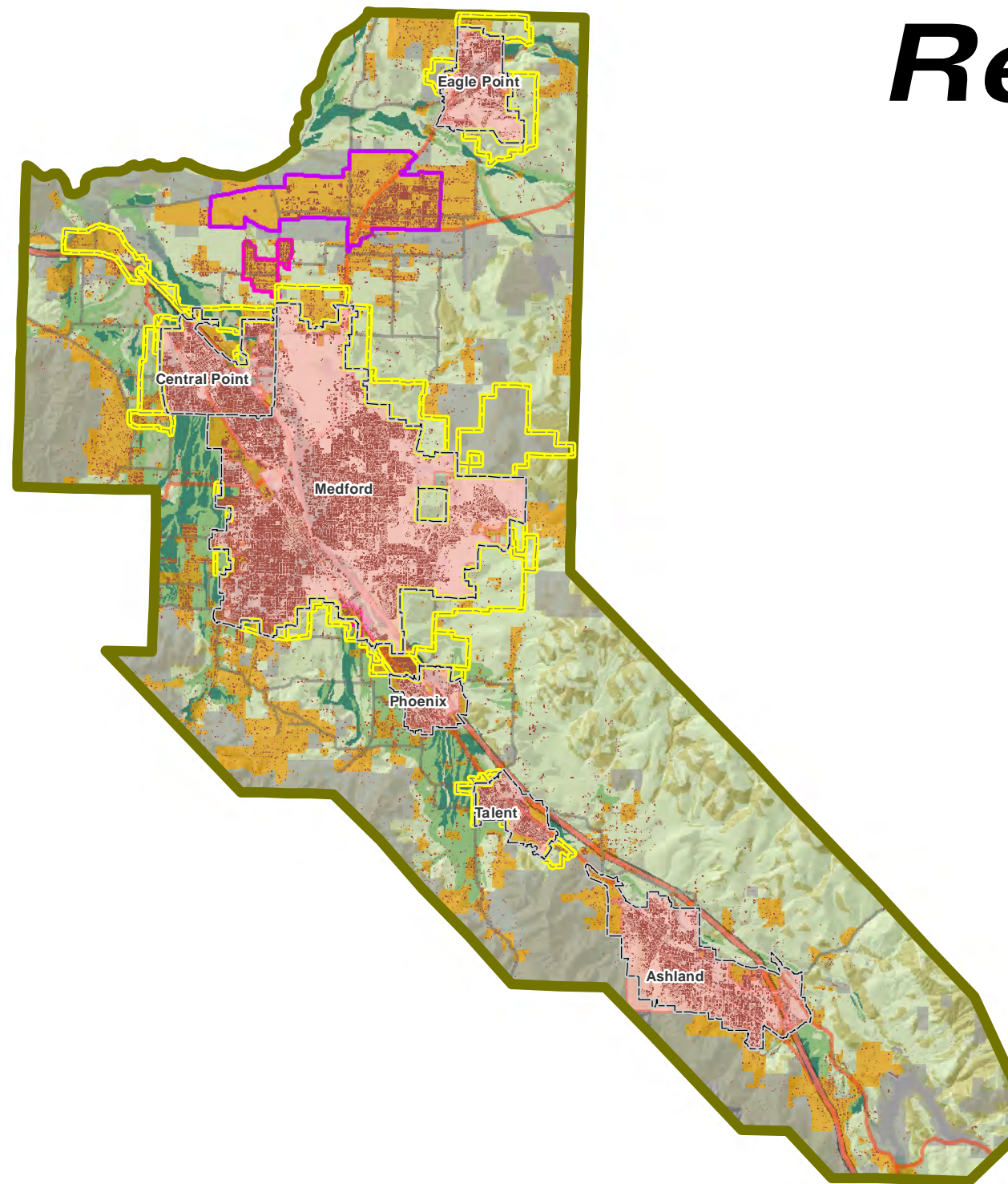


A Plan to Solve Regional Problems in Southern Oregon

Regional Plan

for the
**Greater Bear Creek Valley
Jackson County, Oregon**



Volume 3 of 3 Atlas

Prepared for the Cities of

Medford
Ashland
Central Point
Phoenix
Talent
and
Jackson County, Oregon

Board of Commissioners
Ordinance 2012-6
July 2012

Regional Background Maps

- o Urban Reserve Boundaries
- o County Comprehensive Plan
- o Transportation System Plan Maps
- o Development Patterns
- o Water & Sewer
- o Existing Public Facilities
- o Slopes
- o Natural Constraints - Steep Slopes, Landslides & Debris Flow Potential
- o Natural Constraints - Floodplain & Floodway
- o Natural Constraints - Water Features
- o Natural Constraints - Vernal Pools
- o Soils
- o Composite Map
- o Course Study Areas, Buffers, & Urban Reserves
- o Suitability Map
- o Priority Lands Map

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- o Physical Features - Natural Constraints (Hydrology)
- o Agricultural Lands By Soil Capability
- o Coarse Study Areas
- o Detail (Fine Filter) Study Areas
- o Study Area By Suitability
- o Suitable Lands By Priority
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- o CP-1C
- o CP-2B
- o CP-3
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- o CP-5
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- o Suitable Lands By Priority
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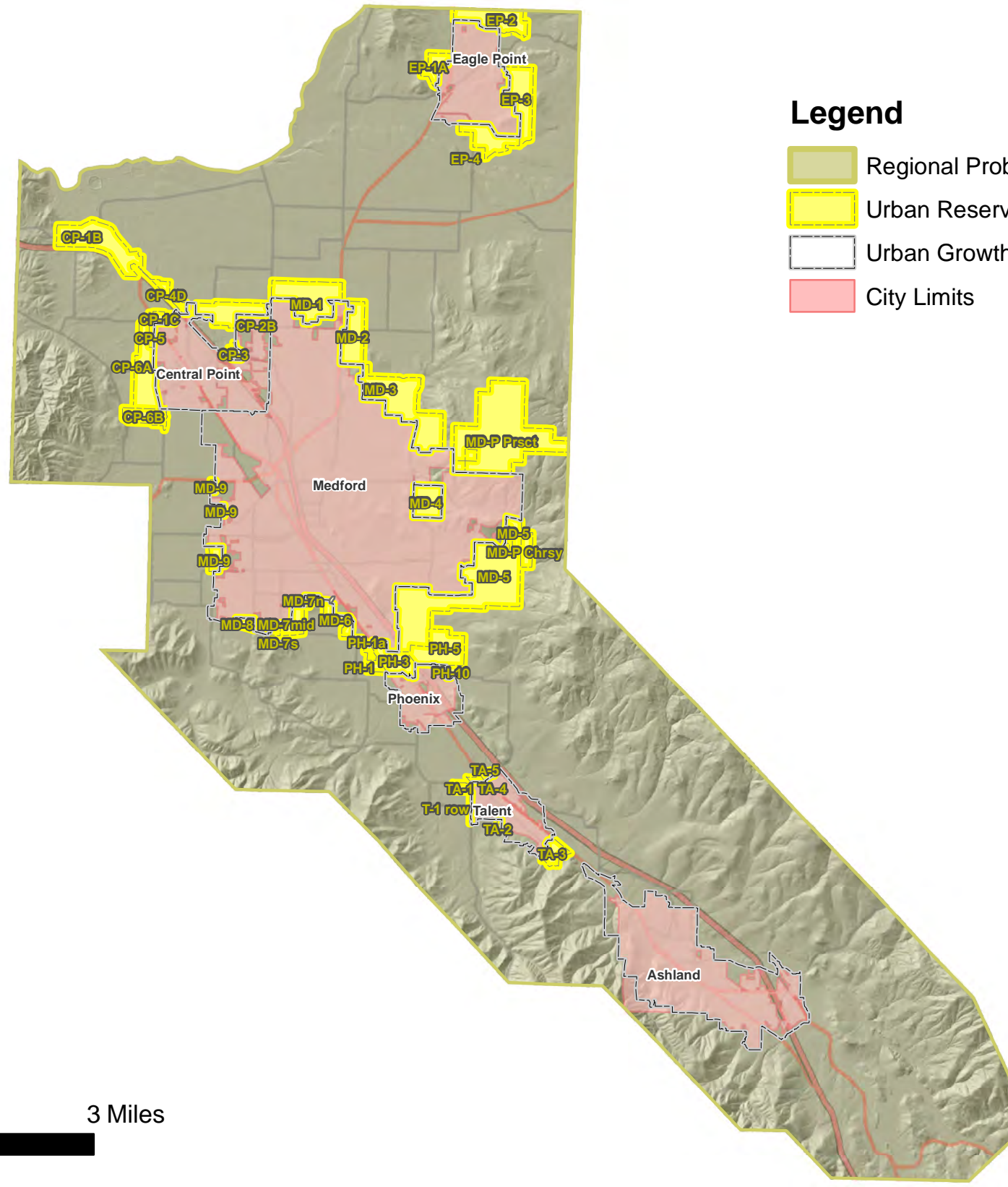
City of Talent Maps

- o Comprehensive Plan
- o Development Patterns
- o Physical Features - Natural Constraints
- o Agricultural Lands By Soil Capability
- o Coarse Study Areas
- o Detail (Fine Filter) Study Areas
- o Study Area By Suitability
- o Suitable Lands By Priority
- o TA-1
- o TA-2
- o TA-3
- o TA-4
- o TA-5

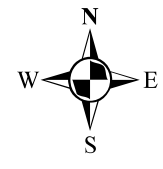
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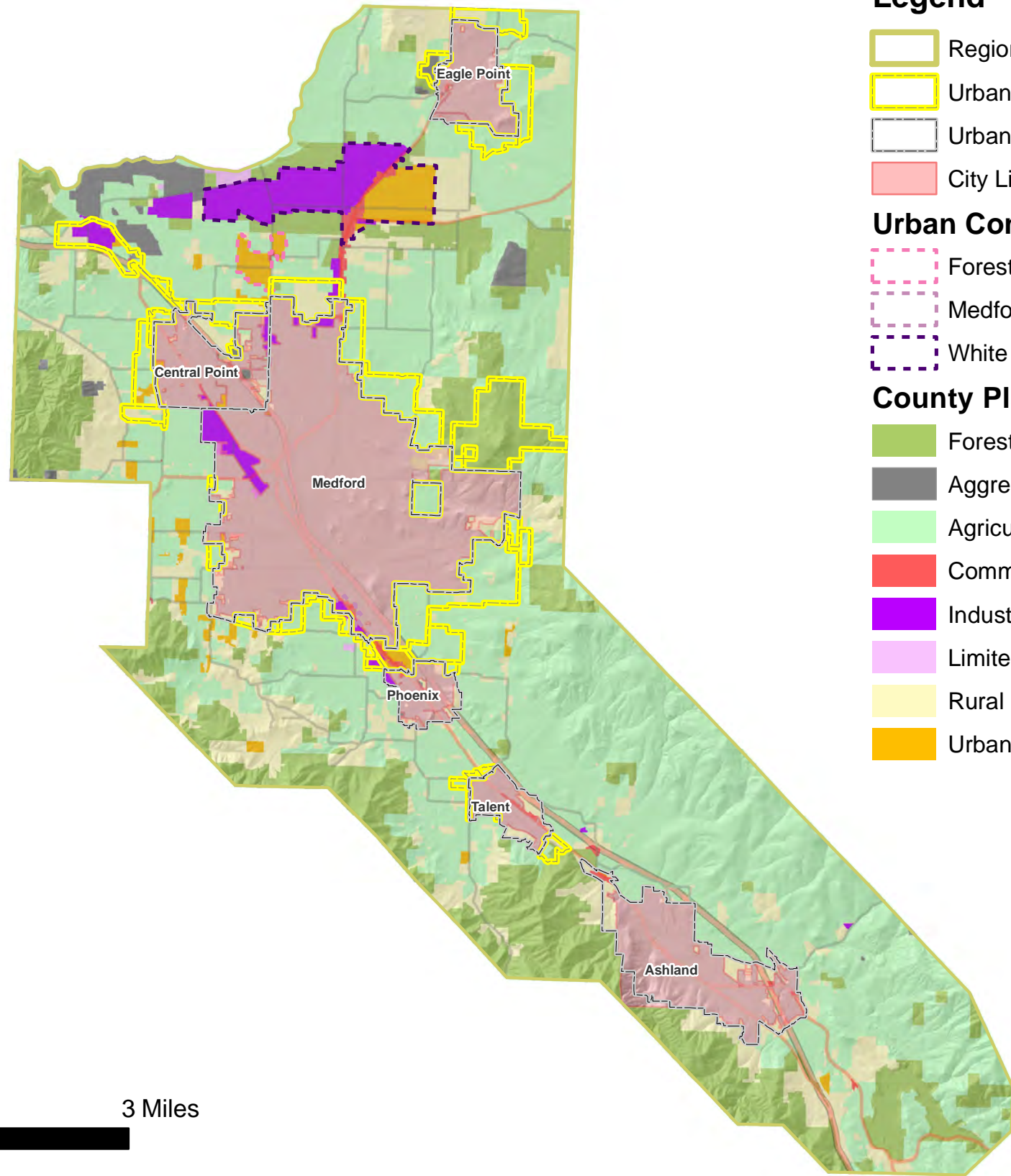


- Legend**
- Regional Problem Solving Boundary
 - Urban Reserves
 - Urban Growth Boundary
 - City Limits



Urban Reserve Boundaries





Legend

- Regional Problem Solving Boundary
- Urban Reserves
- Urban Growth Boundary
- City Limits

Urban Containment Boundary

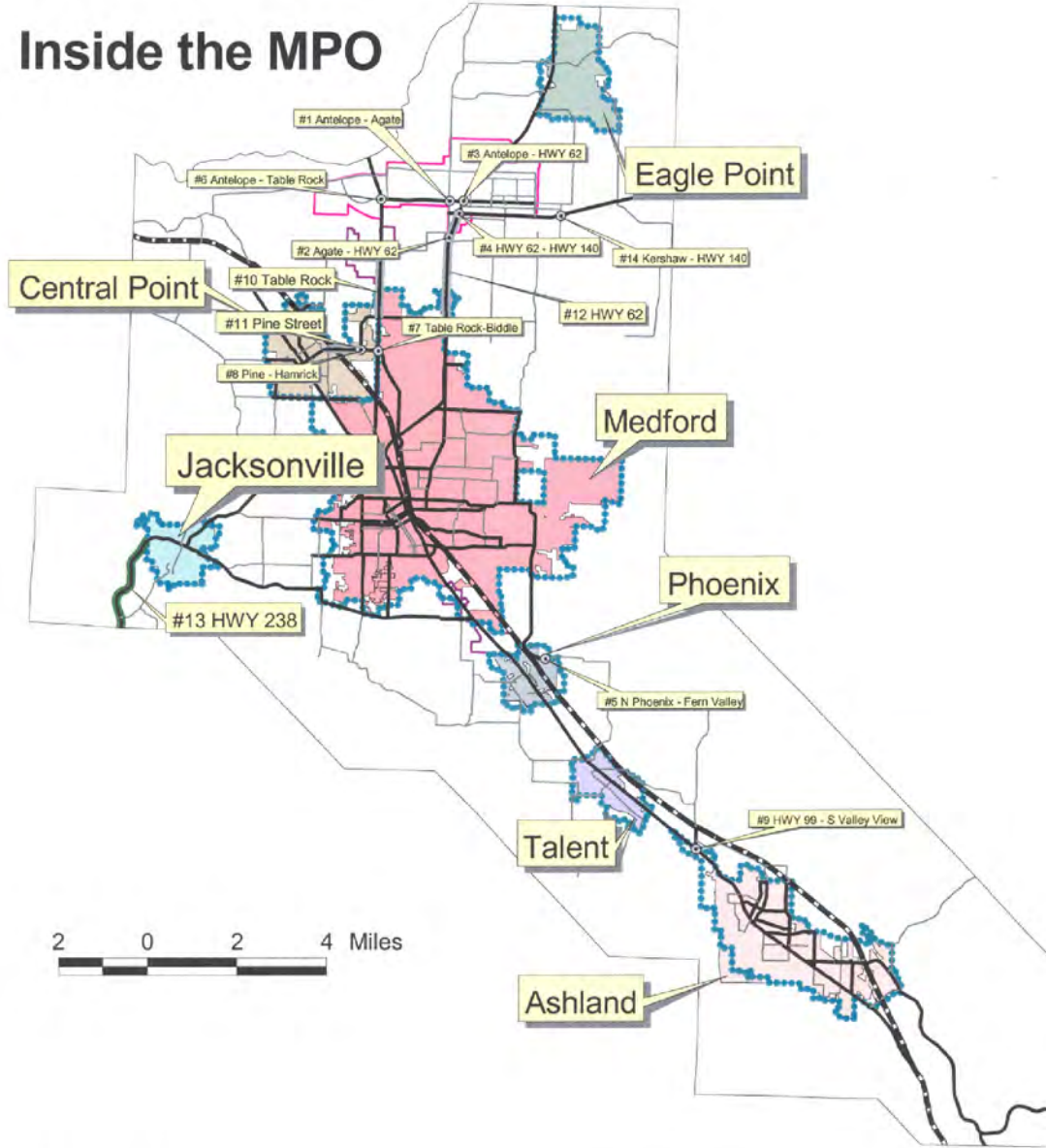
- Forest Gibbon Acres UCB
- Medford - Phoenix Urban Area UCB
- White City Urban UUCB

County Plan Designations

- Forestry / Open Space Land
- Aggregate Removal Land
- Agricultural Land
- Commercial Land
- Industrial Land
- Limited Use Land
- Rural Residential Land
- Urban Residential Land



Inside the MPO

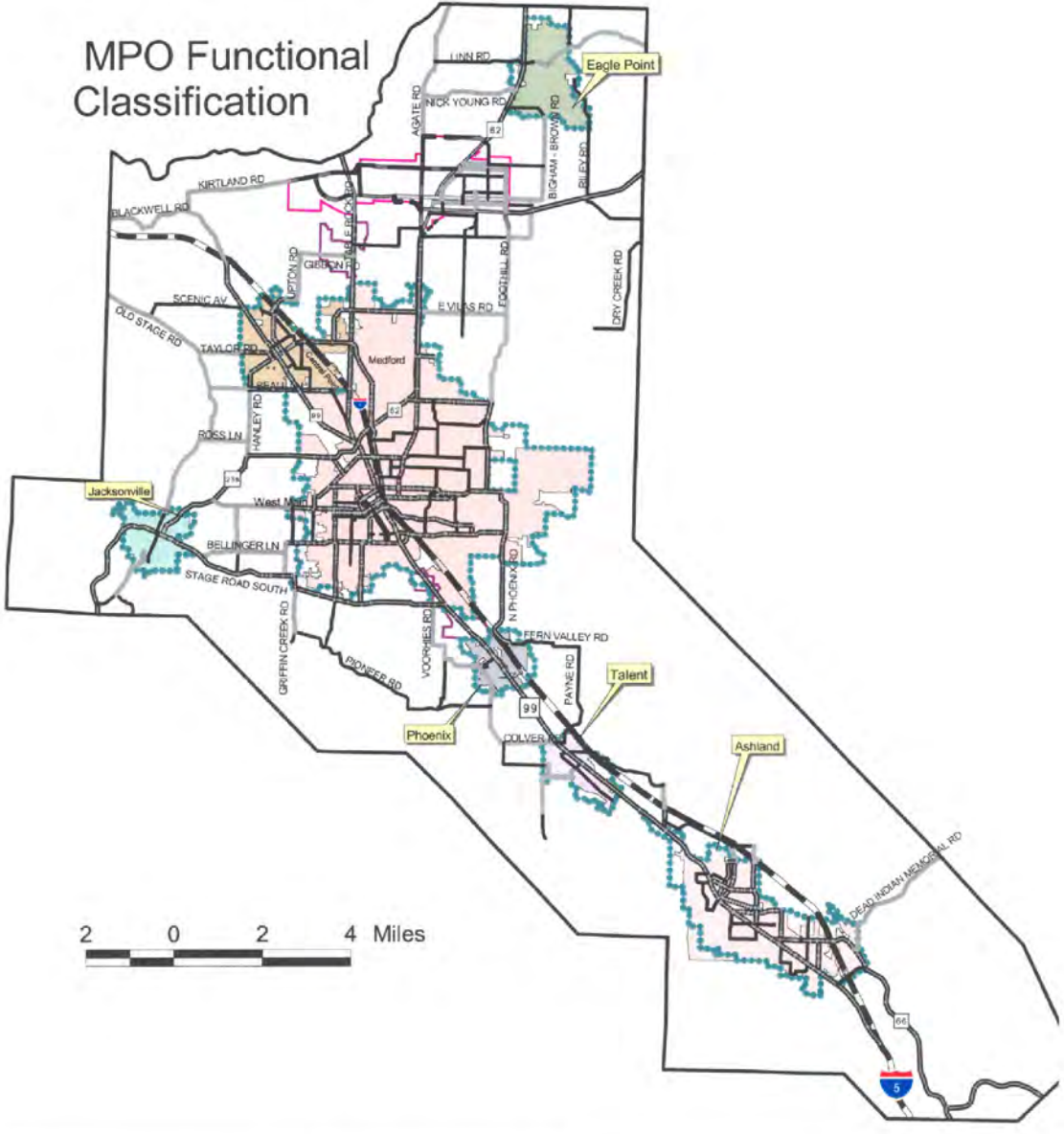


2 0 2 4 Miles

Figure 3-1A
Roadway and
Intersection Needs



MPO Functional Classification



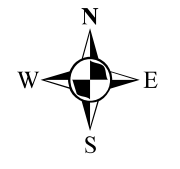
2 0 2 4 Miles

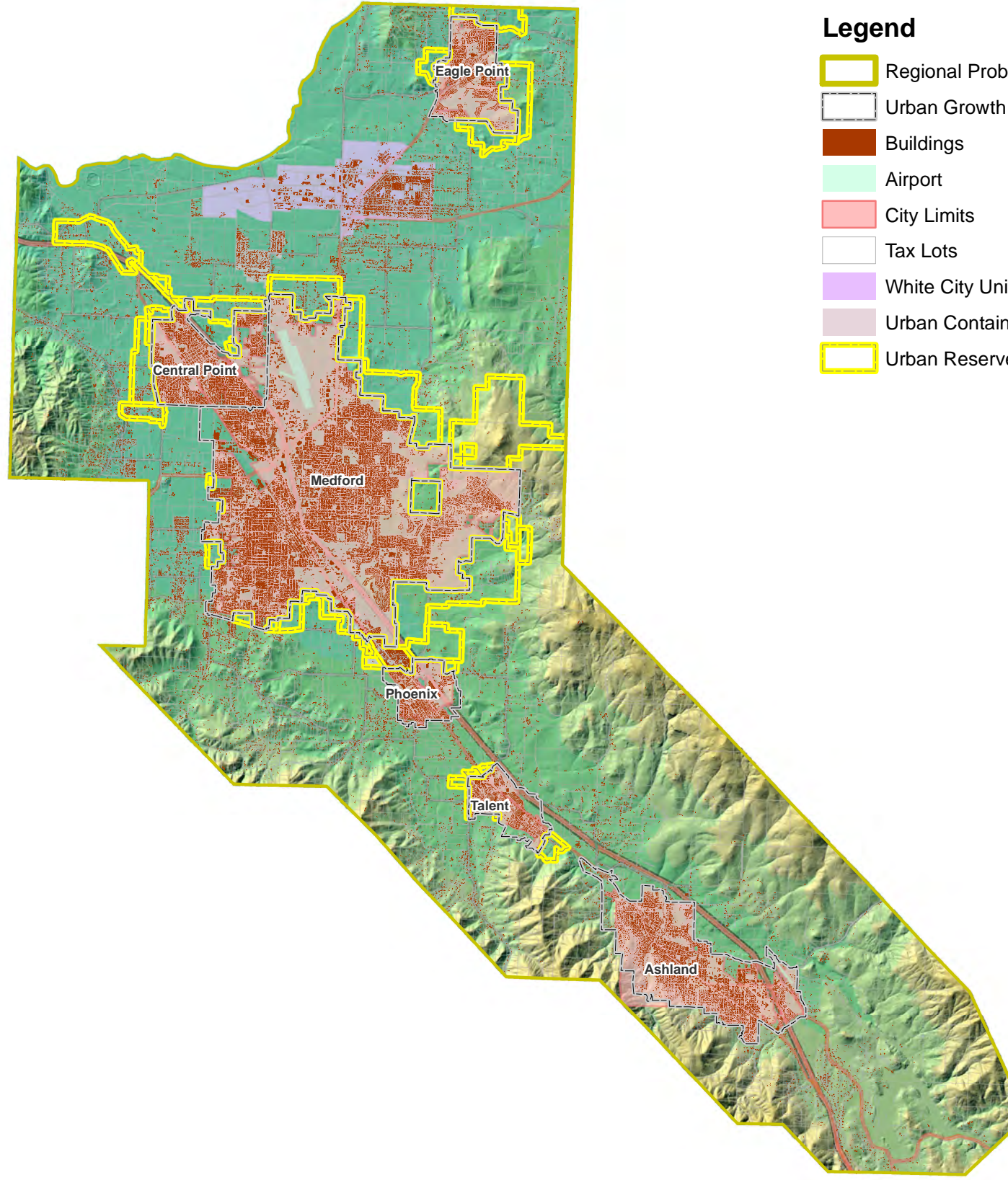
Figure 5-1A
MPO Functional
Class

Classifications	Planned Connections
INTERSTATE	Industrial Colle
Arterial	Major Collector
Minor Arterial	Minor Collector
Industrial Collector	
Major Collector	
Minor Collector	Urban Growth Boundary



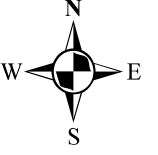
Jackson County (MPO) Transportation Functional Classification and Roadway and Intersection Needs





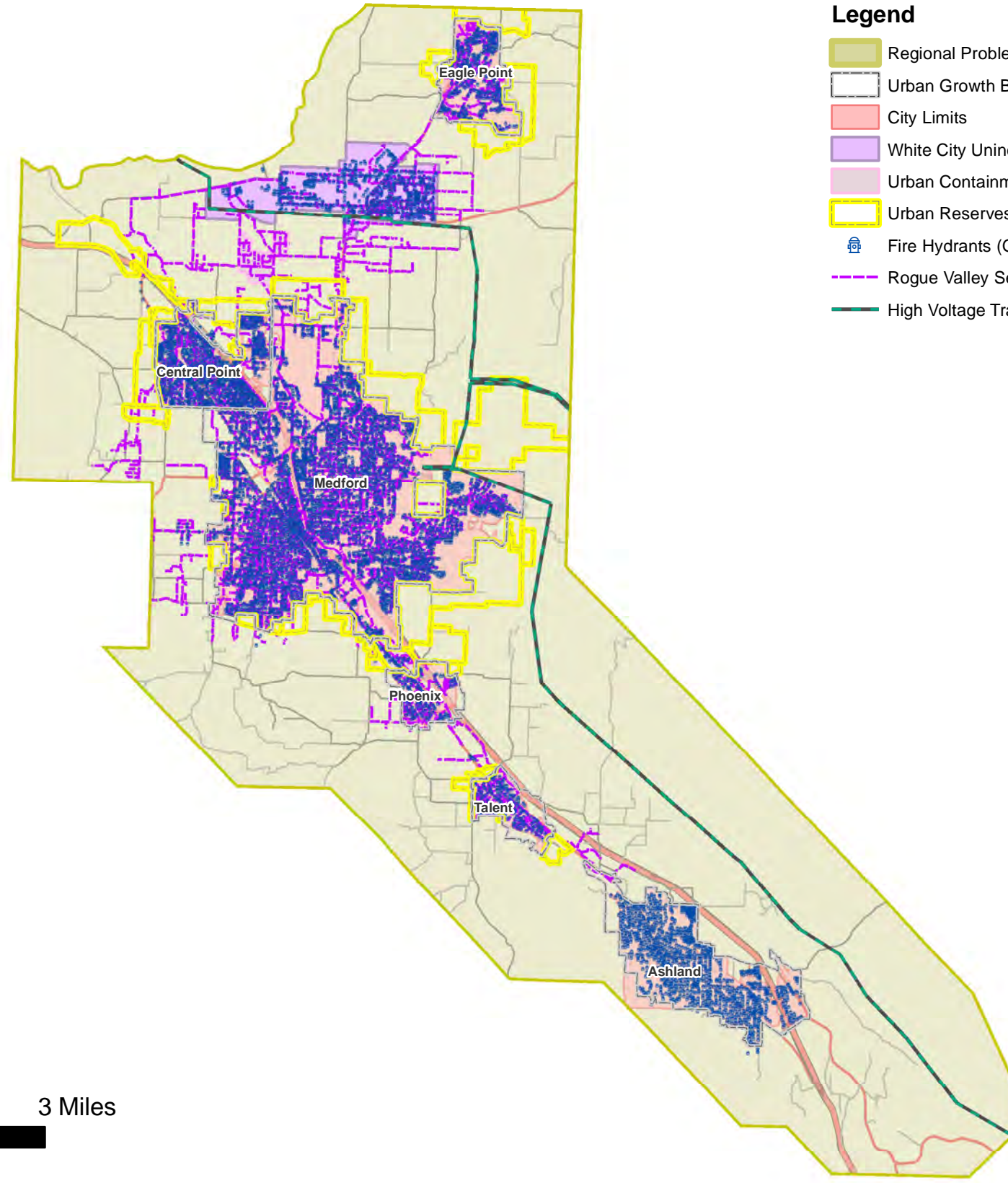
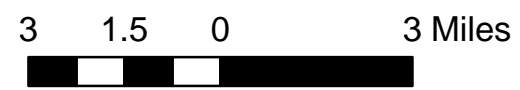
Legend

-  Regional Problem Solving Boundary
-  Urban Growth Boundary
-  Buildings
-  Airport
-  City Limits
-  Tax Lots
-  White City Unincorporated Community
-  Urban Containment Boundary
-  Urban Reserves



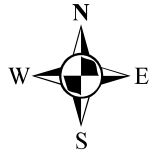
Development Patterns

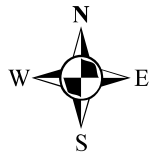
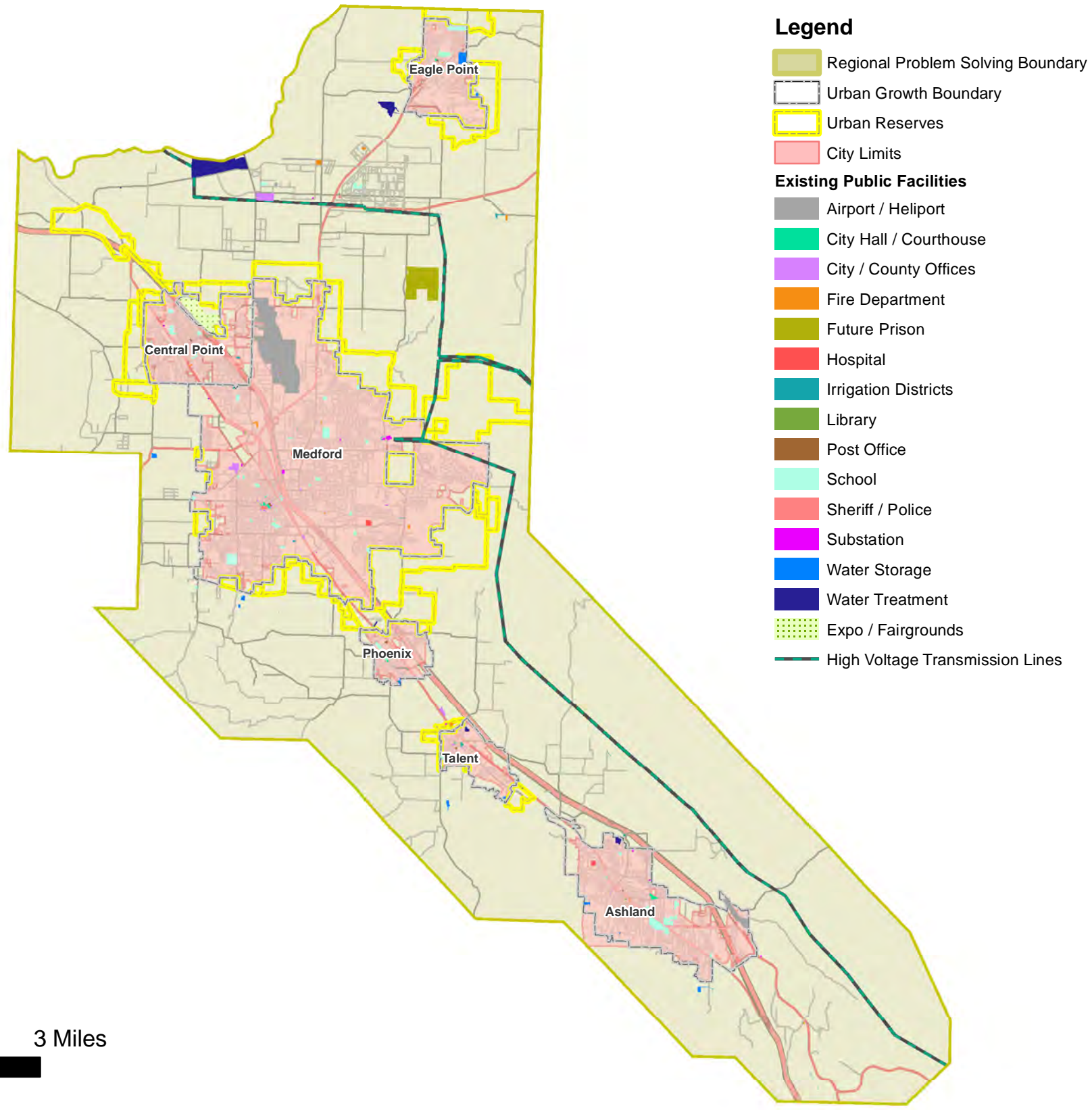
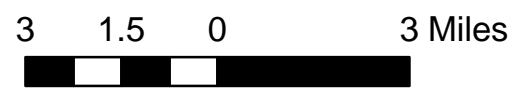




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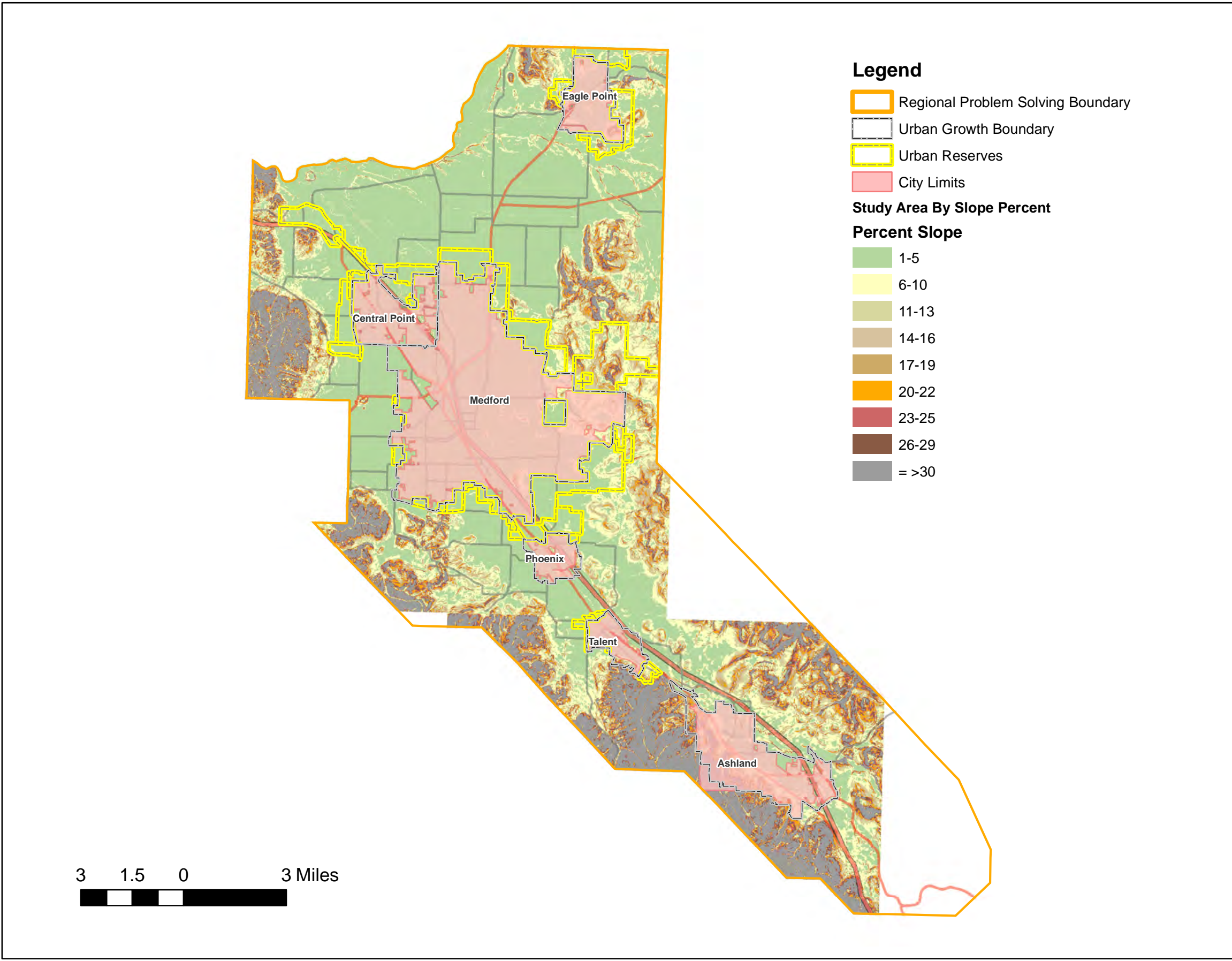
- Regional Problem Solving Boundary
- Urban Growth Boundary
- City Limits
- White City Unincorporated Community
- Urban Containment Boundary
- Urban Reserves
- Fire Hydrants (General Proxy to Water Lines)
- Rogue Valley Sewer Service & City of Medford Lines
- High Voltage Transmission Lines





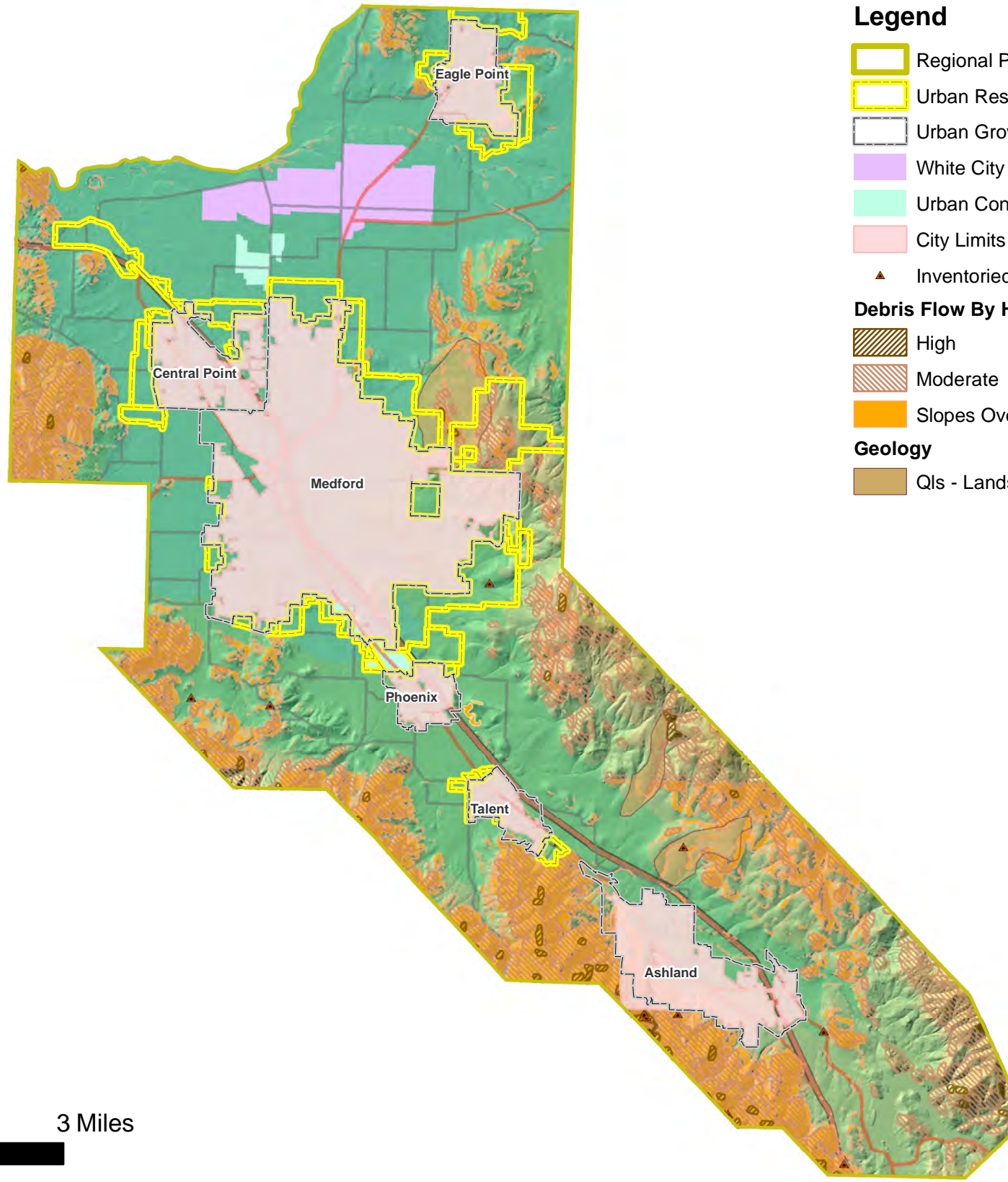
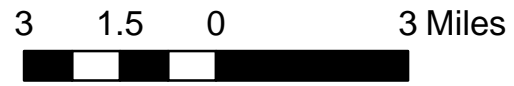
Public Facilities





