CHAPTER IX

PUBLIC FACILITIES AND SERVICES

PUBLIC FACILITIES AND SERVICES

GOAL:TO PLAN AND DEVELOP A TIMELY, ORDERLY AND EFFICIENT ARRANGEMENT OF PUBLIC FACILITIES AND SERVICES TO SERVE BOTH EXISTING AND FUTURE NEEDS OF THE RESIDENTS OF THE CITY OF JACKSONVILLE.

INTRODUCTION

Municipal facilities are physical manifestations -- buildings, land, equipment and full systems of activities -- of governmental services on behalf of the public. In support of these physical facilities are the traditional and essential facilities which, in aggregate, add immeasurably to the quality of the urban life. Some services are necessities, the provision for pure water for example, while others are highly desirable for cultural and educational enrichment.

The demand for more and varied public facilities and services increases as urban areas expand and develop, population grows, old facilities become outmoded and living standards and public expectations rise. While the need for traditional community facilities and services such as water and sewer lines, police and fire protection, schools, recreational facilities, energy and communication services continues, the demand for other services, such as subdivision and zoning controls, health clinics, cultural facilities and others, is increased by a more sophisticated and expectant public. A service or facility that, a few years ago, was a luxury may now be regarded as a necessity.

With the increasing demands placed upon public budgets, intelligent planning of services and facilities is essential. This can be accomplished by means of determining needs, priorities and standards of a wide range of services and facilities that the community is willing to commit to on the basis of the available revenue sources and budget constraints.

This element will consist of a discussion of the following public services and facilities:

1. Sanitary sewer service
2. Water supply and service
3. Storm water drainage
4. Solid waste
5. Fire protection
6. Police protection
7. Public lands and buildings
8. Schools

Separate elements of the Comprehensive Plan address parks, recreation and open space areas (Chapter 7), streets and transportation networks (Chapter 5) and energy conservation are treated

as separate elements of this plan.

SANITARY SEWER SERVICE

The provision of adequate quality and capacity of sanitary sewer facilities and service is considered essential and a key facility in relationship to the quality of life, health and welfare of the residents of the community.

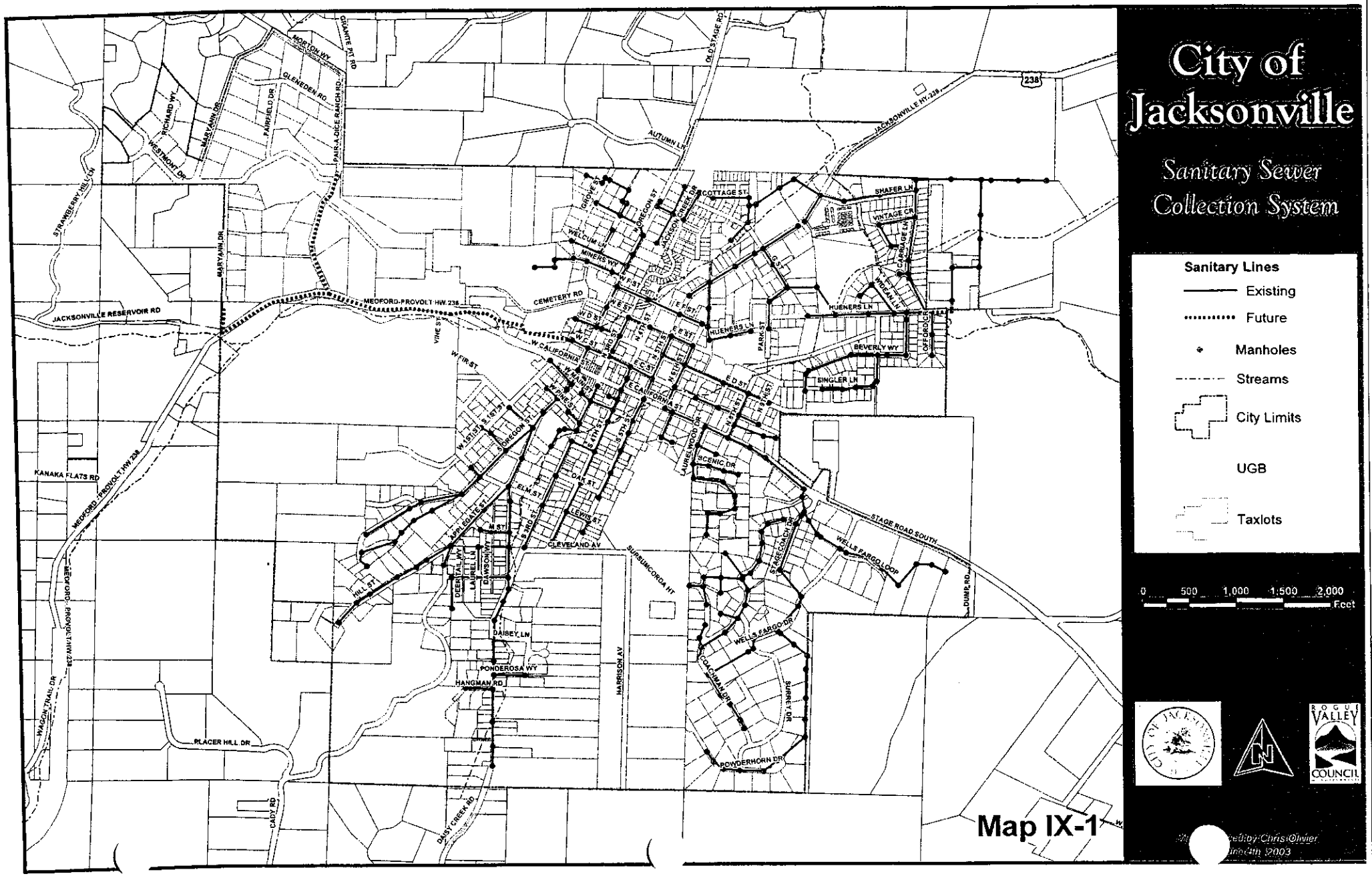
H.G.E., Inc. Engineers and Planners prepared a master sanitary sewer plan in December 1995. The plan was updated in 2001 by KAS & Associates to provide rationale for changes in SDC rates. The reports are available for public review at City Hall. The plan and update concluded that the hydraulic capacity of the existing wastewater collection system is sufficient to handle projected flows estimated to occur with ultimate build-out within the existing city limits. The city's sewage collection and treatment system is depicted in Map IX-1.

Using the standard measure of an equivalent dwelling unit (EDU), 1,144 EDUs existed in 2001, and the system had capacity for up to 869 additional EDUs, for a total of 2,013 depending on the location of future development. H.G.E. examined several areas outside the city limits and calculated that 235 additional EDUs could be connected without overtaxing system capacity. If the area north of the city limits develops, however, the 578 potential future EDUs from that area cannot be connected to the existing system without creating capacity problems. Alternative connections to the main interceptor may be available north of the city limits because this area drains toward the east.

