
Oregon Department of Land Conservation and Development	X		
Oregon Department of Environmental Quality	X		
Oregon Economic and Community Development Department	X		
Oregon Department of Agriculture	X		
Oregon Housing and Community Development Department	X		
Rogue Valley Metropolitan Planning Organization	X		
Rogue Valley Sewer Services	X		
Medford Water Commission	X		
Rogue Valley Council of Governments	X		
Rogue Valley Transit District	X		
Oregon Department of Fish and Wildlife			X
Division of State Lands			X
Ashland School District #5			X
Central Point School District #6			X
Jackson County School District #9			X

Medford School District 549C	X
Phoenix-Talent School District #4	X
Eagle Point Irrigation District	X
Medford Irrigation District	X
Rogue Valley Irrigation District	X
Talent Irrigation District	X
Jackson Soil and Water Conservation District	X

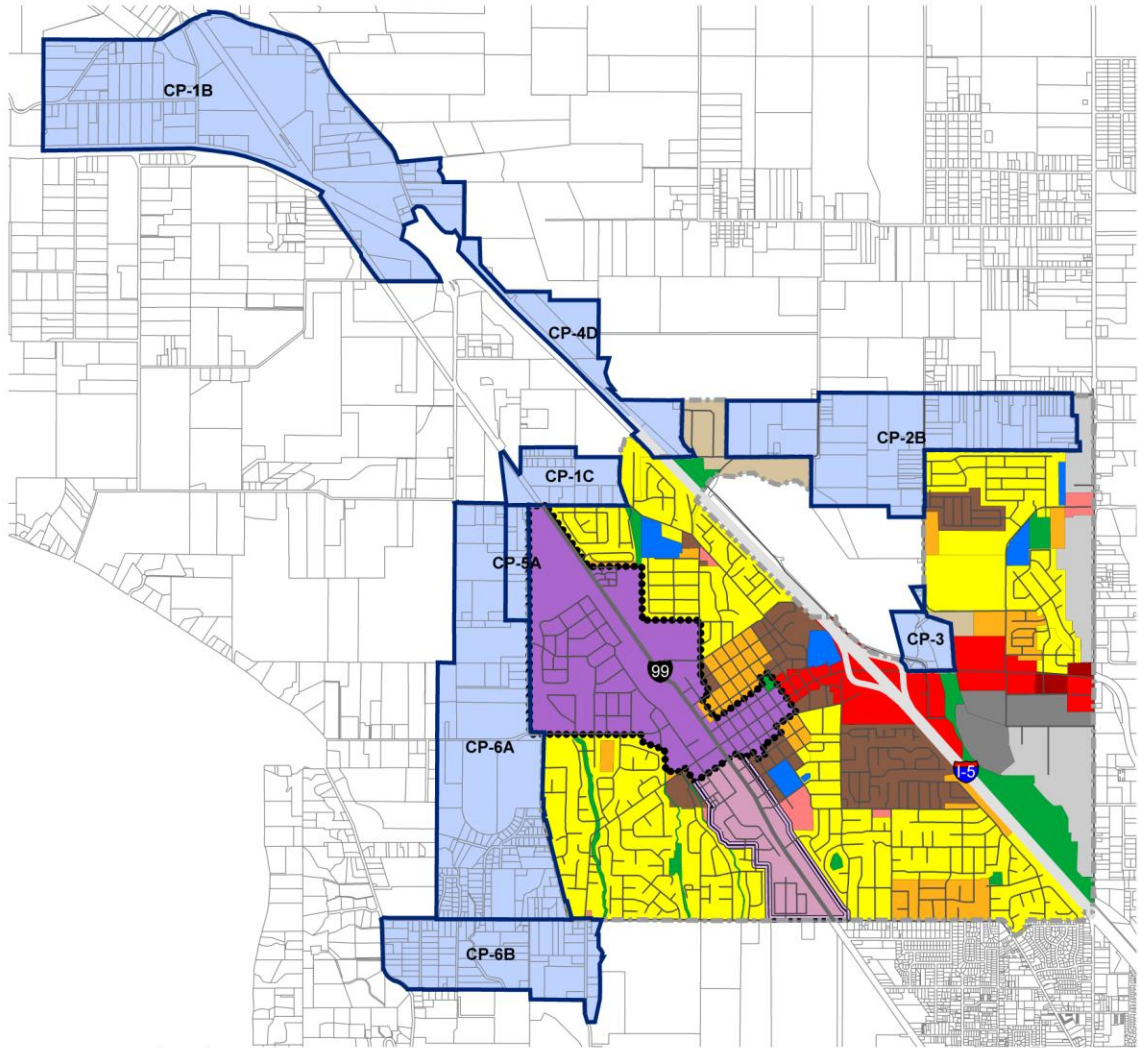
5. URBAN RESERVE MANAGEMENT AGREEMENT

The creation of urban reserves required the adoption of an Urban Reserve Management Agreement (URMA) between the City and Jackson County. All development within the City’s Urban Reserve Areas will be regulated in accordance with the URMA. The approved URMA for Central Point’s Urban Reserve is presented in Appendix C of this element.

6. URBAN GROWTH BOUNDARY MANAGEMENT AGREEMENT

Development within the Tolo Area is currently regulated by an existing Urban Growth Boundary Management Agreement (UGBMA). A review of the current UGBMA finds that there are no inconsistencies between the UGBMA, the Regional Plan, and the URMA. A copy of the UGBMA is presented in Appendix D.

Exhibit "B"



Legend

— Urban Growth Boundary	Residential	Mixed Use	Commercial	Industrial	Civic and Open Space
■ Urban Reserve Areas	Very Low Density	TOD Corridor	Neighborhood Commercial	Light	Parks and Open Space
■ Future Land Use subject to the Regional Plan Element and URMA	Low Density	TOD District	Community Commercial	General	Civic
	Medium Density		General Commercial		
	High Density				

Central Point
Comprehensive Land Use Plan

Adopted by Ordinance No. _____

**AGREEMENT BETWEEN THE CITY OF CENTRAL POINT (CITY), OREGON
AND JACKSON COUNTY (COUNTY), OREGON
FOR THE JOINT MANAGEMENT OF THE CENTRAL POINT URBAN RESERVE**

WHEREAS under ORS 190.003 to 190.030, and 197.175, et seq. City and County are authorized to enter into intergovernmental agreements and are required to prepare and adopt Comprehensive Plans consistent with Statewide Planning Goals; and

WHEREAS City and County have previously entered into an intergovernmental agreement setting forth their rights and responsibilities within the Urban Growth Boundary (UGB) and outside the incorporated City boundaries and this Agreement remains in full force and effect; and

WHEREAS under OAR 660-021-0020, City and County are authorized to establish Urban Reserves and City and County have adopted an Urban Reserve as well as plan policies and land use regulations to guide the management of this area pursuant to OAR 660-021-0020; and

WHEREAS City and County recognize the importance of providing an orderly transition of urban services from County to City jurisdiction and administration as the Urban Reserve transitions from a rural to an urban character; and

WHEREAS ORS 190-003, et seq. requires that an intergovernmental agreement relating to the performance of functions or activities by one unit of local government for another shall be adopted and shall specify the responsibilities between the parties;

NOW, THEREFORE, City and County agree as follows:

1. Definitions

BOC: Jackson County Board of Commissioners.

Comprehensive Plan: State-acknowledged comprehensive plan adopted by City or County.

Council: City of Central Point City Council.

LDO: Jackson County’s Land Development Ordinance.

Non-resource Land: Land that *is not* subject to the statewide Goals listed in OAR 660-004-0010(1)(a) through (g) except subsections (c) and (d).

Planning Services: Legislative activities, such as adoption and amendment of comprehensive plan text and maps, adoption and amendment of land use regulations, and quasi-judicial processing of land use actions.

Resource Land: Land that *is* subject to the statewide Goals listed in OAR 660-004-0010(1)(a) through (g) except subsections (c) and (d).

Urban Growth Boundary (UGB): The boundary separating urban and urbanizable lands in and adjacent to City from rural lands under County jurisdiction.

Urban Growth Boundary Management Agreement (UGBMA): The current agreement between County and City concerning the management of the lands within City’s urban growth boundary. Such agreements may be alternatively referred to as “Urban Growth Management Agreements” (UGMAs), “Urban Growth Boundary Agreements” (UGBAs), “Urban Area Management Agreements” (UAMAs) and “Urban Growth Boundary and Policy Agreements” (UGBPAs).

Urban Reserve (UR): Lands outside of a UGB identified as highest priority (per ORS 197.298) for inclusion in the UGB when additional urbanizable land is needed in accordance with the requirements of Statewide Planning Goal 14.

Urban Facilities and Services: Basic facilities that support urban development in accordance with a Comprehensive Plan and that are primarily planned for by cities but also may be provided by counties or districts. Urban facilities and services include, but are not limited to: fire protection, sanitary facilities, potable water delivery, storm drainage facilities, streets and roads (including bike lanes and sidewalks), planning, zoning and subdivision control, health services, parks and recreation facilities and services, transportation and community governmental services.

2. Intent and Purpose of Agreement

The intent and purpose of this Agreement is for City and County to:

- A. Enhance long-range planning in the Urban Reserve.
- B. Maintain and improve coordination and communication between City and County.
- C. Develop consistent policies and procedures for managing urban growth and development within the Urban Reserve.
- D. Minimize impacts to property owners, local governments and service providers related to the transition of property from within the Urban Reserve to within the Urban Growth Boundary.

3. Urban Reserve Planning and Zoning

- A. OAR 660-021-0040(2) requires that development and land divisions in exception areas and on non-resource lands must not hinder the efficient transition to urban land uses and the orderly and efficient provision of urban services. In accordance with this and other requirements in State law, the Jackson County Comprehensive Plan and Land Development Ordinance will specify an appropriate minimum parcel size for new land divisions in the UR and the following provision will apply:

Prior to approval of any new development, property owners must sign a deed declaration acknowledging that existing or proposed development on their

property may be impacted by future urbanization, including the installation of public utilities and streets.

- B. Per OAR 660-021-0040(3), for exception areas and non-resource land in the UR, zone amendments allowing more intensive uses, including higher residential density, than permitted by acknowledged zoning at the time of execution of this Agreement shall not be permitted. This regulation shall remain in effect until such time as the land is annexed into the City.
- C. Per OAR 660-021-0040(4), resource land that is included in the UR shall continue to be planned and zoned under the requirements of applicable Statewide Planning Goals.

4. Process for Exercising Responsibilities in the Urban Reserve

- A. Per OAR 660-021-0050(1), unless otherwise agreed to, designation of the local government responsible for building code administration, enforcement of land use ordinances, and land use regulation in the Urban Reserve shall be:
 - (i) *Prior to inclusion within the UGB:* County
 - (ii) *After inclusion within the UGB:* Per current agreement (e.g., UGBMA)
 - (iii) *After annexation into the City:* City
- B. Per OAR 660-021-0050(2), designation of responsibility for the current and future provision of sewer, water, fire protection, parks and recreation, road maintenance and improvements, and stormwater facilities within the UR are described below and shown on the map attached hereto and incorporated herein as "Exhibit 1."
- C. Per OAR 660-021-0050(3), the terms and conditions under which responsibility for the provision of urban facilities and services will be transferred or expanded in the UR are described in Section 5, below.
- D. Per OAR 660-021-0050(4), and to ensure involvement by affected local governments and special districts, procedures for notification and review of land use actions in the UR to ensure involvement by affected local governments and special districts are as follows:
 - (i) All land use actions shall be processed by County. After receiving an application or developing a proposal, County will request comments from City and other affected local governments and special districts concerning the requested land use action. County will provide these parties with 45 days notice before the first hearing of any proposed County Comprehensive Plan, Comprehensive Plan map, zoning map or zoning regulation amendment in the Urban Reserve.
 - (ii) Upon request for comments on a land use action in the UR, City and any other affected local governments and special districts will have an opportunity to recommend approval, recommend approval with conditions, or recommend denial of the land use action. In consideration of City's comments, County will

recognize that City has a unique interest in ensuring the efficient transition of the UR area from rural to urban land uses.

- (iii) County staff will incorporate any comments received into the staff report and present them to the initial and final hearings body. Additional comments by City or other affected local governments, or special districts, concerning the land use action will be heard and considered as part of County's land use hearing process.

5. Transition Policies Relating to Service Responsibility in the Urban Reserve

- A. *Sanitary Sewer Service.* There will be no provision of these services in the UR until City and/or Rogue Valley Sewer (RVS) services are available consistent with the provisions of Statewide Planning Goal 11, its implementing regulations, and the regulations of the respective sanitary sewer service provider. Subsequent to annexation, City may require hook-up, per City standards, to sanitary sewer services. Nothing in this provision shall limit the ability of individuals to provide individual services, under provisions of applicable State and local law(s), on their own private property within the Urban Reserve. The attached map (Exhibit 1) depicts City's UGB and city limits, within which sanitary sewer service is the responsibility of City and/or RVS. County has no sanitary sewer service responsibilities.
- B. *Potable Water Service.* There will be no public provision of these services in the UR until urban services are available consistent with the provisions of Statewide Planning Goal 11 and the regulations of the respective public water provider. City shall be the sole and only public provider of water, except for existing water districts. Nothing in this provision shall limit the ability of individuals to provide individual services, under provisions of applicable State and local law(s), on their own private property within the Urban Reserve. The attached map (Exhibit 1) depicts City's UGB and city limits, within which potable water service is the responsibility of City. County has no potable water service responsibilities.
- C. *Fire Protection.* Jackson County Fire Protection District #3 has primary responsibility for fire protection services within the UR and the UGB. City has primary responsibility for fire protection services within the city limits. The attached map (Exhibit 1) depicts the boundaries described above.
- D. *Parks and Recreation.* County provides parks and recreation services outside of City's limits (including the UR and UGB), while City provides these services within City's limits.
- E. *Road Maintenance and Improvements.*
 - (i) *County Roads.* County maintains county roads within the UR. County will retain jurisdiction and be responsible for the continued maintenance of these road(s) until annexation by City. When City's UGB is expanded into the URA, County will require (e.g., through a condition of approval of UGB amendment) that City assume jurisdiction over the county roads within the proposed UGB at the time of annexation into City regardless of the design standard used to construct the

road(s) and regardless of when and how the road(s) became county roads. The transfer shall occur without compensation and City shall not impose other conditions that might otherwise be allowed under ORS 373.270(6). County shall ensure the pavement condition of the road(s) is in good or better condition at the time of the transfer as determined by county's Pavement Management Grading System.

