

# Urban Growth Management Planning

Urban Growth Boundary Amendment,  
Urban Reserve Designation,  
Related Amendments

Urban Area Planning Commission  
October 8, 2014 Public Hearing

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# Hearing Procedure

- Legislative Hearing Guidelines (Article 9 of the Dev. Code)
- Urban Area Planning Commission Recommendation
- Final Decision by City Council and Board of Commissioners
- Decision Submitted to DLCD 'In the Manner of Periodic Review'

# Additional Exhibits

- Placed on dais

# Proposed Amendments

- 14-40500008.a.-c. Text Amendments
  - a. Comprehensive Plan Text Amendments (a.1-a.6)  
(Population, Housing, Economic, Urbanization, Policies/Procedures)
  - b. Development Code Text Amendments
  - c. *Intergovernmental Agreements for UGB and Urban Reserve (c.1-c.2)*
- 14-4040001.a.-b. Boundary Amendment/Designation
  - a. Urban Growth Boundary (UGB) Amendment
  - b. Urban Reserve Boundary Designation
- 14-40200003.a.-c. Map Amendments
  - a. UGB Comprehensive Plan Map Amendments (UGB Expansion Areas)\*
  - b. Urban Reserve Land Use Allocations and Map\*
  - c. Comprehensive Plan and Zoning Map Amendments in Current UGB

*\*No rezoning of lands outside current UGB at this time*

# Criteria

## Josephine County Coordinated Population Forecast:

- *No recommendation by Urban Area Planning Commission, (not being considered tonight)*

## Comprehensive Plan Amendments:

- Section 13.5.4. of the Comp. Plan (for map and text amendments)

## Development Code Amendments:

- Section 4.033 of the Dev. Code (zoning map amendments)
- Section 4.103 of the Dev.Code (text amendments)

## UGB Amendment:

- Statewide Planning Goal 14,
- ORS 197.298,
- OAR 660 Division 24,
- Section 13.6.3 of the Comp. Plan

## Urban Reserve Boundary Designation:

- Statewide Planning Goal 14,
- ORS 195.145,
- OAR 660 Division 21

## Intergovernmental Agreements:

- *No formal recommendation by Urban Area Planning Commission, (may make informal recommendation)*

# Plan Amendments

- Based on new County Coordinated Forecast:
  - Slower growth for JoCo, GP, and CJ than current forecast
  - Therefore, smaller boundary
  - Updated planning period (UGB through 2033, Urban Reserve 2033-43)
- Update GP Population, Housing, Economic, and Urbanization Elements consistent with new forecast and planning period, policies
- Update Comp. Plan Procedures and Policies for UGB/Urban Reserves.