In the 1970's, the Department of Environmental Quality imposed a connection moratorium because of system deficiencies, which was not lifted until the city connected to the Rogue Valley Sewer Services (RVSS) regional system. Connection to RVSS alleviated the treatment problems, but because the collection system is more than 30 years old, there are many leaking joints, cracks, and manholes. These flaws in the system permit a large portion of flows to be generated by ground and surface water sources, identified as inflow and infiltration (I/I). Infiltration results when groundwater is added to the system, while inflow is produced by storm water runoff. While it is typical for winter flows to be three times the average summer flow, the heavy rains late in 2002 resulted in flows nearly seven times the average flow. These flows were produced by what was classified as a ten-year storm event. KAS & Associates estimates that infiltration rates are 28 percent higher than those labeled excessive by the U.S. Environmental Protection Agency. Preservation of capacity can be enhanced by reducing I/I. The H.G.E. study recommended that an annual budget be provided for I/I investigation and periodic repairs on problem areas. Repairs will increase system capacity, making them eligible for System Development Charge (SDC) funding.

The master sanitary sewer plan noted certain sections of sewer line that should be upsized to avoid future capacity problems. The flow constrictions occur in the mains at 'C' Street (M1-17 to M1-20), Blackstone Alley/5th (M1-7 to M1-13), 'G' Street (M1-5 to M1-7) and Hueners Lane (M1-7 to M1-5). These lines will approach capacity as development occurs and flows increase. With the impending 2004 Highway reconstruction, it was determined to upsize the first three problem sections in 2003. The Hueners Lane segment will be deferred until approximately 2010.

The plan also noted the need to extend service to the Cottage Industrial zoning and the northwest section of the city. This is a key limiting factor related to future economic growth and residential growth to the northwest.


City of Jacksonville
Sanitary Sewer Collection System
Sanitary Lines
Existing
Future
Manholes
Streams
City Limits
UGB
Taxlots
0 500 1,000 1,500 2,000 Feet
Map IX-1
JACKSONVILLE RESERVOIR RD
MEDFORD-PROVOLT HW 238
JACKSONVILLE HY 238
STAGE ROAD SOUTH
CEMETERY RD
AUTUMN LN
OLD STAGE RD
GRANITE PIT RD
MORTON WY
GLENEDEN RD
RICHARD WY
MARYANN DR
FAIRFIELD DR
PAIR-A-DICE RANCH RD
WESTMONT DR
STRAWBERRY HILL LN
KANAKA FLATS RD
WAGON TRAIL DR
PLACER HILL DR
CADY RD
DAISY CREEK RD
HARRISON AV
SURSUMCORDA HT
CLEVELAND AV
HILL ST
APPLEGATE ST
DEERTAIL WY
LAUREL LN
DAWSON WY
DAISEY LN
PONDEROSA WY
HANGMAN RD
W CALIFORNIA
E CALIFORNIA ST
W FIR ST
VINE ST
W 1ST ST
S OREGON ST
S 4TH ST
S 5TH ST
OAK ST
ELM ST
LEWIS ST
M ST
S 3RD ST
LAURELWOOD DR
SCENIC DR
STAGECOACH DR
WELLS FARGO LOOP
WELLS FARGO DR
COACHMAN DR
SURREY DR
POWDERHORN DR
DUMP RD
HUENERS LN
BEVERLY WY
SINGLER LN
OFFORD CR
PARK ST
SHAFER LN
VINTAGE CR
CARRIAGE LN
WIDEAN LN
COTTAGE ST
JACKSON CREEK DR
N OREGON ST
GROVE ST
WELCUM LN
MINERS WY
W F ST
W E ST
W D ST
W C ST
E F ST
E E ST
E C ST
E D ST
N 4TH ST
N 5TH ST
N 6TH ST
N 9TH ST
G ST
238

While the City is connected to RVSS, it retains jurisdiction over the sewer system infrastructure. However, the City has negotiated a contract with RVSS to assume ownership of the system with the intent to explore eventual transfer of jurisdiction. Other communities such as Central Point have transferred jurisdiction for both treatment and conveyance to RVSA, and are no longer directly responsible for maintenance of the system within their corporate limits.

WATER SUPPLY AND SERVICE

Adequate quality and quantity of water service for all residents of the city of Jacksonville is an essential and key municipal service which contributes to the livability of the community as well as to the quality of life, health and welfare of its residents.

H.G.E. Inc. Engineers and Planners completed a Comprehensive Water System Master Plan in December 1991. The Plan is available for review at City Hall. The plan establishes recommendations for a 20-year timeframe, assuming that the city's population will grow to 4,690 by the year 2016. This projection is significantly higher than the Social Element's projection of 3,200 in the year 2015. As a result, the study's demonstration of the adequacy of the water system for the highest population projection assures its adequacy for the lower projections.

Findings from the study include:

User Traits

- Residential water consumption constitutes close to 90 percent of the total.
- Equivalent water use was determined for different groups so future system development charges can be assessed on an equitable basis.
- Water use per unit in multi-family dwellings, apartments, and the mobile home park (Royal Mobile Estates) averaged about 70 percent of what an average single-family household would consume.

Water Losses

- Non-metered (non-revenue producing) water is presently 17 percent of the total purchased from Medford Water Commission.
- Typical water loss in other communities ranges from 10 to 15 percent, and in some communities is 35 percent or more.
- Leakage in Jacksonville's system is related to the large number of old lines in the system which are deteriorating with time and high water pressure. Some reduction in leakage will occur as steel lines are replaced.

Per Capita Water Demand

- Average daily per capita water demand of customers served by Jacksonville is 181 gallons per capita day (gpcd).
- Average in Pacific Northwest was 185 gpcd in the late 1970s.

In order to address these findings, the City aggressively monitors its lines for signs of leakage and has implemented a water conservation program to encourage citizens to conserve water by charging greater fees water use that exceeds prescribed volumes. This program does not restrict use of water, but the higher fees discourage inordinate use. Typical of other Southern Oregon jurisdictions, water use peaks in August when vegetation is driest.

Jacksonville purchases treated water from the Medford Water Commission. The following information relative to that system is derived from the Medford Water Commission.