When a proposed UGB amendment will result in a significant impact to a county road(s) already within City's limits, or existing UGB, such that the proposed amendment depends on said county road(s) for proper traffic circulation, then a nexus is found to exist between the proposed UGB expansion and said county road(s). Where such a nexus exists, the county may require, as a condition of approval, the transfer of all, or portions of, said county road(s) within the existing UGB or City's limits at the time of annexation, regardless of the design standards to which the road is constructed. This transfer shall occur without compensation and shall not be subject to other conditions that might otherwise be allowed under ORS 373.270(6). County shall ensure the pavement condition of said road(s) is in good or better condition at the time of the transfer as determined by county's Pavement Management Grading System. The parties deem the following roads within City's UGB or City's limits to have such a nexus:

- Grant Road, Beall Lane to 2660' North of Taylor
- Scenic Avenue, Hwy 99 to 230' West of Hwy 99
- Taylor Road, 200' West of Silver Cr. Dr. to Grant Rd North
- Upton Road, Peninger Road to 2380' East of Peninger
- Wilson Road, Table Rock Road to 480' West

For county roads within City's limits or UGB not listed above, City shall not be required to assume jurisdiction as part of this Agreement.

- (ii) *State Highways*. The Oregon Department of Transportation (ODOT) maintains state highways within the UR. ODOT retains jurisdiction and maintenance responsibilities on all state highways in the UR after inclusion within City's UGB and after annexation by City except where jurisdiction is transferred to City or County by separate agreement.

The attached map (Exhibit 1) depicts roads within the UR where, if the road is publicly-maintained, either County or ODOT has responsibility for road maintenance and improvements. Upon annexation, City will assume jurisdiction along with road maintenance and improvement responsibilities over the entire right-of-way of said road(s) currently maintained by County within the annexation area. The exception to this is South Stage Road, which will remain under County jurisdiction.

- F. *Stormwater Management*. County provides limited, if any, public stormwater management services within the UR. City provides stormwater management services within the City's limits. Transition of public stormwater management responsibilities from County to City will occur upon annexation by City. The attached map (Exhibit 1)

depicts the UR wherein County has responsibility for public stormwater management services until annexation by City.

- G. *Special Districts.* City must agree to the formation of any special district within the UR prior to the approval of the formation of the district by County. This provision shall not apply to County-wide service districts formed under ORS Chapter 451.
- H. *Service Expansion Plans.* As the future provider of water, sewer, parks and recreation, road maintenance and improvement, and stormwater management services in the UR, City shall prepare and update service expansion plans and these plans shall be consistent with the UGBMA between City and County. These plans shall provide a basis for the extension of services within the UGB and shall be referred to County for comment.

6. Review, Amendment and Termination of this Agreement

- A. This Agreement may be reviewed and amended at any time by mutual consent of both parties, after public hearings by the Council and the Board of Commissioners.
- B. Any modifications to this Agreement will be consistent with City and County comprehensive plans and state law.
- C. Staff from City and County will attempt to informally resolve any disputes regarding the terms, conditions, or meaning of this Agreement. For any disputes not resolved through this informal process, the Council and the BOC will meet jointly in an attempt to resolve those disputes. Either party may request the services of a mediator to resolve any dispute.
- D. This Agreement may be terminated by either party subsequent to dissolution of the Urban Reserve. Such termination shall proceed through a properly noticed public hearing process.

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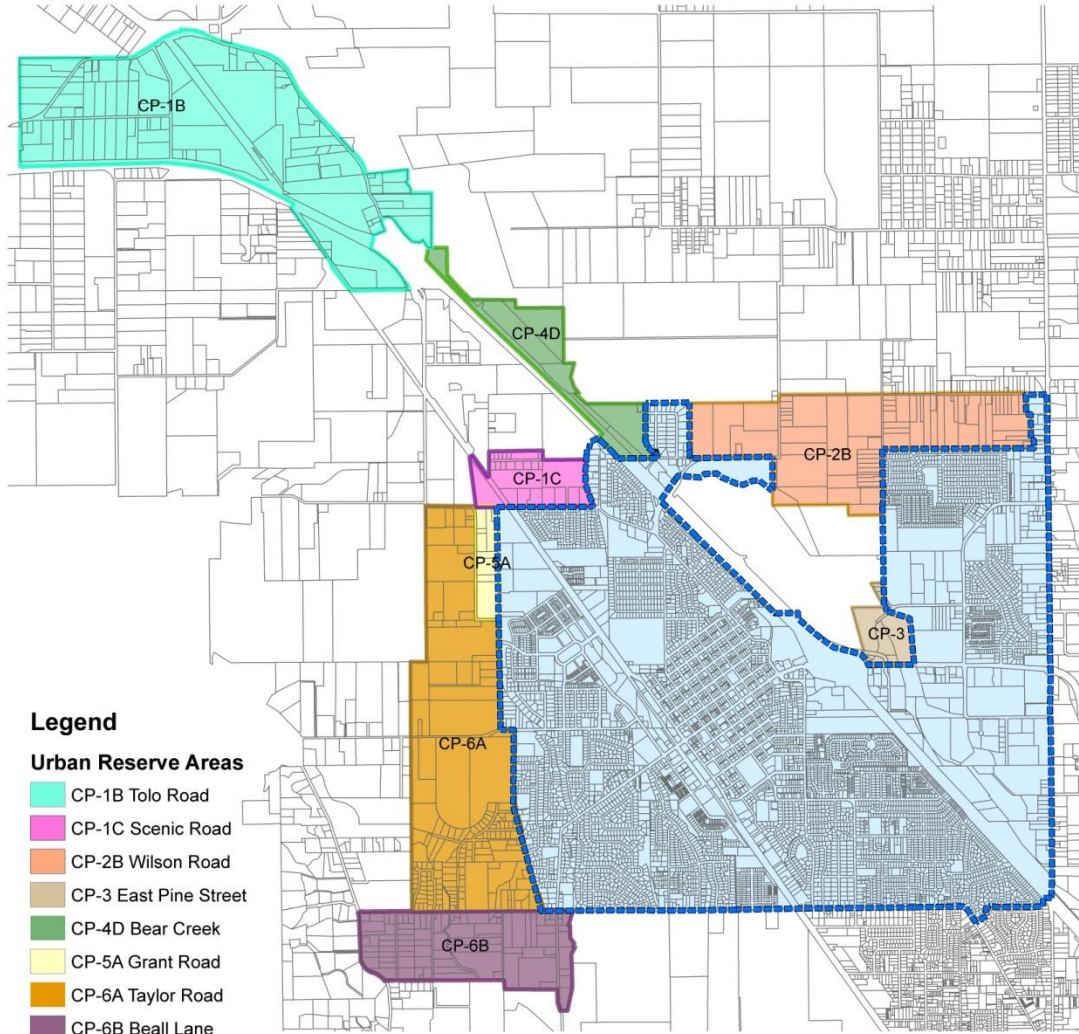
Kelly Geiger, Councilmember

City Attorney

Kay Harrison, Councilmember

Ellie George, Councilmember

EXHIBIT 1



Central Point
Urban Reserves Areas

Exhibit "D"

Agricultural Buffering Ordinance

17.71. URBAN/AGRICULTURAL CONFLICT MITIGATION

The regulations in this section apply to urban land in the urban growth boundary that was added from the urban reserve shown in the Regional Plan Element of the Comprehensive Plan. The basis for these regulations can be found in the *Greater Bear Creek Valley Regional Problem-Solving Plan (Regional Plan), Volume II, Appendix III*.

17.71.100 Purpose

The purpose of these standards is to mitigate the potential for conflict between farming activities and urban uses. These provisions implement a policy mutually adopted by the City and Jackson County in the Regional Plan. The mitigation provisions of this Section seek to achieve the following objectives:

1. Minimize the impacts of urban development on agricultural production activities.
2. Minimize the potential for complaints about agricultural practices and activities.
3. Ensure the continued use of agricultural land for agricultural uses.
4. Minimize potential conflict by developing a well-defined boundary between agricultural and urban uses. The best boundary will be one that minimizes conflict in both directions.

17.71.200 Definitions

The following definitions apply only to this Section

A. Agricultural Land Uses.

The use of land for the cultivation and husbandry of plant and animal products, including agricultural activities permitted on land zoned Exclusive Farm Use (EFU).

1. Classification, Agricultural

- a. Intensive Use (I). The agricultural lands in this category:
 - i. Are composed of Class I–IV agricultural soils; or
 - ii. Support existing or scheduled plantings of long-term crops with a height at maturity exceeding 4 feet.
- b. Passive Use (P). The agricultural lands in this category:
 - i. Are composed of predominately Class IV soils, can demonstrate an unbroken or essentially unbroken 25-year history of agricultural inactivity or grazing use, and which have either of the following: (i) greater than 50%

hydric soils or (ii) greater than 50% shallow soils (surface to bedrock) of less than 2 feet in depth; or

- ii. Are composed of greater than 50% of Class VI or poorer soil; or
- iii. Are outside of an irrigation district's boundary and outside of areas suitable for future expansion of a district, as determined by the district.

B. Mitigation Area.

A management zone of varying size, shape, and characteristics between different land uses that uses combinations of mitigation elements to buffer between agricultural land and urban land uses.

C. Mitigation Element.

A physical or legal feature within a mitigation area that mitigates an adverse impact. A mitigation element may consist of vegetation, transportation and utility corridors, natural barriers, deed restrictions, or other natural or man-made features.

D. Spray Drift.

The airborne movement of agricultural chemicals onto a non-target area.

E. Urban Receptor, Sensitivity of:

1. Urban Receptor, Higher-Sensitivity (H):

- a. Residential use.
- b. Motel, hotel, or hostel.
- c. Place of worship; public meeting facility.
- d. Childcare center, kindergarten, school, university, or other educational institution.
- e. Medical center or hospital.
- f. Public or quasi-public use, such as library, park, etc.
- g. Other similar uses.

2. Urban Receptor, Lower-Sensitivity (L):

- a. Commercial use, except for any defined as higher-sensitivity urban receptor.
- b. Industrial use.

- c. All other uses not classified here.

17.71.300 Description of Impacts Requiring Mitigation

A. Spray Drift.

Principally, spray drift is caused by agricultural chemical use, but can apply to urban use of agrochemicals. Separation between urban and agricultural uses is the preferred tool to mitigate the impact of the spray drift, employing either large setbacks or a combination of smaller setbacks and a tree buffer.

B. Trespass and Vandalism.

Trespass and vandalism are often considered by farmers to be the most serious adverse potential impact to agricultural operations in proximity to urban areas. Climb-resistant, trespass-inhibiting fences and/or hedges in the mitigation area are the means of reducing these impacts, as is placing the buffer in individual ownership (such as larger urban lots with strict setback requirements).

C. Odor.

Odor is one of the less important agriculture-related adverse impacts. Unless there are site-specific reasons why mitigation of odor is critical (such as the presence of a livestock feed lot), issues with odor are sufficiently addressed by requiring that owners of new urban development within 1,000 feet of agricultural land receive notice through an explicitly worded deed declaration of the potential adverse impacts to which they will likely be exposed as a result of living within 1,000 feet of agricultural land.

D. Dust, Smoke, and Ash.

Like odor, this grouping of potential adverse impacts is one of the least important agriculture-related issues in the region, and, like odor, can be addressed by the use of a deed declaration.

E. Run-off.

Stormwater and irrigation run-off arise from both urban and agricultural uses, and can adversely impact agricultural operations as well as urban health and livability. Impacts may be avoided or significantly reduced by employing erosion-prevention and erosion-control measures during construction, and by an adequate stormwater plan for urban development that takes into account impacts from and on the adjacent agricultural land.

F. Noise.

Noise is an impact arising from agricultural operations. This Section contains no noise mitigation requirements, but applicants are encouraged to consider community design and construction practices that provide some level of noise mitigation. Recommended methods may be found in Appendix III of the Regional Plan.

17.71.400 Application Steps

A. Applicability

1. The provisions of this Section 17.71 apply to the development permit applications, and their associated review procedure per Section 17.05. Table 17.05.1, *Summary of Approvals by Type of Review Procedure*, listed below where the land proposed for urban development is within the initial boundaries of urban reserve established in the Regional Plan Element and abuts other land zoned Exclusive Farm Use (EFU):
 - a. Land Division (Partition and Subdivision tentative plans only);
 - b. Planned Unit Development;
 - c. Conditional Use Permit;
 - d. Site Plan and Architectural Review.
2. A pre-application conference is required for all applications subject to the provisions of this Section 17.71.400(A)(1).
3. Different degrees of mitigation are required of the applicant based on the following factors: the sensitivity of the adjoining urban use to agricultural impacts; the impact being buffered; the intensity of uses on the adjacent EFU land; and whether the mitigation area is to be mid- or long-term.
4. Mitigation elements established under this Section shall not be removed or reduced unless the adjacent EFU land changes to a non-agricultural zoning district.