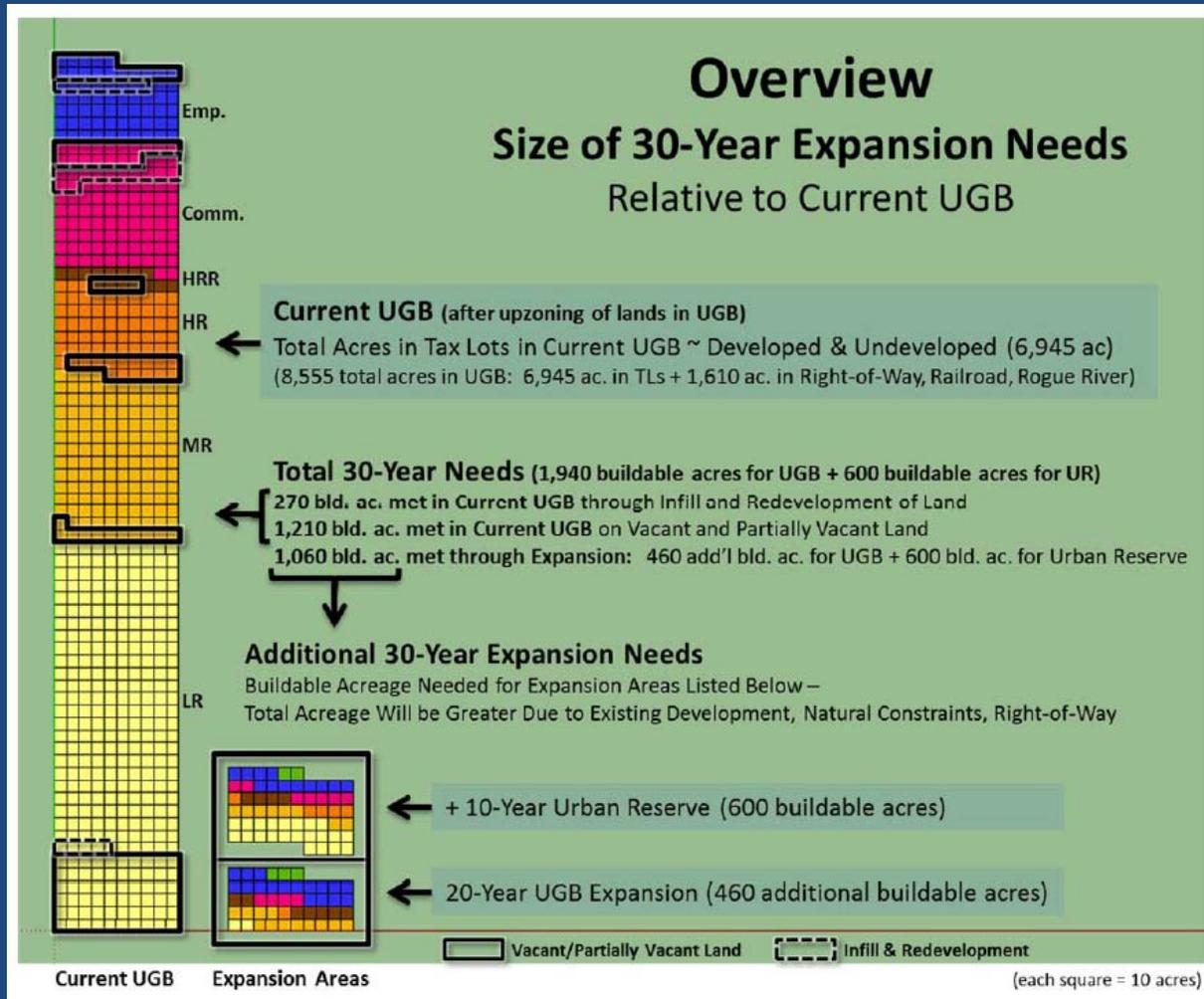
# Development Code Amendments

- Extensive code amendments to implement 'efficiency measures' policies
- Allow greater use of properties, reduce size of UGB expansion into rural areas

# Intergovernmental Agreements (IGAs)

- **UGB Expansion Areas (Interim IGA):**
  - Lands in UGB expansion areas to retain rural zoning for interim period
  - Land use/building codes by Josephine County for interim period
  - Future action item – policy options - timing for rural to urban rezoning
- **Urban Reserve Areas (IGA):**
  - Lands in Urban Reserve areas retain rural zoning until future review/ inclusion in UGB
  - Land use/building codes by Josephine County, coordination with City
  - Additional, limited options for clustering development at same density

# Overview



## UGB through 2033:

**-76% in current UGB**

--62% vacant/partially vacant

--24% infill/redevelopment

**-24% through expansion**

# Analysis

Figure 4-3. Land Use Siting Criteria and Prioritization

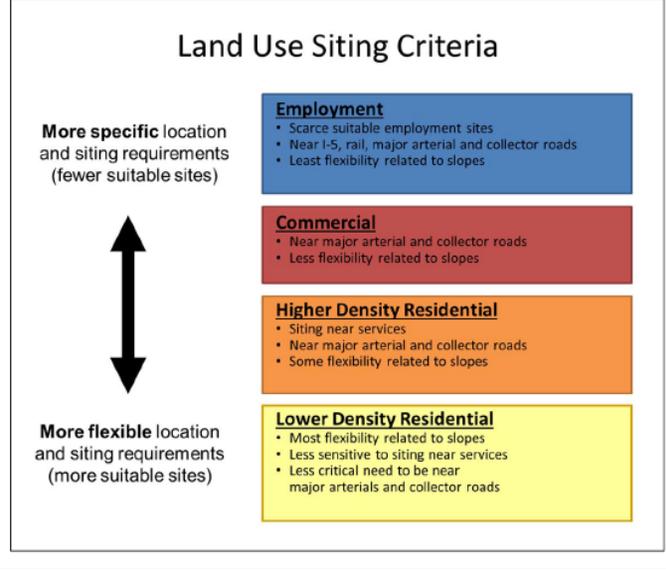


Figure 4-4. Land Use Suitability and Prioritization Matrix for Study Areas

Expansion Area Need and Priority (Based on location suitability factors, scarcity of suitable site supply, etc.)  
 (For some areas, only portions of the entire area may be suitable for some of the identified land uses.)