> The Medford Water Commission's principal source of water is Big Butte Springs located northeasterly of Medford and seven miles east of the town of Butte Falls. The watershed for the springs is approximately 22,000 acres in size and includes the westerly slopes of Mt. McLoughlin. The capacity of this source is 26.4 million gallons per day.
>
> The Rogue River is used as a peaking source during the hot, dry, summer months with water being withdrawn from the river at the Bybee Bridge near TouVelle Park. The capacity of the Rogue source facilities as presently constructed is 15 million gallons per day. Current permits allow the use of up to 65 million gallons per day from the Rogue and application has been made for the use of an additional 40 million gallons per day from the Lost Creek Reservoir storage. Fully utilized, the total source capacity would thus be 131.4 million gallons per day. In addition, the water system also holds permits for the diversion of all of the unappropriated waters of Big Butte Creek as of 1925.
>
> Big Butte Springs water is soft with very low turbidity and requires no treatment other than disinfection which is accomplished with simple chlorination at the intakes. The water has an average temperature of 43 degrees Fahrenheit and is collected entirely underground.
>
> The raw water quality of the Rogue is excellent, but does requires treatment at the Robert A. Duff water treatment plant to meet drinking water standards. Treatment consists of disinfection, coagulation, settling and filtration. The plant performs high rate filtration through multi-media filters and is remotely controlled by the operator with some processes being fully automated using pilot filters.
>
> Water is transported from the Big Butte Springs to Medford by two transmission lines, each having a capacity of 13.2 million gallons per day. The Rogue supply transmission main transports water from the Duff treatment plant to the city of Medford along Table Rock Road.

The transmission line from Medford to Jacksonville is approximately three miles long. The master meter which is located near the intersection of Oak Grove Road and Madrona Lane is owned and maintained by the Medford Water Commission. From the metering station to a booster pump station, there are two parallel lines of 10 and 14 inches in diameter and, thereafter, from the pump station to the city of Jacksonville, the pipe is 16 inches in diameter. The transmission lines from Medford to Jacksonville were upgraded in 1994. Approximately halfway between Jacksonville and Medford at the intersection of Arnold and Madrona Lanes is a pumping station with three pumps. The present actual pumping capacity of the system is greater than 1000 gallons per minute. The present contract with the Medford Water Commission provides for a purchase of water not to exceed two million gallons per day.

The H.G.E. Plan included a list of proposed improvements, with estimated costs for construction, engineering, and administration. Many of the projects have been completed, but a Public Works survey identified portions of facilities in 3rd Street, 4th Street, 5th Street, 6th Street that have inadequate fire flow capacity. California Street has a mixture of 4 and 6 inch lines that are deteriorating and are inadequate for consumption and fire protection. The pressure-reducing valve in South Oregon Street is also in poor condition. These facilities have been programmed into the City's Capital Improvement Plan for improvement in the near future.

Tentative completion dates for completing these repairs and upgrades, which will be financed by Urban Renewal funds, are:

4 and 6 inch lines on California Street (from 6th to First Street) 'G" Street (from 5th to Hueners Lane), and 4th Street (from California to Main)
Estimated Completion Date: 2004

4 inch lines from 3rd (from 'D' to 'E'), 4th Street (from California to 'E'), 'E' Street (from 5th to Oregon), and 6th Street (from California to 'D'
Estimated Completion Date: 2020

4 inch lines on 4th Street (from Main to Maple)
Estimated Completion Date: 2020

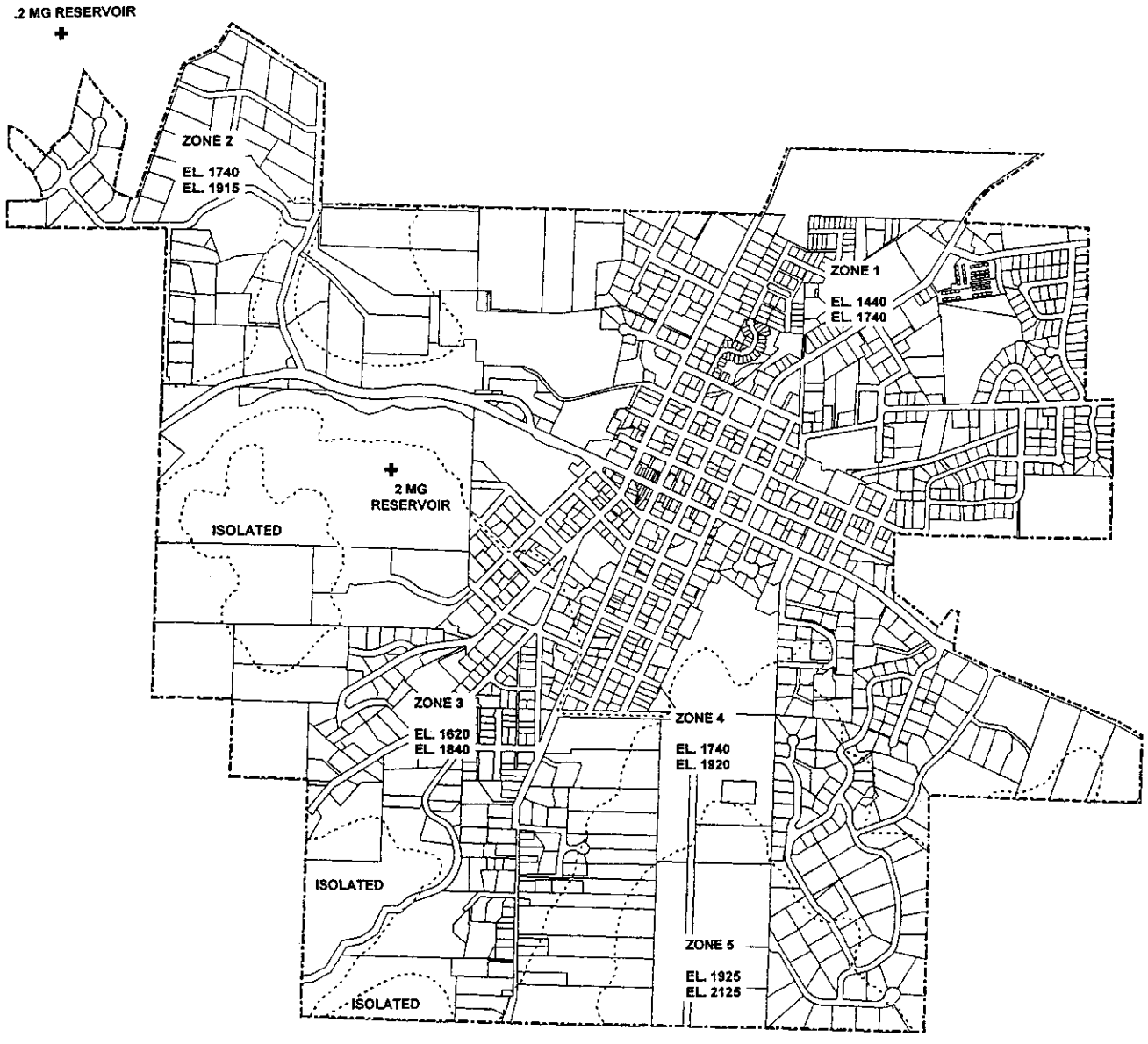
Aside from the above efficiency improvements and corrections of existing conditions, two water conditions affect future growth: 1) elevation and 2) long-term supply. Since Jacksonville is set into the hills, certain areas cannot be served by the existing system due to the effects of water pressure bands. (See Map IX-2.) This will also affect where long-range growth can and cannot occur.

