CHAPTER SEVEN

PARKS, RECREATION, OPEN SPACE NATURAL AND SCENIC RESOURCES

The following "Values Statement" that was developed during the 1991 Vision Statement process serves as the basis for this chapter:

> *"We value the beauty of our surroundings - the hills, valley, forests, streams, orchards, and clean air. We value living in a city that is in harmony with these natural beauties and seek to build for the future with this in mind."*

GOAL

TO PROVIDE AND MAINTAIN PARKS, RECREATION AND OPEN SPACES FOR THE CITIZENS OF JACKSONVILLE AND TO SET ASIDE AND MAINTAIN FOR PUBLIC ENJOYMENT NATURAL, SCENIC AND WILDLIFE AREAS TO ENHANCE THE URBAN ENVIRONMENT.

INTRODUCTION

Open spaces are not a luxury, but a necessity in a successful urban environment. Open spaces include parks, natural resource areas, agricultural and forest lands, and unused vacant or underdeveloped lands that serve to:

provide many forms of closer-to-home active and passive recreation
buffer incompatible land uses,
act as a visual and physical buffer by breaking up large developments into more intimate groups,
increase the sense of privacy by diminishing a sense of crowding,
provide aesthetic experiences and diversity in built-up areas,
preserve important or sensitive historic and archeological sites,
preserve riparian areas, wetlands and marshes, steep and easily eroded slopes, wildlife habitat, and sensitive natural areas,
protect flood plains, and natural flood storage and groundwater recharge areas,
preserve agricultural lands,
link up safe pedestrian and bicycle pathways,
bring visual order and structure to an area,
create or protect scenic vistas, and
contribute to Jacksonville's historic character.

Open space may be owned by the City or by community groups such as home owner's associations, may be preserved through easements, or may be held in private ownership.

In Jacksonville, open space is a pivotal resource, very intimately related to its historic character. As noted in the Historic Context Statement, Jacksonville's setting, nestled in among the forested hills at the edge of the valley, creates a strong positive impression and forms the backdrop for the entire experience of the City. The existing, intact native plant communities such as the white oak forests reinforce this impression, along with many other factors down to the appearance of individual private yards. Early pioneers planted trees along the streets that have grown into majestic specimens; major access routes now have greater scenic value due to the presence of such large trees and shrubs. Great care must be taken to preserve and enhance this scenic charm of the City.

Jacksonville's aesthetic values, the wildlife treasures, and recreational opportunities have been well-documented and frequently (and informally) enjoyed by its citizens. While Jacksonville has had a long history of existence without formal park or other recreational facilities owned or maintained by the city, the citizens have had access to extensive recreational and cultural opportunities from facilities both within and without the City of Jacksonville. The proximity of the foothills of the Klamath Mountains (commonly known as the Siskiyous) and the lack of rapid growth has ensured the availability of such open and natural resources, whether in private or public hands.

With growth pressures increasing, many traditional (and informal) uses of private, vacant lands are being lost. The City of Jacksonville can no longer assume that such resources will be a given, and therefore, over the recent years, the City has placed a high priority upon the preservation of lands identified as potential park, recreation, cultural, open space, fish and wildlife habitat, natural and scenic areas. The City has embarked upon a major undertaking in acquisition of land and development for park or recreational uses, along with a program for ensuring that other vital resources are preserved.

* Doc Griffin Park has been acquired, improved, and dedicated as the first large scale effort at providing a City Park.

* The Cemetery has been regularly upgraded and a Cemetery Preservation and Restoration Plan was prepared in 1989, which includes Historic, Open Space, Wildlife and Botanical Habitat recommendations recognizing the Cemetery's value as a tourist attraction and parklike feature.

* City support for the Historic Park and Trail System was confirmed in Resolution 596, recently reached its first milestone step through the completion of the purchase of the Beekman Woods with a conservation easement attached to ensure its open space usage by limiting improvements to simple foot paths, handicapped trails, bridges, retaining walls, signs, and benches while restricting motorized.

* The City has also entered into a contract for the purchase of Britt Woods with a similar conservation easement attached. Together with the Beekman Woods, these two pieces will serve as the cornerstones to the larger Historic Park and Trail System.

* A Memorandum of Understanding is in place between the City and the Bureau of Land Management (BLM) for the creation of a recreational trail system that utilizes BLM land both in and out of the City Limits in conjunction with other properties (through dedications or easements) and for which the BLM would agree to provide assistance in design, preparation of easements, potential matching funds, and sharing the workload.

* The City's Transportation Plan now includes a Historic Trail and Pathway System in which the City, the BLM, the Southern Oregon Land Conservancy, the Jacksonville Woodlands Association, and the Friends of Jacksonville, with the support of Jacksonville Boosters Club, Jacksonville Garden Club, Native Plant Society, Southern Oregon Historical Society, Department of Forestry, Jacksonville Elementary School, Gold Digger Society, Jacksonville Chamber of Commerce, Pacific Power Co., the Environmental Protection Agency, and local land developers operating in Jacksonville have established a coalition to create a pedestrian/bicycle/equestrian system that will provide:

an alternative transportation system for the general public;

a relaxed, self-guided means for tourists and regional residents to learn more about the unique history of the City and its local flora and fauna; and

an educational resource for local elementary, high school, and college students.

The scope of the project includes over 200 acres and utilizes greenways, "paper streets", and existing streets. The system is intended as an enticement for residents and tourists alike to get out of their cars and enjoy some entertaining exercise. The opportunities for historic interpretation are numerous whether through pointing out landmark structures, old mine shafts, or remnants of gold-mining disturbances in riparian areas; some paths thread through urban areas dense with historic commercial and residential structures, while others run through heavily-forested canyons with ferns and running water nearby.

* The Woodlands Association has produced an educational video of the Jacksonville Natural Park System to be used in the local schools grade 3 - 8 to provide interpretative information on historic mining, people and woodlands. The Jacksonville 5th grade received first prize in the Weekly Reader's national contest for this project and their work in the woodlands. Also, through Southern Oregon State College, the Association completed a vegetation manual of the top 150 plants, herbs, trees and wildflowers.

* In 1994, extra efforts were made to acquire the creekside Sarah Zigler property as part of the Natural Park and Trailway System. Those efforts were successful and that property is now designated in this update for Special Protection zoning.

* The Jacksonville Watershed Forest Management Plan was adopted in Resolution 649. This Plan contains several recommendations for recreational facilities in that 1800 acre City-owned watershed resource west of town in the Jackson Creek drainage which can serve the recreational needs of the City.

* The revision of a contentious subdivision proposal has resulted in an approval of the Pheasant Meadow plan which includes a significant dedication of land for public use. This public land can be used for recreational purposes such as jogging trails.

* The City has been actively engaged in the institution of a community center that can serve the need of its seniors, its youth, and all demographic types in between.

These recent directions are the result of a long legacy of open space planning. The 1982 Comprehensive Plan also recognized the importance of developing a Greenway Plan, and directed the City to "acquire creekside property for public parks use through land dedications or other suitable methods" (page 33) and "corridors along major stream channels should be reserved for public open space in the form of creekside greenways or lineal parks" (page 32). The 1993 Ordinances 399 and 400 created a Special Protection zoning designation and applied them to publicly-owned lands indicated in the preceding 1982 Comprehensive Plan.

In order to consolidate these undertakings into one program, a process for updating the Open Space element of the Comprehensive Plan was commenced after the 1991 Vistion Statement by seeking input from citizens, community groups, the City's Parks Committee, and other interested parties concerning their park and open space needs and desires. The assessment of Open Space needs and potentials began by:

1. exploring the ratio of parks to population for local cities,
2. investigating the types of parks and applicability to Jacksonville,
3. updating the inventory of existing parks and facilities,
4. inventorying the unimproved portions of the Greenway/Floodplain,
5. reviewing available "Paper Streets" and Railroad Rights-of-Way, and the status of the Trail System,
6. reviewing the parking requirements of the City,
7. establishing priorities for open space preservation,
8. exploring methods of facilitating the Plan, including regulation, conservation easements and direct acquisition.

General needs and programs were discussed. In addition, a draft inventory was then prepared that identified private and publicly owned lands which have potential as park, recreational, open space, natural and scenic areas.

Many desirable land parcels suggested themselves for an open space/parks program. In order to design a unified system, rather than a collection of interesting yet unrelated parcels, a selection philosophy was developed. The criteria for open space/parks was as follows:

Lands that preserve wildlife habitat and fragile ecosystems, such as wooded areas, ravines, and wetlands.

Lands that preserve unique scenic features, such as wooded views from urbanized areas.

Lands that contain potential recreational value for uses such as picnicking, walking, jogging, hiking, bicycling, bird watching, or simply resting.

Areas that contain potential for pathway and trail development and which connect with other existing trails.

Areas that already serve or can be integrated with existing or proposed community parks.

Areas that are interspersed with urban growth so that the open space lands are accessible to the greatest number of urban residents.

Areas with productive farm and forest land.

Areas that have outstanding visual or auditory solitude.

Resource sites identified in the historical inventory process were coordinated with the open space protection element where possible.

Specific open space properties were then analyzed for inclusion in the program based upon:

A. The desirability of the site itself based both on its potential utility to the community and on its quality as an open space (including fish and wildlife areas and habitats, ecologically and scientifically significant natural areas, outstanding scenic views and sites, and recreational trails) resource.

B. The existing status of the parcel and the owner's support or opposition to the desired use.

C. The feasibility of formally converting the property to the status that would guarantee its preservation or intended use. Examples of conversion methods considered include:

1. Outright purchase by the City.
2. Donation to the City, gifting to non-profit organizations, or establishing Charitable Remainder Trusts.
3. Land swaps
4. Joint-use agreements.
5. Set-asides in conjunction with subdivision development.
6. Zone changes.
7. Creative financing/Conservation Easements.

This resulted in the identification of present and potential properties that could be converted to park use or that can have specific open space resources preserved as part of their future development. A map of Jacksonville was marked and color coded so as to identify actual or potential parks/open spaces. The characteristics of each identified parcel were compared with the previously identified park or open space needs. Owners of involved parcels were contacted and provided an opportunity to express support or opposition to the City's interest in designation of their property as open space.

Based upon the findings of that process, a Plan was developed to address the open space needs of Jacksonville. This proposed Master Plan coordinates the various objectives of providing natural areas, open space, fish and wildlife habitat, and scenic resources, and offers general programs and policies and specific recommendations in terms of treatments that may ultimately be suitable and appropriate for selected properties. The findings and the plan are presented below.

THE OPEN SPACE FINDINGS

Recreational Needs

The National Recreation and Park Association (from the "Recreation, Park and Open Space Standards and Guidelines", Alexandria, Virginia: NRPA, 1983) recommends a standard for determining civic Park needs of 6 acres per 1,000 persons available within a 1/2 mile of those persons. A 1989 City of Ashland survey of 24 Oregon cities found that an average parks-to-population ratio was 12.3 acres per 1,000 persons. Medford had 5.9 acres per 1,000.

When the above NRPA standard is applied to Jacksonville with a population of 2,020, an existing need can be derived by subtracting the amount of existing parks in Jacksonville from 12 acres.

	Have 1994	Need 1994
Public Parks:	City: Doc Griffin 0.79 ac.	
	City: Veterans Park 0.05 ac.	
	City: Scheffel/Thurston 0.23 ac.	
	County: Jacksonville Museum 0.92 ac.	
	County: Britt Gardens 10.31 ac.	
		12 .00 acres
		-12.30 acres
		0.30 acres surplus

By this analysis, the acreage requirements of existing need for active parks have been met with the addition of Doc Griffin Park, and the inclusion of County facilities within the City. However, when the 1/2 mile radius criteria is applied, it is found that, with the majority of existing parks in the center of town, there are accessibility deficiencies to the South and West, areas where growth is likely to occur.
It became evident that determining recreational needs is not a simple, number-crunching exercise and is dependent upon many different assumptions and variables. Some examples are:

1) There are two broad groupings of parks: active and passive.

