

AGENDA

JEFFERSON COUNTY
BOARD OF COMMISSIONERS MEETING
FEBRUARY 28, 2024
COMMISSION MEETING ROOM
8:15 AM

This meeting has the option of attending via teleconference. The meeting is open for onsite attendees. The teleconference allows for listening to the meeting, but will be muted for incoming participation, except during “citizen comments” that will occur at approximately 9:00am.

Pursuant to ORS 192.640, this agenda includes a list of the principal subjects anticipated to be considered at the above referenced meeting; however, the agenda does not limit the ability of the County Commission to consider additional subjects. Meetings are subject to cancellation without notice. Other than hearings, which are publicly noticed, the time schedule is approximate and may vary for individual agenda items. The Board reserves the right to place a time limit on public testimony on any agenda item. The meeting place is handicapped accessible. Those needing assistance should contact the Commission office two (2) days in advance of the meeting by calling (541) 475-2449.

All agenda items shall be taken up between scheduled (time specific) appointments, action items, or public hearings when time permits.

CONFERENCE CALL LINE: (301) 715-8592 MEETING ID: 898 1666 4155 PASSCODE: 2449
<https://us06web.zoom.us/j/89816664155?pwd=RkNKeTM0T1YvWDA3Q2U3QmIwMytGdz09>

1. Administrative Session (8:15) (The items discussed during Administrative Session are intended to have staff present updates/reports or routine items to the Board. The Second Wednesday of the month is an Elected Official/Department Director Meeting)
 - 1.1 County Assessor & GIS Annual Update.
 - 1.2 Community Development Department Planning Update.
 - 1.3 County Treasurer Monthly Financial Report & Investment Committee.
[1.3.pdf](#)
2. Call to Order/Pledge of Allegiance/Invocation
3. Presentations/Awards
4. Changes to the Agenda (Consideration of Submission of Late Items)
 - 4.1 2024 OVW Rural Domestic Violence, Dating Violence, Sexual Assault, and Stalking Program Grant Letter of Intent - signed by Commission Chair.
[4.1.pdf](#)
 - 4.2 Salary Order for John Russo, Sheriff's Office Special Reserve Deputy - signed by

Commission.

[4.2.pdf](#)

4.3 Salary Order for Brandon Delanoy, Corrections Deputy, Grade CD1, Step 1 - signed by Commission.

[4.3.pdf](#)

4.4 Salary Order for Chad Chase, Patrol Deputy, Grade PD1, Step 8 - signed by Commission.

[4.4.pdf](#)

4.5 Salary Order for Josh Caphart, Patrol Deputy, Grade PD1, Step 7 - signed by Commission.

[4.5.pdf](#)

4.6 Lease Agreement between Jefferson County and Xerox for the Clerk's Office - signed by Commission Chair.

[4.6.pdf](#)

5. 9:00 A.M. - Citizen Comments

6. Consent Agenda (*The items on the Consent Agenda are considered routine and will all be adopted in one motion unless a Board member or person in the audience requests, before the vote on the motion, to have the item considered separately. If any item is removed from the Consent Agenda, the item will be taken up immediately following the vote on the remaining items*)

6.1 February 2024 Accounts Payable Paid February 2024 in the amount of \$258,695.05 - signed by Commission.

[6.1.pdf](#)

6.2 Certificate of Right to Burial, Certificate No. 2092 - signed by Commission.

[6.2.pdf](#)

6.3 Action Minutes for February 14, 2024 - signed by Commission.

[6.3.pdf](#)

6.4 February 20, 2024 letter to Senator Merkley - acknowledged by Commission.

[6.4.pdf](#)

7. Scheduled Appointments, Action Items, and Public Hearings

7.1 9:15 a.m. - Oregon Living With Fire Update.

7.2 9:30 a.m. - Public Hearing - Casefile 23-PA-005 Madras Urban Growth Boundary Adjustment.

[7.2.pdf](#)

7.3 10:00 a.m. - Move Oregon's Border - Greater Idaho Semi-Annual Meeting.

7.4 10:30 a.m. - Executive Session - ORS 192.660(2)(e) - Real Property Transactions.

7.5 10:45 a.m. - Executive Session - ORS 192.660(2)(h) - Advice of Counsel.

8. Action Items

8.1 Personal Services Contract between Jefferson County and Kittelson & Associates, Inc. - signed by Commission

[8.1.pdf](#)

8.2 Intergovernmental Agreement between Jefferson County and North Central Public Health District - signed by Commission.

[8.2.pdf](#)

8.3 First Amendment to Loan Agreement 0069, Jefferson County, J Street - Willow Creek Bridge - signed by Commission Chair.

[8.3.pdf](#)

8.4 Salary Change Order for Gabe Soliz - signed by Commission.

[8.4.pdf](#)

8.5 Ordinance In the Matter of Amending the Jefferson County Comprehensive Plan and Zoning Map to Adjust the City of Madras Urban Growth Boundary and Declaring an Emergency; Casefile 23-PA-05 - signed by Commission.

[8.5.pdf](#)

9. Elected Official Report(s)/Request(s)

9.1 Request for 90-day Waiver for Sheriff's Office.

9.2 Carpool Request for Sheriff's Office.

10. Department Heads Report(s)/Request(s)

11. County Counsel Report(s)/Request(s)

12. County Administrative Officer Report(s)/Request(s)

13. Commission Discussion Items

14. Announcements/Notification of additional Commission Meetings

14.1 Board of Commissioners Special Meeting, February 29, 2024 at 5:00 p.m.

15. Executive Session

15.1 10:30 a.m. - Executive Session - ORS 192.660(2)(e) - Real Property Transactions.

15.2 10:45 a.m. - Executive Session - ORS 192.660(2)(h) - Advice of Counsel.

16. Adjourn

Jefferson County

Monthly Treasurer Report January 2024

Date Prepared: 02/20/24
Date Presented: 02/28/24

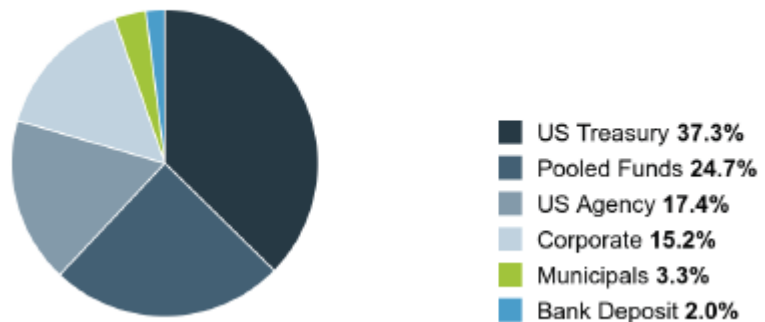
Report Prepared By:

Finance

66 SE D Street, Suite E
Madras, OR 97741
P: 541-325-5024

This period's total portfolio balance decreased by <\$915,659.95>. The total portfolio is primarily in the US Treasury (37.3%).

Allocation by Asset Class



PERFORMANCE

(\$987,033.84)

Current Portfolio Unrealized LOSS

0.12%

Umpqua Bank Interest Rate

5.00%

LGIP Interest Rate (pool)

3.4%

GPA Core Portfolio Yield Rate

INTEREST

SPREAD

\$234,297.24

(\$4,578.65 or 1.95% less than the prior month.)



ACCOUNT BALANCE

Total Original Cost	\$ 80,234,740.74
Cost Accrued Interest	336,130.16
Total Combined Cash Basis Funds GPA	\$80,570,870.90

Cash Combined Balance of General Ledger	\$ 80,022,998.70
The variance between GL and GPA Totals Report	\$ 547,872.20

Variance is attributed to "Deposits in Transit" in the general account that amount to \$77,706.79 and ZBA balances that total \$625,578.99 checks we have processed in our accounting system. However, they have not cleared the bank.

Note that the attached Monthly Investment Report from GPA Financial is presented on the period-end accrual basis with market-based totals that differ from the County's general ledger.

INVESTMENT TRANSACTIONS

There was one maturity: US Treasury for \$1,000,000 and eleven purchases for \$11,000,000.

Monthly Investment Report Jefferson County

January 31, 2024

Total Aggregate Portfolio

Month End Commentary - January 2024

Yields ended the first month of the year mixed as the two-year Treasury note finished four basis points lower at 4.21% while the ten-year note increased by three basis points to 3.91%. The swift move down in rates experienced over the past couple of months appears to have lost some momentum on surprisingly vibrant economic activity that occurred in the final month of 2023. Risk assets continued to climb higher, supporting those who believe in the January effect, as the S&P 500 index advanced by 1.6% during the month while reaching record highs along the way.

We were given our first look at economic growth for the final quarter of 2023 with the advance reading showing that real GDP grew at a 3.3% annualized pace beating expectations as growth decelerated from the torrid 4.9% rate experienced in the previous quarter. Consumption was robust, contributing to almost 2% of the final reading, while an unexpected rise in business inventories also contributed. Despite buoyant economic growth, inflation readings continued to trend lower as the core CPI index decelerated to an annual rate of 3.9% in December while the Fed preferred, core PCE gauge, fell to 2.9%. Both figures are still running in elevated territory and may have a difficult last leg to go, but the Fed is sure to welcome any continued progress towards their target.

The labor market didn't just remain resilient in January, it picked up steam as the economy added an eye-popping 353 thousand jobs to payrolls in what was the largest monthly gain in a year. Further, revisions to prior periods added an additional 117 thousand workers to December's advance. Wage growth was robust with average hourly earnings accelerating to a 4.5% annualized pace. However, some economists are cautioning that number may not be what it seems, as average weekly hours fell to a three-year low of 34.1 due to inclement weather experienced throughout a vast part of the US. Regardless, the report does not garner support for Fed officials to cut interest rates in March, or even May as some market participants have been forecasting.

We remain neutral on most spread products as credit spreads remain tight relative to historical averages and as supply in agency markets has dwindled. With that, one pocket of opportunity where we have been seeing value and healthy supply is in supranational markets. With the Fed expected to ease monetary policy in mid-2024, we continue to be constructive on duration and advise clients to be near or slightly long relative to their benchmark.

Treasury Curve Total Returns Last 12 Months

Treasuries	Total Return
3 month bill	5.13%
1 year note	4.78%
2 year note	3.22%
3 year note	3.08%
5 year note	2.08%

Treasury Benchmark Total Returns In Month

Benchmark	Period Return	YTM	Duration (Years)
ICE BAML 90 Day Bill	0.43%	5.34%	0.22
ICE BAML 0-1 Year Treasury	0.41%	5.13%	0.49
ICE BAML 0-3 Year Treasury	0.40%	4.58%	1.37
ICE BAML 0-5 Year Treasury	0.37%	4.38%	2.1

Changes In The Treasury Market (Absolute Yield Levels)

Treasuries	01/31/2023	11/30/2023	12/31/2023	01/31/2024	1 Month Change	12 Month Change
3 month bill	4.64%	5.39%	5.33%	5.36%	0.03%	0.72%
6 month bill	4.80%	5.40%	5.25%	5.19%	-0.05%	0.40%
2 year note	4.20%	4.68%	4.25%	4.21%	-0.04%	0.01%
3 year note	3.90%	4.44%	4.01%	3.98%	-0.03%	0.08%
5 year note	3.62%	4.27%	3.85%	3.84%	-0.01%	0.22%
10 year note	3.51%	4.33%	3.88%	3.91%	0.03%	0.41%

Compliance Report

Jefferson County | Total Aggregate Portfolio

Category	Policy Limit	Actual Value*	Status
Policy Diversification Constraint			
US Treasury Obligations Maximum % of Holdings	100.000	37.332	Compliant
US Agency Callable Securities Maximum % of Total Portfolio	25.000	0.000	Compliant
US Agency FFCB Issuer Concentration	35.000	1.299	Compliant
US Agency FHLB Issuer Concentration	35.000	12.551	Compliant
US Agency FHLMC Issuer Concentration	35.000	1.162	Compliant
US Agency FNMA Issuer Concentration	35.000	2.356	Compliant
US Agency Obligations - All Other Issuers Combined	35.000	0.000	Compliant
US Agency Obligations Issuer Concentration	35.000	12.551	Compliant
US Agency Obligations Maximum % of Holdings	100.000	17.368	Compliant
Municipal Bonds Issuer Concentration	5.000	1.314	Compliant
Municipal Bonds Maximum % of Holdings	25.000	3.332	Compliant
Municipal Bonds Outside OR, CA, ID, WA	0.000	0.000	Compliant
Corporate Notes & Commercial Paper Maximum % of Holdings	35.000	15.179	Compliant
Corporate Notes & Commercial Paper Single Issuer %	5.000	2.524	Compliant
Certificates of Deposit Issuer Concentration	5.000	0.000	Compliant
Certificates of Deposit Maximum % of Holdings	20.000	0.000	Compliant
Banker's Acceptance Issuer Concentration	5.000	0.000	Compliant
Banker's Acceptance Maximum % of Holdings	10.000	0.000	Compliant
LGIP-Oregon Short Term Fund Maximum	59,847,000.000	19,693,821.140	Compliant
Bank Time Deposits/Savings Accounts Issuer Concentration	10.000	1.796	Compliant
Bank Time Deposits/Savings Accounts Maximum % of Holdings	20.000	1.985	Compliant
No 144A or 4(2)	0.000	0.000	Compliant

1) Actual values are based on market value.

2) The compliance report allows for resolutions to be documented if an actual value exceeds a limit. The specific resolution can be found on the client portal site.

Compliance Report

Jefferson County | Total Aggregate Portfolio

Category			
Policy Maturity Structure Constraint	Policy Limit	Actual %	Status
Maturity Constraints Under 30 days Minimum % of Total Portfolio	10.000	28.046	Compliant
Maturity Constraints Under 1 year Minimum % of Total Portfolio	25.000	44.858	Compliant
Maturity Constraints Under 5.25 years Minimum % of Total Portfolio	100.000	100.000	Compliant
Policy Maturity Constraint	Policy Limit	Actual Term	Status
US Treasury Maximum Maturity At Time of Purchase (years)	5.250	4.984	Compliant
US Agency Maximum Maturity At Time of Purchase (years)	5.250	5.197	Compliant
Municipals Maximum Maturity At Time of Purchase (years)	5.250	4.625	Compliant
Corporate Maximum Maturity At Time of Purchase (years)	5.250	5.172	Compliant
Commercial Paper Maximum Maturity At Time of Purchase (days)	270.000	0.000	Compliant
Certificates of Deposit Maximum Maturity At Time of Purchase (years)	5.250	0.000	Compliant
Banker's Acceptance Maximum Maturity At Time of Purchase (days)	180.000	0.000	Compliant
Weighted Average Maturity (years)	2.000	1.679	Compliant
Policy Credit Constraint			Status
Municipal Bonds Ratings Minimum AA-/Aa3/AA- (Rated by 1 NRSRO)			Compliant
Corporate Notes Ratings Minimum AA-/Aa3/AA- (Rated by 1 NRSRO)			Compliant
Commercial Paper Ratings Minimum A1/P1/F1 (Rated by 1 NRSRO)			Compliant
Banker's Acceptance Ratings Minimum A1/ P1/F1 (Rated by 1 NRSRO)			Compliant

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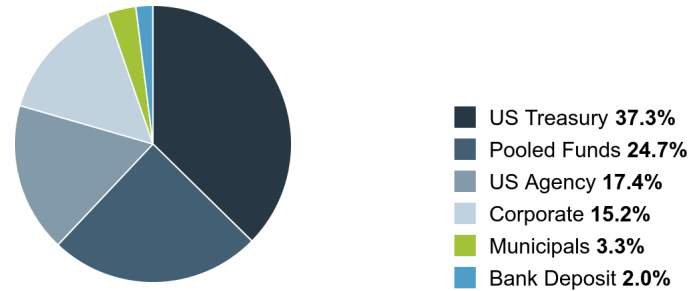
Summary Overview

Jefferson County | Total Aggregate Portfolio

Portfolio Characteristics

Metric	Value
Cash and Cash Equivalents	21,269,615.55
Investments	58,491,713.59
Book Yield	3.40%
Market Yield	4.54%
Effective Duration	1.53
Years to Maturity	1.69
Avg Credit Rating	AA+

Allocation by Asset Class



Strategic Structure

Account	Par Amount	Book Value	Original Cost	Market Value	Net Unrealized Gain (Loss)	Accrued	Yield at Cost	Effective Duration	Benchmark Duration	Benchmark
JEFF-Investment Core	59,750,000.00	59,115,342.27	58,965,125.19	58,128,308.43	(987,033.84)	363,405.16	2.95%	2.08	2.10	ICE BofA 0-5 Year US Treasury Index
JEFF-Liquidity	21,269,615.55	21,269,615.55	21,269,615.55	21,269,615.55	0.00	0.00	4.64%	0.01	0.07	ICE BofA US 1-Month Treasury Bill Index
Total	81,019,615.55	80,384,957.82	80,234,740.74	79,397,923.98	(987,033.84)	363,405.16	3.40%	1.53	0.47	

Portfolio Activity

Jefferson County | Total Aggregate Portfolio

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2023)
Beginning Book Value	81,286,804.55	61,702,272.65
Maturities/Calls	(1,000,000.00)	(7,250,000.00)
Purchases	10,760,107.83	11,270,497.83
Sales	0.00	(2,479,060.42)
Change in Cash, Payables, Receivables	(10,677,330.28)	17,037,109.86
Amortization/Accretion	15,375.72	107,146.23
Realized Gain (Loss)	0.00	(3,008.33)
Ending Book Value	80,384,957.82	80,384,957.82

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2023)
Beginning Market Value	80,193,699.16	59,592,997.03
Maturities/Calls	(1,000,000.00)	(7,250,000.00)
Purchases	10,760,107.83	11,270,497.83
Sales	0.00	(2,479,060.42)
Change in Cash, Payables, Receivables	(10,677,330.28)	17,037,109.86
Amortization/Accretion	15,375.72	107,146.23
Change in Net Unrealized Gain (Loss)	106,071.56	1,122,241.78
Net Realized Gain (Loss)	0.00	(3,008.33)
Ending Market Value	79,397,923.98	79,397,923.98

Maturities/Calls	Market Value
Month to Date	(1,000,000.00)
Fiscal Year to Date	(7,250,000.00)

Purchases	Market Value
Month to Date	10,760,107.83
Fiscal Year to Date	11,270,497.83

Sales	Market Value
Month to Date	0.00
Fiscal Year to Date	(2,479,060.42)

Return Management-Income Detail

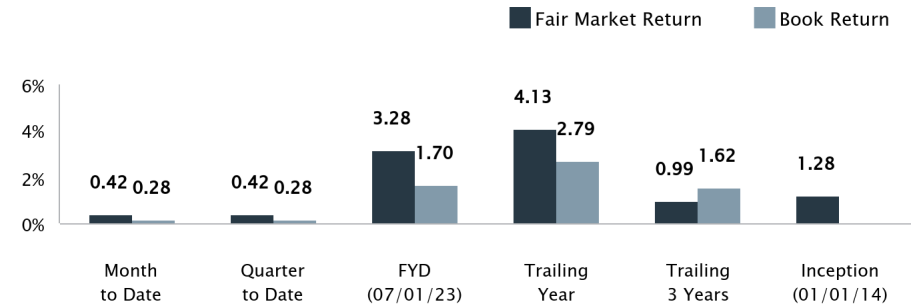
Jefferson County | Total Aggregate Portfolio

Accrued Book Return

	Month to Date	Fiscal Year to Date (07/01/2023)
Amortization/Accretion	15,375.72	107,146.23
Interest Earned	218,921.52	1,066,896.23
Realized Gain (Loss)	0.00	(3,008.33)
Book Income	234,297.24	1,171,034.13
Average Portfolio Balance	84,541,711.97	65,422,379.04
Book Return for Period	0.28%	1.70%

Return Comparisons

Periodic for performance less than one year. Annualized for performance greater than one year.