Area	Area			Non-Residential Uses				Residential Uses				Park & Open Space	
	Poly Acres	TL Acres	BLD Acres	Employment	Commercial	Office Only	Higher Density	High Density	Moderate Density	Low Density	Park	OS	
<b>Total</b>													
26 to USIB			450	176	16	107	5	107	17	22	15		
118 to USIB			600	110	18	16	90	65	223	8	6		
<b>80 yr Total</b>			<b>1,050</b>	<b>286</b>	<b>34</b>	<b>123</b>	<b>45</b>	<b>272</b>	<b>40</b>	<b>30</b>	<b>21</b>		

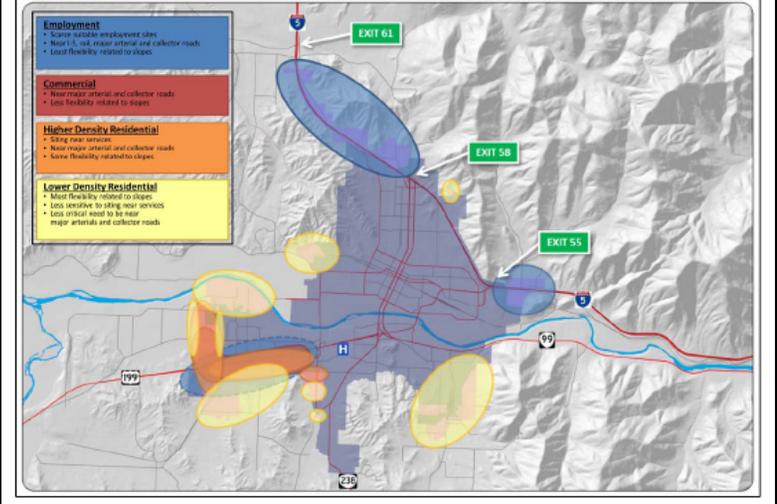
  

Area	Area			Non-Residential Uses				Residential Uses				Park & Open Space	
	Poly Acres	TL Acres	BLD Acres	Employment	Commercial	Office Only	Higher Density	High Density	Moderate Density	Low Density	Park	OS	
A	97	121	39										
P13-Low	86	43	40										
P2	98	65	22-49										
A2	393	64	53										
A3/A6	27	10	26										
P1	81	36	28-31										
P3	12	11	6										
P3	67	62	20										
TL1	31	31	48										
TL2	275	200	184										
TL3	393	50	79										
P9	398	100	188										
TL4	58	58	68										
TL5	328	116	32										
TL6	215	165	88										
W2/W9	68	56	48										
TL7	80	79	64										
W12	11	10	9										
TL8	6	3	2										
W12.2	45	43	39										
TL9	88	79	57										
A	2	1	1										
TL10	10	10	7										
TL11	189	138	105										