B. Application: Agricultural Impact Assessment Report.

As part of any land use or development application listed in Section 17.71.400(A) where the agricultural mitigation standards in Section 17.71.500 apply, an applicant shall supply the Community Development Department with a report entitled "Agricultural Impact Assessment Report" (AIAR). The purpose of the AIAR is to provide the approving authority with sufficient evidence to determine agricultural intensity (active or passive) and to evaluate the applicant's proposed method of complying with the provisions of this Section 17.71.

1. Map showing the zoning of land adjacent and within 200 feet of the property proposed for urban development.
2. A description of the type and nature of agricultural uses and farming practices, if any, which presently occur on adjacent lands zoned EFU and sources of such information. The information thus re-

quired, if applicable, shall include:

- a. Method of irrigation.
 - b. Type of existing agricultural product produced or scheduled plantings within 1 year of projected development completion date.
 - c. Types of agricultural production and practices for the 5 preceding years.
 - d. Method of frost protection.
 - e. Type of agricultural equipment customarily used on the property.
3. Detailed information obtained from the Natural Resources Conservation Service (NRCS) concerning soils which occur on adjacent lands zoned EFU, and whether the land has access to water for irrigation.
 4. Wind pattern information.
 5. A description of the measures proposed to comply with the requirements of Section 17.71.400(D).
 6. The persons who prepared the AIAR and all persons, agencies, and organizations contacted during preparation of the report.
 7. All statements shall be documented, sources given as reference, and any other detailed information needed to substantiate conclusions should be provided in the appendices.
 8. If the applicant is requesting a deviation from the standards of this Section, the Agricultural Impact Assessment Report shall not be deemed to be complete unless accompanied by the Conflict Assessment and Mitigation Study described in Section 17.71.600 and the recommendation of Jackson County's Agricultural Buffering Committee, or a letter from Jackson County indicating that no such recommendation is forthcoming.

C. Review Process

1. Using the definitions of these classifications herein and the evidence of the AIAR, the approving authority shall determine:
 - a. Whether adjacent agricultural uses are intensive or passive at the time the urban development application is filed and accepted by the City; and

- b. Whether the applicant's proposed mitigation plan meets the standards of Section 17.71.500.
2. The approving authority shall approve, approve with conditions, or deny the AIAR and its proposals and conclusions.

D. Mitigation Requirements

1. All mitigation elements will be sited on urban land unless arrangements have been made with the adjacent agricultural land owner to site some or all elements on agricultural land.
2. Mitigation for Intensive Agriculture. To minimize or mitigate the potential adverse impacts associated with the proximity of urban and agricultural land uses, the following measures shall be undertaken by the applicant when urban development is proposed adjacent to land which is in intensive agricultural use:

- a. Setbacks as illustrated in Section 17.71.500, Figure 1, either alone or in conjunction with a tree buffer;
- b. Tree Buffer as illustrated in Figure 1 and described in Section 17.71.500(B) and (C);
- c. Screening Shrubs (only in conjunction with a tree buffer) as described in Section 17.71.500(D);
- d. Trespass-Inhibiting Hedges/Fencing as described in Section 17.71.500(E);

- e. Deed Declaration.

All urban land proposed for development which lies within 1,000 feet of an EFU zoning district boundary shall be subject to a deed declaration that requires the owners and all successors in interest to recognize and accept common, customary and accepted farming practices which may produce noise, dust, odors, and other impacts. The deed declaration shall be in a form approved by the City. After the deed declaration is signed it shall be recorded in the official records of Jackson County, and copies shall be mailed to the owners of adjacent agricultural lands zoned EFU.

- f. Maintenance Program.

Land adjacent to an EFU zoning district boundary shall be subject to a restrictive covenant that provides that the perpetual maintenance of mitigation-related fencing, the perpetual horticultural care and maintenance of trees, shrubs, and hedges that are used for mitigation, and the maintenance of other mitigation elements shall be solely the responsibility of the owners and all

successors in interest of property subject to the covenant. The covenant shall be in a form approved by the City. After the covenant is signed it will be recorded in the official records of Jackson County.

g. **Runoff.**

Measures appropriate to the circumstances present shall be undertaken by the applicant to mitigate adverse impacts which occur from periodic naturally occurring runoff and inadvertent agricultural irrigation runoff.

3. Mitigation for Passive Agriculture.

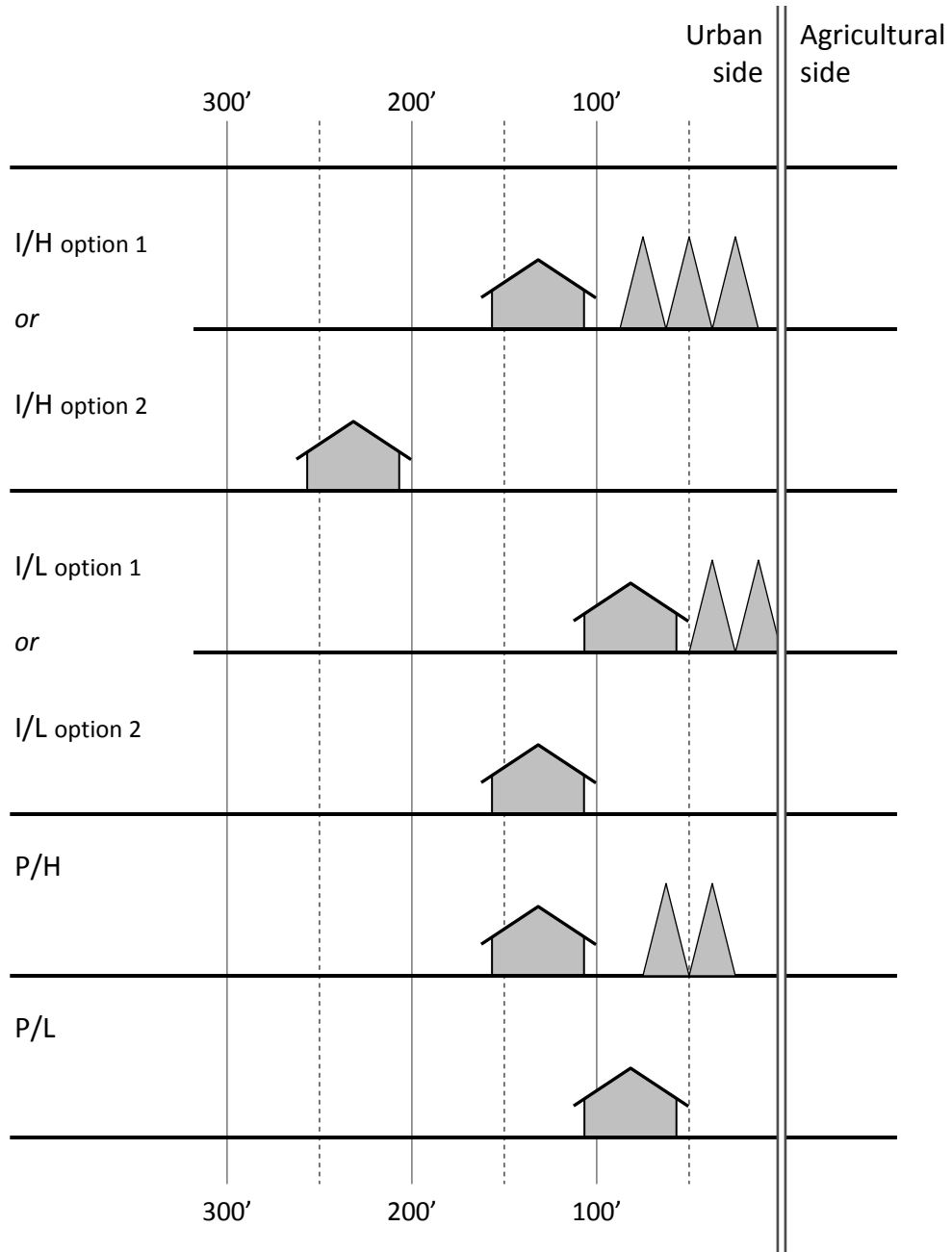
To minimize or mitigate the potential adverse impacts associated with the proximity of urban and agricultural land uses, the following measures shall be undertaken by the applicant when urban development is proposed adjacent to land in passive agricultural use:

- a. Setbacks as illustrated in Section 17.71.500(A), Figure 1, either alone or in conjunction with a tree buffer;
- b. Tree Buffer as illustrated in Figure 1 and described in Sections 17.71.500(B) and (C);
- c. Screening Shrubs (only in conjunction with a tree buffer) as described in Section 17.71.500(D);
- d. Trespass-Inhibiting Hedges/Fencing as described in Section 17.71.500(E);
- e. Deed Declaration. A deed declaration as described in Section 17.71.400(D)(2)(e).
- f. Maintenance Program. A restrictive covenant guaranteeing perpetual maintenance as described in Section 17.71.400(D)(2)(f).
- g. Runoff. Measures as described in Section 17.71.400(D)(2)(g).

E. Alteration or Removal of Mitigation Measures

The mitigation measures required by the approving authority may be altered or removed entirely when the zoning of the adjacent agricultural land is changed from EFU zoning. No alteration or removal of the mitigation elements shall cause the removal of fencing or landscaping which is required to meet other buffering or landscaping requirements.

Figure 1. Illustration of Tree Buffer & Setback Options





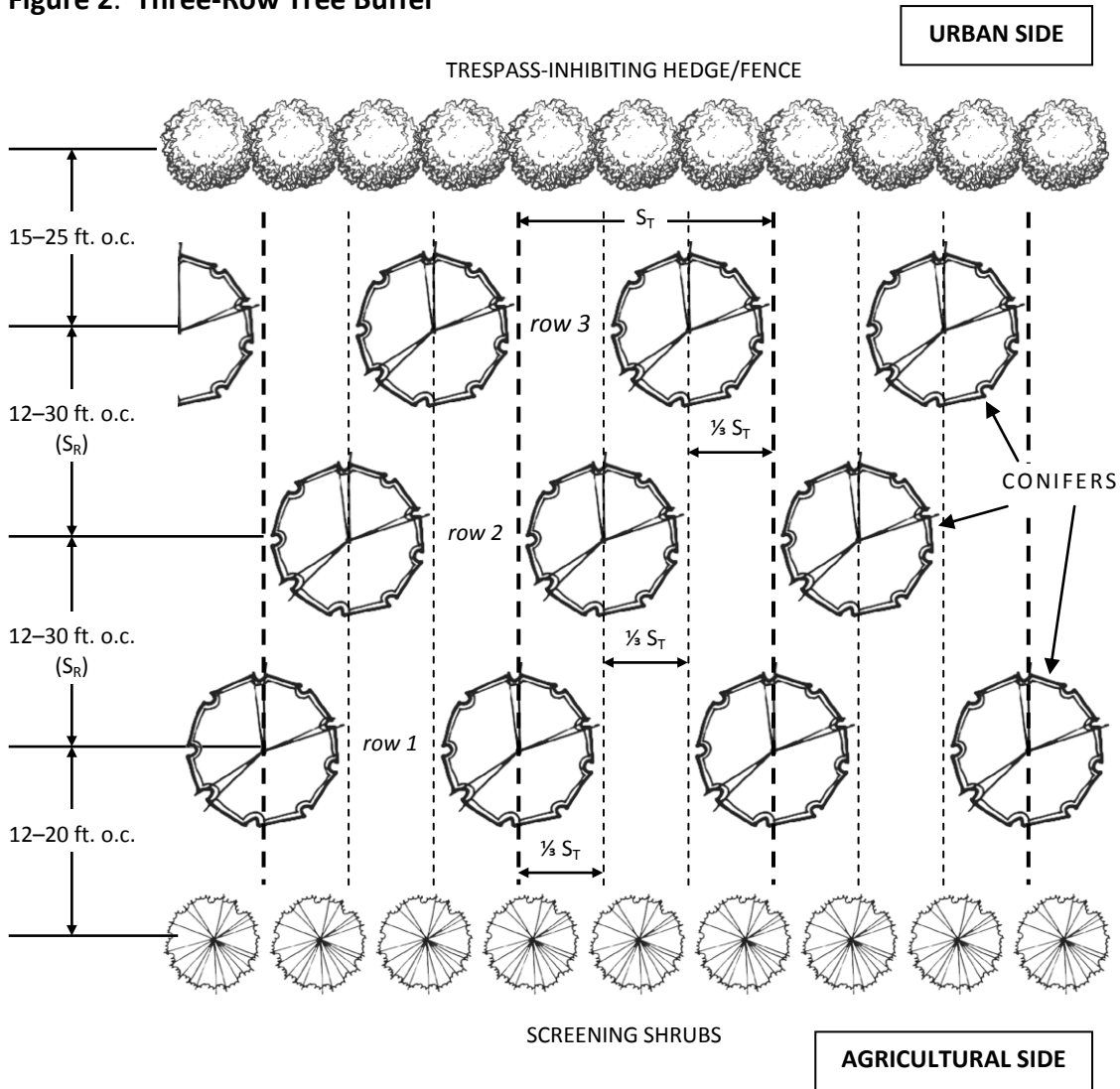
Symbol Key:	 Structure	 Tree buffer (by no. of rows)
Legend:		
I	Intensive Use Agricultural Land	
P	Passive Use Agricultural Land	
H	High-Sensitivity Urban Receptor	
L	Low-Sensitivity Urban Receptor	

Figure 2. Three-Row Tree Buffer



17.71.500 Mitigation Standards

A. Illustration of Tree Buffer/Setback Combination Options

1. Figure 1 illustrates the tree buffer/setback combination options for applicants.
 - a. The 'tree' symbol illustrates the number of rows required under each option.
 - b. Minimum structure setbacks are represented by the 'structure' symbol ranged along a linear scale showing distance from the urban/agricultural boundary. Setbacks apply to any structure. Setbacks do not apply to eaves or similar structural elements.