While Jacksonville receives its water from Medford Water Commission, whose water source is Big Butte Springs, it also has the opportunity to purchase stored water behind Lost Creek Dam. Medford Water Commission has an agreement with its client cities to transmit water they purchase from the Lost Creek reservoir. Currently, the City has purchased 400 acre-feet, but is considering (along with other supply/conservation options) the purchase of an additional 400 acre-feet in order to provide for future growth. The arrangement with the Army Corps of Engineers for purchase of water does not have an expiration date, but the cost of water is rising at an interest rate of 3 percent per year. In 2003, the cost was estimated at $675 per acre foot.

STORM WATER DRAINAGE

KAS & Associates completed a Storm Drainage Study in July 1994 and is currently in the process of updating it. The study and update, which may be reviewed at City Hall, includes an inventory of existing drainage facilities, determines the 10-year storm flows for existing and proposed future land conditions and develops a master plan for the city's storm drainage systems. The study was broken into two main drainage ways: Jackson Creek from the north and west, and Daisy Creek from the south and east. Medford Irrigation District's Phoenix Canal contributes runoff to Daisy Creek near the eastern city limits, but because it is at the edge of the city, few drainage structures are affected.

Based on the findings of the study, KAS & Associates recommended a series of improvements to the storm drainage system. These recommendations are mapped to show proposed pipe sizes and locations. As a part of the developmental approval process, any new developing lands within the city limits will be required, among other impositions, to have a plan that will depict the means of adequately handling any storm water drainage resulting from such development. Such means might include the provision of a new storm sewer drainage system to be constructed at the developer's expense to avoid overburdening any existing facilities, new roadways or natural water courses.



City of Jacksonville

Water Service Zones

Service Zone Boundaries

City Limits

Taxlots

0 500 1,000 1,500 2,000 Feet

Map IX-2

Fortunately, through the City's Capital Improvement Plan, a large number of specific storm drain improvements are scheduled for construction over the next ten years, many of which will be funded to varying degrees by System Development Charges and Urban Renewal funds. Also, due to its proactive planning and correction program, the storm water control measures undertaken by the City resulted in a waiver from compliance with the National Pollutant Discharge Elimination System (NPDES) Municipal Storm Water Permit program. The Department of Environmental Quality granted the waiver in 2003, based on evidence the City provided about its storm water management such as the following facts:

Jackson Creek is seasonal and provides no flow into the lower Creek and Bear Creek during the months of July, August, September, and October.

The City maintains 1/3 of all the land in its City Limits as open space; this situation is guaranteed to be sustained due to the application of Conservation Easements on all these lands. Jacksonville has an exceptionally high percentage of tree cover (64 percent) citywide, due in large part to its undeveloped forest tracts that are preserved through those conservation easements.

The City does not currently have any agriculture or industry inside its jurisdiction which would contribute to pollutants entering waterways.

Jacksonville is an historic town that has traditionally avoided curb-and-gutter and encouraged natural infiltration and drainage. Bar ditches, swales, and walkways with pervious surfaces are used throughout the town. For years, new developments, including single-family houses, have been required to provide erosion control and drainage plans which are checked by the City's building inspector.

Through existing codified City Ordinances, "Construction Site Run-Off Control" is addressed since new development is already regulated by strict codified planning guidelines, including lot coverage regulations (ie. 50% maximum impervious area per lot). New homes are encouraged to install water conserving landscapes and practice good water management. A tiered water rate system is already in effect, which discourages overuse of water. Approximately 1/5 of the town drains into a detention pond to control runoff.

The City has codes and ordinances regulating future development and impact on the waterways. Landscape standards and erosion control methods are enforced as well as riparian setbacks for development next to waterways such as Jackson Creek (the complete "Environmental Standards" and "Landscape Standards" code sections were attached).

The codified "Utility Standards" address "Post-Construction Run-Off Control" by giving the Public Works Director direct authority to require "correction of any inadequate (drainage) situations" "both prior to and during occupancy of a structure."

In accordance with the Storm Drain Master Plan, "Pollution Prevention in Municipal Operations" is already addressed through programmed facility upgrades and routine maintenance cleaning out catch basins and bar ditches; streets are swept monthly; leaves are picked up in the Fall to prevent them from entering the storm drain system; and all vehicle maintenance is done at an approved oil waste disposal facility. The City participates in TMDL, which requires sampling and annual creek walks inspecting for non-point sources and illicit discharges (which, if located, are aggressively eliminated). Pet owners are required to immediately remove all animal wastes from public areas. The

City also requires: routine cleaning of all sanitary sewer mains to reduce overflow, an Inflow & Infiltration program to reduce flows in heavy rain events in sanitary sewer systems, and installation of check dams in bar ditches to slow runoff.

"Public Education and Outreach" and "Public Involvement/Participation" are done routinely. The City mails out a quarterly newsletter to all residents and articles on erosion control are periodically included. Letters are sent out yearly to property owners on a creek to have them clean the watercourse of vegetation that could cause a "dam" in high water flows and to leave "weedy" vegetation that keeps the banks stabilized. They are also informed to not pile grass and leaves in the creek beds. Schoolchildren are also involved in a stenciling program to indicate which storm drains flow directly into a creek.

By adhering to historical design principles, the City's public improvement standards also minimize transmission of stormwater to streams.

SOLID WASTE

Closure of the South Stage Landfill in 1998 represented a significant change since the last update of the comprehensive plan. Whereas Jacksonville streets served as a primary route to the South Stage landfill, the closure of the site has eliminated this large traffic generator. Rogue Disposal continues to be responsible for a 30-year environmental monitoring program at the South Stage site, which terminates in 2028.

Collection services (solid waste, hazardous materials, vegetation, and recycling) are now provided by Rogue Disposal and Recycling, Inc., with solid waste being hauled to the Dry Creek Landfill near White City. Each local jurisdiction enters into a 10-year franchise agreement with Rogue Disposal. The current franchise with Jacksonville expires in 2008.

The City participates with other jurisdictions in a Solid Waste Committee to review costs and services. Among the newer services is a curb-side recycling program, enabling residents to participate in a county-wide system that recovered 34 percent of the waste produced in 2000. While this was significantly above the County's target of recovering 25 percent, it has not yet reached the statewide recovery of nearly 39 percent.