"Active Recreation" is frequently defined as leisure-time activities, usually of a formal nature, often performed with others, and normally requiring equipment and/or support facilities. "Passive Recreation" is defined as activities of a contemplative or generally restful nature which can be accomplished with little or no material support.

Active Parks differ from Passive Parks because they involve a significant amount of development. Grading, removal of native vegetation, installation of irrigation and parking, and construction of tennis courts and restrooms have a significant impact on the environment and neighborhood. Active parks can be prodigious traffic generators and can create high parking demands. While necessary for a successful city, they are relatively expensive to develop and maintain. Maintenance can include mowing, irrigation, grooming, creek cleaning, leaf and garbage disposal, and equipment repair. Maintenance equipment can include mowers, brush hogs, chainsaws, small vehicles for trail grooming, and utility trucks.

2) Within an active park, there are many different sets of needs. The Outdoor Recreation Facility Standards from "The New Illustrated Book of Development Definitions", (Moskowitz and Lindbloom), provide a guide to park improvement needs for the City. The following are some standardized facility need criteria for cities of Jacksonville's size:

Basketball courts	1/2,000 population
Softball fields	1/1,500 population
Tennis courts	1/1,500 population
Trails	1 mi./3,000 population
Playgrounds/tot lots	1/1,000 population

Based upon those facility need criteria, the following analysis can be made:

	Have 1995	Need 1995	Additional Need in 2015
Basketball courts	0 (two available at elementary school)	1	1
Softball fields	0	1 1/3	1
Tennis courts	0	1 1/3	1
Trails	2/3 mile	0	1/2 mile
Playgrounds/tot lots	1 (one available at elementary school)	2	2

It was found that there is a strong citizen concern that not all demographic sectors (particularly ages 8 through 21) are being provided a full range of recreational opportunities such as accessible outdoor basketball courts, BMX jump runs, skateboarding, and rollerblading.

3) Within the definition of active parks, there are Neighborhood Parks, such as school sites serving localized recreational purposes within one-quarter mile, and Regional Parks, serving citizens from Jacksonville, the local region, Oregon, and out-of-state.

This second type of park is of significant concern to Jacksonville. The Southern Oregon Historical Society (SOHS) estimates that approximately 80,000 persons per year visit their facilities in Jacksonville. The Britt Music Festivals have grown tremendously from their inception in the 1960's to a current level of between 50,000 to 55,000 attendees per summer. Many of these visitors view Jacksonville as their playground and thus will use any recreational amenities that the City provides. While the Britt Gardens facility serves a large portion of that need, all other parks must recognize and accommodate that regional impact.

Although the first priority of the City in terms of park and recreational opportunities is to accommodate the demonstrated needs of community residents, Jacksonville's economic vitality is considerably dependent upon the revenue derived from tourism and visitors. Therefore, when future growth is added into the equation, the demands on the City's Park program will probably be greater than other comparably-sized communities.

The City has a growth potential of 2,363 additional persons by the year 2035. This may increase the City's total population to 4,383. This will create a need for 14.16 acres of additional public parks at 6 acres per thousand.

Given the preponderance of potential passive-use parks already under contract or being provided by outside agencies, it was assumed that the City's Historic Park and Trail System will provide for a substantial amount of the future resources to service the needs of the future growth and additional regional demand. Passive parks may provide some of the active needs such as bicycling facilities, water features, and picnicing.

When Jacksonville's existing and near-term potential Passive Parks that will be provided through this System were inventoried, the following findings were made.

City: Beekman Woods	20.00 ac.
City (under contract to purchase): Britt Woods	70.00 ac.
City: Sarah Zigler Woods	7.50 ac.
BLM: 37 2W 31 Tax lots 300 & 1300	30.00 ac.

Other Open Space-related Resource Needs

The viewshed needs described in "1993 Historic and Cultural Resource Inventory" were a driving force behind the Historic Park and Trail System and the updating of the City's Open Space element. Those viewsheds are addressed in the Historic Element of this Comprehensive Plan, along with the general farming foreground and wooded backdrop as discussed in the Historic Context Statement. Citizens strongly supported the preservation of these important scenic assets.

The City's historic character has also raised the issue of the interrelationship of Historic and Open Spaces in the downtown core. This issue has resulted in two lawsuits. Subsequently, an inventory of Downtown Lot Coverage was performed by Planner Craig Stone in a March 20, 1989 memorandum to the Jacksonville Planning Commission. This memo was based upon a 1888 Sanbourn Map of a four block area of downtown centered on the intersection of California and 3rd Streets and found a 56% historical average coverage. The subsequent Enforcement Order imposed by DLCD required a 50% maximum lot coverage in the entire Historic Commercial area. Untangling that issue had to be an important concern of both the Historic and Open Space elements.

Another topic of considerable importance relative to this element is the identification, preservation, protection and wise utilization of natural wildlife habitats. The City of Jacksonville has formally requested that the Oregon Department of Fish and Wildlife (ODFW) inventory wildlife within the City Limits. However, due to manpower and resource limitations, ODFW could not perform counts or inventories inside of City Limits and generally regards contiguous areas, such as cities that have already been partitioned into units 20 acres or less as being impacted for wildlife habitat. The agency did recognize that Jacksonville is known to have "a host of wildlife, including Valley Quail, Pheasant, Raccoon, Opossum, and Black-tailed Deer". Wild turkey and jack rabbits are also commonly noted in town. The intermix of wildlife and humanity inside the City is sometimes frustrating for gardeners, but frequently enjoyed by the majority as an unusual amenity of this unique town. The benefits to humans of such wildlife are limited to aesthetic and viewing pleasure, however; there is no hunting allowed.

There are significant numbers of deer within the City Limits; however, there is not sufficient information which would help determine the adequate amount of habitat to preserve for them, so the City will have to operate from the assumption that the large amounts of open space included in the City's Historic Natural Park and Trail system will provide for that urban wildlife habitat.

Both Daisy Creek and Jackson Creek are waterways subject to inundating adjacent lands within the city and are designated on the flood plain maps prepared for the Department of Housing and Urban Development to be subject to 100-year storm flooding experience. This potential renders certain areas along the banks of these creeks void of any future permanent type structures.

This presents the opportunity for the city to maintain certain of these areas along both Daisy and Jackson Creeks as natural wildlife habitat areas to be preserved through acquisition, easements or other means that may be found to successfully secure the flood plain areas for native trails, foot paths or simply to retain as natural, aquatic and wildlife habitat preserves. Extensive and valuable wildlife habitat areas have been identified within the flood plain areas along Daisy and Jackson Creeks.

As for fish protection, the Oregon Department of Fish and Wildlife, in their May 13, 1993 letter, requested that City of Jacksonville adopt a riparian setback ordinance due to the facts that "protecting the streams and the riparian vegetation provides several benefits to the streams and, thus, the fish populations:

- Riparian vegetation shades the streams and buffers the streams from high air temperatures. This helps maintain cool water temperatures and reduces evaporation.

- Riparian vegetation helps to stabilize stream flows throughout the year. During periods of high flows well-vegetated streambanks absorb water, then they release the water during periods of low flows. This helps Jackson Creek keep flowing long enough in the spring to allow newly hatched summer steelhead to migrate out of the stream before it dries up.

- Riparian vegetation helps prevent bank erosion.

- Riparian vegetation creates a filter strip that reduces the amount of pollutants that enter the streams.

- In streams used by fish, riparian vegetation contributes habitat and nutrients necessary for the fishes survival.

- Riparian vegetation provides habitat and travel corridors for wildlife"

A candidate for the Federal Threatened and Endangered Species list, Gentner's Fritillary - Fritillaria gentneri Gilkey - has been identified and mapped on the two westerly ridgetops containing the Britt Woods upslope of the Britt Festival Grounds, the northerly BLM property, and the Jacksonville Cemetery. In cooperation with the BLM, the Southern Oregon State College Department of Biology prepared a report and maps (which are available at the Jacksonville City Offices, 110 East Main in Jacksonville, but the maps are held in confidence to protect the flower from disturbance). The inventory was prepared in late March and early April, during the bloom period for the Fritillaria gentneri Gilkey.

According to the United States Fish and Wildlife Service letter of November 12, 1992, there are no other listed or proposed threatened and endangered species within Jacksonville. This was confirmed by the SOSC Biology department's inventory work in 1993. Thus, the special Protection zoning on the two westerly ridgetops containing the Britt Woods upslope of the Britt Festival Grounds and the Jacksonville Cemetery, and the easterly ridgetop containing the Beekman Woods should provide the resource protection needed.

THE OPEN SPACE PLAN

Hillside and Border Residential Zoning

The viewshed needs described in "1993 Historic and Cultural Resource Inventory" are addressed in the Historic Element of this Comprehensive Plan, along with the basic village pattern of the City and the general farming foreground and wooded backdrop as discussed in the Historic Context Statement, and are hereby cross-referenced. A need for lessened density and increased overall spatial separation in these areas is hereby recognized.

In addition to the density and spatial separation issues, the urban/wildland interface area also presents problems for fire prevention and control while retaining the wildlife habitat. The preceding Comprehensive Plan stated that implementing ordinances should have provided for special development standards in forest areas to minimize erosion problems, fire hazard, the unnecessary displacement of natural vegetation and visual scarring of the landscape that results from excessive cut and fills for buildings and road construction" (page 116). Therefore, new Hillside Residential and Border Residential zoning districts need to be created to address the above issues.

The advantages of planned unit development standards in forested areas have been evaluated and included as a zoning text change promoting such clustered development in special sections of the City. This alternate means of development called Planned Unit Development or PUD, provides for more harmonious site development, as well as other opportunities for both the community and developer. The following factors typify planned unit developments:

(a) Housing is clustered on that portion of a site best suited for development based on topography, soils, climatic factors, existing natural features and areas most cost effectively served by public facilities and services.

(b) Open space not taken by development is held in common with provision for landscaping and general common open space improvements.

(c) Structures are oriented to the open areas, where pedestrian circulation is typically provided for, rather than oriented to the street as in traditional subdivisions.

(d) Since dwellings are clustered rather than evenly spaced on oversized lots, streets, sewer and water facilities are able to serve more units at less cost.

(e) Different dwelling types and densities, as well as different uses such as residential and commercial are often mixed.

(f) Common open space is maintained by jointly supported homeowners associations or similar organizations often in conjunction with professional property management.

(g) Excessive and unnecessary grading and earth movement that alters natural surface and drainage patterns, can be reduced.

The park and recreational needs of new residents resulting from residential development within the community could be also met through the planned unit development process by the requirement of open spaces, common green areas and recreational facilities could be developed at the expense of the developer as part of the subdivision approval process and thereafter be maintained by means of a homeowners' association. This would relieve the city of any development or maintenance responsibilities or obligations; however, the City should be allowed to enter in the enforcement provisions of any CCRs in order to ensure proper maintenance.

Implementing ordinances should contain provisions for planned unit developments and include incentives such as density bonuses to encourage its wise utilization. The zoning ordinance map should specify, through the Hillside Residential zones, areas which are directed to develop only under the planned unit development concept. These zones should reflect areas of the city where natural features and conditions impose severe traditional development limitations

Greenway/Trail System

The city desires that areas along both Daisy and Jackson Creeks be preserved as natural wildlife habitat areas for native trails, foot paths or simply to retain as natural, aquatic and wildlife habitat preserves.

Additionally, Jacksonville lacks sufficient linear spaces (parkways, bikeways, etc.), but has abundant potentially useful areas. Jacksonville's creek corridors can constitute an integrated design element for the community and for individual properties. Although some areas are presently unfavorable for parkway and bikeway development because of existing residential dwellings, other areas that are relatively undeveloped can serve to form some links and trails.