2. Figure 1 does not depict screening shrubs; however, that element is required when a tree-based buffer is used and when the tree species in the first row on the agricultural side will not provide sufficient foliage cover to ground level.
3. Key to abbreviations used in the Figure:
 - I – Intensive use agricultural land
 - P – Passive use agricultural land
 - H – Higher-sensitivity urban receptor
 - L – Lower-sensitivity urban receptor
4. The letter pairs “I/H”, “I/L”, “P/H”, and “P/L” indicates the types of agricultural/urban adjacencies that determine the extent and make-up of the tree buffer and setback elements. The options shown under each adjacency type may be used at the discretion of the applicant.
5. Where there is a mix of urban uses, the buffer design shall protect the most sensitive use among them.

B. Tree Buffers

1. Three-Row Buffer (as required for I/H, option 1). Depending on the species used, the minimum possible tree buffer width is 50 feet; the maximum is 100 feet. The buffer shall be composed of at least two different conifer species.
2. Two-Row Buffer (as required for I/L, option 1, and P/H, option 1). Depending on the species used, the minimum possible planted buffer width is approximately 40 feet; the maximum is approximately 65 feet. The buffer shall be composed of at least two different conifer species.
3. Row Spacing and Offset. The purpose of the row-by-row offset is to mitigate the effect of individual tree mortality and to compensate for the individual differences between trees.
 - a. Three-Row Buffer
 - i. Offset: Set off the second row by one third the spacing distance of trees (S_T) in the first row; set off the third row by another third. Refer to Figure 2 for clarification.
 - ii. Spacing of Rows: The distance between rows will be determined using the following formula, where S_R is the spacing distance between rows, D_1 is the widest foliage diameter of the tree species in one row when it reaches a height of 30 feet, and D_2 is the widest foliage *diameter*

of the tree species in the next row when it reaches a height of 30 feet:

$$S_R = 0.5(D_1 + D_2) + 4$$

- b. Two-Row Buffer.
 - i. Offset: Set off the second row by half the spacing distance of trees (S_T) in the first row. Refer to Figure 3 for clarification.
 - ii. Spacing of Rows: Use the same formula as for Three-row Buffers, above.

Table 1. Calculation of tree spacing within rows for narrow- and broad-diameter trees

	Higher-Intensity Buffer		Lower-Intensity Buffer	
	Narrow $S_T =$	Broad $S_T =$	Narrow $S_T =$	Broad $S_T =$
single-species row	1.25D	1.1D	0.95D	0.8D
two-species row	$0.625(D_1 + D_2)$	$0.55(D_1 + D_2)$	$0.475(D_1 + D_2)$	$0.4(D_1 + D_2)$

D = Typical foliar diameter of a tree species when 30 feet tall. The diameter is measured at the widest extent of a pyramidal conifer.

S_T = Tree spacing within rows; calculated as a multiple of tree diameter.

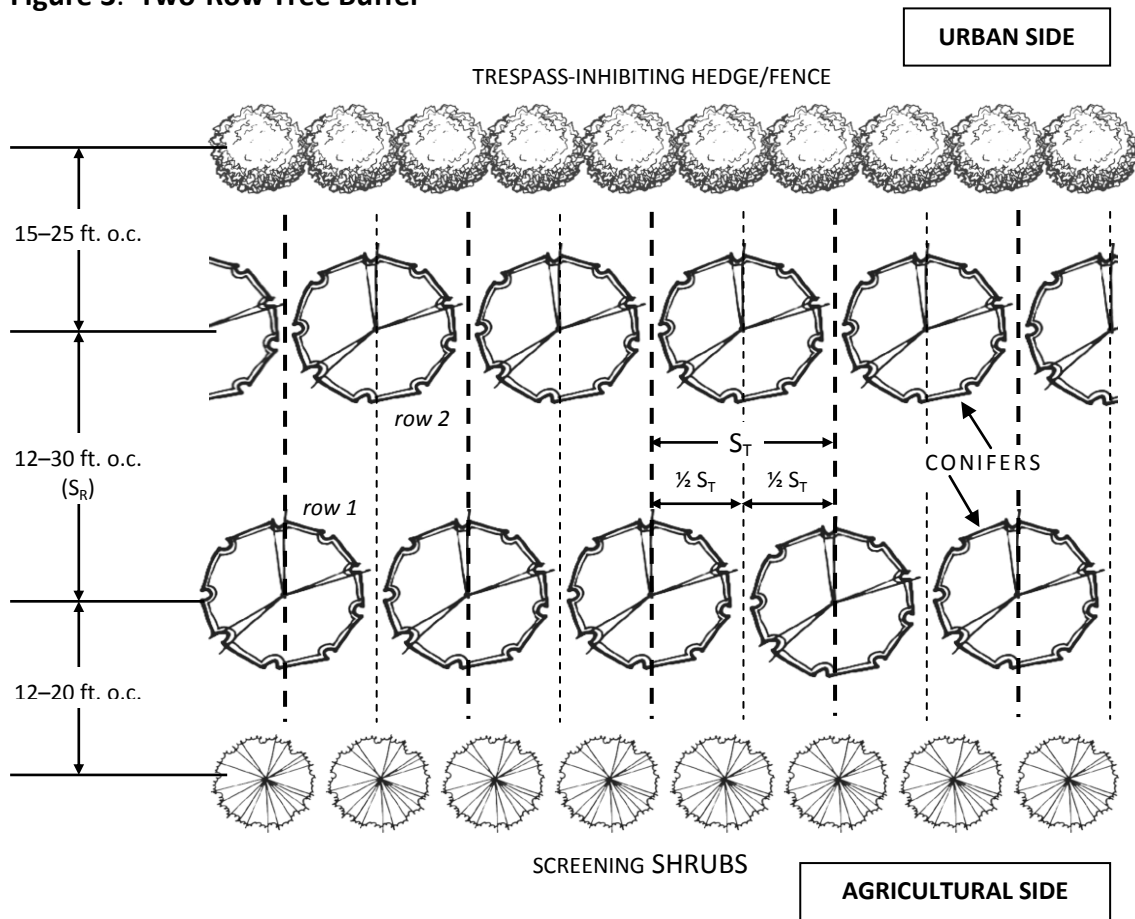
Note: When planting more than two species in a row, use the two species with the widest diameters to calculate spacing.

4. Tree Spacing within Rows. Tree spacing within a row is based on the greatest foliar diameter of a given tree species when it reaches a height of 30 feet. Coniferous trees vary from narrow pyramidal forms (*e.g.*, Atlas cedar) to broad pyramidal forms (*e.g.*, Norway spruce), so the following table contains calculation methods for each.
5. Minimum Tree Height at Planting: 5–6 feet, balled and burlapped.
6. Permitted Tree Species.
 - a. Applicants may use any species of conifer trees provided the tree species is resistant to or will not harbor agriculturally harmful insects or diseases.
 - b. A list of recommended species is available in the *Regional Plan, Appendix III*.

C. Transitions Between Buffers of Different Intensity

The principal purpose of the tree buffer is to mitigate spray drift; spray height is the primary factor in determining whether a higher- or lower-intensity buffer is required. To lessen the amount of spray being carried past a transition between the two types of buffer, the applicant will extend the buffer 75 feet beyond the end of the higher-intensity buffer, as shown in Figure 4.

Figure 3. Two-Row Tree Buffer



D. Screening Shrubs

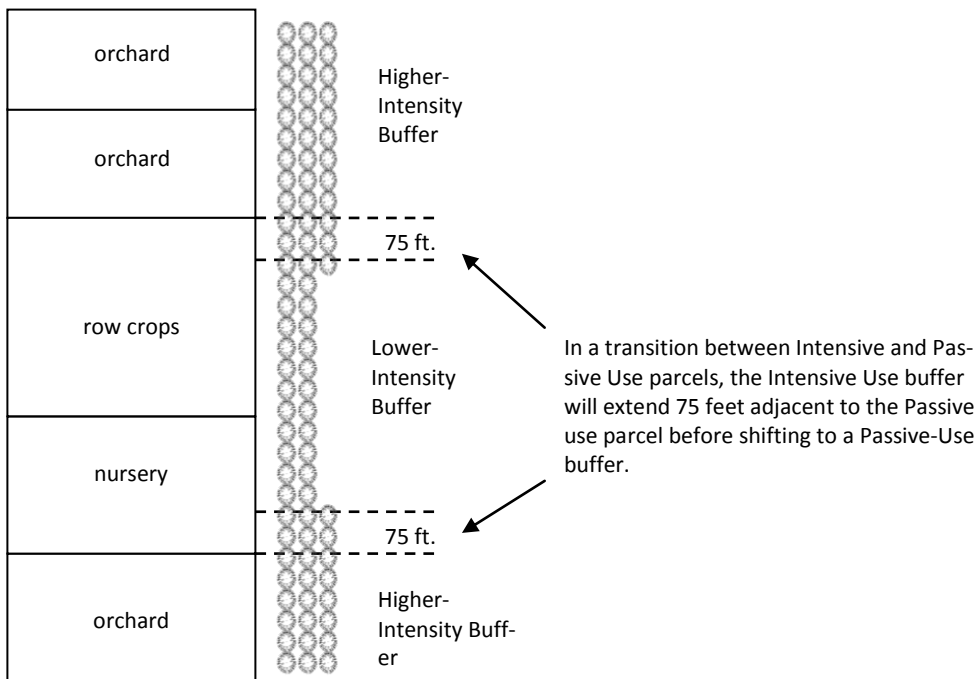
1. Screening shrubs are used only in conjunction with tree buffers.
2. If the first row of trees on the agricultural side of the tree buffer does not have foliage down to ground level, install screening shrubs to provide sufficient foliage cover to close the gap. If the first row of trees on the agricultural side of the buffer provides foliage down to ground level, then screening shrubs are not required.
3. The mature height of the shrubs shall be 125 percent of the anticipated ground-to-foliage bare space of the average mature specimen

of tree species.

4. Permitted Screening Shrubs.

- a. Applicants may use any species of screening shrubs provided they are resistant to or will not harbor agriculturally harmful insects or diseases.
- b. A list of appropriate species is available in the *Regional Plan, Appendix III*.

Figure 4. Buffer Overlapping for Transition



E. Trespass-Inhibiting Hedges and Fences

- 1. Hedges and fences may be used separately or in combination to inhibit trespass onto agricultural land.
- 2. Hedge Standards
 - a. Spacing and Number of Rows: one or more rows, whichever is sufficient to create an 8 foot buffer at maturity.
 - b. Spacing within Rows: as appropriate to eliminate gaps within 3 years of planting.
 - c. Overall Height:

- i. No less than 5 feet if being used solely as a trespass inhibitor.
 - ii. If doubling as screening shrubbery, the hedge needs to cover any bare space between the ground and the lowest branches of trees in the central portion. Mature height shall be 125 percent of anticipated ground-to-foliage bare space of average mature specimen of tree species being screened.
- d. Permitted Trespass-Inhibiting Species. Applicants may use any species of trespass-inhibiting hedges provided they are resistant to or will not harbor agriculturally harmful insects or diseases. A list of appropriate species is available in the *Regional Plan, Appendix III*.

3. Fence Standards

- a. Minimum fence height: 6 feet.
- b. Fences shall be climb resistant.
- c. Install gates only when necessary for maintenance of the mitigation area.

F. Other Design Requirements

1. Mid-term mitigation area

- a. The agricultural land being protected by a mid-term buffer may eventually be converted to urban uses; therefore, a mid-term buffer may be designed for eventual conversion to urban uses.
- b. Mid-term buffer design shall be based on the following factors:
 - i. The most likely time period it will remain as a buffer;
 - ii. The specific use to which the buffer will likely be put to once the agricultural land is urbanized: conversion to housing, to roads, or to recreational use for the community.
- c. Alternatively, the applicant may defer development of an appropriate portion of the urbanizing land bordering agricultural land until such time as the agricultural land is no longer zoned EFU.

2. Irrigation. The establishment of an irrigation system is mandatory for vegetation buffers. Must be designed by a licensed professional, and should be site and species specific, as appropriate. The operation and maintenance of the irrigation system must be part of the buffer's overall maintenance plan contained in the deed declaration.
3. Road Placement. It is always preferable to not bisect buffers with roads due to the wind-funneling effect they create. If a road is unavoidable, it should be as narrow as possible, not straight, and should not be oriented to the prevailing wind. It should be noted that even a road with an acceptable orientation and design will permit some degree of increased spray drift to pass through the buffer area, and will also pose a greater risk of trespass.

17.71.600 Deviations

A. Deviations from Provisions

1. A proposed mitigation design that deviates from the provisions may be approved by the approving authority per the following process.
2. A mitigation design does not deviate when existing elements consistent with the purpose of the buffer are incorporated, as described following:
 - a. For mitigation without tree buffers the requirements of linear distance can be achieved by elements such as the following:
 - i. Man-made or natural features such as infrastructure rights-of-way, roads, watercourses, wetlands, rock outcrops, forested areas, and steep slopes;
 - ii. Non-farmable areas of the agricultural land being buffered (including yards, storage areas, roads, and all structures);
 - iii. Publicly owned land without consistent present or projected public use (as determined by the public entity owner);
 - iv. An easement on agricultural land purchased by the applicant;
 - v. Other open areas (except undeveloped rural residential, commercial, or industrial parcels) that are considered appropriate to the purpose of the buffer.