FIRE PROTECTION

City fire and emergency medical protection is provided by the Jacksonville Fire Department from its headquarters at the southeast corner of Third and "C" Streets. Jacksonville maintains an excellent rating with the Oregon Insurance Services offices which grades and rates all fire protection services throughout Oregon. On a scale of 1 to 10, with 1 being the best rating which translates to the lowest insurance rates for improvements within the affected service district, the City of Jacksonville currently maintains a class 4 rating. This is a very commendable rating considering the department is almost totally volunteer and also when compared to the departments of some other communities in the area which have full-time, paid firefighters but which maintain a lower rating. Only Medford has a higher ISO rating (3).

The deficiency point rating scale, as applied by the Insurance Services Office of Oregon in evaluating a community's fire protection facilities to determine the class rating which affects the insurance rates for improvements within the community, is based upon the following percentages: 39% water availability and pumping capacity, 39% fire department, and 22% fire service communications, safety controls, weather conditions and conditions of buildings.

Some other limiting factors that are also considered is the range (the distance from fire station to structures within area of coverage) which at present is at one mile but is limited to two miles beyond which efficiency and response time would be hindered. At present, the response time is between three to five minutes, depending upon the time of day and weather conditions. Also, building height and size represents a limiting-factor in fire protection capabilities with two-story buildings being the maximum height that can be protected since the department does not have a ladder truck. Insurance rates would be higher should taller buildings be allowed without provisions for acquisition of a ladder truck and other specialized apparatus. As the City evaluates applications for taller buildings, the need for a ladder truck is accentuated.

The Fire Chief is currently the only permanent Fire Department staff (the other 18 members are volunteers); however this will soon change with the recent passage of the 2003 Public Safety Act, which imposed an impact fee of $15 per month per unit.

In 2002, the City Council appointed a Committee for Public Safety, whose charter included review of the city's fire protection needs. The committee consulted with other fire departments to gain a perspective of Jacksonville's strengths and weaknesses. The following issues became apparent:

- High-value residential areas abound, some with closely spaced houses (Nunan Square and Pheasant Meadows.
- There are two schools, one a single-story structure with full sprinkler protection, and the other a two-story high school with 50 percent sprinkler protection.
- Numerous historic buildings which are not built to modern fire safety codes.
- Historic commercial buildings line California Street, sharing common walls with minimal fire retarding capability.
- Principal thoroughfares are heavily traveled with large commercial vehicles, some of which carry hazardous materials.
- 140 acres of forest are located in the city limits.
- There are numerous inns, restaurants and bed-and-breakfast establishments.
- The Britt Festivals generate large crowds.
- The existing fire station is in need of repair or replacement.

In addition to existing conditions, the committee took note of future projects that would affect fire services:

- Construction of a three-story, 90-bed long-term care facility.
- Construction of a new church and educational center.
- Further expansion of residences into wooded areas.
- Increased traffic from growth of other areas.
- Continued aging of older structures.

Based on service capabilities in other communities and the recommendations from other jurisdictions, the Committee for Public Safety recommended that Jacksonville develop a capability that provides for at least one firefighter at the firehouse on a 24-hours-a-day, seven-days-a-week basis. This translates to a staff of five, a Chief and four professional firefighters. The professional force would be augmented by three student (part time) firefighters, two summer hires, and up to 20 volunteers.

Additionally, it was determined that the fire suppression support facilities and equipment should include two fire engines (one of which should be a ladder "quint" unit) and one off-road brush rig.

Emergency communications are provided for the Jacksonville Fire Department by the Southern Oregon Regional Communications Center utilizing the emergency call number 911, with the central dispatch center capable of direct communication with ambulance, police, search and rescue, Jackson-County Sheriff's Department and Oregon State Police.

Mutual aid agreements exist with Jackson County Fire Districts #3 and #9, Central Point and Medford Rural Fire Protection Districts for all structure fires. However, mutual aid response is limited in order to maintain sufficient equipment and personnel to respond to any emergency in-city that may occur simultaneously. Also, response for mutual aid is limited not only to structural fires, but also only those which are pre-arranged as hazard targets, such as public occupancy buildings, (i.e., Jacksonville Elementary School will receive aid on a first alarm basis).

Many cities in the region have eliminated their Fire Departments in favor of annexation by outside Fire Districts. This carries certain tax consequences with it, but, in Jacksonville, also entails the loss of a Fire Department that has been in existence since 1877. Therefore, the City has chosen to retain its independence, recognizing that there are also costs involved in the maintenance of the Fire Department, ranging from personnel and training to structures and breathing apparatus. With the rising need for sophistication and technical advancement in the fire suppression principles and practices, so too is it correspondingly necessary to be continually updating and upgrading fire fighting equipment and apparatus. Such state of the art equipment understandably commands a considerable price tag.

POLICE PROTECTION

The City of Jacksonville Police Department has full police powers within the city, including the investigation of crime, as well as the enforcement of state criminal and traffic laws and city ordinances. A police force composed of a Chief and three sworn officers provide patrol services and police protection for the city. In addition to patrols within the city limits, the Department also responds to surveillance needs in the watershed property

The police force fleet consists of three fully equipped patrol vehicles, one unmarked car, two Jeeps, one motorbike, and one bicycle, which provide adequate and versatile coverage for the city. All current units are eight years old, with an average of 122,000 miles The patrol vehicles have radio communication capability with the Southern Oregon Regional communications center, central dispatch and direct communication capability with ambulance, fire, search and rescue, Jackson County Sheriff's Department and the State Police.

Needs identified by the Police Chief include:

- New Police office, with secure evidence room, interview room, training area, locker room, and increased patrol office area, along with a secure vehicle area and dog pen.
- New Police vehicles to replace current fleet.
- Mobile data computers for patrol vehicles
- Additional data storage abilities, capable of case handling and data dissemination.
- One additional officer within three years, with a second additional officer in seven years.
- New radar units to replace existing older units.
- A Police Department website.

A local government and its police agency should provide police services by the most effective and efficient organizational means available to it. In determining these means, it should be acknowledged that the police organization should be large enough to be effective, but small enough to be responsible to the people with sufficient coverage.

PUBLIC LANDS AND BUILDINGS

Some discussion has already been presented relative to certain publicly owned lands and projected usage in the Parks, Recreation and Open Space - Natural and Scenic Resources element of the comprehensive plan. However, there are other public lands and improvements that provide various governmental services and cultural enrichment to not only the residents of the community, but are also attractions for visitors. These include the city Cemetery, Fire station, Old City Hall, Museum/county owned buildings, City Shops, and other city owned buildings. (See Map IX-3 .) The City also owns approximately 1800 acres known as the Watershed property.