Jacksonville has many areas that are criss-crossed with informal trails, some of which have been in use for generations. Most of these trails are not legal easements in any sense, but they still form an important community recreational facility. The City should work with the private property owners to help alleviate whatever inconvenience this traditional use may cause. In addition, upon development or partition of land, the trails should be identified and preserved, preferably by granting an easement to the public for continued use. Development should also respect the trails and buffer the effects of development from it.

Therefore, this Open Space Plan confirms and supports the pedestrian/bicycle system found in the Transportation Element.

Landscaping and Street Tree Regulations

The importance of landscaping and street tree treatments is hereby recognized and the measures described in the Transportation Plan are supported as a means of Open Space enhancement. These measures shall include the need to prepare landscape requirements for all new residential, commercial and industrial developments and shall contain requirements to be designed to a high standard to enhance both the proposed site and the surrounding area.

A Recommended Street Tree List for the Certificate of Appropriateness process has been prepared in order to add to the perpetuation of Scenic resources for future generations, and may be adopted and amended by Resolution.

Open Space in the Historic Core

A significant feature of the Historic Core area between First-and-Fifth Streets and Main-and-'C' Street was the open space areas. The interrelationship of Historic and Open Spaces in the downtown core is hereby recognized to be an important concern of both the Historic and Open Space elements, and the Historic Core performance zone. The downtown Specific Development Plan recommendations contained in Historic element are deemed supportable from an Open Space standpoint.

Additionally, all development proposals shall need to submit for City approval a plan assuring that alterations and additions to existing buildings, and new construction, are compatible with neighboring historic resources in terms of the relative proportion of impervious/covered area to open space.

Until a specific area plan is adopted for the area between First-and-Fifth Streets and Main-and-'C' Street, the following will be used as a standard in that Historic Core area:

1) maintenance of the existing footprint of an identified "historic resource" or,

2) in the case of non-historic properties, a property-specific historic building-to-lot ratio that conforms with the building-to-lot ratio of "historic resources" on adjacent properties. If there are no "historic resources" on adjacent properties, the proposal shall be limited only by the requirements of the zoning district.

Constance E. Beaumont stated in "Flexible Parking Codes for Older Downtowns", Planning Advisory Service Memo, November 1993, that "in the hierarchy of barriers to the preservation of historic buildings, modern parking regulations rank near the top. These regulations can place overwhelming design and economic obstacles in the path of architects and property owners seeking to renovate and convert old buildings to new uses. Too often, the result is the loss of perfectly serviceable, adaptable, safe historic structures.

"In order to meet modern parking requirements, historic property owners must often demolish adjoining structures to accommodate the parking. This destroys not only the buildings, but the visual cohesiveness of historic areas. It forces people to rely even more heavily on cars for transportation because it makes the urban environment less hospitable for pedestrians."

Therefore, the pod parking program and parking district contained in the Transportation element are also supportable from an Open Space standpoint.

Dedications during Development

As residential development and settlement occurs within the community, the addition of new residents increases the burden upon the community to provide an adequate level of park, recreational and leisure time needs and available opportunities for existing and new residents. The impacts of new residential (as well as commercial) development can be seen in increased demands for additional park and recreational services and facilities, open spaces, natural and scenic resources.

Open space may be dedicated from a portion of land largely suitable for development. It can directly dedicated to the City if it conforms with the needs and requirements of the City, or where no plan exists for integration into the formal park or open space system, the area can be integrated into a private development as common open space.

The proposed Historic Protection Regulations include a requirement that the decisionmaking body make a finding of rough proportionality for any supplementary conditions imposed upon an application in accordance with the *Dolan* Test as interpreted by *Clark v. City of Albany*, 137 Or. App. 293 (1995). This should serve to further the City's open space planning efforts while preserving private property rights.

Parks

The City adopts the following CLASSIFICATIONS FOR MASTER PLAN OPEN SPACE & PARK LAND PARCELS:

A) Open Space Natural Lands: native lands which have experienced only minor human modification. Intended for preservation in its natural state and passive recreation.

B) Open Space Modified Lands: basically undeveloped parcels which have been changed to a greater degree than those classified as "natural". Intended for only minimal modification of its existing state for passive recreation purposes.

C) Public Park Lands: recreational sites accessible to all citizen, and controlled only by regulations imposed by governmental entities. Intended for both active and passive recreation.

(1) Regional Parks: intended to serve the needs of a population base extending beyond the city limits of Jacksonville.

(2) City Parks: designated to satisfy the recreational needs of City residents.

(3) Neighborhood Parks: located in near proximity to the neighborhood they serve, and satisfying needs specific to that neighborhood.

(4) Specific-use Parks: designed or intended for a single, or limited number of uses.

D) Quasi-public or Private Park Lands: parks generally accessible to all citizens, but potentially having restrictions imposed by non-governmental entities.

The City Parks Committee, in cooperation with the Planning Commission, should use the above classifications for the development of detailed parks programming. Such programming in conformance with this Chapter can then be adopted by Resolution of the Council.

For the purposes of its parks planning, the City adopts the nationally recognized standard of 6 acres per 1,000 population for active parks and 30 acres per 1,000 persons for passive park land. "Regional Parks", "City Parks", "Neighborhood Parks", and "Specific-use Parks", which were defined previously, will be used to determine if the City has attained (and retained) the active park standard. These standards shall be reviewed for their continuing appropriateness at least every 10 years.

All demographic sectors (particularly ages 8 through 21) need to be provided a full range of recreational opportunities; park planning and programming should recognize that emphasis.

Before the next review period, the City shall strive to identify all relevant park user groups and their needs and then develop parks in a manner consistent with the present and future needs of those identified users.

System Development Charges (SDCs) for Parks are essential for a community such as Jacksonville with its small tax base and high demand for recreational facilities. Other funding opportunities that are directly related to tourism (such as a meal tax) also need to be explored given the high degree of use by non-city persons.

For purposes of computing SDCs, it is hereby determined that 50% of future park acquisition and improvement needs will be provided passive parks and 50% by active parks, thereby reducing the acreage costs. Acquisition monies from System Development Charges may be applied to new parcels or parcels under contract to purchase. Acquisition costs for the purposes of determining System Development Charges shall be periodically updated by Resolution of the Council as derived from new parcels or parcels under contract to purchase.

Improvement monies from System Development Charges may be applied to property under the ownership of the City or a cooperative agency such as the BLM, and to new parcels or parcels under contract to purchase, as included on the attached map of potential open space sites and the Jacksonville Watershed property. Improvement costs for the purposes of determining System Development Charges shall be periodically updated by Resolution of the Council as derived from recent substantiated experience.

An annual review of maintenance expenses needs to be accomplished in addition to forecasting capital needs. Capital needs include both land acquisition and its improvements.

The City's Historic Park and Trail System was reviewed by City/County Insurance Services for liability concerns and they found no significant concerns in their July 7, 1994 letter. They did recommend posting the trails for no smoking. A detailed program of safety measures needs to be developed and implemented. Additionally, regular security patrols should be provided.

Since persons seeking recreational opportunities are not confined to an area defined by political or jurisdictional boundaries; community, county and state-wide cooperation and coordination between agencies (including federal agencies administering lands within the state) providing such facilities is essential to a well-balanced program in satisfying the recreational needs for the total population.

PROPERTY-SPECIFIC OPEN SPACE/PARKS PROGRAM

The properties that the City has targeted for protection have been designated on the map included in **Exhibit A**. Open Space designation is based on whether or not the land serves or could serve one or more of the functions of open space. The inventory that follows is keyed to accompany **Exhibit A** by describing features, location, and general usage.

The previous plan contained 11 identified public properties which constituted the sum total of its open space efforts. This amendment identifies 22 additional public and private properties (or portions of properties) which have open space, wildlife, ecologically significant, scenic, and/or recreational trail values. Their recommended treatments differ, but following provides some options available.

CONSERVATION AREAS

Conservation areas are lands owned by private citizens who sell or otherwise release their rights to develop the property. Instead, the land is maintained in an undeveloped or underdeveloped state. The property owner assures the City that the land will be left in an unmodified, open state to retain the qualities that make it desirable for open space. This assurance frequently takes the form of a conservation easement. The City recognizes this agreement with a zoning designation that prohibits development outside of previously agreed upon improvements such as the Special Protection designation. The land's value is reduced, possibly lowering property taxes through the use of ORS 308.341, and qualifying for income tax deductions. While this method is valuable, it usually does not allow public access to the property. The main advantage is that the City incurs no or minimal direct costs although the value of the taxing base may be slightly reduced.

The City should also explore the concept of Transferable Development Rights (TDR) which allows the development potential or development rights to be separated from the physical property itself and to either be transferred to another area more desirable for development, or purchased directly from the property owner by the public.

In the first case, development and growth are not reduced, only channeled to areas within the community better suited to receive the growth. In the second case, development is actually prevented through the public purchase of the property owner's rights to develop. the property itself remains in private ownership, only the rights to develop the land have been lost through acquisition. While still a relatively new technique, transferable development rights have the twofold benefit of controlling growth while providing some measure of compensation to adversely affected property owners.

SPECIAL PROTECTION DESIGNATION

Those specifically identified properties in the Open Space program which are not already designated as Special Protection zoning and are proposed for such a designation, are all presently zoned Single-Family Residential or Urban Reserve. Preserving these parcels will greatly enhance Jacksonville's environment, but does little negative effect on buildable land, as much of it is steep or in floodplain. The individual effect of this Special Protection designation will be powerful, however, since it will essentially prevent their development, until the plan is modified and the area is rezoned for development.

This obviously presents several problems. Therefore, if the owner of the proposed Open Space property opposes the designation, the property will be designated on the Comprehensive Plan Map as Special Protection, but will not be rezoned to Special Protection designation until a mutual agreement is reached.

When the property owner wishes to develop the property, and it has all the necessary city services nearby for development, the City must, at that point, offer to purchase the land. The offer should be for the fair market value, without considering any effect that its designation for open space use would have. If the offer is accepted, the property can be converted to open space. If the City cannot make the necessary funds available, the property must be allowed to proceed with development. However, some of the property can be set aside as a Conservation Area in this process, as long as the effect of the reduction in the number of potential units is no more than 20%.

The owner may support the application of a Special Protection designation, but wish to use the property for a minimal use, such as to build a single home on the site. The program shall allow this, but regulate the location of the improvements so as to preserve the value of the land for its open space purposes. The regulations may also regulate the alteration of the land that would despoil its use as open space.

ACQUISITION

Major pieces of land required for this program must be acquired by the public. While trails and open space corridors, can be acquired by dedications, the development of major parks and open space areas allows no private use of the land. Therefore, when most or all of the usable part of the parcel is to be acquired, or when a physical, public invasion, such as a trail easement is required and no development is propose, the City should acquire the land or easement at fair market value.

INVENTORY

The properties that the City has targeted for protection have been designated on the map included in **Exhibit A**. The inventory that follows describes features, location, current ownership as of January 1996, and general usage. Sites already described in the City's Historic Inventories, such as the Jacksonville Cemetery and the Museum, are not fully elaborated on in this descriptive inventory.