- b. For mitigation with tree buffers the approving authority may allow the requirements to be partially or fully satisfied by existing areas of trees and shrubs, as long as their mitigation effect is essentially the same as that intended by the requirements in Section 17.71.400(D). If the characteristics of the existing vegetation do not meet the requirements in Section 17.71.400(D), and cannot substitute in full or in part for an adequate tree buffer, then the area can either be incorporated into the design at half its mitigation value (for example, a 20-foot-wide riparian area would be calculated as 10 feet of tree buffer) or it can be left out of the tree buffer and be calculated at its original width (20 feet of existing vegetation would be considered as 20 feet of bare land).
3. When an applicant proposes a mitigation design that deviates from the minimum standards in this Section, the applicant is responsible for the preparation of a Conflict Assessment and Mitigation Study (CAMS), which shall be evaluated by an Agricultural Buffering Committee appointed by the Jackson County Board of Commissioners. The Committee will make a recommendation to the City's approving authority regarding the acceptability of the deviation.
4. Conflict Assessment and Mitigation Study (CAMS).
 - a. The CAMS shall:
 - i. Determine the present and likely future agricultural land uses, practices, and activities with the potential to cause adverse impacts to adjacent urban development. Base the determination of likely agricultural practices on factors such as soil type; topography; parcel size, shape, and location; infrastructure; microclimatic conditions; regional agricultural practices and crops; and the farming history of the adjacent agricultural land and surrounding similar parcels.
 - ii. Determine how the proposed urban development would likely impact the management and operation of nearby agricultural lands. All owners of EFU-zoned land within 1,000 feet of the land proposed for development shall be asked for an interview, and the findings of those interviews will be included in the CAMS.
 - iii. Identify the land uses, practices, and activities that may cause adverse impacts and the extent of the impacts, from both the urban use as well as from the agricultural

land. Quantify the impacts, where possible, in terms of frequency and duration of activities to determine the impacts. As part of this evaluation, the CAMS shall consider the likely future uses determined in (i) above. The buffering mechanisms that are proposed shall be sufficient to accommodate these potential future uses. The current financial viability of a particular crop will not be considered an important limiting factor in determining potential future use.

- iv. Propose a set of buffering measures that will achieve acceptable buffering outcomes, which may include, but are not limited to, the siting of residences, size and geometry of lots, separation distances, communal open space, vegetation, natural landscape features, acoustic features, and so forth.
 - v. Propose the means by which the proposed buffering measures will be monitored and maintained. This includes responsibility for implementing and maintaining specific features of the buffer areas to ensure continued effectiveness. Acknowledgment of the authority responsible for ensuring compliance with any agreement will be plainly cited.
 - vi. Establish a timeline for the development that establishes when the buffer will be installed.
- b. The recommendations of the Agricultural Buffering Committee, if any, shall be included in the application. The application shall not be considered complete without such recommendations or a letter from Jackson County indicating that no such recommendations are forthcoming.
5. The approving authority may accept the recommendation of the Agricultural Buffering Committee in whole or in part and make findings for its acceptance, partial acceptance, or rejection.
 6. Any approval of a deviation does not create a precedent for any subsequent requests for deviations from the standards of Section 17.71.500.

FINDINGS OF FACT

FOR

THE GREATER BEAR CREEK VALLEY REGIONAL PLAN

Before the City of Central Point City Council the consideration of a resolution recommending adoption of the Greater Bear Creek Valley Regional Plan, including the adoption of a Regional Plan Element as a new element of the City of Central Point Comprehensive Plan, an amendment to the Central Point Municipal Code, adding Section 17.71, an amendment to the Official Comprehensive Plan Land Use Map designating the Urban reserve Areas, and approval of an Urban Reserve Management Agreement between Jackson County and the City of Central Point (File No. 09017 and 12015)

Applicant: City of Central Point) Findings of Fact
140 S. Third Street) and
Central Point, OR 97502) Conclusion of Law

PART 1.INTRODUCTION

These findings address adoption of the Greater Bear Creek Regional Plan, amendment to the Comprehensive Plan adding a new Regional Plan Element and amending the Land Use Plan Map to include the Urban Reserve Areas, and amendment to the Zoning Ordinance to add a new Section 17.71 creating agricultural buffering standards, and approval of an Urban Reserve Management Agreement. These findings have been prepared in accordance with Section 17.05.500 and Section 17.96 as apply to legislative amendments to the City of Central Point Comprehensive Plan and Zoning Ordinance.

Including this introduction these findings will be presented in five (5) parts as follows:

- 1.Scope and Nature of the Land Use Action
- 2.Findings of Fact
- 3.Procedural Findings
- 4.Legal Conclusions
- 5.Summary Conclusions

PART 2.SCOPE AND NATURE OF THE LAND USE ACTIONS

Adoption of the Greater Bear Creek Valley Regional Plan (the “Regional Plan”) will be effectuated by the City of Central Point by way of post-acknowledgement plan amendments and intergovernmental agreements, including the Regional Problem Solving Agreement and the following:

1. Adoption of the Regional Plan;
2. Amendment of the City of Central Point Comprehensive Plan to incorporate the Regional Plan Element as a new element of the Comprehensive Plan, which will serve as a coordinated urban reserve plan between the City of Central Point and Jackson County;
3. Amendment to the City of Central Point Comprehensive Plan Land Use Plan Map to designate the Urban Reserve boundaries for the City of Central Point;
4. Amendment to the City of Central Point Municipal Code adding a Section 17.71, Agricultural Buffering Regulations; and
5. Approval of an Urban Reserve Management Agreement.

The above amendments (the “Amendments”) will be submitted jointly with Jackson County and other participating cities in the manner of periodic review consistent with the Collaborative Regional Problem Solving Statute set forth in ORS 197.652 to 197.656 and pursuant to OAR Chapter 660, Division 25, Section 175 relating to review of Urban Reserve area designations.

PART 3.FINDINGS OF FACT

Based upon the evidence received during the public hearing and in the public record, the City of Central Point City Council makes the following findings of fact and reaches the following conclusions. Where factual conflicts arose, the City of Central Point City Council has resolved them consistent with these findings.

1. Pursuant to Chapter 197 and 227 of the Oregon Revised Statutes, and in conformance with the Statewide Planning Goals, the City of Central Point’s Transportation System Plan, Comprehensive Plan, and Municipal Code (CPMC, Chapter 17, Zoning) have been acknowledged by the Oregon Land Conservation and Development Commission (LCDC).
2. The City of Central Point has amended the Comprehensive Plan since initial adoption and acknowledgement to satisfy periodic review requirements and to meet the needs of the City through Post-Acknowledgment Plan Amendments from time to time.
3. The Oregon Legislature adopted House Bill 3482 in the 1996 Special Legislative Session. House Bill 3482 established the statutes at ORS 197.652 to ORS 197.656 to engage in collaborative Regional Problem Solving. In the 1999 to 2001 biennium, the Department of Land Conservation and Development (“DLCD”) awarded a grant to commence the local collaboration process under the Regional Problem Solving statute. In the 2009 legislative session, the Oregon Legislature substantively amended ORS 197.652 to ORS 197.656 through House Bill 2229, but Section 18 of that bill provides, “Section 13 of this 2009 Act and the amendments to ORS 197.652, 197.654, 197.656 and 197.747 by sections 8, 9, 10 and 11 of this 2009 Act apply to collaborative regional problem-solving processes commenced on or after the effective date of this 2009 Act.” Accordingly, the City Council finds that the amendments that are the subject of these findings comply with the Regional Problem Solving Statutes at ORS 197.652 to ORS 197.656 as they existed to prior the 2009 legislative session amendments.
4. The City Council finds that a Regional Problem Solving Agreement, entitled “Greater Bear Creek

Valley Regional Problem Solving Agreement" (the "Agreement") was signed by the City of Central Point and all Regional Problem Solving participants and appropriate State of Oregon agencies prior to initiating the City of Central Point land use hearings process to consider the Regional Plan and Amendments that are the subject of these findings.

5. The acknowledged City of Central Point Comprehensive Plan contains 9 Elements. Adoption of the Regional Plan would result in the adoption by reference of Volume 1, Greater Bear Creek Valley Regional Plan, as a new Element (Element 10) of the City of Central Point Comprehensive Plan. Volume 2, Regional Plan Appendices, and Volume 3, Regional Plan Atlas, of the Regional Plan are to be incorporated as part of the comprehensive plan data base in support of the Regional Plan Element.
6. The City Council finds that Chapter 1, RPS Overview, of the Regional Plan is an appropriate introductory section which establishes the regional planning area, planning horizon, project background, planning process (including citizen involvement and appropriate State agency involvement), identified regional problems, community buffering recommendations, regional land preservation strategies, regional agricultural buffering standards, and commercial agricultural land base recommendations.
7. The City Council finds that Chapter 2, Regional Growth Plan, of the Regional Plan results in reasonable growth planning and growth policy for the planning within the Greater Bear Creek Valley. The City Council finds that the growth planning in Chapter 2 is based upon appropriate background studies, reasonable assumptions (found in the Appendices of Volume 2 of the Regional Plan), and a coordinated consensus among the participating cities. The City Council further finds that Chapter 2 serves as an adequate factual basis to estimate urban land needs in a manner appropriate to the 50 year planning horizon for the designated Urban Reserves. The City Council also finds that Chapter 2 adequately describes the regional transportation analysis conducted as part of the regional planning process and describes the coordination between the region and the Rogue Valley Metropolitan Planning Organization.
8. The City Council finds that Chapter 3, Urban Reserve Selection Process, appropriately explains the requirements and application of the Urban Reserve Rule and the Urban Reserve selection process undertaken by the region. The City Council further concludes that Chapter 3 describes the application of the Urban Reserve Rule in the context of a Regional Plan, which is the subject of a planning project adopted under the Regional Problem Solving Statute.
9. The City Council finds the Chapter 4, and more specifically sub-chapter 4.CP, Proposed URAs – Central Point, which applies to the City of Central Point, is based upon appropriate Geographical Information System (GIS) mapping and statistical analysis, background studies, and an analytical approach for the establishment of Urban Reserves, pursuant to OAR 660 Division 21.
10. The City Council finds that adoption of the Regional Plan will result in the adoption of Volumes 2 and 3 of the Regional Plan as background studies and graphics as reference documents that provide factual support and an explanation of the analytical methods used and upon which the Regional Plan is appropriately adopted. The City Council finds that the maps in Volume 3 of the Regional Plan were intended to match the amendments to be depicted on the official Comprehensive Plan Map.
11. The Comprehensive Plan Map Amendment for the City of Central Point adopted through the Regional Plan establishes and maps the Urban Reserves for the City of Central Point consistent with the Urban Reserves established in the Regional Plan.

PART 4. PROCEDURAL FINDINGS

Post Acknowledgment Plan Amendments are subject to the procedural requirements of ORS 197.610-615. Further, OAR 660, Division 18 (Plan and Land Use Regulation Amendment Review Rule) is directly applicable to these amendments. Post Acknowledgment Plan Amendments to the City of Central Point Comprehensive Plan that are based upon and/or implement agreements reached by Regional Problem Solving Participants shall be submitted in the manner set forth in ORS 197.628 to 197.650 for periodic review, pursuant to ORS 197.656 as it existed prior to House Bill 2229 pursuant to Section 18 HB 2229 of the 2009 Oregon Legislature. ORS 197.626 requires the establishment of Urban Reserves for cities larger than 2,500 to be submitted in the manner of Periodic Review; adoption of the Regional Plan as Element 10 of the City of Central Point Comprehensive Plan establishes Urban Reserves for the City of Central Point. For the foregoing reasons, the City Council finds the nature of the amendments require submission in the manner of periodic review.

Consistent with the above general procedural findings, the City Council finds the procedural requirements of the aforementioned statutes and administrative rule have been met based on the facts presented below. Where procedural issues arose, the City Council has resolved them consistent with these findings.

1. The City Council finds that the Regional Plan, as recommended, contains background procedural findings that fairly characterize and describe the process to define the Regional Problems, reach a Regional Problem Solving Agreement between the participants, and the development of a draft regional plan sufficient for proper technical review. The background procedural findings contained therein are herewith incorporated and adopted as the City of Central Point's own.
2. The City Council finds that the Regional Plan, as recommended, is consistent with the framework of the Urban Reserve Rule and incorporates the substantive background findings that support the policy and land use choices made since the inception of RPS.

PART 5. LEGAL CONCLUSIONS

The City of Central Point Comprehensive Plan and its implementing ordinances are acknowledged by the State of Oregon as being in compliance with the Statewide Planning Goals. Amendments must comply with applicable local procedural requirements and result in a Comprehensive Plan that continues to comply with State statutes, the Statewide Planning Goals and applicable Oregon Administrative Rules. Statewide Planning Goals 1 through 14 are applicable to the City of Central Point.