CEMETERY

The City of Jacksonville has control and ownership of approximately 19.04 acres of land for cemetery use, with an additional 8.13 acres known as Cemetery Woods. The historic Jacksonville Cemetery dates back to 1860 when first acquired by the City. However, the first burial was conducted in 1859. The facilities include a sexton's toolhouse which was constructed in 1878 and recently restored.

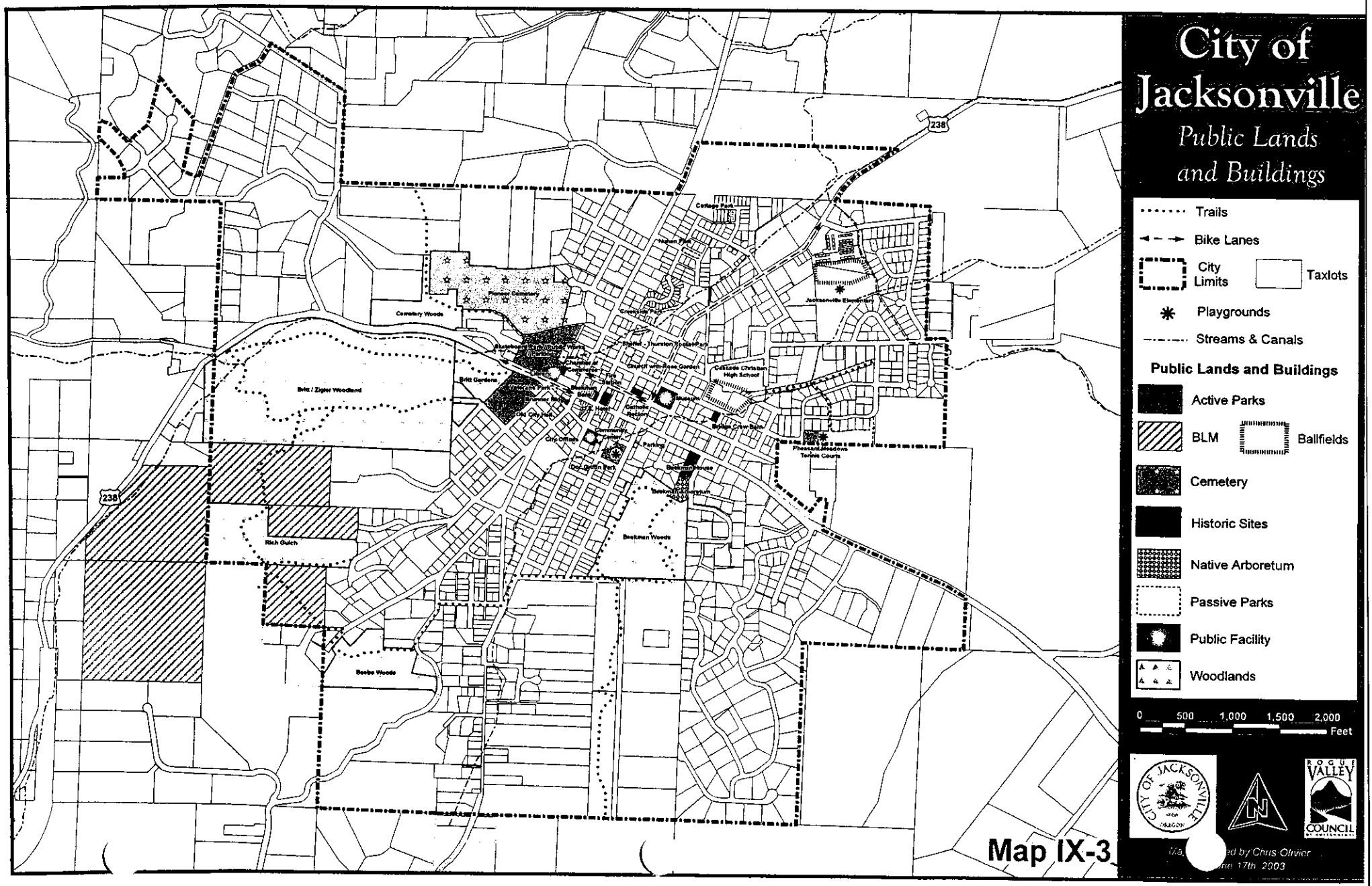
The City maintains the cemetery facilities and policy decisions are considered and studied by the Cemetery Commission which makes recommendations to the City Council. The care and improvement of the grounds are guided by the Cemetery Preservation and Restoration Plan, which was prepared in 1989 and should be periodically updated. Urban Renewal funding is available for cemetery rehabilitation and improvements, but grants will also be needed to fund half of the estimated $360,000 cost. Identified projects include compiling further historical documentation, reconstructing worn or broken monuments, structures, and fencing, constructing bollards, signs, and interpretive elements, purchasing capital improvements, and constructing new sexton's structures.

There are approximately 500 gravesites still available and since approximately 30 burials are conducted annually at the cemetery, it is found that there is about 16 years of remaining acreage available for the future needs of the city.

CITY GOVERNMENT OFFICES

City government is made more effective when facilities operate in a consolidated fashion. The current city offices are becoming crowded, housing both administrative offices and the police department. Seven employees currently occupy the building, leaving no room for public works offices or any conference space. The Public Works Director and Fire Chief have offices in separate locations at the Public Works Shop and the Fire Hall.

A professional engineer's structural observation of the Fire Hall noted the presence of large cracks in the walls and floor that indicate considerable subgrade movement. The engineer found that the structure does not meet current seismic building codes or fire-and-life-safety requirements. He concluded that the extent and cost of work required to repair or remodel this structure would be prohibitive and likely cost more than constructing a new facility in another


City of Jacksonville
Public Lands and Buildings
Trails
Bike Lanes
City Limits
Taxlots
Playgrounds
Streams & Canals
Public Lands and Buildings
Active Parks
BLM
Ballfields
Cemetery
Historic Sites
Native Arboretum
Passive Parks
Public Facility
Woodlands
0 500 1,000 1,500 2,000 Feet
238
Cemetery Woods
Pioneer Cemetery
Britt Gardens
Britt / Zigler Woodland
Rich Gulch
Beebe Woods
Beekman Woods
Jacksonville Elementary
Cascade Christian High School
Bridge Crew Barn
Pheasant Meadows Tennis Courts
Beekman House
Beekman Arboretum
Cottage Park
Nuhan Park
Creekside Park
Sheffer - Thurston Soccer Park
Church with Rose Garden
Museum
Catholic Rectory
Parking
City Offices
Old City Hall
Skateboard Park / Public Works
Chamber of Commerce
Library
Veterans Park
Brunner Bldg
Fire Station
Beekman Barn
Doc Griffin Park
Community Center
Map IX-3
Ma ed by Chris Olivier
ne 17th 2003

location.