Fair Market Return

	Month to Date	Fiscal Year to Date (07/01/2023)
Market Value Change	90,695.83	1,015,095.55
Amortization/Accretion	15,375.72	107,146.23
Interest Earned	218,921.52	1,066,896.23
Fair Market Earned Income	324,993.07	2,189,138.02
Average Portfolio Balance	84,541,711.97	65,422,379.04
Fair Market Return for Period	0.42%	3.28%

Interest Income

	Month to Date	Fiscal Year to Date (07/01/2023)
Beginning Accrued Interest	276,064.44	276,015.00
Coupons Paid	233,034.97	1,081,824.06
Purchased Accrued Interest	97,079.17	102,317.99
Sold Accrued Interest	0.00	0.00
Ending Accrued Interest	363,405.16	363,405.16
Interest Earned	218,921.52	1,066,896.23

Notation: Book and Fair Market Returns are not annualized

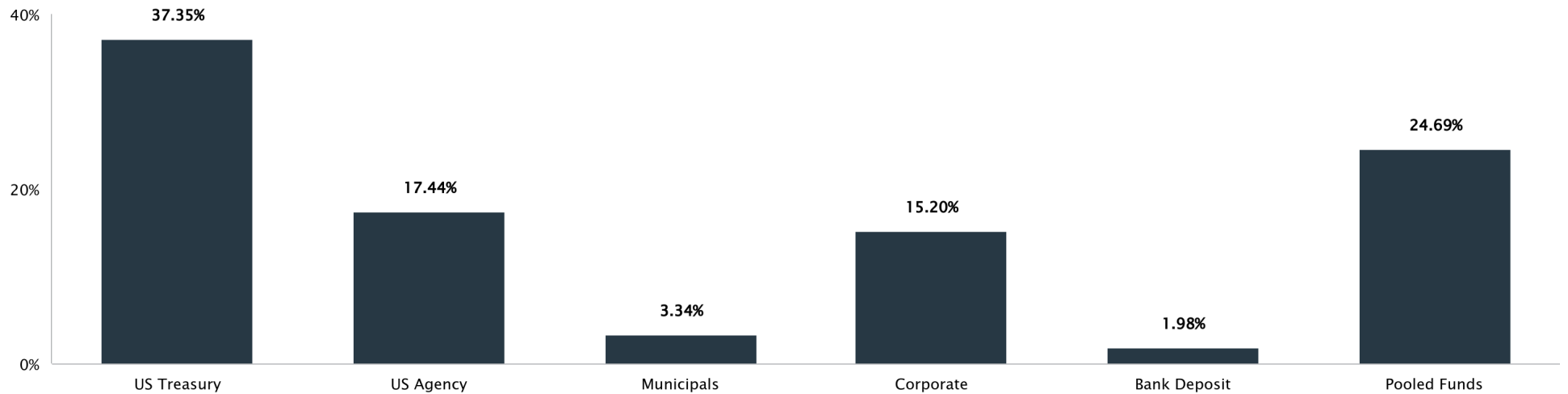
Security Type Distribution

Jefferson County | Total Aggregate Portfolio

Security Type Distribution

Security Type	Par Amount	Book Yield	Market Value + Accrued	% of Market Value + Accrued
US Treasury	30,750,000.00	1.97%	29,787,978.77	37.35%
US Agency	14,000,000.00	4.21%	13,913,184.48	17.44%
Municipals	2,750,000.00	4.56%	2,665,144.72	3.34%
Corporate	12,250,000.00	3.56%	12,125,405.62	15.20%
Bank Deposit	1,575,794.41	0.11%	1,575,794.41	1.98%
Pooled Funds	19,693,821.14	5.00%	19,693,821.14	24.69%
Total	81,019,615.55	3.40%	79,761,329.14	100.00%

Security Type Distribution



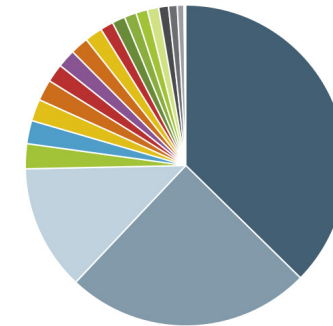
Risk Management-Credit/Issuer

Jefferson County | Total Aggregate Portfolio

Credit Rating S&P/Moody's/Fitch

	Market Value + Accrued	%
S&P		
A	4,415,213.73	5.54
A+	530,931.76	0.67
A-	3,180,344.49	3.99
AA	2,661,582.62	3.34
AA+	45,872,256.83	57.51
AA-	780,646.95	0.98
AAA	1,050,737.22	1.32
NA	21,269,615.55	26.67
Moody's		
A1	9,338,260.84	11.71
Aa1	1,614,407.50	2.02
Aa3	1,311,578.71	1.64
Aaa	46,227,466.55	57.96
NA	21,269,615.55	26.67
Fitch		
A+	530,931.76	0.67
AA+	44,751,900.48	56.11
AA-	9,338,260.84	11.71
NA	25,140,236.07	31.52
Total	79,761,329.14	100.00

Issuer Concentration



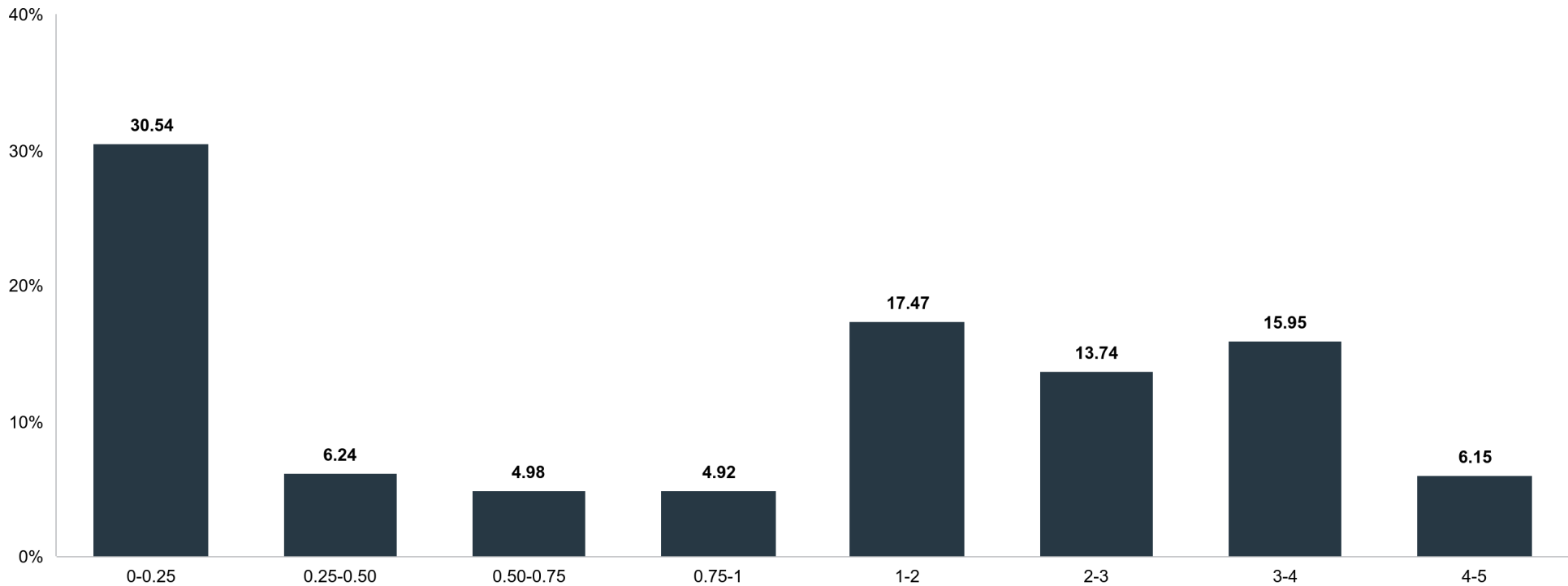
- United States 37.3%
- Oregon Short Term Fund 24.7%
- Federal Home Loan Banks 12.6%
- The Toronto-Dominion Bank 2.5%
- Federal National Mortgage Association 2.3%
- Amazon.com, Inc. 2.2%
- JPMorgan Chase & Co. 2.1%
- Apple Inc. 1.8%
- Bank of America Corporation 1.8%
- Royal Bank of Canada 1.8%
- COLUMBIA BANK DEPOSIT 1.8%
- San Francisco City & County of 1.3%
- Farm Credit System 1.3%
- The Bank of New York Mellon Corporation 1.2%
- Federal Home Loan Mortgage Corporation 1.2%
- San Bernardino Community College District 1.2%
- Colgate-Palmolive Company 1.0%
- San Ramon Valley Unified School District 0.9%
- Citigroup Inc. 0.7%
- US BANK DEPOSIT - INMATE 0.2%
- Other 0.0%

Risk Management-Maturity/Duration

Jefferson County | Total Aggregate Portfolio

1.53 Yrs	Effective Duration	1.69 Yrs	Years to Maturity	615	Days to Maturity
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Distribution by Effective Duration



Holdings by Maturity & Ratings

Jefferson County | Total Aggregate Portfolio

Cusip	Par Amount	Security	Coupon Rate	Maturity Date	Call Date	Market Value	Accrued	Market Value + Accrued	Book Yield	Market Yield	% of Portfolio	Years to Maturity	Eff Duration	S&P, Moody, Fitch
JEFF_COL_D EP	1,426,186.97	COLUMBIA BANK DEPOSIT	0.120%	01/31/2024		1,426,186.97	0.00	1,426,186.97	0.12%	0.12%	1.79	0.01	0.01	NA NA NA
OSTF_LGIP	19,693,821.14	OREGON SHORT TERM FUND	5.000%	01/31/2024		19,693,821.14	0.00	19,693,821.14	5.00%	5.00%	24.69	0.01	0.01	NA NA NA
JEFF_PETTY	210.00	PETTY CASH	0.010%	01/31/2024		210.00	0.00	210.00	0.01%	0.01%	0.00	0.01	0.01	NA NA NA
JEFF_USB_D EP_INMATE	128,297.44	US BANK DEPOSIT - INMATE	0.010%	01/31/2024		128,297.44	0.00	128,297.44	0.01%	0.01%	0.16	0.01	0.01	NA NA NA
JEFF_USB_D EP_PAYROLL	21,100.00	US BANK DEPOSIT- PAYROLL	0.010%	01/31/2024		21,100.00	0.00	21,100.00	0.01%	0.01%	0.03	0.01	0.01	NA NA NA
91282CBM2	1,000,000.00	UNITED STATES TREASURY	0.125%	02/15/2024		998,045.26	577.45	998,622.71	0.19%	4.93%	1.25	0.04	0.04	AA+ Aaa AA+
91282CBR1	1,000,000.00	UNITED STATES TREASURY	0.250%	03/15/2024		994,066.74	954.67	995,021.41	0.28%	5.18%	1.25	0.12	0.12	AA+ Aaa AA+
91282CBV2	1,000,000.00	UNITED STATES TREASURY	0.375%	04/15/2024		989,960.94	1,116.80	991,077.74	0.41%	5.32%	1.24	0.21	0.20	AA+ Aaa AA+
91282CCC3	1,000,000.00	UNITED STATES TREASURY	0.250%	05/15/2024		985,781.25	535.71	986,316.96	0.32%	5.25%	1.24	0.29	0.28	AA+ Aaa AA+
89114QCA4	1,000,000.00	TORONTO- DOMINION BANK	2.650%	06/12/2024		990,130.56	3,606.94	993,737.50	0.48%	5.40%	1.25	0.36	0.36	A A1 AA-
3130ATVC8	2,000,000.00	FEDERAL HOME LOAN BANKS	4.875%	06/14/2024		1,997,951.94	12,729.17	2,010,681.11	4.58%	5.12%	2.52	0.37	0.36	AA+ Aaa AA+
912828Y87	1,000,000.00	UNITED STATES TREASURY	1.750%	07/31/2024		983,593.75	48.08	983,641.83	0.33%	5.12%	1.23	0.50	0.49	AA+ Aaa AA+
912828YE4	1,000,000.00	UNITED STATES TREASURY	1.250%	08/31/2024		978,085.94	5,288.46	983,374.40	0.39%	5.13%	1.23	0.58	0.56	AA+ Aaa AA+
3130ATVD6	2,000,000.00	FEDERAL HOME LOAN BANKS	4.875%	09/13/2024		1,997,156.96	37,375.00	2,034,531.96	4.43%	5.10%	2.55	0.62	0.59	AA+ Aaa AA+

Holdings by Maturity & Ratings

Jefferson County | Total Aggregate Portfolio

Cusip	Par Amount	Security	Coupon Rate	Maturity Date	Call Date	Market Value	Accrued	Market Value + Accrued	Book Yield	Market Yield	% of Portfolio	Years to Maturity	Eff Duration	S&P, Moody, Fitch
912828YH7	1,000,000.00	UNITED STATES TREASURY	1.500%	09/30/2024		977,421.88	5,081.97	982,503.85	0.40%	5.00%	1.23	0.67	0.64	AA+ Aaa AA+
91282CDH1	1,500,000.00	UNITED STATES TREASURY	0.750%	11/15/2024		1,452,597.66	2,410.71	1,455,008.37	0.85%	4.88%	1.82	0.79	0.77	AA+ Aaa AA+
3130AV5N8	1,000,000.00	FEDERAL HOME LOAN BANKS	5.000%	12/13/2024		1,002,267.89	6,666.67	1,008,934.56	4.90%	4.72%	1.26	0.87	0.83	AA+ Aaa AA+
912828Z52	1,500,000.00	UNITED STATES TREASURY	1.375%	01/31/2025		1,451,835.93	56.66	1,451,892.59	0.91%	4.70%	1.82	1.00	0.97	AA+ Aaa AA+
91282CED9	2,000,000.00	UNITED STATES TREASURY	1.750%	03/15/2025		1,937,890.62	13,365.38	1,951,256.00	4.07%	4.62%	2.45	1.12	1.08	AA+ Aaa AA+
06406RAN7	1,000,000.00	BANK OF NEW YORK MELLON CORP	1.600%	04/24/2025	03/24/2025	961,853.97	4,311.11	966,165.08	2.23%	4.83%	1.21	1.23	1.19	A A1 AA-
912828ZT0	1,000,000.00	UNITED STATES TREASURY	0.250%	05/31/2025		945,546.88	430.33	945,977.21	1.00%	4.51%	1.19	1.33	1.30	AA+ Aaa AA+
91282CEU1	750,000.00	UNITED STATES TREASURY	2.875%	06/15/2025		734,267.58	2,827.87	737,095.45	3.13%	4.47%	0.92	1.37	1.32	AA+ Aaa AA+
91282CAB7	1,000,000.00	UNITED STATES TREASURY	0.250%	07/31/2025		940,117.19	6.87	940,124.06	1.02%	4.42%	1.18	1.50	1.47	AA+ Aaa AA+
91282CAM3	1,000,000.00	UNITED STATES TREASURY	0.250%	09/30/2025		934,960.94	846.99	935,807.93	1.03%	4.34%	1.17	1.66	1.62	AA+ Aaa AA+
3135G06G3	2,000,000.00	FEDERAL NATIONAL MORTGAGE ASSOCIATION	0.500%	11/07/2025		1,870,326.60	2,333.33	1,872,659.93	3.99%	4.35%	2.35	1.77	1.72	AA+ Aaa AA+
91282CAZ4	1,000,000.00	UNITED STATES TREASURY	0.375%	11/30/2025		931,953.12	645.49	932,598.61	1.08%	4.28%	1.17	1.83	1.79	AA+ Aaa AA+
3134A2HG6	1,000,000.00	FEDERAL HOME LOAN MORTGAGE CORP	0.000%	12/11/2025		922,865.85	0.00	922,865.85	4.44%	4.30%	1.16	1.86	1.79	AA+ Aaa AA+
91282CBQ3	1,000,000.00	UNITED STATES TREASURY	0.500%	02/28/2026		927,031.25	2,115.38	929,146.63	1.11%	4.20%	1.16	2.08	2.02	AA+ Aaa AA+