Based upon the evidence and arguments presented and the above procedural and substantive findings, the City Council concludes as follows with respect to the Regional Plan and the Amendments:

1. Procedural Conclusions:

- 1.1. The City of Central Point collaborated in the initial development of an agreement to participate in Regional Problem Solving and signed the agreement as a Participant. Following the signing of the Participants Agreement, the Community Development Director initiated Planning File 09017. The City Council concludes that this planning project is legislative in nature, and is thus exempt from the processing time lines of ORS 227.178.
- 1.2. The local proceedings were processed in accordance with the adopted and acknowledged procedures for adoption of Type IV legislative text and map amendments to the City of Central Point Comprehensive Plan and legislative map amendments to the Official Zoning Map. The City Council concludes the amendments have been processed consistent with the procedural requirements at CPMC 17.05.500 and 17.96.

- 1.3. Proper notice was timely provided to DLCD on the appropriate forms for amendments submitted in the manner of periodic review and has been processed at the local level consistent with OAR 660-025-0175.
- 1.4. The local proceedings were carried out in accordance with the procedures for Post-Acknowledgement Plan Amendments set forth in ORS 197.610-615 and interpreted in OAR 660, Division 18.
- 1.5. Local proceedings were properly conducted for local adoption and subsequent submittal of the Amendments to DLCD in the manner of periodic review.

2. Substantive Compliance with Local Regulations

- 2.1. The City Council concludes that CPMC 17.96 and 17.10 contain the criteria for major legislative text amendments to the Comprehensive Plan and the Zoning Ordinance respectively. The City Council concludes the subject amendments satisfy these criteria because the amendments will implement a change in land use policy by allocating future growth to certain communities in the planning area and establishing Urban Reserves. The City Council further concludes that amendments are consistent with and support the stated legislative objectives for the establishment of Urban Reserves at ORS 195.139.
- 2.2. Based upon its review of the City of Central Point Comprehensive Plan, the City Council concludes that the Regional Plan has implications for other Elements of the Comprehensive Plan. However, the City Council concludes that careful review of the Regional Plan did not yield any direct conflict with any existing Comprehensive Plan Element and therefore no other Element updates are necessarily required to ensure that the Comprehensive Plan remains internally consistent.
- 2.3. Through this Amendments process, the City Council concludes that the County and the City of Central Point will jointly enter into an Urban Reserve Management Agreement (URMA). The City Council has reviewed the URMA for the City of Central Point, and concludes that the URMA satisfies the requirements of OAR 660-021-0050.
- 2.4. The City Council concludes that adoption of the Regional Plan will establish a Comprehensive Plan Map overlay for the Urban Reserves. The City Council further concludes that this overlay will function in the Comprehensive Plan in a manner similar to other Comprehensive Plan overlays. The City Council concludes the Urban Reserves will be applied directly under the Regional Plan during and immediately following acknowledgment review.

3. Substantive Compliance with Applicable Statutes:

- 3.1. ORS 197.175 require the City of Central Point to have and maintain a comprehensive land use plan. The City Council concludes the amendments, which are the subject of these findings, are consistent in all ways and carry out these responsibilities.
- 3.2. ORS 195.025 requires and authorizes counties to act as the coordinating body for local land use planning within their respective boundaries. The City Council concludes that adoption of the Regional Plan is authorized by ORS 195.025 and is consistent with Jackson County's responsibilities to coordinate local land use planning in accordance with ORS 195.025. The City Council specifically concludes that Chapter 2 of the Regional Plan includes population and employment growth forecasts that are reasonable and appropriate for long-range land use planning for the City of Central Point and participants. The City Council further concludes that these forecasts utilize reasonable and appropriate assumptions to estimate future land needs for the individual cities within the planning area in the context of a long-range

land use plan, such as the Regional Plan.

- 3.3. ORS 195.036 requires Jackson County to maintain a coordinated population forecast for the County and each of its incorporated cities. The City Council concludes that the Jackson County Comprehensive Plan contains the required coordinated population forecast for the entire County out to the year 2040. The City Council concludes that adoption of the Regional Plan includes an extension of the adopted and acknowledged population forecast and allocations out to the year 2060 for the specific planning area of the Regional Plan for the City of Central Point and participants, which is consistent with and exceeds the minimum requirements of ORS 195.036.
- 3.4. The Urban Reserve Management Agreement (URMA), pursuant to OAR 660-021-0050, is authorized by and conforms in all ways to the requirements of ORS 190.010 to ORS 190.030.
- 3.5. ORS 195.145(1)(a) authorizes local governments to cooperatively establish Urban Reserves, and based thereupon, the City Council concludes the Regional Plan cooperatively establishes such Urban Reserves for the City of Central Point.
- 3.6. The City Council's conclusions herein are consistent with RPS statutes that existed prior to the 2009 legislative session amendments, which are still in effect for collaborative regional solving projects initiated prior to passage of the 2009 law. The City Council concludes as follows with respect to the RPS statutes:
 - i. ORS 197.652 provides that regional problem solving programs shall be distributed geographically throughout the state and the City Council concludes that the Regional Problem Solving project that is the subject of these findings is the first in this portion of the State of Oregon.
 - ii. ORS 197.654 allows local governments and certain special districts to enter into a collaborative regional problem solving process directed toward resolution of land use problems in a region. The City Council concludes that the planning area addressed in the Regional Plan is properly considered a "region" under the statute because it constitutes an appropriate urban sub-area of the County. Based upon the Participants Agreement, the background findings in Chapter 1 of the Regional Plan, and the supporting planning documents in the Volume 2 reference document, the City Council concludes that the City of Central Point was offered an opportunity to participate and that appropriate state agencies have participated throughout the process. Additionally, through this process, the participants have come to an agreement on the goals, objectives, and measures of success for the steps undertaken to implement the Regional Problem Solving process.
 - iii. ORS 197.656(1) provides that local governments may invite the Department of Land Conservation and Development (DLCD) and other State agencies to participate in the collaborative regional problem solving process and the City Council concludes that DLCD and other appropriate State agencies were invited and did in fact participate consistent with that statute.
 - iv. ORS 197.656(2) provides that LCDC may acknowledge amendments to comprehensive plans that do not fully comply with LCDC rules that implement the statewide planning goals where the amendments are based upon an agreement among all the local participants, the commission, and other state agencies and where the said agreement contains required components. As to the required agreement components, the City Council concludes the Regional Problem Solving Participants Agreement includes agreement among the participants on regional goals, optional techniques to achieve the goals, measurable performance indicators toward achievement of the

goals, a system of incentives and disincentives to achieve the goals, a system of monitoring progress, and a process for correction of the techniques if the goals are not being achieved. The City Council herewith incorporates and adopts their conclusions of law below that the subject amendments comply with the Statewide Planning Goals. The City Council herewith incorporates and adopts the conclusions of law below with respect to compliance with OAR 660-021 and concludes that while the RPS process for selecting Urban Reserves differed from the Urban Reserve Rule process (as outlined in Volume 1, Chapter 3, Section 5.2), the outcome of the process is consistent, on the whole, with the purposes of the statewide planning goals.

- v. ORS 197.656(6) allows for land that is part of the region's commercial agricultural land or forest land base to be devoted to a use not allowed by those goals only if an exception to those goals is taken. The City Council concludes that the Regional Plan includes provisions for regional growth in Chapter 2 consistent with planning coordination requirements of ORS 195 and establishment of Urban Reserves consistent with applicable provisions in ORS 195 and neither of these actions have any effect on the permissible uses on agricultural land and/or forest land in Jackson County.

3.7. Substantive Compliance with the Oregon Administrative Rules

- i. The City Council herewith incorporates and adopts the conclusions of law and consistent with those conclusions, concludes the Regional Plan and associated Urban Reserves for the City of Central Point comply with the Statewide Planning Goals.
- ii. OAR 660-021-0030(1) requires Urban Reserves to include at least a 10 year supply and no more than a 30-year supply of developable land beyond the 20-year time frame used to establish the urban growth boundary. The City Council concludes that Chapter 1 of the Regional Plan contains background findings which specify that the Regional Plan is intended to supply land over a 50-year period (a period of 30 years beyond the 20-year urban growth boundary time frame). The City Council further concludes that the amount of Urban Reserve land reasonably meets the total projected land demand during that period.
- iii. OAR 660-021-0030(2) provides for the analysis methods and approach to identify suitable lands for consideration as Urban Reserves. The City Council herewith incorporates and adopts the background findings in Chapter 3 as the Regional Plan's general explanation of the methods used to identify suitable lands for the all cities. The City Council herewith incorporates and adopts the background findings and suitability analysis provided in Chapter 4, sub-chapter CP-4 to evaluate and identify suitable lands for the City of Central Point's Urban Reserves. On the basis of these findings and analysis, the City Council concludes that suitable lands for each of the City's Urban Reserves were identified using methods that appropriately applied the factors of Goal 14. This resulted in a pool of suitable land that ensured the application of the priority schema in Section 3 of this rule would result in Urban Reserves that require the least, or have the least effect upon, resource land.
- iv. OAR 660-021-0030(3) establishes priorities for inclusion of identified suitable lands as Urban Reserves. The City Council herewith incorporates and adopts the background findings and analysis in Chapter 3 and the background findings and analysis in the sub- chapters of Chapter 4 devoted to the individual cities and on that basis concludes the Regional Plan includes suitable land according to the priorities in OAR 660-021-0030(3). As mentioned previously, the City Council concludes the RPS process for selecting Urban Reserves differed from the Urban Reserve selection process (as outlined in Volume 1, Chapter 3, Section 5.2) but the outcome of the process is consistent, on the whole, with the purposes of the statewide planning goals.

3.8. Substantive Compliance with the Statewide Planning Goals

i. **Goal 1: Citizen Involvement.** The goal is to develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process. The City of Central Point has adopted and publicized programs for citizen involvement for their respective acknowledged comprehensive plans. Consistent with the adopted program, the City of Central created several committees in collaboration with the affected cities and public agencies for the Greater Bear Creek Regional Problem Solving project, as described in the Regional Plan. These included the Public Citizens Involvement Committee, Policy Committee, Technical Advisory Committee, and the Resource Lands Review Committee.

In combination with the individual cities' outreach efforts as described in the Regional Plan, the RPS process provided for citizen involvement- consistent with the Goal 1 required components for a citizen involvement program. Adoption, implementation, monitoring, and amendment processes all provide for continued citizen involvement consistent with the Participant's Agreement and the acknowledged Citizen Involvement Programs for the respective jurisdictions. Accordingly, it is concluded that the Regional Plan project, including its implementing agreements and comprehensive plan amendments and the overall process, and the Regional Plan as it applies to the City of Central Point, complies with Statewide Planning Goal 1.

ii. **Goal 2: Land Use Planning.** The goal is to establish a land planning process and policy framework as a basis for all decisions and actions related to use of land and to ensure an adequate factual base for such decisions and actions. The Regional Plan results from a coordinated collaborative regional problem solving process, and is to be adopted as part of the comprehensive plans for each of the participating cities and Jackson County. The Regional Plan, consistent with Goal 2, includes identification of issues and problems, inventories and other factual information pertaining to the applicable statewide planning goals, evaluation of alternative courses of action and ultimate policy choices, taking into consideration social, economic, energy, and environmental needs.

The Regional Plan to be adopted by the participating cities and Jackson County will be the basis for the specific implementation measures described therein. Adoption shall be in accordance with public hearing procedures and will be reviewed and, as needed, revised on a periodic cycle in accordance with the provisions in the Regional Plan. The legislative process and the agreement provided for opportunities for review and comment by citizens and affected governmental jurisdictions during preparation, review, and revision of the plan and implementing measures. The plan proposes no exceptions to the Statewide Planning Goals under Part II of Statewide Planning Goal 2. Consistent with Goal 2 Guidelines, the preparation and implementation of measures of the Regional Plan was based on a series of broad phases over an approximately ten-year period as described in Chapter 1 of the Plan. The regional problem solving and planning process provided time for collection of factual information included in the plan, which was refined many times to address problems and issues and to define alternative solutions and strategies for development. The factual information in the Plan includes a comprehensive GIS based mapping and inventory of the entire planning area (Volume 3 – Atlas), the analyses in Chapters 2 through 4 of Volume 1, and the appended studies and research included in Volume 2. Studies therein include the Phase I Status Report on Open Space, the Transportation Planning Analysis Unit (TPAU) Modeling Report, the Regional Economic Opportunities Analysis, the Regional Housing Needs Analysis, and the Regional Land Needs Simulator and Population Allocation report.

The Regional Plan has been prepared in coordination with affected governmental jurisdictions, and in a manner that allows it to be integrated as part of the comprehensive land use plans of the participating cities and Jackson County. Furthermore, the Regional Plan was developed to balance long term land use needs over a fifty-year planning horizon. As the participating cities in the Region establish the need to adjust urban growth boundaries over the next fifty years, the Regional Plan will ensure that area appropriate for future urban needs is reserved and available in a manner consistent with management implementation measures of the cities' comprehensive plans, including land use and development ordinances, public facility plans, capital improvement budgets, and annexation requirements.

The Regional Plan includes site and area specific measures related to urban reserve areas, critical open space areas, buffering techniques, and generalized land use mix and densities. Accordingly, it is concluded that the Regional Plan, and the Regional Plan as it applies to the City of Central Point, complies with the purpose, requirements, and guidelines for land use planning as established in Statewide Planning Goal 2.

iii. Goal 3: Agricultural Lands. The goal is to preserve and maintain agricultural lands. All agricultural land within the planning area subject to Goal 3, as defined therein and as inventoried in the Jackson County Comprehensive Plan, is identified in Volume 3 (Atlas) of the Regional Plan. The Regional Plan coordinates urban reserve areas for long range growth that will accommodate a doubling of the Region's urban population. As cities demonstrate a need for additional land, long range growth will generally be accommodated in areas that are adjacent or nearby (i.e., areas partially or wholly within one-quarter mile) to existing urban growth boundaries.