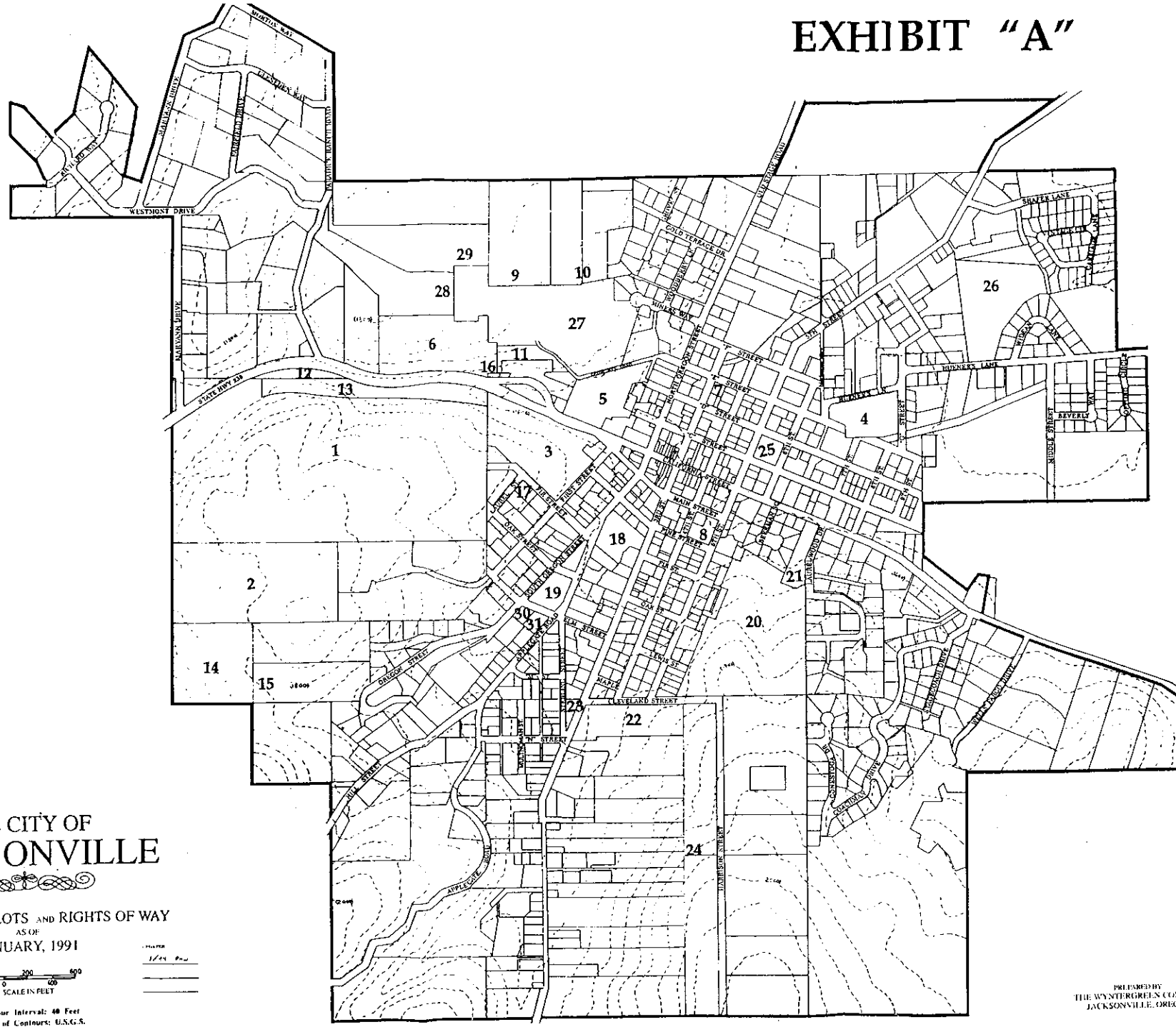
Site 1

Owner : State Board of Education
Taxlot #: tax lot 200, Assessor's Map Page 37 2W 31
Address: None
Acreage: 74

General Description of Site

The site is located in the hills on west side of the city. At this time, the only access to the site is via a road starting in the Britt Festival grounds and ending at the City owned water reservoirs on the hilltop. This site is characterized by severe slopes. Very little of the terrain is sloped at less than 20% and most slopes are at least 35%. Vegetation consists of grasses, madrone and black and white oak on the south slopes and fir and pine trees on the north side of the hill.

EXHIBIT "A"



THE CITY OF
JACKSONVILLE

RECORDED TAXLOTS AND RIGHTS OF WAY
AS OF
JANUARY, 1991

NORTH

200 0 200 400 600
SCALE IN FEET

Contour Interval: 40 Feet
Source of Contours: U.S.G.S.

PREPARED BY
THE WYNTERGREEN CO
JACKSONVILLE, OREG

Limitations: Slope is the major limiting factor on this site. Steep slopes create severe limitations to almost all forms of intensive development.

Importance as Open Space: The site, a cornerstone of the Historic Park and Trail System, is plainly visible from all areas of the city and provides a scenic backdrop to the city. Gentner's Fritillary, Fritillaria gentneri Gilkey, has been identified on this site. The site provides good cover and browse for woodland animals and is important winter habitat for blacktail deer. Some good habitat for open land wildlife such as pheasant also is included. Due to severe slopes and potential erosion hazards, paths, interpretive sites, and trails are the only common recreational facilities suited to the site.

Owner's Development Plans: Sell the property to the City for use as a Natural Park.

Treatment: Because this parcel of land is plainly visible from all areas of the city, its natural character should be preserved so as to enhance the historic character of Jacksonville, and therefore its Special Designation should be maintained. Trail development should be done as part of Historic Park and Trail System and care taken to control erosion. The area should be restricted to foot traffic only due to the erosion problems created by off-road vehicles. An exception would be the road to the city reservoir, but it should be restricted to traffic related to regular maintenance and repairs or of the city's business.

Site 2

Owner :	Bureau of Land Management
Taxlot #:	tax lots 300 and 1300, Assessor's Map Page 37 2W 31
Address:	None
Acreage:	17.87 and 8.62 respectively

General Description of Site

The sites are located in the hills in the west part of the city, adjacent to the southern border of Site 1 and again directly south of that. At present, no vehicular access to the sites exist. This area is characterized by moderately steep slopes usually exceeding 20%. Vegetation consists mainly of grasses, madrone and oak with scattered Douglas fir and Ponderosa pine specimens.

Limitations: Severe limitations exist on nearly all forms of intensive development due to the 20% or greater slopes.

Importance as Open Space: The sites are plainly visible from all areas of the city and provide a scenic backdrop to the city. Gentner's Fritillary, Fritillaria gentneri Gilkey, has been identified on these sites. The sites provide good cover and browse for woodland animals and are important winter habitat for blacktail deer. Some good habitat for open land wildlife such as pheasant also is included. Due to severe slopes and potential erosion hazards, paths, interpretive sites, and trails are the only common recreational facilities suited to the sites.

Owner's Development Plans: A Memorandum of Understanding is in place between the City and the Bureau of Land Management (BLM) for the creation of a recreational trail system that utilizes this BLM land in conjunction with other properties.

Treatment: These parcels should be combined with Site 1 as an extension of the Historic Park and Trail System. The same uses and restrictions suggested for Site 1 also are suggested for this site.

Site 3

Owner :	Jackson County
Taxlot #:	tax lot 2300, Assessor's Map Page 37 2W 32BB
Address:	240 First Street
Acreage:	14.67

General Description of Site

Property is the site of the annual Peter Britt Gardens Music and Arts Festival, which is administered by the Peter Britt Gardens Music and Arts Festival Association.

The Peter Britt Gardens are located on the west side of the city. The grounds are accessed from First, Fir, and Highway 238. The grounds are partially natural and partially intensively manicured.

Limitations: Slope is too dramatic for many recreational uses, but has been incorporated into a strong amphitheater design.

Importance as Open Space: Property is the site of the annual Peter Britt Gardens Music and Arts Festival which attracts a large regional audience and therefore this serves as a regional park. The grounds back up to the Britt Woods and therefore serve as an important focal point for the Historic Park and Trail System. This site is visible from much of the city and looks out over some beautiful views. The natural areas provide good cover and browse for woodland animals.

Owner's Development Plans: Continue providing entertainment opportunities.

Treatment: Maintain the Special Protection designation and support the entertainment functions, while working with the County to coordinate the linkages for the Historic Park and Trail System. Explore the potential for additional uses in the Britt Garden area downslope of the amphitheater.

Owner:	Cascade Christian High School
Taxlot #:	tax lots 100, 500, 600, and 1100, Assessor's Map page 37 2W 32AB
Address:	525 'E' Street
Acreage:	2.08

General Description of Site

This area is the site of the old Jacksonville Elementary school and is still in use. The site contains the school buildings and a football field. The school buildings are built on a knoll on the north side of the site and overlook much of the immediate area.

The site is located at the east end of "E" Street, with access from "E" and "D" streets. The south half of the site is nearly level and contains the tennis court and football field. Residential areas border the site on the west, east and north sides of the site, while the south side borders on the fringes of the city core.

Also included in this site is an abandoned railroad right of-way for the old Rogue Valley Railroad. This right-of-way runs roughly east to west through the entire town; however, much of it in the downtown area has been built-on.

Limitations

The only potential problem for development is the high clay content of the Medford soils, which causes a high potential for shrink-swell. Careful planning and engineering need to be used to insure successful development.

Importance as Open Space:

The school and grounds would be ideal for use as a joint-use park. Its location between a growing residential area and the city center is ideal for this use. With improvements to the football field, and a good job of landscaping, the site would be a pleasing green area and would also present several recreational opportunities to residents of the city. The abandoned railroad right of-way would be ideal for linear recreation development such as a bicycle trail and is included in the City's pedestrian system. The roof and upper floor of the old school is a highly prominent visible landmark.

Owner's Development Plans:

Operate and grow as a private school within the terms of their conditional use permit.

Treatment:

Maintain Special Protection designation and actively pursue joint-use agreement to provide recreational facilities for the community. Develop the abandoned railroad right of-way as a bicycle/pedestrian system. Encourage preventive maintenance and improvement of the old school building, along with preserving its visibility.

Owner :	City of Jacksonville - parking lot site
Taxlot #:	tax lot 100, Assessor's Map Page 37 2W 32BB
Address:	None
Acreage:	5.5

General Description of Site

This site is located between Cemetery Road and California Street west of post office. This area is used as a parking lot during the summer tourist season and also during the Britt Festival. It has been stripped of nearly all vegetation, including that along the banks of Jackson Creek, which flows along the southern edge of the site. This area is visible from Highway 238 as motorists enter the city.

Limitations:

Moderate limitations exist for some forms of development because of slow percolation in the Ruch soils. The need for the parking area currently provided by the site during the summer restricts its potential for recreational development.

Importance as Open Space:

The site's use as a parking area serves to provide open expanse at the west end of the downtown core, to protect the western viewshed entrance, and to preserve open space values in the historic core by providing an alternative parking pod so that off-street parking demands aren't place on historic properties.

Owner's Development Plans:

This site was purchased by the city in 1974 for the purpose of developing into a park, picnic area and parking lot. Due to insufficient funding and revenue sources, its development has been slow. The original objective of the purchase was to provide a parking and picnic area for tourists, as well as residents of the county that are attracted to the city's historical core area and the Peter Britt Gardens Musical and Arts Festival.

Treatment:

Maintain Special Protection designation. Use the site for parking space; however, improve pedestrian and vehicular accessibility and make the area more appealing to the eye. Extensive landscaping should be done over the entire site, especially along Jackson Creek. The planting of trees and ground covers would be the biggest single improvement that could be made.

Site 6

Site 6

Owner :	City of Jacksonville
Taxlot #:	tax lot 2300, Assessor's Map Page 37 2W 30
Address:	None
Acreage:	10.43

General Description of Site

This site is located on the north side of Highway 238 adjacent to the cemetery. Access to the area is from the highway but is very difficult. The area is characterized by very steep south facing slopes of up to 60% and dense vegetation consisting of Douglas fir, white oak, black oak, ponderosa pine, madrone, snowbrush and poison oak. It is the site of an old City of Medford rock quarry.

Limitations: Very steep slopes create severe limitations to nearly all forms of intensive development.

Importance as Open Space: The site is very visible from Highway 238 and creates a pleasing natural entry corridor to the city. Some provision for paths and trails may be possible. Good habitat for deer and other woodland species.