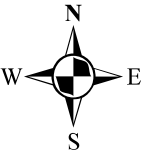
Slopes Map





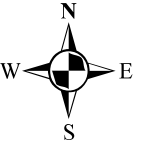
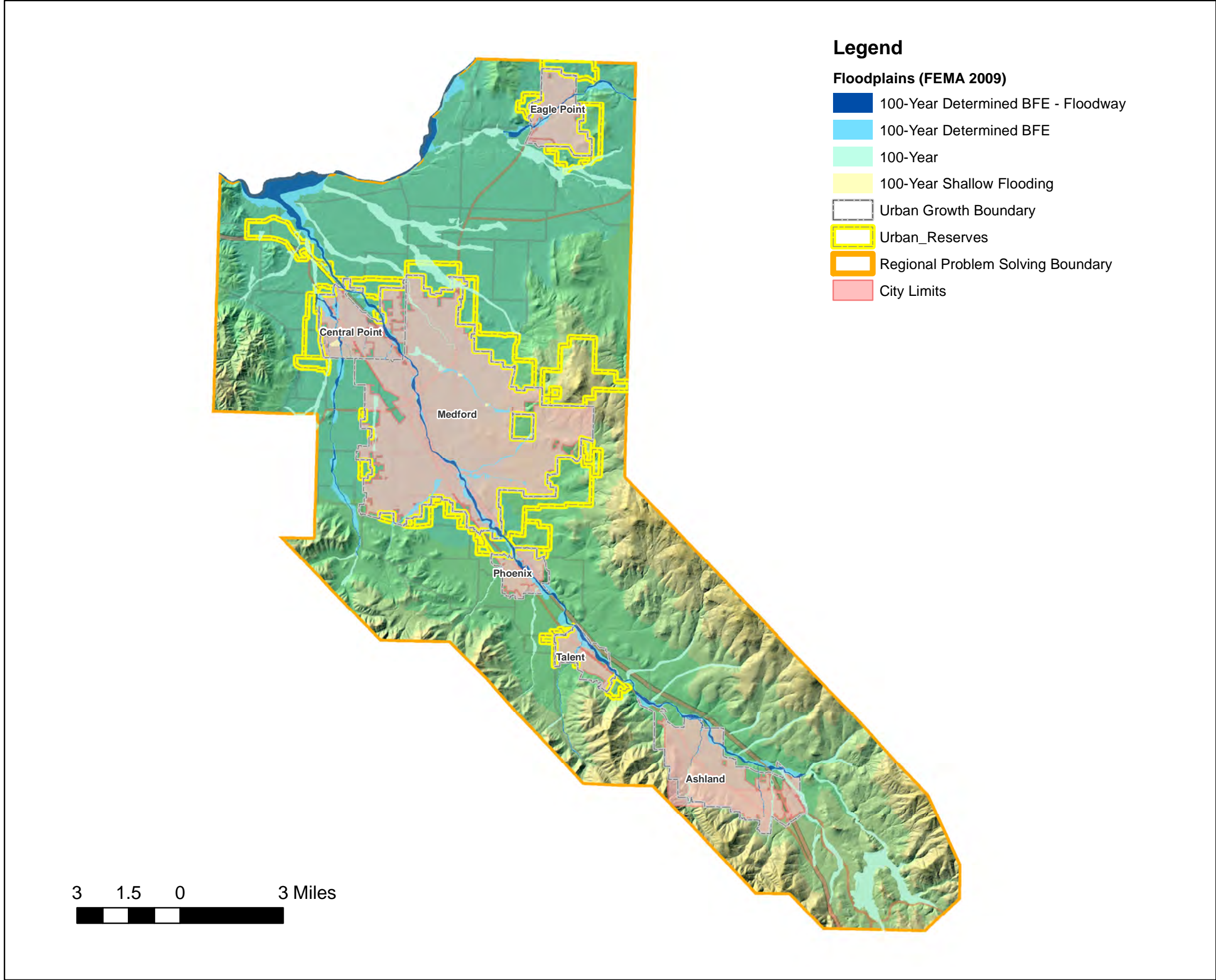
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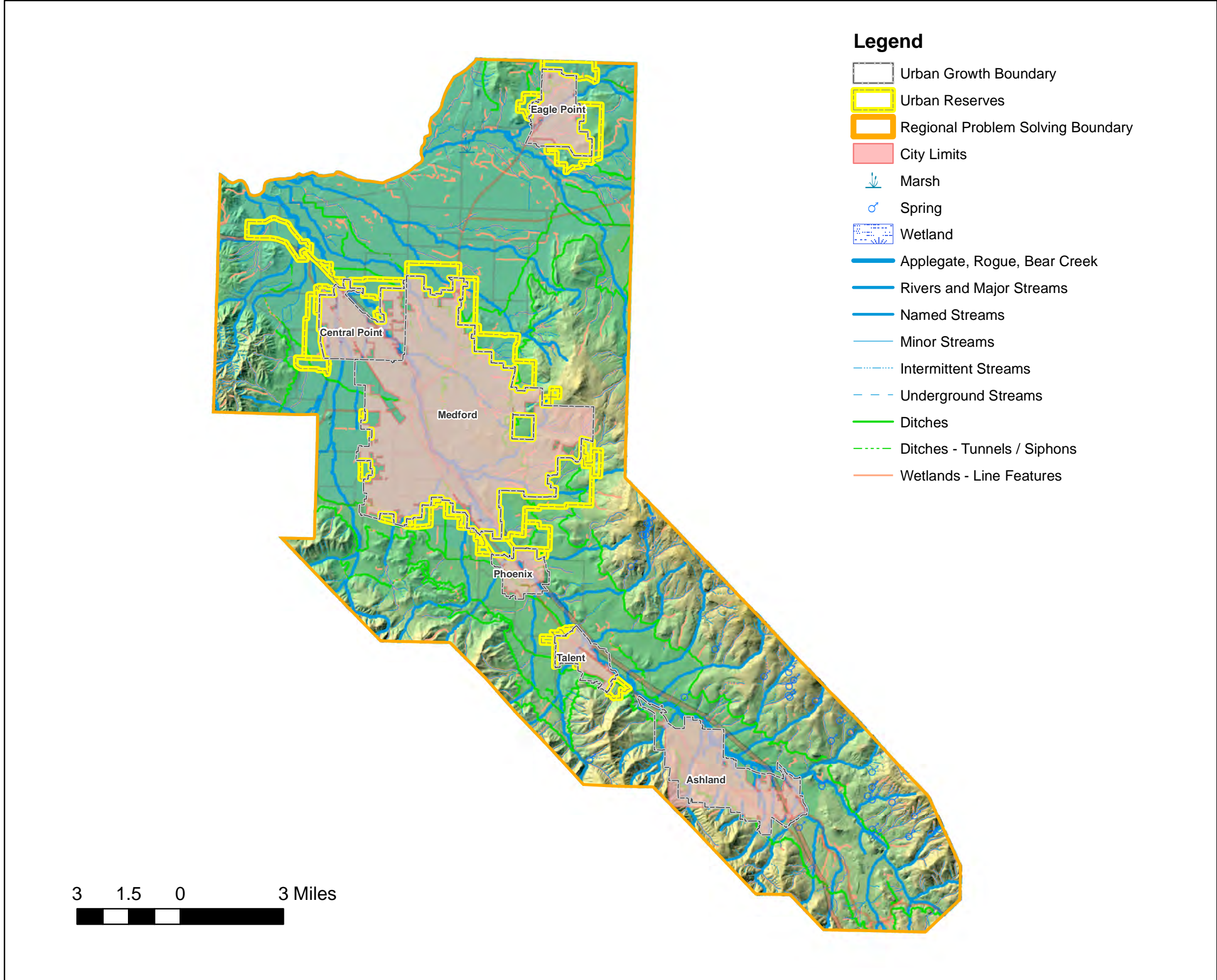
- Regional Problem Solving Boundary
- Urban Reserves
- Urban Growth Boundary
- White City Unincorporated Community
- Urban Containment Boundary
- City Limits
- Inventoried Landslides (DOGAMI)
- Debris Flow By Hazard Potential**
- High
- Moderate
- Slopes Over 22 Percent
- Geology**
- QIs - Landslide & Debris Flow



**Natural Constraints
Steep Slopes, Landslides &
Debris Flow Potential**



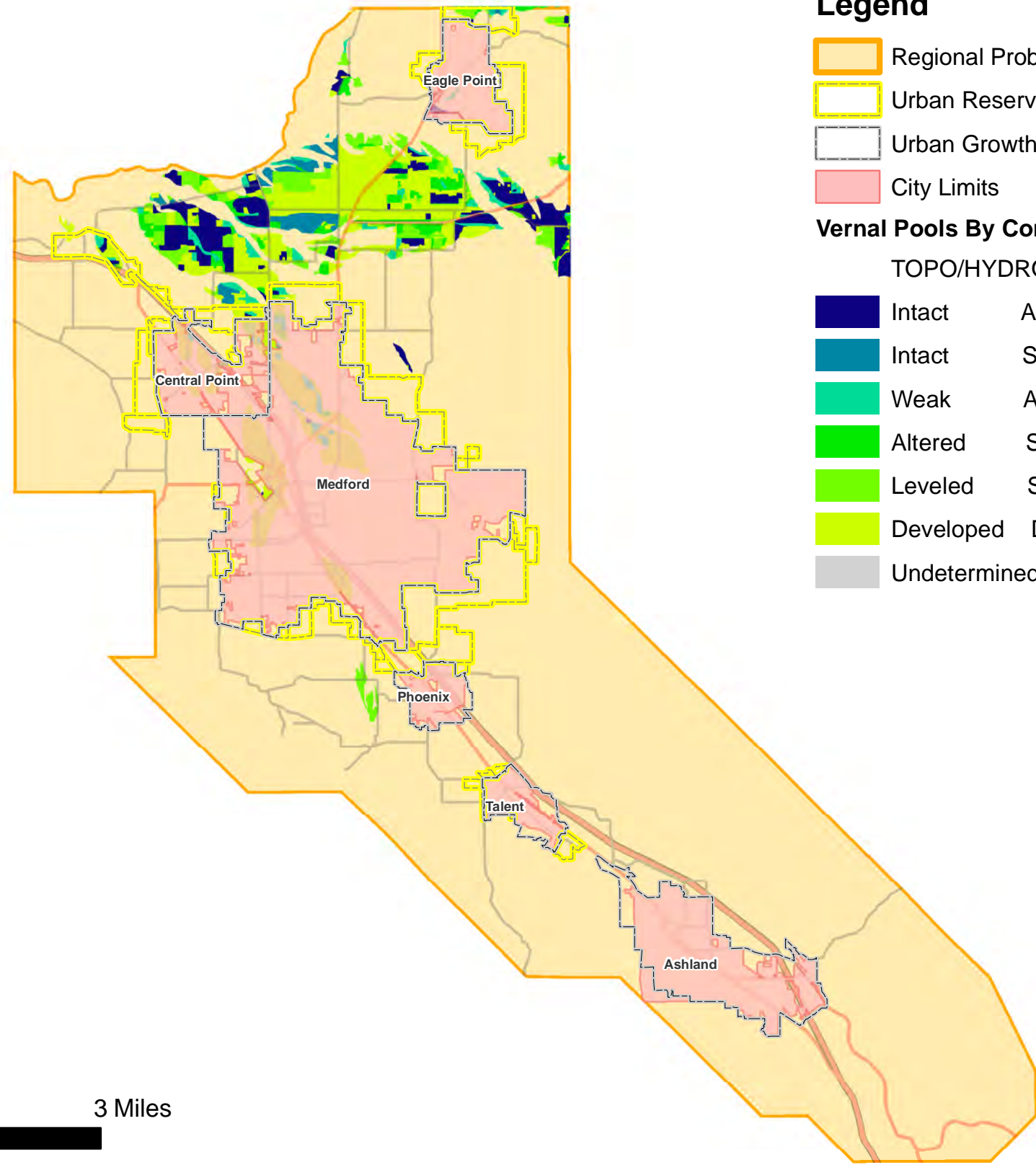








Greater Bear Creek Valley Regional Plan

Water Features










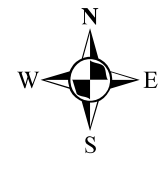


Legend

-  Regional Problem Solving Boundary
-  Urban Reserves
-  Urban Growth Boundary
-  City Limits

Vernal Pools By Conservation Code

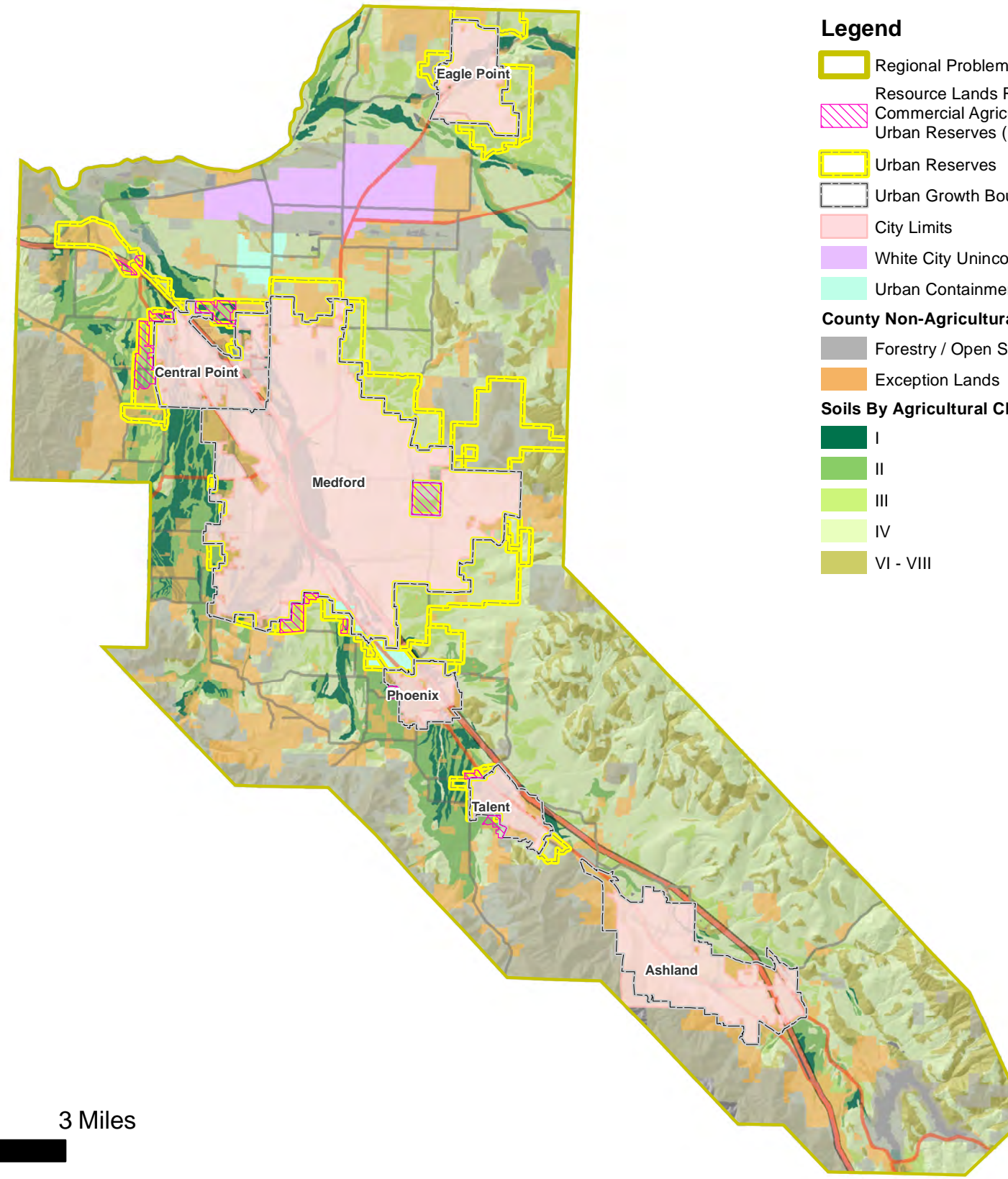
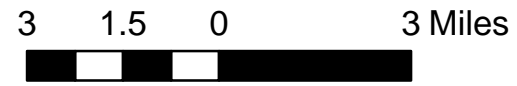
	TOPO/HYDRO	VEG.
	Intact	Altered
	Intact	Severly Altered
	Weak	Altered
	Altered	Severly Altered
	Leveled	Severly Altered
	Developed	Developed
	Undetermined	



Greater Bear Creek Valley Regional Plan

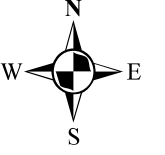
Vernal Pools By Nature Conservancy Conservation Codes

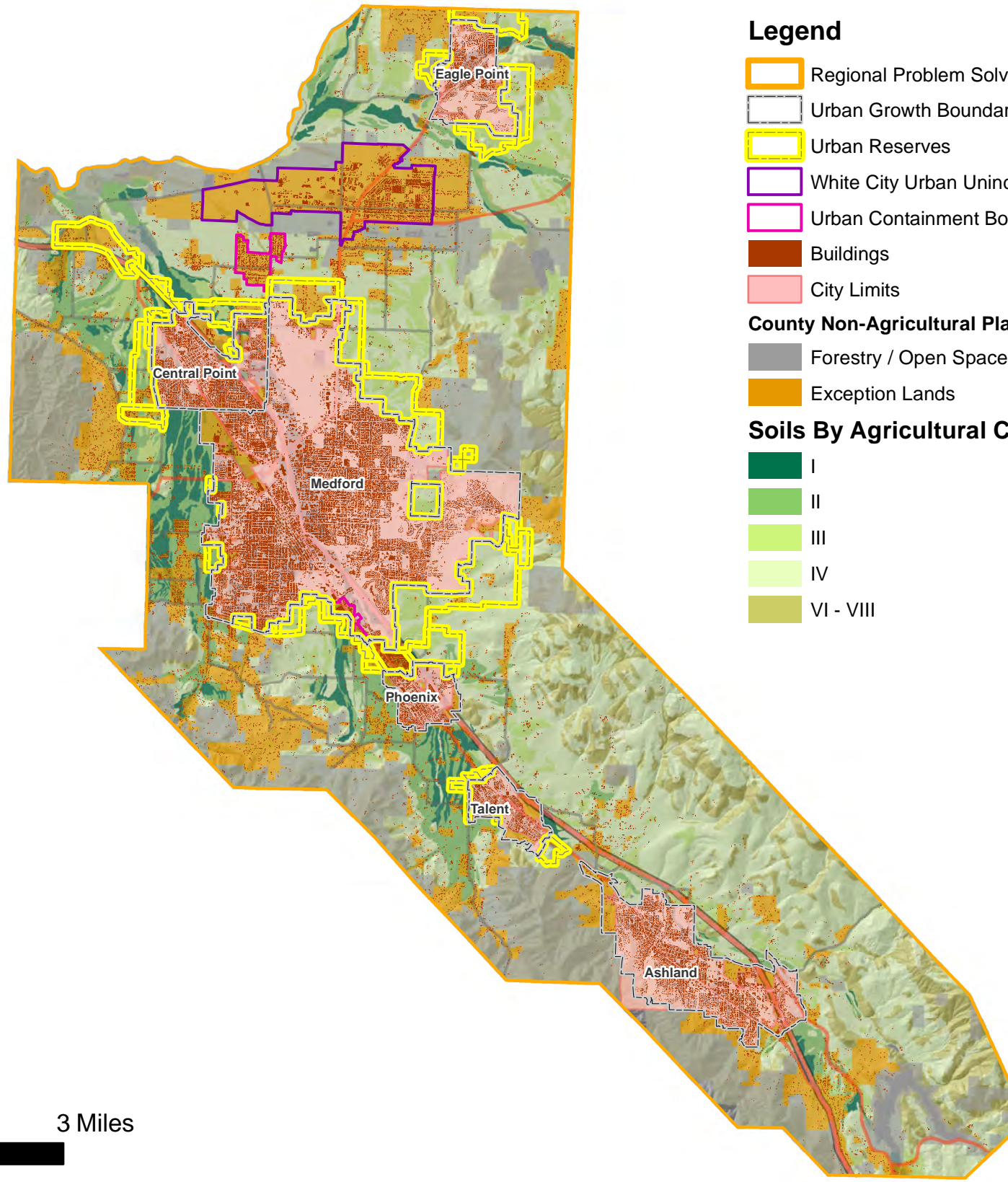
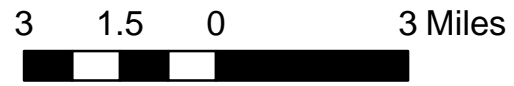




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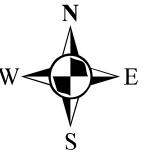
- Regional Problem Solving Boundary
- Resource Lands Review Committee (RLRC) Commercial Agricultural Lands Designated For Urban Reserves (RLRC Lands)
- Urban Reserves
- Urban Growth Boundary
- City Limits
- White City Unincorporated Community
- Urban Containment Boundary
- County Non-Agricultural Plan Designations**
- Forestry / Open Space & Aggregate Lands
- Exception Lands
- Soils By Agricultural Class**
- I
- II
- III
- IV
- VI - VIII





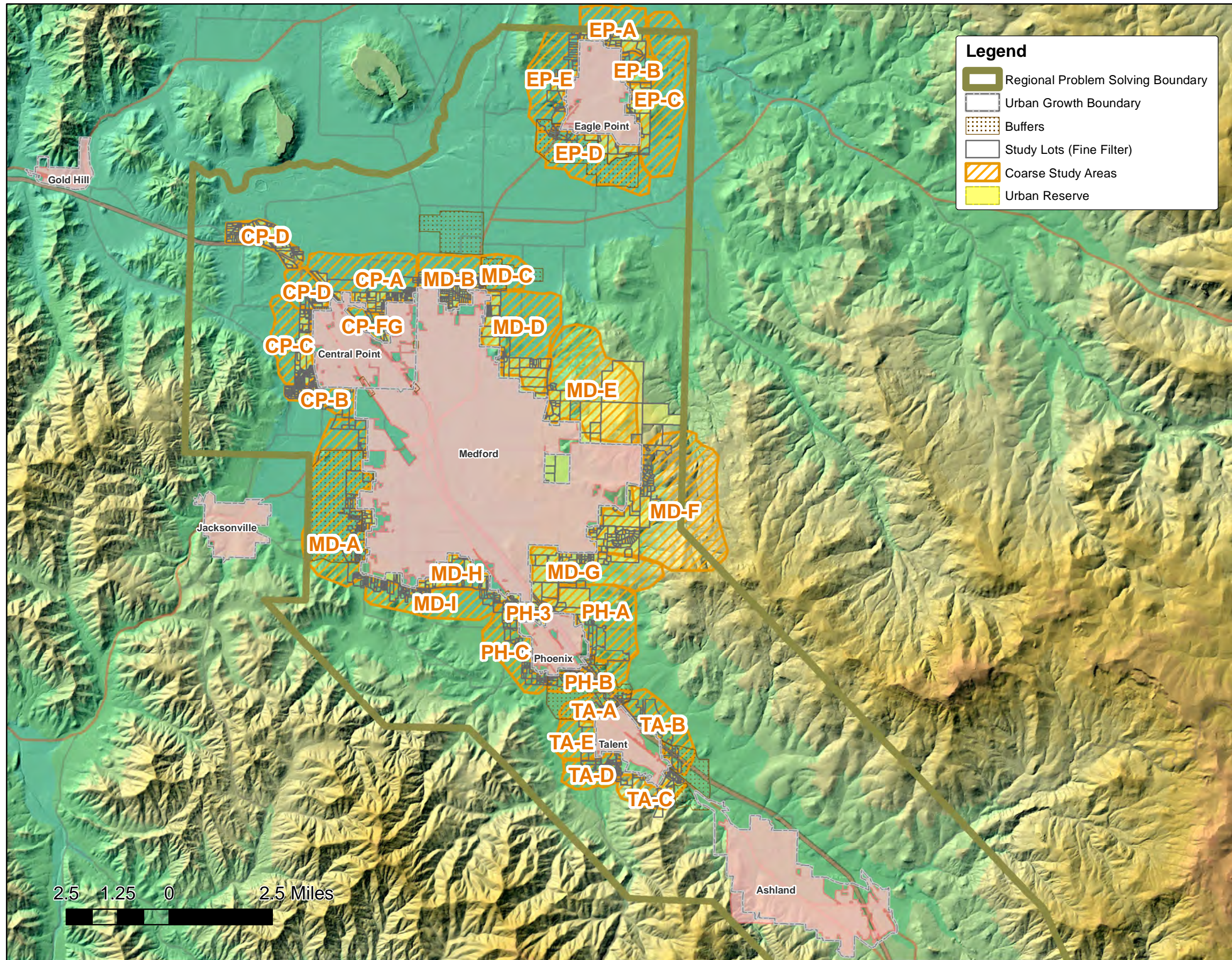
Legend

- Regional Problem Solving Boundary
- Urban Growth Boundary
- Urban Reserves
- White City Urban Unincorporated Community Boundary
- Urban Containment Boundary
- Buildings
- City Limits
- County Non-Agricultural Plan Designations**
- Forestry / Open Space & Aggregate Lands
- Exception Lands
- Soils By Agricultural Class**
- I
- II
- III
- IV
- VI - VIII

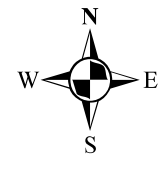


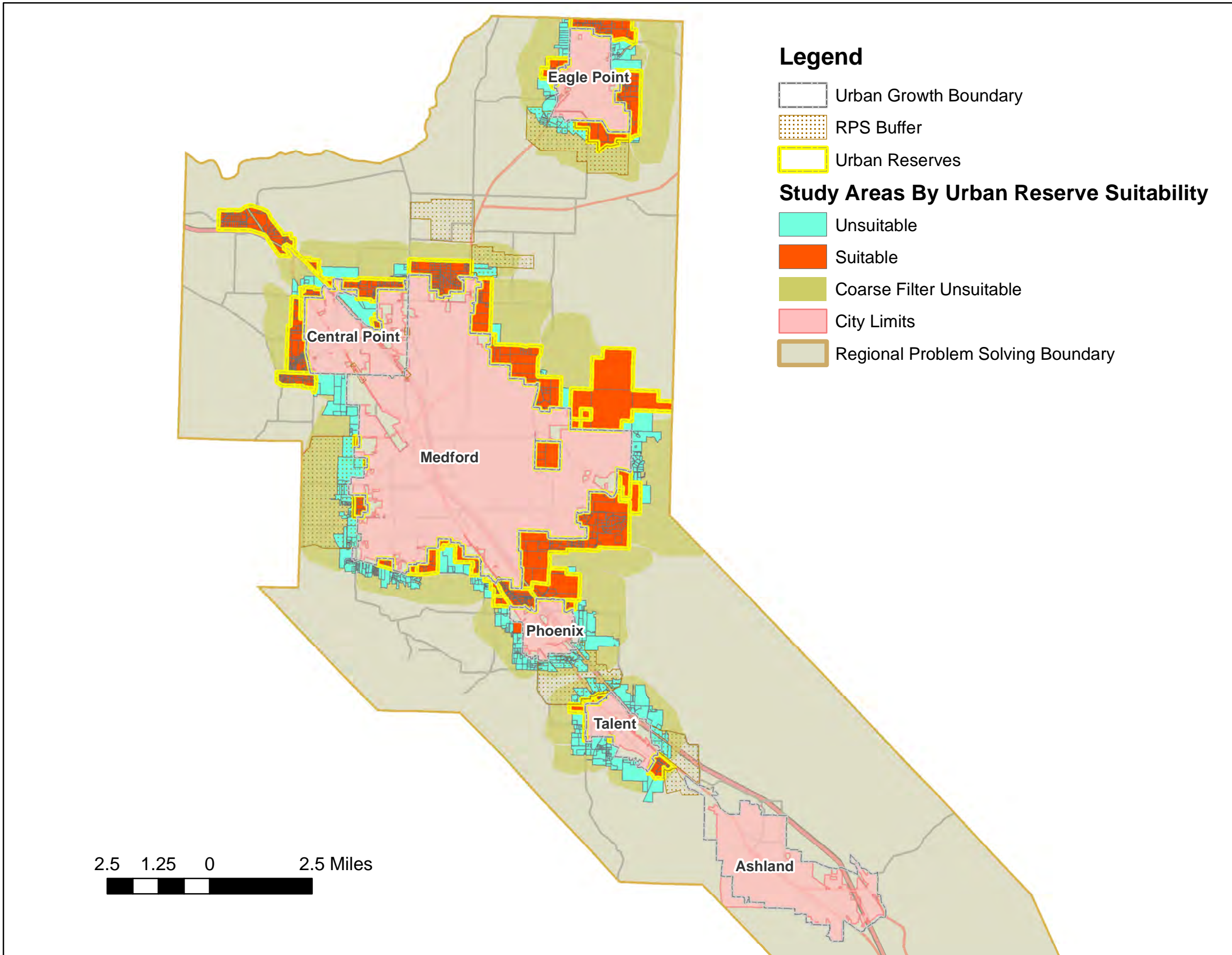
**Agricultural Lands
Composite Analysis Map**





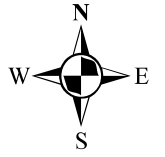
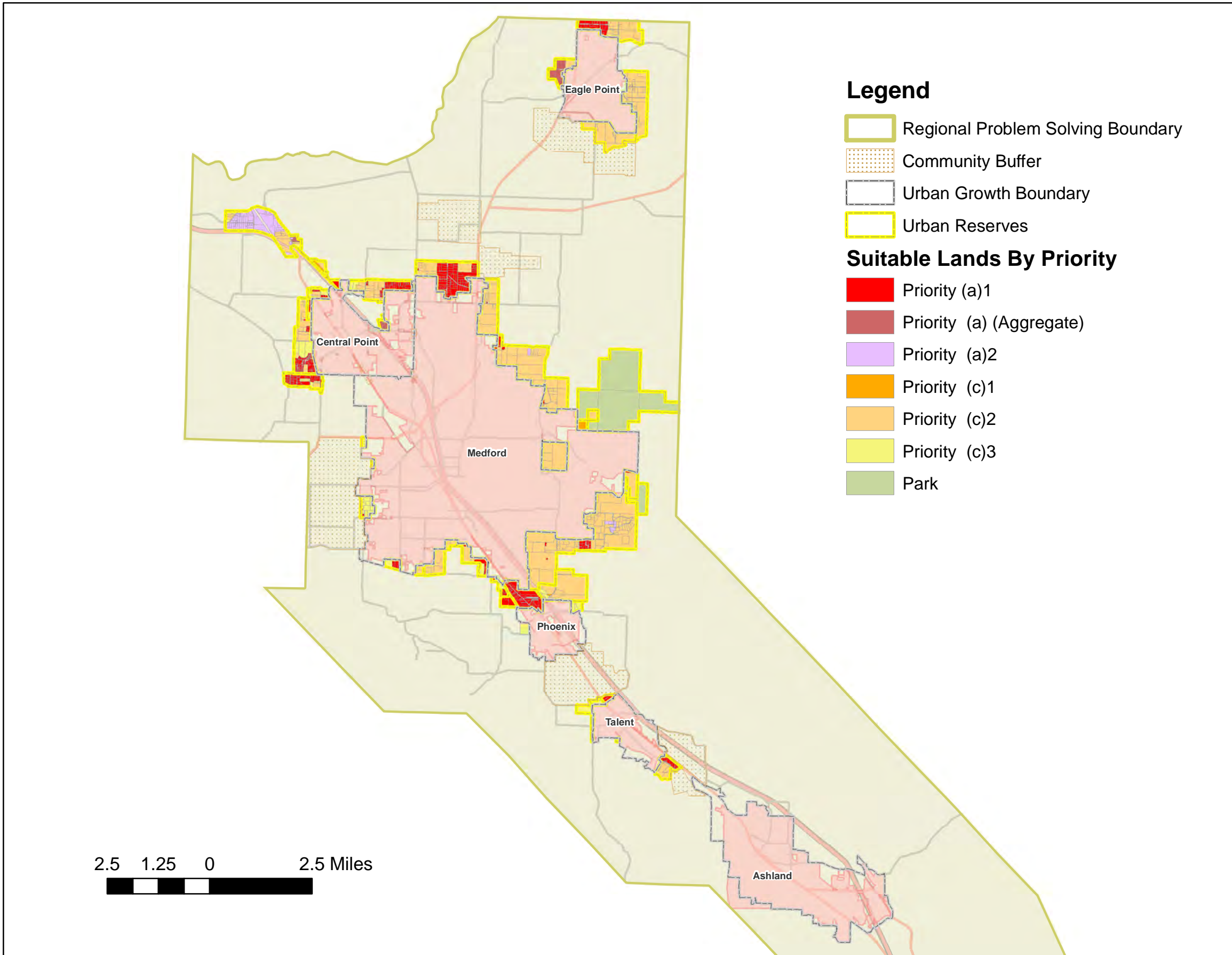
Coarse Study Areas, Buffers,
& Urban Reserves





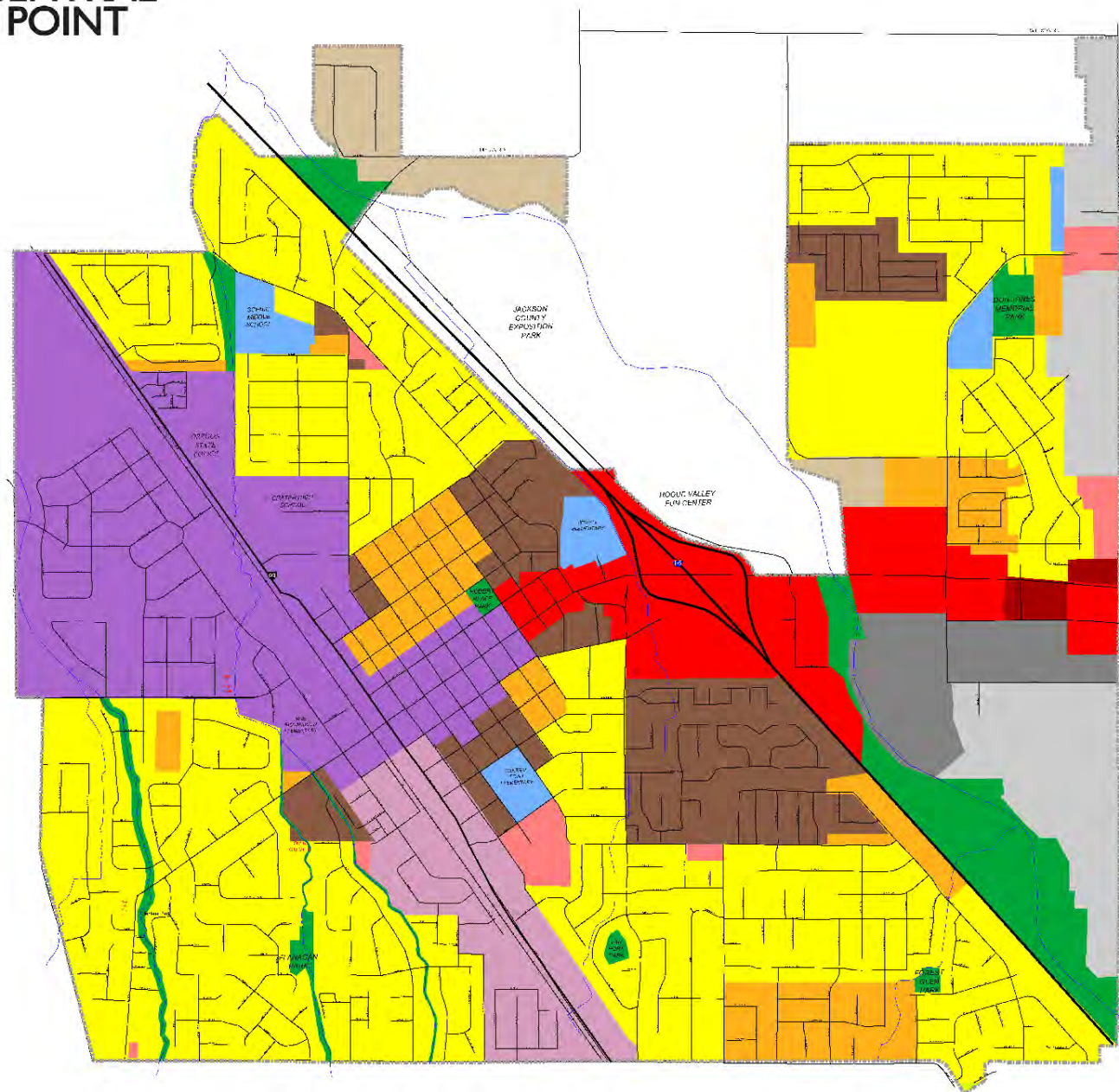
Study Areas By Suitability





Suitable Lands By Priority

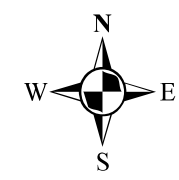




Legend	Residential	Mixed Use	Commercial	Industrial	Civic and Open Space
UGB	Very Low Density	TOD Corridor	Neighborhood Convenience Center	Light	Parks and Open Space
	Low Density	TOD District	Tourist and Office Professional	General	Civic
	Medium Density		Thoroughfare Commercial		
	High Density				

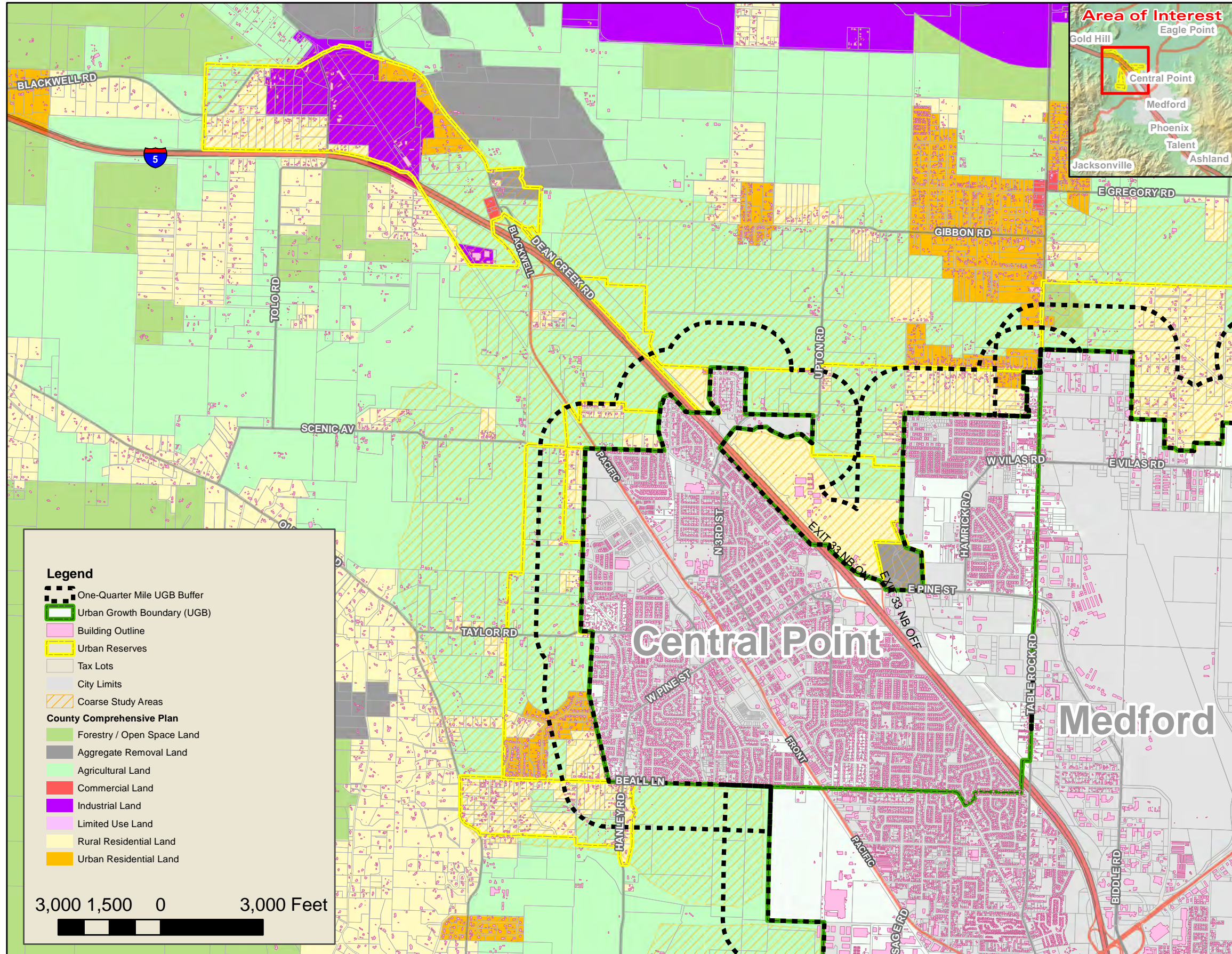
**Comprehensive Land Use Plan
2008-2030**

This map is intended for geographic display and planning purposes only.
Owner: City of Central Point
Comp. Plan 2008-2030.mxd
MHO 11 MARCH 2009



**Comprehensive Plan Map
Central Point**

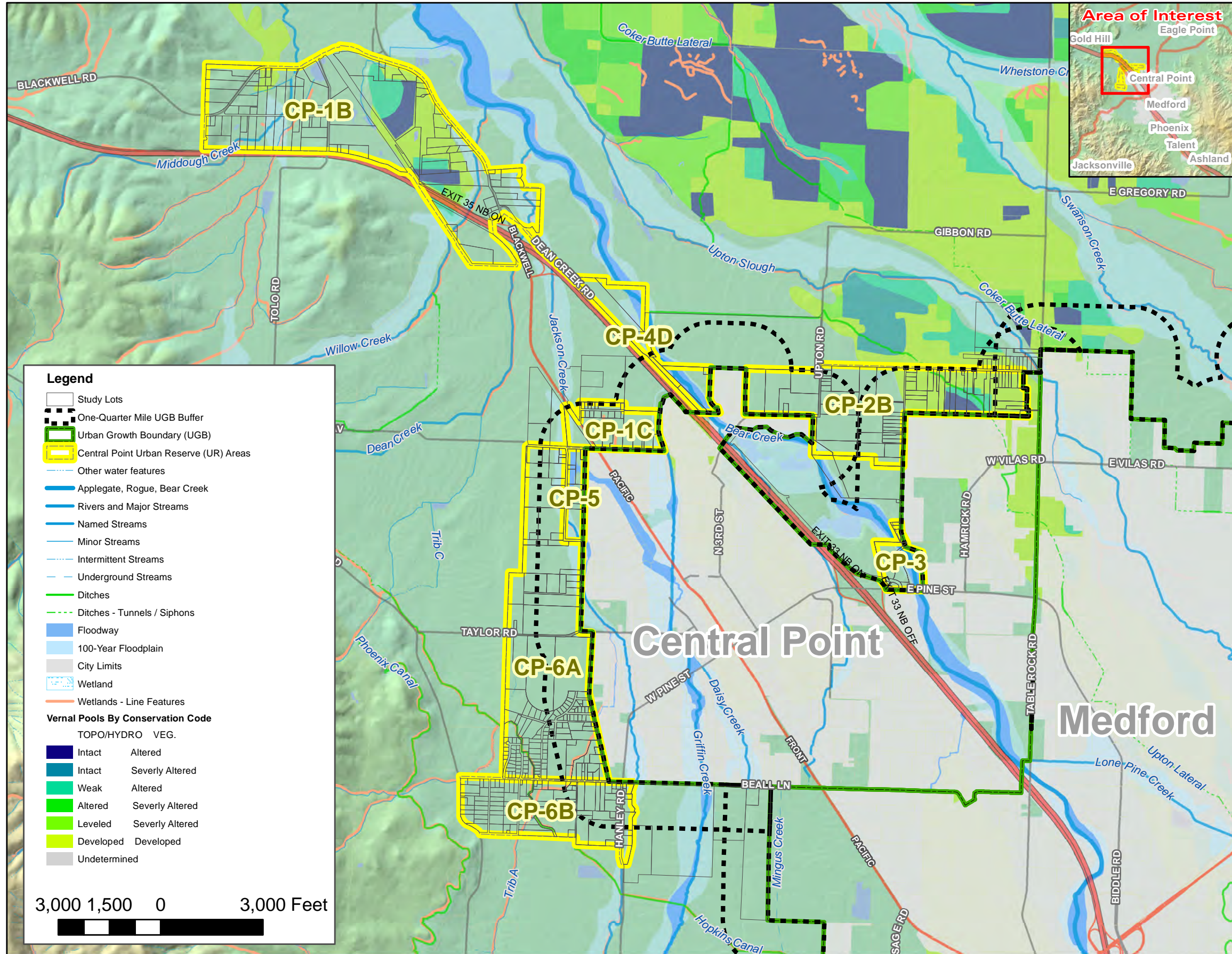




Greater Bear Creek Valley - Regional Plan

Existing Development Patterns Map
Central Point





Legend

- Study Lots
- One-Quarter Mile UGB Buffer
- Urban Growth Boundary (UGB)
- Central Point Urban Reserve (UR) Areas
- Other water features
- Applegate, Rogue, Bear Creek
- Rivers and Major Streams
- Named Streams
- Minor Streams
- Intermittent Streams
- Underground Streams
- Ditches
- Ditches - Tunnels / Siphons
- Floodway
- 100-Year Floodplain
- City Limits
- Wetland
- Wetlands - Line Features

Vernal Pools By Conservation Code

TOPO/HYDRO	VEG.
	Intact
	Altered
	Intact
	Severely Altered
	Weak
	Altered
	Altered
	Severely Altered
	Leveled
	Severely Altered
	Developed
	Developed
	Undetermined