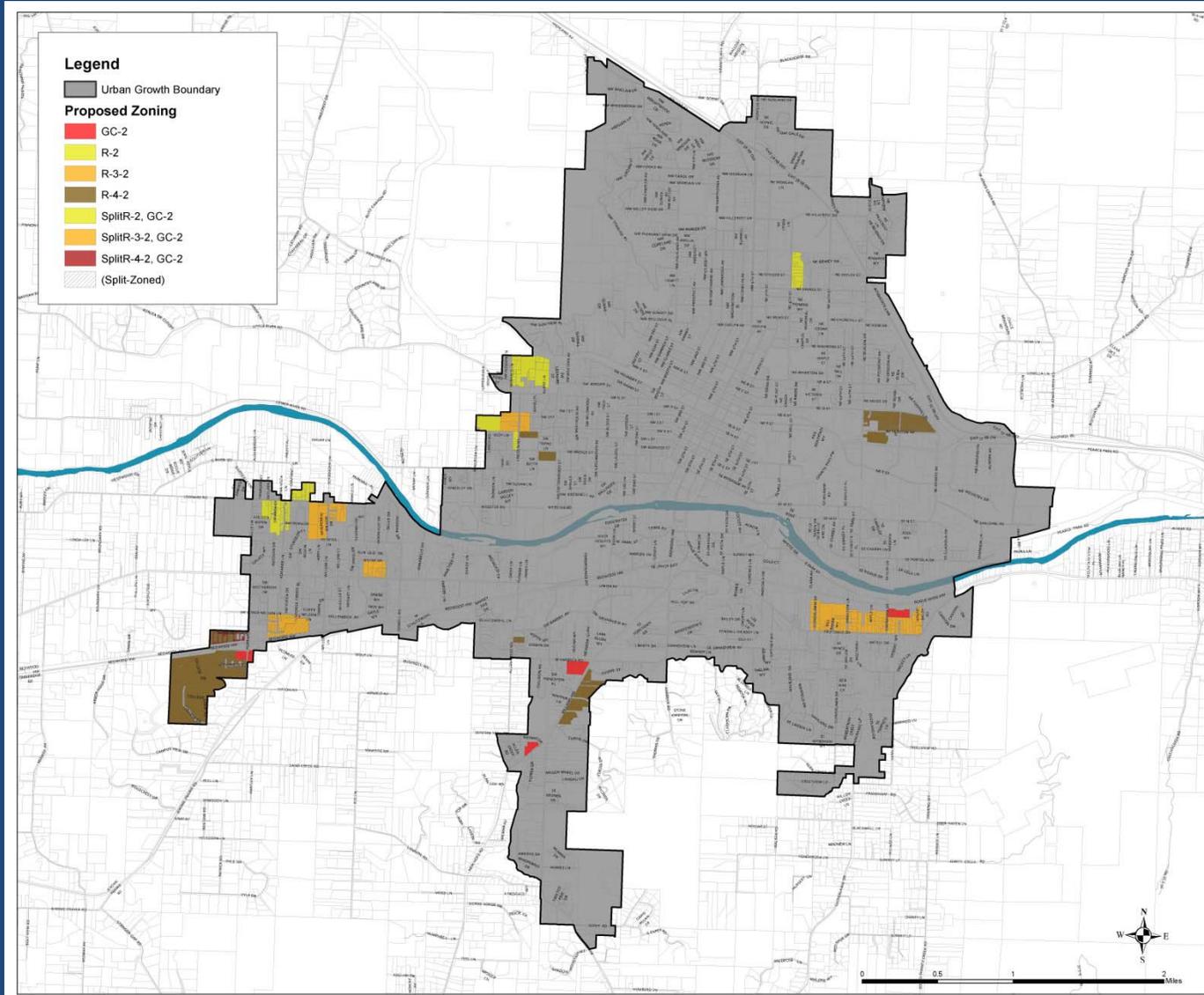
\* Only with direct street connectivity to the highway  
 \*\* To be located in or near westerly areas that are included for new residential development  
 \*\*\* Designated for this area in adopted Parks & Recreation Master Plan

Note: This land use suitability and prioritization matrix is for illustrative purposes. The area designations in this figure correspond to the designations on the study area. The smaller units for analysis purposes to be subsequently reconsolidated into revised designations are used in Section 5. The