Owner's Development Plans: Preserve as part of Historic Park and Trail System

Treatment: Maintain Special Protection designation. Because of severe limitations to development because of slope, this site has little value other than that of a scenic corridor along the highway entering Jacksonville from the west, however, the possibility of trails should be explored, along with future uses of the old quarry site and the potential for adding a small amount of additional gravesites to the Cemetery. Make unusable portions available for exchange with Site 28.

Site 7

Owner :	City of Jacksonville
Taxlot #:	tax lot 2100, Assessor's Map Page 37 2W 32 BA
Address:	None
Acreage :	0.23

General Description

This site is located on the corner of 3rd and "E" Streets in a residential area, and consists of about 1/4 of the city block. Parking is on the street and access to the area is by foot only. Small trees border the street sides of the area and fences screen the remaining sides from residences. Groundcover vegetation is maintained. A large oak tree stands in the southeast corner and a bench is located mid-way along the walkway. The area does not seem to be used much.

Limitations: Ruch gravelly loam soils are very coarse and contain many pebbles which could present some problems for development. Traffic on 'E' Street tends to add noise to what would otherwise be a serene setting and it complicates pedestrian access on the northeast end of the walkway.

Importance as Open Space: The site is suitable for nearly all forms of recreational development, including neighborhood green area, a picnic area, a skateboard playground, and other kinds of intensive uses.

Owner's Development Plans: Preserve as a City Park.

Treatment: Designate as a Special Protection zone. The residential nature of the surrounding area makes this area good for a neighborhood park, however, it needs to have a focus in order to attract users. Suggestions would be a neighborhood green area, a picnic area, a skateboard playground, or some combination of these.

Site 8

Owner :	City of Jacksonville
Taxlot #:	tax lot 12100, Assessor's Map Page 37-2W-32BA
Address:	260 Fifth Street
Acreage:	0.69

General Description

This area is located at 5th and Pine Streets in the south-west portion of the city. The surrounding area is residential and contains some of the many historic homes located in the city. Slopes are fairly level and drain to Daisy Creek. The grounds are fully improved and actively maintained and consists of a variety of selected trees.

Limitations: Few limitations for development exist for this site other than social limitations due to the character of the neighborhood.

Importance as Open Space: Active Park

Owner's Development Plans: The site is designated for several types of recreational development

Treatment: Designate as a Special Protection zone. Retain as Active Park. Facilities for playground and picnicking, such as shelters, tables, etc. should be provided and maintained. Recreational possibilities for youth should be explored.

Site 9

Owner :	Beach
Taxlot #:	the southerly portions of tax lot 1400, Assessor's Map Page 37-2W-29C
Address:	None
Acreage:	11.11

General Description

This rectangular parcel is located along the northern City Limit line of the city. It is currently a white oak woodland in a relatively natural state. Slopes are gentle and terrain is slightly rolling. Vegetation is unmaintained and consists of grasses, scrub oak and small oak trees.

The parcel is crisscrossed with deer paths and improvised hiking trails. It takes legal access off from Paradise Ranch Road through a long flagpole. No formal driveway exists, however, a rudimentary road does provide physical access.

The surrounding areas to the east and west are currently zoned Urban Reserve and await the extension of the UGB before commencing development. To the north is County Rural Residential Five Acre zoning that is targeted for single-family development, but the properties there are impacted by the proposed routing of the Bypass. To the south is the Cemetery.

Limitations: Few limitations for development exist for this site other than providing access and through connectivity for vehicles.

Importance as Open Space: The southerly portions are important as buffers around the cemetery.

Owner's Development Plans: Preserve its potential for Single-family residential subdivision.

Treatment: A 50-foot setback along the cemetery boundary is recommended.

Site 10

Owner :	Griffin
Taxlot #:	the southerly portions of tax lots 1500 & 1700, Assessor's Map Page 37-2W-29C
Address:	510 Gold Terrace
Acreage:	5.05 and 5.07 respectively

General Description

These rectangular parcels are located along the northern City Limit line of the city. They currently a white oak woodland in a relatively natural state. Slopes are gentle and terrain is slightly rolling. Vegetation is unmaintained and consists of grasses, scrub oak and small oak trees. The parcels take legal access off from Gold Terrace through the single residence that is located on tax lot 1700 where the owner lives. Tax lot 1700 is inside the UGB and 1500 is outside of the UGB.

The surrounding areas to the east and west are currently zoned Urban Reserve and await the extension of the UGB before commencing development. To the north is County Rural Residential Five Acre zoning that is targeted for single-family development, but the properties there are impacted by the proposed routing of the Bypass. To the south is the Cemetery.

Limitations: Few limitations for development exist for this site other than providing access and through connectivity for vehicles.

Importance as Open Space: The southerly portions are important as buffers around the cemetery.

Owner's Development Plans: Preserve its potential for Low density residential development

Treatment: A 50-foot setback along the cemetery boundary is recommended.

Site 11

Owner :	Beach
Taxlot #:	tax lot 300, Assessor's Map Page 37-2W-29CC,
Address:	None
Acreage:	1.55

General Description

This horseshoe-shaped parcel is located on the southwest downslope side of Cemetery Road. It was recently logged over. Slopes are steep and terrain drops off sharply. Vegetation is unmaintained and consists of grasses, scrub oak and small oak trees. The parcel's only potential access is off from Cemetery Road, however, the Jacksonville Transportation Plan expressly limits access from Cemetery Road in order to preserve its historic integrity and the security currently possible through the locking of the historic gate at the base of the road.

The surrounding areas to the north, east, and west are currently zoned Special Protection. To the south is a collection of parcels lie at the toe of the slope in a ravine and while they currently have Urban Reserve zoning, they are targeted for Cottage Industrial zoning that will be fairly intensive.

Limitations: Severe slope and lack of access limits the potential for development on this site.

Importance as Open Space: The parcel is important as a buffer between the cemetery and the Cottage Industrial zoning proposed below. Its use as open space will preserve the integrity of the Cemetery Road. It is also a component of the Historic Entrance Viewshed to the downtown core from Highway 238.

Owner's Development Plans: None known.

Treatment: Designation as Special Protection and conduct negotiations with the owner to discover potential tax advantages or other beneficial possibilities for removal of development potential.

Site 12

Owner :	City of Jacksonville
Taxlot #:	tax lots 1017 & 2100, Assessor's Map Page 37-2W-30
Address:	None
Acreage:	0.50

General Description

These eyelet-shaped parcels are located along the south downslope side of Highway 238 as enters Jacksonville from the west. They are part of the Jackson Creek drainage and slopes can be steep and the terrain altered by gold mining. Vegetation is natural and consists of fir and pine trees.

Highway 238 borders on the north, east, and west and on the south is the Britt Woods (Site 1) and the Zigler Woods (Site 13), all part of the Historic Park and Trail System.

Limitations: Steep terrain and providing access into the high speeds and poor visibility along Highway 238 limit the potential for development at this site.

Importance as Open Space: The parcels are important as a part of the Historic Park and Trail System. They have fish and wildlife habitat benefits and are part of the Jackson Creek floodplain. They are also a component of the Historic Entrance Viewshed to the downtown core from Highway 238.

Owner's Development Plans: Preserve as open space.

Treatment: Designation as Special Protection and integrate as part of the Historic Park and Trail System.

Site 13

Owner :	City of Jacksonville
Taxlot #:	tax lot 100, Assessor's Map Page 37-2W-31
Address:	None
Acreage:	7.5

General Description

This elongated parcel is located along the south downslope side of Highway 238 as enters Jacksonville from the west. It is part of the Jackson Creek drainage and slopes can be steep and the terrain altered by gold mining. Vegetation is natural and consists of fir and pine trees. This the site of the first improved trail in the Historic Park and Trail System, running east-west along the length of this parcel. Highway 238 borders on the north, east, and west, on the south is the Britt Woods (Site 1) and on the northwest are the City of Jacksonville eyelet parcels (Site 12), all part of the Historic Park and Trail System.

Limitations: Steep terrain, gold mine tailings, Jackson Creek, and providing access into the high speeds and poor visibility along Highway 238 limit the potential for development at this site.

Importance as Open Space: The parcel is important as a part of the Historic Park and Trail System. It has fish and wildlife habitat benefits and are part of the Jackson Creek floodplain. It is also a component of the Historic Entrance Viewshed to the downtown core from Highway 238.

Owner's Development Plans: Preserve as open space.

Treatment: Designation as Special Protection and integrate as part of the Historic Park and Trail System, maintaining and improving the existing Sarah Zigler Trail as a prominent feature.

Site 14

Owner :	Begley
Taxlot #:	tax lot 1501, Assessor's Map Page 37-2W-31
Address:	None
Acreage:	10

General Description

The site is located in the hills in the west part of the city, between the parcels described in Site 2. At present, limited vehicular access to the site exist over an easement extending east to South Oregon Street. This area is characterized by moderately steep slopes usually exceeding 20%. Vegetation consists mainly of grasses, madrone and oak with scattered Douglas fir and Ponderosa pine specimens. The northeastern portion is severely disturbed by a hydraulic mining site known as the "Diggins" as identified in Jacksonville Survey number 701 in the "1993 Historic and Cultural Resource Inventory".

Limitations: Severe limitations on intensive development exist due to the steep slopes and limited access over a narrow easement. Extension of public facilities would be expensive.

Importance as Open Space: This parcel is important as a part of the Historic Park and Trail System. It contains a large segment of the Diggins hydraulic mining site and serves as a critical trail connector between the BLM parcels described in Site 2. The site provides good cover and browse for woodland animals and is an important winter habitat for blacktail deer. Some good habitat for open land wildlife such as pheasant also is included. Due to severe slopes and potential erosion hazards, paths, interpretive sites, and trails are the only common recreational facilities suited to the site.

Owner's Development Plans: Construct one or two single-family dwellings while acheiving reduced tax assessments due to reduced potential to develop.

Treatment: Conduct negotiations with the owner to discover potential tax advantages of designation as Special Protection or other beneficial possibilities of allowing two dwellings while preserving and interpreting the Diggins hydraulic mining features and providing fenced trail access to interpretive points at the head of the Diggins through easement, purchase, or donation.

Site 15

Owner :	Crum/Moore
Taxlot #:	the westerly portions of tax lots 1506 & 1507, AMP 37-2W-31
Address:	None
Acreage:	7.38 and 7.5 respectively

General Description

The site is located in the hills in the west part of the city, between the parcels described in Site 2. At present, vehicular access to the site exists on the east from a narrow frontage on South Oregon Street. This area is characterized by steep slopes usually exceeding 20%. Vegetation has cleared off for the most part in preparation for subdivision platting. The southwestern portion is severely disturbed by a hydraulic mining site known as the "Diggins" as identified in Jacksonville Survey number 701 in the "1993 Historic and Cultural Resource Inventory".

Limitations: Severe limitations exist on intensive development due to the steep slopes and a single access point at the base of the slope. Without a second access point, any future subdivision would be forced to a long, winding, uphill cul-de-sac. Extension of public facilities will be expensive, thereby encouraging maximization of density.

Importance as Open Space: This site is important as a part of the Historic Park and Trail System. It contains a large segment of the Diggins hydraulic mining site and serves as a critical trail connector between the BLM parcels described in Site 2. Due to severe slopes and potential erosion hazards, paths, interpretive sites, and trails are the only common recreational facilities suited to the site.

Owner's Development Plans: Develop single-family subdivision with view lots.

Treatment: Designation of the southwesterly portion of the sites as Special Protection and conduct negotiations with the owner to discuss collecting density, potential tax advantages, or other beneficial possibilities of preserving and interpreting the Diggins hydraulic mining features and providing trail access through easement or donation.

Site 16

Owner :	Cochran
Taxlot #:	tax lot 2200, Assessor's Map Page 37-2W-32BB
Address:	None
Acreage:	0.11

General Description

This small, bifurcated parcel is located along the north upslope side of Highway 238 as enters Jacksonville from the west. It is split by the old Highway Right-of-way, which now serves primarily as a driveway access. Slopes are steep and terrain drops off sharply. Vegetation is unmaintained and consists of grasses, scrub oak and small oak trees.