The City has not conducted a specific facility needs and consolidation analysis (one is programmed for the near future), but has initially determined that administrative services would be enhanced by a new consolidated City Services building that includes the above Police and Fire needs, along with:

Mayor's office
Office space for Administrator as well as all department heads
Large Area for Planning Department, including map storage and tables.
Meeting/Conference Room
Library/Public area to do research
Lunch room/Lounge area
Two 3-stall restrooms
Office for part-time positions such as City Forester and Building Inspector

Other needs include an off-site archives building, additional administrative support clerks, updated computers/software packages, an updated phone system, and a vehicle for administration use.

The Urban Renewal Plan recommends that consolidated services be provided near the current Public Works facility and Jackson County Library, but notes that site, design, and financial constraints may force modifications from the basic concept. If consolidated in such a location, the sale of surplus properties (the present City Offices and Fire Hall) could fund a significant portion ($935,000) of the estimated $1.2 million cost.

OLD CITY HALL AND OTHER CITY PROPERTIES

The Old City Hall located on the southwest corner of Main and Oregon streets continues its century-plus service as the place where the legislative, municipal court, and numerous advisory bodies conduct public meetings and the business of city government.

The building has functioned as the center of city government since it was originally purchased in 1880 and reconstructed as the existing brick building city hall. The site was originally the location of the old brick Maury and Davis Store.

The single-story, 14-foot high ceilinged structure provided space for a main meeting room, the recorder's office, jail cells and a truck house to garage the city's hand-pumper fire fighting apparatus. A reconstructed bell tower, holding the original bell, remains on the roof of the structure over the truck house portion.

The City received a grant in 2003 to convert a portion of the structure to a Fire Museum and to add ADA (Americans with Disability Act) access to the meeting room without disturbing the historic face of the building.

Other City-owned facilities currently include the Sampson House, Miller House (City Offices), Brunner Building (Old Library), the Old Railroad Depot (the Chamber of Commerce office), and St. Andrews Anglican Church. Again, if City services were consolidated, the sale of surplus properties could fund a significant portion of a new facility while placing the surplused properties back on the tax rolls of the Urban Renewal district. The City also owns the property

under the newly-constructed library, providing a 99-year lease to Jackson County.

MUSEUM/COUNTY OWNED STRUCTURES

The Southern Oregon Historical Society, Inc. manages Jackson County Historical properties, not only within the city of Jacksonville, but throughout the county. In Jacksonville, these include the Museum, Beekman House, and the old Catholic Rectory, which are open to the public for touring. A complete listing of such properties is included below.

The Southern Oregon Historical Society, Inc. is a membership supported, non-profit corporation, which makes Medford the location of its administrative functions and headquarters. The Society derives its policy direction and establishes goals through its 15-member board of trustees. The daily administrative functions and responsibilities are handled by a director who directs the tasks of the professional staff. However, this does not include the over 300 volunteers who contribute to the Society's activities in helping collect, preserve and display the local history.

The Society was originally organized in 1946 and in 1948 funding was established and a contract was entered into with the Jackson County Court (Board of Commissioners) to maintain and manage the county's historical properties. In 1950, the Society opened the Jacksonville Museum, formerly the Jackson County Courthouse (1883-1927) to the public. Financial support for the Society's operation is derived from property tax revenues, with other support from grants and donations; however, with the advent of Measure 50, this funding has been challenged by Jackson County and dramatically reduced, thereby threatening the future care of historic structures in Jacksonville. Should this crisis continue, the City needs to develop a strategy for preservation of those extremely valuable public structures.

PROPERTIES IN JACKSONVILLE, OREGON
OWNED BY JACKSON COUNTY AND MAINTAINED
AND OPERATED BY THE SOUTHERN
OREGON HISTORICAL SOCIETY, INC.

1. Jacksonville Museum, consisting of:
   (a) Courthouse Building, 206 N. 5th St., Tax Lot #3800, 372W 32BA
   (b) Annex Building, 206 N. 5th St., Tax Lot #3800, 372W 328A
   (c) Ferguson Building, 206 N. 5th St., Tax Lot #3800, 372W 328A
   (d) Hanley Building, 206 N. 5th St., Tax Lot #3800,' 372W 32BA
2. Beekman House & Outbuildings, 452 E. Calif. St., Tax Lot #101, 372W 32BA
3. U.S. Hotel Building, 101 E. Calif. St., Tax Lot #6901, 372W 32BA
4. Beekman Bank, 100 W. Calif. St., Tax Lot #6600, 372W 32BA
5. Catholic Rectory, 202 N. 4th St., Tax Lot #4400, 372W 3 2BA
6. Bridge Crew Barn, "D" St., between 6th & 7th St., Tax Lot #2400, 372W 32AB

Jackson County also owns the Britt Festival Grounds and Gardens, which are described in the Parks, Recreation, Open Space, and Natural and Scenic Resources Element.

SCHOOLS

The first public school district in Jackson County was established in Jacksonville on August 11, 1854. A one-room school was constructed on the site on Old Stage Road. However, growth pressures were the cause for an alternate site to be purchased on Bigham Hill. After several fires and reconstructions, the historic Schoolhouse on the knoll was built. The annex building was constructed in 1954 and served as Jacksonville's public school until the late 1970's. Since that time, two different private schools have owned the property.

Jacksonville's student age population is now served by the Medford School District 549-C. Within the city itself, the school district maintains a primary school, constructed in 1983. The school serves 400 kindergarten through 6th grade students, and its recreational facilities are available for community use through a joint-use agreement.

Presently, Cascade Christian High School occupies the Bigham Knoll site, although they have a relocation option under consideration that may soon put this historic facility back on the market. Again, the City needs to develop a strategy for this historic facility's long-term preservation, while simultaneously finalizing the conceptual joint-use agreement for recreational use of the playing field.

Potential Strategies for Land/Structure Preservation

Acquisition of title (fee simple) or partial acquisition (less than fee simple) are methods that are available to all levels of government to preserve land/structure for public purposes. Acquisition of title usually involves:

1. Outright purchase.
2. Negotiated purchase.
3. Advance acquisition or land banking.
4. Installment purchase.
5. Donation or gift.
6. Eminent domain or condemnation.
7. Trade or land exchange.

Partial acquisition or less than fee simple is often used when the cost of direct acquisition is too great or less extensive control is adequate. Less than fee interests are normally called development rights. Some advantages to less than fee acquisition include lower cost in some cases, retention of lands on the tax rolls and the efficiency of private management. Acquisition of less than fee simple usually involves:

1. Scenic or Historic Preservation easements.
2. Conservation easements.
3. Purchase and resale with restrictions.
4. Lease.