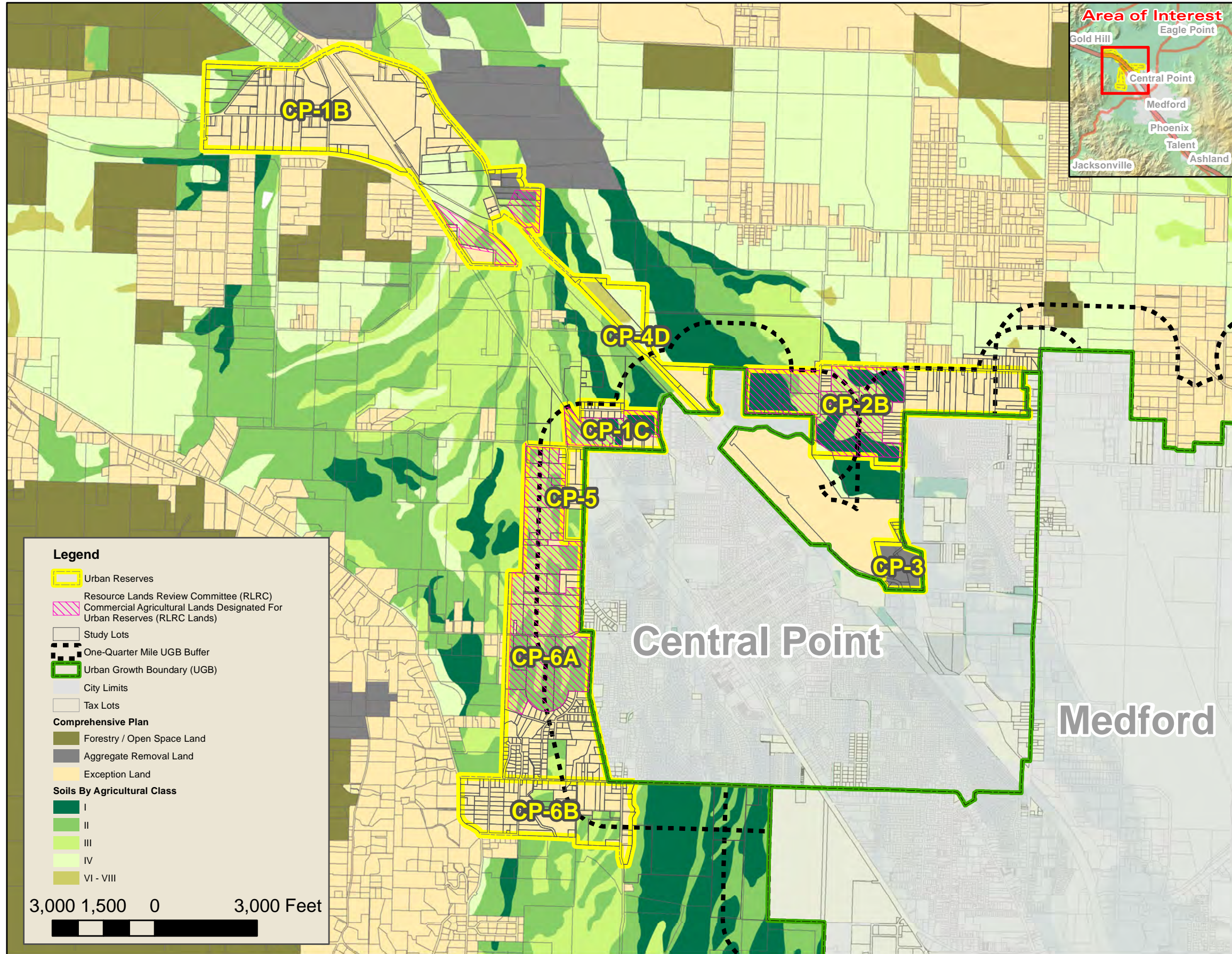
3,000 1,500 0 3,000 Feet



Regional Problem Solving (RPS)

Physical Features - Hydrology Map
Central Point





Legend

- Urban Reserves
- Resource Lands Review Committee (RLRC) Commercial Agricultural Lands Designated For Urban Reserves (RLRC Lands)
- Study Lots
- One-Quarter Mile UGB Buffer
- Urban Growth Boundary (UGB)
- City Limits
- Tax Lots

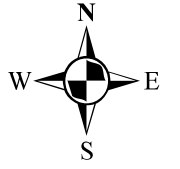
Comprehensive Plan

- Forestry / Open Space Land
- Aggregate Removal Land
- Exception Land

Soils By Agricultural Class

- I
- II
- III
- IV
- VI - VIII

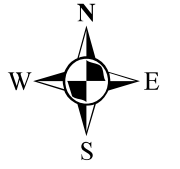
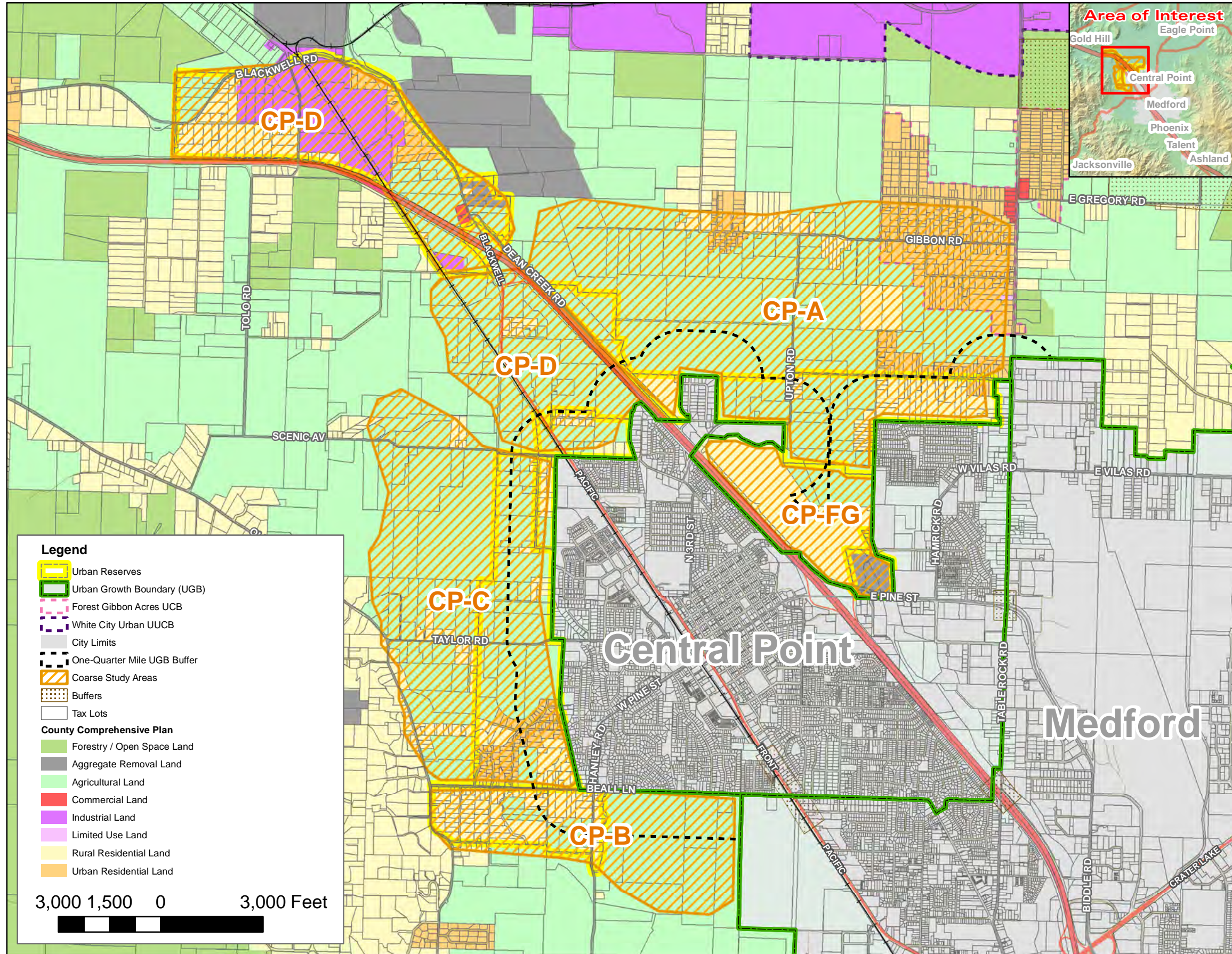
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Greater Bear Creek Valley - Regional Plan

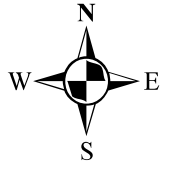
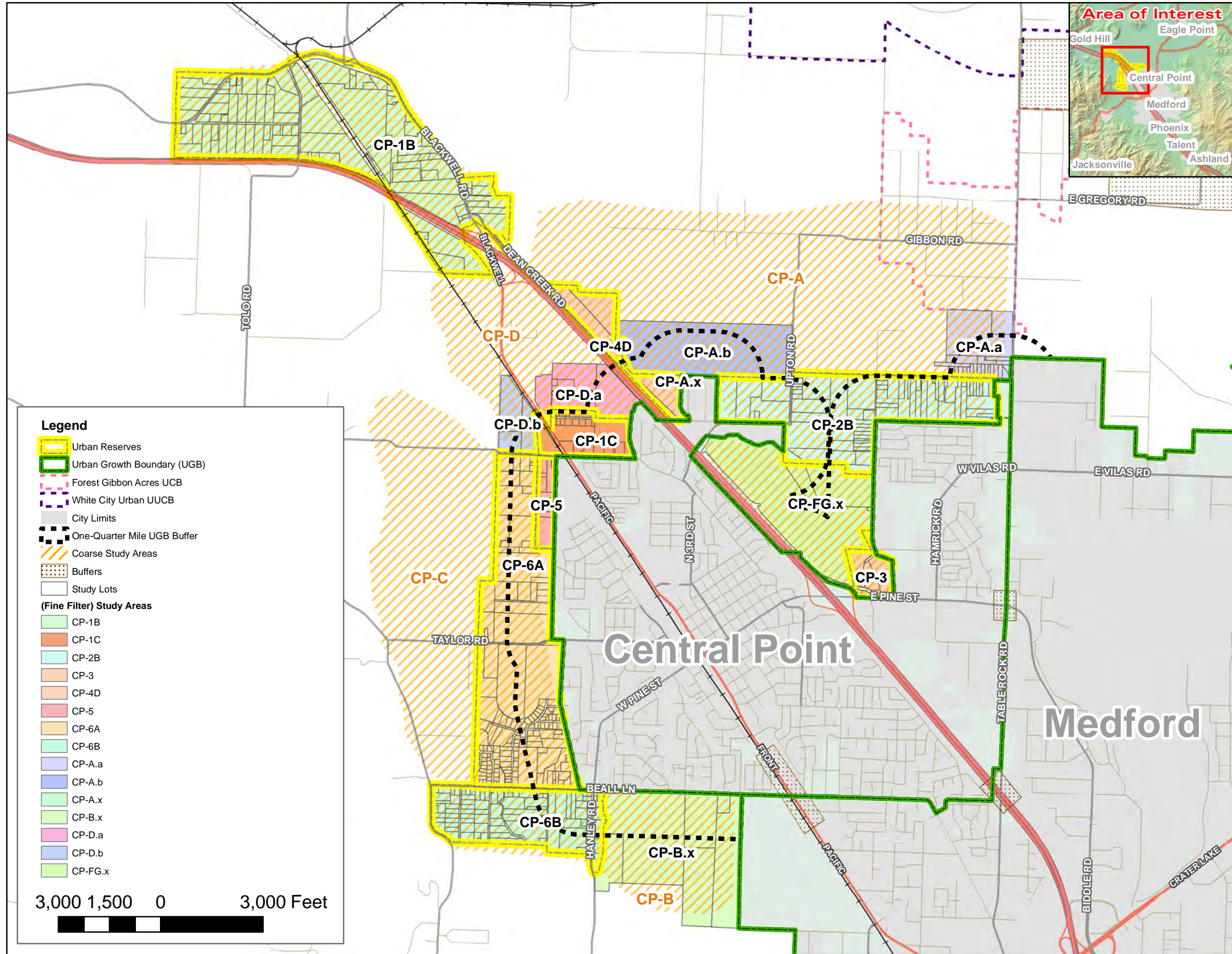
**Agricultural Lands By Soil Capability Class
Central Point**





Central Point Study Areas

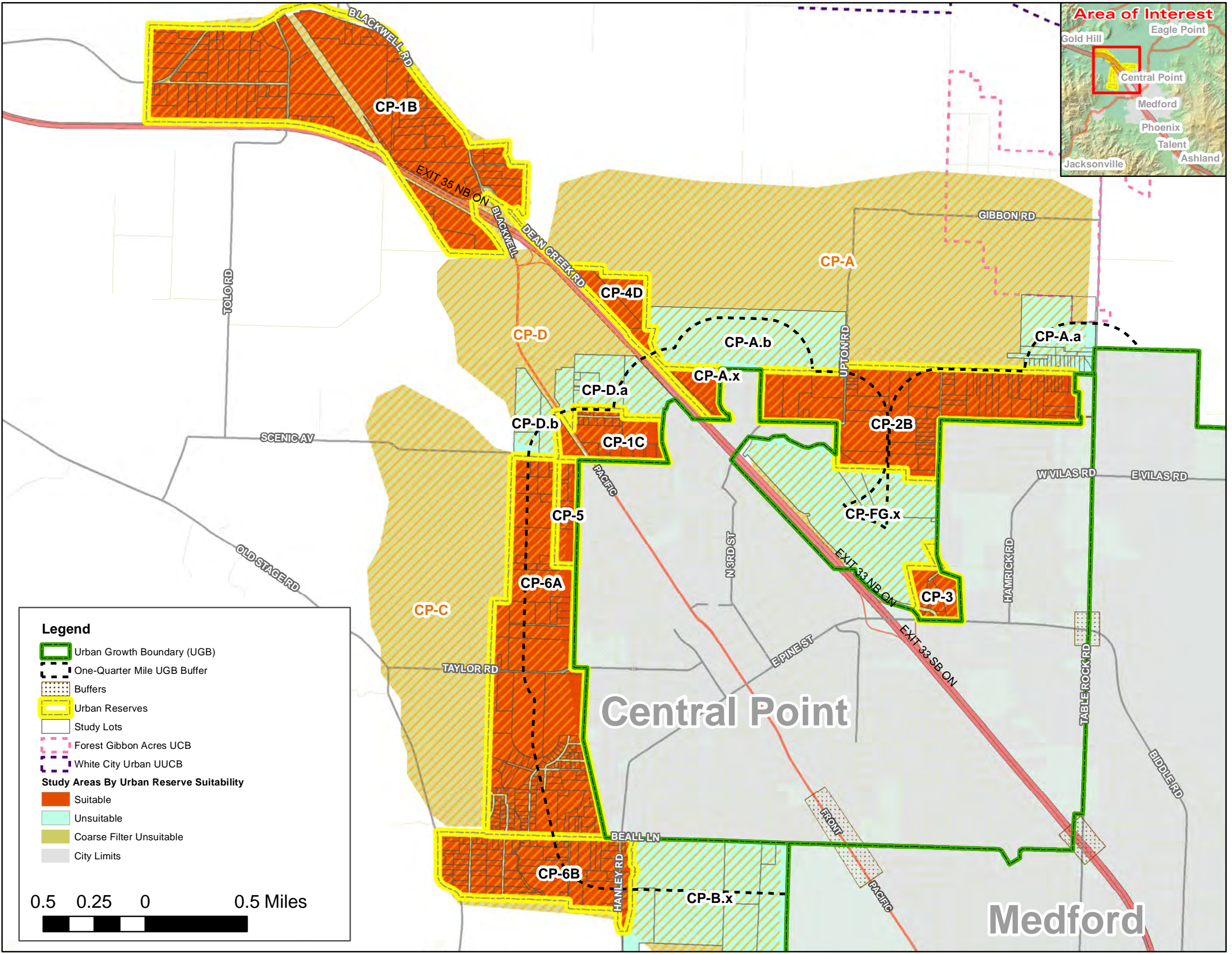




Greater Bear Creek Valley - Regional Plan

Detail (Fine Filter) Study Areas
Central Point





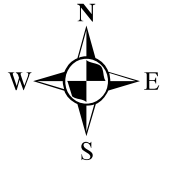
Legend

- Urban Growth Boundary (UGB)
- One-Quarter Mile UGB Buffer
- Buffers
- Urban Reserves
- Study Lots
- Forest Gibbon Acres UCB
- White City Urban UUCB

Study Areas By Urban Reserve Suitability

- Suitable
- Unsuitable
- Coarse Filter Unsuitable
- City Limits

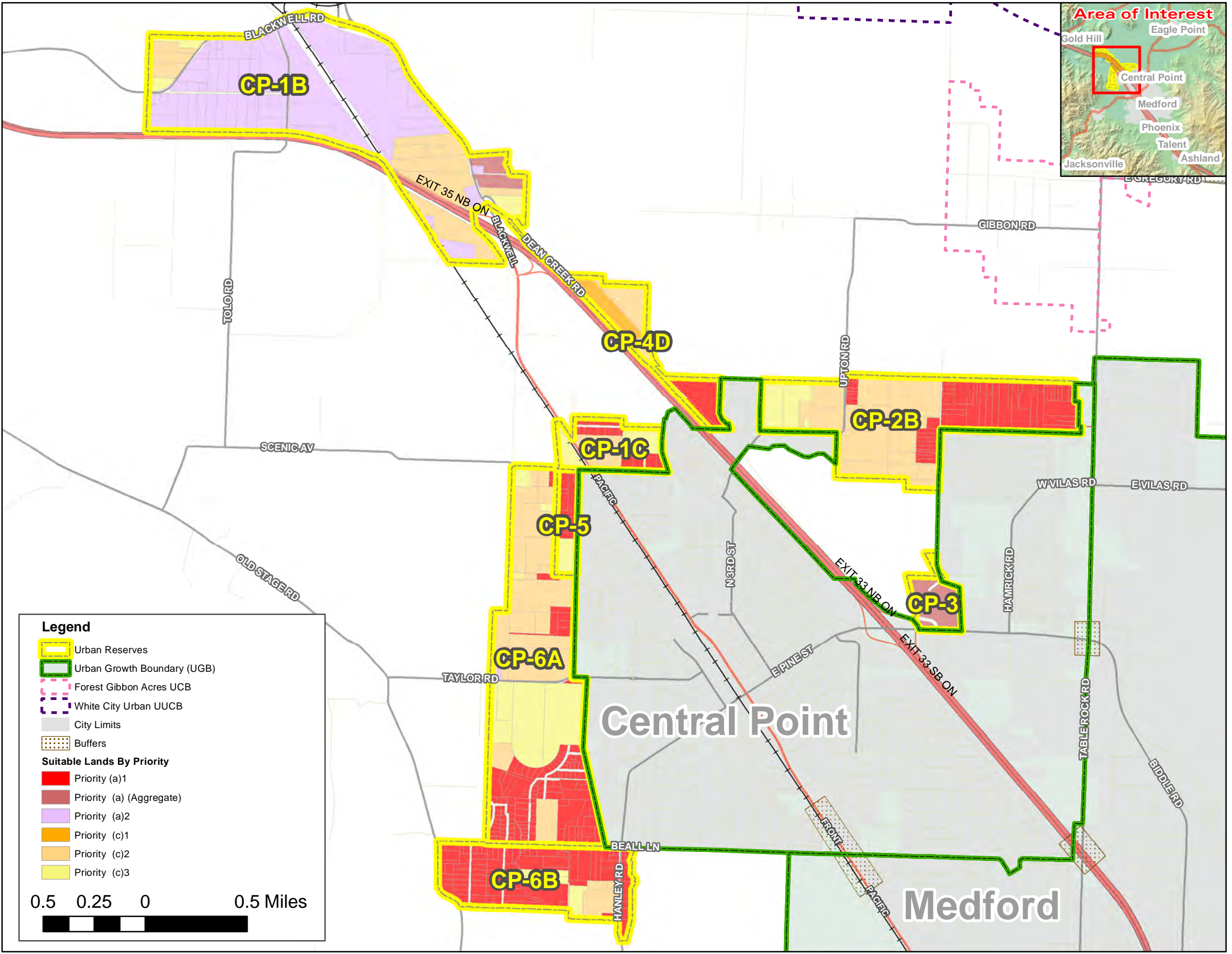
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Greater Bear Creek Valley - Regional Plan

Study Lots By Suitability
Central Point





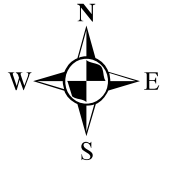
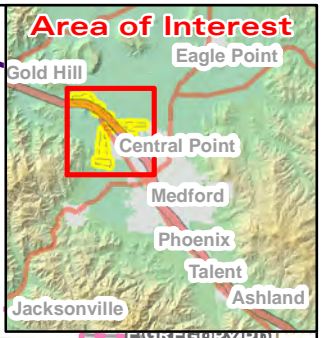
Legend

- Urban Reserves
- Urban Growth Boundary (UGB)
- Forest Gibbon Acres UCB
- White City Urban UUCB
- City Limits
- Buffers

Suitable Lands By Priority

- Priority (a)1
- Priority (a) (Aggregate)
- Priority (a)2
- Priority (c)1
- Priority (c)2
- Priority (c)3

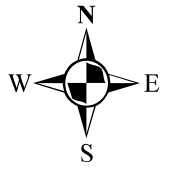
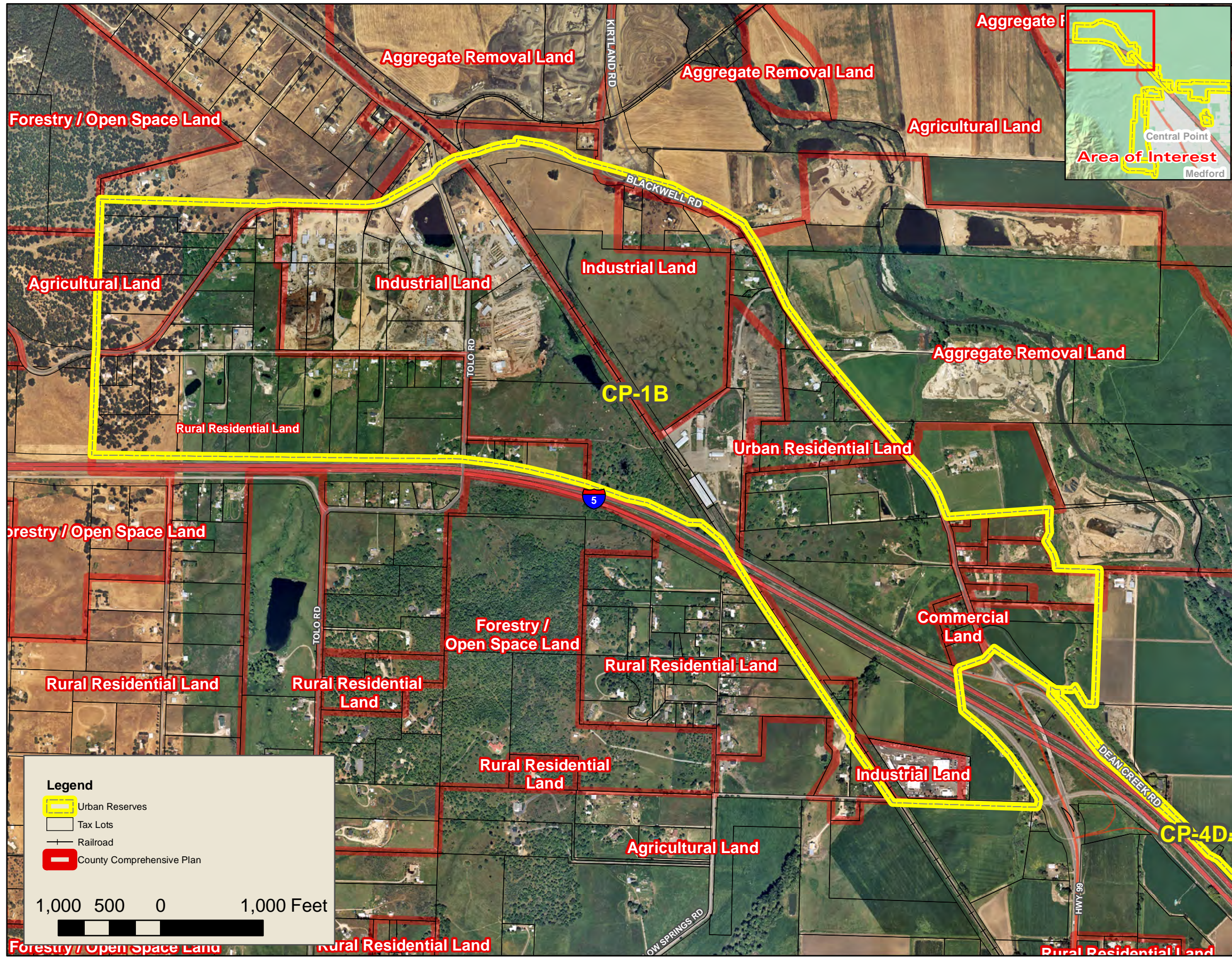
0.5 0.25 0 0.5 Miles



Greater Bear Creek Valley - Regional Plan

**Suitable Lots By Priority
Central Point**

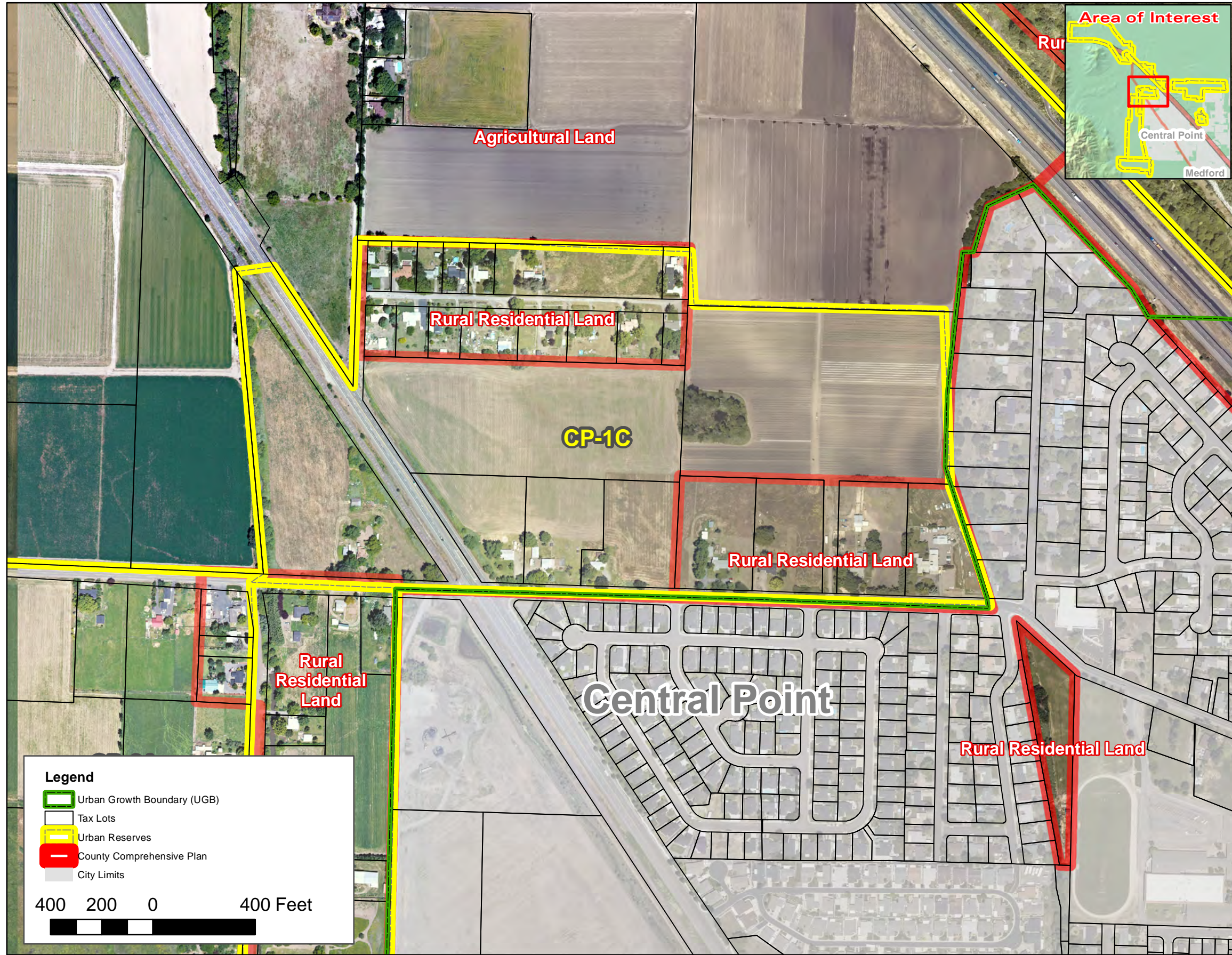




Greater Bear Creek Valley - Regional Plan

Urban Reserve Area CP-1B
Central Point

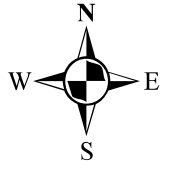
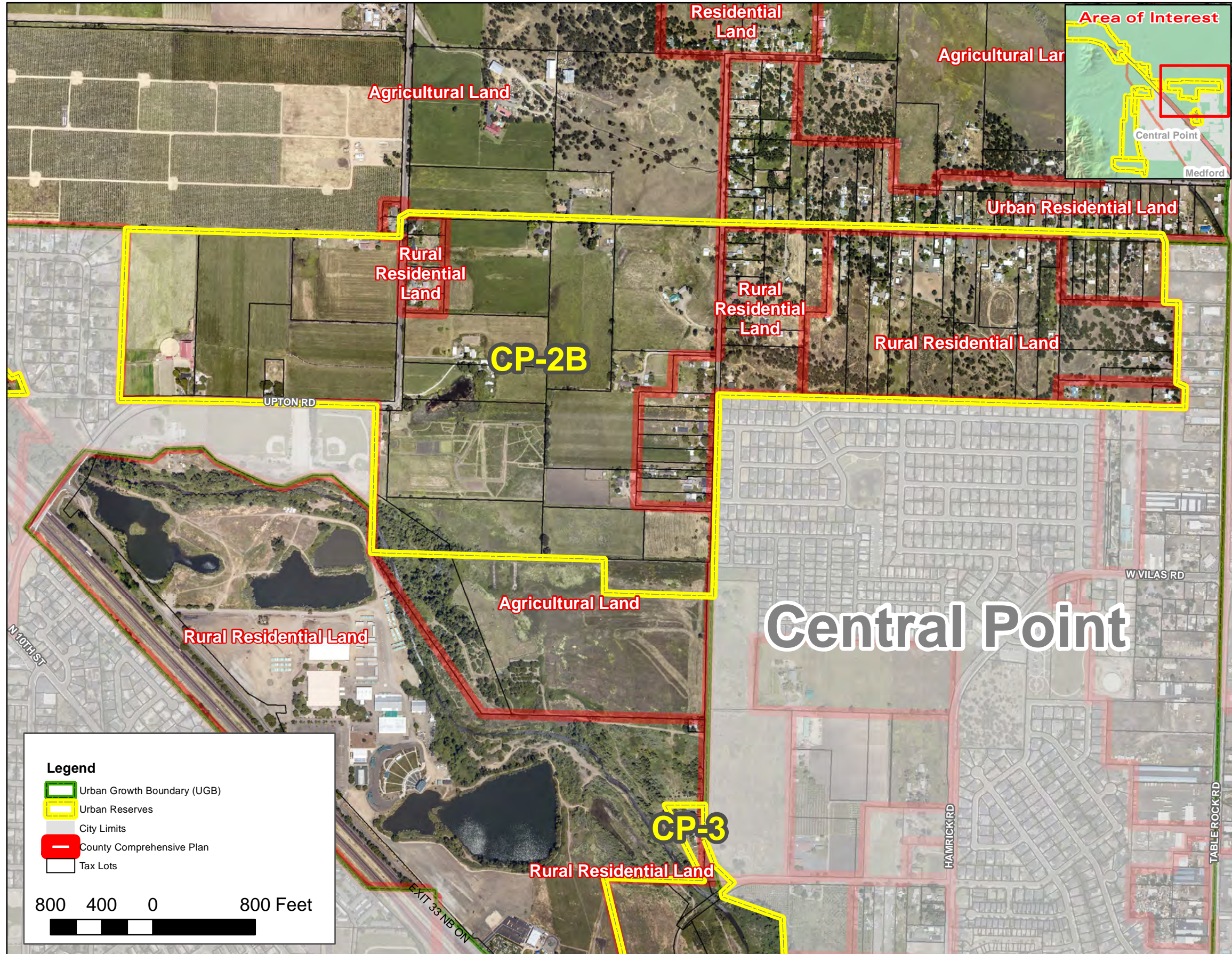




Greater Bear Creek Valley - Regional Plan

**Urban Reserve CP-1C
Central Point**





Greater Bear Creek Valley - Regional Plan

**Urban Reserve CP-2B
Central Point**

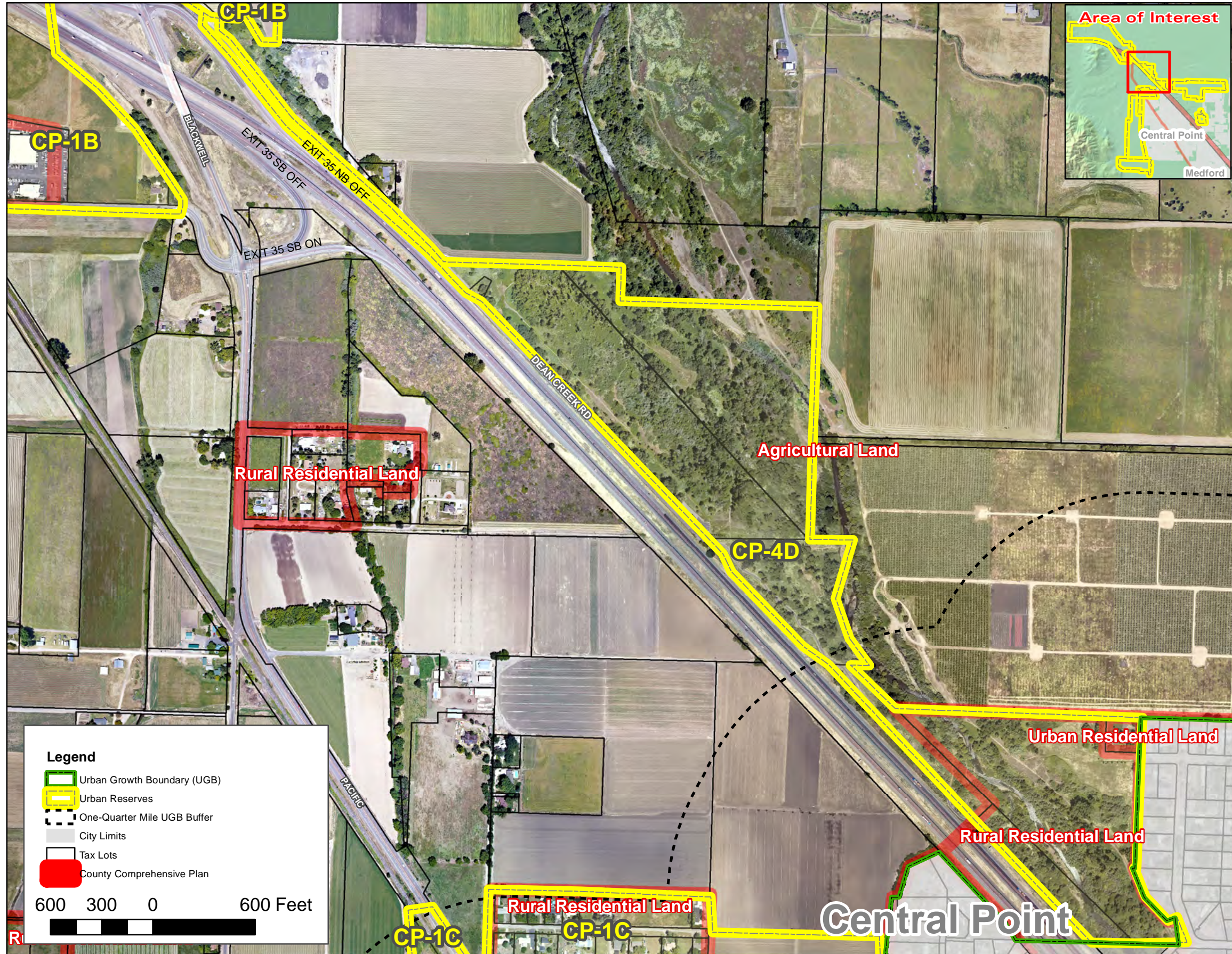




Greater Bear Creek Valley - Regional Plan

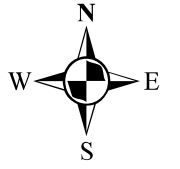
**Urban Reserve CP-3
Central Point**





Greater Bear Creek Valley - Regional Plan

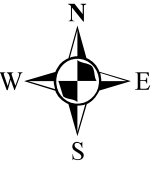
Urban Reserve CP-4D
Central Point

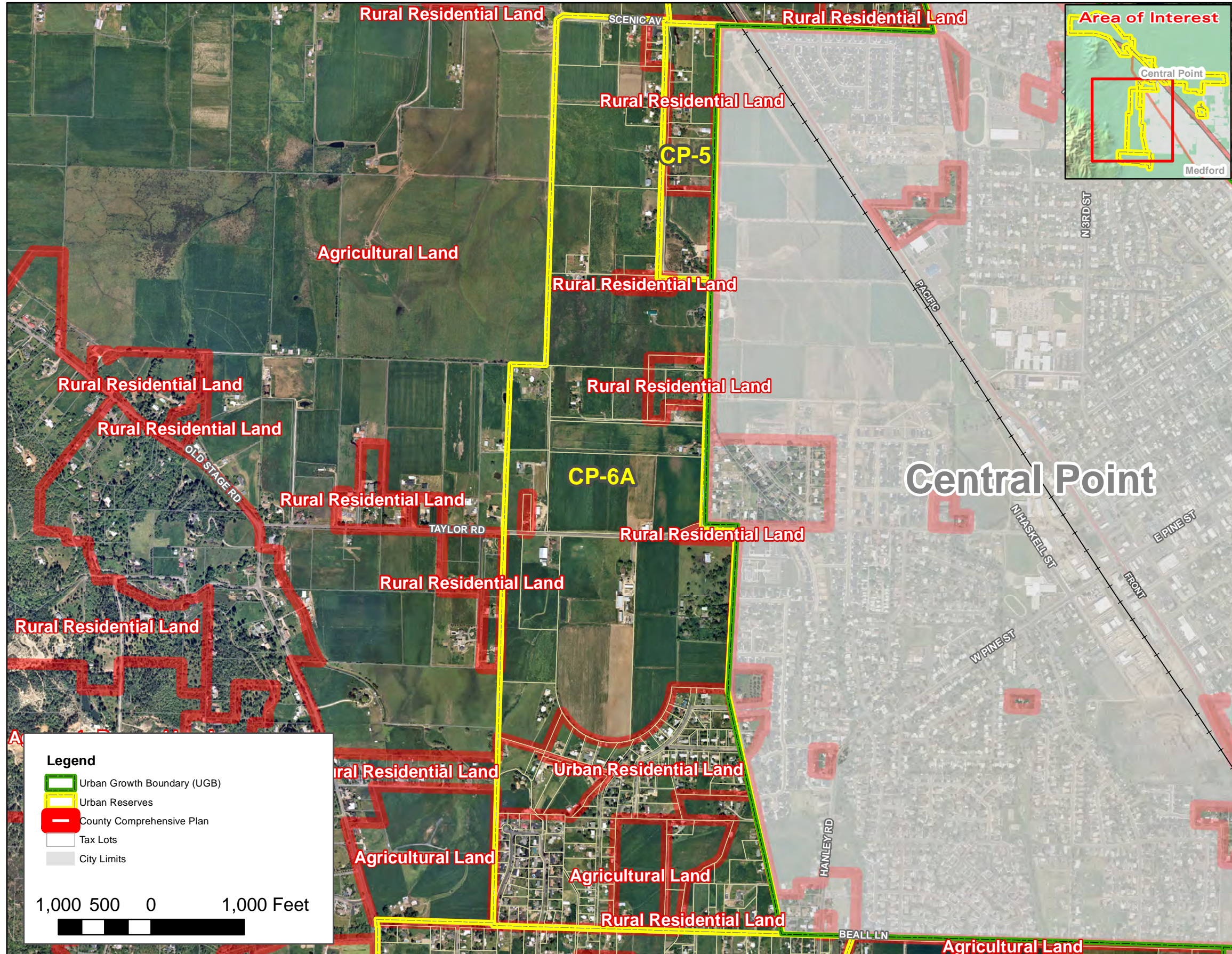




Greater Bear Creek Valley - Regional Plan

**Urban Reserve CP-5
Central Point**





Legend

- Urban Growth Boundary (UGB)
- Urban Reserves
- County Comprehensive Plan
- Tax Lots
- City Limits

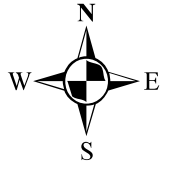
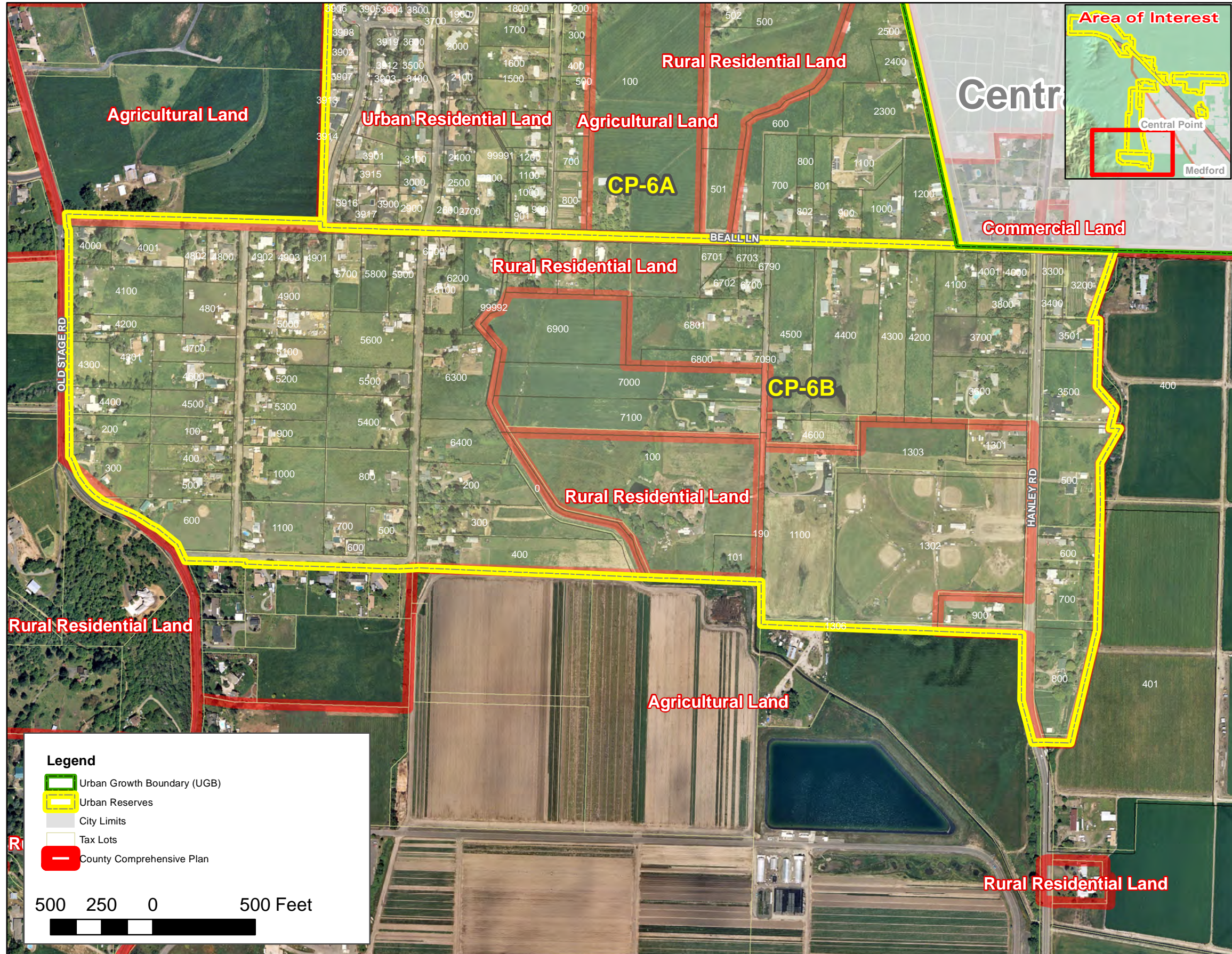
1,000 500 0 1,000 Feet