The surrounding areas to the north, south, and west are currently zoned Special Protection. To the east is a City of Jacksonville parcel in a similar bifurcated condition and then additional land owned by Cochran, which, while currently zoned Urban Reserve, is targeted for Cottage Industrial zoning that will be fairly intensive.

Limitations: Slope, size, and the split nature of the parcel severely limits its potential for development.

Importance as Open Space: The parcel could be combined with Site 6 as part of the overall Historic Park and Trail System. It is also a component of the Historic Entrance Viewshed to the downtown core from Highway 238.

Owner's Development Plans: To realize the maximum possible value from the property.

Treatment: Designation as Special Protection and conduct negotiations with the owner for the exchange of this property with the City of Jacksonville property to the east which the owner may then consolidate with the bulk of her property in order to realize its maximum value.

Site 17

Owner :	Gordan
Taxlot #:	tax lot 3100, Assessor's Map Page 37-2W-32BB
Address:	None
Acreage:	0.39

General Description

This parcel is located on the west side of the city across the street from the Peter Britt Gardens amphitheater in direct line of the music projection. It is accessed from Fir Street, which is blocked off during Britt performances. The parcel is in an unmaintained natural state with grasses, madrone and scrub oak. Under current zoning, this parcel could be split into two 85' by 100' residential lots facing Fir.

Limitations: Slope is steep, along with the access, which is blocked off during Britt performances. The parcel is in direct line of the music projection.

Importance as Open Space: Property is next to the site of the annual Peter Britt Gardens Music and Arts Festival and may serve as an ancillary feature for that regional attraction so that the noise and access limitations are no longer of concern. It could also serve as a buffer for the fire hazards of theUrban/Wildland interface.

Owner's Development Plans: Construct one or two single-family dwellings.

Treatment: Designation as Special Protection and encourage the County to conduct negotiations with the owner for purchase or other beneficial possibilities that support the Britt entertainment functions.

Site 18

Owner :	Bennett
Taxlot #:	tax lot 500, Assessor's Map Page 37-2W-32BC
Address:	355 South Oregon Street
Acreage:	1.95

General Description

This large mid-city parcel is located between South Oregon and Third. Slopes are minimal and terrain is gentle dropping down to the Daisy Creek along the eastern boundary. Landscaping is well manicured. It is the site of the old Eagle Brewery and its estate-like grounds have been keep intact as part of an artist's studio.

The surrounding areas are zoned Single-Family Residential, as is this parcel. It could easily be divided into four lots, although more may be possible with astute design.

Limitations: Few limitations for development exist for this site other than Daisy Creek.

Importance as Open Space: The parcel is a key mid-city open space, breaking up the density of development. Its landscape beauty, along with the natural feature of Daisy Creek, combine to make this an idyllic setting. Frequently serves as a refuge for deer and other wildlife.

Owner's Development Plans: Establish a program to use the facilities and grounds as an artist-in-residence center that is managed by an educational institution in perpetuity.

Treatment: Designation as Historic Core performance zoning, facilitate the owner's development plans, and conduct negotiations with the owner to secure a conservation easement for the preservation of the open space attributes.

Site 19

Owner :	Elias
Taxlot #:	tax lot 6200, Assessor's Map Page 37-2W-32BC
Address:	580 Applegate Street
Acreage:	1.45

General Description

This trapezoidal parcel constitutes an entire city block between Elm, Oak, South Oregon and Applegate Streets. Terrain has been dramatically altered by historic mining of Rich Gulch as identified in Jacksonville Survey number 701 in the "1993 Historic and Cultural Resource Inventory". The Gold Marker declaiming this as the site of the first discovery of gold is immediately adjacent to this property (see Jacksonville Survey number 716).

The surrounding areas are zoned Single-Family Residential, as is this parcel. It could easily be divided into two lots, although more may be possible with astute design.

Limitations: The mining has left little of the site in a condition to develop. Resultant lots would be in low, gullied situations that would demand a significant amount of fill and engineering.

Importance as Open Space: The parcel is important as a remnant mining feature. Its severely disturbed terrain, now overgrown with trees and shrubs, frequently serves as a refuge for deer and other wildlife and as a playground for children.

Owner's Development Plans: Preserve the natural state of the drainage, but construct one additional single-family dwelling on the northwest corner of the property.

Treatment: Designation as Special Protection and conduct negotiations with the owner to discover potential tax advantages or other beneficial possibilities.

Site 20

Owner :	The City of Jacksonville
Taxlot #:	tax lot 100, 104, 105, and 601, Assessor's Map Page 37-2W-32BD
Address:	None
Acreage:	20

General Description

This large parcel known as the Beekman Woods is located in the hills on east side of the city, south of the Beekman House (Site 21) and South Stage Road as enters Jacksonville from the east. It is accessed from Laurelwood Drive, and serves as cornerstone of the Historic Park and Trail System, along with Site 1. This site is characterized by steep slopes. Vegetation consists of grasses, madrone, fir and pine trees.

Limitations: Slope is the major limiting factor on this site, along with access. Steep slopes create severe limitations to almost all forms of intensive development.

Importance as Open Space: The site is plainly visible from all areas of the city and provides a scenic backdrop to the city. The site provides good cover and browse for woodland animals. Due to slopes and potential erosion hazards, paths, interpretive sites, and trails are the only common recreational facilities suited to the site.

Owner's Development Plans: Use as a Natural Park, with trails and a handicapped access area.

Treatment: Designate as Special Protection and preserve its natural and historic character of Jacksonville, while improving with trails and a handicapped access area.

Site 21

Owner :	Jackson County
Taxlot #:	tax lot 101, Assessor's Map Page 37-2W-32BD
Address:	470 California Street
Acreage:	1.71

General Description

This elongated, historic parcel known as the Beekman House is located south of South Stage Road as enters Jacksonville from the east. It is accessed from Laurelwood Drive, and functions as an important "Living History" museum for the Southern Oregon Historical Society. This site is fairly level with its historic features concentrated to the north and the rear, southerly portion left in an unmaintained state.

Limitations: Few limitations for development exist for this site other than historic importance of the existing structure.

Importance as Open Space: The site is of key historic importance and an attractor of large volumes of visitors, and has substantial parking opportunities. The site is also a critical entrance to the Historic Park and Trail System, through Site 20. Its level nature in the unutilized rear portions would facilitate handicapped and general public access to enjoying the Beekman Woods.

Owner's Development Plans: Use as a "Living History" museum.

Treatment: Designate as Special Protection and utilize its parking opportunities in the unutilized rear portions to develop an attractive entrance to the Beekman Woods for the handicapped and the general public.

Site 22

Owner :	Woods
Taxlot #:	tax lot 100, Assessor's Map Page 37-2W-32CB
Address:	755 South Third Street
Acreage:	5.7

General Description

This large rectangular parcel is located off the east side of South Third Street, near its intersection with Sterling and Graham. It was recently logged over. Slopes are fairly gentle to steep and terrain climbs the ridgeline to the east. Vegetation is natural and consists of grasses, scrub oak, madrone, and pine trees. The parcel could be accessed from Third, Fourth, or Fifth, and its entire northern boundary is fronted by an unbuilt street called Cleveland.

The surrounding areas to the north, south, and west are currently zoned single-family. The properties to the south are targeted for Hillside Residential - 20 zoning. To the east is an area on top of the ridgeline, that while currently zoned Urban Reserve, is targeted for Special Protection zoning (see Site 24).

Limitations: Slope is the major limiting factor on this site.

Importance as Open Space: The site is plainly visible from all areas of the city and provides a scenic backdrop to the city. It is also a component of the Historic Viewshed Corridor for South Third Street. The site provides good cover and browse for woodland animals. Due to slopes and potential erosion hazards, trails are the only common recreational facilities suited to the site.

Owner's Development Plans: Construct a single-family dwelling, shop/garage, and guest house, and then preserve the rest for as open space, restoring the former spring that was capped off over fifty years ago.

Treatment: Designation as Special Protection and conduct negotiations with the owner to discover potential tax advantages or other beneficial possibilities. Facilitate the restoration of the spring. The Transportation Plan shows a need for contour connection between Fourth Street and the properties to the south; this might be accomplished through a pedestrian/bicycle connection that can serve as a fire access in case of emergencies.

Site 23

Owner :	Denn
Taxlot #:	tax lot 200, Assessor's Map Page 37-2W-32CB
Address:	770 Sterling Street
Acreage:	0.37

General Description

This small triangular parcel is located between Sterling and South Third Street, near their intersection with Graham. It is part of the Daisy Creek drainage and edges can be dramatic. Vegetation is natural and consists of blackberry, madrone, and pine trees. Slopes are fairly gentle to steep. The parcel could be accessed from Sterling, but not Third.

The surrounding areas are currently zoned single-family.

Limitations: Sharp terrain, Daisy Creek, and setback constraints limit the potential for development at this site.

Importance as Open Space: The parcel has fish and wildlife habitat benefits and are part of the Daisy Creek floodplain. It is also a component of the Historic Viewshed Corridor for South Third Street. The site provides good cover and browse for woodland animals.

Owner's Development Plans: Construct a single-family dwelling.

Treatment: Designation as Special Protection and conduct negotiations with the owner to discover potential tax advantages or other beneficial possibilities.

Site 24

Owner :	Sergent
Taxlot #:	the westerly portions of tax lot 400, Assessor's Map Page 37-2W-32CA and tax lot 500, Assessor's Map Page 37-2W-32CD
Address:	None
Acreage:	Tax lots 400 and 500 encompass 7.8 and 8.12 acres respectively

General Description

These large rectangular parcels are located on the ridgeline east of South Third Street, near an unbuilt street called Harrison. Slopes are steep and terrain climbs the ridgeline to the east. Vegetation is natural and consists of grasses, scrub oak, madrone, and pine trees. The parcels will likely be accessed from the east, through the Stagecoach Hills subdivisions, when development does take place.

The surrounding areas to the north and west are currently zoned single-family, but are targeted for Special Protection and Hillside Residential - 20 zoning respectively. To the east is an area on top of the ridgeline, that while currently zoned Urban Reserve, is targeted for Hillside Residential - 40 zoning. To the south is County Woodland Resource zoning.

Limitations: Slope is a major limiting factor on this area, along with access. Extension of public facilities to this area will be expensive.

Importance as Open Space: The site is plainly visible from all areas of the city and provides a scenic backdrop to the city. It is also provides good cover and browse for woodland animals. Due to slopes and potential erosion hazards, trails are the only common recreational facilities suited to the site.

Owner's Development Plans: Develop the easterly portions of the ridgeline as a Planned Unit Development and preserve the westerly portions as open space and trails, provided density can be collected off from that acreage.

Treatment: Designation of the westerly portions as Special Protection and allow the lost density to be collected off from the westerly open space and trail portions. Negotiate to exchange the vacation of Harrison Street for the maximum amount of open space and trail feasible.

Site 25

Owner :	Jackson County
Taxlot #:	tax lot 400, Assessor's Map Page 37-2W-32CA
Address:	250 North Oregon Street
Acreage:	4,000 square feet

General Description

Jacksonville Museum and surrounding open space areas and accessory buildings. A more detailed description of this historical building is the topic of a full description in the City's 1980 historical inventory. The museum, as well as other county-owned historical sites and structures are administered by the Southern Oregon Historical Society.

Limitations: Highway 238 is routed in front of the site.

Importance as Open Space: Its large mature trees in combination with the magnificence of the structure create a very formal stately place in the City. Its grounds serve as a favorite picnic area and site of special events.

Owner's Development Plans: Maintain as a public museum.

Treatment: Designation as Special Protection.