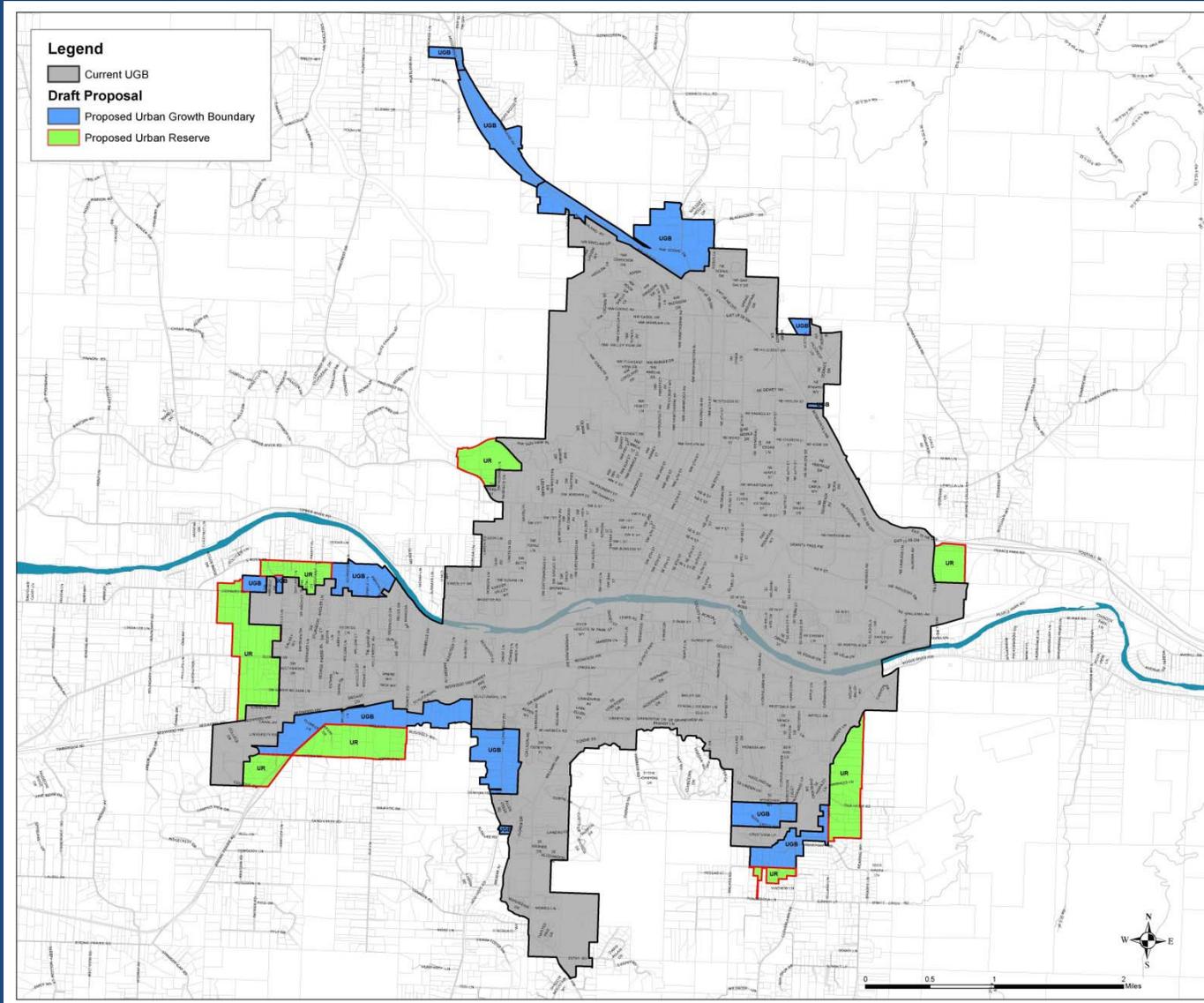
Figure 4-5. Diagram of Land Use Prioritization and Suitability of Study Areas



