

December 30, 2021

REGIONAL PLAN PROGRESS REPORT

A SELF-EVALUATION MONITORING REPORT
ADDRESSING COMPLIANCE WITH REGIONAL PLAN
PERFORMANCE INDICATORS

IN THE

REGIONAL PLAN ELEMENT OF TALENT
COMPREHENSIVE PLAN

City of Talent

Adopted by City Council Resolution No.22-039-R January 5, 2022

Projection of Activities

During the next five years the City of Talent expects to use the various products and documents cited above to expand its Urban Growth Boundary (UGB) and bring in sufficient amounts of residential, employment and open space land to serve the growing population through the year 2040. The new UGB lands will reflect and implement the conceptual planning that was done for the URAs into which the UGB is expanded. The City also expects to participate with the Regional Problem Solving (RPS) signatories in conducting a 10-year mandated review beginning 2022.

The City of Talent has adopted approve Conceptual Plans for both TA-4 and TA-5. The City of Talent has received an application for a UGB amendment for TA-1 along Colver Road and is currently working with the School District and Jackson County to process that amendment.

Other activities the City expects to be involved with include but are not limited to; updating our Housing Element to reflect more accurately the city housing needs following the Alameda Fire, maintaining the Buildable Land Inventory (BLI) and updating the Zoning codes to implement new state law and rulemaking.

Performance Indicators

Implementation of the Regional Plan Element is guided by a series of twenty-two (22) primary and twenty (20) secondary performance indicators³, not all of which are applicable to all urban reserve areas.

The following responses address each performance indicators listed in Chapter 5 Section 2 of the Greater Bear Creek Valley Regional Plan (**bold** indicators correspond to the City's Regional Plan Element):

- 1. County Adoption.** Jackson County shall adopt the Regional Plan in its entirety into the county comprehensive plan and implementing ordinance.
Finding: The GBCVRP was adopted by the County and taken into account in the preparation of the Intergovernmental Agreements and in the preparation of each City's Regional Plan Element.
Conclusion 5.1.: Complies
- 2. City Adoption.** All participating jurisdictions shall incorporate the portions of the Regional Plan that are applicable to each individual city into the city's comprehensive plan and implementing ordinances and will reference the Plan as an adopted element of Jackson County's Comprehensive Plan.
Finding: The Greater Bear Creek Valley Regional Plan (GBCVRP) was taken into account in the preparation of the City's Regional Plan Element. The City incorporated the GBCVRP into the City of Talent Comprehensive Plan Element.

³ City of Talent Comprehensive Plan, Regional Plan Element, Section 5 Performance Indicators

INTRODUCTION

The City adopted the Regional Plan Element in 2012¹ as a new Element of its Comprehensive Plan in response to County adoption of the Greater Bear Creek Valley Regional Plan. As part of the Regional Plan Element² the City is required to adhere to various performance indicators and is also subject to monitoring. On a regular basis beginning in 2017 and every 5 years thereafter, the City is required to participate in a regular Regional Plan review process. This is intended to coincide with the Regional Problem Solving Agreement each city entered. The review is to be in the form of a self-evaluation monitoring report addressing the City's compliance with the performance indicators in the Regional Plan Element.

The City adopted this format used by other RPS cities in the region to address the three things that are identified as part of local monitoring, namely;

- A description of Talent's activities pertinent to the Regional Plan for the preceding five-year period;
- An 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.

Activities

The adoption of the Regional Plan Element in 2012 included subsequent adoption of the City's Agricultural Buffering Ordinance and an Urban Reserve Management Agreement (URMA) with Jackson County. The City has also completed and/or is participating in the following;

- 1) Preparation and approval of Conceptual Plan for URA TA-4 an TA-5, including collaboration with the MPO;
- 2) Revision and adoption of the City's Transportation System Plan, 2015;
- 3) Revision and adoption of the City's Residential and Housing Element, 2017;
- 4) Revision and adoption of the City's 2016 Economic Element;
- 5) Preparation and adoption of Zoning Code text amendments to provide for greater flexibility in permitted housing types throughout Talent; and
- 6) Revision and adoption of the 2020 Parks Master Plan.

Analysis of Activities

Each of the activities described above has contributed to the implementation of the City of Talent's Regional Plan Element specifically and the Greater Bear Creek Valley Regional Plan in general. The degree to which these activities meet each of the performance indicators is addressed in the City's findings found at the end of this document.