Greater Bear Creek Valley - Regional Plan

**Urban Reserve CP-6A
Central Point**

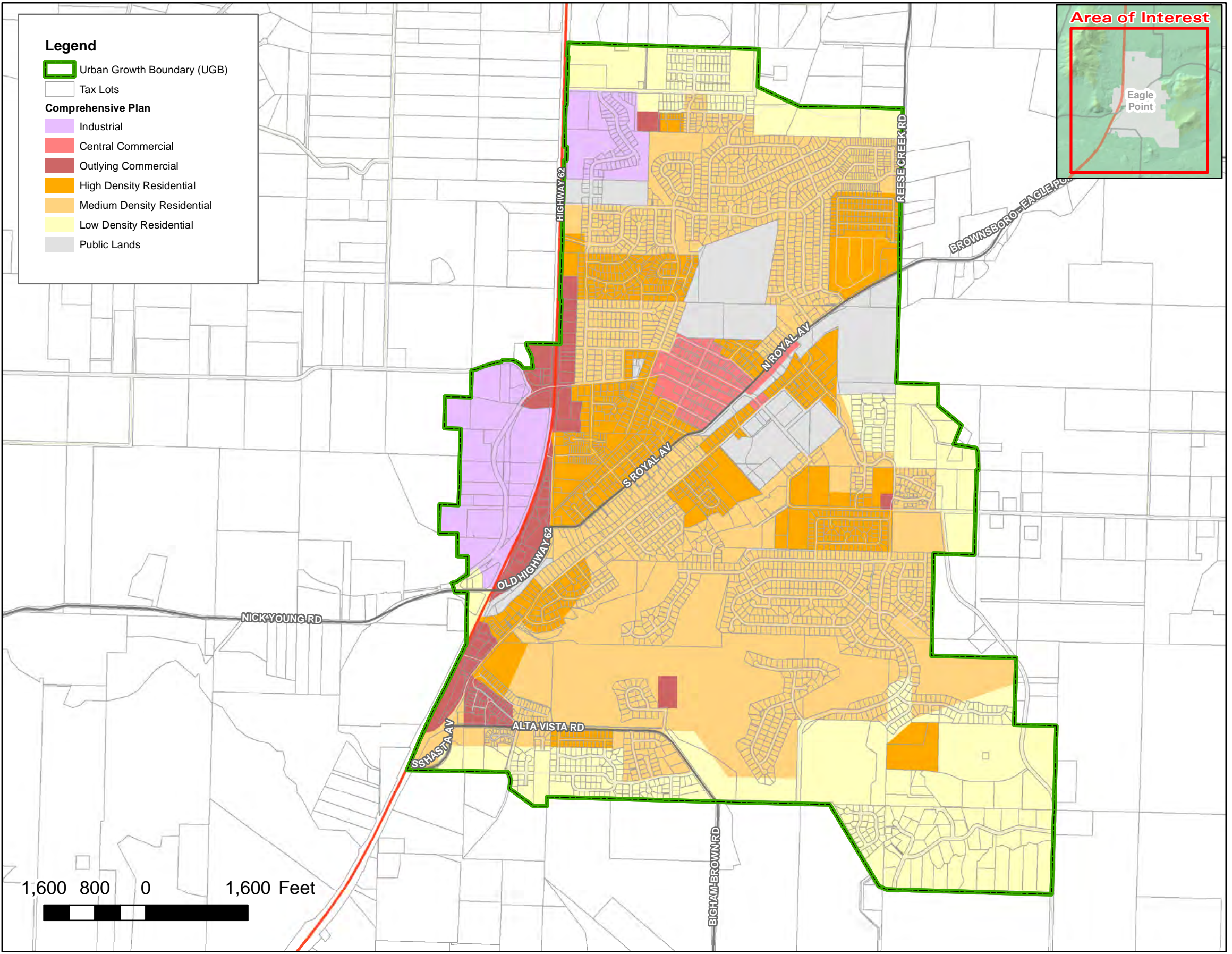




Greater Bear Creek Valley - Regional Plan

**Urban Reserve CP-6B
Central Point**





Legend

- Urban Growth Boundary (UGB)
- Tax Lots

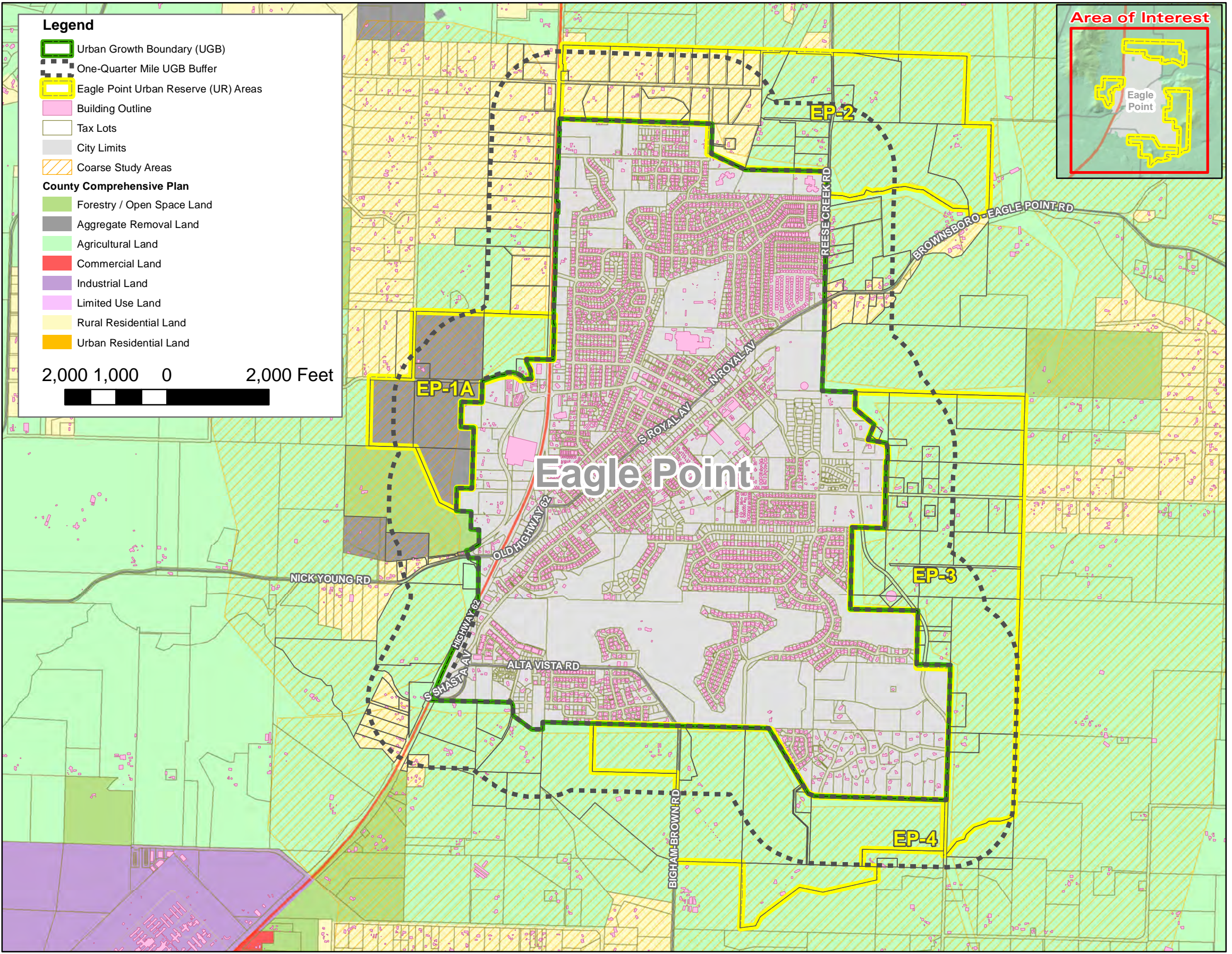
Comprehensive Plan

- Industrial
- Central Commercial
- Outlying Commercial
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Public Lands

Greater Bear Creek Valley - Regional Plan

**Comprehensive Plan Designations
Eagle Point**

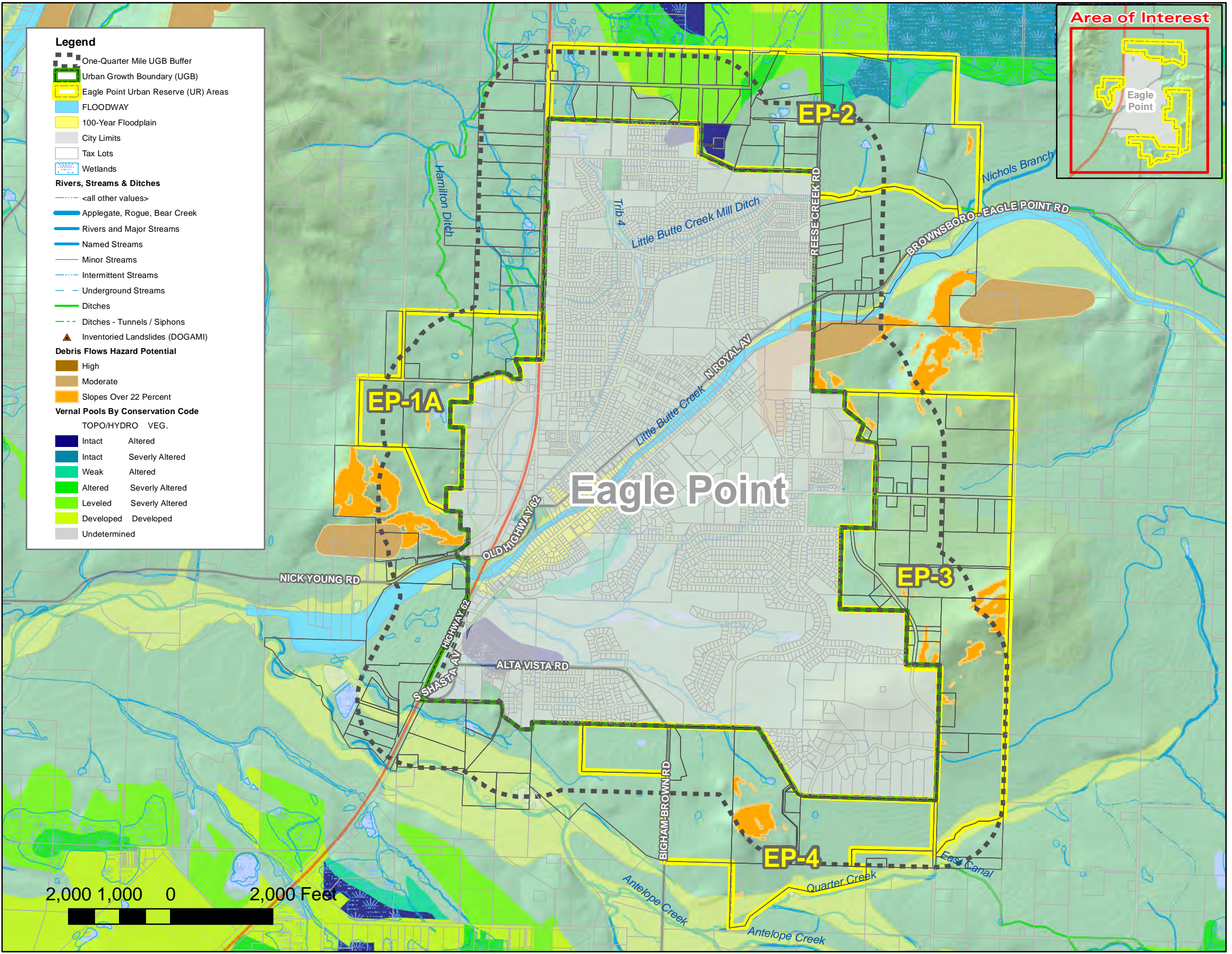




Greater Bear Creek Valley - Regional Plan

**Existing Development Patterns
Eagle Point**



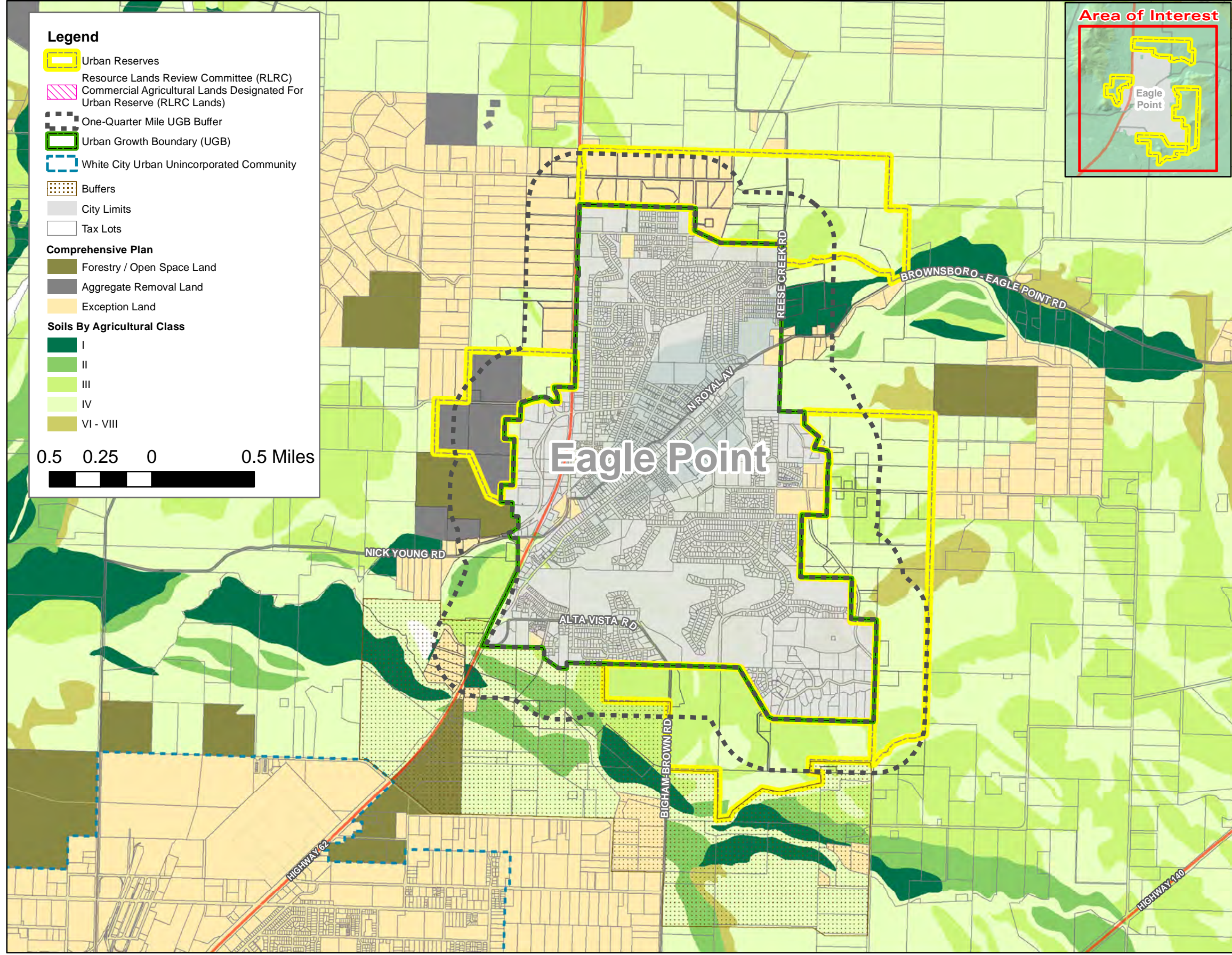


Greater Bear Creek Valley - Regional Plan

Physical Features - Natural Constraints

Eagle Point

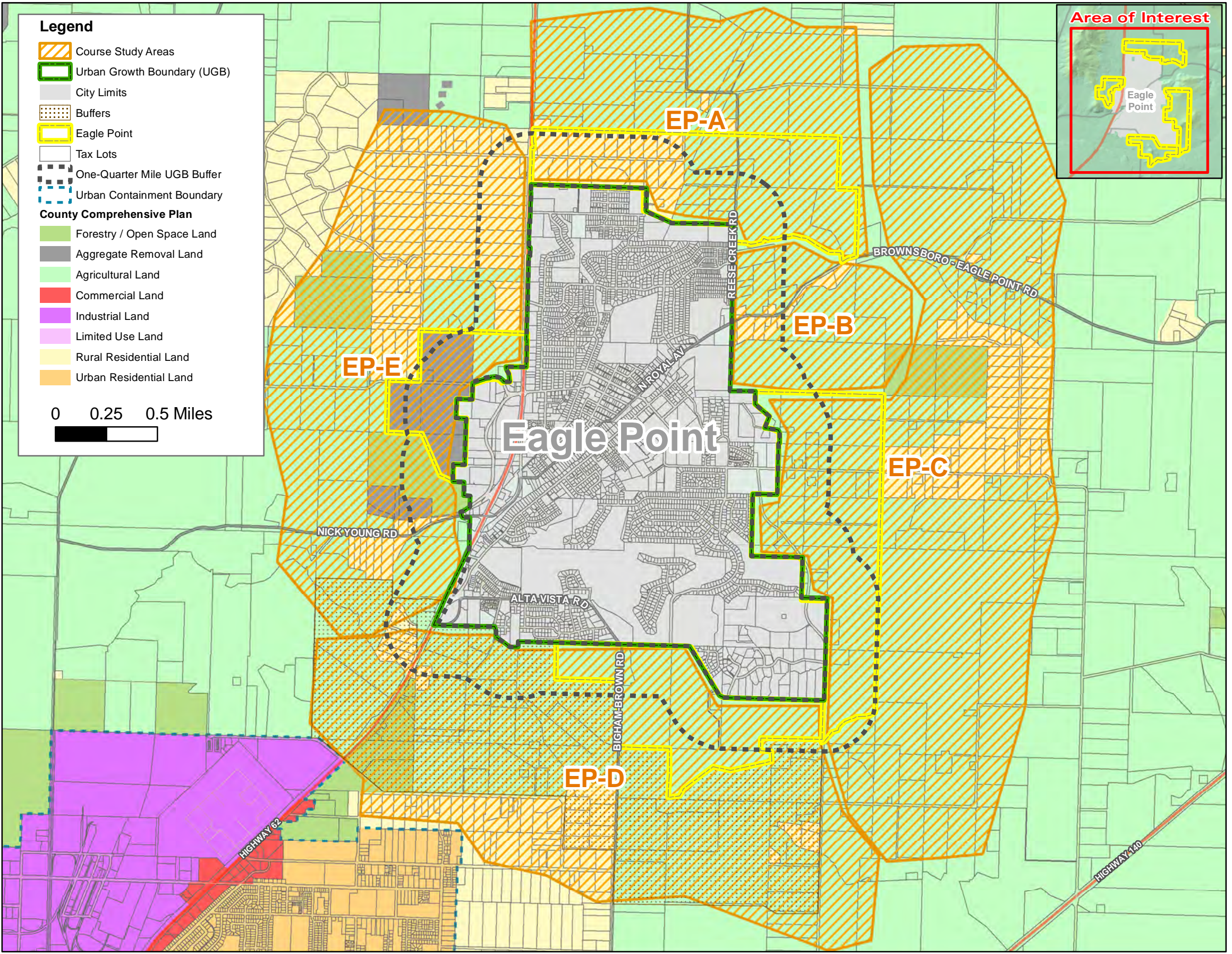




Greater Bear Creek Valley - Regional Plan

Agricultural Lands By Soil Capability Class
Eagle Point





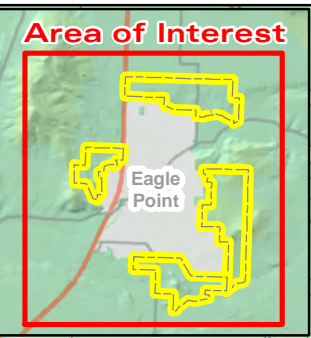
Legend

- Course Study Areas
- Urban Growth Boundary (UGB)
- City Limits
- Buffers
- Eagle Point
- Tax Lots
- One-Quarter Mile UGB Buffer
- Urban Containment Boundary

County Comprehensive Plan

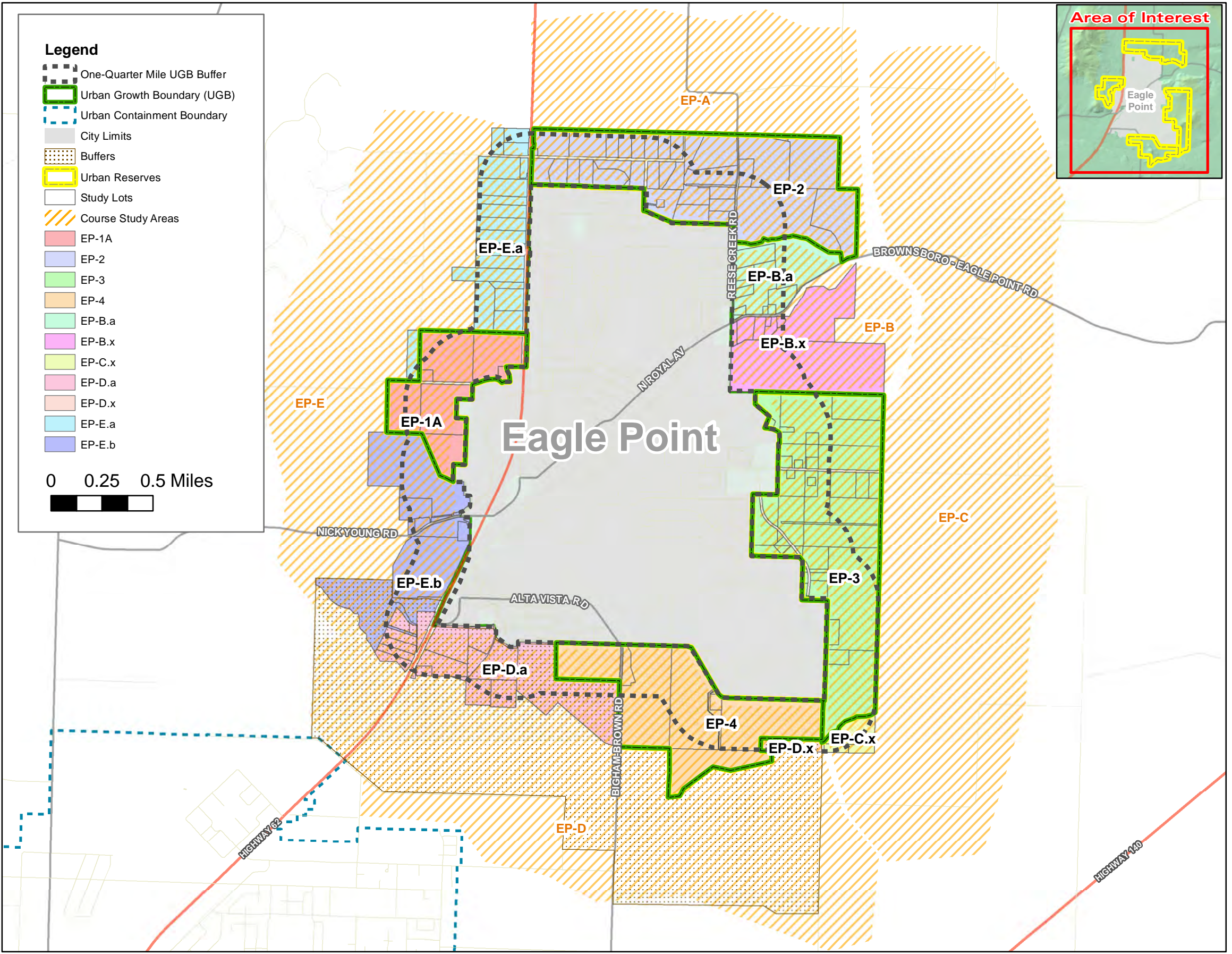
- Forestry / Open Space Land
- Aggregate Removal Land
- Agricultural Land
- Commercial Land
- Industrial Land
- Limited Use Land
- Rural Residential Land
- Urban Residential Land

0 0.25 0.5 Miles



Eagle Point Study Areas

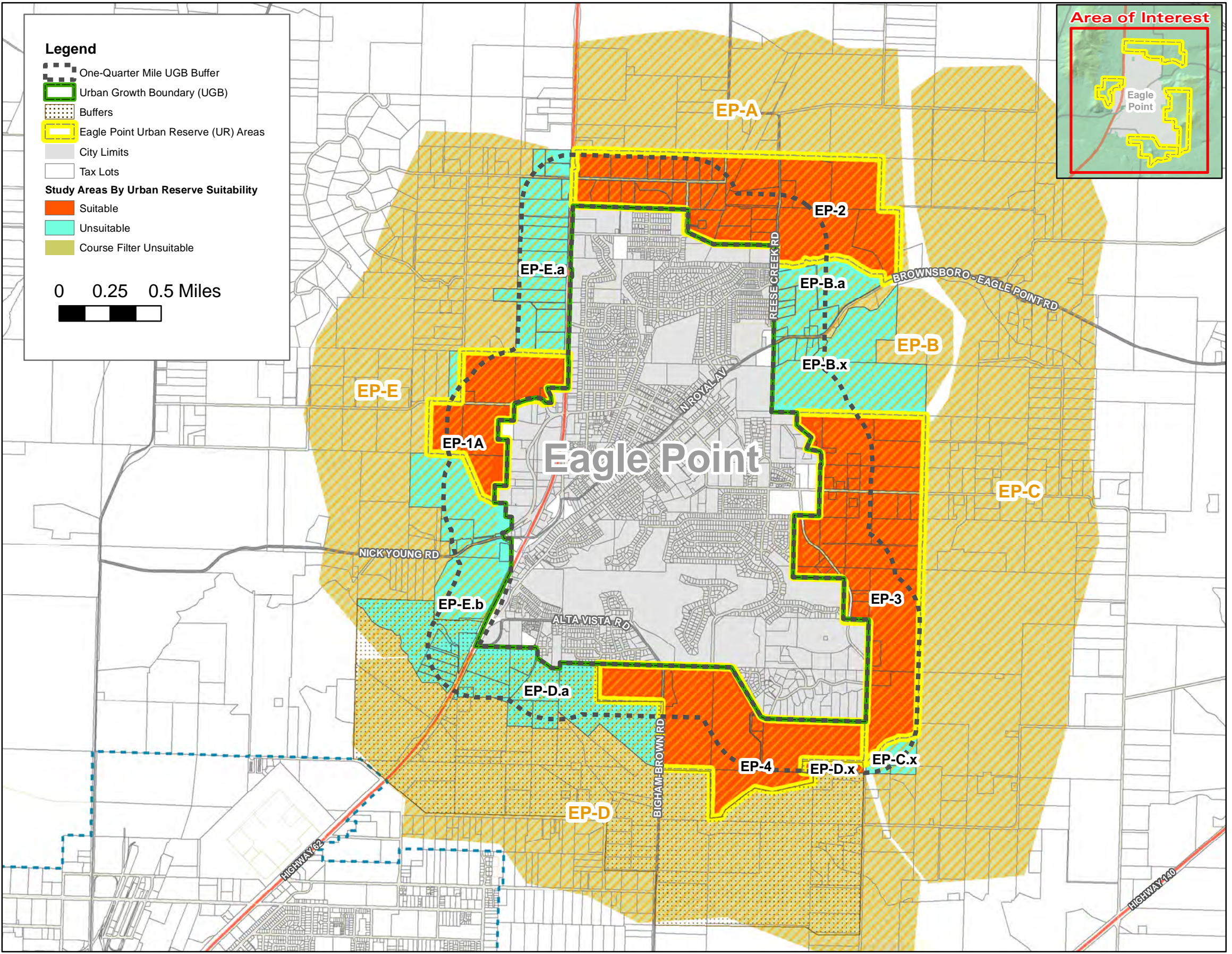




Greater Bear Creek Valley - Regional Plan

**Detail (Fine Filter) Study Areas
Eagle Point**





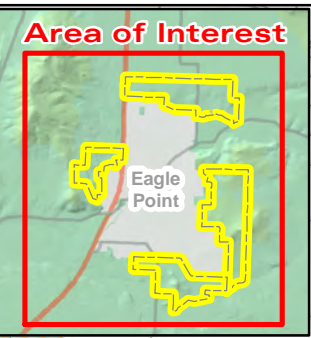
Legend

- One-Quarter Mile UGB Buffer
- Urban Growth Boundary (UGB)
- Buffers
- Eagle Point Urban Reserve (UR) Areas
- City Limits
- Tax Lots

Study Areas By Urban Reserve Suitability

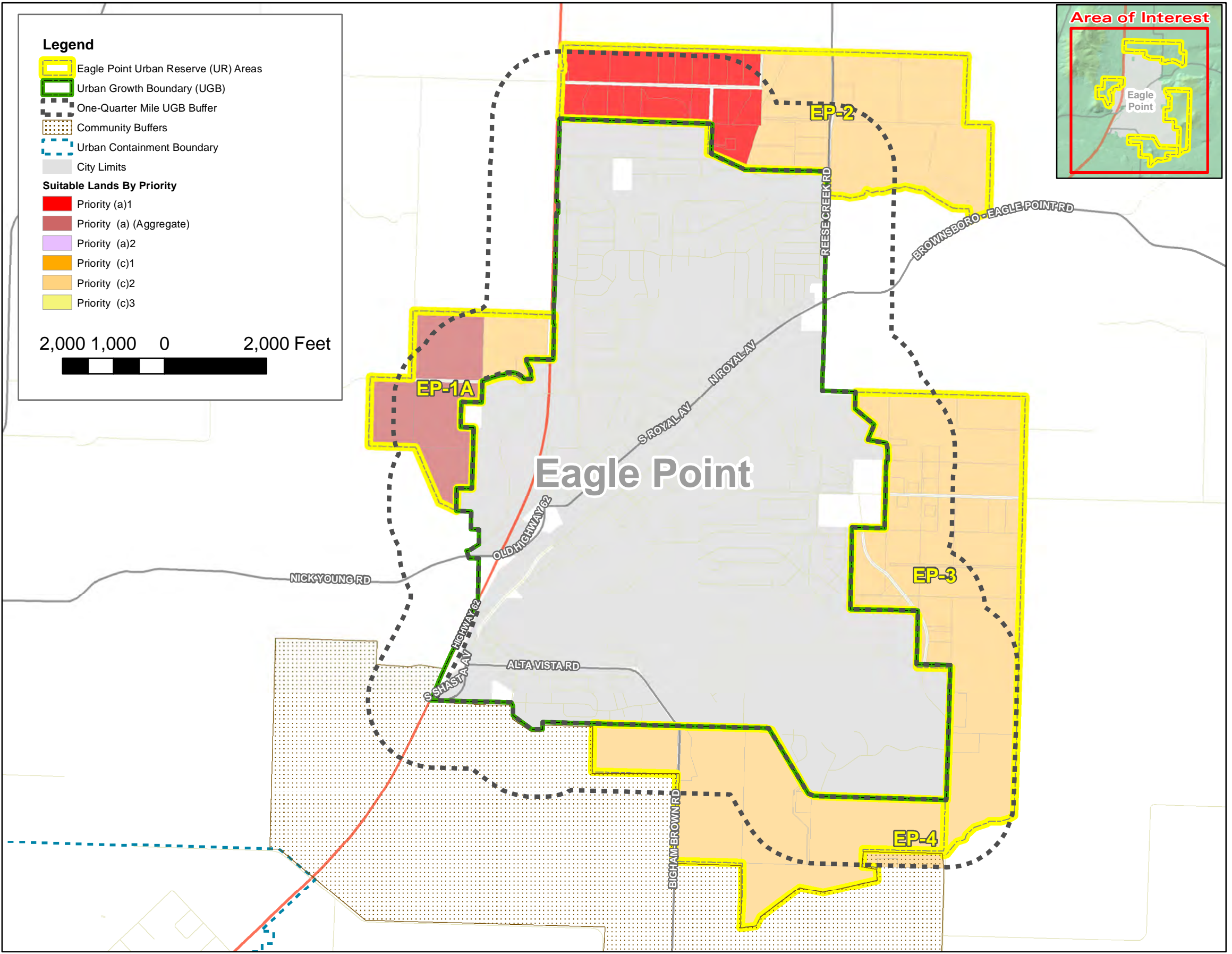
- Suitable
- Unsuitable
- Course Filter Unsuitable

0 0.25 0.5 Miles



**Study Lots By Suitability
Eagle Point**

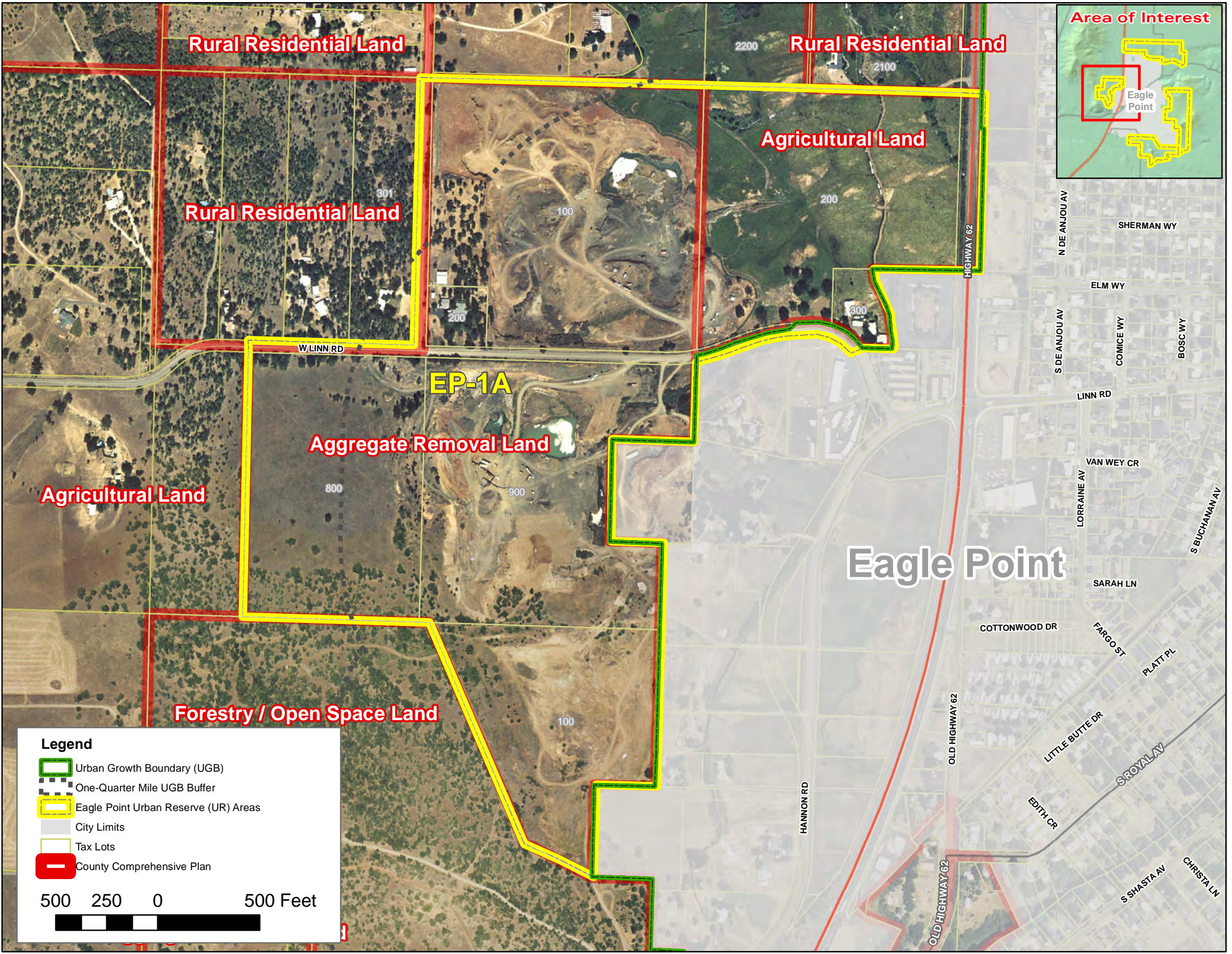




Greater Bear Creek Valley - Regional Plan

**Suitable Lands By Priority
Eagle Point**

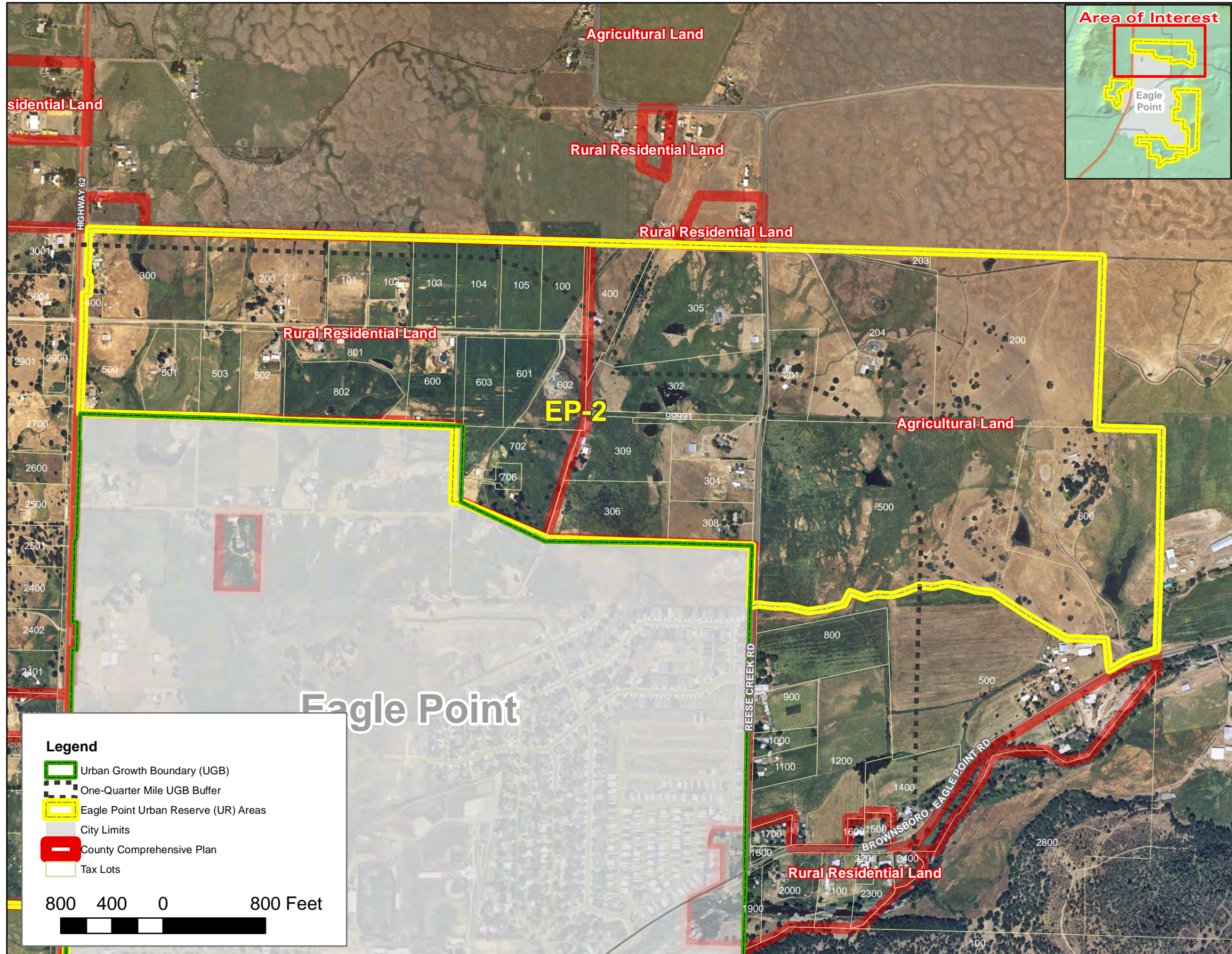




Greater Bear Creek Valley - Regional Plan

**Urban Reserve Area EP-1A
Eagle Point**





Legend

- Urban Growth Boundary (UGB)
- One-Quarter Mile UGB Buffer
- Eagle Point Urban Reserve (UR) Areas
- City Limits
- County Comprehensive Plan
- Tax Lots

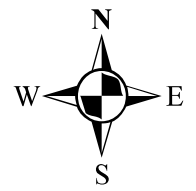
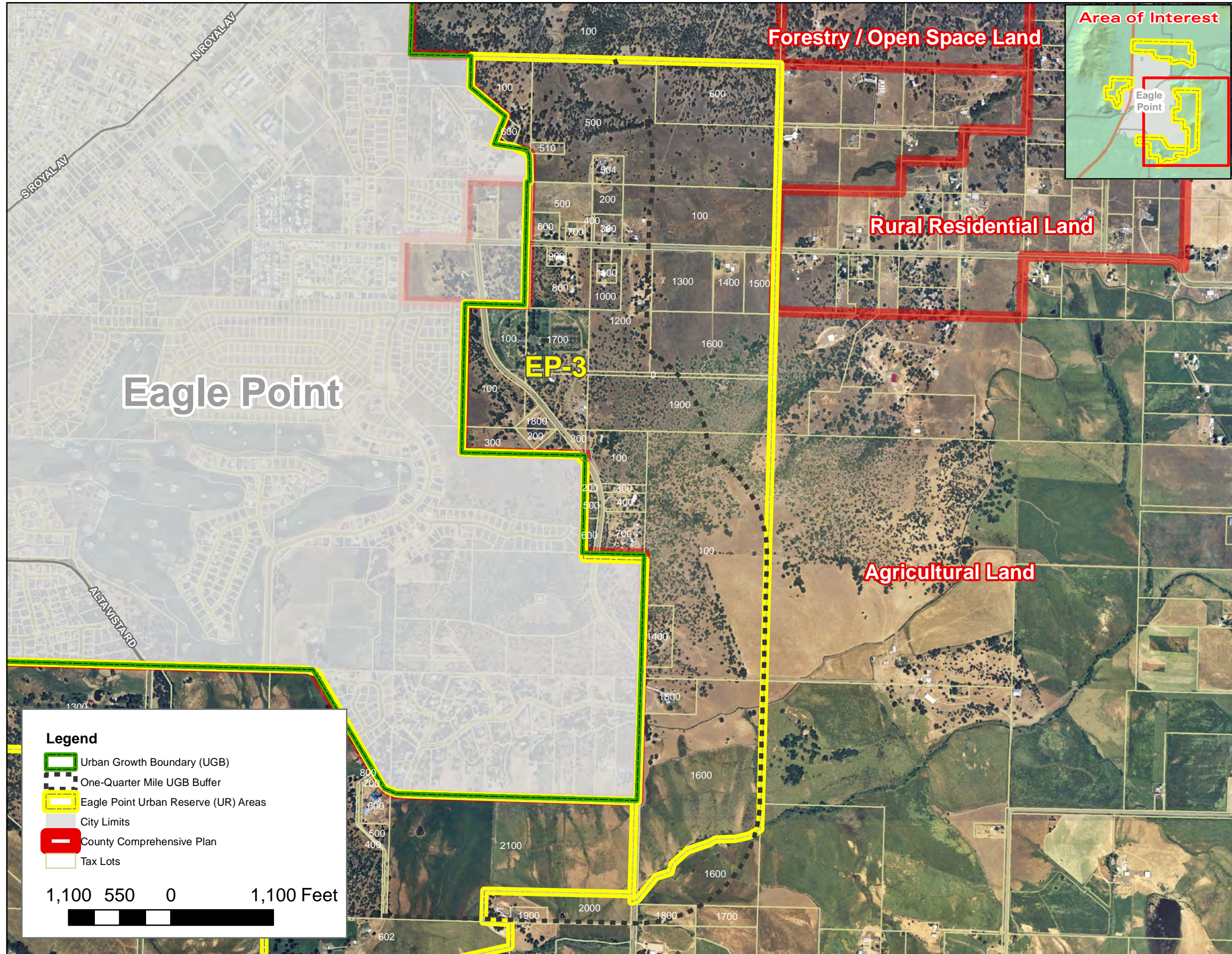
800 400 0 800 Feet