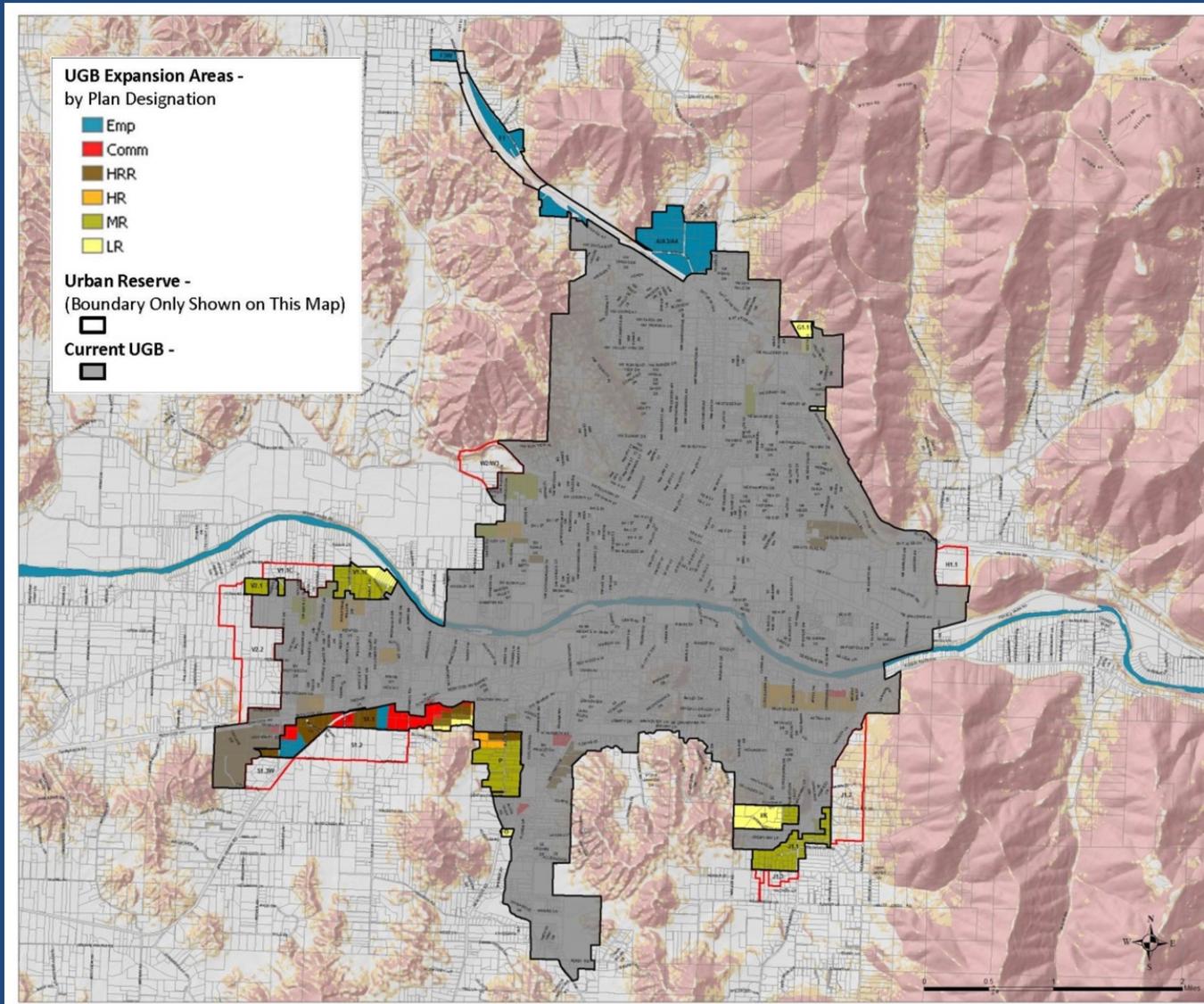
# Maps



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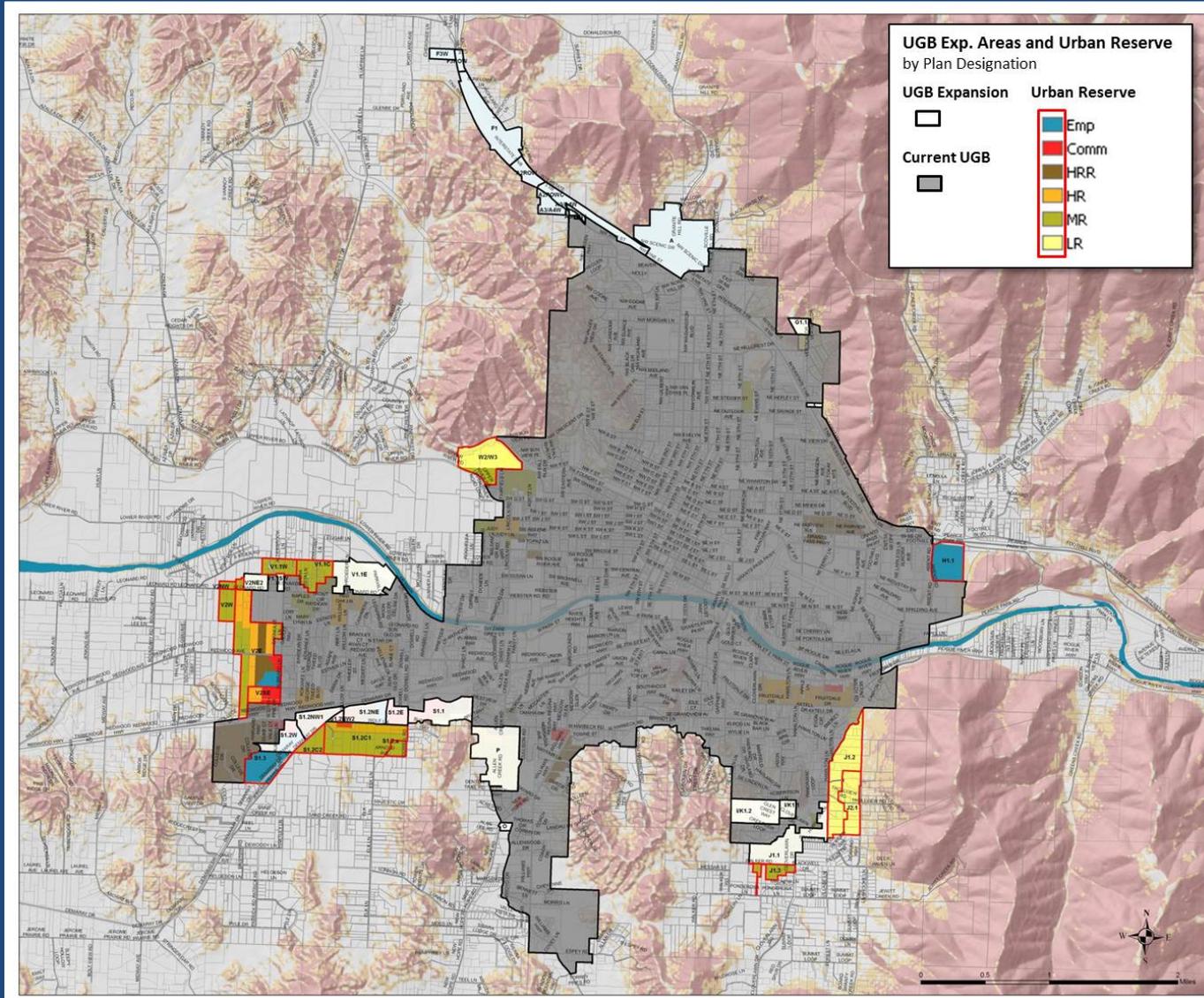