¹ City of Talent Ordinance 865

² City of Talent Comprehensive Plan, Regional Plan Element, Section 5 Performance Indicators

Conclusion 5.2.: Complies

- 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 the adoption of the URAs.

Findings: An URMA was adopted by the city when it adopted its Regional Plan Element. The URMA will be used for planning in the Urban Reserve Areas.

Conclusion 5.3.: Complies

- 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.

Finding: The UGBMA between the City of Talent and Jackson County was adopted in December 1981 to institutionalize and direct the management of the Talent Urbanizable Area and the Area of Mutual Planning Concern. The UGBMA has not been revised because there were no inconsistencies between the Regional Plan Element and the existing UGBMA. The UGBMA will be updated as a result of the proposed TA-1 process through an adoption of the Conceptual Master Plan.

Conclusion 5.4: Complies

- 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. The requirement can be offset by increasing the residential density in the City limit.

Finding: The City has followed through with its commitment to the Greater Bear Creek Valley Regional Plan (GBCVRP) by assigning residential land use designations in conceptual plans that achieve 6.6 units per gross acre. The City has designated land within its URAs to satisfy a regionally agreed to minimum 6.6 dwelling units per gross acre through 2035 and 7.6 dwelling units per gross acre thereafter.

Conclusion 5.5: Complies

- 6. Mixed-Use/Pedestrian Friendly Areas.** For land within a URA (or within a UGB outside the city limits), 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 most recently adopted RTP.

Finding: The Regional Transportation Plan (RTP) lists a 49% mixed-use dwelling unit target and a 44% mixed use employment target for new development by 2020. The city of Talent intends to maintain the existing pattern of land use designation outlined in the Conceptual Plan that was adopted by Resolution for TA-4 and TA-5 when the area is added to Talent's UGB and eventually annexed. The existing pattern of land use designations provides an opportunity for mixed use/pedestrian friendly development.

Conclusion 5.6: Complies

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.

Finding: The City will coordinate with the RVMPO to adopt a conceptual transportation and land use plan together with the long range planning for the proposed URAs.

Conclusion 5.7: Complies

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.

Finding: The City has adopted two conceptual plans for TA-4 and TA5 which was done in November 2015. Talent is in the process of a UGB Amendment for TA-1 and will be following the criteria outlined in our Municipal Code in collaboration with the County, the RVMPO and affected agencies.

Conclusion 5.8: Complies

5.8.1 Target Residential Density. The Conceptual Land Use Plan shall provide sufficient information to demonstrate how the residential densities of Section 5.5 above will be met to full build-out of the area added through the UGB amendment.

Finding: The City has assigned conceptual land use designations to achieve an average of 6.6 dwelling units per gross acre in each URA that has residential component.

Conclusion: 5.8.1: Complies

5.8.2 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 use 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, MD7n, PH-2, TA-2, TA-4.

Finding: The City has assigned conceptual land use designation to tax lots within URA TA-2 and TA-4. These land use assignments are consistent with the general land use distributions presented in the Regional Plan Element.

Conclusion 5.8.2: Complies

5.8.3 Transportation Infrastructure. The Conceptual Land Use Plan shall include the transportation infrastructure required in Section 5.7 above.

Finding: The required transportation infrastructure 5.7 above is addressed in each of the Concept Plans completed by the City (see finding 5.7).

Conclusion 5.8.3: Complies

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

TA-1. Development of TA-1 is restricted to use as a school or park/open space/recreational area.

TA-4. Development on the portion of TA-4 east of the railroad shall be restricted to industrial uses.

TA-ROW. Development of TA-ROW is restricted to transportation uses and shall be a maximum of 120' in width.

Finding: The City of Talent is preparing a conceptual plan for TA-1 as proposed for school use and park and recreational area. TA-ROW will be considered as part of the process to address traffic patterns and connectivity from the elementary and middle school to the recreational area. A Conceptual Plan has been adopted for TA-4 for the industrial uses and future UGB amendment for this designated URA.

Conclusion 5.9: Complies

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

Finding: The City of Talent has adopted the required agricultural buffering standards into its Land Development Code and will apply these standards to all applicable portions of the URAs upon annexation and development to mitigate potential land use conflicts.

Conclusion 5.10: Complies

- 11. Regional Land Preservation Strategies.** Participating jurisdictions have the option of implementing the Community Buffer preservation strategies listed in the Regional Plan or other land preservation strategies as they develop.