Holdings by Maturity & Ratings

Jefferson County | Total Aggregate Portfolio

Cusip	Par Amount	Security	Coupon Rate	Maturity Date	Call Date	Market Value	Accrued	Market Value + Accrued	Book Yield	Market Yield	% of Portfolio	Years to Maturity	Eff Duration	S&P, Moody, Fitch
3130AUU36	1,000,000.00	FEDERAL HOME LOAN BANKS	4.125%	03/13/2026		998,352.30	15,812.50	1,014,164.80	3.71%	4.21%	1.27	2.11	1.98	AA+ Aaa AA+
46647PBH8	1,000,000.00	JPMORGAN CHASE & CO	2.005%	03/13/2026	03/13/2025	962,801.85	7,685.83	970,487.68	1.54%	5.48%	1.22	2.11	1.07	A- A1 AA-
91282CBW0	1,000,000.00	UNITED STATES TREASURY	0.750%	04/30/2026		927,851.56	1,916.21	929,767.77	1.13%	4.15%	1.17	2.24	2.18	AA+ Aaa AA+
91282CCJ8	1,000,000.00	UNITED STATES TREASURY	0.875%	06/30/2026		927,109.38	769.23	927,878.61	1.14%	4.07%	1.16	2.41	2.34	AA+ Aaa AA+
06051GLA5	1,000,000.00	BANK OF AMERICA CORP	4.827%	07/22/2026	07/22/2025	994,721.79	1,206.75	995,928.54	5.05%	5.20%	1.25	2.47	1.40	A- A1 AA-
799408Z93	750,000.00	SAN RAMON VALLEY CALIF UNI SCH DIST	1.034%	08/01/2026		691,650.00	3,877.50	695,527.50	4.37%	4.35%	0.87	2.50	2.41	AA+ Aa1 NA
91282CCW9	1,000,000.00	UNITED STATES TREASURY	0.750%	08/31/2026		919,414.06	3,173.08	922,587.14	1.15%	4.07%	1.16	2.58	2.50	AA+ Aaa AA+
91282CHY0	1,000,000.00	UNITED STATES TREASURY	4.625%	09/15/2026		1,013,476.56	17,661.40	1,031,137.96	4.24%	4.08%	1.29	2.62	2.41	AA+ Aaa AA+
91282CDG3	1,000,000.00	UNITED STATES TREASURY	1.125%	10/31/2026		924,765.62	2,874.31	927,639.93	1.16%	4.05%	1.16	2.75	2.65	AA+ Aaa AA+
3130AXU63	1,000,000.00	FEDERAL HOME LOAN BANKS	4.625%	11/17/2026		1,014,329.96	9,506.94	1,023,836.90	4.14%	4.08%	1.28	2.79	2.58	AA+ Aaa AA+
3130AQF65	750,000.00	FEDERAL HOME LOAN BANKS	1.250%	12/21/2026		693,744.93	1,041.67	694,786.60	4.15%	4.03%	0.87	2.89	2.78	AA+ Aaa AA+
78016EYV3	1,000,000.00	ROYAL BANK OF CANADA	2.050%	01/21/2027		931,901.18	569.44	932,470.62	2.62%	4.52%	1.17	2.97	2.83	A A1 AA-
46647PBA3	750,000.00	JPMORGAN CHASE & CO	3.960%	01/29/2027	01/29/2026	736,360.69	165.00	736,525.69	4.58%	4.93%	0.92	2.99	1.89	A- A1 AA-
023135CF1	1,000,000.00	AMAZON.COM INC	3.300%	04/13/2027	03/13/2027	970,558.36	9,900.00	980,458.36	3.47%	4.29%	1.23	3.20	2.94	AA A1 AA-

Holdings by Maturity & Ratings

Jefferson County | Total Aggregate Portfolio

Cusip	Par Amount	Security	Coupon Rate	Maturity Date	Call Date	Market Value	Accrued	Market Value + Accrued	Book Yield	Market Yield	% of Portfolio	Years to Maturity	Eff Duration	S&P, Moody, Fitch
037833CR9	1,000,000.00	APPLE INC	3.200%	05/11/2027	02/11/2027	966,011.19	7,111.11	973,122.30	3.69%	4.32%	1.22	3.27	2.99	AA+ Aaa NA
3130A3VD3	750,000.00	FEDERAL HOME LOAN BANKS	2.625%	06/11/2027		717,856.70	2,734.38	720,591.08	3.21%	4.00%	0.90	3.36	3.16	AA+ Aaa AA+
797646NE2	1,000,000.00	SAN FRANCISCO CALIF CITY & CNTY	5.750%	06/15/2027		1,043,390.00	7,347.22	1,050,737.22	4.77%	4.35%	1.32	3.37	3.03	AAA Aaa AA+
796720NT3	1,000,000.00	SAN BERNARDINO CALIF CMNTY COLLEGE DIST	1.610%	08/01/2027		910,830.00	8,050.00	918,880.00	4.47%	4.39%	1.15	3.50	3.31	AA Aa1 NA
91282CFH9	1,000,000.00	UNITED STATES TREASURY	3.125%	08/31/2027		972,148.44	13,221.15	985,369.59	3.31%	3.97%	1.24	3.58	3.30	AA+ Aaa AA+
91282CFM8	1,000,000.00	UNITED STATES TREASURY	4.125%	09/30/2027		1,005,742.19	13,975.41	1,019,717.60	4.02%	3.95%	1.28	3.66	3.33	AA+ Aaa AA+
91282CFU0	2,000,000.00	UNITED STATES TREASURY	4.125%	10/31/2027		2,011,562.50	21,078.30	2,032,640.80	3.66%	3.96%	2.55	3.75	3.41	AA+ Aaa AA+
023135CP9	750,000.00	AMAZON.COM INC	4.550%	12/01/2027	11/01/2027	756,556.76	5,687.50	762,244.26	4.32%	4.29%	0.96	3.83	3.40	AA A1 AA-
89115A2M3	1,000,000.00	TORONTO-DOMINION BANK	5.156%	01/10/2028		1,014,080.43	3,007.67	1,017,088.10	5.23%	4.76%	1.28	3.94	3.53	A A1 AA-
78016FZW7	500,000.00	ROYAL BANK OF CANADA	4.900%	01/12/2028		504,459.36	1,293.06	505,752.42	4.85%	4.65%	0.63	3.95	3.55	A A1 AA-
9128283W8	1,000,000.00	UNITED STATES TREASURY	2.750%	02/15/2028		956,015.62	12,703.80	968,719.42	3.99%	3.94%	1.21	4.04	3.72	AA+ Aaa AA+
194162AR4	750,000.00	COLGATE-PALMOLIVE CO	4.600%	03/01/2028	02/01/2028	766,271.95	14,375.00	780,646.95	3.68%	4.01%	0.98	4.08	3.56	AA- Aa3 NA
3130ATS57	500,000.00	FEDERAL HOME LOAN BANKS	4.500%	03/10/2028		508,617.32	8,812.50	517,429.82	3.97%	4.04%	0.65	4.11	3.66	AA+ Aaa AA+
91282CBZ3	1,000,000.00	UNITED STATES TREASURY	1.250%	04/30/2028		896,210.94	3,193.68	899,404.62	4.10%	3.93%	1.13	4.25	4.05	AA+ Aaa AA+

Holdings by Maturity & Ratings

Jefferson County | Total Aggregate Portfolio

Cusip	Par Amount	Security	Coupon Rate	Maturity Date	Call Date	Market Value	Accrued	Market Value + Accrued	Book Yield	Market Yield	% of Portfolio	Years to Maturity	Eff Duration	S&P, Moody, Fitch
037833ET3	500,000.00	APPLE INC	4.000%	05/10/2028	04/10/2028	497,943.77	4,500.00	502,443.77	3.98%	4.10%	0.63	4.27	3.80	AA+ Aaa NA
06051GGR4	500,000.00	BANK OF AMERICA CORP	3.593%	07/21/2028	07/21/2027	476,903.54	499.03	477,402.57	5.02%	5.06%	0.60	4.47	3.21	A- A1 AA-
9128284V9	1,000,000.00	UNITED STATES TREASURY	2.875%	08/15/2028		957,304.69	13,281.25	970,585.94	3.98%	3.91%	1.22	4.54	4.14	AA+ Aaa AA+
17325FBB3	500,000.00	CITIBANK NA	5.803%	09/29/2028	08/29/2028	521,098.90	9,832.86	530,931.76	5.30%	4.77%	0.67	4.66	3.92	A+ Aa3 A+
9128285M8	1,000,000.00	UNITED STATES TREASURY	3.125%	11/15/2028		966,367.19	6,696.43	973,063.62	3.98%	3.90%	1.22	4.79	4.36	AA+ Aaa AA+
3130AXQK7	1,000,000.00	FEDERAL HOME LOAN BANKS	4.750%	12/08/2028		1,035,061.11	11,611.11	1,046,672.22	4.01%	3.95%	1.31	4.85	4.27	AA+ Aaa AA+
3133EPXV2	1,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP	4.625%	04/05/2029		1,031,126.88	14,902.78	1,046,029.66	4.16%	3.95%	1.31	5.18	4.52	AA+ Aaa AA+
Total	81,019,615.55		3.121%			79,397,923.98	363,405.16	79,761,329.14	3.40%	4.54%	100.00	1.69	1.53	

Summary Overview

Jefferson County | Investment Core

Portfolio Characteristics

Metric	Value
Investments	58,491,713.59
Book Yield	2.95%
Market Yield	4.50%
Effective Duration	2.08
Years to Maturity	2.30
Avg Credit Rating	AA+

Allocation by Asset Class



Strategic Structure

Account	Par Amount	Book Value	Original Cost	Market Value	Net Unrealized Gain (Loss)	Accrued	Yield at Cost	Effective Duration	Benchmark Duration	Benchmark
JEFF-Investment Core	59,750,000.00	59,115,342.27	58,965,125.19	58,128,308.43	(987,033.84)	363,405.16	2.95%	2.08	2.10	ICE BofA 0-5 Year US Treasury Index
Total	59,750,000.00	59,115,342.27	58,965,125.19	58,128,308.43	(987,033.84)	363,405.16	2.95%	2.08	2.10	

Portfolio Activity

Jefferson County | Investment Core

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2023)
Beginning Book Value	49,344,233.72	57,469,766.96
Maturities/Calls	(1,000,000.00)	(7,250,000.00)
Purchases	10,760,107.83	11,270,497.83
Sales	0.00	(2,479,060.42)
Change in Cash, Payables, Receivables	(4,375.00)	0.00
Amortization/Accretion	15,375.72	107,146.23
Realized Gain (Loss)	0.00	(3,008.33)
Ending Book Value	59,115,342.27	59,115,342.27

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2023)
Beginning Market Value	48,251,128.32	55,360,491.34
Maturities/Calls	(1,000,000.00)	(7,250,000.00)
Purchases	10,760,107.83	11,270,497.83
Sales	0.00	(2,479,060.42)
Change in Cash, Payables, Receivables	(4,375.00)	0.00
Amortization/Accretion	15,375.72	107,146.23
Change in Net Unrealized Gain (Loss)	106,071.56	1,122,241.78
Net Realized Gain (Loss)	0.00	(3,008.33)
Ending Market Value	58,128,308.43	58,128,308.43

Maturities/Calls	Market Value
Month to Date	(1,000,000.00)
Fiscal Year to Date	(7,250,000.00)

Purchases	Market Value
Month to Date	10,760,107.83
Fiscal Year to Date	11,270,497.83

Sales	Market Value
Month to Date	0.00
Fiscal Year to Date	(2,479,060.42)

Return Management-Income Detail

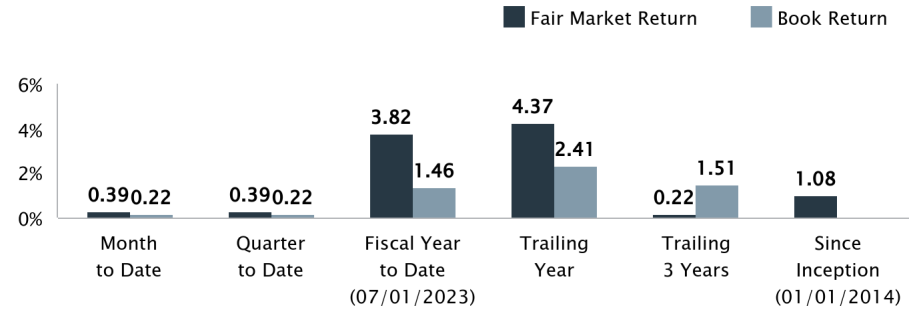
Jefferson County | Investment Core

Accrued Book Return

	Month to Date	Fiscal Year to Date (07/01/2023)
Amortization/Accretion	15,375.72	107,146.23
Interest Earned	107,446.55	663,047.59
Realized Gain (Loss)	0.00	(3,008.33)
Book Income	122,822.27	767,185.49
Average Portfolio Balance	52,943,430.02	50,860,336.02
Book Return for Period	0.22%	1.46%

Return Comparisons

Periodic for performance less than one year. Annualized for performance greater than one year.



Fair Market Return

	Month to Date	Fiscal Year to Date (07/01/2023)
Market Value Change	90,695.83	1,015,095.55
Amortization/Accretion	15,375.72	107,146.23
Interest Earned	107,446.55	663,047.59
Fair Market Earned Income	213,518.10	1,785,289.38
Average Portfolio Balance	52,943,430.02	50,860,336.02
Fair Market Return for Period		3.82%

Interest Income

	Month to Date	Fiscal Year to Date (07/01/2023)
Beginning Accrued Interest	276,064.44	276,015.00
Coupons Paid	121,560.00	677,975.42
Purchased Accrued Interest	97,079.17	102,317.99
Sold Accrued Interest	0.00	0.00
Ending Accrued Interest	363,405.16	363,405.16
Interest Earned	107,446.55	663,047.59

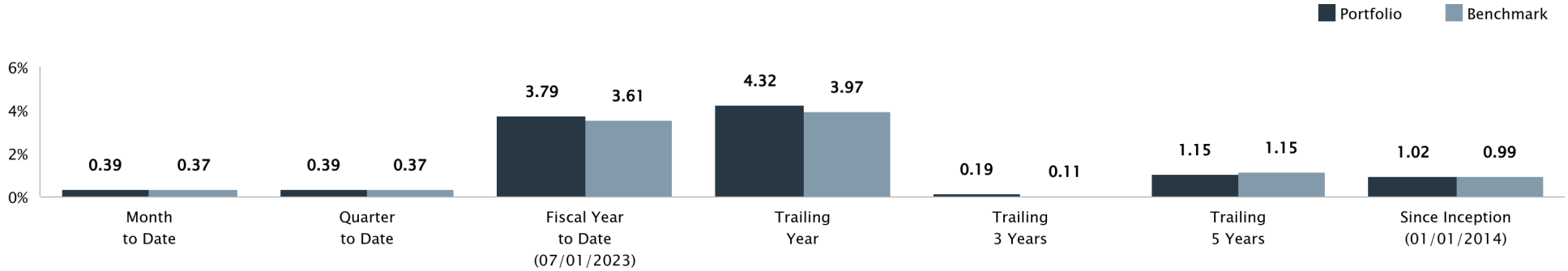
Notation: Book and Fair Market Returns are not annualized

Return Management-Performance

Jefferson County | Investment Core

Performance Returns Net of Fees

Periodic for performance less than one year. Annualized for performance greater than one year.



Historical Returns

Period	Month to Date	Quarter to Date	Fiscal Year to Date (07/01/2023)	Trailing Year	Trailing 3 Years	Trailing 5 Years	Since Inception (01/01/2014)
Return (Net of Fees)	0.391%	0.391%	3.791%	4.322%	0.185%	1.148%	1.021%
Return (Gross of Fees)	0.394%	0.394%	3.819%	4.366%	0.222%	1.185%	1.081%
ICE BofA 0-5 Year US Treasury Index	0.370%	0.370%	3.607%	3.970%	0.108%	1.154%	0.986%

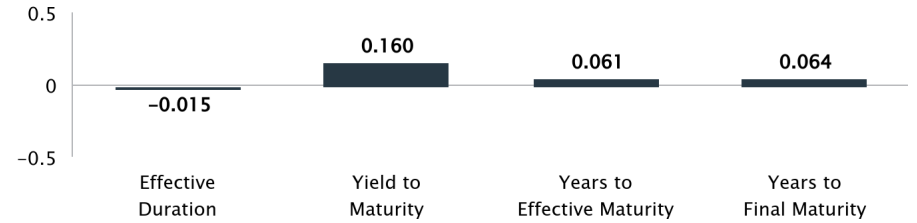
Risk Management-Relative to Benchmark

Jefferson County | Investment Core

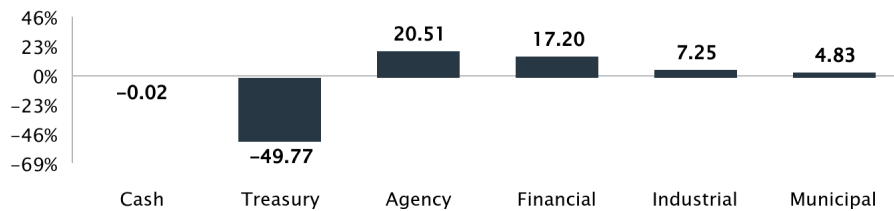
Benchmark Comparison Summary

Risk Metric	Portfolio	Benchmark	Difference
Effective Duration	2.08	2.10	(0.01)
Yield to Maturity	4.54	4.38	0.16
Years to Effective Maturity	2.29	2.23	0.06
Years to Final Maturity	2.30	2.23	0.06
Avg Credit Rating	AA+	AA+	---