Greater Bear Creek Valley - Regional Plan

**Urban Reserve Area EP-2
Eagle Point**

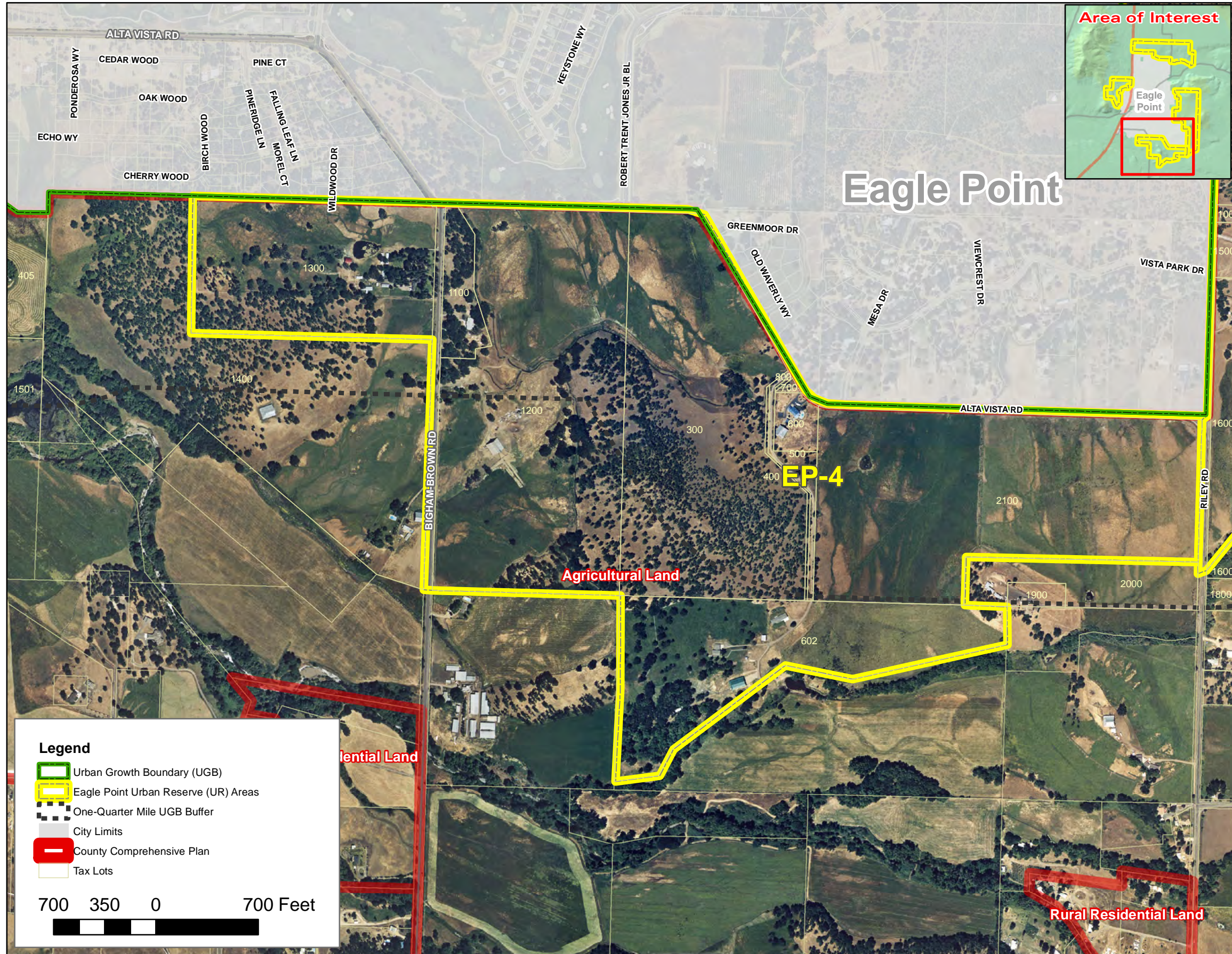




Greater Bear Creek Valley - Regional Plan

**Urban Reserve Area EP-3
Eagle Point**

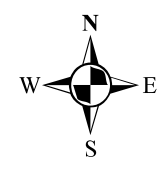
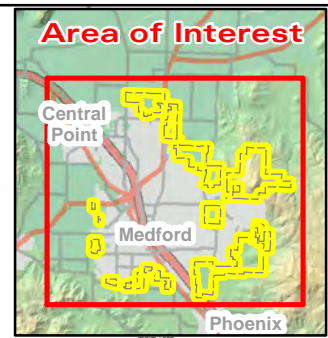
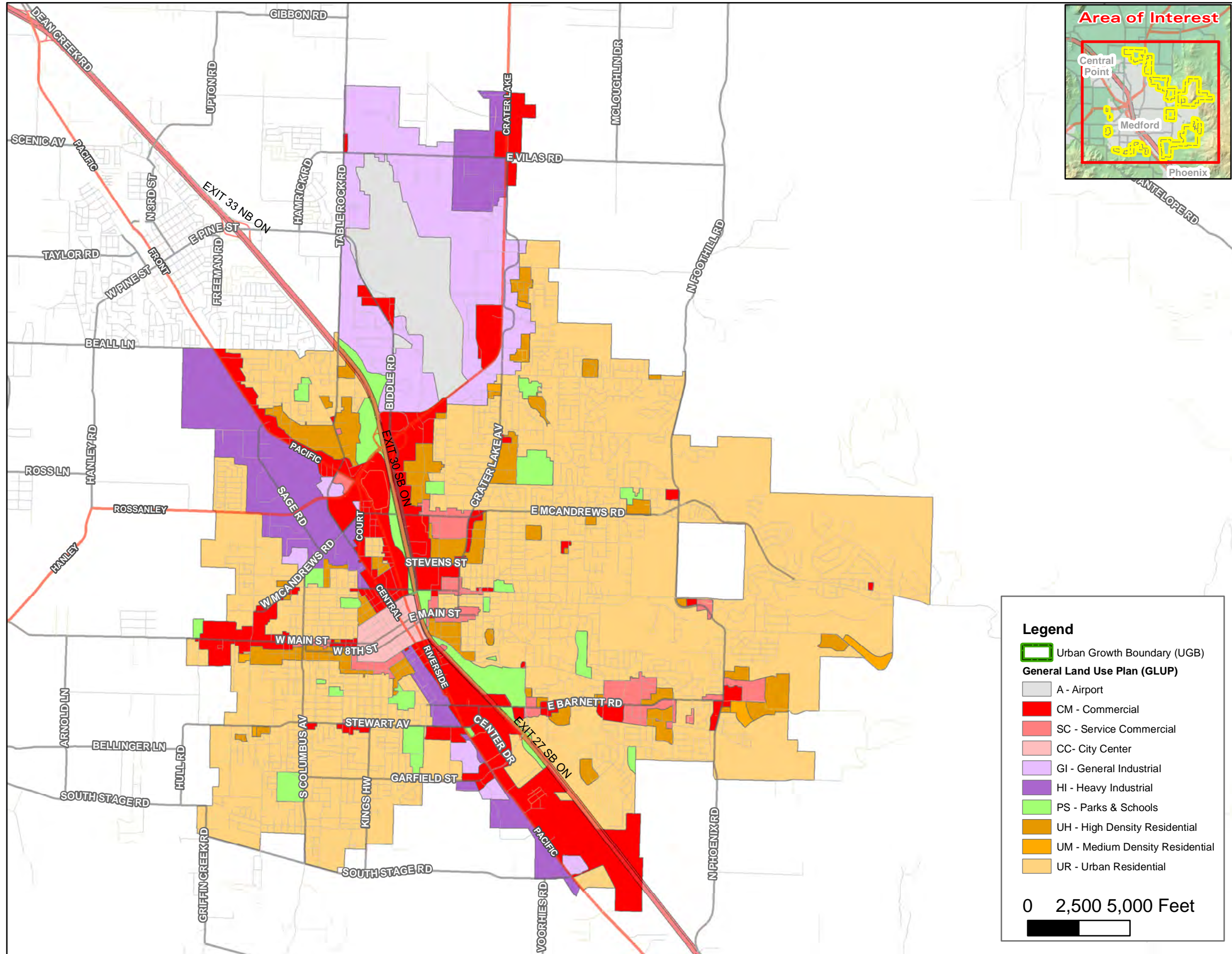




Greater Bear Creek Valley - Regional Plan

**Urban Reserve Area EP-4
Eagle Point**





Greater Bear Creek Valley - Regional Plan

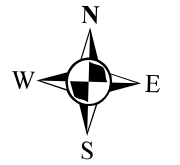
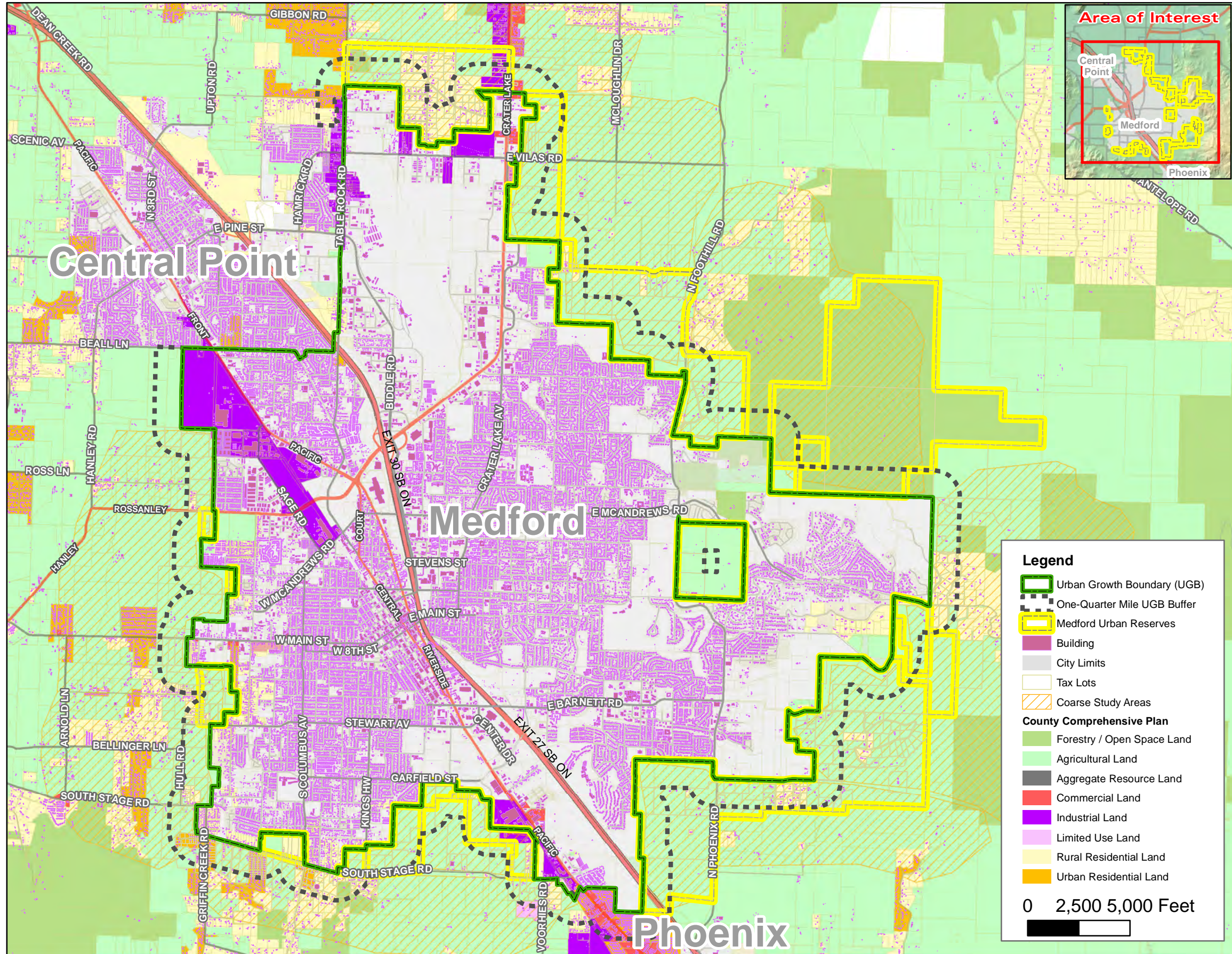
**General Land Use Plan (GLUP)
Medford**

Legend

- Urban Growth Boundary (UGB)
- General Land Use Plan (GLUP)**
- A - Airport
- CM - Commercial
- SC - Service Commercial
- CC - City Center
- GI - General Industrial
- HI - Heavy Industrial
- PS - Parks & Schools
- UH - High Density Residential
- UM - Medium Density Residential
- UR - Urban Residential

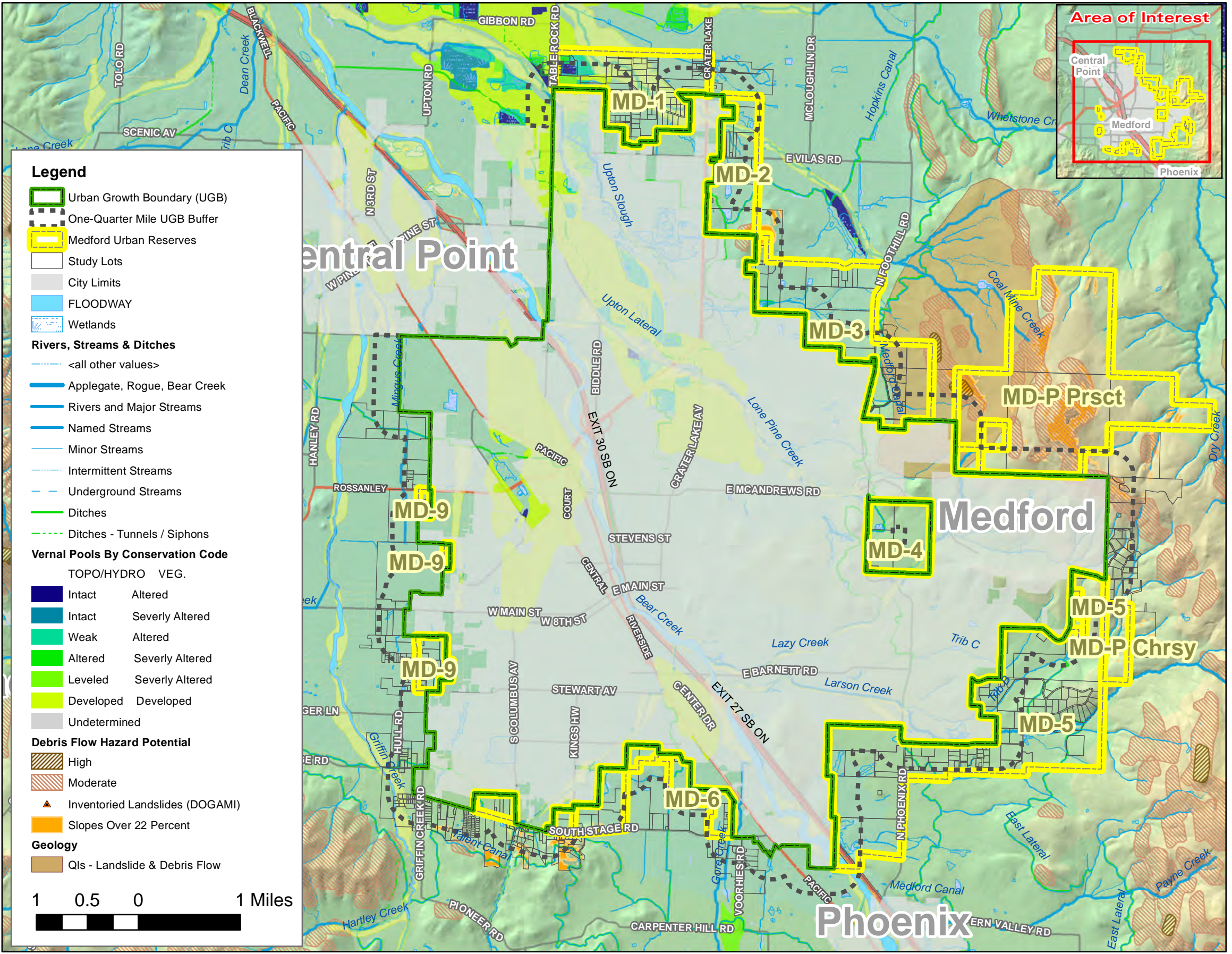
0 2,500 5,000 Feet





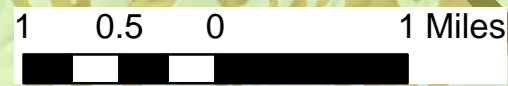
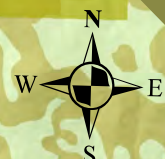
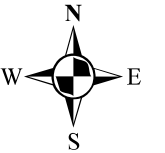
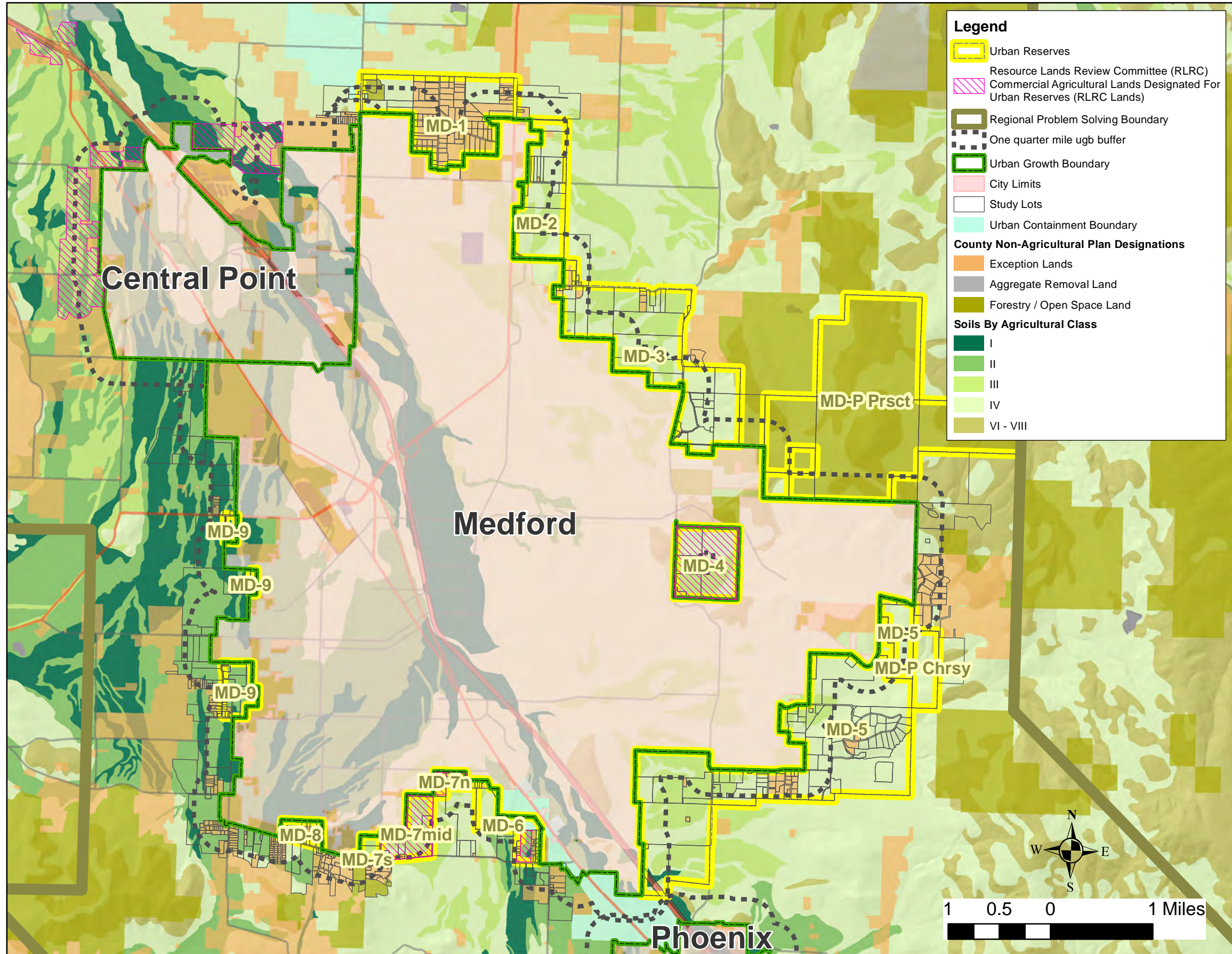
Existing Development Patterns
Medford





Greater Bear Creek Valley - Regional Plan
 Physical Features - Natural Constraints
 Medford





Soils By Irrigated Agricultural Class
Medford



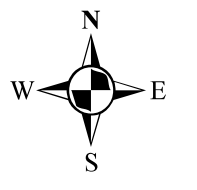
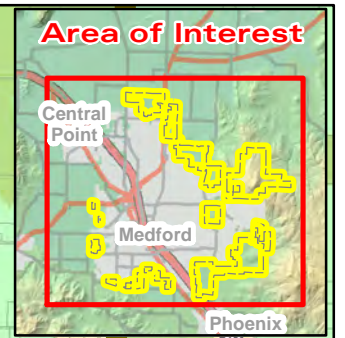
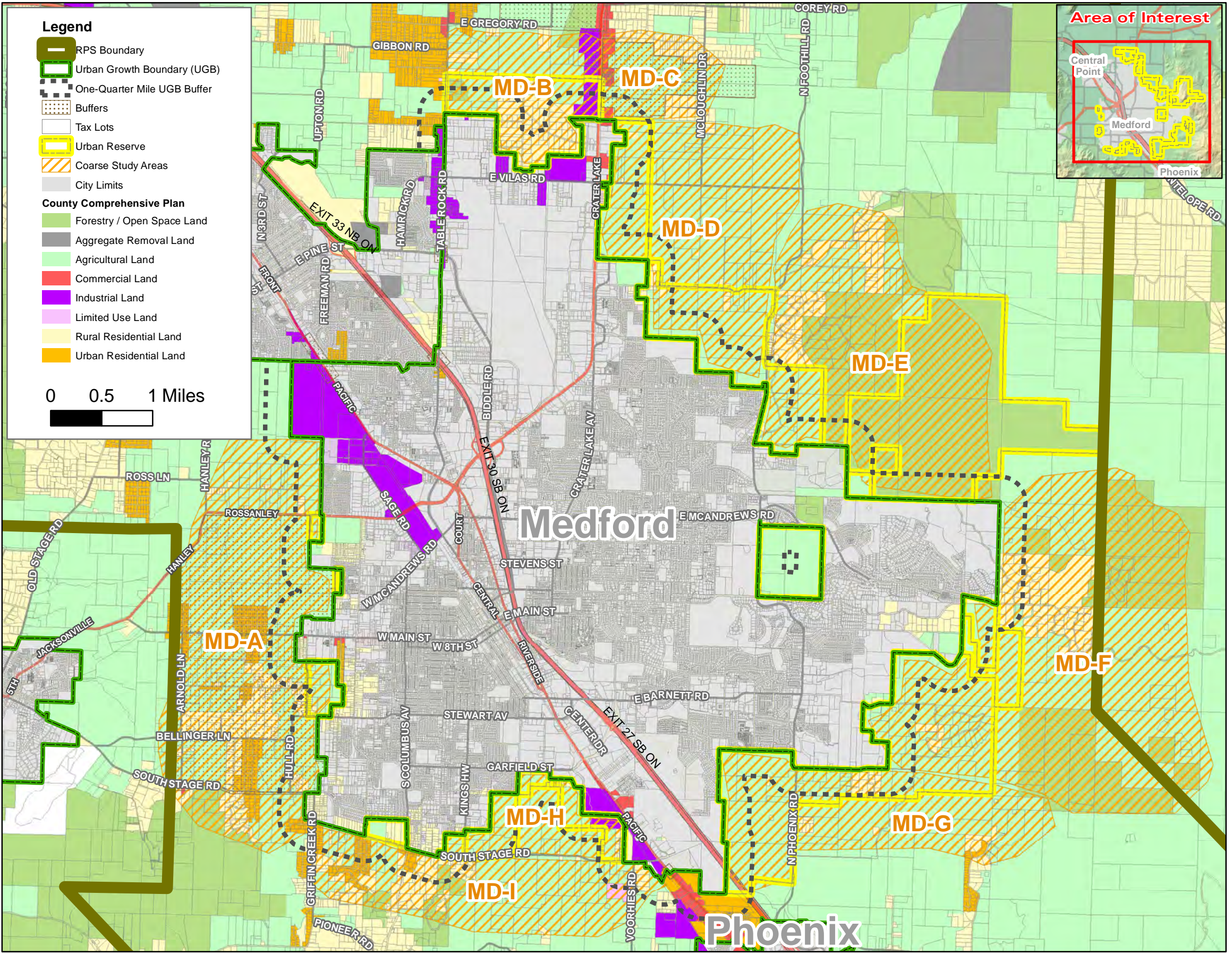
Legend

- RPS Boundary
- Urban Growth Boundary (UGB)
- One-Quarter Mile UGB Buffer
- Buffers
- Tax Lots
- Urban Reserve
- Coarse Study Areas
- City Limits

County Comprehensive Plan

- Forestry / Open Space Land
- Aggregate Removal Land
- Agricultural Land
- Commercial Land
- Industrial Land
- Limited Use Land
- Rural Residential Land
- Urban Residential Land

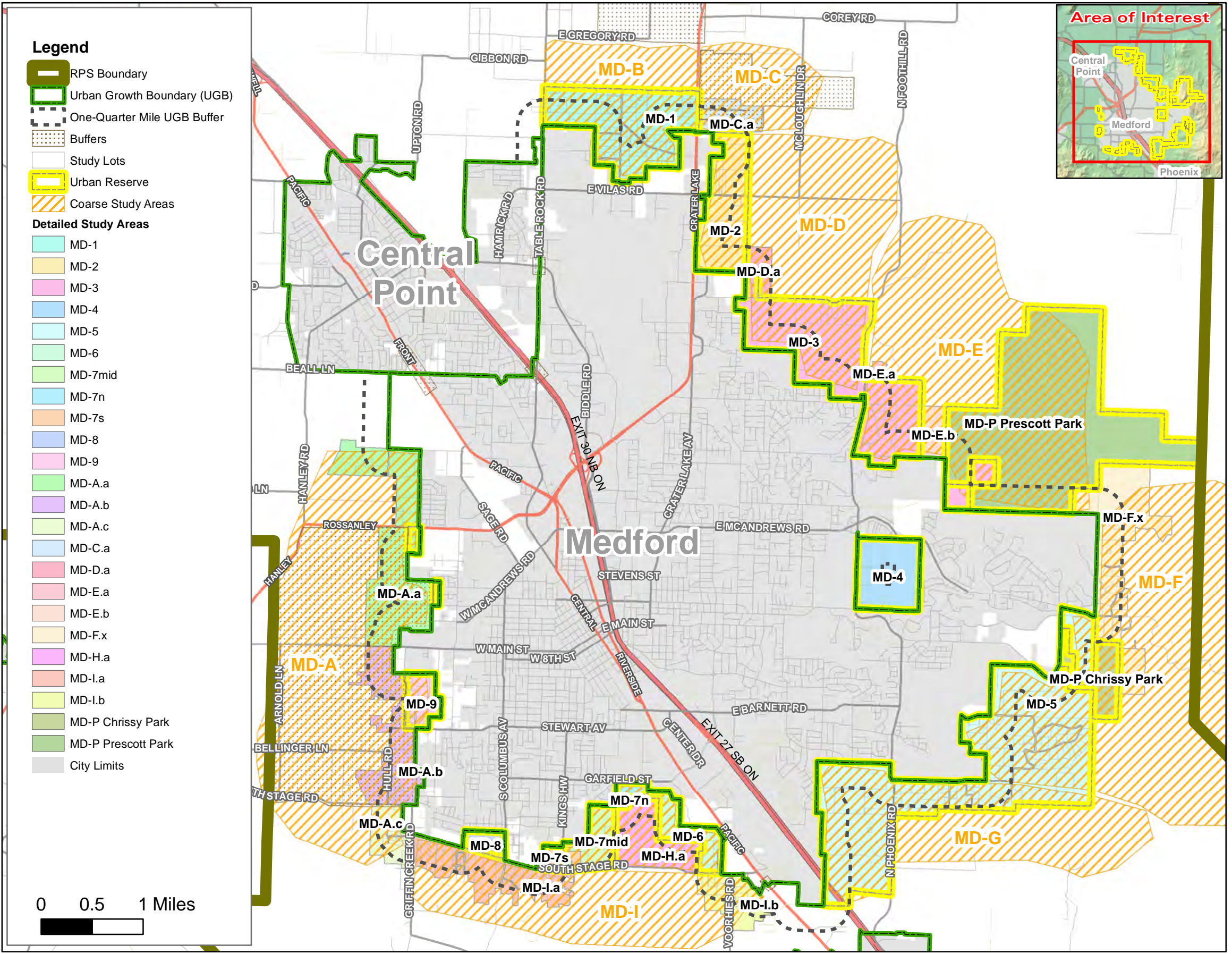
0 0.5 1 Miles



Greater Bear Creek Valley - Regional Plan

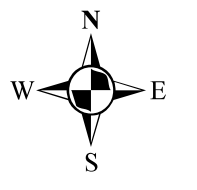
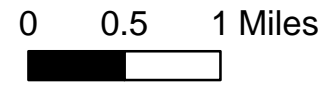
Medford Study Areas





Legend

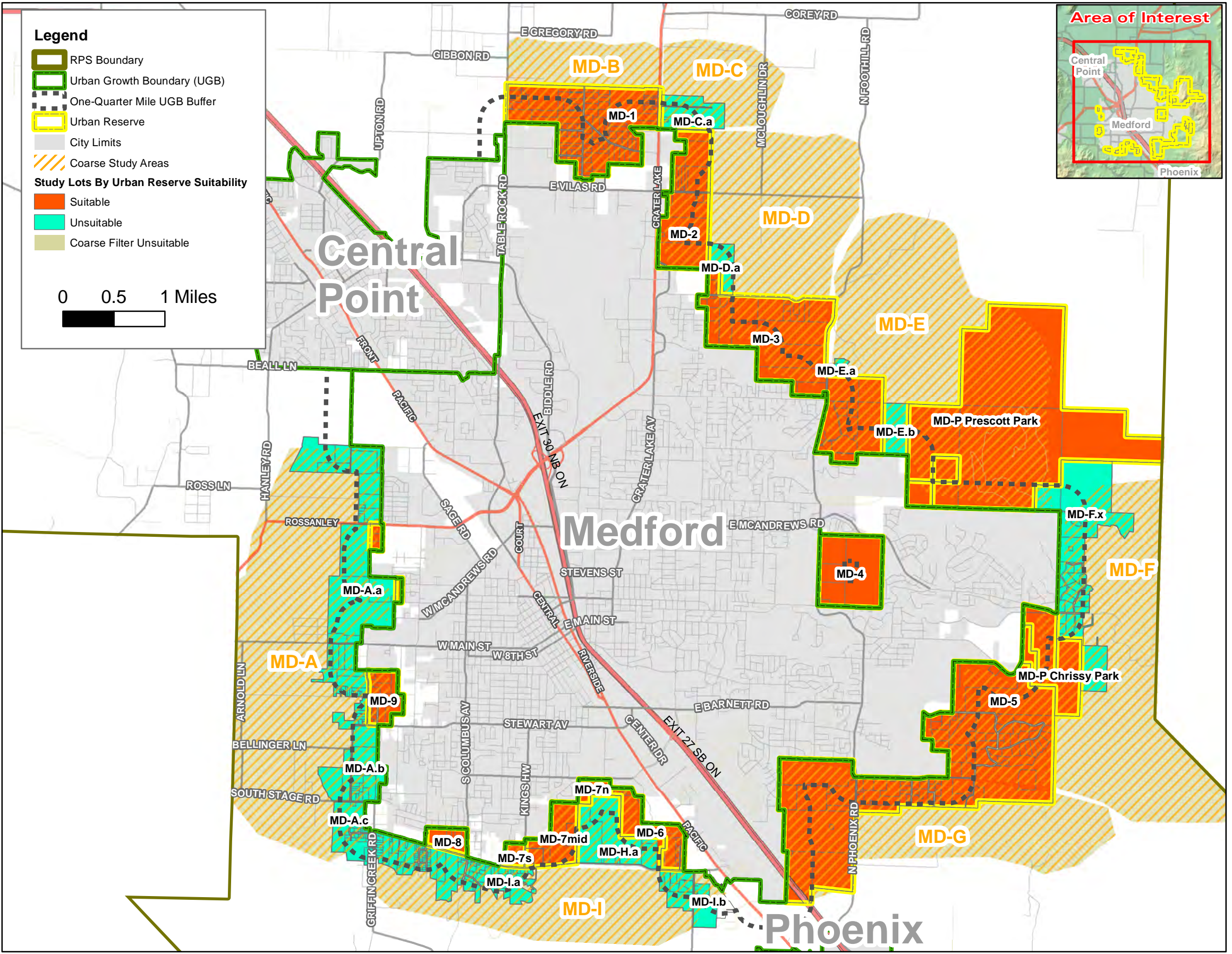
- RPS Boundary
- Urban Growth Boundary (UGB)
- One-Quarter Mile UGB Buffer
- Buffers
- Study Lots
- Urban Reserve
- Coarse Study Areas
- Detailed Study Areas**
- MD-1
- MD-2
- MD-3
- MD-4
- MD-5
- MD-6
- MD-7mid
- MD-7n
- MD-7s
- MD-8
- MD-9
- MD-A.a
- MD-A.b
- MD-A.c
- MD-C.a
- MD-D.a
- MD-E.a
- MD-E.b
- MD-F.x
- MD-H.a
- MD-I.a
- MD-I.b
- MD-P Chrissy Park
- MD-P Prescott Park
- City Limits



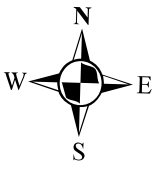
Greater Bear Creek Valley - Regional Plan

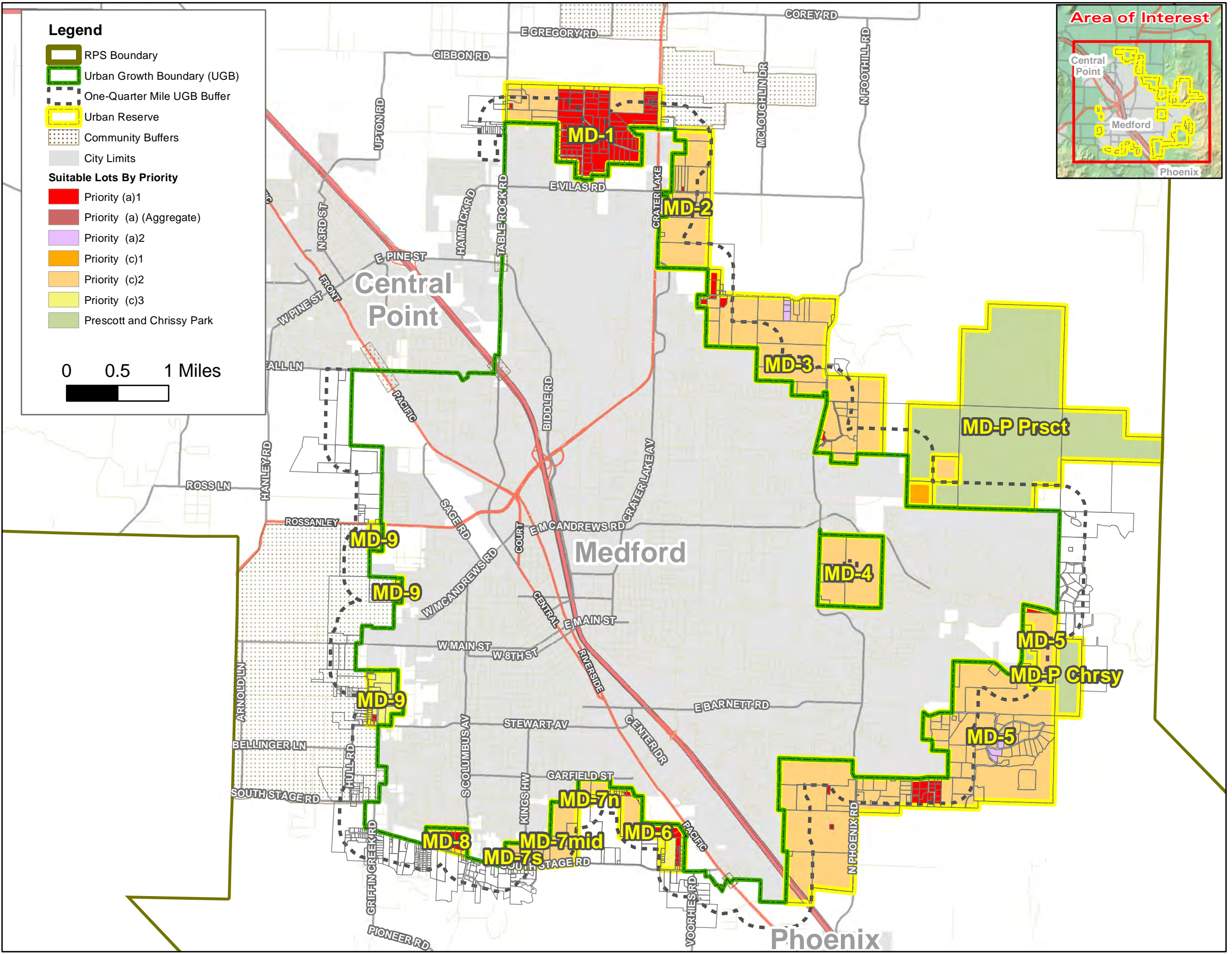
**Detail (Fine Filter) Study Areas
Medford**





Study Lots By Suitability
Medford

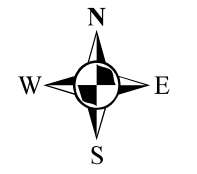
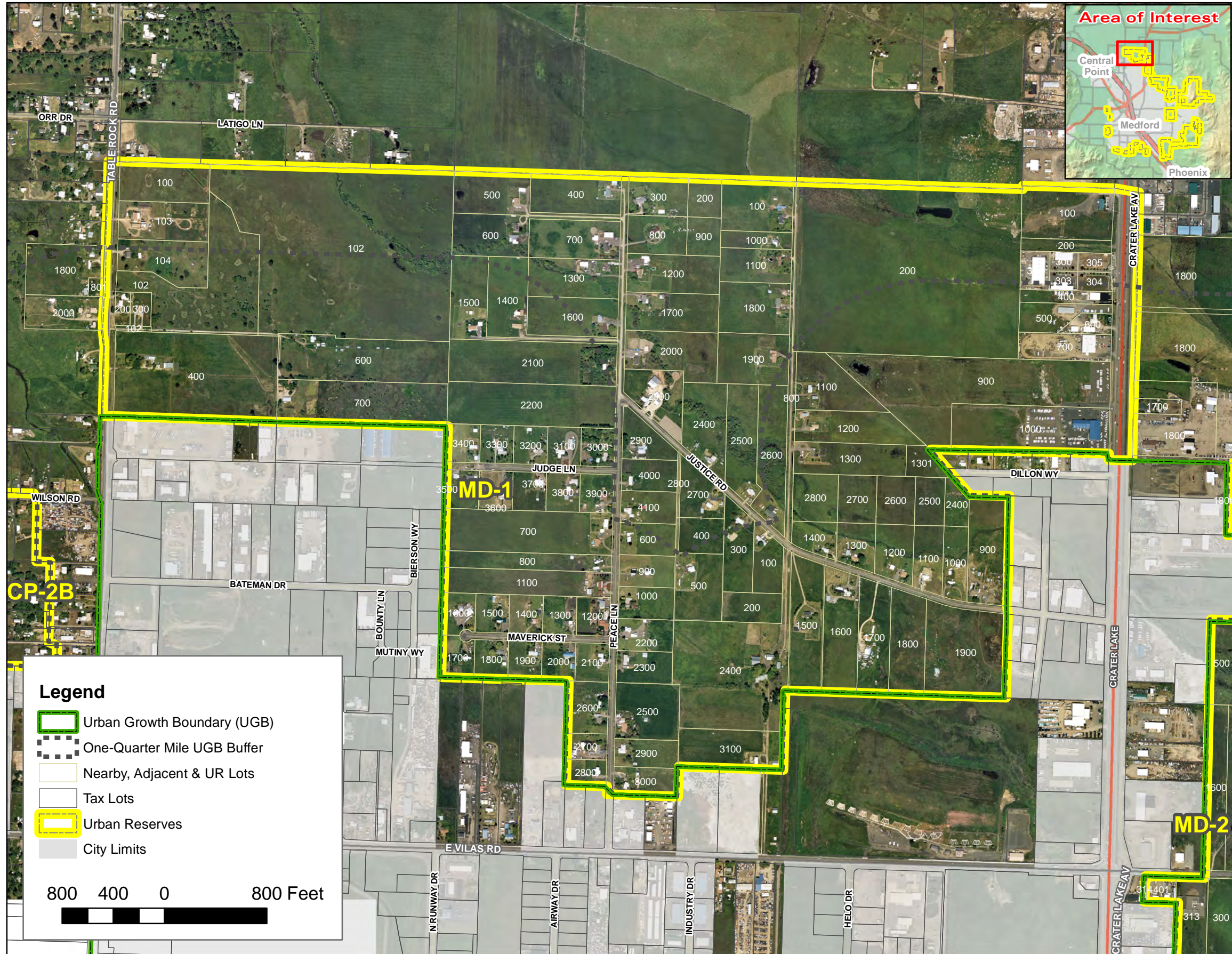




Greater Bear Creek Valley - Regional Plan

Suitable Lots By Priority
Medford

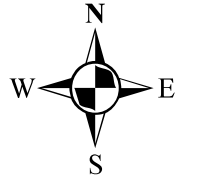
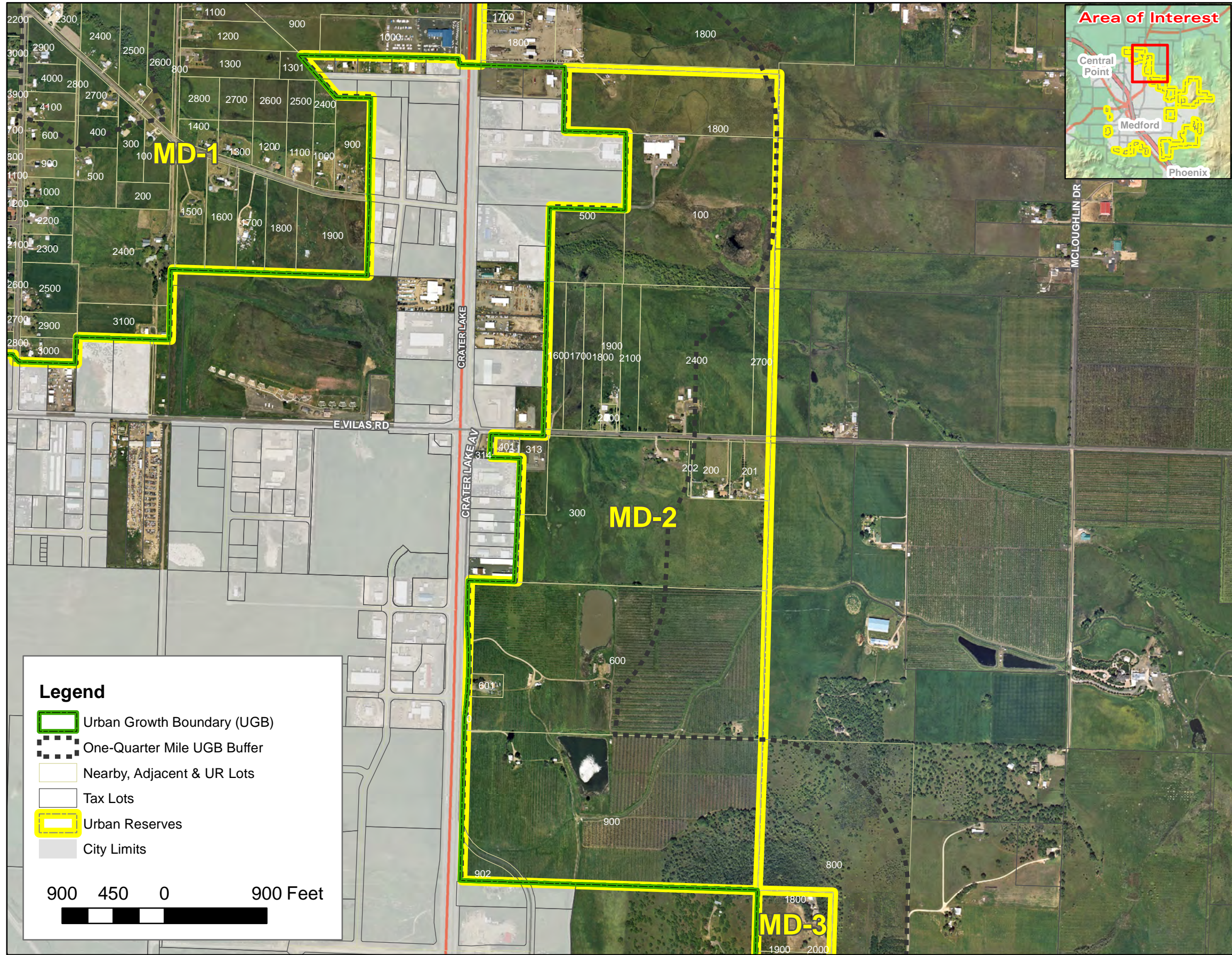