# Maps





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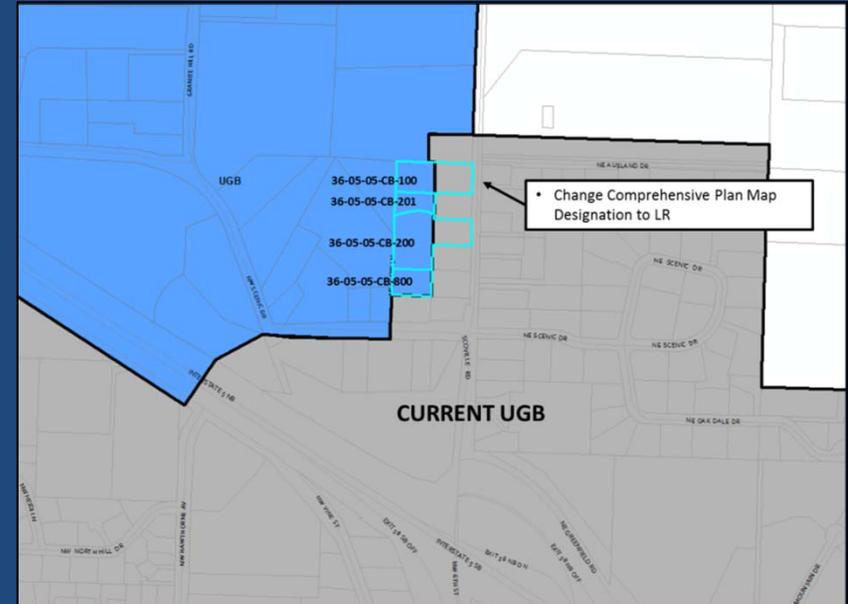
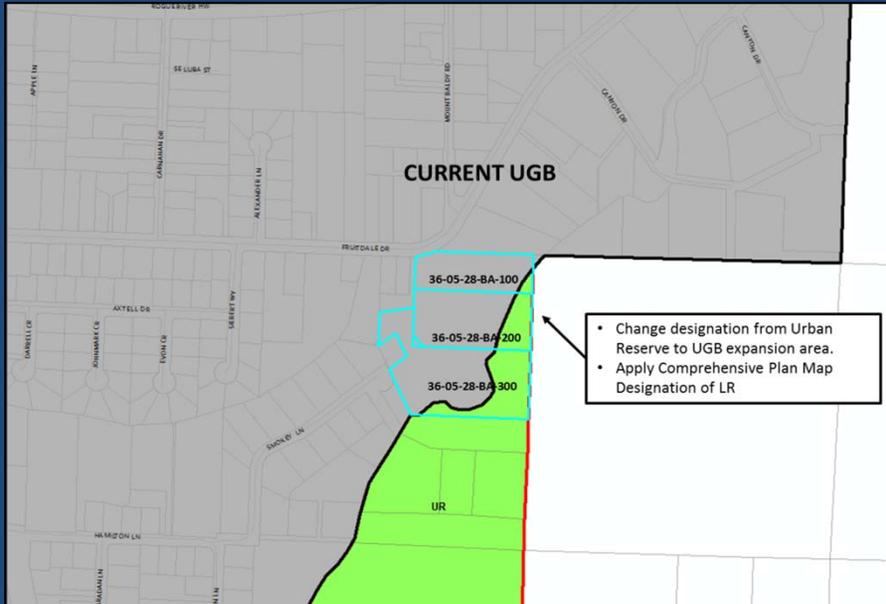