Benchmark Comparison Summary



Benchmark vs. Portfolio Variance-Market Sector

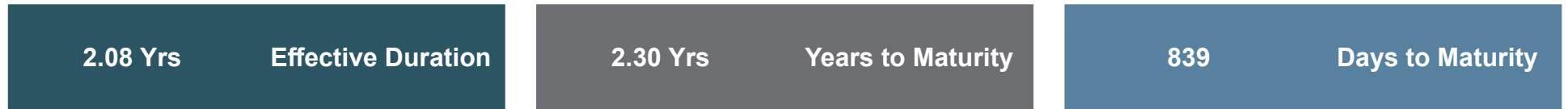


Benchmark Comparison-Market Sector

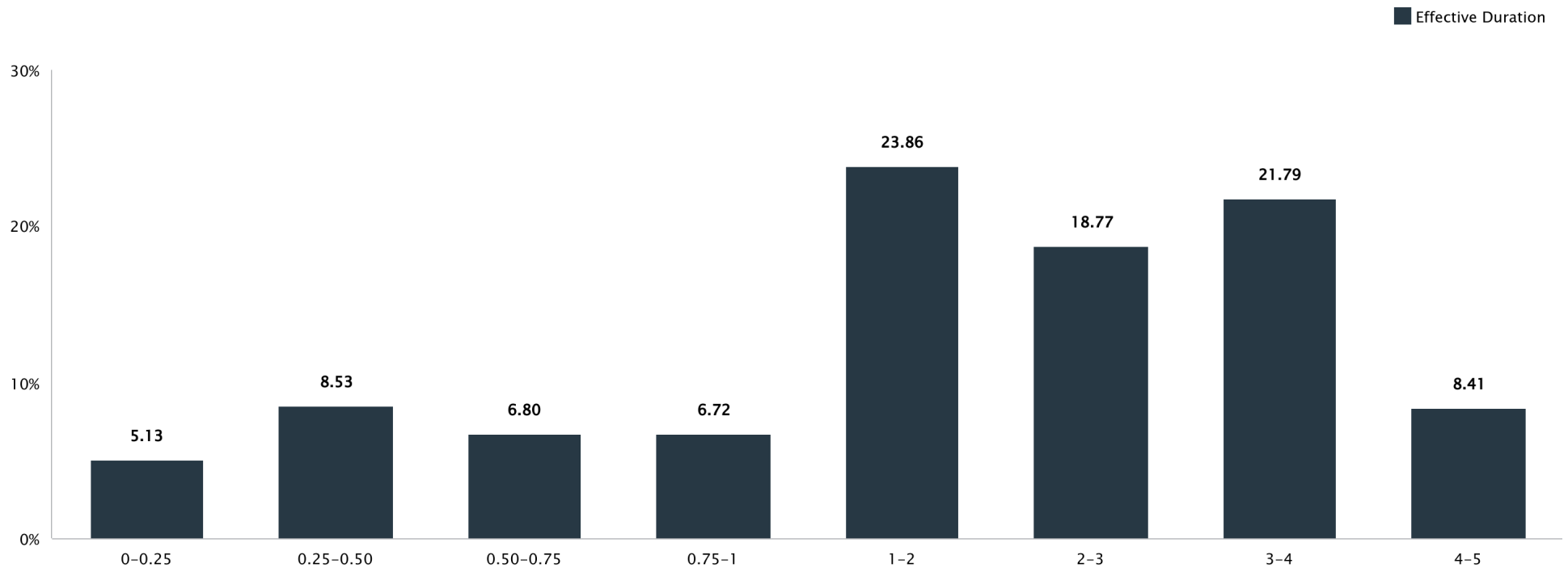
Market Sector	Portfolio	Benchmark	Difference
Cash	0.00	0.02	(0.02)
Treasury	50.21	99.98	(49.77)
Agency	20.51	0.00	20.51
Financial	17.20	0.00	17.20
Industrial	7.25	0.00	7.25
Municipal	4.83	0.00	4.83

Risk Management-Maturity/Duration

Jefferson County | Investment Core



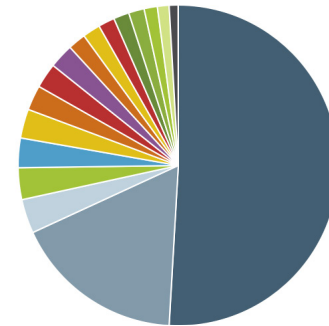
Distribution by Effective Duration



Credit Rating S&P/Moody's/Fitch

	Market Value + Accrued	%
S&P		
A	4,415,213.73	7.55
A+	530,931.76	0.91
A-	3,180,344.49	5.44
AA	2,661,582.62	4.55
AA+	45,872,256.83	78.43
AA-	780,646.95	1.33
AAA	1,050,737.22	1.80
Moody's		
A1	9,338,260.84	15.97
Aa1	1,614,407.50	2.76
Aa3	1,311,578.71	2.24
Aaa	46,227,466.55	79.03
Fitch		
A+	530,931.76	0.91
AA+	44,751,900.48	76.51
AA-	9,338,260.84	15.97
NA	3,870,620.52	6.62
Total	58,491,713.59	100.00

Issuer Concentration



- United States **50.9%**
- Federal Home Loan Banks **17.2%**
- The Toronto-Dominion Bank **3.4%**
- Federal National Mortgage Association **3.2%**
- Amazon.com, Inc. **3.0%**
- JPMorgan Chase & Co. **2.9%**
- Apple Inc. **2.5%**
- Bank of America Corporation **2.5%**
- Royal Bank of Canada **2.5%**
- San Francisco City & County of **1.8%**
- Farm Credit System **1.8%**
- The Bank of New York Mellon Corporation **1.7%**
- Federal Home Loan Mortgage Corporation **1.6%**
- San Bernardino Community College District **1.6%**
- Colgate-Palmolive Company **1.3%**
- San Ramon Valley Unified School District **1.2%**
- Citigroup Inc. **0.9%**

Holdings by Maturity & Ratings

Jefferson County | Investment Core

Cusip	Par Amount	Security	Coupon Rate	Maturity Date	Call Date	Market Value	Accrued	Market Value + Accrued	Book Yield	Market Yield	% of Portfolio	Years to Maturity	Eff Duration	S&P, Moody, Fitch
91282CBM2	1,000,000.00	UNITED STATES TREASURY	0.125%	02/15/2024		998,045.26	577.45	998,622.71	0.19%	4.93%	1.71	0.04	0.04	AA+ Aaa AA+
91282CBR1	1,000,000.00	UNITED STATES TREASURY	0.250%	03/15/2024		994,066.74	954.67	995,021.41	0.28%	5.18%	1.70	0.12	0.12	AA+ Aaa AA+
91282CBV2	1,000,000.00	UNITED STATES TREASURY	0.375%	04/15/2024		989,960.94	1,116.80	991,077.74	0.41%	5.32%	1.69	0.21	0.20	AA+ Aaa AA+
91282CCC3	1,000,000.00	UNITED STATES TREASURY	0.250%	05/15/2024		985,781.25	535.71	986,316.96	0.32%	5.25%	1.69	0.29	0.28	AA+ Aaa AA+
89114QCA4	1,000,000.00	TORONTO-DOMINION BANK	2.650%	06/12/2024		990,130.56	3,606.94	993,737.50	0.48%	5.40%	1.70	0.36	0.36	A A1 AA-
3130ATVC8	2,000,000.00	FEDERAL HOME LOAN BANKS	4.875%	06/14/2024		1,997,951.94	12,729.17	2,010,681.11	4.58%	5.12%	3.44	0.37	0.36	AA+ Aaa AA+
912828Y87	1,000,000.00	UNITED STATES TREASURY	1.750%	07/31/2024		983,593.75	48.08	983,641.83	0.33%	5.12%	1.68	0.50	0.49	AA+ Aaa AA+
912828YE4	1,000,000.00	UNITED STATES TREASURY	1.250%	08/31/2024		978,085.94	5,288.46	983,374.40	0.39%	5.13%	1.68	0.58	0.56	AA+ Aaa AA+
3130ATVD6	2,000,000.00	FEDERAL HOME LOAN BANKS	4.875%	09/13/2024		1,997,156.96	37,375.00	2,034,531.96	4.43%	5.10%	3.48	0.62	0.59	AA+ Aaa AA+
912828YH7	1,000,000.00	UNITED STATES TREASURY	1.500%	09/30/2024		977,421.88	5,081.97	982,503.85	0.40%	5.00%	1.68	0.67	0.64	AA+ Aaa AA+
91282CDH1	1,500,000.00	UNITED STATES TREASURY	0.750%	11/15/2024		1,452,597.66	2,410.71	1,455,008.37	0.85%	4.88%	2.49	0.79	0.77	AA+ Aaa AA+
3130AV5N8	1,000,000.00	FEDERAL HOME LOAN BANKS	5.000%	12/13/2024		1,002,267.89	6,666.67	1,008,934.56	4.90%	4.72%	1.72	0.87	0.83	AA+ Aaa AA+
912828Z52	1,500,000.00	UNITED STATES TREASURY	1.375%	01/31/2025		1,451,835.93	56.66	1,451,892.59	0.91%	4.70%	2.48	1.00	0.97	AA+ Aaa AA+
91282CED9	2,000,000.00	UNITED STATES TREASURY	1.750%	03/15/2025		1,937,890.62	13,365.38	1,951,256.00	4.07%	4.62%	3.34	1.12	1.08	AA+ Aaa AA+

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06406RAN7	1,000,000.00	BANK OF NEW YORK MELLON CORP	1.600%	04/24/2025	03/24/2025	961,853.97	4,311.11	966,165.08	2.23%	4.83%	1.65	1.23	1.19	A A1 AA-
912828ZT0	1,000,000.00	UNITED STATES TREASURY	0.250%	05/31/2025		945,546.88	430.33	945,977.21	1.00%	4.51%	1.62	1.33	1.30	AA+ Aaa AA+
91282CEU1	750,000.00	UNITED STATES TREASURY	2.875%	06/15/2025		734,267.58	2,827.87	737,095.45	3.13%	4.47%	1.26	1.37	1.32	AA+ Aaa AA+
91282CAB7	1,000,000.00	UNITED STATES TREASURY	0.250%	07/31/2025		940,117.19	6.87	940,124.06	1.02%	4.42%	1.61	1.50	1.47	AA+ Aaa AA+
91282CAM3	1,000,000.00	UNITED STATES TREASURY	0.250%	09/30/2025		934,960.94	846.99	935,807.93	1.03%	4.34%	1.60	1.66	1.62	AA+ Aaa AA+
3135G06G3	2,000,000.00	FEDERAL NATIONAL MORTGAGE ASSOCIATION	0.500%	11/07/2025		1,870,326.60	2,333.33	1,872,659.93	3.99%	4.35%	3.20	1.77	1.72	AA+ Aaa AA+
91282CAZ4	1,000,000.00	UNITED STATES TREASURY	0.375%	11/30/2025		931,953.12	645.49	932,598.61	1.08%	4.28%	1.59	1.83	1.79	AA+ Aaa AA+
3134A2HG6	1,000,000.00	FEDERAL HOME LOAN MORTGAGE CORP	0.000%	12/11/2025		922,865.85	0.00	922,865.85	4.44%	4.30%	1.58	1.86	1.79	AA+ Aaa AA+
91282CBQ3	1,000,000.00	UNITED STATES TREASURY	0.500%	02/28/2026		927,031.25	2,115.38	929,146.63	1.11%	4.20%	1.59	2.08	2.02	AA+ Aaa AA+
3130AUU36	1,000,000.00	FEDERAL HOME LOAN BANKS	4.125%	03/13/2026		998,352.30	15,812.50	1,014,164.80	3.71%	4.21%	1.73	2.11	1.98	AA+ Aaa AA+
46647PBH8	1,000,000.00	JPMORGAN CHASE & CO	2.005%	03/13/2026	03/13/2025	962,801.85	7,685.83	970,487.68	1.54%	5.48%	1.66	2.11	1.07	A- A1 AA-
91282CBW0	1,000,000.00	UNITED STATES TREASURY	0.750%	04/30/2026		927,851.56	1,916.21	929,767.77	1.13%	4.15%	1.59	2.24	2.18	AA+ Aaa AA+
91282CCJ8	1,000,000.00	UNITED STATES TREASURY	0.875%	06/30/2026		927,109.38	769.23	927,878.61	1.14%	4.07%	1.59	2.41	2.34	AA+ Aaa AA+
06051GLA5	1,000,000.00	BANK OF AMERICA CORP	4.827%	07/22/2026	07/22/2025	994,721.79	1,206.75	995,928.54	5.05%	5.20%	1.70	2.47	1.40	A- A1 AA-

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799408Z93	750,000.00	SAN RAMON VALLEY CALIF UNI SCH DIST	1.034%	08/01/2026		691,650.00	3,877.50	695,527.50	4.37%	4.35%	1.19	2.50	2.41	AA+ Aa1 NA
91282CCW9	1,000,000.00	UNITED STATES TREASURY	0.750%	08/31/2026		919,414.06	3,173.08	922,587.14	1.15%	4.07%	1.58	2.58	2.50	AA+ Aaa AA+
91282CHY0	1,000,000.00	UNITED STATES TREASURY	4.625%	09/15/2026		1,013,476.56	17,661.40	1,031,137.96	4.24%	4.08%	1.76	2.62	2.41	AA+ Aaa AA+
91282CDG3	1,000,000.00	UNITED STATES TREASURY	1.125%	10/31/2026		924,765.62	2,874.31	927,639.93	1.16%	4.05%	1.59	2.75	2.65	AA+ Aaa AA+
3130AXU63	1,000,000.00	FEDERAL HOME LOAN BANKS	4.625%	11/17/2026		1,014,329.96	9,506.94	1,023,836.90	4.14%	4.08%	1.75	2.79	2.58	AA+ Aaa AA+
3130AQF65	750,000.00	FEDERAL HOME LOAN BANKS	1.250%	12/21/2026		693,744.93	1,041.67	694,786.60	4.15%	4.03%	1.19	2.89	2.78	AA+ Aaa AA+
78016EYV3	1,000,000.00	ROYAL BANK OF CANADA	2.050%	01/21/2027		931,901.18	569.44	932,470.62	2.62%	4.52%	1.59	2.97	2.83	A A1 AA-
46647PBA3	750,000.00	JPMORGAN CHASE & CO	3.960%	01/29/2027	01/29/2026	736,360.69	165.00	736,525.69	4.58%	4.93%	1.26	2.99	1.89	A- A1 AA-
023135CF1	1,000,000.00	AMAZON.COM INC	3.300%	04/13/2027	03/13/2027	970,558.36	9,900.00	980,458.36	3.47%	4.29%	1.68	3.20	2.94	AA A1 AA-
037833CR9	1,000,000.00	APPLE INC	3.200%	05/11/2027	02/11/2027	966,011.19	7,111.11	973,122.30	3.69%	4.32%	1.66	3.27	2.99	AA+ Aaa NA
3130A3VD3	750,000.00	FEDERAL HOME LOAN BANKS	2.625%	06/11/2027		717,856.70	2,734.38	720,591.08	3.21%	4.00%	1.23	3.36	3.16	AA+ Aaa AA+
797646NE2	1,000,000.00	SAN FRANCISCO CALIF CITY & CNTY	5.750%	06/15/2027		1,043,390.00	7,347.22	1,050,737.22	4.77%	4.35%	1.80	3.37	3.03	AAA Aaa AA+
796720NT3	1,000,000.00	SAN BERNARDINO CALIF CMNTY COLLEGE DIST	1.610%	08/01/2027		910,830.00	8,050.00	918,880.00	4.47%	4.39%	1.57	3.50	3.31	AA Aa1 NA
91282CFH9	1,000,000.00	UNITED STATES TREASURY	3.125%	08/31/2027		972,148.44	13,221.15	985,369.59	3.31%	3.97%	1.68	3.58	3.30	AA+ Aaa AA+

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91282CFM8	1,000,000.00	UNITED STATES TREASURY	4.125%	09/30/2027		1,005,742.19	13,975.41	1,019,717.60	4.02%	3.95%	1.74	3.66	3.33	AA+ Aaa AA+
91282CFU0	2,000,000.00	UNITED STATES TREASURY	4.125%	10/31/2027		2,011,562.50	21,078.30	2,032,640.80	3.66%	3.96%	3.48	3.75	3.41	AA+ Aaa AA+
023135CP9	750,000.00	AMAZON.COM INC	4.550%	12/01/2027	11/01/2027	756,556.76	5,687.50	762,244.26	4.32%	4.29%	1.30	3.83	3.40	AA A1 AA-
89115A2M3	1,000,000.00	TORONTO-DOMINION BANK	5.156%	01/10/2028		1,014,080.43	3,007.67	1,017,088.10	5.23%	4.76%	1.74	3.94	3.53	A A1 AA-
78016FZW7	500,000.00	ROYAL BANK OF CANADA	4.900%	01/12/2028		504,459.36	1,293.06	505,752.42	4.85%	4.65%	0.86	3.95	3.55	A A1 AA-
9128283W8	1,000,000.00	UNITED STATES TREASURY	2.750%	02/15/2028		956,015.62	12,703.80	968,719.42	3.99%	3.94%	1.66	4.04	3.72	AA+ Aaa AA+
194162AR4	750,000.00	COLGATE-PALMOLIVE CO	4.600%	03/01/2028	02/01/2028	766,271.95	14,375.00	780,646.95	3.68%	4.01%	1.33	4.08	3.56	AA- Aa3 NA
3130ATS57	500,000.00	FEDERAL HOME LOAN BANKS	4.500%	03/10/2028		508,617.32	8,812.50	517,429.82	3.97%	4.04%	0.88	4.11	3.66	AA+ Aaa AA+
91282CBZ3	1,000,000.00	UNITED STATES TREASURY	1.250%	04/30/2028		896,210.94	3,193.68	899,404.62	4.10%	3.93%	1.54	4.25	4.05	AA+ Aaa AA+
037833ET3	500,000.00	APPLE INC	4.000%	05/10/2028	04/10/2028	497,943.77	4,500.00	502,443.77	3.98%	4.10%	0.86	4.27	3.80	AA+ Aaa NA
06051GGR4	500,000.00	BANK OF AMERICA CORP	3.593%	07/21/2028	07/21/2027	476,903.54	499.03	477,402.57	5.02%	5.06%	0.82	4.47	3.21	A- A1 AA-
9128284V9	1,000,000.00	UNITED STATES TREASURY	2.875%	08/15/2028		957,304.69	13,281.25	970,585.94	3.98%	3.91%	1.66	4.54	4.14	AA+ Aaa AA+
17325FBB3	500,000.00	CITIBANK NA	5.803%	09/29/2028	08/29/2028	521,098.90	9,832.86	530,931.76	5.30%	4.77%	0.91	4.66	3.92	A+ Aa3 A+
9128285M8	1,000,000.00	UNITED STATES TREASURY	3.125%	11/15/2028		966,367.19	6,696.43	973,063.62	3.98%	3.90%	1.66	4.79	4.36	AA+ Aaa AA+

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3130AXQK7	1,000,000.00	FEDERAL HOME LOAN BANKS	4.750%	12/08/2028		1,035,061.11	11,611.11	1,046,672.22	4.01%	3.95%	1.79	4.85	4.27	AA+ Aaa AA+
3133EPXV2	1,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP	4.625%	04/05/2029		1,031,126.88	14,902.78	1,046,029.66	4.16%	3.95%	1.79	5.18	4.52	AA+ Aaa AA+
Total	59,750,000.00		2.570%			58,128,308.43	363,405.16	58,491,713.59	2.95%	4.50%	100.00	2.30	2.08	