Greater Bear Creek Valley - Regional Plan

**Urban Reserve Area MD-1
Medford**

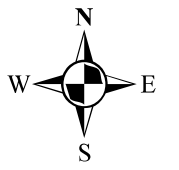
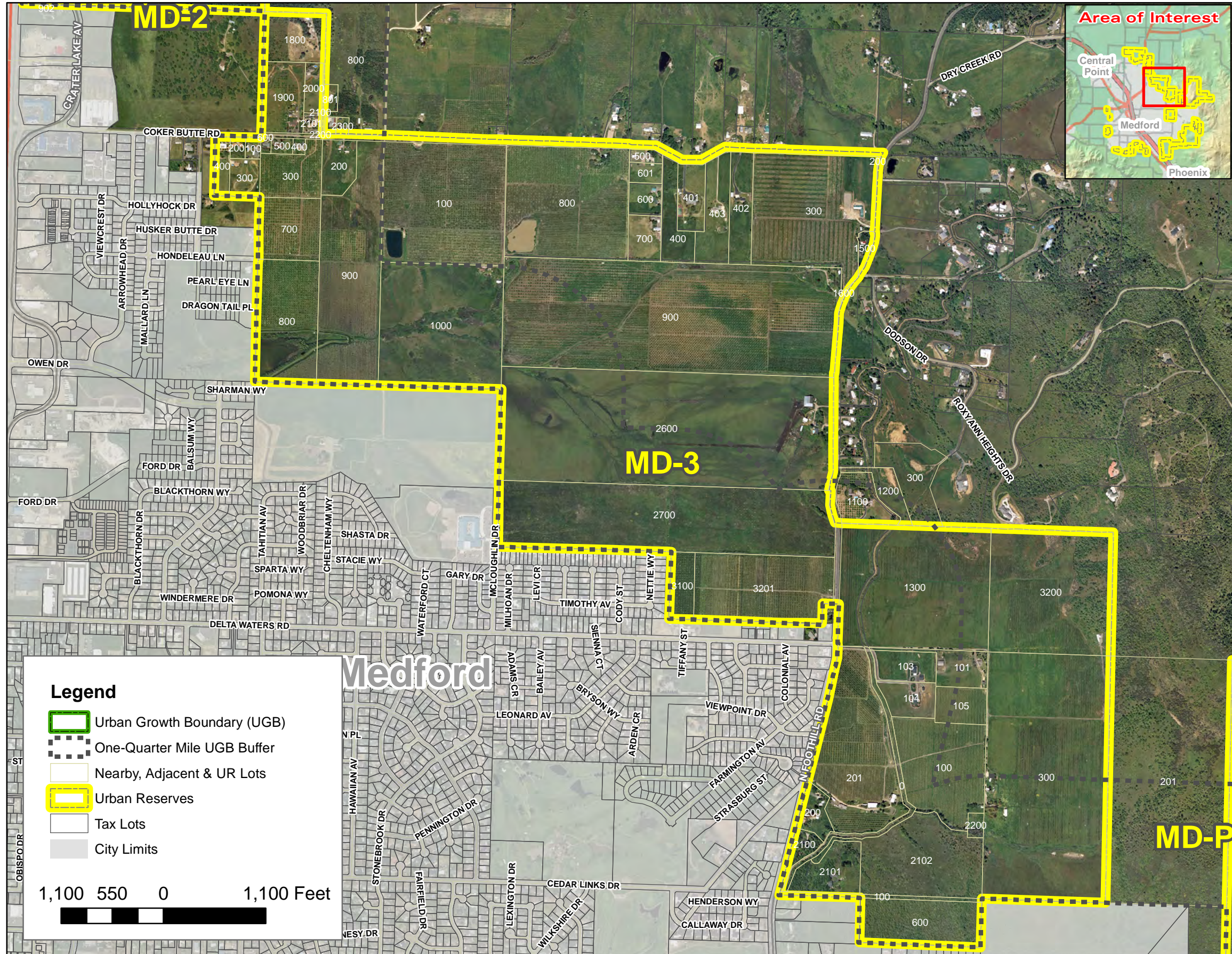




Greater Bear Creek Valley - Regional Plan

**Urban Reserve Area MD-2
Medford**

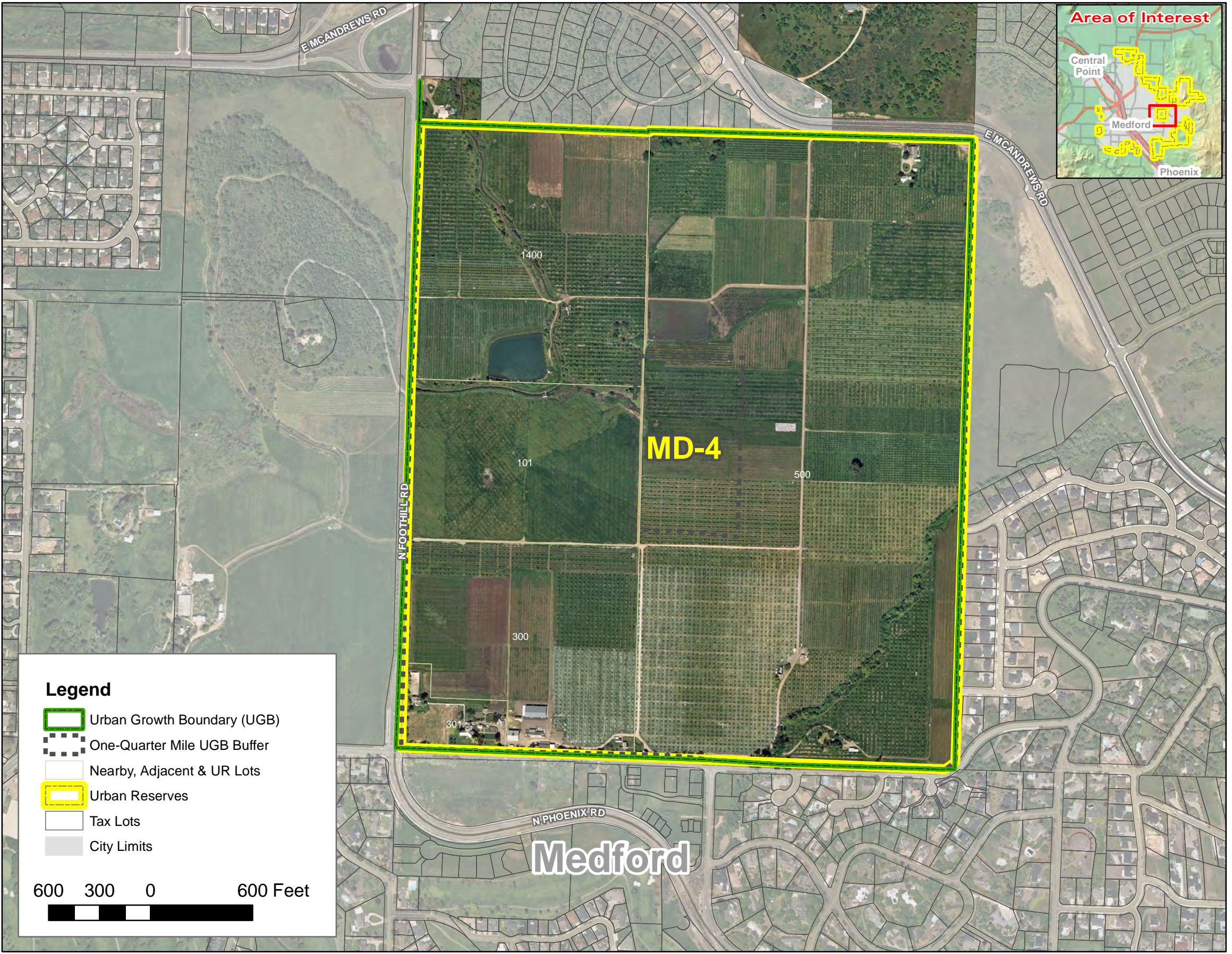










Greater Bear Creek Valley - Regional Plan

**Urban Reserve Area MD-3
Medford**


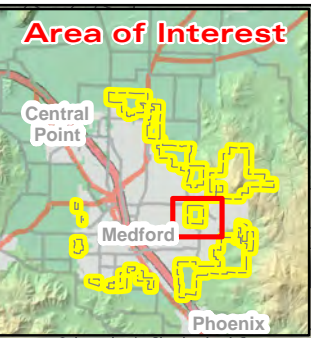




Legend

-  Urban Growth Boundary (UGB)
-  One-Quarter Mile UGB Buffer
-  Nearby, Adjacent & UR Lots
-  Urban Reserves
-  Tax Lots
-  City Limits

600 300 0 600 Feet

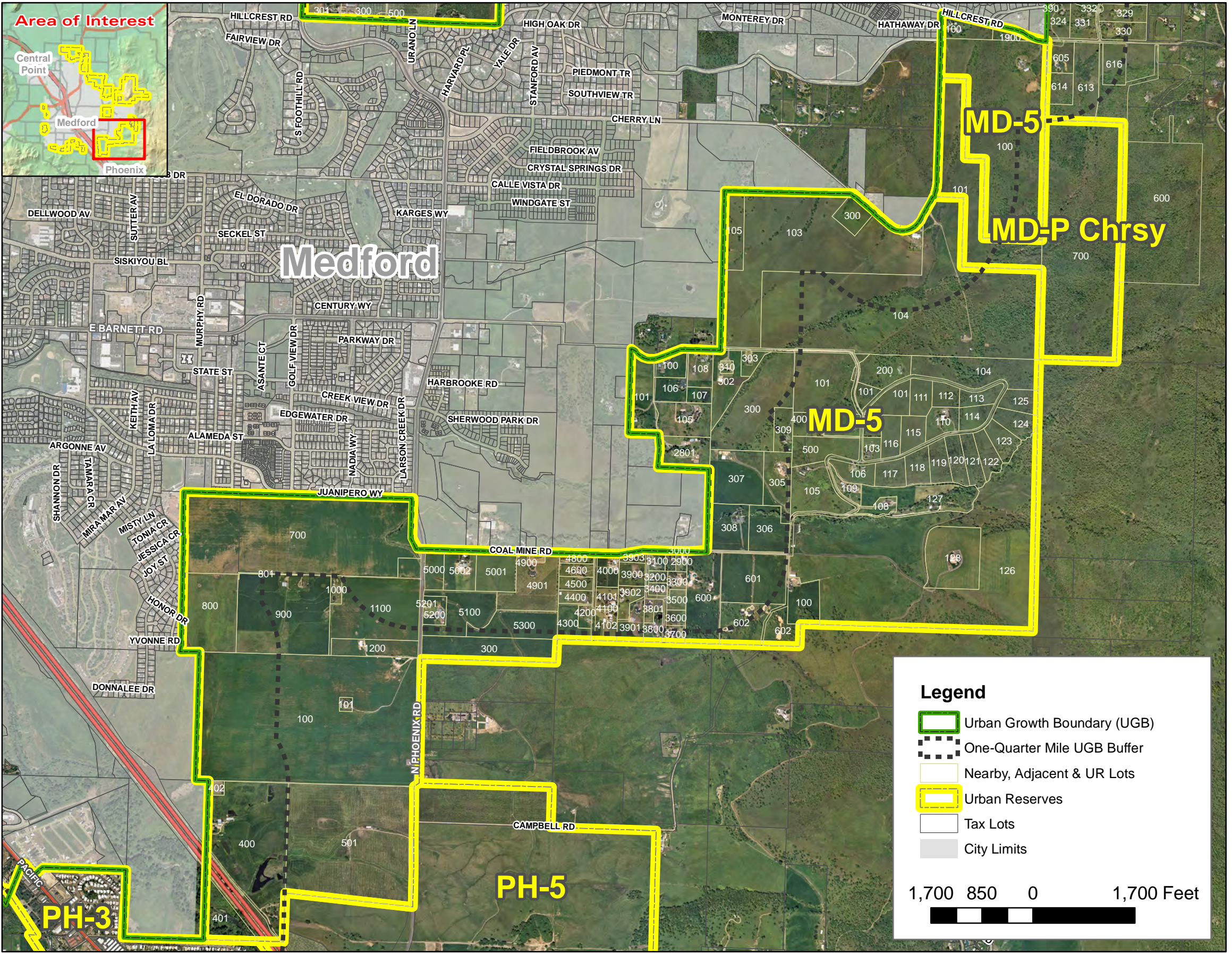
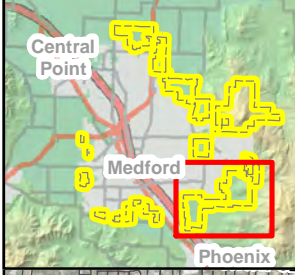



Greater Bear Creek Valley - Regional Plan

**Urban Reserve Area MD-4
Medford**



Area of Interest



Legend

- Urban Growth Boundary (UGB)
- One-Quarter Mile UGB Buffer
- Nearby, Adjacent & UR Lots
- Urban Reserves
- Tax Lots
- City Limits

1,700 850 0 1,700 Feet









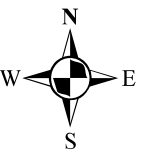
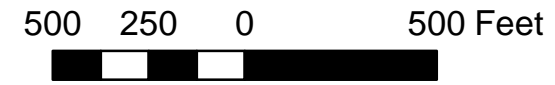
Greater Bear Creek Valley - Regional Plan

**Urban Reserve Area MD-5
Medford**





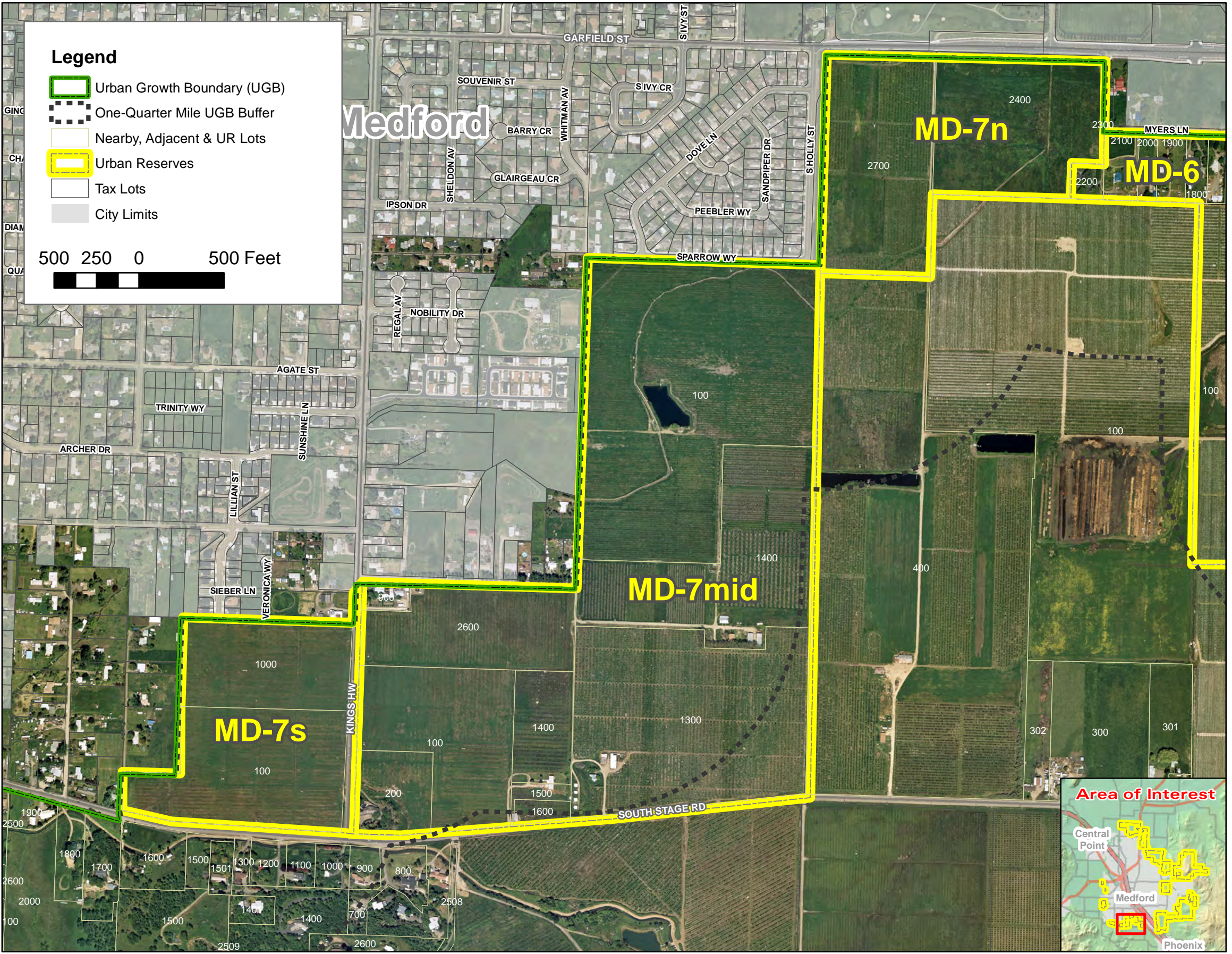
- Legend**
-  Urban Growth Boundary (UGB)
 -  One-Quarter Mile UGB Buffer
 -  Nearby, Adjacent & UR Lots
 -  Urban Reserves
 -  Tax Lots
 -  City Limits



Greater Bear Creek Valley - Regional Plan

**Urban Reserve Area MD-6
Medford**





Legend

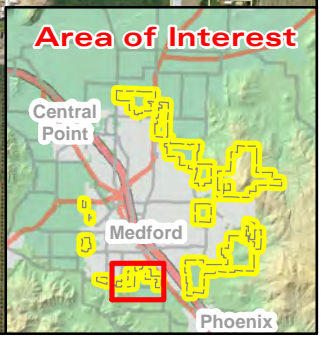
- Urban Growth Boundary (UGB)
- One-Quarter Mile UGB Buffer
- Nearby, Adjacent & UR Lots
- Urban Reserves
- Tax Lots
- City Limits

500 250 0 500 Feet









Greater Bear Creek Valley - Regional Plan

**Urban Reserve Areas MD-7n; MD7s; MD-7mid
Medford**

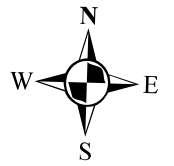




Legend

-  Urban Growth Boundary (UGB)
-  One-Quarter Mile UGB Buffer
-  Nearby, Adjacent & UR Lots
-  Urban Reserves
-  Tax Lots
-  City Limits

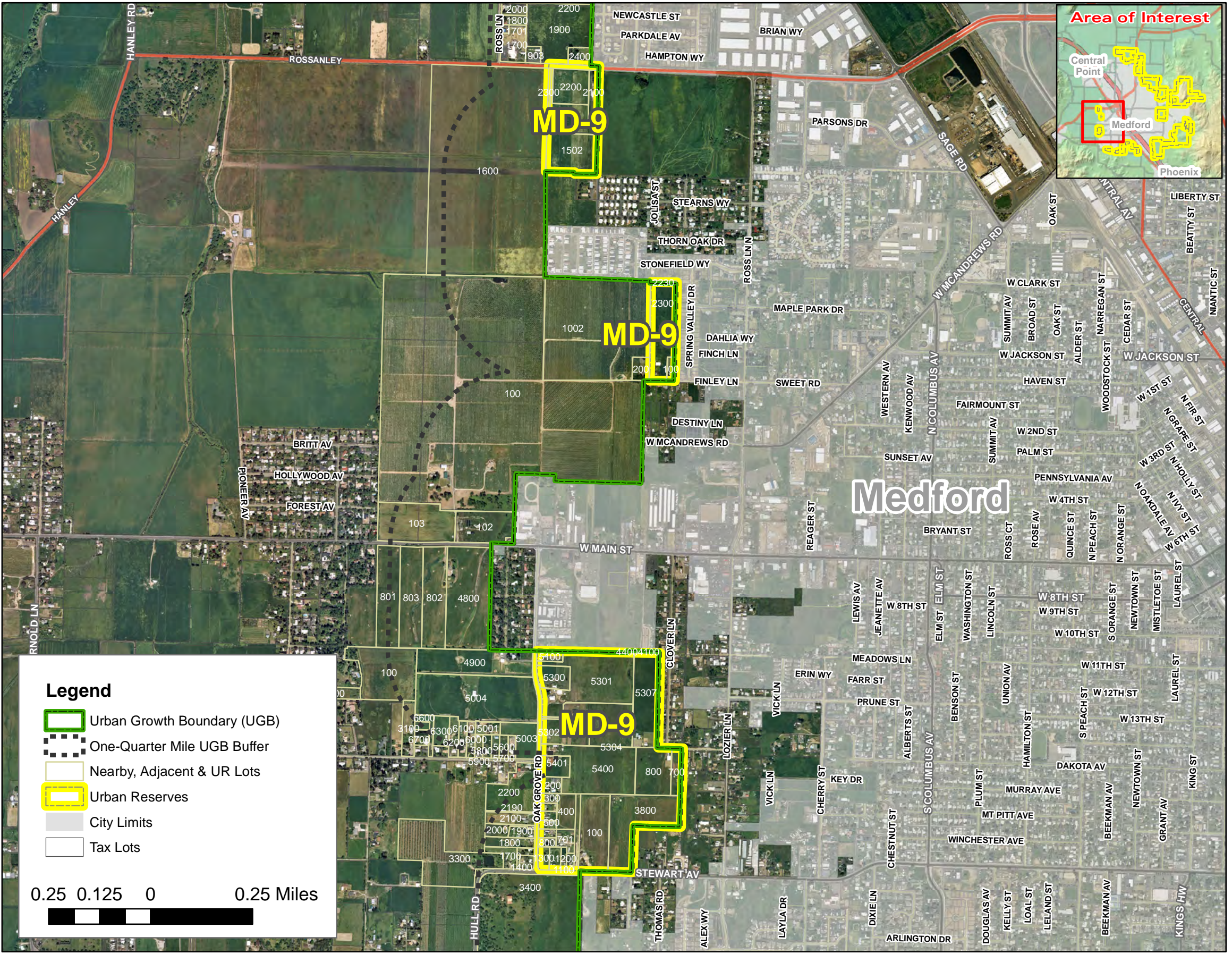
300 150 0 300 Feet



Greater Bear Creek Valley - Regional Plan

**Urban Reserve Area MD-8
Medford**





Legend

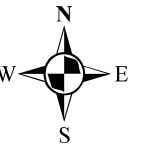
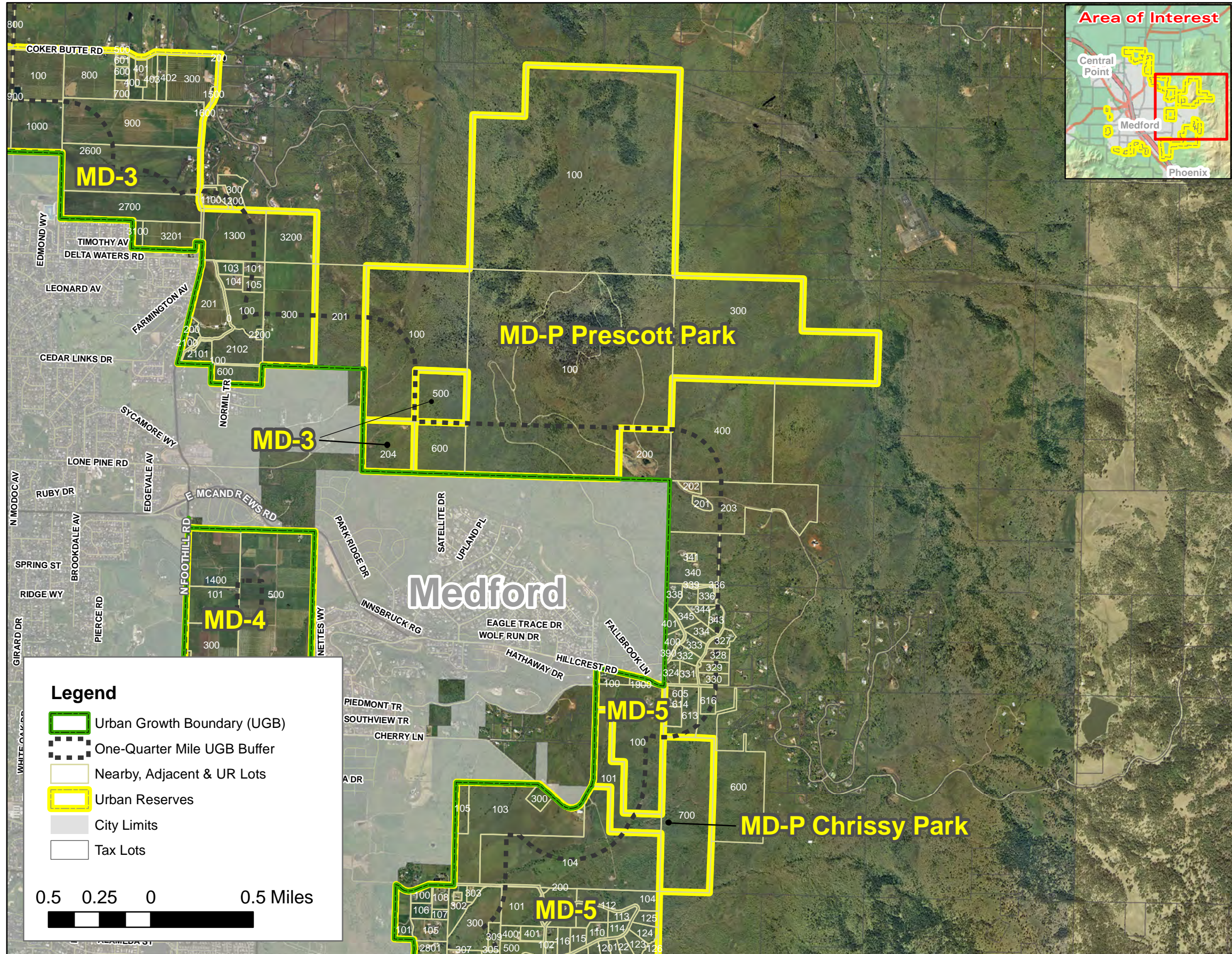
- Urban Growth Boundary (UGB)
- One-Quarter Mile UGB Buffer
- Nearby, Adjacent & UR Lots
- Urban Reserves
- City Limits
- Tax Lots

0.25 0.125 0 0.25 Miles

Greater Bear Creek Valley - Regional Plan

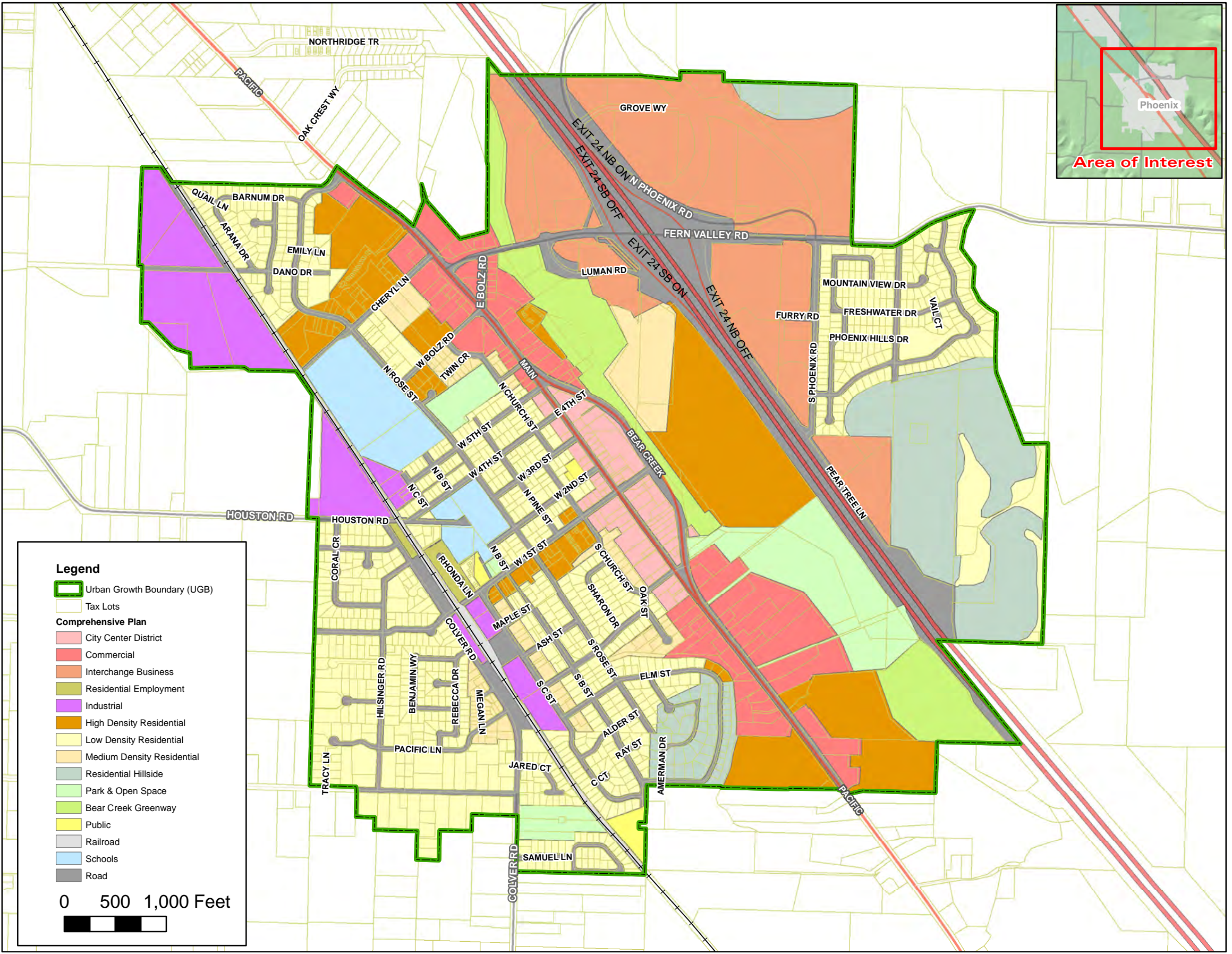
**Urban Reserve Area MD-9
Medford**





Urban Reserve Area MD-P
(Prescott Park & Chrissy Park)
Medford





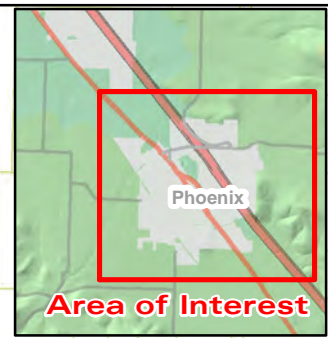
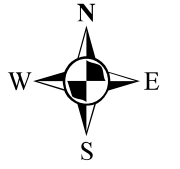
Legend

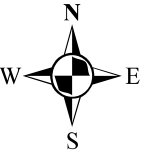
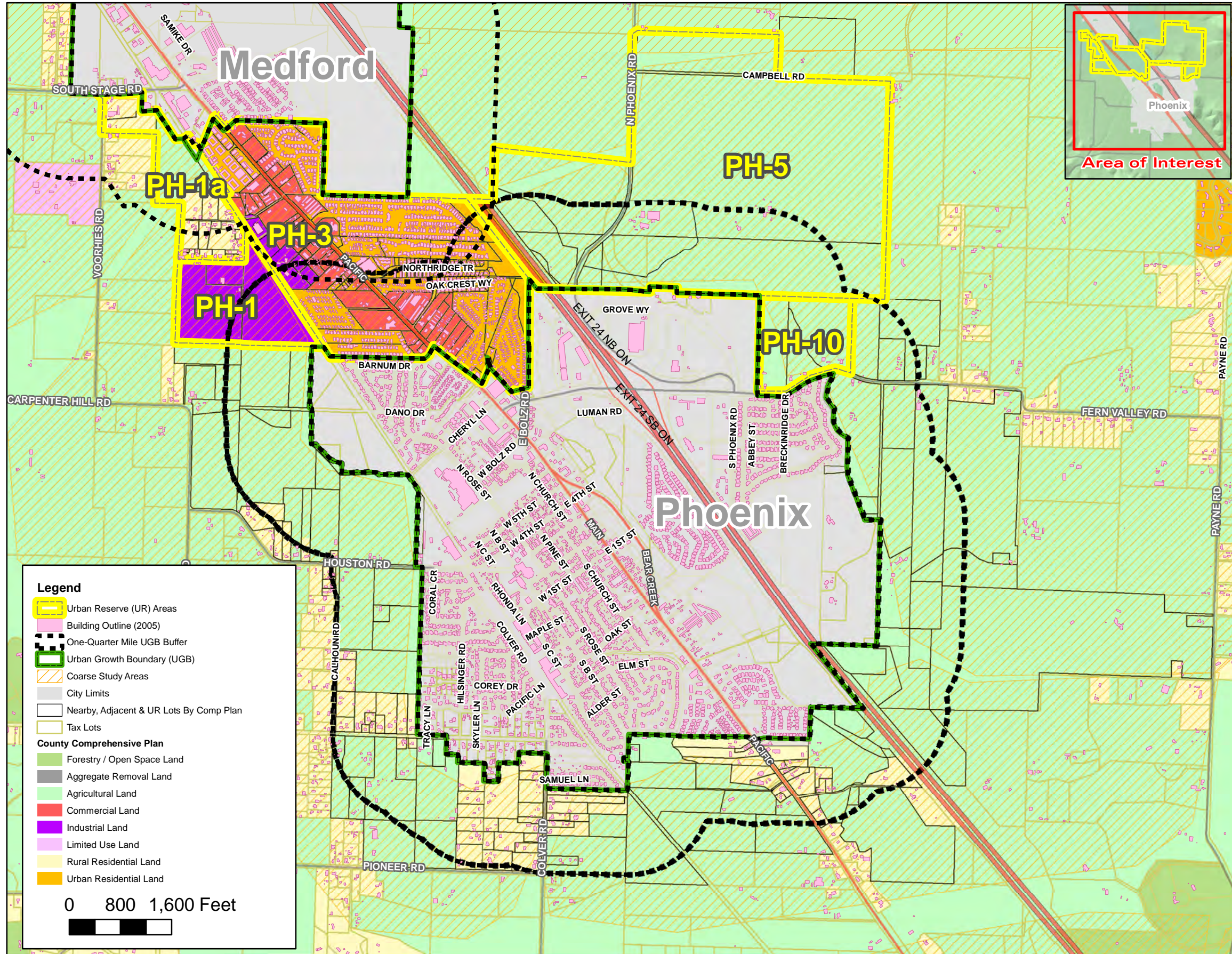
- Urban Growth Boundary (UGB)
- Tax Lots
- Comprehensive Plan**
- City Center District
- Commercial
- Interchange Business
- Residential Employment
- Industrial
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Residential Hillside
- Park & Open Space
- Bear Creek Greenway
- Public
- Railroad
- Schools
- Road

0 500 1,000 Feet

Greater Bear Creek Valley - Regional Plan

**Comprehensive Plan Designations
Phoenix**

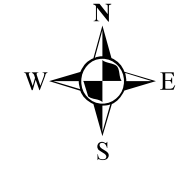
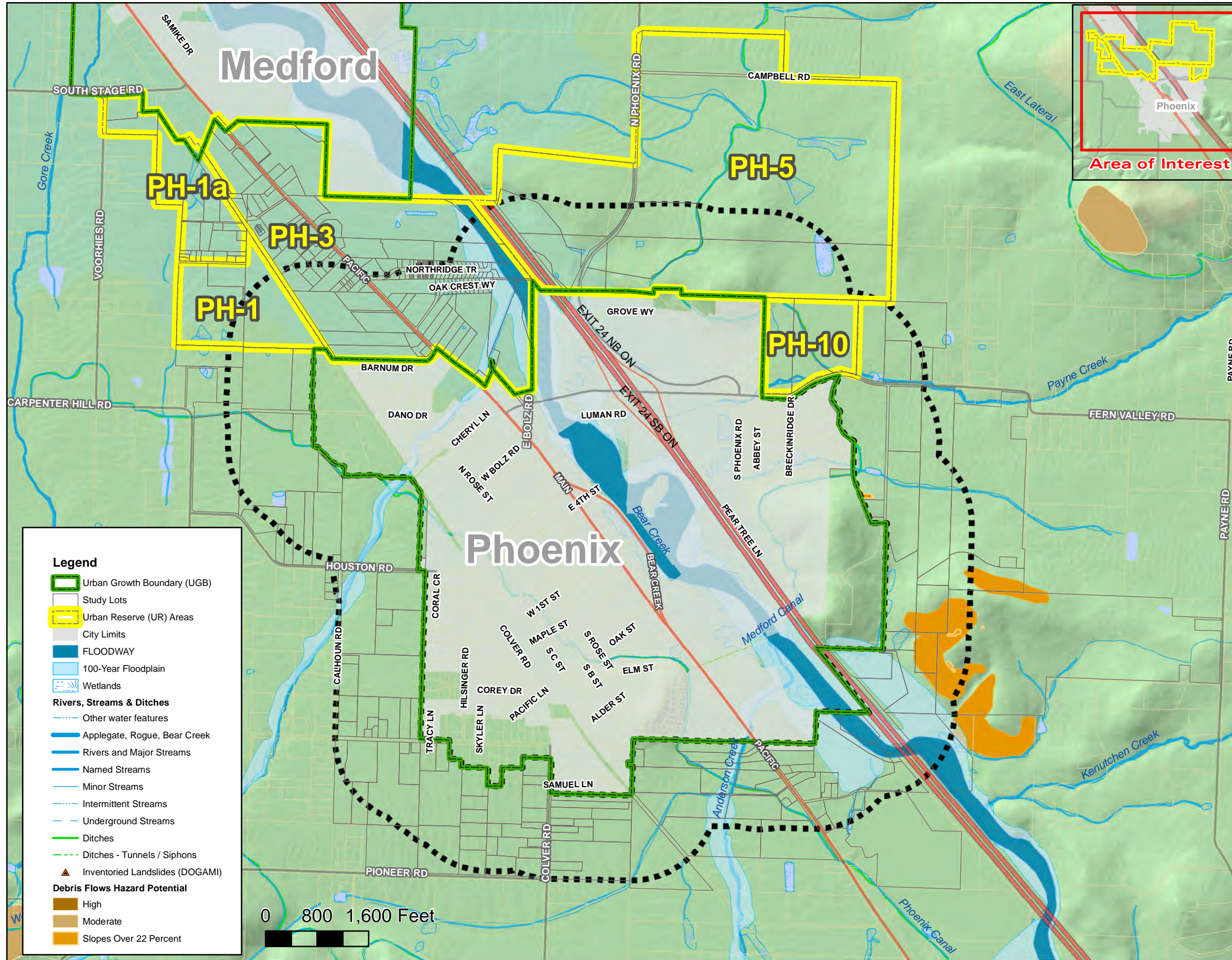




Greater Bear Creek Valley - Regional Plan

**Existing Development Pattern
Phoenix**

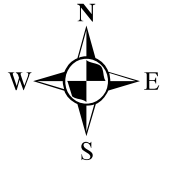
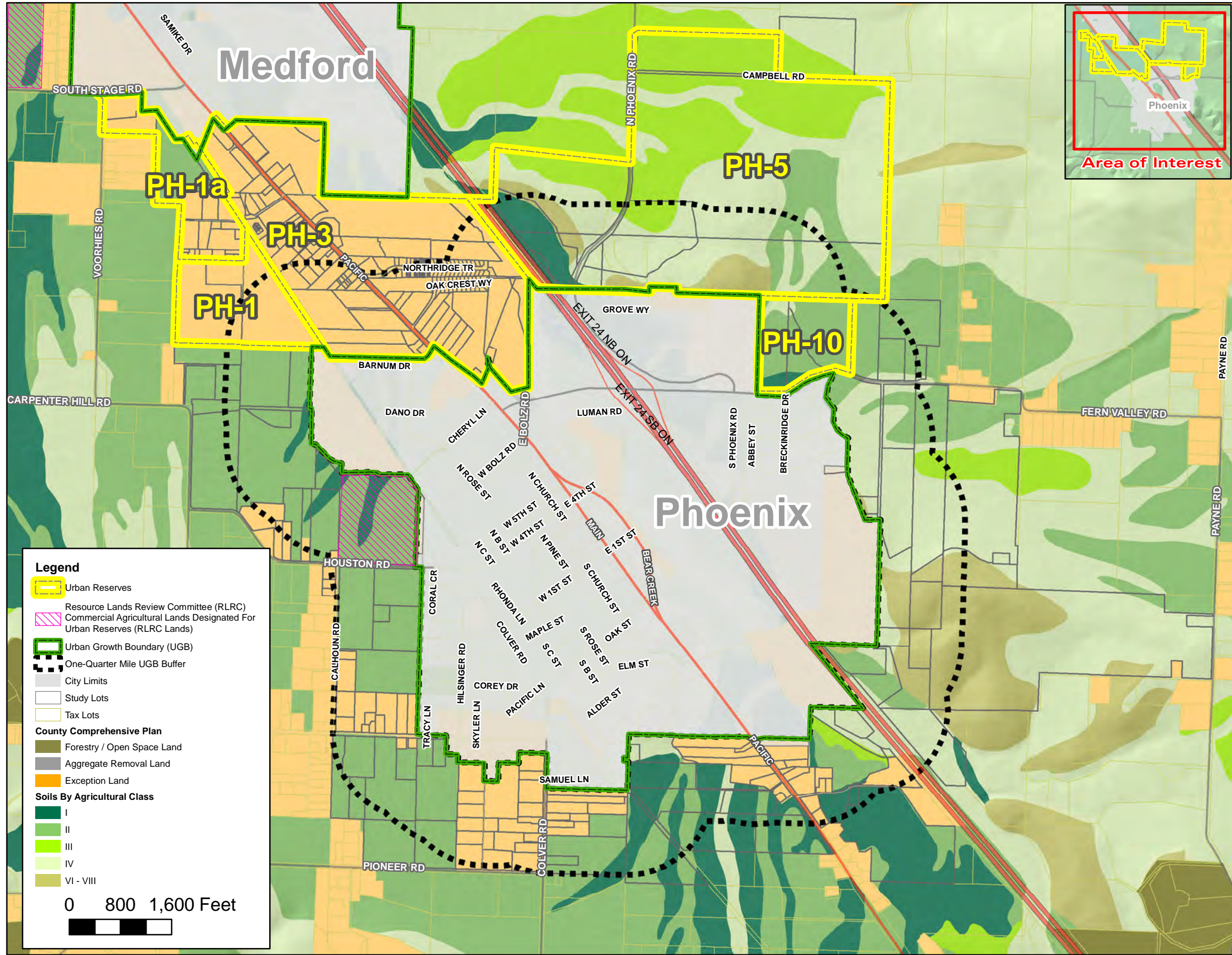