Site 26

Owner :	Medford School District 549C
Taxlot #:	tax lot 400, Assessor's Map Page 37-2W-32CA
Address:	655 Huener Lane
Acreage:	1.3

General Description

Jacksonville Elementary School. A relatively new facility is sited on this level campus which is bounded on the southeast by Daisy Creek and on the northeast by the Medford Irrigation District Canal. Single-family residential development lies on the other side of the canal and multi-family zoning is on the south and west sides of the campus. The facility takes access from both Huener and Shafer Lanes.

Limitations: Surrounding development and difficult access.

Importance as Open Space: The campus serves as an attractive recreational facility for the youth and athletes of the City. Its playground facilities and track are popular destinations.

Owner's Development Plans: Maintain as a public school.

Treatment: Designation as Special Protection. Encourage School District to continue to allow public usage of the grounds.

Site 27

Owner :	City of Jacksonville
Taxlot #:	tax lot 400, Assessor's Map Page 37-2W-32CA
Address:	None
Acreage:	23.84

General Description

Jacksonville Cemetery. A more detailed description of this historical site is the topic of a full description in the City's 1980 historical inventory.

Limitations: The intractable dead.

Importance as Open Space: The site not only provides a unique and perpetual open space for the community, but is also of considerable historical significance. Many of Jacksonville's founding fathers and original families are interned there. A more detailed description of its significance is presented in the City's 1980 historical inventory. Gentner's Fritillary, Fritillaria gentneri Gilkey, has been identified on this site.

Owner's Development Plans: Maintain as a public cemetery.

Treatment: Designation as Special Protection. A Cemetery Preservation and Restoration Plan was prepared in 1989, which includes Historic, Open Space, Wildlife and Botanical Habitat

recommendations and is incorporated by reference herein. Based upon its significant tourism and open space values, this property should be incorporated into the Historic Park and Trail System.

Site 28

Owner :	White
Taxlot #:	the easterly portions of tax lot 2203, Assessor's Map Page 37-2W-30
Address:	325 Paradise Ranch Road
Acreage:	9.39

General Description

This trapezoidal parcel is located between the City Cemetery and Paradise Ranch Road. It is currently a white oak woodland in a relatively natural state with one residence located on the property. Slopes are gentle and terrain is slightly rolling on the east and steep on the west. Vegetation is consists of grasses, scrub oak and small oak trees with scattered pines. The parcel is crisscrossed with deer paths and improvised hiking trails. It takes legal access off from Paradise Ranch Road through a long flagpole.

The surrounding areas to the north, south and west are currently zoned Urban Reserve and await the extension of the UGB before commencing development. To the east is the Jacksonville Cemetery.

Limitations: Providing adequate fire access and through connectivity for vehicles is a key concern given the Urban/Wildland Interface issues related to developing this property.

Importance as Open Space: The easterly portions are important as buffering around the cemetery and portions of the parcel have a history of being used for public hiking in a secluded setting.

Owner's Development Plans: Divide and construct one additional single-family residence.

Treatment: Swap property with Site 6 to ensure a 80-foot buffer along the west cemetery boundary.

Site 29

Owner :	Card
Taxlot #:	the southeasterly portions of tax lot 2200, Assessor's Map Page 37-2W-30
Address:	345 Paradise Ranch Road
Acreage:	8.76

General Description

This trapezoidal parcel is located between the City Cemetery and Paradise Ranch Road. It is currently a white oak woodland in a relatively natural state with one residence located on the property. Slopes are gentle and terrain is slightly rolling on the east and steep on the west.

Vegetation is consists of grasses, scrub oak and small oak trees with scattered pines. The parcel is crisscrossed with deer paths and improvised hiking trails. It takes legal access off from Paradise Ranch Road through a long flagpole.

The surrounding areas to the north, south and west are currently zoned Urban Reserve and await the extension of the UGB before commencing development. To the east is the Jacksonville Cemetery.

Limitations: Providing adequate fire access and through connectivity for vehicles is a key concern given the Urban/Wildland Interface issues related to developing this property.

Importance as Open Space: The southeasterly portions are important as buffering around the cemetery and portions of the parcel have a history of public hiking in a secluded setting.

Owner's Development Plans: Preserve potential for residential development

Treatment: A 50-foot setback along the cemetery boundary is recommended.

Site 30

Owner :	Stewart
Taxlot #:	tax lot 6100, Assessor's Map Page 37-2W-32BC
Address:	625 South Oregon Street
Acreage:	0.34

General Description

This trapezoidal parcel is located on the southerly corner of Elm and South Oregon Streets. Terrain has been dramatically altered by historic mining of Rich Gulch as identified in Jacksonville Survey number 701 in the "1993 Historic and Cultural Resource Inventory". The surrounding areas are zoned Single-Family Residential, as is this parcel. It could be divided into two lots.

Limitations: The mining has made the site difficult to develop. Resultant development would be in low, gullied situations that could demand a significant amount of fill and engineering.

Importance as Open Space: The parcel is important as a remnant mining feature. Its severely disturbed terrain and frequently serves as a refuge for deer and other wildlife.

Owner's Development Plans: Construct one additional single-family dwelling.

Treatment: Ensure that future development allows adequate drainage and minimizes alteration of the configuration of the mining remnants.

Site 31

Owner :	Wall
Taxlot #:	tax lot 6101, Assessor's Map Page 37-2W-32BC
Address:	630 Applegate Street
Acreage:	0.54

General Description

This trapezoidal parcel is located at the westerly corner of Elm and Applegate Streets. A single-family residence is situated on the southerly corner of the property. The terrain on the northwest half of the lot has been dramatically altered by historic mining of Rich Gulch as identified in Jacksonville Survey number 701 in the "1993 Historic and Cultural Resource Inventory". The surrounding areas are zoned Single-Family Residential, as is this parcel. It could be divided into three lots, although one additional parcel is more probable.

Limitations: The mining has left half of the site in a difficult condition to develop. Resultant development in that area would be in low, gullied situations that could demand a significant amount of fill and engineering.

Importance as Open Space: The parcel is important as a remnant mining feature. The northwest half is severely disturbed terrain and frequently serves as a refuge for deer and other wildlife.

Owner's Development Plans: None known.

Treatment: Same as Site 30.

With this updated open space element, a commitment has been established for the preservation, acquisition, development and maintenance of the above described properties and facilities. Therefore, the City of Jacksonville shall:

1. Provide facilities that can satisfy the needs of residents and, likewise, be an attraction to and provide recreational opportunities for the visitors to the community.

2. Further develop the parkland acquisition and development plan and programming in accordance with community growth and projected park demand. The City shall accomplish treatments according to the preceding plan, secure lands, and embark on a program of developing and maintaining such facilities.

3. Adopt an official map that will identify the planned areas for parks, new natural areas, conservation areas and trails. Development which would compromise the intended use of the land shall be limited. The City will attempt to permit some beneficial use of the land prior to acquisition. Where only a portion of the property is required for park or open space use, development can occur on the remainder of the property. When only a small portion of the property is required for a public purpose, and the new development will benefit from the public area, dedication may be required. When development is possible, if the City does not have the funds available for the intended purchase within a reasonable amount of time, the City shall release the land from the Parks designation and allow the development consistent with other plan policies.

4. Identify land to be preserved by means of Special Protection designations. This shall limit or prohibit development on future park land and critical open space land.

5. Encourage school-park joint developments.

6. Coordinate and cooperate with public and semi-public, as well as private entities in providing for the recreational, cultural, open space, natural and scenic area needs for the citizens and coordinate with such entities any programs undertaken by the city for acquisition of land and development of similar type facilities and/or services. Agencies should include Jackson County, the Bureau of Land Management, and educational organizations. Private property purchases to acquire localized open space is encouraged.

7. Develop the system of corridors, linear park routes and trails outlined in the Park and Open Space map. Encourage interconnections between park, open spaces, bicycle paths, easements, irrigation ditches, scenic roadway routes, railroad rights-of-way, etc.

8. Establish, where possible, trails along non-urbanized sections of stream corridors, ensuring that stream ecology and any residences are protected. Prohibit development that would prohibit stream corridors from being utilized for trails. Preservation may also be accomplished through acquisition, easements or other means that secure flood plain areas for native trails, foot paths or as natural, aquatic and wildlife habitat preserves.

9. Preserve, protect and direct the wise utilization of identified natural wildlife habitats.

10. Encourage the development of private common open space areas in new residential developments to offset the demand for additional public parks.

11. Require that new residential developments minimize impacts upon the established park and recreational facilities, particularly as it relates to the needs created by the new residents resulting from such development. New subdivision developments may dedicate lands or pay fees in lieu of dedication for park and recreational purposes. An option shall be made available whereby a person developing a property or properties may elect to complete the construction of a "City Park", "Neighborhood Park", or "Specific-use park" to specifications mandated by the public park needs in existence when development permits are issued in lieu of Park System Development Charges. Determination of whether the park being proposed meets the definition of a "Public Park" included in the City's Open Space Plan, and whether the proposed facilities are needed, shall be made by the Jacksonville Planning Commission; however, final approval of a waiver of SDCs will be made by the City Council.

12. Require all new residential, commercial and industrial developments to be designed and landscaped to a high standard to complement the proposed site and the surrounding area.

13. Encourage improvement programs for existing areas with consideration to such items as exterior maintenance, landscaping, signs, and underground placement of utilities.

14. Require, where possible, that the original vegetation be retained and require the restoration of new vegetation if it is removed.

15. Require street trees in all new residential, commercial and industrial developments.

16. Develop a tree resource inventory, a plan for preservation and renewal of trees of stature and native species, long range maintenance plan, a plan to promote the greater use of trees and shrubs on both public and private land, and plan to educate the public regarding benefits of trees on public right-of-ways.

17. Increase the portion of the city covered by a tree canopy, especially parking lots and other paved areas.

18. Cooperate and coordinate with the business associations and Chamber of Commerce to inform visitors to the community of the recreational facilities available. Encourage private enterprise to develop and maintain those types of active and passive park and recreational activities which would relieve the necessity for major public investment in the same facilities and services.

19. Shall protect views as irreplaceable assets through cooperation with Jackson County.

20. Include the benefits of the planned unit development (PUD) process as it relates to the provision of needed open space and preservation of scenic resources as part of a Hillside Residential zoning district. Jacksonville shall encourage the use of planned unit development and cluster housing, especially in areas where conventional development is limited by topography, adverse soil conditions and existing natural features.

21. Develop an urban forest interface fire control plan. Trails shall be posted for no smoking. Active forest management of the Historic Park and Trail System for fire suppression shall be exercised, while maintaining and re-constituting native plants. Regular security patrols shall be provided.

Finding of Fact IV:

In order to update its Comprehensive Plan, compliance with Goal 5 must be assured. According to OAR 660-16-000, the city had to first prepare an inventory of Goal 5 resource sites and determine if each proposed resource site is a resource site of significance. Once this analysis of significance was complete, the City had three options regarding what to do with the specific resource:

(1) The City may choose to not include the resource on the inventory.
(2) The commission may delay the Goal 5 process.
(3) The commission may include the resource in the plan inventory.

If the third option is chosen the commission must proceed on to the next stage of the Goal 5 analysis. An inventory update was prepared; some sites were rejected and those sites found to be significant were then analyzed in accordance with option 3.

OAR 660-16-005 requires that the City identify conflicts with the use of inventoried historic sites, and evaluate the economic, social, environmental and energy (ESEE) consequences of those conflicting uses. Once the nature of the conflicting uses and the ESEE consequences were identified, the City sought to resolve those conflicts. Conflicts are resolved in one of the following three ways:

(1) The City may decide to protect the resource site.
(2) The City may decide to allow conflicting uses fully.
(3) The City may decide to limit conflicting uses.

The City decided to limit conflicting uses. According to OAR 660-16-010, based on the determination of economic, social, environmental and energy consequences, a jurisdiction must "develop a program to achieve the goal". To implement its decision the City may be very area-specific with these implementation measures.