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Settlement Date	Cusip	Par Amount	Security	Coupon Rate	Maturity Date	Call Date	Book Yield	Market Yield	Market Value + Accrued	Net Unrealized Gain (Loss)	% Asset	Eff Dur
US Treasury												
02/16/2021	91282CBM2	1,000,000.00	United States	0.125%	02/15/2024		0.19%	4.93%	998,622.71	(1,930.25)	1.71	0.04
05/26/2021	91282CBR1	1,000,000.00	United States	0.250%	03/15/2024		0.28%	5.18%	995,021.41	(5,902.09)	1.70	0.12
09/28/2021	91282CBV2	1,000,000.00	United States	0.375%	04/15/2024		0.41%	5.32%	991,077.74	(9,964.46)	1.69	0.20
05/26/2021	91282CCC3	1,000,000.00	United States	0.250%	05/15/2024		0.32%	5.25%	986,316.96	(14,012.82)	1.69	0.28
06/11/2021	912828Y87	1,000,000.00	United States	1.750%	07/31/2024		0.33%	5.12%	983,641.83	(23,427.21)	1.68	0.49
08/02/2021	912828YE4	1,000,000.00	United States	1.250%	08/31/2024		0.39%	5.13%	983,374.40	(26,853.37)	1.68	0.56
08/02/2021	912828YH7	1,000,000.00	United States	1.500%	09/30/2024		0.40%	5.00%	982,503.85	(29,780.50)	1.68	0.64
12/03/2021	91282CDH1	1,500,000.00	United States	0.750%	11/15/2024		0.85%	4.88%	1,455,008.37	(46,228.29)	2.49	0.77
12/03/2021	912828Z52	1,500,000.00	United States	1.375%	01/31/2025		0.91%	4.70%	1,451,892.59	(55,070.78)	2.48	0.97
12/16/2022	91282CED9	2,000,000.00	United States	1.750%	03/15/2025		4.07%	4.62%	1,951,256.00	(13,091.85)	3.34	1.08
12/03/2021	912828ZT0	1,000,000.00	United States	0.250%	05/31/2025		1.00%	4.51%	945,977.21	(44,735.29)	1.62	1.30
06/30/2022	91282CEU1	750,000.00	United States	2.875%	06/15/2025		3.13%	4.47%	737,095.45	(13,266.17)	1.26	1.32
12/03/2021	91282CAB7	1,000,000.00	United States	0.250%	07/31/2025		1.02%	4.42%	940,124.06	(48,548.25)	1.61	1.47
12/03/2021	91282CAM3	1,000,000.00	United States	0.250%	09/30/2025		1.03%	4.34%	935,807.93	(52,343.44)	1.60	1.62
12/03/2021	91282CAZ4	1,000,000.00	United States	0.375%	11/30/2025		1.08%	4.28%	932,598.61	(55,465.32)	1.59	1.79
12/03/2021	91282CBQ3	1,000,000.00	United States	0.500%	02/28/2026		1.11%	4.20%	929,146.63	(60,650.64)	1.59	2.02
12/03/2021	91282CBW0	1,000,000.00	United States	0.750%	04/30/2026		1.13%	4.15%	929,767.77	(63,956.53)	1.59	2.18
12/03/2021	91282CCJ8	1,000,000.00	United States	0.875%	06/30/2026		1.14%	4.07%	927,878.61	(66,777.22)	1.59	2.34
12/03/2021	91282CCW9	1,000,000.00	United States	0.750%	08/31/2026		1.15%	4.07%	922,587.14	(70,664.38)	1.58	2.50
01/23/2024	91282CHY0	1,000,000.00	United States	4.625%	09/15/2026		4.24%	4.08%	1,031,137.96	4,188.90	1.76	2.41
12/03/2021	91282CDG3	1,000,000.00	United States	1.125%	10/31/2026		1.16%	4.05%	927,639.93	(74,382.17)	1.59	2.65
09/06/2022	91282CFH9	1,000,000.00	United States	3.125%	08/31/2027		3.31%	3.97%	985,369.59	(21,820.37)	1.68	3.30
01/16/2024	91282CFM8	1,000,000.00	United States	4.125%	09/30/2027		4.02%	3.95%	1,019,717.60	2,113.73	1.74	3.33
12/16/2022	91282CFU0	2,000,000.00	United States	4.125%	10/31/2027		3.66%	3.96%	2,032,640.80	(19,779.49)	3.48	3.41
01/16/2024	9128283W8	1,000,000.00	United States	2.750%	02/15/2028		3.99%	3.94%	968,719.42	1,846.59	1.66	3.72
01/23/2024	91282CBZ3	1,000,000.00	United States	1.250%	04/30/2028		4.10%	3.93%	899,404.62	6,274.98	1.54	4.05
01/16/2024	9128284V9	1,000,000.00	United States	2.875%	08/15/2028		3.98%	3.91%	970,585.94	2,725.48	1.66	4.14
01/16/2024	9128285M8	1,000,000.00	United States	3.125%	11/15/2028		3.98%	3.90%	973,063.62	3,178.87	1.66	4.36
Total		30,750,000.00					1.97%	4.45%	29,787,978.77	(798,322.35)	50.93	1.88
US Agency												
12/16/2022	3130ATVC8	2,000,000.00	Federal Home Loan Banks	4.875%	06/14/2024		4.58%	5.12%	2,010,681.11	(4,031.06)	3.44	0.36

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12/16/2022	3130ATVD6	2,000,000.00	Federal Home Loan Banks	4.875%	09/13/2024		4.43%	5.10%	2,034,531.96	(8,028.28)	3.48	0.59
01/23/2024	3130AV5N8	1,000,000.00	Federal Home Loan Banks	5.000%	12/13/2024		4.90%	4.72%	1,008,934.56	1,490.04	1.72	0.83
12/16/2022	3135G06G3	2,000,000.00	Federal National Mortgage Association	0.500%	11/07/2025		3.99%	4.35%	1,872,659.93	(14,378.89)	3.20	1.72
01/23/2024	3134A2HG6	1,000,000.00	Federal Home Loan Mortgage Corporation	0.000%	12/11/2025		4.44%	4.30%	922,865.85	2,273.32	1.58	1.79
04/06/2023	3130AUU36	1,000,000.00	Federal Home Loan Banks	4.125%	03/13/2026		3.71%	4.21%	1,014,164.80	(9,796.42)	1.73	1.98
01/16/2024	3130AXU63	1,000,000.00	Federal Home Loan Banks	4.625%	11/17/2026		4.14%	4.08%	1,023,836.90	1,835.94	1.75	2.58
11/23/2022	3130AQF65	750,000.00	Federal Home Loan Banks	1.250%	12/21/2026		4.15%	4.03%	694,786.60	916.82	1.19	2.78
06/30/2022	3130A3VD3	750,000.00	Federal Home Loan Banks	2.625%	06/11/2027		3.21%	4.00%	720,591.08	(18,551.80)	1.23	3.16
03/20/2023	3130ATS57	500,000.00	Federal Home Loan Banks	4.500%	03/10/2028		3.97%	4.04%	517,429.82	(1,171.14)	0.88	3.66
01/16/2024	3130AXQK7	1,000,000.00	Federal Home Loan Banks	4.750%	12/08/2028		4.01%	3.95%	1,046,672.22	2,822.21	1.79	4.27
01/23/2024	3133EPXV2	1,000,000.00	Farm Credit System	4.625%	04/05/2029		4.16%	3.95%	1,046,029.66	9,688.97	1.79	4.52
Total		14,000,000.00					4.21%	4.46%	13,913,184.48	(36,930.29)	23.79	1.98
Municipals												
01/17/2023	799408Z93	750,000.00	San Ramon Valley Unified School District	1.034%	08/01/2026		4.37%	4.35%	695,527.50	(1,094.12)	1.19	2.41
11/23/2022	797646NE2	1,000,000.00	San Francisco City & County of	5.750%	06/15/2027		4.77%	4.35%	1,050,737.22	14,150.72	1.80	3.03
12/16/2022	796720NT3	1,000,000.00	San Bernardino Community College District	1.610%	08/01/2027		4.47%	4.39%	918,880.00	439.26	1.57	3.31
Total		2,750,000.00					4.56%	4.36%	2,665,144.72	13,495.86	4.56	2.97
Corporate												
06/11/2021	89114QCA4	1,000,000.00	The Toronto-Dominion Bank	2.650%	06/12/2024		0.48%	5.40%	993,737.50	(17,652.27)	1.70	0.36
02/28/2022	06406RAN7	1,000,000.00	The Bank of New York Mellon Corporation	1.600%	04/24/2025	03/24/2025	2.23%	4.83%	966,165.08	(30,653.41)	1.65	1.19
12/03/2021	46647PBH8	1,000,000.00	JPMorgan Chase & Co.	2.005%	03/13/2026	03/13/2025	1.54%	5.48%	970,487.68	(42,212.05)	1.66	1.07
12/16/2022	06051GLA5	1,000,000.00	Bank of America Corporation	4.827%	07/22/2026	07/22/2025	5.05%	5.20%	995,928.54	(1,221.00)	1.70	1.40
02/28/2022	78016EYV3	1,000,000.00	Royal Bank of Canada	2.050%	01/21/2027		2.62%	4.52%	932,470.62	(52,266.80)	1.59	2.83
04/06/2023	46647PBA3	750,000.00	JPMorgan Chase & Co.	3.960%	01/29/2027	01/29/2026	4.58%	4.93%	736,525.69	(2,183.39)	1.26	1.89
05/11/2022	023135CF1	1,000,000.00	Amazon.com, Inc.	3.300%	04/13/2027	03/13/2027	3.47%	4.29%	980,458.36	(24,333.58)	1.68	2.94
09/06/2022	037833CR9	1,000,000.00	Apple Inc.	3.200%	05/11/2027	02/11/2027	3.69%	4.32%	973,122.30	(19,443.11)	1.66	2.99
01/17/2023	023135CP9	750,000.00	Amazon.com, Inc.	4.550%	12/01/2027	11/01/2027	4.32%	4.29%	762,244.26	856.51	1.30	3.40
06/08/2023	89115A2M3	1,000,000.00	The Toronto-Dominion Bank	5.156%	01/10/2028		5.23%	4.76%	1,017,088.10	16,817.70	1.74	3.53

Holdings by Security Type

Jefferson County | Investment Core

Settlement Date	Cusip	Par Amount	Security	Coupon Rate	Maturity Date	Call Date	Book Yield	Market Yield	Market Value + Accrued	Net Unrealized Gain (Loss)	% Asset	Eff Dur
05/22/2023	78016FZW7	500,000.00	Royal Bank of Canada	4.900%	01/12/2028		4.85%	4.65%	505,752.42	3,681.94	0.86	3.55
04/06/2023	194162AR4	750,000.00	Colgate-Palmolive Company	4.600%	03/01/2028	02/01/2028	3.68%	4.01%	780,646.95	(8,864.38)	1.33	3.56
05/22/2023	037833ET3	500,000.00	Apple Inc.	4.000%	05/10/2028	04/10/2028	3.98%	4.10%	502,443.77	(2,510.52)	0.86	3.80
05/19/2023	06051GGR4	500,000.00	Bank of America Corporation	3.593%	07/21/2028	07/21/2027	5.02%	5.06%	477,402.57	3,644.06	0.82	3.21
12/04/2023	17325FBB3	500,000.00	Citigroup Inc.	5.803%	09/29/2028	08/29/2028	5.30%	4.77%	530,931.76	11,063.24	0.91	3.92
Total		12,250,000.00					3.56%	4.73%	12,125,405.62	(165,277.06)	20.73	2.48
Portfolio Total		59,750,000.00					2.95%	4.50%	58,491,713.59	(987,033.84)	100.00	2.08

Transactions

Jefferson County | Investment Core

Cusip	Security	Trade Date	Settlement Date	Coupon Payment	Price	Par Amount	Principal Amount	Accrued Amount	Total Amount	Broker
Buy										
9128283W8	US TREASURY 2.750 02/15/28	01/11/2024	01/16/2024	0.00	95.37	1,000,000.00	953,671.88	11,508.15	965,180.03	MORGAN STANLEY
9128284V9	US TREASURY 2.875 08/15/28	01/11/2024	01/16/2024	0.00	95.41	1,000,000.00	954,140.63	12,031.25	966,171.88	NOMURA
9128285M8	US TREASURY 3.125 11/15/28	01/11/2024	01/16/2024	0.00	96.29	1,000,000.00	962,851.56	5,322.80	968,174.36	MORGAN STANLEY
91282CFM8	US TREASURY 4.125 09/30/27	01/11/2024	01/16/2024	0.00	100.37	1,000,000.00	1,003,671.88	12,172.13	1,015,844.01	BARCLAY CAPITAL MARKETS
3130AXQK7	FHLBANKS 4.750 12/08/28	01/11/2024	01/16/2024	0.00	103.25	1,000,000.00	1,032,530.00	9,631.94	1,042,161.94	Market Axess
3130AXU63	FHLBANKS 4.625 11/17/26	01/11/2024	01/16/2024	0.00	101.27	1,000,000.00	1,012,690.00	7,579.86	1,020,269.86	NATWEST MARKETS PLC
3134A2HG6	FREDDIE MAC 12/11/25	01/19/2024	01/23/2024	0.00	91.95	1,000,000.00	919,540.00	0.00	919,540.00	RBC CAPITAL MARKETS
91282CBZ3	US TREASURY 1.250 04/30/28	01/19/2024	01/23/2024	0.00	88.93	1,000,000.00	889,296.88	2,884.62	892,181.50	STONEX FINANCIAL INC.
3130AV5N8	FHLBANKS 5.000 12/13/24	01/19/2024	01/23/2024	0.00	100.08	1,000,000.00	1,000,800.00	5,555.56	1,006,355.56	RBC CAPITAL MARKETS
91282CHY0	US TREASURY 4.625 09/15/26	01/19/2024	01/23/2024	0.00	100.94	1,000,000.00	1,009,375.00	16,517.86	1,025,892.86	Canadian Imperial Bank of Commerce
3133EPXV2	FEDERAL FARM 4.625 04/05/29	01/19/2024	01/23/2024	0.00	102.15	1,000,000.00	1,021,540.00	13,875.00	1,035,415.00	STONEX FINANCIAL INC.
Total				0.00		11,000,000.00	10,760,107.83	97,079.17	10,857,187.00	
Maturity										
91282CBE0	US TREASURY 0.125 01/15/24 MATD	01/15/2024	01/15/2024	0.00	100.00	1,000,000.00	1,000,000.00	0.00	1,000,000.00	
Total				0.00		1,000,000.00	1,000,000.00	0.00	1,000,000.00	
Coupon										
89115A2M3	TD 5.156 01/10/28 MTN	01/10/2024	01/10/2024	25,780.00		0.00	0.00	0.00	25,780.00	
78016FZW7	RBC 4.900 01/12/28 MTN	01/12/2024	01/12/2024	12,250.00		0.00	0.00	0.00	12,250.00	
91282CBE0	US TREASURY 0.125 01/15/24 MATD	01/15/2024	01/15/2024	625.00		0.00	0.00	0.00	625.00	
06051GGR4	BOFAML 3.593 07/21/28 '27 MTN	01/21/2024	01/21/2024	8,982.50		0.00	0.00	0.00	8,982.50	
78016EYV3	RBC 2.050 01/21/27 MTN	01/21/2024	01/21/2024	10,250.00		0.00	0.00	0.00	10,250.00	
06051GLA5	BOFAML 4.827 07/22/26 '25 MTN	01/22/2024	01/22/2024	24,135.00		0.00	0.00	0.00	24,135.00	
46647PBA3	JP MORGAN 3.960 01/29/27 '26 FRN	01/29/2024	01/29/2024	14,850.00		0.00	0.00	0.00	14,850.00	
912828Y87	US TREASURY 1.750 07/31/24	01/31/2024	01/31/2024	8,750.00		0.00	0.00	0.00	8,750.00	
912828Z52	US TREASURY 1.375 01/31/25	01/31/2024	01/31/2024	10,312.50		0.00	0.00	0.00	10,312.50	
91282CAB7	US TREASURY 0.250 07/31/25	01/31/2024	01/31/2024	1,250.00		0.00	0.00	0.00	1,250.00	

Transactions

Jefferson County | Investment Core



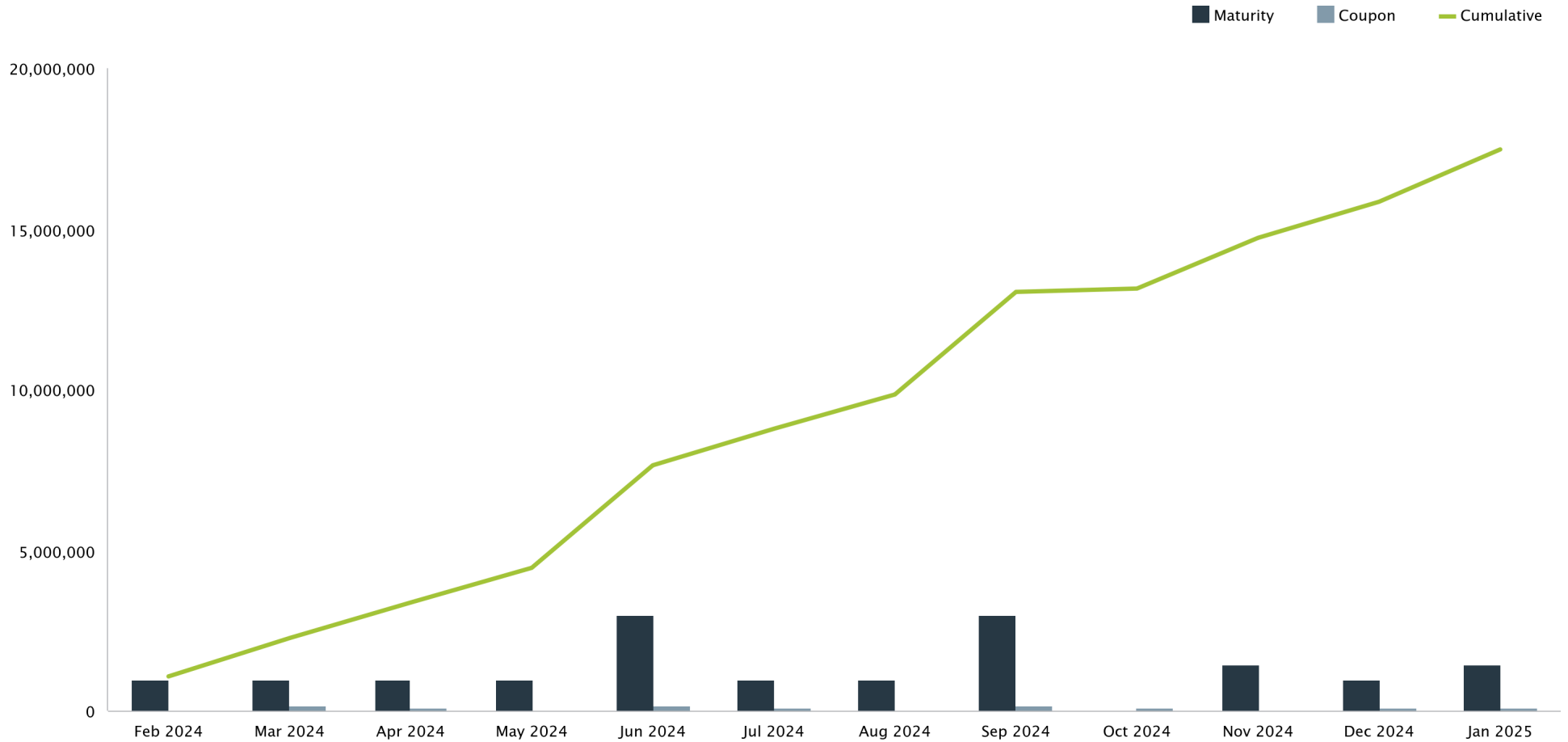
January 31, 2024

Cusip	Security	Trade Date	Settlement Date	Coupon Payment	Price	Par Amount	Principal Amount	Accrued Amount	Total Amount	Broker
Total				117,185.00		0.00	0.00	0.00	117,185.00	
Cash Transfer										
CCYUSD	US DOLLAR	01/02/2024	01/02/2024	0.00		4,375.00	(4,375.00)	0.00	(4,375.00)	
CCYUSD	US DOLLAR	01/10/2024	01/10/2024	0.00		25,780.00	(25,780.00)	0.00	(25,780.00)	
CCYUSD	US DOLLAR	01/12/2024	01/12/2024	0.00		4,977,177.08	4,977,177.08	0.00	4,977,177.08	
CCYUSD	US DOLLAR	01/12/2024	01/12/2024	0.00		12,250.00	(12,250.00)	0.00	(12,250.00)	
CCYUSD	US DOLLAR	01/22/2024	01/22/2024	0.00		24,135.00	(24,135.00)	0.00	(24,135.00)	
CCYUSD	US DOLLAR	01/22/2024	01/22/2024	0.00		4,879,384.92	4,879,384.92	0.00	4,879,384.92	
CCYUSD	US DOLLAR	01/23/2024	01/23/2024	0.00		19,232.50	(19,232.50)	0.00	(19,232.50)	
CCYUSD	US DOLLAR	01/29/2024	01/29/2024	0.00		14,850.00	(14,850.00)	0.00	(14,850.00)	
CCYUSD	US DOLLAR	01/31/2024	01/31/2024	0.00		20,312.50	(20,312.50)	0.00	(20,312.50)	
Total				0.00		9,735,627.00	9,735,627.00	0.00	9,735,627.00	