# Recommendation

- Recommend approval as proposed, with the additional revisions noted in Exhibits 4 & 6.
  - Map – minor UGB/UR revision for split lots
  - Map – minor plan designation revision for split lots and adjacent lots
  - Lands in Current UGB – GC-1 vs. GC-2 overlay/zoning
  
  - ADUs - size, occupancy
  - Additional primary uses on existing lots in R-3-2, R-4-2, GC-2 zones
  - Findings - short-term supply of employment lands
- Consistent with the direction provided in City Council Resolution #14-6198 and Board of County Commissioners Resolution #2014-021 for the draft proposal, *with above minor amendments*

# UGB/UR Area

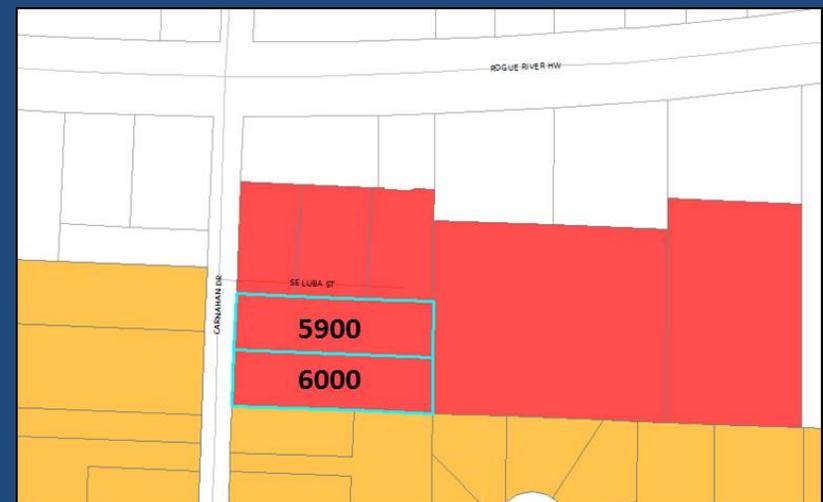
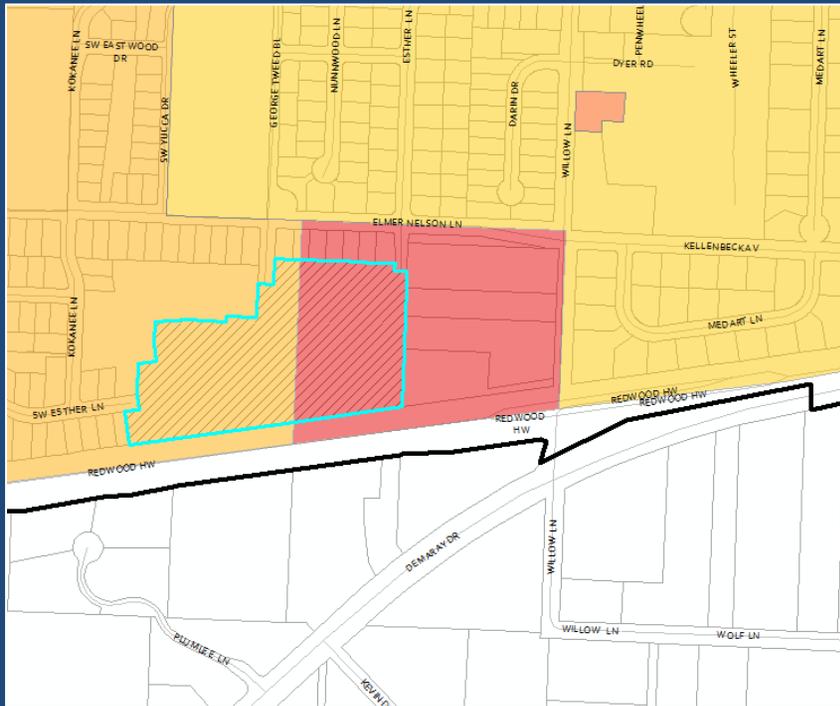
## Recommended Revisions – Split Lots and Adjacent Lots (Exhibit 4)



# Map Amendments In Current UGB

## Recommended Revisions – GC-1 vs. GC-2

(Exhibits 4 & 6)



# Thank You

- Planning Commission Questions
- Public Testimony
- Planning Commission Deliberations