Conclusion: Satisfied. Much of the Open Space element revolves around Goal 5 and the proposal would directly provide for the fulfillment of Goal 5 through the preservation of needed open spaces. A complete ESEE analysis of the City's updated Open Space Comprehensive Plan element documenting satisfaction of all Goal 5 requirements is contained in "Production C" of Ordinance #442 and hereby referenced and adopted.

Finding of Fact V:

In addition to Goal 5, the proposal to adopt the Open Space Element of Jacksonville Comprehensive Plan as attached is required to comply with and conform to all other Statewide Planning Goals.

Statewide Goal 7, Natural Hazards, states that areas subject to natural hazards should be evaluated as to the degree of hazard present. Proposed developments should be keyed to the degree of hazard and to the limitations on use imposed by such hazard in the planning areas.

PRODUCTION B
Findings of Fact
for the Jacksonville Open Space Element

Finding of Fact I

On August 16, 1984, the Land Conservation and Development Commission (LCDC) acknowledged the City's land use plan, which included Chapter Five: Parks, Recreation, Open Spaces - Natural and Scenic Resources, as complying with the statewide planning goals. This chapter was not subject to challenge in subsequent court actions and therefore remains acknowledged.

Therefore, an update of the Open Space Element of Jacksonville's Comprehensive Plan is subject to the Review and Amendment procedures established in the Jacksonville Comprehensive Plan (page 238) which requires conformance with the Statewide Planning Goals and consistency with other unamended portions of the Comprehensive Plan.

The attached Open Space proposal is subject to conformance with the Statewide Planning Goal 5 in particular, similar to the Historic Element, and therefore, they have been analyzed for Goal 5 compliance together in the referenced ESEE document due to their intimate interrelationships. The additional Goal 5 changes comprised in the Open Space element amendment are subject to the Comprehensive Plan Amendment Process found in ORS 197.610.

Finding of Fact II

In accordance with the post-acknowledgement Review and Amendment procedures established in the Jacksonville Comprehensive Plan (page 238), the Planning Commission is authorized to initiate amendments to the Comprehensive Plan. It did so through an public inventory process which culminated in a series of workshops with property owners conducted in 1994 and 1995. Based upon these workshops, the Planning Commission developed an updated inventory of resources.

The first public hearing before the Planning Commission on this matter was held on January 10, 1996 with the record held open for 15 days thereafter. The hearing took testimony on the significance of the proposed inventory and the Economic, Social, Environmental, and Energy (ESEE) consequences of the proposal. A second hearing was then scheduled for April 10, 1996 in order to allow the public to review and comment on the changes that occurred as a result of the first hearing.

After proper public notice and advertisement, a hearing before the City Council to review the Planning Commission's Open Space Element recommendations was held on June 18, 1996. After reviewing the testimony received, the City Council deliberated and decided to enact an ordinance that adopts the Planning Commission's recommendations with modifications.

Finding of Fact III

The City has a history of litigation dealing with open space and urban growth areas and densities. The complications have been numerous and have affected a wide range of property owners and citizens of the town on issues such as development of steep slopes and preservation of deer habitat in an urban setting. In *1000 Friends of Oregon v. the City of Jacksonville*, 1 LCDC 302 (1978), it was determined that "Open Space includes not only land in forest and agricultural areas, but includes lands in Urban areas as well." In *Collins v. LCDC,* 75 Or App 517 (1985), the discussion of Jacksonville's open space resources were a key issue wherein it was stated that "the wooded hillsides have been determined to be unsuitable for future urban uses." This proposal includes specific property preservation measures and broader zoning treatments.

Open Space issues have branched out into other arenas besides woodland settings. *1000 Friends of Oregon v. Jacksonville* also determined that the City's establishment of an off-street parking district with the historic district of downtown Jacksonville was declared invalid because the City approved it without

> (1) determining its impact on historic values and open space,
> (2) without developing a program to protect the City's historic values; and
> (3) without showing that the ordinance would be consistent with such a program.

Hence, any parking program must be analyzed, an adequate statement of findings and reasons that would show that any proposed ordinance would not adversely affect Goal 5 and the historic character of the city's core area.

In *Collins v. LCDC,* open space in Jacksonville's downtown core was again at issue and it was ruled that any regulations affecting such open space requires identification and evaluation of conflicts over use of open spaces around historic buildings. The emphasis appeared to be leading toward building-to-lot ratios, although neither such ratios nor on-site parking are specifically required. This proposal includes interim zoning requirements and a proposal to develop a specific development plan for the downtown area.

Collins v. LCDC, which addressed Goal 14, Urbanization, contentions through shrinking the Urban Growth Boundary (UGB) into the interior of the City Limits, resulted in the intermingling of open space and growth issues. The secondary effect of that retraction action was to temporarily protect open space under an Urban Reserve designation. The City does not believe that the UGB is an appropriate tool for open space protection and will be reviewing its adjustment so it can serve the function for which it was intended. Therefore, the City is proposing to amend its Open Space Element first in order to provide for the proper land use protection measures.

The amendments include protection measures for the following Goal 5 resources: Open Space, Wildlife Areas and Habitats, Ecologically and Scientifically Significant Natural areas, Scenic Views and Sites, and Recreational Trails, however, another Goal 5 resource is involved with this proposal: historic resources.

- Statewide Goal 8, Recreation, requires that recreational plans be developed (1) in coordination with private enterprise; (2) in appropriate proportions; and (3) in such quantity, quality and locations as is consistent with the availability of the resources to meet such requirements.

Statewide Goal 10, Housing, requires that buildable lands for residential use be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type, and density. ORS 197.295 (1) states that "buildable lands" includes both vacant and developed land likely to be redeveloped. OAR 660-08-005 (2) further states that "buildable land" means residentially designated land within the urban growth boundary that is not severely constrained by natural hazards or subject to natural resource protection measures.

Statewide Goal 14, Urbanization, states that plans should designate sufficient amounts of urbanizable land taking into account (1) the growth policy of the area, (2) the needs of the forecase population, (3) the carrying capacity of the planning area, and (4) open space and recreational needs.

Conclusion: Satisfied. The City is currently undergoing periodic review and other major planning actions such as the relief of LCDC's enforcement order. The proposals would directly provide for the fulfillment of the above Goals through the preservation of needed open spaces, and the development of resource-compatible zoning ordinances.

As to Goal 7, areas subject to natural hazards were evaluated as to the degree of hazard present and hillside residential zoning, urban/wildland interface overlay, and/or greenway planning were imposed. Proposed developments were keyed to the degree of hazard and to the limitations on use imposed by such hazard by encouragement of clustered density, intensified fire/access standards, the preservation of the most sensitive areas, and the establishment of a greenway/trail system. Accordingly, the buildable lands was reduced by the affected areas.

As to Goal 8, the preceding plans were developed (1) in coordination with private enterprise; (2) in appropriate proportions; and (3) in such quantity, quality and locations as is consistent with the availability of the resources to meet such requirements.

As to Goal 10, a buildable lands inventory is included in this proposal and the comprehensive plan map adjusted in accordance with OAR 660-08-010 to encourage the availability of adequate numbers of needed housing units at price ranges and rent levels and allow for flexibility of housing location, type, and density. The inventory has been tempered by the needs of Goals 5 and 7 as allowed under OAR 660-08-005 (2).

As to Goal 14, the proposed element allows the City to designate sufficient amounts of urbanizable land taking into account the open space and recreational needs. While no change in the UGB is included in this present action, these proposals may lead to the Jackson County Planning Commission, in coordination with the Jacksonville Planning Commission, updating the City's Urban Growth Boundary (UGB). These current proposals will serve as a precursor to the discussion by helping to establish the Comprehensive Planning patterns inside the UGB.

The proposal would not conflict with any other Statewide Planning Goals.

Finding of Fact VI:

The proposal to adopt the Open Space Element of Jacksonville Comprehensive Plan as attached is required to comply with and conform to all other unamended Comprehensive Plan Goals and Policies.

The Goal of the Citizen Involvement Chapter of the Jacksonville Comprehensive Plan is "TO PROVIDE OPPORTUNITY FOR THE CITIZENS OF JACKSONVILLE TO BE INVOLVED IN THE ONGOING CITY PLANNING PROCESS",

The Goal of the Environmental Setting Chapter of the Jacksonville Comprehensive Plan is "TO PRESERVE AND PROTECT THE PHYSICAL AND NATURAL ENVIRONMENT IN AND AROUND JACKSONVILLE TO ASSURE PRESENT AND FUTURE RESIDENTS A HIGH QUALITY AND LIVABLE COMMUNITY",

The Goal of the Forest and Agricultural Lands Chapter of the Jacksonville Comprehensive Plan is "TO PROMOTE THE WISE AND SAFE UTILIZATION OF FOREST AND AGRICULTURAL LAND AND ENCOURAGE THEIR EFFICIENT CONVERSION TO URBAN USES",

Policy #3 of the Environmental Setting chapter of the Jacksonville Comprehensive Plan requires that the City "create and maintain a quiet and healthful urban environment for citizens who live, work and play in Jacksonville",

Policy #4 of the Environmental Setting chapter of the Jacksonville Comprehensive Plan requires that "development in areas adjacent to streams and those characterized by steep slopes shall be limited and regulated to the extent necessary to minimize risk to acceptable levels",

Policy #6 of the Environmental Setting Chapter of the Jacksonville Comprehensive Plan requires that the City "encourage the preservation of fish and wildlife habitats and natural vegetation in steep hillside areas and along creeks inside Jacksonville",

Policy #7 of the Environmental Setting Chapter of the Jacksonville Comprehensive Plan requires that the City "preserve and enhance the scenic character of Jacksonville", and

Policy #1 of the Forest and Agricultural Lands Chapter of the Jacksonville Comprehensive Plan requires that the City "maintain forest areas inside Jacksonville to provide for buffering, outdoor recreation, open space and for the safe use of those resources produced on forest lands".

Conclusion: Satisfied. The preceding proposals are a result of an extensive public input and refinement process beginning with the 1991 Vision Statement process, continuing through the City's Future Fair in the fall of 1994 to the present.

As a result of a 1991 Visioning process, the following Citizen Advisory Committee (CAC) policy recommendations were made:

> CAC Policy 3(A) To preserve and enhance scenic and natural environments and open spaces, which include a park system and wildlife habitat areas.
> CAC Policy 3(B) To ensure that the development code is carefully structured and adhered to, so that the consequences of growth are minimal and do not jeopardize the city's beauty.
> CAC Policy 3(C) To provide an integrated system of scenic trails, and protect and enhance historic features.
> CAC Policy 6(D) To maintain and support the Jacksonville cemetery.

The proposals would directly provide for the fulfillment of the above Goals and policies, along with the above citizen-drafted vision policies through the preservation of needed open spaces.

The proposal would not conflict with any of the City Comprehensive Plan Goals or policies. The closest these proposals come to conflict would be in the interpretation of the phrase "urban uses" in the Goal of the Forest and Agricultural Lands Chapter, "TO PROMOTE THE WISE AND SAFE UTILIZATION OF FOREST AND AGRICULTURAL LAND AND ENCOURAGE THEIR EFFICIENT CONVERSION TO URBAN USES". The City's contention is that open space is an urban use and therefore, the conversion is accomplished through the open space proposal.

The Planning Commission hearing process provided the final components to the ESEE analysis and after the initial hearing was completed, the Planning Commission identified and evaluated conflicting uses so that a full ESEE document was prepared for the City Council.

Finding of Fact VII:

Finally, the LCDC concluded in its 1983 Continuance Order that, in order to comply with Goal 14, the City must amend areas zoned SR-20 and SR-40 from suburban to urban designations. The City is responding to those concerns through these proposals by creating an urban designation that recognizes special topographic, fire, and viewshed concerns.