Cash Flow Forecasting

Jefferson County | Investment Core

One Year Projection



Shock Analysis

Jefferson County | Investment Core

Account	Market Value	Duration	+10 BP FMV Change	+25 BP FMV Change	+50 BP FMV Change	+100 BP FMV Change
JEFF-Investment Core	58,128,308.43	2.080	(56,921.07)	(142,302.67)	(284,605.34)	(1,207,240.19)
Total	58,128,308.43	2.080	(56,921.07)	(142,302.67)	(284,605.34)	(1,207,240.19)

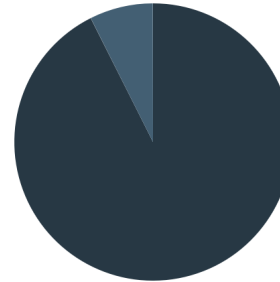
The changes in market values displayed represent approximations of principal changes given an instantaneous increase in interest rates. Changes in interest rates over longer periods would most likely mitigate the impact of an instantaneous change through the addition of the interest income received on the investments within the portfolio. Additional impacts to consider when estimating future principal changes also include, but are not limited to, changes in the shape of the yield curve, changes in credit spreads.

Summary Overview

Jefferson County | Liquidity

Portfolio Characteristics

Metric	Value
Cash and Cash Equivalents	21,269,615.55
Book Yield	4.64%
Market Yield	4.64%
Effective Duration	0.01
Years to Maturity	0.01
Avg Credit Rating	NA



Pooled Funds **92.6%**
 Bank Deposit **7.4%**

Strategic Structure

Account	Par Amount	Book Value	Original Cost	Market Value	Net Unrealized Gain (Loss)	Accrued	Yield at Cost	Effective Duration	Benchmark Duration	Benchmark
JEFF-Liquidity	21,269,615.55	21,269,615.55	21,269,615.55	21,269,615.55	0.00	0.00	4.64%	0.01	0.07	ICE BofA US 1-Month Treasury Bill Index
Total	21,269,615.55	21,269,615.55	21,269,615.55	21,269,615.55	0.00	0.00	4.64%	0.01	0.07	

Return Management-Income Detail

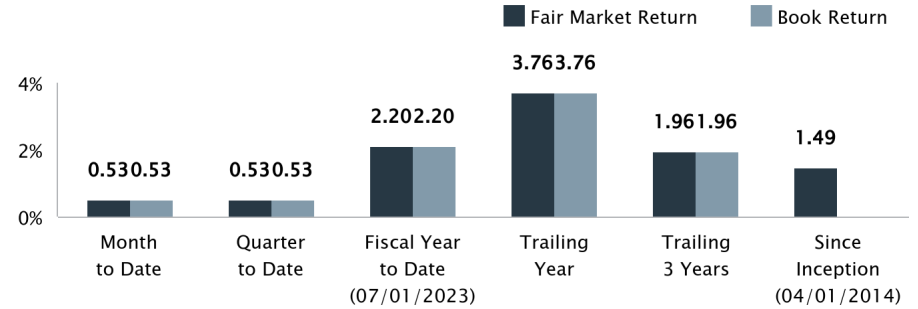
Jefferson County | Liquidity

Accrued Book Return

	Month to Date	Fiscal Year to Date (07/01/2023)
Interest Earned	111,474.97	403,848.64
Book Income	111,474.97	403,848.64
Average Portfolio Balance	31,598,281.95	14,562,043.01
Book Return for Period	0.53%	2.20%

Return Comparisons

Periodic for performance less than one year. Annualized for performance greater than one year.



Interest Income

	Month to Date	Fiscal Year to Date (07/01/2023)
Beginning Accrued Interest	0.00	0.00
Coupons Paid	111,474.97	403,848.64
Purchased Accrued Interest	0.00	0.00
Sold Accrued Interest	0.00	0.00
Ending Accrued Interest	0.00	0.00
Interest Earned	111,474.97	403,848.64

Notation: Book and Fair Market Returns are not annualized

Holdings by Security Type

Jefferson County | Liquidity

Settlement Date	Cusip	Par Amount	Security	Coupon Rate	Maturity Date	Call Date	Book Yield	Market Yield	Market Value + Accrued	Net Unrealized Gain (Loss)	% Asset	Eff Dur
Bank Deposit												
	JEFF_COL_DEP	1,426,186.97	COLUMBIA BANK DEPOSIT	0.120%	01/31/2024		0.12%	0.12%	1,426,186.97	0.00	6.71	0.01
01/31/2024	JEFF_PETTY	210.00	PETTY CASH	0.010%	01/31/2024		0.01%	0.01%	210.00	0.00	0.00	0.01
	JEFF_USB_DEP_INMATE	128,297.44	US BANK DEPOSIT - INMATE	0.010%	01/31/2024		0.01%	0.01%	128,297.44	0.00	0.60	0.01
12/31/2023	JEFF_USB_DEP_PAYROLL	21,100.00	US BANK DEPOSIT-PAYROLL	0.010%	01/31/2024		0.01%	0.01%	21,100.00	0.00	0.10	0.01
	Total	1,575,794.41					0.11%	0.11%	1,575,794.41	0.00	7.41	0.01
Pooled Funds												
11/30/2023	OSTF_LGIP	19,693,821.14	Oregon Short Term Fund	5.000%	01/31/2024		5.00%	5.00%	19,693,821.14	0.00	92.59	0.01
	Total	19,693,821.14					5.00%	5.00%	19,693,821.14	0.00	92.59	0.01
	Portfolio Total	21,269,615.55					4.64%	4.64%	21,269,615.55	0.00	100.00	0.01

Transactions

Jefferson County | Liquidity

Cusip	Security	Trade Date	Settlement Date	Coupon Payment	Price	Par Amount	Principal Amount	Accrued Amount	Total Amount	Broker
Buy										
JEFF_COL_DEP	COLUMBIA BANK DEPOSIT	01/31/2024	01/31/2024	0.00	1.00	864,244.54	864,244.54	0.00	864,244.54	Direct
JEFF_PETTY	PETTY CASH	01/31/2024	01/31/2024	0.00	1.00	210.00	210.00	0.00	210.00	Direct
Total				0.00		864,454.54	864,454.54	0.00	864,454.54	
Sell										
JEFF_USB_DEP_PAYROLL	US BANK DEPOSIT- PAYROLL	01/31/2024	01/31/2024	0.00	1.00	126,100.00	126,100.00	0.00	126,100.00	Direct
JEFF_USB_DEP_INMATE	US BANK DEPOSIT - INMATE	01/31/2024	01/31/2024	0.00	1.00	4,660.56	4,660.56	0.00	4,660.56	Direct
OSTF_LGIP	OREGON SHORT TERM FUND	01/31/2024	01/31/2024	0.00	1.00	11,406,649.26	11,406,649.26	0.00	11,406,649.26	Direct
Total				0.00		11,537,409.82	11,537,409.82	0.00	11,537,409.82	
Interest Income										
OSTF_LGIP	OREGON SHORT TERM FUND	01/31/2024	01/31/2024	111,415.36		0.00	111,415.36	0.00	111,415.36	
JEFF_COL_DEP	COLUMBIA BANK DEPOSIT	01/31/2024	01/31/2024	59.61		0.00	59.61	0.00	59.61	
Total				111,474.97		0.00	111,474.97	0.00	111,474.97	

This report is for general informational purposes only and is not intended to provide specific advice or recommendations. Government Portfolio Advisors (GPA) is an investment advisor registered with the Securities and Exchange Commission and is required to maintain a written disclosure statement of our background and business experience.

Questions About an Account: GPA's monthly & quarterly reports are intended to detail the investment advisory activity managed by GPA. The custodial bank maintains the control of assets and settles all investment transactions. The custodial statement is the official record of security and cash holdings and transactions. GPA recognizes that clients may use these reports to facilitate record keeping and that the custodial bank statement and the GPA report should be reconciled, and differences documented.

Trade Date versus Settlement Date: Many custodial banks use settlement date basis and post coupons or maturities on the following business days when they occur on weekend. These items may result in the need to reconcile due to a timing difference. GPA reports are on a trade date basis in accordance with GIPS performance standards. GPA can provide all account settings to support the reason for any variance.

Bank Deposits and Pooled Investment Funds Held in Liquidity Accounts Away from the Custodial Bank are Referred to as Line Item Securities: GPA relies on the information provided by clients when reporting pool balances, bank balances and other assets that are not held at the client's custodial bank. GPA does not guarantee the accuracy of information received from third parties. Balances cannot be adjusted once submitted however corrective transactions can be entered as adjustments in the following months activity. Assets held outside the custodial bank that are reported to GPA are included in GPA's oversight compliance reporting and strategic plan.

Account Control: GPA does not have the authority to withdraw or deposit funds from or to any client's custodial account. Clients retain responsibility for the deposit and withdrawal of funds to the custodial account. Our clients retain responsibility for their internal accounting policies, implementing and enforcing internal controls and generating ledger entries or otherwise recording transactions.

Custodial Bank Interface: Our contract provides for the ability for GPA to interface into our client's custodial bank to reconcile transactions, maturities and coupon payments. The GPA client portal will be available to all clients to access this information directly at any time.

Market Price: Generally, GPA has set all securities market pricing to match custodial bank pricing. There may be certain securities that will require pricing override due to inaccurate custodial bank pricing that will otherwise distort portfolio performance returns. GPA may utilize Refinitiv pricing source for commercial paper, discount notes and supranational bonds when custodial bank pricing does not reflect current market levels. The pricing variances are obvious when market yields are distorted from the current market levels.

Performance Calculation: Historical returns are presented as time-weighted total return values and are presented gross and net of fees.

Amortized Cost: The original cost on the principal of the security is adjusted for the amount of the periodic reduction of any discount or premium from the purchase date until the date of the report. Discounts or premiums are amortized on a straight-line basis on all securities. This can be changed at the client's request.

Callable Securities: Securities subject to redemption in whole or in part prior to the stated final maturity at the discretion of the security's issuer are referred to as "callable". Certain call dates may not show up on the report if the call date has passed or if the security is continuously callable until maturity date. Bonds purchased at a premium will be amortized to the next call date while all other callable securities will be amortized to maturity. If the bond is amortized to the call date, amortization will be reflected to that date and once the call date passes, the bond will be fully amortized.

Duration: The duration is the effective duration. Duration on callable securities is based on the probability of the security being called given market rates and security characteristics.

Benchmark Duration: The benchmark duration is based on the duration of the stated benchmark that is assigned to each account.

Rating: Information provided for ratings is based upon a good faith inquiry of selected sources, but its accuracy and completeness cannot be guaranteed.

Coupon Payments and Maturities on Weekends: On occasion, coupon payments and maturities occur on a weekend or holiday. GPA's report settings are on the accrual basis so the coupon postings and maturities will be accounted for in the period earned. The bank may be set at a cash basis, which may result in a reconciliation variance.

Cash and Cash Equivalents: GPA has defined cash and cash equivalents to be cash, bank deposits, LGIP pools and repurchase agreements. This may vary from your custodial bank which typically defines cash and equivalents as all securities that mature under 90 days. Check with your custodial bank to understand their methodology.

Account Settings: GPA has the portfolio settings at the lot level, if a security is sold our setting will remove the lowest cost security first. First-in-first-out (FIFO) settings are available at the client's request.

Historical Numbers: Data was transferred from GPA's legacy system, however, variances may exist from the data received due to a change of settings on Clearwater. GPA is utilizing this information for historical return data with the understanding the accrual settings and pricing sources may differ slightly.

Financial Situation: In order to better serve you, GPA should be promptly notified of any material change in your investment objective or financial situation.

No Guarantee: The securities in the portfolio are not guaranteed or otherwise protected by GPA, the FDIC (except for non-negotiable certificates of deposit) or any government agency. Investment in securities involves risks, including the possible loss of the amount invested.

JEFFERSON COUNTY
 COMBINED CASH INVESTMENT
 JANUARY 31, 2024

COMBINED CASH ACCOUNTS

999-001-1101011	UMPQUA BANK CHECKING	1,426,186.97
999-001-1101013	PETTY CASH/CASH DRAWERS	210.00
999-001-1101014	UMPQUA BANK ROAD CHECKING	62.50
999-001-1103011	US NATIONAL BANK	.00
999-001-1103019	LGIP-BNSF	.00
999-001-1103020	LGIP-CENTURY	253,818.87
999-001-1103021	LGIP-PACIFICORP	738,493.12
999-001-1103022	LGIP-GAS NW	415,730.30
999-001-1103061	SWANSON-BANKER-SHERIFF/INMATE	.00
999-001-1103616	UMPQUA BANK FAIRBOARD	110,883.23
999-001-1103717	UMPQUA BANK- PAYROLL	21,100.00
999-001-1103919	UMPQUA BANK- INMATE	128,297.44
999-001-1105011	LGIP	18,285,778.85
999-001-1105018	LGIP - ROAD AGENCY - 6496	2,145.80
999-001-1112011	ZION - GPA INVESTMENTS	59,265,870.61
999-001-1113515	UMPQUA- ZBA TREASURER	(27,897.80)
999-001-1113616	UMPQUA- ZBA FINANCE	(597,681.19)
999-001-1117000	CASH CLEARING - A/R	.00
999-001-1118000	CAPITAL ASSETS CLEARING	.00
	TOTAL COMBINED CASH	80,022,998.70
999-001-1101500	CASH ALLOCATED TO OTHER FUNDS	(80,022,998.70)
	TOTAL UNALLOCATED CASH	.00

CASH ALLOCATION RECONCILIATION

101	ALLOCATION TO GENERAL FUND	9,030,883.13
202	ALLOCATION TO ROAD FUND	3,253,876.55
203	ALLOCATION TO FED.STATE & CO.ROAD CONST	313,797.10
204	ALLOCATION TO ROAD EQUIP PURCHASE FUND	1,671,037.19
205	ALLOCATION TO NOXIOUS WEED PROGRAM	94,783.88
208	ALLOCATION TO ENFORCEMENT FUND	.00
209	ALLOCATION TO ANIMAL CONTROL	61,040.10
210	ALLOCATION TO EMERGENCY COMMUNICATIONS	517,234.87
212	ALLOCATION TO FOOTPATHS & BICYCLE TRAIL	147,207.56
213	ALLOCATION TO LAW LIBRARY	85,611.11
214	ALLOCATION TO JUVENILE DEPENDENCY DA	.00
215	ALLOCATION TO MT JEFFERSON MEMORIAL PARK	80,359.64
216	ALLOCATION TO MT JEFFERSON MEMORIAL PARK PC	147,639.24
217	ALLOCATION TO SELF INS FUND	1,616,658.48
218	ALLOCATION TO COUNTY FAIR	243,247.92
219	ALLOCATION TO VICTIM'S ASSISTANCE	149,433.67
220	ALLOCATION TO COUNTY SCHOOL	76,470.58
221	ALLOCATION TO NT AND PHONE SERVICES	359,761.96
222	ALLOCATION TO TRANSIENT OCCUPANCY TAX	886,591.92
223	ALLOCATION TO SPECIAL TRANSPORTATION FUND	(118,487.82)
224	ALLOCATION TO COUNTY FAIR BUILDING	239,546.02
225	ALLOCATION TO CENTRAL OREGON HEALTH BOARD	842,550.78
226	ALLOCATION TO PUBLIC LAND CORNER PRES	32,497.99
229	ALLOCATION TO COUNTY PROJECTS	163,521.18
230	ALLOCATION TO DISTRICT ATTORNEY GRANT FUND	(36,990.97)
231	ALLOCATION TO JEFF CO BUSINESS LOAN FND	678,244.53
232	ALLOCATION TO SPECIAL TRANS IMPROV FUND STIF	1,052,483.27
236	ALLOCATION TO SMOKE MANAGEMENT FUND	70,008.01
238	ALLOCATION TO CORRECTIONS & DRUG PROGRAM	96,436.04