Greater Bear Creek Valley - Regional Plan

**Physical Features Map
Phoenix**

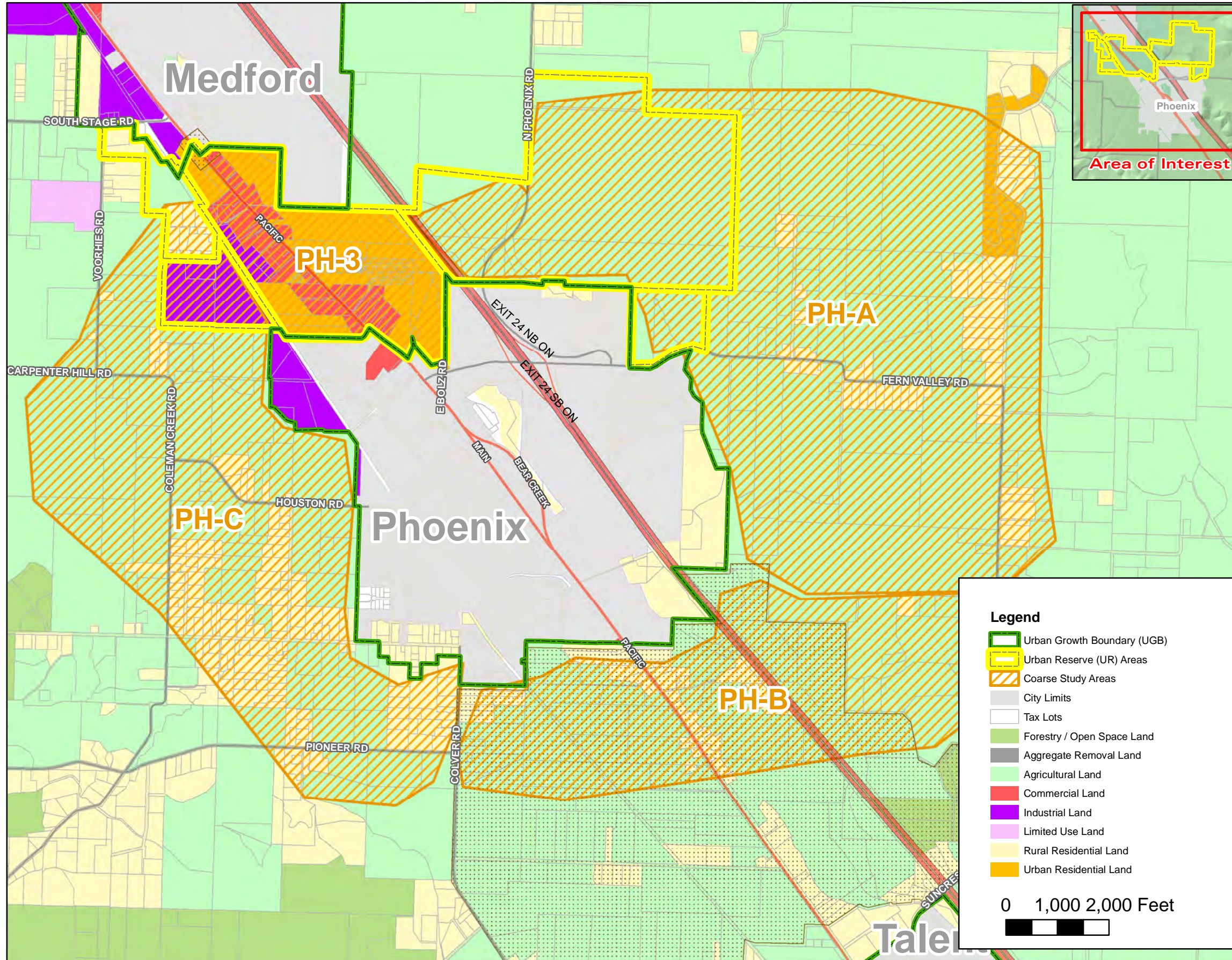




Greater Bear Creek Valley - Regional Plan

**Agricultural Land By Soil Capability Class
Phoenix**

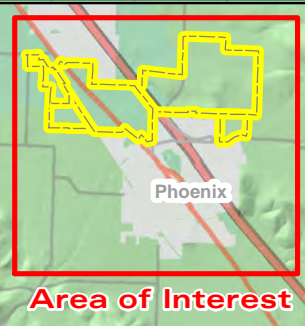




Legend

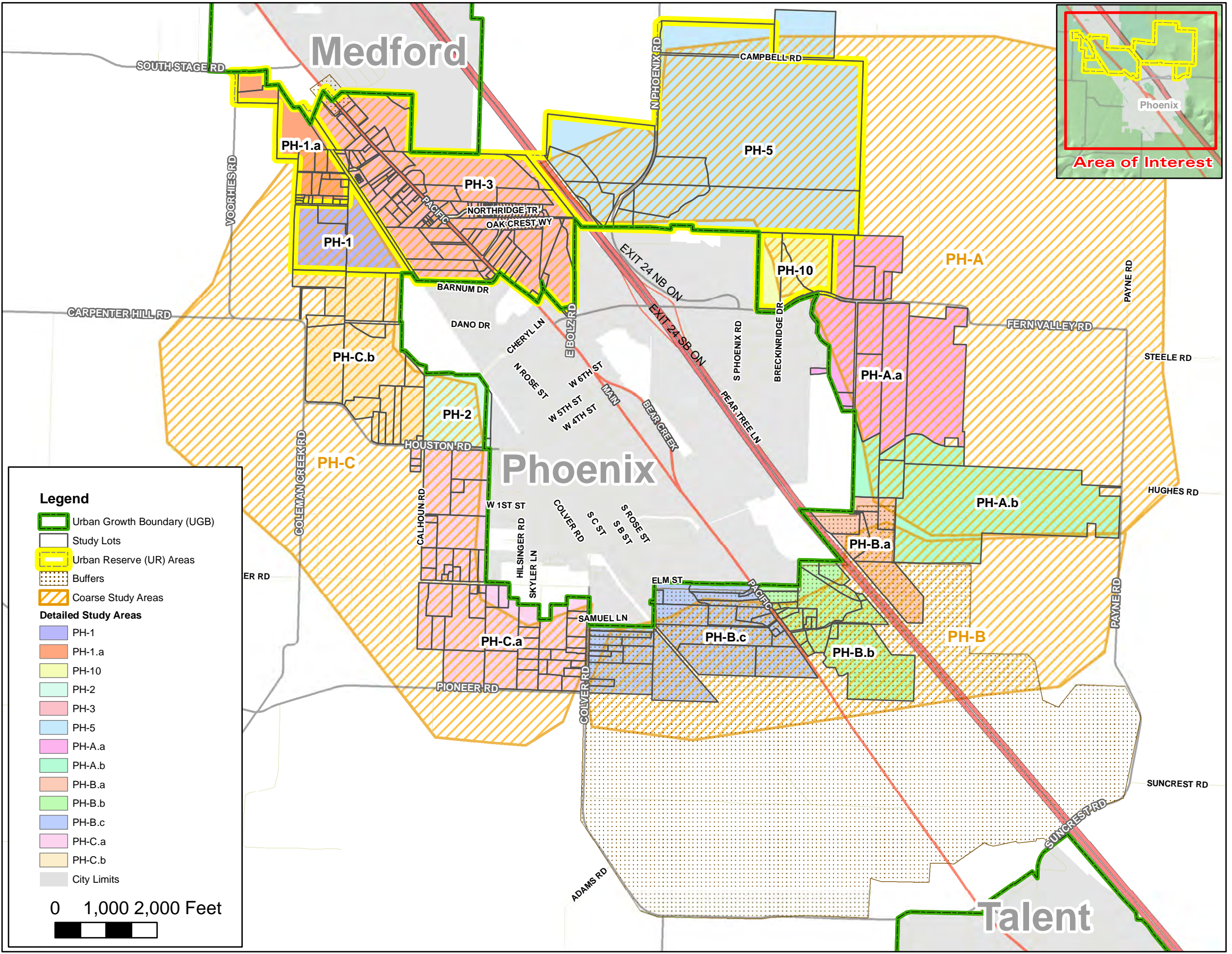
- Urban Growth Boundary (UGB)
- Urban Reserve (UR) Areas
- Coarse Study Areas
- City Limits
- Tax Lots
- Forestry / Open Space Land
- Agricultural Land
- Commercial Land
- Industrial Land
- Limited Use Land
- Rural Residential Land
- Urban Residential Land

0 1,000 2,000 Feet



Phoenix Study Areas

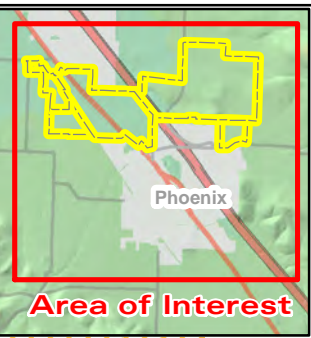




Legend

- Urban Growth Boundary (UGB)
- Study Lots
- Urban Reserve (UR) Areas
- Buffers
- Coarse Study Areas
- Detailed Study Areas**
- PH-1
- PH-1.a
- PH-10
- PH-2
- PH-3
- PH-5
- PH-A.a
- PH-A.b
- PH-B.a
- PH-B.b
- PH-B.c
- PH-C.a
- PH-C.b
- City Limits

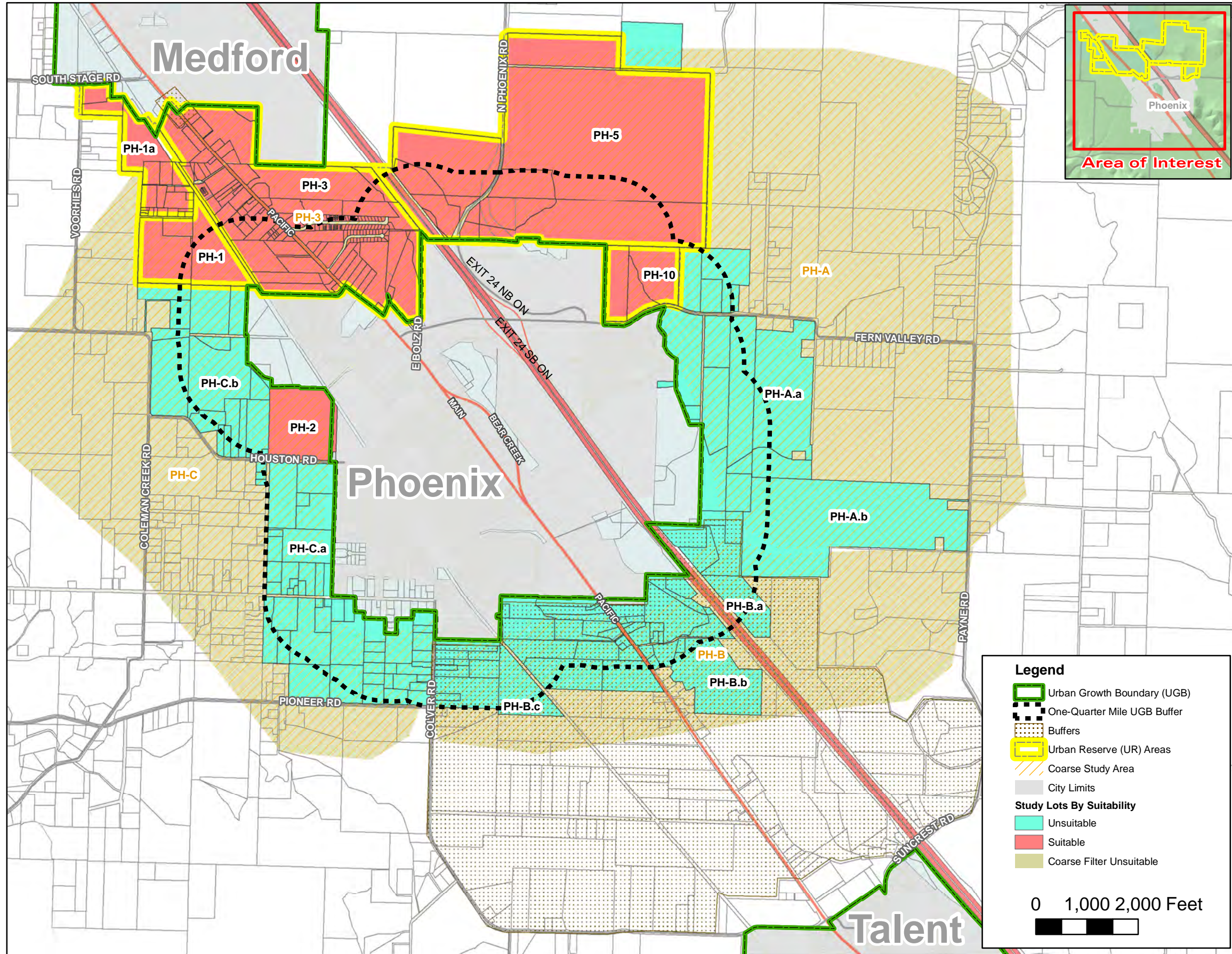
0 1,000 2,000 Feet



Greater Bear Creek Valley - Regional Plan

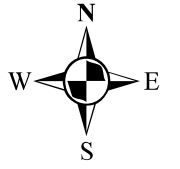
**Detail (Fine Filter) Study Areas
Phoenix**

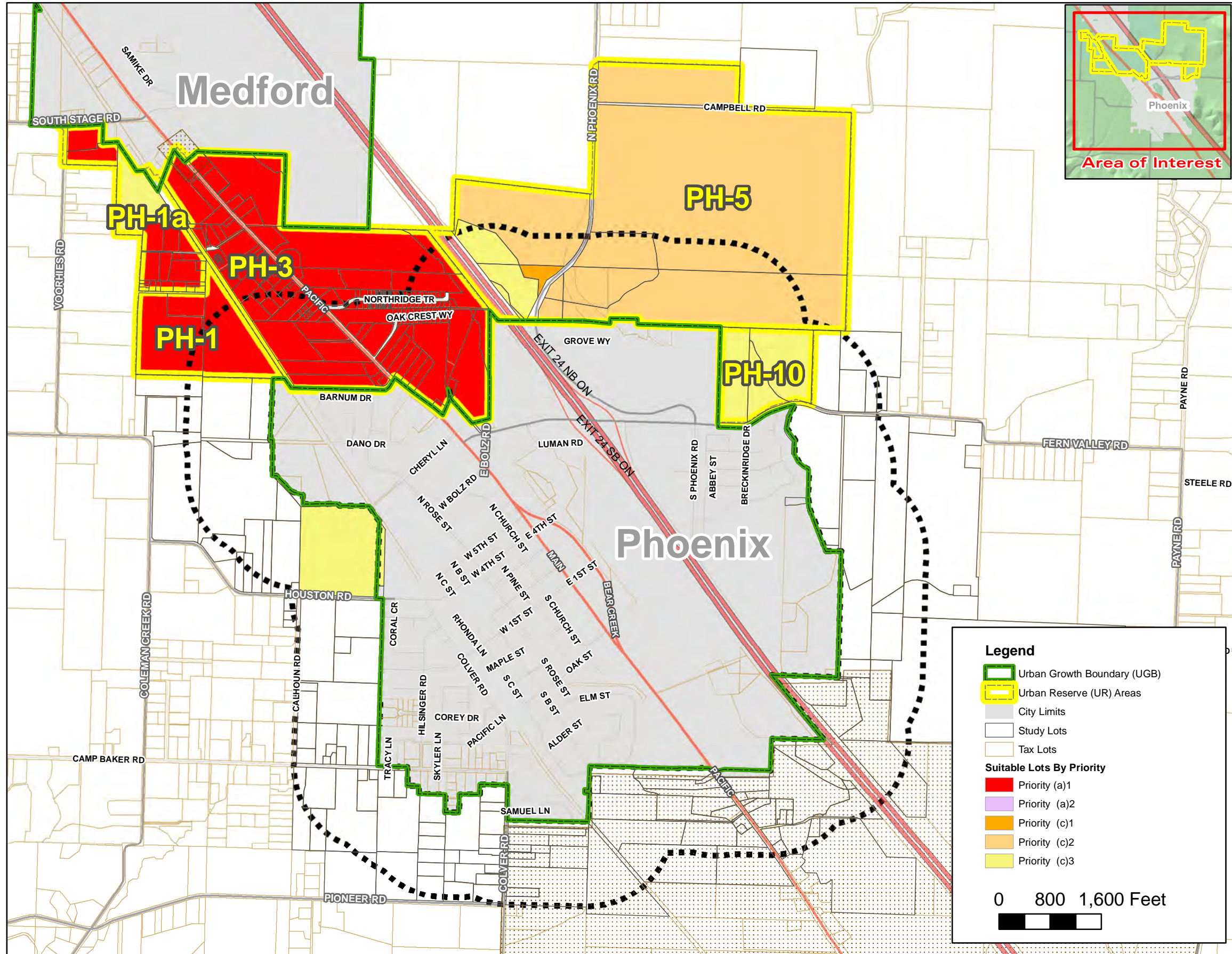




Greater Bear Creek Valley - Regional Plan

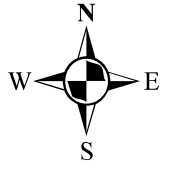
Study Lots By Suitability
Phoenix

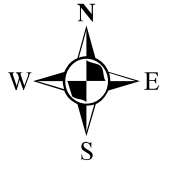
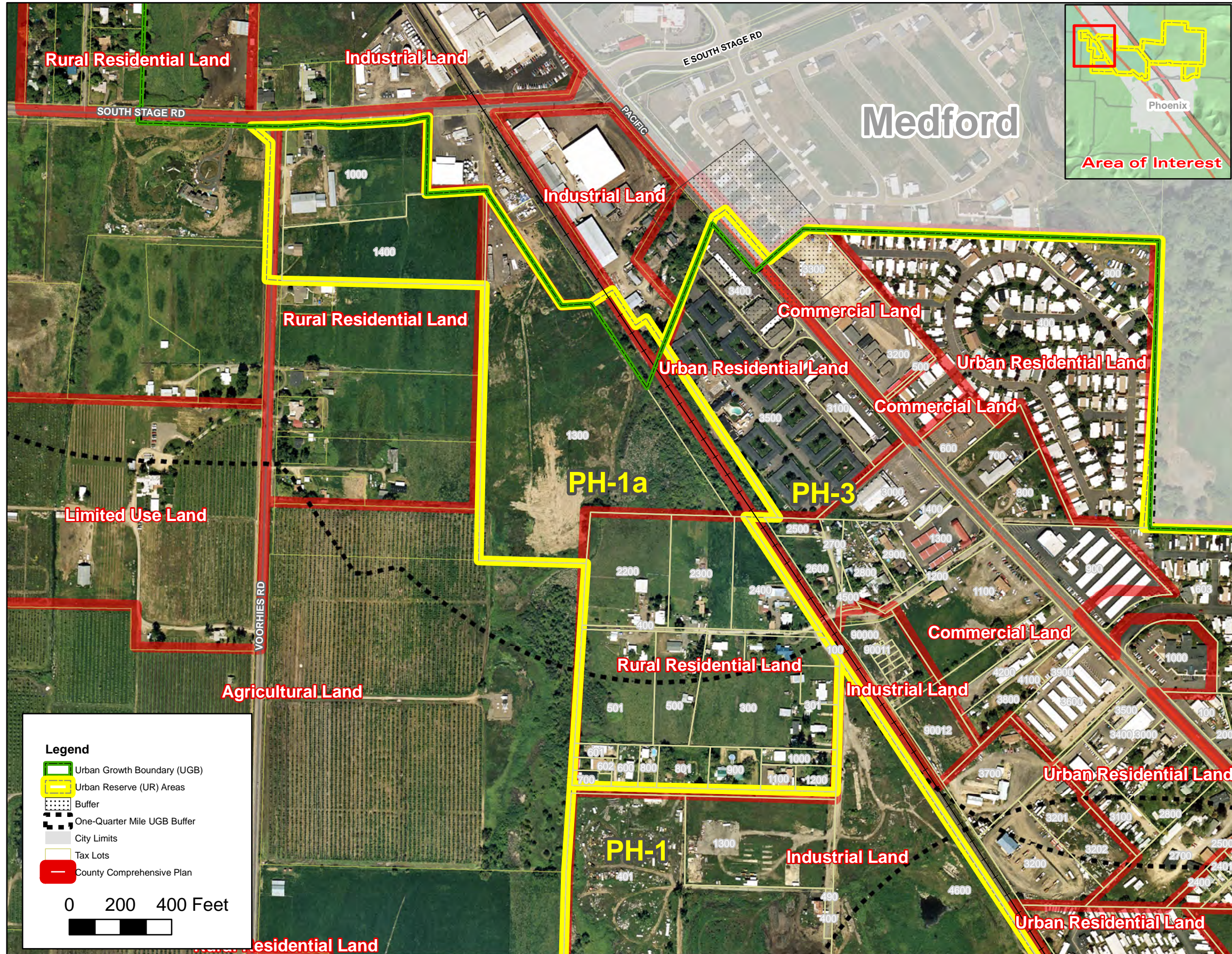




Greater Bear Creek Valley - Regional Plan

**Suitable Lands By Priority
Phoenix**

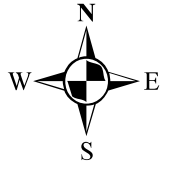
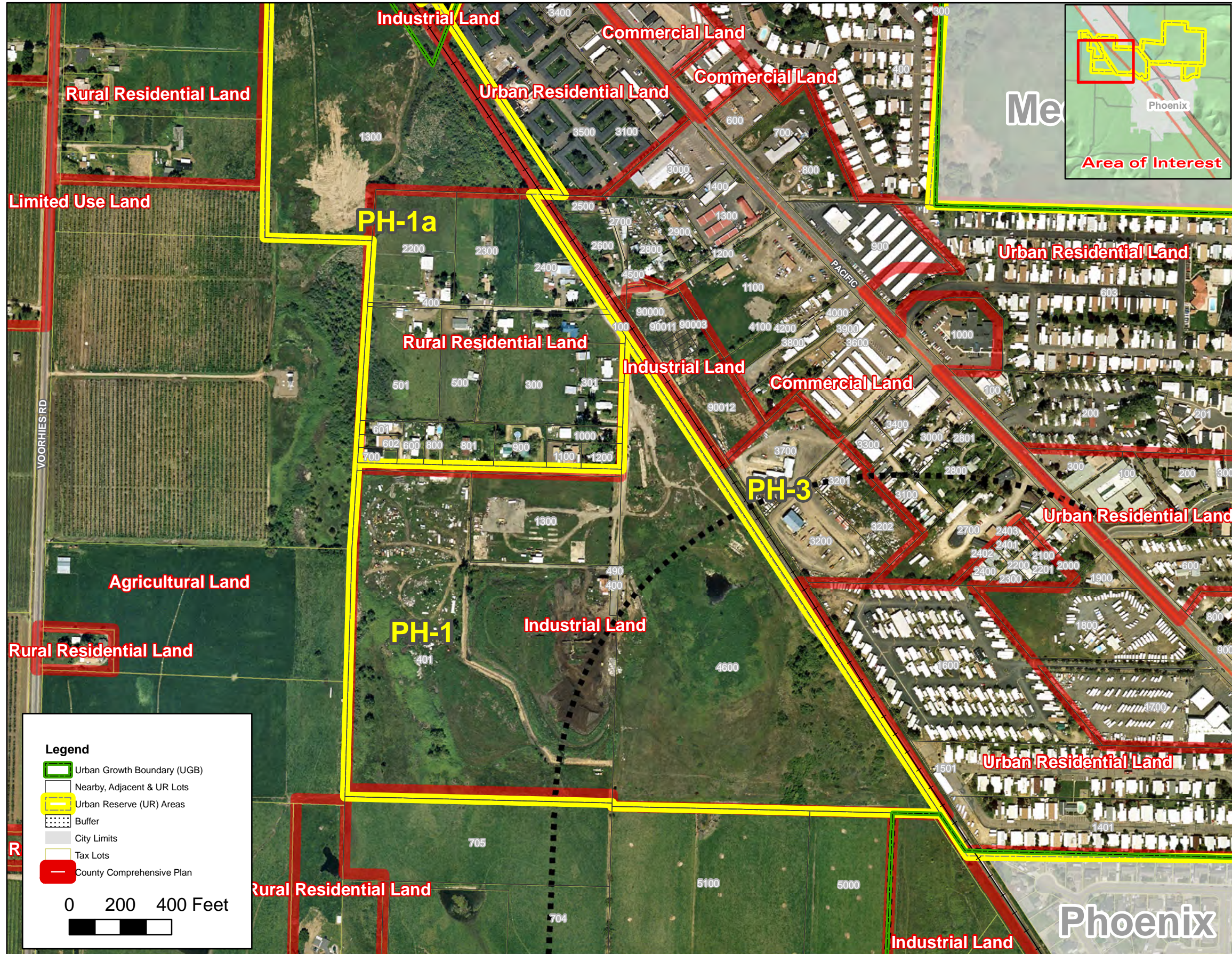




Greater Bear Creek Valley - Regional Plan

Urban Reserve Area PH-1a
Phoenix

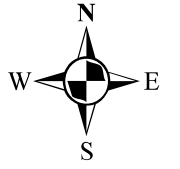
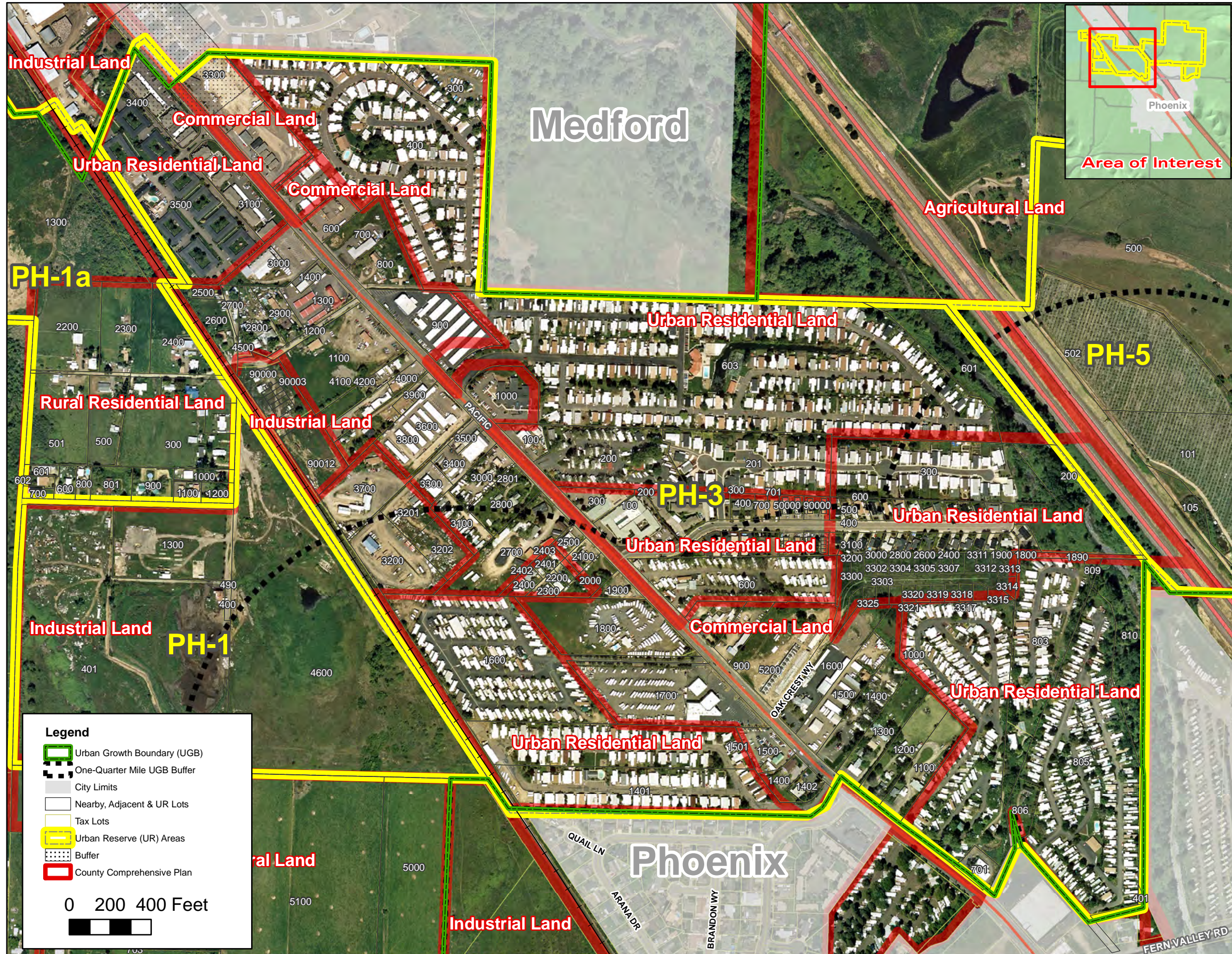




Greater Bear Creek Valley - Regional Plan

Urban Reserve Area PH-1
Phoenix

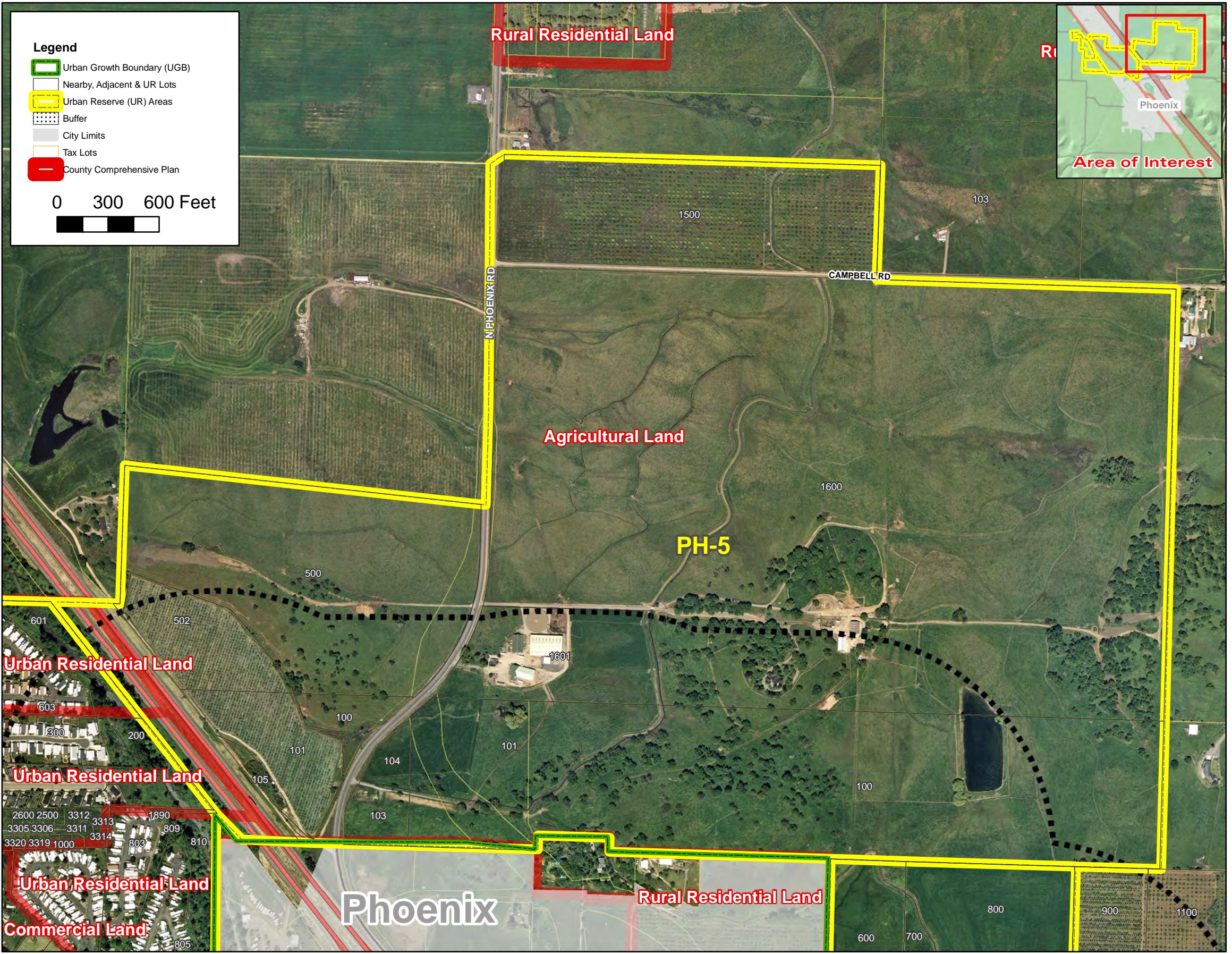




Greater Bear Creek Valley - Regional Plan

Urban Reserve Area PH-3
Phoenix

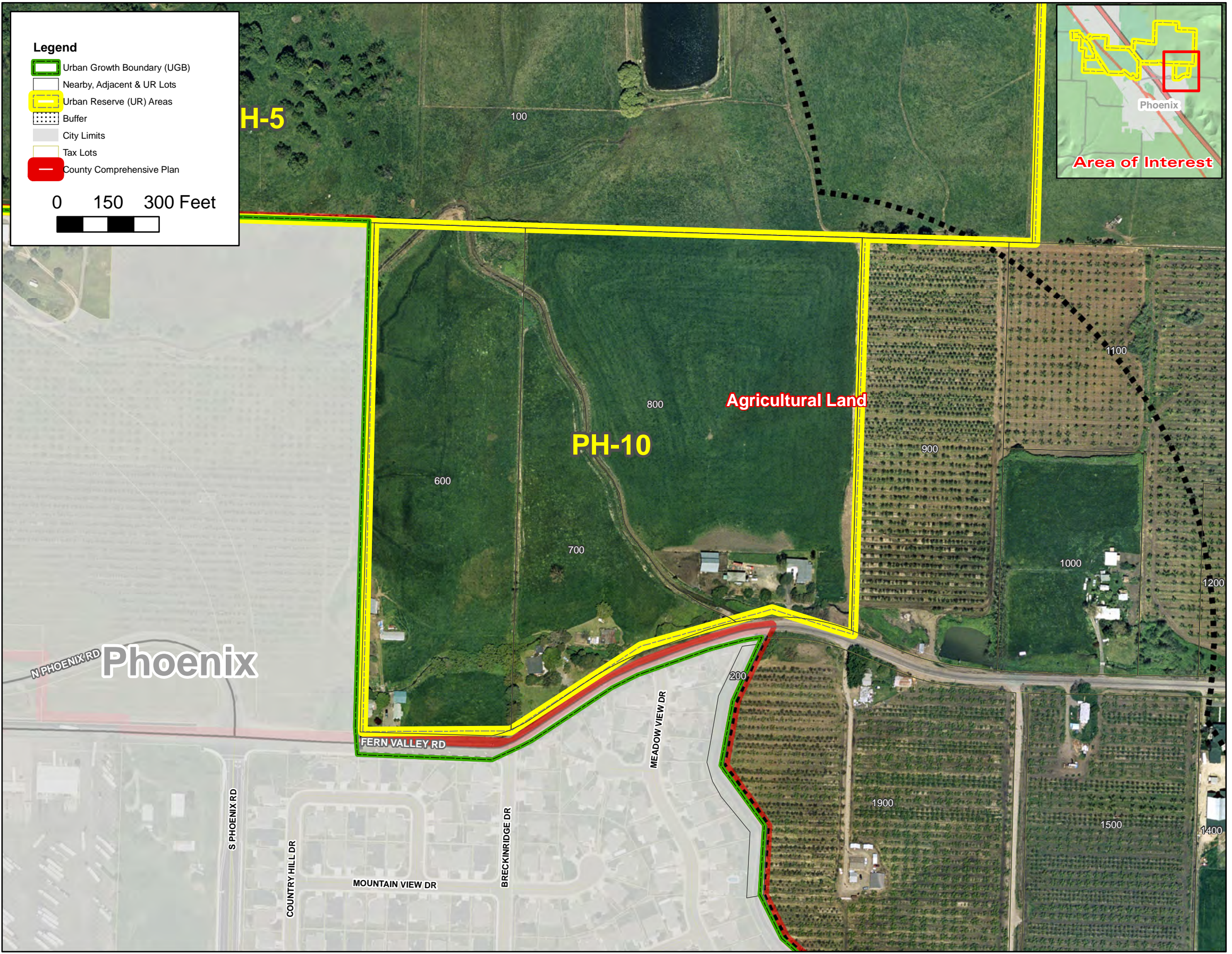




Greater Bear Creek Valley - Regional Plan

Urban Reserve Area PH-5
Phoenix





Legend

- Urban Growth Boundary (UGB)
- Nearby, Adjacent & UR Lots
- Urban Reserve (UR) Areas
- Buffer
- City Limits
- Tax Lots
- County Comprehensive Plan

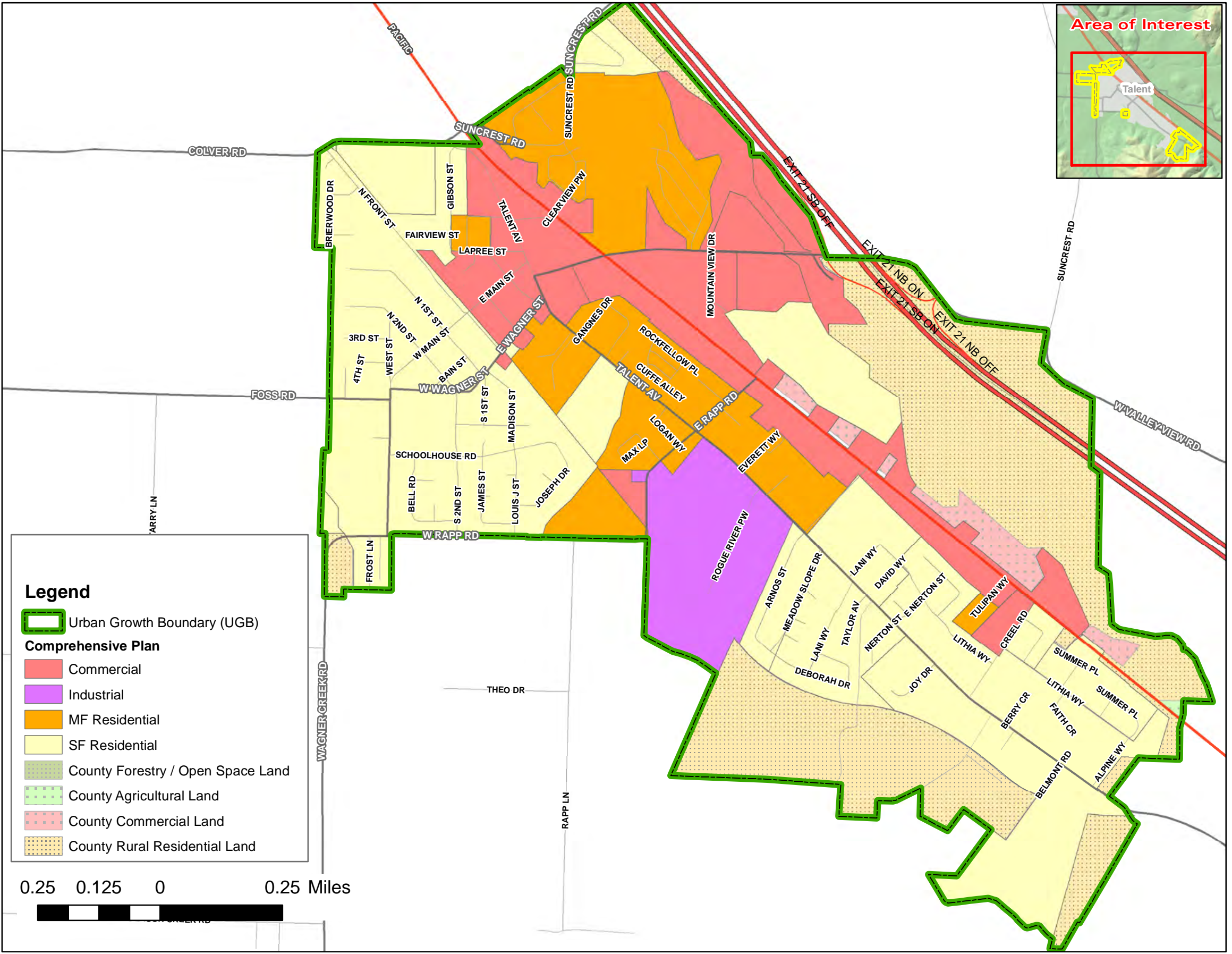
0 150 300 Feet



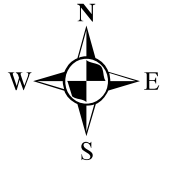
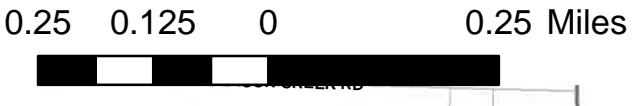
Greater Bear Creek Valley - Regional Plan

**Urban Reserve Area PH-10
Phoenix**





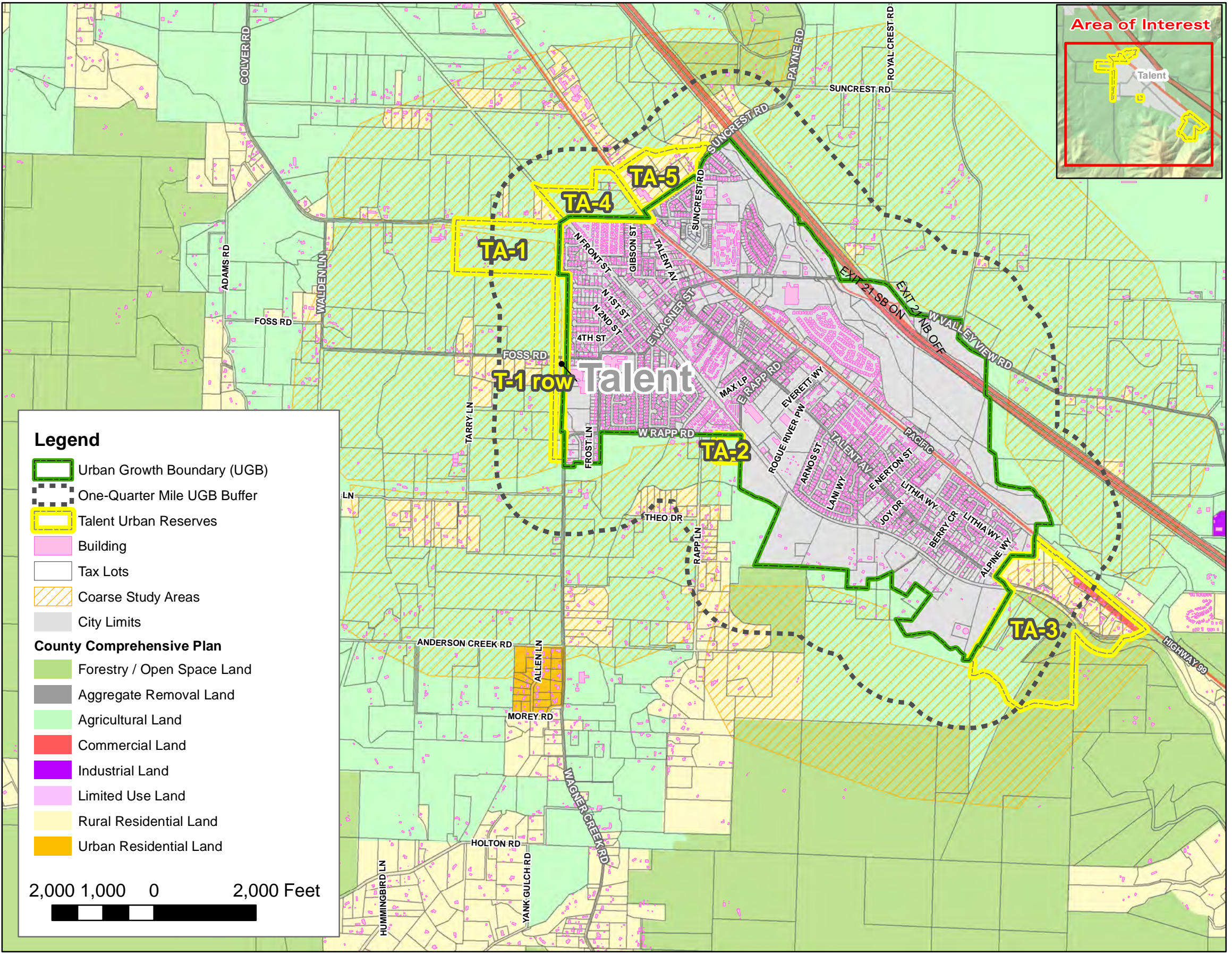
- Legend**
- Urban Growth Boundary (UGB)
 - Comprehensive Plan**
 - Commercial
 - Industrial
 - MF Residential
 - SF Residential
 - County Forestry / Open Space Land
 - County Agricultural Land
 - County Commercial Land
 - County Rural Residential Land



Greater Bear Creek Valley - Regional Plan

**Comprehensive Plan Designations
Talent**





Legend

- Urban Growth Boundary (UGB)
- One-Quarter Mile UGB Buffer
- Talent Urban Reserves
- Building
- Tax Lots
- Coarse Study Areas
- City Limits