FINDINGS, POLICIES AND IMPLEMENTATION STRATEGIES

Sanitary Sewer Service

Finding - The city's short- and long-term sewerage treatment problems have been resolved by the connection of the city's collection system into the Regional System managed by RVSS. This alternative was long ago found to be the most cost-effective, beneficial and efficient method of serving the citizens of Jacksonville on a long-term basis and is now being expanded through a contractual relationship to reduce costs further. While the treatment issues were resolved by connection to RVSS, the responsibility for the care of the infrastructure is now also being shifted.

Policy - The city shall strive to maintain a high-quality and efficient sewerage collection and treatment system.

Implementation Strategies-

1. Ensure that an up-to-date sewer facilities master plan to guide growth and urban development in an effort to implement the comprehensive plan is maintained.

2. Take steps to ensure that connections to and further construction of the regional system in the general area surrounding the city limits does not have the effect of inducing development that would damage the distinct urban to rural transition. This will require a high level of coordination with Jackson County and the Rogue Valley Sewer Services.

3. Ensure that there is a Capital Improvements Program that contemplates the extension of major sewerage lines into presently unserved areas.

4. Enforce a prescribed set of sizing and design standards for public sewerage lines that are based upon sound engineering practices and the densities prescribed by the comprehensive plan.

5. When possible, the replacement, repair or installation of sewerage lines should be done prior to or concurrent with planned street improvements.

6. Explore the feasibility of transferring jurisdiction of the sewer system infrastructure to RVSS.

Water Supply and Service

Finding -The City of Jacksonville currently purchases water from the Medford Water Commission. Generally, no major problems with the source or distribution facilities exist which cannot be corrected through routine and normal maintenance and upgrading of the system.

Policy -Maintain an adequate and efficient municipal water-supply and distribution system to meet the long-range domestic and fire flow requirements of the city. Do not encourage future growth in areas that cannot be served by the existing reservoir system.

Implementation Strategies -

1. Reserve future water service capabilities for the use and enjoyment of city residents and refuse service extensions beyond corporate limits except to those users presently receiving the service.

2. The extension of water mains into presently unserved areas should be a function of the Capital Improvements Program or of private development.

3. Utilize the water pressure band map to ensure that development occurs within existing water pressure bands and do not allow additional public pumping facilities.

4. The sizing and design standards for public water mains and lateral lines should be based upon sound engineering practices and the densities prescribed by the comprehensive plan map.

5. When possible, the replacement, repair or installation of water lines should be done prior to or concurrent with planned street improvements.

Stormwater Drainage

Finding - The proactive stormwater control measures undertaken by the City have resulted in a waiver from compliance with the NPDES Municipal Storm Water Permit program. These measures should be continued and enhanced. By adhering to historical design principles, the City's public improvement standards also minimize transmission of stormwater to streams.

Policy - Provide for the long-range storm drainage requirements in existing and developing areas. Continue to enhance proactive stormwater control measures.

Implementation Strategies -

1. As part of the development approval process, require that plans be submitted which detail the means of handling storm water drainage.

2. Retain to the greatest feasible extent the high percentage of tree cover and permeable surfacing in the city.

3. The sizing and location of underground storm sewers should be based upon sound engineering practices and the densities prescribed by the comprehensive plan.

4. When possible, the replacement, repair or installation of underground storm sewerage facilities should be done prior to or concurrent with planned street improvements.

Solid Waste

Finding – Phasing out of the South Stage Landfill and developing the Dry Creek Road Landfill reduced the effects of solid waste management on the city. Truck traffic related to solid waste is now typical of any community in Jackson County, with a significant decrease in the intensity of heavy solid waste trucking through the historic core

Policy - The city of Jacksonville is committed to coordinate with Jackson County on the provision of solid waste disposal sites and adequate recycling rates to meet current and long range needs.

Implementation Strategies -

1. Monitor the franchise agreement between Jackson County and the Rogue Disposal company and provide informed input at such time that the franchise contract is renegotiated.

2. Participate with the Solid Waste Committee of Jackson County and the County Board of Commissioners by providing input and testimony in the review and update of the solid waste management plan.

Fire Protection

Finding -The Jacksonville Fire Department provides the city with a commendable level of fire protection, but is in transition from a totally volunteer department to a fully-staffed department. It is expected that capital outlays for firefighting equipment will increase with increased population.

Policy -Maintain adequate levels of structural and non-structural fire protection and emergency medical response capabilities in an effort to protect human life and property (particularly our historic resources), increase fire protection ratings and decrease consumer cost.

Implementation Strategies -

1. Maintain and expand the Fire Department and its facilities during the planning period to insure adequate fire prevention and protection, along with emergency medical response.

2. Maintain mutual aid agreements with other fire protection agencies at all levels.

3. Efforts should be made to monitor and reduce, if necessary, excessive fuel loading in the wooded portions of the city.

4. Explore the feasibility of providing service outside the Jacksonville jurisdictional area.

Police Protection

Finding – The demand for police protection will increase as total population increases. Existing facilities are being maximized with a present level of population and use, citizens are receiving a high level of service per tax dollar. However, increases in population have had the effect of triggering demands for new equipment and facilities.

Policy – Maintain adequate police protection for the citizens of Jacksonville.

Implementation Strategies –

1. Providing major pieces of police equipment should be a function of the Capital

Improvements Program.

2. Encourage and support continued efforts aimed at securing mutual aid agreements with other state, regional and local police protection agencies to increase protection and avoid duplication of facilities and equipment.

Schools

Finding – It appears that the present level of school facilities in Jacksonville is adequate to the educational requirements of city school-age children during the planning period. Existing facilities can, however, provide incidental opportunities for community recreational activities within the schools or to adjacent properties.

Policy- Maintain public schools for the primary benefit of school-age children and secondary benefit to the general community to provide facilities for community affairs and to afford recreational opportunities.

Implementation Strategies –

1. Encourage the continued use of school facilities for community recreation, public open space and for other community affairs in a manner which does not conflict with the primary education and purpose of the schools.

2. Coordinate community and recreational needs with School District 549-C.

Public Land and Buildings

Finding – The current provision of city services from three sites may not be efficient. Further, the existing city offices do not have adequate space for existing staff and public meeting rooms. The City owns several properties that, after analysis of their benefits and costs, may be declared surplus and sold.

Policy – Enhance the provision of public services to the residents of Jacksonville.

Implementation Strategies –

1. Conduct a facility needs analysis to determine the adequacy of existing facilities and to identify additional facilities to optimize government services.

2. Maintain and update a Cemetery Preservation and Restoration Plan.

3. Evaluate the public benefit of retaining individual City-owned properties in City ownership. Evaluations will be subject to full public participation and any decisions about retention or disposal of City properties will be preceded by public hearings.

4. All proceeds derived from any surplus property shall be used for the purchase of other long-term assets or the establishment of endowment funds, not for day-to-day operations of the city.

5. Develop a strategy for preservation of valuable public structures not currently owned by the City.