JEFFERSON COUNTY
 COMBINED CASH INVESTMENT
 JANUARY 31, 2024

239	ALLOCATION TO HEALTH DEPT - GRANT FUND	1,530,947.48
240	ALLOCATION TO AMERICAN RESCUE FUND	5,156,939.96
241	ALLOCATION TO COUNTY CLERK RECORDS FUND	79,245.96
243	ALLOCATION TO ODVA VETERANS PROGRAM	(14,119.84)
244	ALLOCATION TO MH ALCOHOL & DRUG PLAN	668,817.05
245	ALLOCATION TO COUNTY VETERANS PROGRAM	69,016.60
246	ALLOCATION TO DEVELOPMENTAL DISABILITIES	844.91
247	ALLOCATION TO COMMUNITY HEALTH IMP PROGRAM	73,358.76
248	ALLOCATION TO DEPT OF COM JUST-JUV CUSTODY	157,070.25
249	ALLOCATION TO PARKS DEVELOPMENT FUND	95,743.94
250	ALLOCATION TO ECONOMIC DEVELOPMENT	587,651.00
253	ALLOCATION TO COMMUNITY HEALTH RESERVE	1,568,847.98
254	ALLOCATION TO ADULT COMMUNITY CORRECTIONS	2,424,023.26
255	ALLOCATION TO DEP OF COM JUST-JUV CRIME PLAN	.00
256	ALLOCATION TO GEOGRAPHICAL INFORMATION SYSTEM	192,586.82
257	ALLOCATION TO CONCILIATION-MEDIATION FUND	64,482.07
258	ALLOCATION TO DISASTER RELIEF RESERVE FUND	320,747.82
259	ALLOCATION TO COUNTY SPECIAL LITIGATION FUND	135,173.80
265	ALLOCATION TO JAIL OPERATIONS	3,459,680.21
266	ALLOCATION TO SHERIFF GRANT FUNDS	(50,406.43)
267	ALLOCATION TO CODE ENFORCEMENT FUND	166,430.41
308	ALLOCATION TO CORR FACILITY CONST FUND	485,382.03
310	ALLOCATION TO PAID LEAVE OREGON	89,094.29
311	ALLOCATION TO CAPITAL IMPROVEMENT PROJ	5,873,763.04
313	ALLOCATION TO SDC COUNTY ROADS	473,490.08
314	ALLOCATION TO SDC CRR ROADS	163,182.57
315	ALLOCATION TO SDC COUNTY PARKS	92,569.47
316	ALLOCATION TO SDC CRR PARKS	12,233.63
320	ALLOCATION TO COURTHOUSE BOND/CONSTRUCTION	.00
321	ALLOCATION TO J STREET CONSTRUCTION BOND	.00
322	ALLOCATION TO PUBLIC HEALTH BOND/CONSTRUCT.	.00
325	ALLOCATION TO LANDFILL CLOSURE	1,070,478.34
401	ALLOCATION TO JAIL BOND	109.00
403	ALLOCATION TO COURTHOUSE DEBT RESERVE FUND	175,611.82
404	ALLOCATION TO COURTHOUSE FFCO BOND	(79,176.99)
405	ALLOCATION TO PUBLIC HEALTH DEBT RESERV FUND	.00
406	ALLOCATION TO PUBLIC HEALTH FFCO BOND	.00
503	ALLOCATION TO PLANNING DEPT	76,460.19
504	ALLOCATION TO ONSITE AND ENGINEERING	23,191.96
505	ALLOCATION TO BUILDING	1,184,869.10
506	ALLOCATION TO COMMUNITY DEVELOPMENT DEPT	.00
507	ALLOCATION TO CAR POOL	206,368.63
508	ALLOCATION TO RV PARK	393,786.55
509	ALLOCATION TO TRANSFER STATION	678,564.05
601	ALLOCATION TO CO ASSESS & TAX FUND	5,935.74
602	ALLOCATION TO OREGON AFFORDABLE HOUSING FEE	1,683.32
603	ALLOCATION TO FIRE IMPROVEMENT	.38
604	ALLOCATION TO ATTORNEY GENERAL MEDIATION FEE	.00
605	ALLOCATION TO MVHD 89 BOND	.00
607	ALLOCATION TO JCRFPD BUILDING RESERVE	.00
621	ALLOCATION TO JC RFPD APPARATUS RESERVE	.00
622	ALLOCATION TO SD 41 FACILITIES & EQUIPMENT	.00
626	ALLOCATION TO CLERK'S UNSEGREGATED ACCO	737.00
627	ALLOCATION TO ADVANCE TAX COLLECTIONS	1,503.97
629	ALLOCATION TO UNSEGREGATED TAX ACCOUNT	47,540.63
631	ALLOCATION TO DEFERRED BILLING CREDIT	141,462.87
632	ALLOCATION TO INTEREST INCOME	612,236.23
633	ALLOCATION TO TREAS CHANGE ACCCOUNT	.00
634	ALLOCATION TO CITY OF CULVER DELINQUENT SEWE	222,638.23
635	ALLOCATION TO CITY OF CULVER	4,283,278.69
636	ALLOCATION TO CULVER BOND	.00
644	ALLOCATION TO CITY OF MADRAS DELINQ SEWER	263.70

JEFFERSON COUNTY
 COMBINED CASH INVESTMENT
 JANUARY 31, 2024

645	ALLOCATION TO CITY OF MADRAS	17,509.45
646	ALLOCATION TO MADRAS BOND	.00
647	ALLOCATION TO CITY OF METOLIUS	887,339.70
648	ALLOCATION TO MADRAS PHASE IN ANNEXATION	.00
649	ALLOCATION TO METOLIUS BOND I&S SEWER	26,206.28
654	ALLOCATION TO MOUNTAIN VIEW HOSPITAL DI	.00
657	ALLOCATION TO FIRE PATROL	28,876.05
658	ALLOCATION TO FIRE PATROL GRAZING	5,016.74
659	ALLOCATION TO CAMP SHERMAN RURAL FIRE P	2,506.30
662	ALLOCATION TO CRR RFPD LOCAL OPTION	736,289.95
663	ALLOCATION TO CROOKED RIVER RANCH RFPD	504,930.46
664	ALLOCATION TO JEFFERSON COUNTY RFPD	740,044.54
665	ALLOCATION TO JEFFCO RFPD - GRANT RESERVE	774,962.00
668	ALLOCATION TO TRANSIENT ROOM TAX	165,938.97
675	ALLOCATION TO CENTRAL OREGON COMM COLLEGE	11,443.74
676	ALLOCATION TO COCC BOND I&S	1,619.73
678	ALLOCATION TO SD 509J 2012 GO BOND	2,530,968.22
679	ALLOCATION TO JEFFERSON COUNTY ESD	446,295.62
681	ALLOCATION TO HIGH DESERT ESD	270.31
682	ALLOCATION TO SD 509J-GO BONDS (WS)	.00
683	ALLOCATION TO SCHOOL DIST.NO.2J REDMOND	14,059.61
685	ALLOCATION TO SCHOOL DIST.NO.4 CULVER	3,574,486.72
686	ALLOCATION TO SCHOOL DIST.NO.4 BOND I&S	.00
687	ALLOCATION TO SD 4 CULVER-2014 GO BOND	838,785.04
688	ALLOCATION TO SCHOOL DIST.NO.8 ASHWOOD	592,118.10
689	ALLOCATION TO BLACK BUTTE SD - BOND 2023	122,387.57
690	ALLOCATION TO SCHOOL DIST.NO.41 BLACK B	324,464.15
695	ALLOCATION TO SCHOOL DIST. NO. 509J	5,959,750.51
696	ALLOCATION TO SD 509J-GO BONDS (IN TOWN)	.00
698	ALLOCATION TO CROOKED RIVER RANCH RD DI	666,376.41
699	ALLOCATION TO INTEREST	(297,916.77)
700	ALLOCATION TO JUNIPER BUTTE RD	5,641.45
701	ALLOCATION TO DRUG HOLDING FUND	356.00
702	ALLOCATION TO FORFEITED/SEIZED	1,277.59
703	ALLOCATION TO JC SHOP WITH A COP	3,489.76
704	ALLOCATION TO CORRECTION SECURITY TRUST	.00
705	ALLOCATION TO SD#41 RESOLUTION/CONSOLIDATION	.00
706	ALLOCATION TO CANYON VIEW SPECIAL ROAD DIST.	58,381.08
710	ALLOCATION TO MH PARK OMBUDSMAN PROGRAM	.00
711	ALLOCATION TO LAKE CHINOOK F&R-2014 GO BOND	11,935.62
713	ALLOCATION TO MAC RECREATION DIST BOND	753,658.16
714	ALLOCATION TO MAC-POOL LEVY B & I	104,240.07
716	ALLOCATION TO MAC RECREATION DIST LO LEVY	105,576.90
723	ALLOCATION TO REDMOND 2J BD AFTER URBAN RENW	6,368.75
724	ALLOCATION TO JC FIRE & EMS	1.49
725	ALLOCATION TO JC FIRE & EMS VEHICLE REPLAC	1,196,470.80
727	ALLOCATION TO SCHOOL DIST NO 2J BOND 93	.00
728	ALLOCATION TO JC FAIRGROUNDS DEPOSIT FUND	9,562.71
729	ALLOCATION TO SD 509J BOND 93 LEVY	719.13
730	ALLOCATION TO 509J BOND AFTER URBAN RENEWAL	.00
731	ALLOCATION TO COURT FACILITIES SECURITY	70,590.78
732	ALLOCATION TO LAKE CHINOOK F&R AUDIT	146.57
733	ALLOCATION TO LAKE CHINOOK FIRE & RESCUE	152,612.94
734	ALLOCATION TO LAKE CHINOOK F&R CAPITAL RES.	21,638.79
735	ALLOCATION TO SD NO 4 BOND 1994 B & I	.00
736	ALLOCATION TO IN LIEU OF BOND	4,920.00
737	ALLOCATION TO CRR RFPD BUILDING & EQUIPMENT	462,338.41
738	ALLOCATION TO FAIR COURT	13,123.66
739	ALLOCATION TO LAKE CHINOOK FIRE - GRANT FUND	181,095.00
740	ALLOCATION TO DESCHUTES CO 911 LOCAL OPTION	(26,621.95)
741	ALLOCATION TO INMATE COMMISSARY FUND	239,312.78
743	ALLOCATION TO DESCHUTES CO 911 SD	27,017.03

JEFFERSON COUNTY
 COMBINED CASH INVESTMENT
 JANUARY 31, 2024

744	ALLOCATION TO SD #6-SISTERS	.00
745	ALLOCATION TO SD #6-SISTERS BOND	.00
747	ALLOCATION TO SD#6 SISTERS LOCAL OPTION	.00
748	ALLOCATION TO SD #6-SISTERS G.O. BOND	.00
749	ALLOCATION TO SD#6 SISTERS BOND 2021	.50
752	ALLOCATION TO SISTERS CS RFPD-2007	17,303.16
755	ALLOCATION TO CAMP SHERMAN DUMP	64,658.98
757	ALLOCATION TO REDMOND FIRE & RESCUE	.00
758	ALLOCATION TO REDMOND FIRE & RESCUE LO LEVY	.00
761	ALLOCATION TO CS ROAD DISTRICT #18	46,901.77
762	ALLOCATION TO CS RD DIST #18 BONDS	96,339.10
764	ALLOCATION TO PEER COURT	405.00
772	ALLOCATION TO LIBRARY DISTRICT	545,871.21
773	ALLOCATION TO JC LIBRARY COMINGORE DONATIONS	599,952.72
778	ALLOCATION TO HURD CITY OF MADRAS	3,388.13
781	ALLOCATION TO JC DISABILITY ADV COMMITTEE	205.15
782	ALLOCATION TO JC LIBRARY-BETH CROW TRUST	138,436.99
783	ALLOCATION TO JC LIBRARY RESEARCH CENTER	41,410.07
784	ALLOCATION TO JC LIBRARY COMINGORE	126.62
785	ALLOCATION TO JC BLAIR TRUST-SENIORTRANSPORT	10,187.41
786	ALLOCATION TO SD 41 PERS DEBT FUND	176,441.46
787	ALLOCATION TO SD #41 STUDENT BODY	(2.49)
788	ALLOCATION TO UR CITY OF MADRAS	7,619.00
790	ALLOCATION TO JEFFERSON COUNTY ROAD AGENCY	2,208.30
793	ALLOCATION TO JC LIBRARY BLDG. IMPROVEMENT	594,260.19
794	ALLOCATION TO CULTURAL TRUST FUND	687.38
795	ALLOCATION TO METOLIUS SDC'S	204,245.71
796	ALLOCATION TO CRR RFPD BUILDING BOND	26,805.33
798	ALLOCATION TO CULVER URBAN RENEWAL	687,188.10
		<hr/>
	TOTAL ALLOCATIONS TO OTHER FUNDS	80,023,007.17
	ALLOCATION FROM COMBINED CASH FUND - 999-001-1101500	(80,022,998.70)
		<hr/>
	ZERO PROOF IF ALLOCATIONS BALANCE	8.47
		<hr/> <hr/>

TAX COLLECTION ANALYSIS

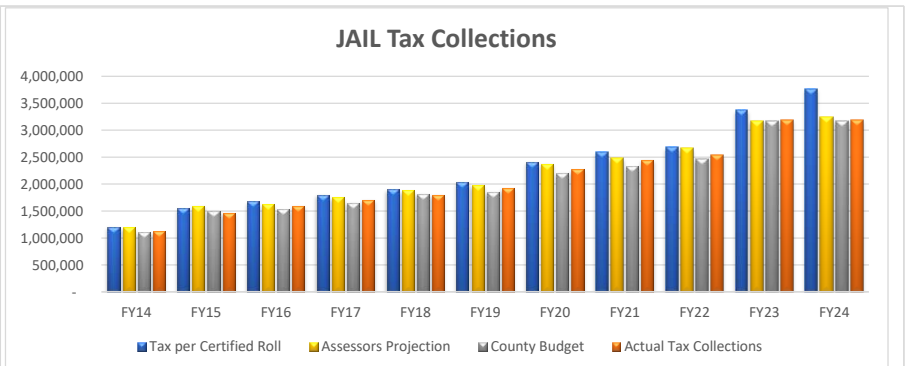
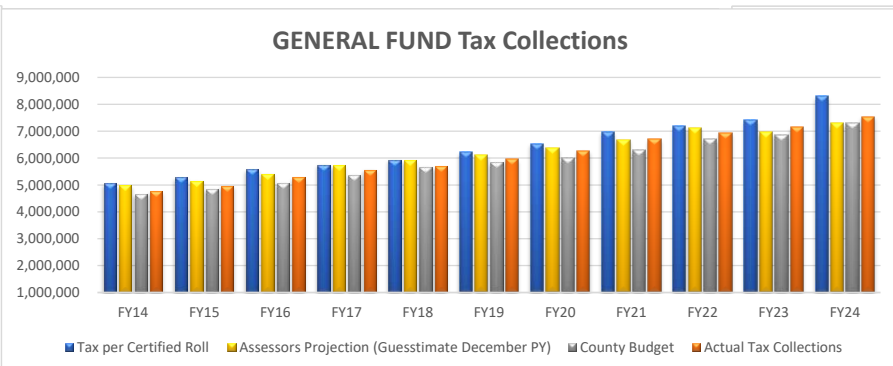
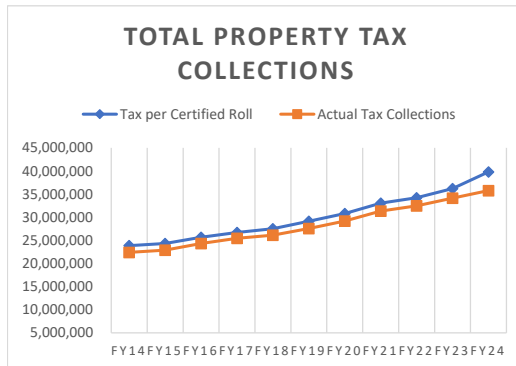
Current Year as of 2/12/2024

Taxes	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Tax per Certified Roll	23,856,092	24,324,490	25,670,225	26,681,846	27,527,847	29,115,989	30,781,403	33,034,385	34,231,346	36,184,123	39,801,231
Actual Tax Collections	22,403,111	22,895,352	24,303,643	25,426,660	26,105,908	27,570,969	29,160,984	31,358,190	32,475,060	34,122,615	35,762,981
Percent Uncollected per the Certified Roll	-6.1%	-5.9%	-5.3%	-4.7%	-5.2%	-5.3%	-5.3%	-5.1%	-5.1%	-5.7%	-10.1%
Early Pay Discount	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Percent of Uncollected after Discount	-3.1%	-2.9%	-2.3%	-1.7%	-2.2%	-2.3%	-2.3%	-2.1%	-2.1%	-2.7%	-7.1%
Prior Year Tax Roll Collections by year	1,393,189.84	1,202,831.02	1,042,422.19	875,942.76	819,119.70	692,488.24	864,643.52	1,084,824.16	912,464.68	740,972.36	759,722.41

GENERAL FUND	less 7%	less 6%	less 6%	less 6%	less 6%	less 6%	less 6%	less 6%	less 6%	less 6%	less 6%
	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
Certified Roll (AV Balance Line 39 SAL)	5,061,786	5,285,436	5,589,055	5,755,251	5,939,961	6,226,627	6,542,676	6,974,914	7,188,063	7,403,705	8,294,793
Assessors Projection (Guesstimate December PY)	4,999,274	5,161,502	5,414,310	5,732,595	5,933,289	6,112,369	6,371,998	6,686,218	7,125,488	6,959,483	7,293,515
Less 6% or 7% (see above)	4,649,325	4,851,812	5,089,451	5,388,639	5,577,292	5,745,627	5,989,678	6,285,045	6,697,959	6,541,914	6,855,904
County Budget	4,659,500	4,852,000	5,089,450	5,388,639	5,677,292	5,845,627	5,989,678	6,285,045	6,697,959	6,869,616	7,293,515
Actual Tax Collections	4,763,083	4,975,163	5,291,800	5,575,121	5,699,070	5,956,421	6,273,781	6,707,451	6,936,542	7,140,593	7,540,741
Difference between Certified Roll and actual collections	298,703	310,273	297,255	180,130	240,892	270,206	268,895	267,463	251,520	263,112	754,052
Percent Uncollected per the Certified Roll	-6.3%	-6.2%	-5.6%	-3.2%	-4.2%	-4.5%	-4.3%	-4.0%	-3.6%	-3.7%	-10.0%
Percent of Assessor Projection to Actual Collections	-4.7%	-3.6%	-2.3%	-2.7%	-3.9%	-2.6%	-1.5%	0.3%	-2.7%	2.6%	3.4%
Percent of Budget to Estimated to be Collected	2.2%	2.5%	4.0%	3.5%	0.4%	1.9%	4.7%	6.7%	3.6%	3.9%	3.4%

JAIL LEVY	less 7%	less 6%	less 6%	less 6%	less 6%	less 6%	less 6%	less 6%	less 7%	less 7%	less 7%
	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
Certified Roll	1,203,026	1,557,685	1,685,758	1,801,187	1,907,803	2,040,724	2,413,027	2,590,976	2,682,798	3,369,099	3,771,926
Assessors Projection	1,200,448	1,600,935	1,626,895	1,758,448	1,888,847	1,979,393	2,375,331	2,485,119	2,662,841	3,176,267	3,245,436
Less 6% or 7% (see above)	1,116,417	1,504,879	1,529,281	1,652,941	1,775,516	1,860,629	2,232,811	2,336,012	2,476,442	2,953,928	3,018,255
County Budget	1,103,910	1,505,000	1,529,280	1,652,941	1,822,737	1,860,629	2,212,898	2,336,012	2,476,442	3,176,267	3,176,267
Actual Tax Collections	1,129,826	1,466,244	1,596,100	1,708,547	1,803,369	1,927,075	2,280,310	2,451,833	2,546,699	3,192,119	3,192,119
Difference between Certified Roll and actual collections	73,199	91,441	89,658	92,640	104,434	113,649	132,718	139,143	136,099	176,980	579,807
Percent Uncollected per the Certified Roll	-6.5%	-6.2%	-5.6%	-5.4%	-5.8%	-5.9%	-5.8%	-5.7%	-5.3%	-5.5%	-18.2%
Percent of Assessor Projection to Actual Collections	-5.9%	-8.4%	-1.9%	-2.8%	-4.5%	-2.6%	-4.0%	-1.3%	-4.4%	0.5%	-1.6%
Percent of Budget to Actual Collections	2.3%	-2.6%	4.4%	3.4%	-1.1%	3.6%	3.0%	5.0%	2.8%	0.5%	0.5%

CAFFA Grant Proceeds	6/30/2014	6/30/2015	6/30/2016	6/30/2017	6/30/2018	6/30/2019	6/30/2020	6/30/2021	6/30/2022	6/30/2023	6/30/2024
Actual	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?
Budget	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?