The Urban Reserve Rule promotes development of a compact urban form by requiring that local jurisdictions first consider the suitability of lands adjacent and nearby existing urban growth boundaries for urban reserves, and to prioritize lands for inclusion such that inventoried exception and non-resource lands within the study area are assigned first priority for inclusion and high-value resource lands are assigned lowest priority.

Additionally, through the Regional Plan, the City of Central Point is committed to developing at increased residential densities and mixed-use/pedestrian friendly form. The participants have also agreed to prepare and submit conceptual land use and transportation plans at the time of an Urban Growth Boundary amendment. These measures, in addition to other measures stated in Chapter 5 of the Regional Plan, will ensure that future development takes place in a compact fashion, thereby reducing the amount of agricultural land necessary to accommodate urban land needs.

The Urban Reserve Rule, at OAR 660-021-0040(4), requires resource land that is included in urban reserves to continue to be planned and zoned under the requirements of applicable Statewide Planning Goals. Accordingly, agricultural lands included in urban reserve areas will continue to be designated by Jackson County as Agricultural Land and zoned for Exclusive Farm Use while under County jurisdiction. The planning horizon of the Regional Plan is fifty years rather than the twenty years generally associated with urban growth boundaries. The stability provided to agricultural producers may encourage investments in higher value, longer-term crops, such as orchards and vineyards, and in operations that require greater investments in infrastructure and processing. Finally, the Regional Plan establishes practical, effective techniques for buffering farms from urban uses through adoption by the participants of Regional Agricultural Buffering Standards.

The need for improved agricultural buffering throughout the region was reinforced during the process of evaluating agricultural lands proposed for urban reserves. Trespass and vandalism, arising from the juxtaposition to urban areas, was the most commonly cited reason against designating agricultural lands in proximity to cities as part of the commercial agricultural base. Based on first-hand experience with the negative impacts arising from inadequately buffered urban/rural interfaces, members of the Resource Lands Review Committee developed "Guidelines for Establishing Effective Buffers between Agricultural and Urban Uses". The guidelines provide separate buffering recommendations for chemical spray drift, noise, sediment and storm-water run-off, trespass and vandalism, odor, and dust, smoke, and ash. The guidelines also serve to ensure the continued use of farmland for farm uses, to minimize potential conflict by a well-buffered boundary between rural agricultural and urban uses, to minimize the impacts of urban development on rural agricultural production activities and land resources, and to minimize the potential for complaints about rural agricultural activities from urbanized areas.

Lastly, in response to public testimony, through the Regional Plan, Jackson County committed to appointing an Agricultural Task Force. The Task Force is required to develop a program to assess the impacts on the agricultural economy of Jackson County arising from the loss of agricultural land and/or the ability to irrigate agricultural land, which may result from Urban Growth Boundary Amendments and to identify potential mitigation measures to offset those impacts. Appropriate mitigation measures shall be applied to Urban Growth Boundary Amendment proposals.

Altogether, since the Regional Plan does not allow for use of agricultural land subject to Goal 3 in any manner inconsistent with the goal, ORS Chapter 215, OAR 660 Division 033, or the Jackson County Comprehensive Plan and Land Development Ordinance and because the Regional Plan, and the Regional Plan as it applies to the City of Central Point, includes substantial mitigation measures to reduce potential impacts on agricultural lands, it is thereby concluded that the Greater Bear Creek Valley Regional Plan complies with Statewide Planning Goal 3.

iv. Goal 4: Forest Lands. The goal is to conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that ensure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture. All Forest Land within the planning area subject to Goal 4, as defined therein and as inventoried in the Jackson County Comprehensive Plan, is identified in Volume 3 (Atlas) of the Regional Plan. The Regional Plan, as explained above in relation to Agricultural Land, balances long the range need for urbanizable land with the goals to preserve agricultural and forest lands.

The cities within the planning area are generally far removed from the principal forest land environments (i.e., areas suitable for commercial forest uses) as identified in the Forest Lands Element of the Jackson County Comprehensive Plan. Consequently, only the City of Medford and the City of Talent have identified any designated forest lands as Urban Reserves. There is a 28-acre enclave of Open Space Reserve (OSR) zoned land proposed by Medford on the east side of Table Rock Road within Urban Reserve area "MD-1". The subject OSR zoned land is adjacent to the municipal boundary and is comprised of four parcels that are on the valley floor and completely removed from any forested area. As mapped in the Atlas, the soils in the vicinity are unrated for forestry and are predominately rated as Class IV for agriculture. Consequently, the parcels were assigned priority (c)(2) for inclusion as Urban

Reserve upon a determination of urban land suitability as discussed in the Medford element of Chapter 4 in the Plan.

Because there are no designated forest lands within the City of Central Point Urban Reserve Areas the provisions of the Division 21 Urban Reserve Rule for suitability, prioritization, inclusion, and continuation of resource land zoning within an Urban Reserve and Goal 4 do not apply.

- v. **Goal 5: Natural Resources, Scenic and Historic Resources, and Open Spaces.** The goal is to protect natural resources and conserve scenic and historic areas and open spaces. Pursuant to Goal 5, local governments shall adopt programs that will protect natural resources and conserve scenic, historic, and open space resources for present and future generations. Goal 5 listed resources that must be inventoried by local governments are riparian corridors (including water and riparian areas and fish habitat), wetlands, wildlife habitat, federal wild and scenic rivers, state scenic waterways, groundwater resources, approved Oregon recreation trails, natural areas, wilderness areas, mineral and aggregate resources, energy sources, and cultural areas. Local governments are also encouraged to maintain inventories of historic resources, open space, and scenic views and sites.

The City of Central Point's acknowledged Environmental Management Element of the Comprehensive Plan. Protection programs are implemented through the regulations included in the City of Central Point Municipal Code — Section 17.70 (Historic Preservation Overlay Zone).

Adoption and implementation of the Regional Plan does not alter the City of Central Point's Goal 5 resources or protection programs. The Regional Plan does not allow new uses within the planning area, nor does it amend any urban growth boundary. The Regional Plan does list significant open space resource sites identified through the Regional Problem Solving process, and it does contain strategies for acquisition of Critical Open Space Areas (COSA). However, OAR 660-023-0230 provides that local governments may adopt a list of significant open space resource sites as an open space acquisition program and are not required to apply the requirements of OAR 660-023-0030 through 660-023-0050 to such sites unless land use regulations are adopted to protect such sites prior to acquisition. Goal 5 is, therefore, not directly applicable to the Plan. Nonetheless, the Regional Plan emphasizes conservation of open space for its important economic, cultural, and livability benefits.

Conservation of Goal 5 resources was a fundamental consideration in the development of a long range regional plan in the context of determining the appropriateness and suitability of areas to accommodate future growth beyond existing urban growth boundaries. The Regional Plan considers natural resources as a major determinant of the carrying capacity of the planning area. For example, vernal pool wetlands were found to severely limit the carrying capacity of lands to the north of Eagle Point, around White City, and north of Central Point. In the area north of Central Point, the vernal pool areas about the Upton Slough, further limiting the carrying capacity of that area. Preservation of open space between cities in the planning area was also emphasized in the coordinated planning process as a strategy for preserving the separate identity of individual communities. This resulted in the use of Community Buffer Areas in the Urban Reserve Selection process as outlined in Chapter 1 of the Regional Plan and as illustrated in Appendix V (Volume 3) of the Regional Plan. Scenic trails and corridors are also important as a link between distinct communities and have the added benefit of promoting exercise as a public health matter.

In conclusion, although Goal 5 is not directly applicable to the adoption of the Regional Plan, the plan embraces preservation of Goal 5 resources for present and future generations and is thereby concluded to be consistent with the requirements of Goal 5.

- vi. **Goal 6: Air, Water and Land Resources Quality.** The goal is to "To maintain and improve the quality of the air, water and land resources of the state." Goal 6 requires that all waste and process discharges from future development when combined with discharges from existing developments shall not threaten to violate, or violate applicable state or federal environmental quality statutes, rules and standards.

There is no LCDC interpretive rule for Goal 6. The Goal is not directly applicable to adoption of the Regional Plan because the plan does not authorize development in the present or the future. Rather, it will have the effect of restricting development in areas designated as Urban Reserves in order to preserve the future urban suitability of Urban Reserve lands. At the time urban growth boundary amendments occur and the comprehensive plan and zoning maps are amended to authorize new uses, Goal 6 will apply.

The Regional Plan also provides regional standards for buffering and separation of land uses at the rural/urban interfaces to avoid conflicting requirements and impacts upon the air, water and land resources. Collaboration involved in the Regional Plan included the Land Conservation and Development Commission (LCDC), the Department of Land Conservation and Development (DLCD), the Oregon Department of Transportation (ODOT), the Oregon Department of Housing and Community Services (ODHCS), the Oregon Economic and Community Development Department (OECDD), the Oregon Department of Environmental Quality (ODEQ), the Oregon Department of Agriculture (ODA), the Rogue Valley Metropolitan Planning Organization (RVMPO), Rogue Valley Sewer Services (RVSS), the Medford Water Commission (MWC), each of the participating cities, and Jackson County.

Adoption of a long range regional plan will provide all the affected communities and agencies a better understanding of where urban growth is likely to be directed in order that facilities, policies, and strategies may be prepared appropriately to provide for a future doubling of the region's urban population. Through the collaborative process, it was found that the regional sewerage transmission and treatment facilities managed by RVSS and the City of Medford are feasibly capable of providing for a doubling of the population. Additionally, adoption of a long term regional growth plan will also allow the local jurisdictions to better coordinate efforts to control pollution and impacts to the region's land, air, and water resources. The participant cities will ensure that overall residential density will be increased as urban growth boundaries are expanded, and will promote nodal development to assist in mitigating air quality impacts through reduction of vehicle miles traveled and mitigating water quality impacts by reducing the ratio of impermeable area to open space.

It is therefore concluded that adoption of the Regional Plan, and the Regional Plan as it applies to the City of Central Point, is compliant with Goal 6 and will serve to facilitate a coordinated regional approach to addressing Goal 6 as growth boundaries amendments are needed in the future.

- vii. **Goal 7: Areas Subject to Natural Hazards.** The goal is to protect people and property from natural hazards. The goal requires local governments to adopt comprehensive plans to reduce risk to people and property from natural hazards. Natural hazards for the purposes of the goal applicable to the planning area are floods, landslides, earthquakes, and wildfires.

The City of Central Point has an adopted Environmental Management Element in its comprehensive plan which addresses wildfire, stream flooding, stream erosion and deposition, high groundwater and pending, slope erosion, mass land movement, and expansive soils. The Regional Plan includes comprehensive GIS based mapping of the planning area. Areas severely limited by natural features or hazards were identified and considered to determine whether the areas would or would not be suitable to accommodate future urban land needed and to ascertain effective buildable area available. Each of the areas selected for Urban Reserve designation was found to be suitable for urban uses in general or, as indicated in Chapter 4 of the Plan, for specific urban uses such as a park or greenway. As urban growth boundaries are expanded, cities will determine more specific Goal 7 measures appropriate for each area. While the lands remain rural as Urban Reserves, emergency service providers will be identified in the applicable Urban Reserve management agreements. Development will otherwise be subject to the existing acknowledged natural hazard mitigation measures of the City of Central Point Comprehensive Plan and its implementing ordinances.

It is therefore concluded that adoption of the Regional Plan, and the Regional Plan as it applies to the City of Central Point, is compliant with Goal 7 and will serve to facilitate a coordinated regional approach to addressing Goal 7 as growth boundaries amendments are needed in the future.

- viii. **Goal 8: Recreational Needs.** The goal is to satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities. The goal establishes that the requirements for meeting such needs, now and in the future, shall be planned for by governmental agencies having responsibility for recreation areas, facilities and opportunities. The planning must be in coordination with private enterprise, in appropriate proportions, and in such quantity, quality and locations as is consistent with the availability of the resources to meet such requirements. State and federal agency recreation plans are required under the goal to be coordinated with local and regional recreational needs and plans.

Regarding recreation needs, the Regional Plan identifies generalized land need for recreation/park use for each participating city as set forth in Chapter 4, and addresses the need for intercity recreational trails and open space by requiring these elements to be shown on the Conceptual Transportation Plans which are required to be submitted at the time of a UGB amendment. The plan identifies lands that are valued by the region as open space for environmental, aesthetic, cultural, and recreational needs. Other specific measures in the Regional Plan are the designation CP-4D as an Urban Reserve restricted to park use, analyses of the Bear Creek Greenway segments within candidate growth areas to determine appropriateness for Urban Reserve inclusion, recommendations for agricultural buffering areas to function also as open space for recreation, and location of and need for private recreation areas.

Therefore, it is concluded that the Regional Plan, and the Regional Plan as it applies to the City of Central Point, provides for the long range recreational needs of the region in a manner consistent and in compliance with Goal 8.

- ix. **Goal 9: Economic Development.** The goal is to provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens. The goal requires that comprehensive plans and policies contribute to a stable and healthy economy in all regions of the state. Plans shall be based on inventories of areas suitable for increased economic growth and activity after taking into consideration the health of the current economic base, materials and energy availability and cost, labor market factors, educational and technical training programs, availability of key public facilities, necessary support

facilities, current market forces, location relative to markets, availability of renewable and no-renewable resources, availability of land, and pollution control requirements. The goal outlines specific requirements for comprehensive plans for urban areas (i.e., areas within an urban growth boundary).