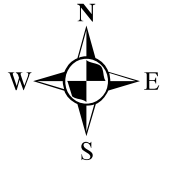
County Comprehensive Plan

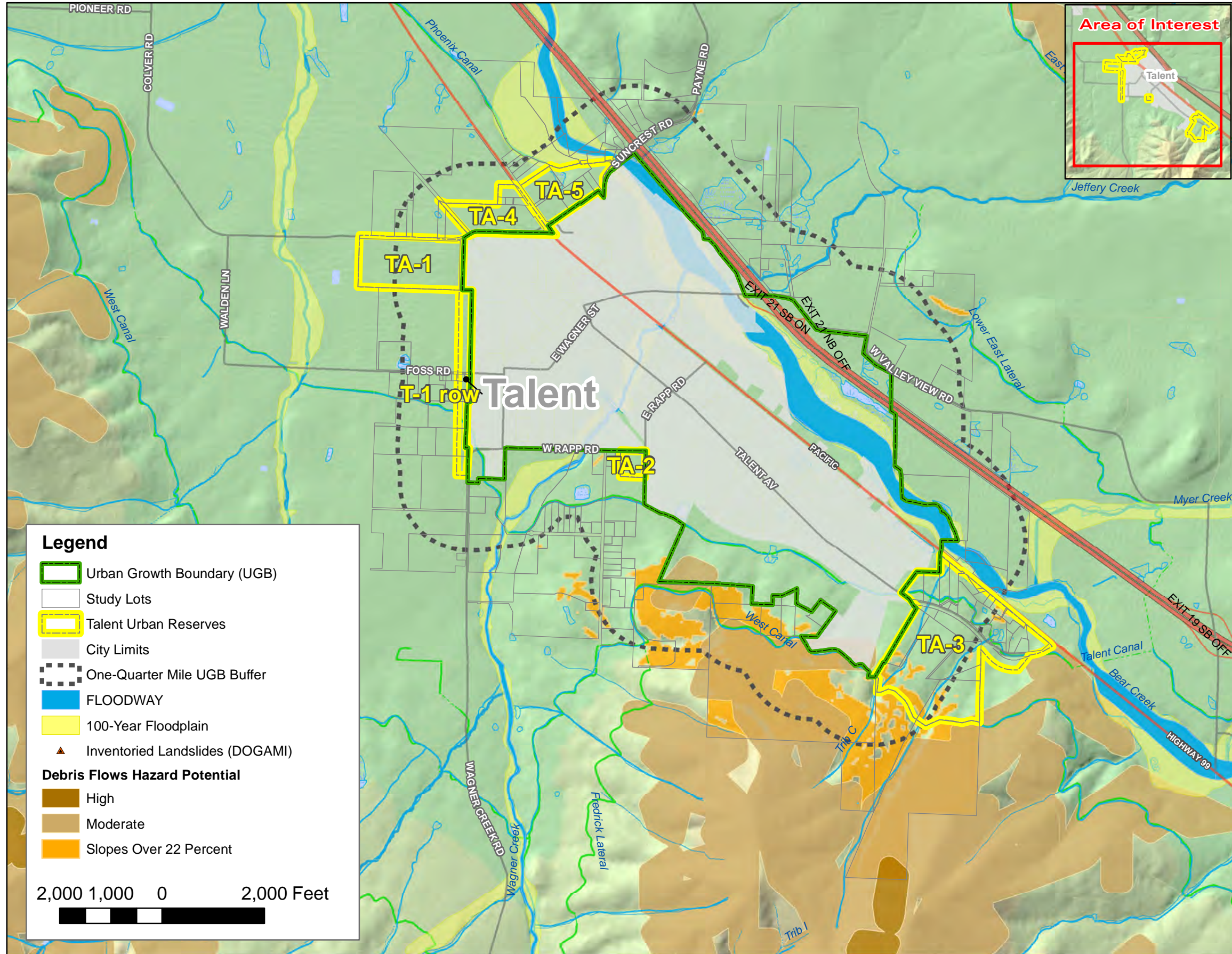
- Forestry / Open Space Land
- Aggregate Removal Land
- Agricultural Land
- Commercial Land
- Industrial Land
- Limited Use Land
- Rural Residential Land
- Urban Residential Land

2,000 1,000 0 2,000 Feet

Greater Bear Creek Valley - Regional Plan

Existing Development Pattern
Talent





Legend

- Urban Growth Boundary (UGB)
- Study Lots
- Talent Urban Reserves
- City Limits
- One-Quarter Mile UGB Buffer
- FLOODWAY
- 100-Year Floodplain
- ▲ Inventoried Landslides (DOGAMI)

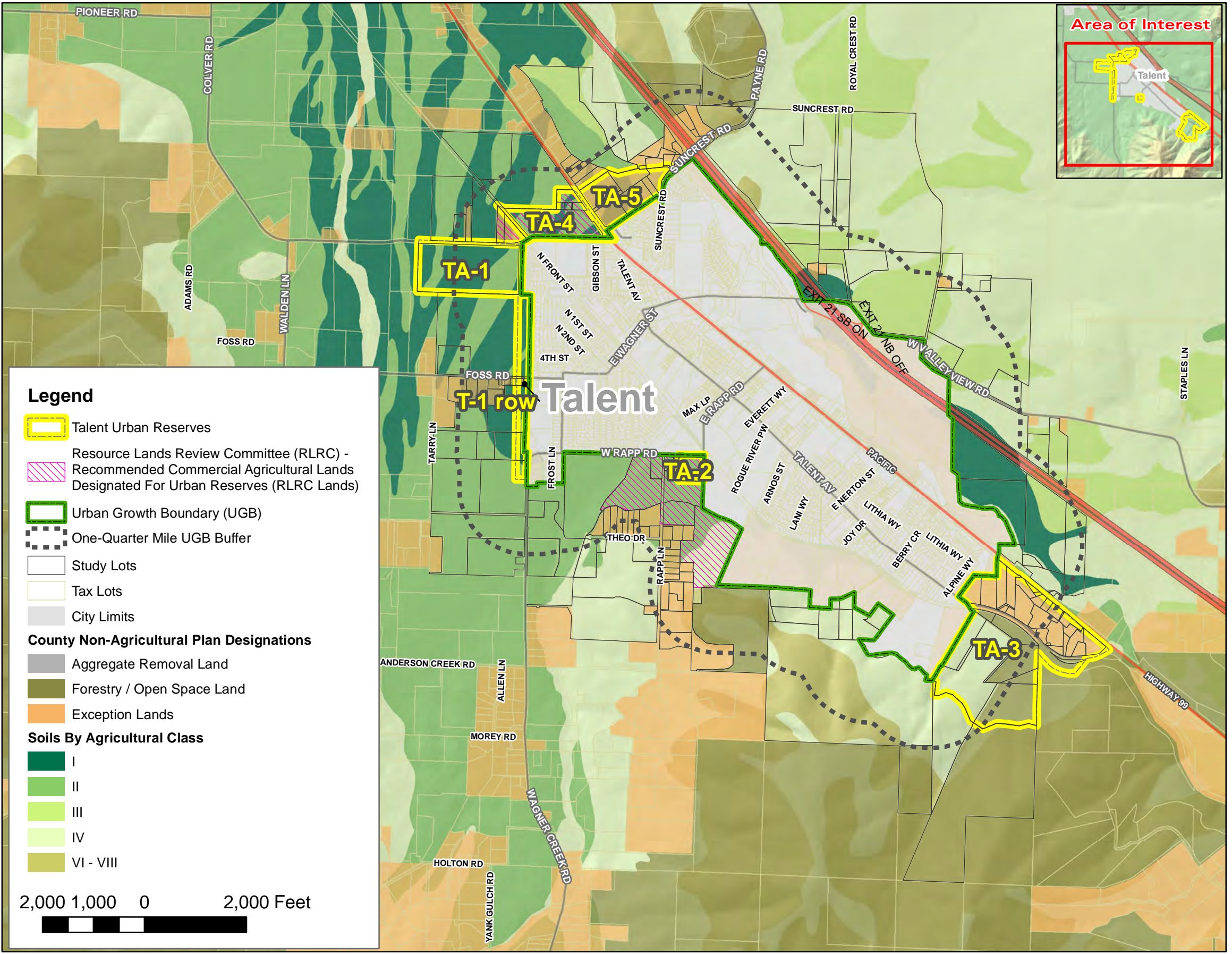
Debris Flows Hazard Potential

- High
- Moderate
- Slopes Over 22 Percent

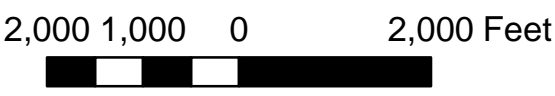
2,000 1,000 0 2,000 Feet

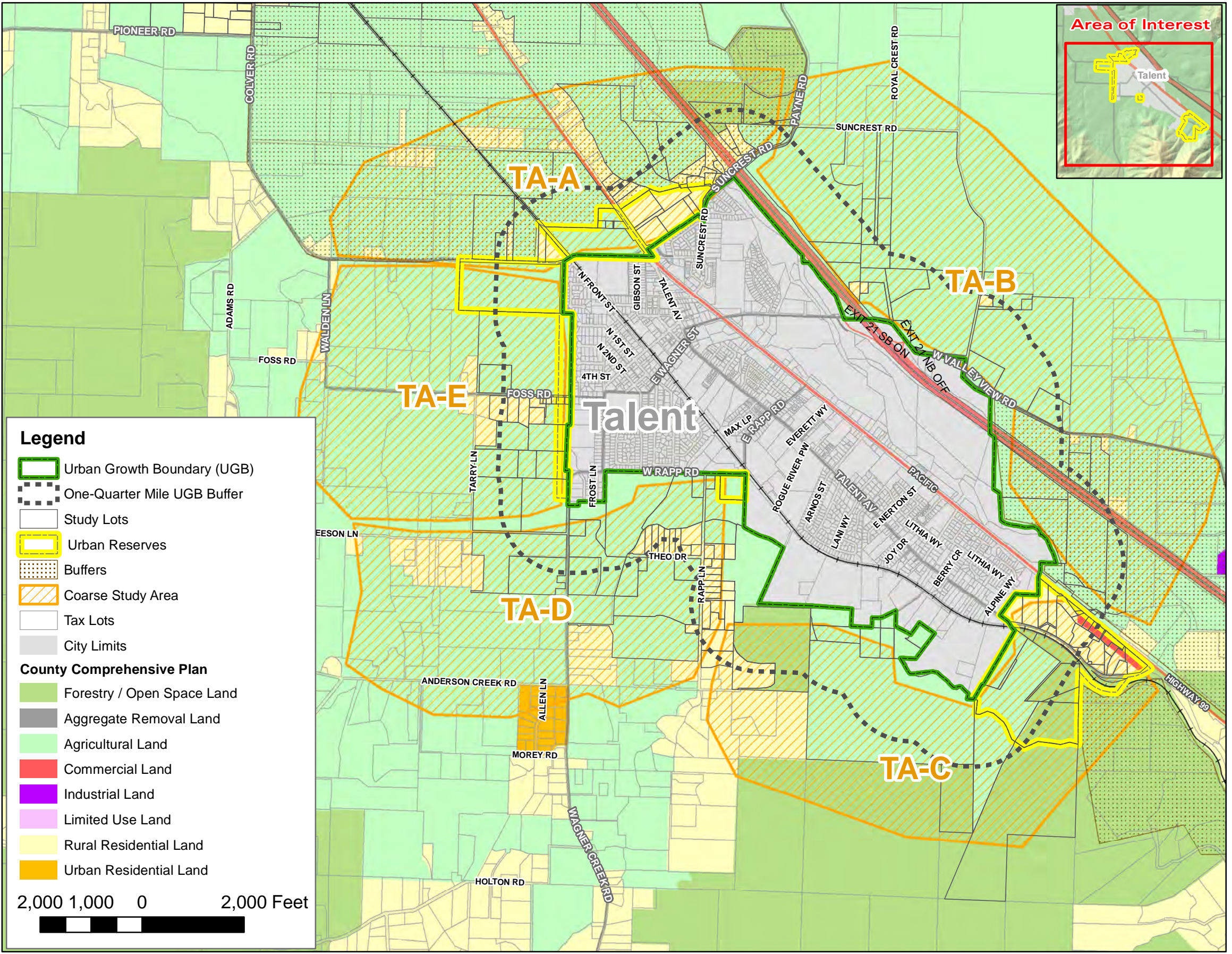
**Physical Features Map
Talent**



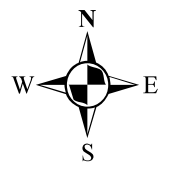


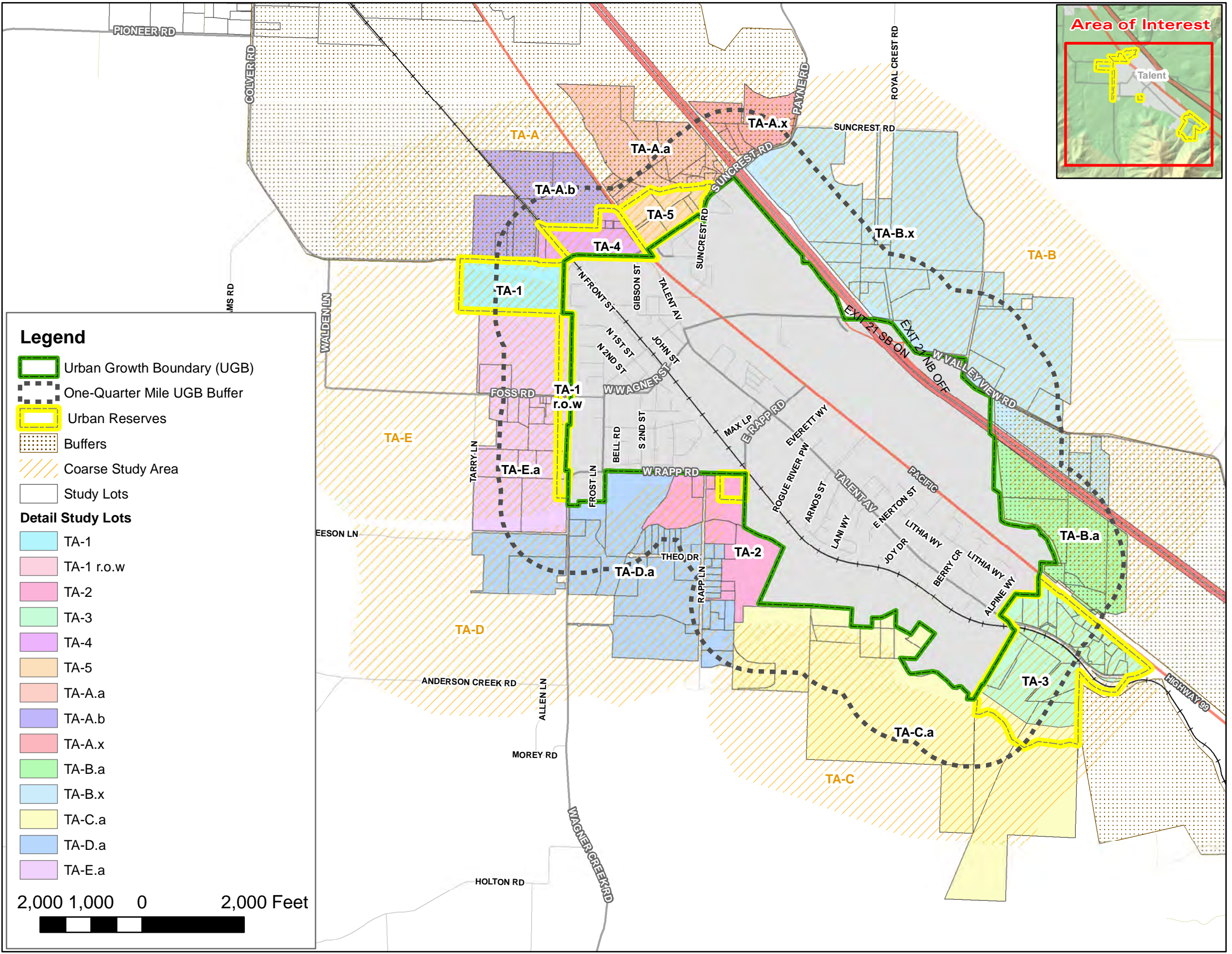
Greater Bear Creek Valley - Regional Plan
 Agricultural Land By Soil Capability Class
 Talent





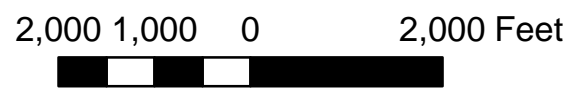
Talent Study Areas





Legend

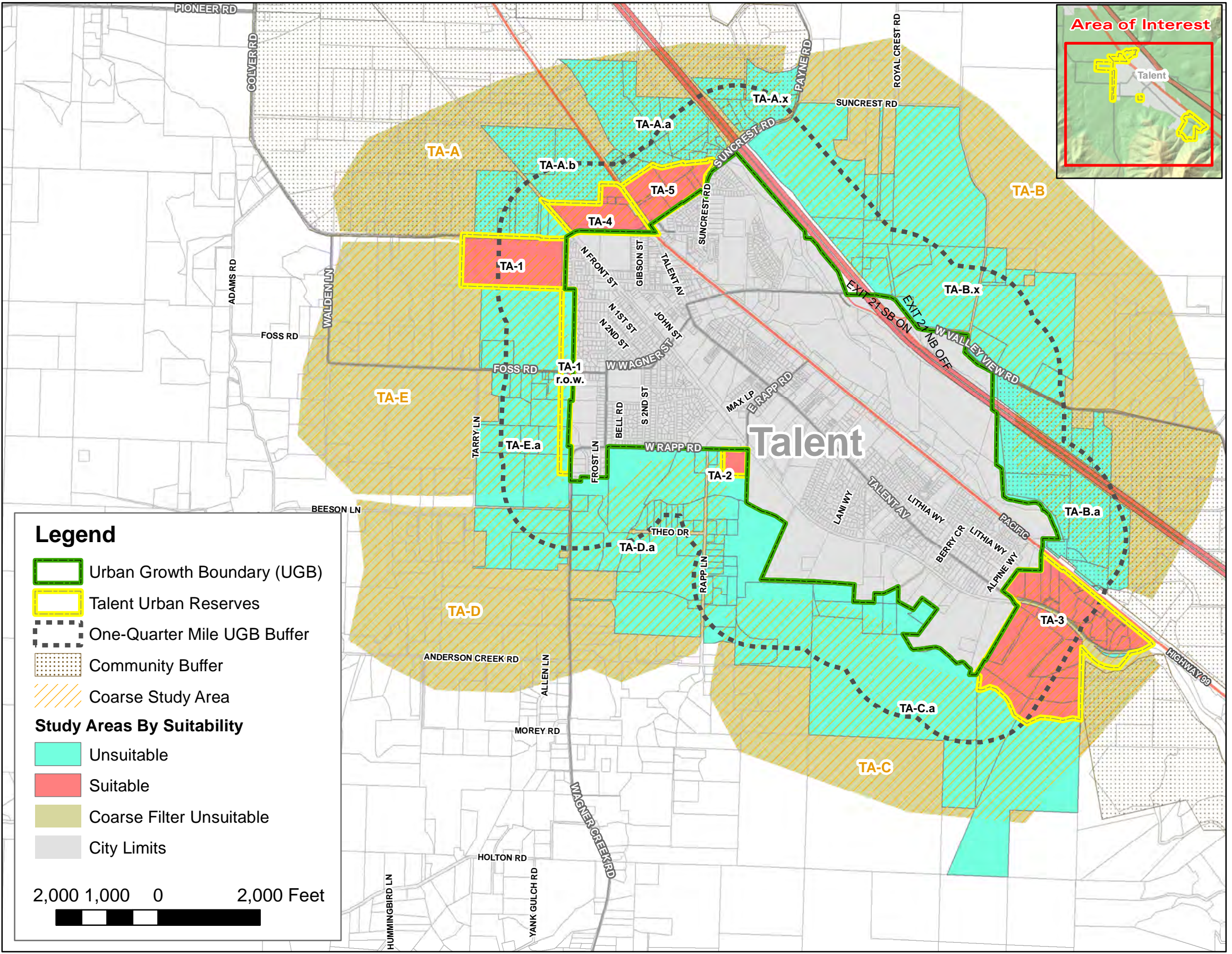
- Urban Growth Boundary (UGB)
- One-Quarter Mile UGB Buffer
- Urban Reserves
- Buffers
- Coarse Study Area
- Study Lots
- Detail Study Lots**
- TA-1
- TA-1 r.o.w
- TA-2
- TA-3
- TA-4
- TA-5
- TA-A.a
- TA-A.b
- TA-A.x
- TA-B.a
- TA-B.x
- TA-C.a
- TA-D.a
- TA-E.a



Greater Bear Creek Valley - Regional Plan

**Detail (Fine Filter) Study Areas
Talent**





Legend

- Urban Growth Boundary (UGB)
- Talent Urban Reserves
- One-Quarter Mile UGB Buffer
- Community Buffer
- Coarse Study Area

Study Areas By Suitability

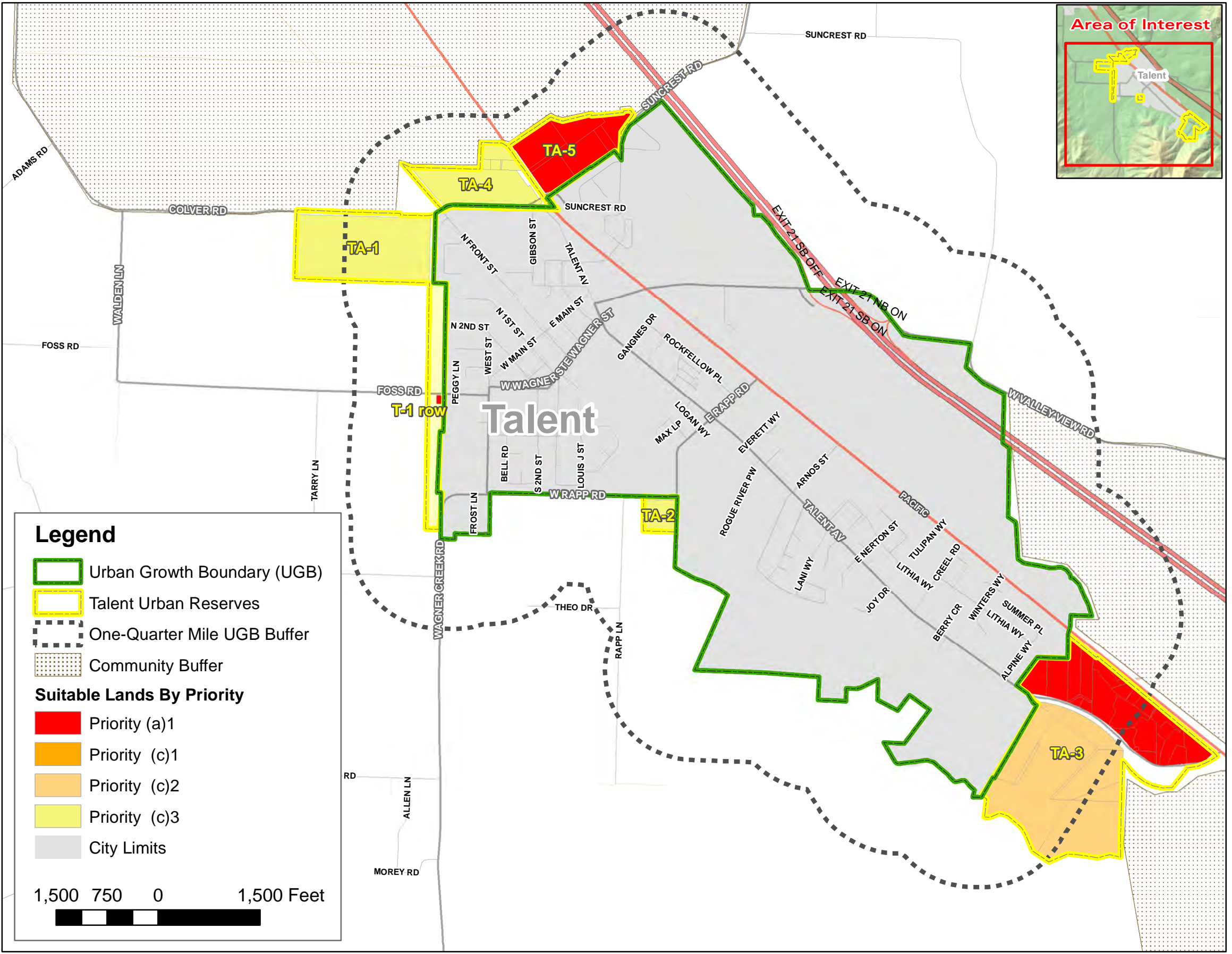
- Unsuitable
- Suitable
- Coarse Filter Unsuitable
- City Limits

2,000 1,000 0 2,000 Feet



Study Lots By Suitability
Talent





Legend

- Urban Growth Boundary (UGB)
- Talent Urban Reserves
- One-Quarter Mile UGB Buffer
- Community Buffer

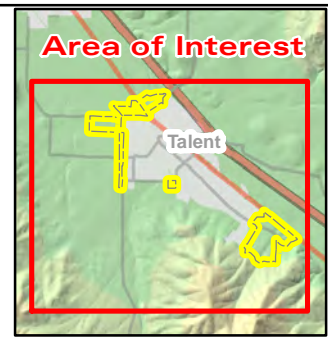
Suitable Lands By Priority

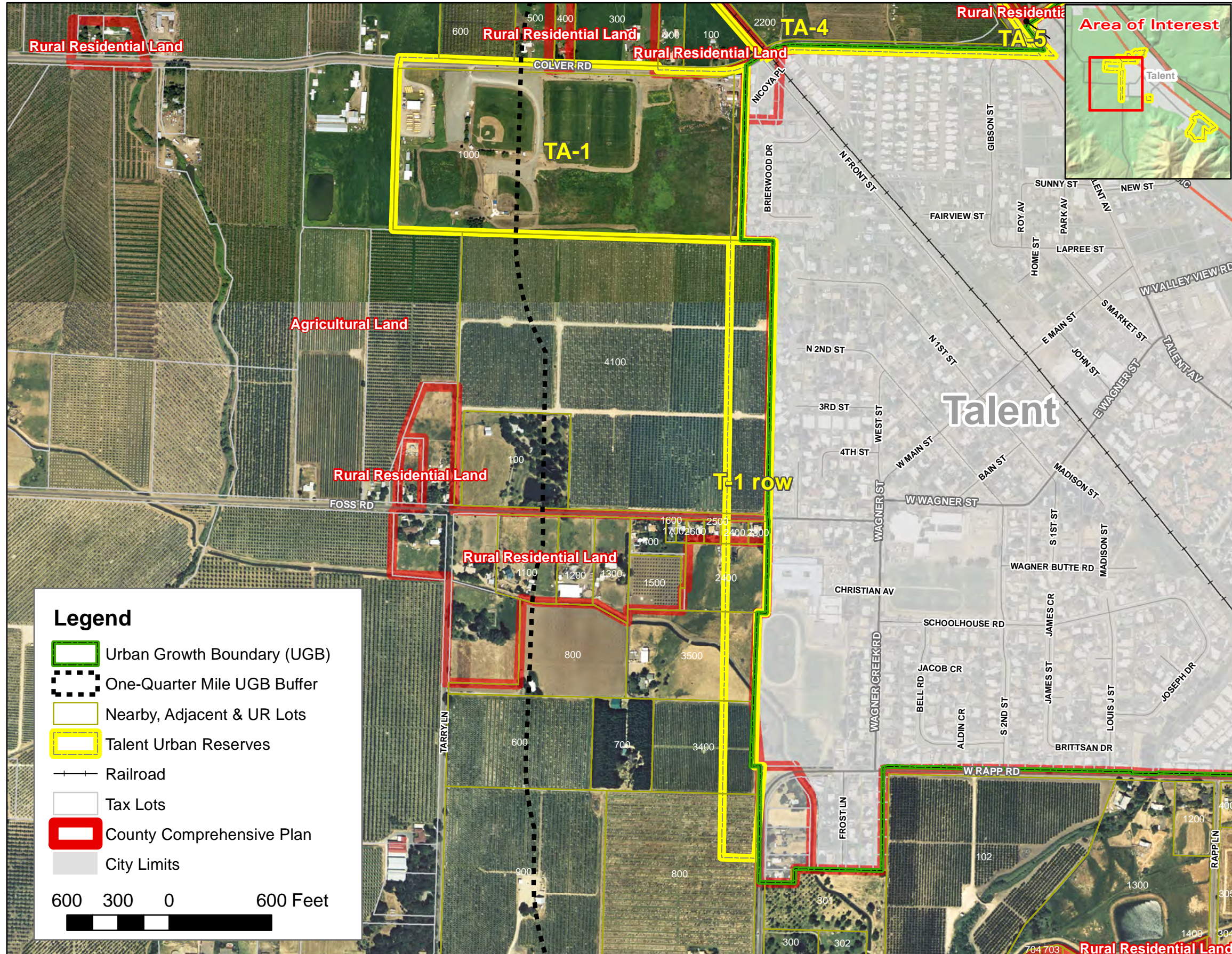
- Priority (a)1
- Priority (c)1
- Priority (c)2
- Priority (c)3
- City Limits

1,500 750 0 1,500 Feet

Greater Bear Creek Valley - Regional Plan

**Suitable Lands By Priority
Talent**

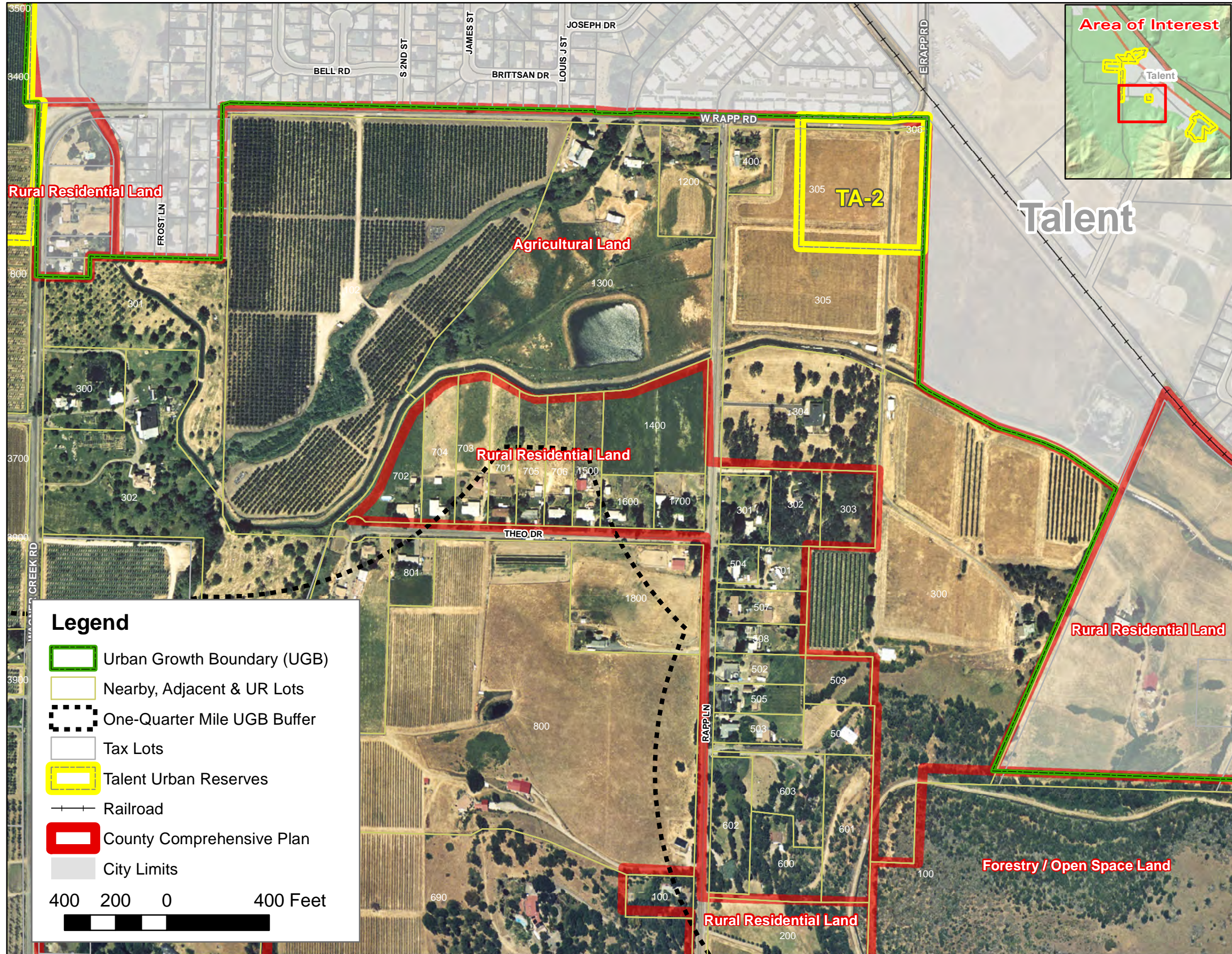




Greater Bear Creek Valley - Regional Plan

Urban Reserve Area TA-1
Talent

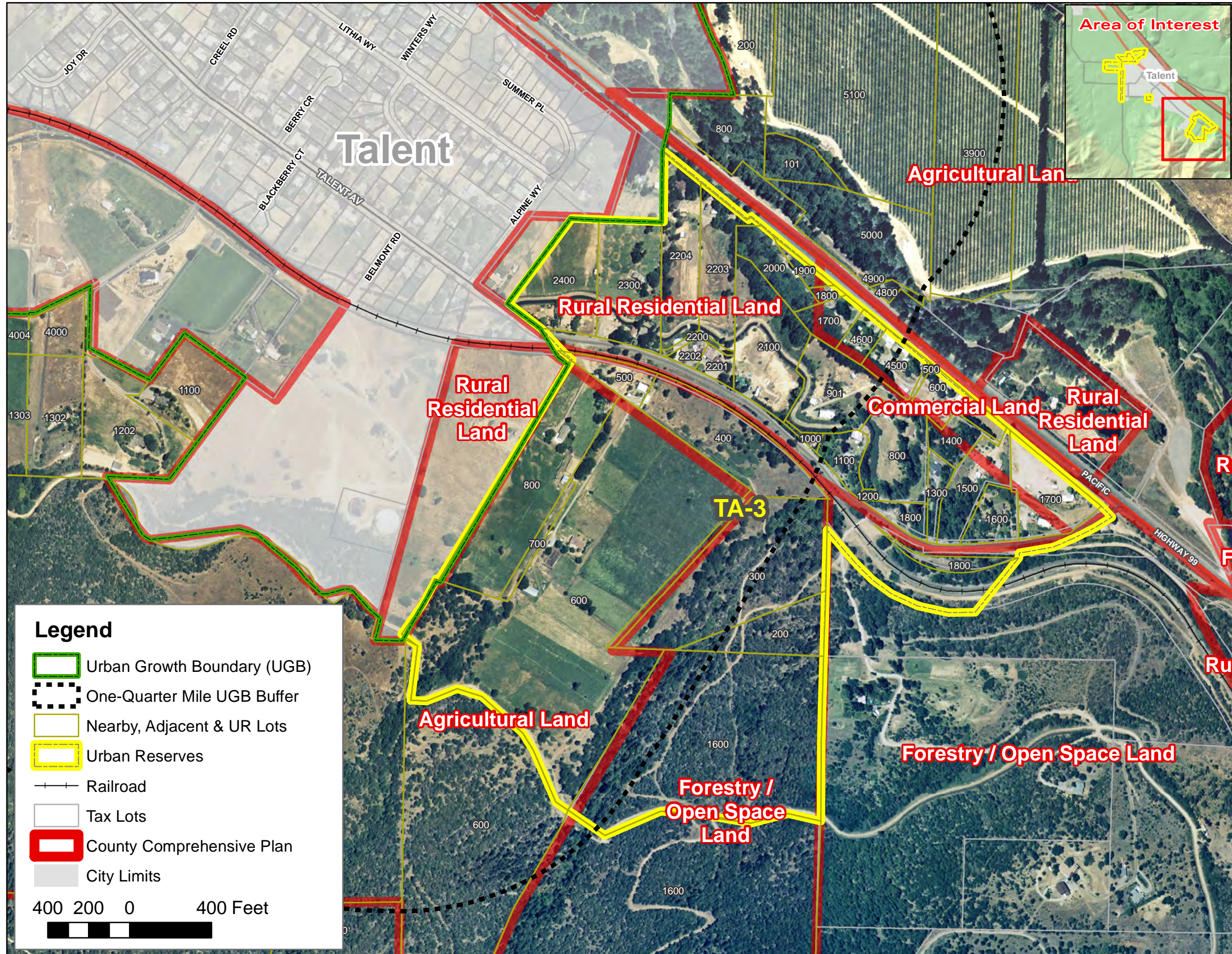




Greater Bear Creek Valley - Regional Plan

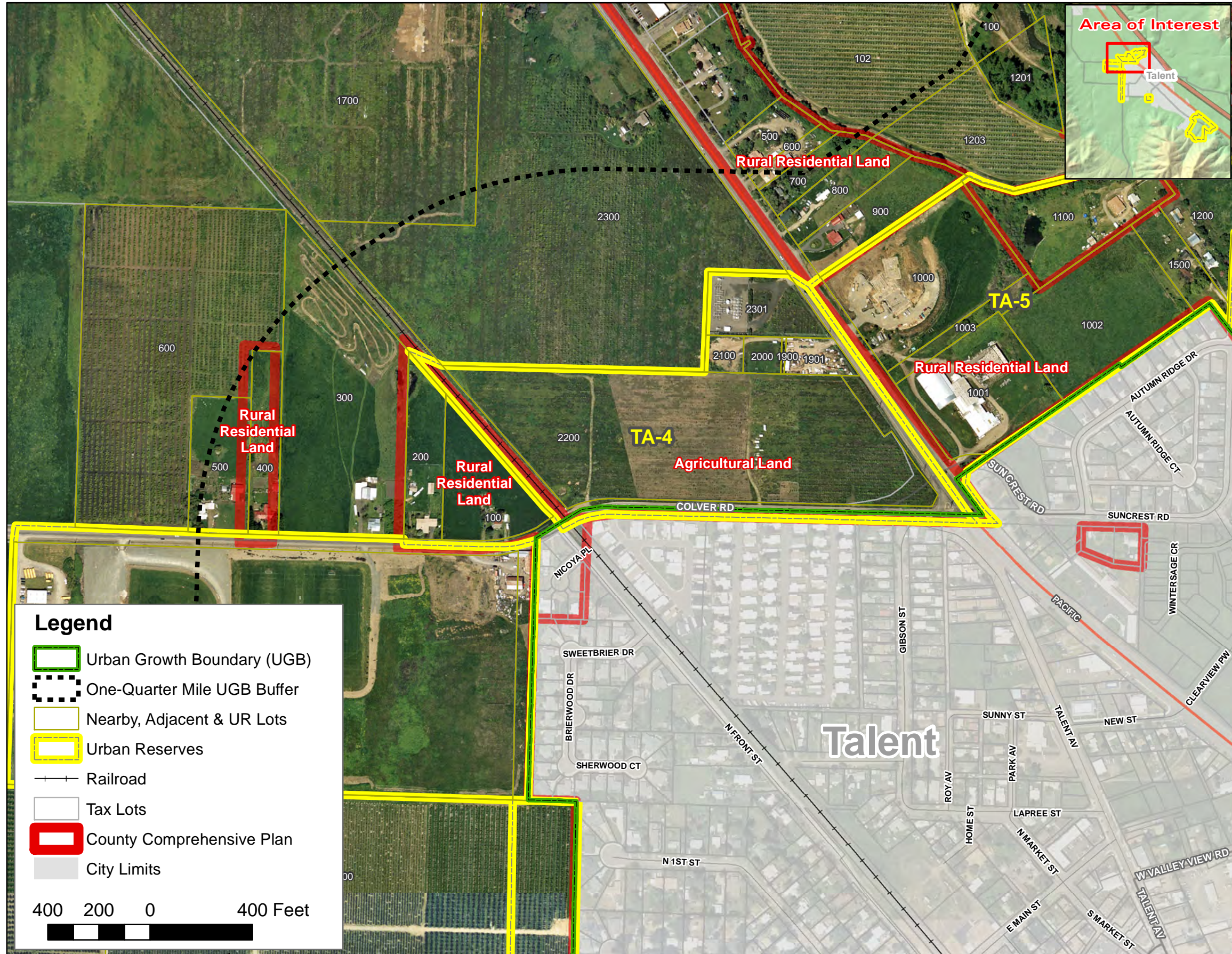
**Urban Reserve Area TA-2
Talent**





Urban Reserve Area TA-3
Talent

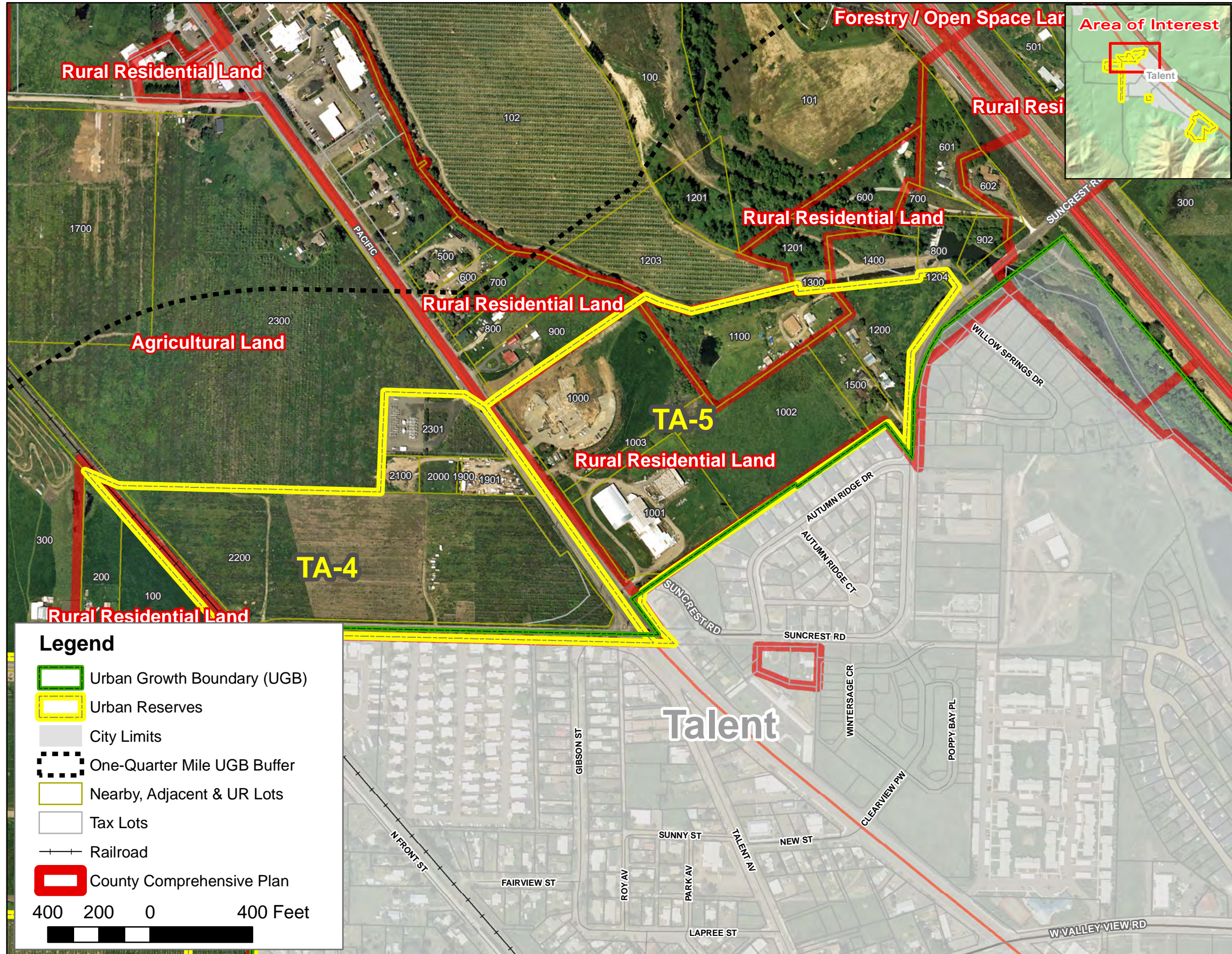




Greater Bear Creek Valley - Regional Plan

**Urban Reserve Area TA-4
Talent**





Urban Reserve Area TA-5