Finding: The City of Talent does not boarder any other cities however, all of Talent's five URAs identify surrounding land uses and provide for adequate area for buffering between the potential encroachment of adjacent Cities. The City of Talent's design and development standards will allow Talent to maintain its unique character.

Conclusion 5.11: Complies

- 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.

Finding: The City joined other RPS partners and worked with EcoNorthwest consultants to craft both regional and community specific housing strategies. Talent took the EcoNorthwest work and used it to revise and adopt a new Housing element in 2017. The city has implemented a number of housing strategies from the recommended Housing Element, including text amendments that promote zoning flexibility and an efficient development review process.

Conclusion 5.12: Complies

- 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. 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.

Finding: The Regional Plan Element includes a provision that requires adoption of a concept plan prior to urban growth boundary expansion into an urban reserve area. We do not intend to bring any land into our Urban Growth Boundary that is not designated Urban Reserve Land.

Conclusion 5.13: Complies

14. Land Division Restrictions. In addition to 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;

- a. The minimum lots size shall be ten acres;
- b. 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;
- c. 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;
- d. Land division within the URA shall not be in conflict with transportation infrastructure identified in an adopted Conceptual Transportation Plan, and
- e. 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 in accordance with adopted URMA.

Finding: The City will provide comments to Jackson County on any planned land divisions within the URAs of Talent to ensure these standards are applied. Policies in the City-County URMA and UGBMA ensure continued notification and coordination of infrastructure with proposed land divisions.

Conclusion 5.14: Complies

15. Population Allocation. The County's Population Element shall be updated 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, then the Plan shall be amended.

Finding: The process for determining the coordinated population forecast has changed since the Regional Plan was adopted. Per ORS 195.033, the City is obligated to utilize the Portland State University Population Research Center (PRC) forecast when updating its Comprehensive Plan or land use regulations which it has. Talent's Regional Plan Update is consistent with ORS 195.030 and document forecast growth over 20-year period 2019-2039. The City obtains a new population forecast from PSU every 3-4 years. The City adopted a Housing Element in 2017 that reflects the forecast for Talent Urban Area (city limits and Urban Growth Boundary) and the Land Use Element incorporated the most recent (at the time) population forecast when adopted in 2020.

Conclusion 5.15: Complies

16. Greater Coordination with the RVMPO. The participating jurisdictions shall collaborate with the Rogue Valley Metropolitan Planning Organization (RVMPO) to:

- a. Prepare the Conceptual Transportation Plans identified in Section 5.7.
- b. Designate and protect the transportation infrastructure required in the Conceptual Transportation Plans identified in Section 5.7 to ensure adequate transportation connectivity, multimodal use, and minimize right of way costs.
- c. 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
- d. Establish a means of providing supplemental transportation funding to mitigate impacts arising from future growth.

Findings: The City of Talent is in the process of coordinating a conceptual plan for TA-1 along with TA-ROW with the RVMPO. The RVMPO Technical Advisory and Policy Committees determine that the City of Talent Conceptual Plans comply with the Regional Plan Part 3-Goals, Policies and Potential Actions.

Conclusion 5.16: Complies

17. Future Coordination with 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.

Finding: The conceptual plans have been and will be prepared in collaboration with the RVCOG.

Conclusion 5.17: Complies

18. Agricultural Task Force. 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 Adjustments. 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.

Finding: The City endorsed the Agricultural Task Force who proposed changes to the County Comprehensive Plan which were made. Talent's conceptual plans have been consistent with the Regional Plan Element, and with the City -County UGBMA (which directs consultation with affected irrigation districts). The plans have also been consistent with new policies found in Jackson County's Agricultural Lands Element resulting from ATF recommendations.

Conclusion 5.18: Complies

19. 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.

Finding: OAR 660-024-0040 addresses determination of land need necessary to justify expansion of an urban growth boundary. The proposed TA-1 Concept Plan that has a Park Land component is consistent with the Regional Plan Element land use allocations for parks and open space and it is consistent with Talent's adopted Parks Master Plan.

Conclusion 5.19: Complies

20. 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.

Finding: The term "buildable lands" as defined in OAR 660-008-0005(2) is used by the City in managing its Buildable Lands Inventory and is the basis for determining future need.

Conclusion 5.20: Complies