LCDC's administrative rule at OAR Chapter 660, Division 9 directs cities to coordinate with counties to adopt Goal 9 compliant plans for the respective urban areas. The planning horizon of the Regional Plan extends well beyond that for the growth boundary areas of the participating cities. Planning for long range employment land needs is appropriately more generalized than that required for urban area planning inside urban growth boundaries. Chapter 2 of the Regional Plan explains the coordinated population allocation, employment growth projections, and the associated land needs for housing and economic development over the long-range planning period. The techniques employed to derive long range land needs are also explained in detail therein.

A Regional Economic Opportunities Analysis (EOA) was prepared for and is included in the Regional Plan. Adopted and acknowledged economic elements of each city's comprehensive plans were also analyzed to establish that the Regional EOA does not conflict with the adopted comprehensive plans. In recognition that employment conditions and opportunities are dynamic phenomena that may change over the long term, and that the planning horizon for the project is for the very long term, the Regional Plan does not allocate all the projected employment need to specific participants.

The Regional Plan does provide flexibility by allowing minor and major amendments to the plan to address new employment opportunities that may arise. Chapter 4 of the Regional Plan establishes the generalized ratio of employment to overall land need by city in the suitability studies for each Urban Reserve area. Areas found to have very strong comparative advantages to accommodate long range regional employment land needs, such as the Tolo Area (CP-1B), are reserved primarily for the identified employment land uses. The Regional Plan will reserve an adequate long range employment land base in suitable locations for a variety of commercial, industrial, and institutional uses, and will protect areas found to have significant comparative advantages for regional employment in a manner that will facilitate Goal 9 compliance as participating cities grow over the long range planning horizon.

Therefore, it is concluded that the Regional Plan, and the Regional Plan as it applies to the City of Central Point, complies with Goal 9.

- x. **Goal 10: Housing.** The goal is to provide for the housing needs of citizens of the state. Planning for long range land need for housing is appropriately more generalized than that required for planning inside urban growth boundaries. Chapter 2 of the Regional Plan explains the coordinated population allocation, employment growth projections, and the associated land needs for housing and economic development over the long-range planning period. The techniques employed to derive long range land needs are also explained in detail therein. The Bear Creek Valley Housing Needs Analysis was prepared for and is included in the Regional Plan. Adopted and acknowledged housing elements of each city's comprehensive plans were also analyzed to establish that the Regional Plan does not conflict with the adopted comprehensive plans.

Because the Regional Plan addresses the situation of a doubling of the region's urban population, shorter term cyclical peaks and troughs in demand are normalized over the long range planning period. Chapter 2 of the Plan explains in detail the residential land need assumptions for the region by city, factors that would affect the estimates, and how the Plan may be revised over time as cities update

comprehensive plans for their urban areas with more detailed studies. In Chapters 3 and 4 of the Regional Plan, existing land supply is related to the gross land need estimates established in Chapter 2. Urban Reserves, as explained in Chapter 3, were then designated after studying surrounding lands for suitability and priority to accommodate the identified land need. The Regional Plan establishes monitoring and implementation measures in Chapter 5 to ensure that long range land needs and regional objectives are met. Accordingly, it is concluded that the Regional Plan reserves an adequate and coordinated supply of land to accommodate a projected long range doubling of the Region's urban population, and is consistent with Goal 10. As the participating cities expand urban growth boundaries over the long range planning horizon, the amount of land to be justified will be based on the more specific and rigorous studies and analyses required for urban growth boundary amendments related to a twenty-year land need and the commitment to increased residential densities included in the Regional Plan. Urban Reserves resulting from the Regional Planning process will ensure that suitable land is available in appropriate locations as the cities grow.

Therefore, it is concluded that the Regional Plan, and the Regional Plan as it applies to the City of Central Point, provides for the long range housing needs of the region in a manner consistent and in compliance with Goal 10.

- xi. Goal 11: Public Facilities and Services.** The goal is to plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development. Pursuant to the Goal, urban and rural development shall be guided and supported by types and levels of urban and rural public facilities and services appropriate for, but limited to, the needs and requirements of the urban, urbanizable, and rural areas to be served. The City of Central Point Comprehensive Plan's Public Facilities and Services Element incorporates this concept the Implementing Policies, which is not amended by the Regional Plan. Goal 11 further requires that cities or counties shall develop and adopt a public facilities plan for areas within an urban growth boundary containing a population greater than 2,500 persons, and also that counties shall develop and adopt community public facility plans for certain unincorporated communities outside urban growth boundaries as specified by Commission rules.

The Regional Plan does not establish or amend existing urban growth boundaries. Under the Goal 11, local governments shall not allow the establishment or extension of sewer systems outside urban growth boundaries or unincorporated community boundaries and are generally limited from allowing public sewer service to rural lands except as indicated in the Goal and the implementing LCDC rules (OAR 660-011-0060) or by exception taken in accordance with ORS 197.180 and Goal 2. The City of Central Point comprehensive plan policies in the Public Facilities and Services Element requires the same, and the implementing Land Development Ordinance specifies acknowledged procedures for consideration of public sewer service system establishment or extension to rural lands (Chapter 3).

The Regional Plan does not amend any provisions of the City of Central Point Comprehensive Plan or its implementing ordinances related to sewer service. Guidelines included for Goal 11 address Planning and Implementation of the Goal. The Regional Plan includes an analysis of all candidate Urban Reserve areas that evaluates general suitability to accommodate identified long term urban needs in relation to the Goal 14 location factors and the growth policies of the region.

Capacity of the regional sewer treatment and transmission facilities, public facility and service interties between jurisdictions, and transitional agreements with regard to Urban Reserve areas were considered in the Regional Plan and are implemented through adoption of the Regional Plan, the Urban Reserve Management Agreements, the Participant's Agreement, and mapping amendments

designating the Urban Reserves on affected comprehensive plan and zoning maps. Accordingly, it is concluded that the Regional Plan, and the Regional Plan as it applies to the City of Central Point, is consistent with the Planning and Implementation Guidelines of Goal 11 and with Goal 11 on the whole.

- xii. **Goal 12: Transportation.** The goal is to provide and encourage a safe, convenient and economic transportation system. The Goal outlines required elements to be included in a transportation plan, defines terms used in the goal, and provides Guidelines for Planning and Implementation. LCDC's Transportation Planning Rule (OAR Chapter 660, Division 12) more extensively addresses the requirements for transportation planning, coordination, required elements, consideration of needs, evaluation and selection of transportation alternatives, financing, implementation, project development, timing for adoption and updates, plan and regulation amendments, transportation improvement on rural lands, and exceptions thereto. The City of Central Point has an adopted and acknowledged transportation system plan that does not conflict with the Regional Plan's transportation objectives.

ODOT's Transportation Planning Analysis Unit (TPAU) produced a report which is included at Appendix VI of the Regional Plan. The report analyzed various land use and transportation scenarios to determine potential impacts on the regional transportation network as a result of development within the proposed Urban Reserve Areas. The analysis concluded that the nodal development land use scenario would have the least effect on congestion levels. As such, the participants have agreed to a Performance Indicator (Chapter 5 of the Regional Plan) to develop the Urban Reserves utilizing mixed-use/pedestrian friendly (nodal) form.

Chapter 2 of the Regional Plan also provides for and explains the strategies for greater coordination with the Metropolitan Planning Organization (MPO). The strategy states that the region will need an improved regional transportation network to avoid state facilities serving a more disproportionate local arterial function. The strategy identifies four candidate connector roads outside of the proposed urban areas that would serve as transportation facilities. The MPO is to extend the study and develop a prioritized list of long-term regional arterial improvements to serve the Region's needs. Further study under the strategy will determine if Goal exceptions will be required. The strategy also provides that the MPO will develop plans for least cost right-of-way acquisition.

Chapter 4 of the Regional Plan contains the background findings for each participating city's evaluation of candidate growth areas. Chapter 5 of the Regional Plan commits the participating cities to develop a Conceptual Transportation Plan prior to an Urban Growth Boundary amendment proposal. The Conceptual Transportation Plan shall identify a general network of regionally significant arterials under local jurisdiction, transit corridors, bike and pedestrian paths, and associated projects to provide mobility throughout the Region (including intracity and intercity, if applicable) in order to cost-effectively protect these transportation corridors. Furthermore, Chapter 5 requires the cities to collaborate with the MPO to: prepare the Conceptual Transportation Plans; designate and protect the transportation infrastructure required in the Conceptual Transportation Plans identified in Section 2.7 to ensure adequate transportation connectivity, multimodal use, and minimize right of way costs; plan and coordinate the regionally significant transportation strategies critical to the success of the adopted Regional Plan including the development of mechanisms to preserve rights-of-way for the transportation infrastructure identified in the Conceptual Transportation Plans; and establish a means of providing supplemental transportation funding to mitigate impacts arising from future growth.

It is concluded that the Regional Plan will function to further the

implementation of policies already established in the acknowledged City of Central Point Transportation System Plan, and will provide for ongoing coordination and updates of collective transportations plans of the MPO, Jackson County, and the State of Oregon in a manner consistent with Statewide Planning Goal 12. Additionally, because of the aforementioned reasons and the fact that the Regional Plan does not affect the uses allowed on land proposed as Urban Reserve Areas, it is concluded that the Regional Plan, and the Regional Plan as it applies to the City of Central Point, complies with Statewide Planning Goal 12.

xiii. **Goal 13: Energy Conservation.** The goal is to conserve energy. Pursuant to Goal 13, land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles. The goal includes Guidelines for Planning and Implementation. LCDC has not enacted interpretive rules directly related to Goal 13. However, the Division 21 Urban Reserve Rule can reasonably be construed to incorporate and implement the goal in requiring that cities and counties shall first study lands adjacent to, or nearby, the urban growth boundary for suitability for inclusion within Urban Reserves. It also requires a balancing of the Goal 14 location factors which include consideration of energy consequences. The rule works in tandem with LCDC rules and statute relating to urban growth boundary amendments to ensure that urban areas are planned in an efficient manner which promote compact urban land form. The Regional Plan supports the goal of conserving energy by concentrating development in areas that are readily served by existing public facilities and services and near existing urban growth boundaries, and in providing a development pattern that has the potential to reduce the transportation-related per capita use of energy. The Regional Plan provides for a significant increase in overall urban density to accommodate a doubling of the regional urban population. Additionally, through the Regional Plan, the participating cities have committed to a nodal form of development which has the potential to significantly lessen transportation needs. This will be demonstrated via Conceptual Land Use Plans and Conceptual Transportation Plans per Chapter 5 of the Regional Plan.

The Regional Plan does not affect any identified energy resource in the region. Accordingly, it is concluded that the Regional Plan, and the Regional Plan as it applies to the City of Central Point, complies on the whole with and will serve to further promote Statewide Planning Goal 13.

xiv. **Goal 14: Urbanization.** The goal is to provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities. The goal requires that urban growth boundaries be established and maintained by cities, counties, and regional governments to provide land for urban development needs and to identify and separate urban and urbanizable land from rural land.

Urban Reserves designated in the Regional Plan will implement and further Goal 14 with regard to any future establishment or change of urban growth boundaries in the region. Establishment or amendment of urban growth boundaries is required to be a cooperative process among cities and counties. The Regional Plan functions to coordinate long-term urban growth in a regional context as a method to achieve the Goal. The Regional Plan considers the land need requirements over a period longer than the twenty years required by Goal 14 for urban growth boundaries, but in a manner consistent with the Division 21 Urban Reserve Rule by providing an adequate base to accommodate an additional ten to thirty years beyond the twenty year urban growth boundary need.

Long term land demand is analyzed in detail at Chapter 2 of the Regional Plan. The

location of Urban Reserves designated in the Regional Plan results from a coordinated effort amongst the participant jurisdictions in consideration of the Goal 14 location factors, the growth policies of the region, and the provisions and priorities of the Division 21 Urban Reserve Rule. Chapter 4 of the Greater Bear Creek Valley Regional Plan includes a detailed analysis of the study areas, urban suitability determinations, and the assignment inclusion priorities consistent with the Urban Reserve Rule methodology.

Future urbanizable land will be reserved pursuant to the Regional Plan, the Participants' Agreement, and the URMAs to maintain the potential for planned urban development until the need for additional urban land is justified through the growth boundary amendment process and then until appropriate public facilities and services are available or planned. Rural land under Jackson County's jurisdiction will continue to be maintained as rural land where located outside urban growth boundaries whether inside or outside of designated Urban Reserve areas, in accordance with its acknowledged comprehensive plan.

In providing for an orderly transition from rural to urban uses in the long-term for projected population, regional agricultural buffering standards included in the Regional Plan will be adopted by the City of Central Point and other participating cities and Jackson County to avoid the negative impacts that have previously resulted at urban growth boundary interfaces with agricultural land.

It is therefore concluded that the Regional Plan, and the Regional Plan as it applies to the City of Central Point, complies overall with Goal 14.

xv. **Goals 15 through 19.** These goals do not apply to the City of Central Point.

PART 6. SUMMARY CONCLUSIONS

Based on the evidence and arguments included in the record, the City Council concludes that:

1. Proper public notice was given and public hearings were conducted in accordance with State law and acknowledged local regulations, during which members of the public were provided opportunities to present evidence and argument.
2. The amendments proposed through Planning File 09017 are in compliance with and further the City of Central Point Comprehensive Plan by creating a long range plan for regional growth in the Bear Creek Valley and by designating Urban Reserves to protect lands that are suitable for future urbanization from uses and development that may be incompatible with future urban land uses.
3. Adoption of the Comprehensive Plan Land Use Map amendment will ensure the City of Central Point Land Use Plan Map depicts the Urban Reserves established by the planning action in Planning File No. 09017 is consistent with the proposed Plan text amendments.