AGENDA ITEM COVERSHEET

<input type="checkbox"/> Admin. Session	<input type="checkbox"/> Consent Agenda	<input type="checkbox"/> Public Hearing
<input checked="" type="checkbox"/> Action Item	<input type="checkbox"/> Report/Request	<input type="checkbox"/> Other/Announcements

Agenda Item Title (Do not put in all-caps):
2024 OVW Rural Domestic Violence, Dating Violence, Sexual Assault, and Stalking Program Grant Letter of Intent

Department: District Attorney's Office **Date Submitted:** February 21, 2024
Contact Person: Rodney Chiddix **Phone:** 541-475-4452 x 4110
Effective Dates of Contract/Grant/ Proposal: October 1, 2024 to September 30, 2027
Amount of Contract/Grant/Proposal: \$750,000.00 **Requested Agenda Date:** February 28, 2024

Reviewed By: (Signature and Date Required) Director/Elected Official: _____
Finance Director: _____
County Counsel: _____
CAO: _____

AGENDA ITEM BRIEF DESCRIPTION:
Letter of Intent to Notify the Office on Violence Against Women that Jefferson County will apply for the 2024 OVW Rural Domestic Violence, Dating Violence, Sexual Assault, and Stalking Program Grant.

BACKGROUND/SUMMARY STATEMENT:
The current 2020-2024 Rural Grant ends September 30, 2024. This letter notifies the Office on Violence Against Women of Jefferson County's intent to submit a continuation application for the 2024 OVW Rural Domestic Violence, Dating Violence, Sexual Assault, and Stalking Program Grant. The current grant funds: 1.0 FTE Bilingual Victim Assistance Advocate, 0.50 FTE Rural Coordinator, 0.50 FTE Investigator, 0.55 FTE Saving Grace Advocate. The continuation application will seek to maintain personnel and build on prior activities.

RECOMMENDATION: (i.e., Discussion, Discussion/Action, Introduction, Presentation, or Information)
Discussion/action

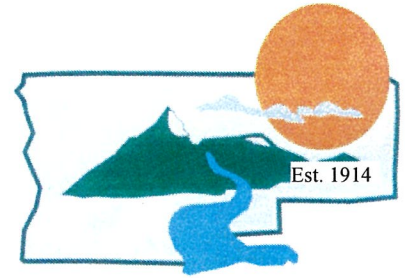
REQUESTED ACTION: (Exact action requested of Commissioners in the form of a motion)
Sign the Letter of Intent

ATTACHMENTS: Letter of Intent

POST ACTION INSTRUCTIONS: (Fully executed originals will be retained for the official record)
Return a signed copy of the letter to Rodney Chiddix.

JEFFERSON COUNTY BOARD OF COMMISSIONERS

66 S.E. "D" St., Suite A • Madras, Oregon 97741 • Ph: (541) 475-2449 • FAX: (541) 475-4454



February 28, 2024

Director
Office on Violence Against Women
145 N Street NE
Suite 10W.121
Washington, DC 20530

Re: Letter of Intent

Dear Director:

This letter serves to certify that Jefferson County, Oregon is registered and current with the System for Award Management (SAM) under Unique Entity Identifier (UEI) number PZ2MUEELHTG7. Jefferson County, Oregon registered/verified registration on February 16, 2024. The SAM registration for Jefferson County, Oregon will expire on February 13, 2025.

I understand that upon application submission in Grants.gov the Authorized Organization Representative (AOR) will receive a minimum of two email messages. One will confirm receipt of the application package. The other will either notify the AOR that the application was successfully submitted, or it will notify the AOR that there was an error with the application submission. In order to successfully receive notifications from Grants.gov, all information listed in Grants.gov must be current and active. Jefferson County, Oregon verified that all information listed in Grants.gov (Name and contact information for the AOR, organization address, etc.) is current and active on February 16, 2024.

Sincerely,

Wayne Fording, Commission Chair
Jefferson County Board of Commissioners

BEFORE THE BOARD OF THE COUNTY COMMISSIONERS
FOR THE COUNTY OF JEFFERSON

IN THE MATTER OF SETTING THE }
COMPENSATION OF AN EMPLOYEE } SALARY ORDER NO. _____

WHEREAS, a department Director has informed the Board of Commissioners of the need to employ an individual and set the compensation of said employee within that Department, and

WHEREAS, pursuant to ORS 204.116, the Board of Commissioners sets salaries and authorizes the employment of personnel.

NOW, THEREFORE, IT IS HEREBY ORDERED THAT the following person be employed by Jefferson County, and the Board of Commissioners incorporate with this Order the particular details relevant to the employment of this person as set forth below:

Employee Name: John Russo Offer Date: 02/24/2024 Start Date: TBD
Position: Special Reserve Deputy Department: Sheriff's Office Grade: n/a Step: n/a
Wages: Per Hour: 60.00 Per Month: _____ Annual: _____ Hours per Week: _____
Leave Benefits (hours per month): Vacation: _____ Sick: _____ Admin: _____ Wage Matrix: (A/B) _____
Probation Period: 12 mo Benefits Group: PERS Residency Required: (Yes/No) No

Other Benefits or conditions not stated above:

This is a special reserve deputy position for special internal policy violations and some background investigations. This is not a full-time position and hours will very depending on the need. This position serves at the pleasure of the the sheriff.

This position IS or IS NOT exempt from overtime and/or compensatory time-off (pick one). A management or supervisory position is exempt from overtime and may be required to work more hours than specified as a condition of employment and will not be compensated for those extra hours.

I, John Russo, accept the above tentative job offer terms and conditions of employment. I understand that this offer of employment constitutes the entire employment offer made by Jefferson County and that this job offer is not final until the Board of Commissioners approves this order. In accepting the offer of employment, I certify my understanding that employment will be on an at-will basis.

Employee Signature: [Signature] Date: 2/26/24

APPROVED, ADOPTED, AND ORDERED this _____ day of _____,

ATTEST: BOARD OF COMMISSIONERS
Department Director: [Signature] Commissioner, Chair: _____
Finance Director: _____ Commissioner: _____
County Administrative Officer: _____ Commissioner: _____

PERS ENROLLMENT DATES: QUALIFYING _____ START _____
GL BUDGET LINE ITEM: _____ - 510 - _____ ANNIVERSARY DATE: _____

BEFORE THE BOARD OF THE COUNTY COMMISSIONERS
FOR THE COUNTY OF JEFFERSON

IN THE MATTER OF SETTING THE }
COMPENSATION OF AN EMPLOYEE } SALARY ORDER NO. _____

WHEREAS, the Sheriff has informed the Board of Commissioners of the need to employ an individual and set the compensation of said employee within that Department, and

WHEREAS, pursuant to ORS 204.116, the Board of Commissioners sets salaries and authorizes the employment of personnel.

NOW, THEREFORE, IT IS HEREBY ORDERED THAT the following person be employed by Jefferson County, and the Board of Commissioners incorporate with this Order the particular details relevant to the employment of this person as set forth below:

Employee Name: Brandon Delanoy Offer Date: Conditional Start Date: TBD
Position: Corrections Deputy Department: Sheriff's Office Grade: CD1 Step: 1
Wages: Per Hour: \$32.23 Per Month: \$5,608.02 Annual: \$67,276.72 Hours per Week: 48
Leave Benefits (hours per month): Vacation: 8.0 Sick: 8.0 Admin: _____ Wage Matrix: (A/B) B
Probation Period: 1 year Benefits Group: JCLEA Residency Required: (Yes/No) No

Other Benefits or conditions not stated above:

This position IS or IS NOT exempt from overtime and/or compensatory time-off (pick one). A management or supervisory position is exempt from overtime and may be required to work more hours than specified as a condition of employment and will not be compensated for those extra hours.

I, Brandon Delanoy, accept the above tentative job offer terms and conditions of employment. I understand that this offer of employment constitutes the entire employment offer made by Jefferson County and that this job offer is not final until the Board of Commissioners approves this order. In accepting the offer of employment, I certify my understanding that employment will be on an at-will basis.

Employee Signature: Brandon Delanoy Date: 12-14-23

APPROVED, ADOPTED, AND ORDERED this _____ day of _____,

ATTEST:

Sheriff: 

BOARD OF COMMISSIONERS

Commissioner, Chair: _____

Finance Director: _____ Commissioner: _____

County Administrative Officer: _____ Commissioner: _____

PERS ENROLLMENT DATES: QUALIFYING _____ START _____

GL BUDGET LINE ITEM: _____ - 510 - _____ ANNIVERSARY DATE: _____

BEFORE THE BOARD OF THE COUNTY COMMISSIONERS
FOR THE COUNTY OF JEFFERSON

IN THE MATTER OF SETTING THE }
COMPENSATION OF AN EMPLOYEE } SALARY ORDER NO. _____

WHEREAS, the Sheriff has informed the Board of Commissioners of the need to employ an individual and set the compensation of said employee within that Department, and

WHEREAS, pursuant to ORS 204.116, the Board of Commissioners sets salaries and authorizes the employment of personnel.

NOW, THEREFORE, IT IS HEREBY ORDERED THAT the following person be employed by Jefferson County, and the Board of Commissioners incorporate with this Order the particular details relevant to the employment of this person as set forth below:

Employee Name: Chad Chase Offer Date: Conditional Start Date: TBD
Position: Patrol Deputy Department: Sheriff's Office Grade: PD1 Step: 8
Wages: Per Hour: \$43.92 Per Month: \$7,642.08 Annual: \$91,690.53 Hours per Week: 48
Leave Benefits (hours per month): Vacation: 8.0 1/3 Sick: 8.0 Admin: _____ Wage Matrix: (A/B) B
Probation Period: 1 year Benefits Group: JCLEA Residency Required: (Yes/No) No

Other Benefits or conditions not stated above:

This position IS or IS NOT exempt from overtime and/or compensatory time-off (pick one). A management or supervisory position is exempt from overtime and may be required to work more hours than specified as a condition of employment and will not be compensated for those extra hours.

I, Chad Chase, accept the above tentative job offer terms and conditions of employment. I understand that this offer of employment constitutes the entire employment offer made by Jefferson County and that this job offer is not final until the Board of Commissioners approves this order. In accepting the offer of employment, I certify my understanding that employment will be on an at-will basis.

Employee Signature: Chad Chase Date: 12/20/23

APPROVED, ADOPTED, AND ORDERED this _____ day of _____,

ATTEST: BOARD OF COMMISSIONERS
Sheriff: [Signature] Commissioner, Chair: _____
Finance Director: _____ Commissioner: _____
County Administrative Officer: _____ Commissioner: _____

PERS ENROLLMENT DATES: QUALIFYING _____ START _____
GL BUDGET LINE ITEM: _____ - 510 - _____ ANNIVERSARY DATE: _____

BEFORE THE BOARD OF THE COUNTY COMMISSIONERS
FOR THE COUNTY OF JEFFERSON

IN THE MATTER OF SETTING THE }
COMPENSATION OF AN EMPLOYEE } SALARY ORDER NO. _____

WHEREAS, the Sheriff has informed the Board of Commissioners of the need to employ an individual and set the compensation of said employee within that Department, and

WHEREAS, pursuant to ORS 204.116, the Board of Commissioners sets salaries and authorizes the employment of personnel.

NOW, THEREFORE, IT IS HEREBY ORDERED THAT the following person be employed by Jefferson County, and the Board of Commissioners incorporate with this Order the particular details relevant to the employment of this person as set forth below:

Employee Name: Josh Caphart Offer Date: Conditional Start Date: 3/11/2024
Position: Patrol Deputy Department: Sheriff's Office Grade: PD1 Step: 7
Wages: Per Hour: \$42.23 Per Month: \$7,348.02 Annual: \$88,163.97 Hours per Week: 40
Leave Benefits (hours per month): Vacation: 80 1/3 Sick: 8.0 Admin: _____ Wage Matrix: (A/B) B
Probation Period: 1 year Benefits Group: JCLEA Residency Required: (Yes/No) No

Other Benefits or conditions not stated above:

This position IS or IS NOT exempt from overtime and/or compensatory time-off (pick one). A management or supervisory position is exempt from overtime and may be required to work more hours than specified as a condition of employment and will not be compensated for those extra hours.

I, Josh Caphart, accept the above tentative job offer terms and conditions of employment. I understand that this offer of employment constitutes the entire employment offer made by Jefferson County and that this job offer is not final until the Board of Commissioners approves this order. In accepting the offer of employment, I certify my understanding that employment will be on an at-will basis.

Employee Signature: [Signature] Date: 12.20.23

APPROVED, ADOPTED, AND ORDERED this _____ day of _____, _____

ATTEST: Sheriff: [Signature] Commissioner, Chair: _____
Finance Director: _____ Commissioner: _____
County Administrative Officer: _____ Commissioner: _____

PERS ENROLLMENT DATES: QUALIFYING _____ START _____
GL BUDGET LINE ITEM: _____ - 510 - _____ ANNIVERSARY DATE: _____

AGENDA ITEM COVERSHEET

<input type="checkbox"/> Admin. Session	<input type="checkbox"/> Consent Agenda	<input type="checkbox"/> Public Hearing
<input type="checkbox"/> Action Item	<input type="checkbox"/> Report/Request	<input type="checkbox"/> Other/Announcements

Agenda Item Title (Do not put in all-caps):
XEROX Lease Agreement

Department: Clerk _____ **Date Submitted:** February 27, 2024 _____
Contact Person: Kate Zmke _____ **Phone:** 541-475-4451 _____
Effective Dates of Contract/Grant/ Proposal: _____
Amount of Contract/Grant/Proposal: \$1463.04 _____ **Requested Agenda Date:** _____

Reviewed By: (Signature and Date Required) Director/Elected Official: _____
Finance Director: _____
County Counsel: _____
CAO: _____

AGENDA ITEM BRIEF DESCRIPTION:
48 month lease for XEROX B415DN

BACKGROUND/SUMMARY STATEMENT:

RECOMMENDATION: (i.e., Discussion, Discussion/Action, Introduction, Presentation, or Information)
Approve

REQUESTED ACTION: (Exact action requested of Commissioners in the form of a motion)

ATTACHMENTS:

POST ACTION INSTRUCTIONS: (Fully executed originals will be retained for the official record)

Lease Agreement



Customer: COUNTY OF JEFFERSON

BillTo: COUNTY OF JEFFERSON
 66 SE D ST STE C
 MADRAS, OR 97741-1739
 Tax ID#: 11

Install: COUNTY OF JEFFERSON
 66 SE D ST STE C
 MADRAS, OR 97741-1739

State or Local Government Negotiated Contract : 072808000

Solution

Item	Product Description	Agreement Information	Trade Information	Requested Install Date
1. B415DN (XEROX B415DN)	- Carrier Deliv/instal - 550 Sheet Tray - Fixed Stand	Lease Term: 48 months Purchase Option: FMV	- Xerox B405 S/N 9HB363642 Trade-In as of Payment 65	2/2/2024

Monthly Pricing

Item	Lease Minimum Payment	Print Charges			Maintenance Plan Features
		Meter	Volume Band	Per Print Rate	
1. B415DN	\$30.43	1: Black and White Impressions	All Prints	\$0.0119	- Consumable Supplies Included for all prints - Pricing Fixed for Term
Total	\$30.43	Minimum Payments (Excluding Applicable Taxes)			

Authorized Signature

Customer acknowledges receipt of the terms of this agreement which consists of 2 pages including this face page.

Signer: _____ Phone: (541)475-4451

Signature: _____ Date: _____

Thank You for your business!
 This Agreement is proudly presented by Xerox and

Rhonda Rogers
(541)382-0300

For information on your Xerox Account, go to
www.xerox.com/AccountManagement

Terms and Conditions

INTRODUCTION:

1. NEGOTIATED CONTRACT. The Products are subject solely to the terms in the Negotiated Contract identified on the face of this Agreement, and, for any option you have selected that is not addressed in the Negotiated Contract, the then-current standard Xerox terms for such option.

GOVERNMENT TERMS:

2. REPRESENTATIONS & WARRANTIES. This provision is applicable to governmental entities only. You represent and warrant, as of the date of this Agreement, that: (1) you are a State or a fully constituted political subdivision or agency of the State in which you are located and are authorized to enter into, and carry out, your obligations under this Agreement and any other documents required to be delivered in connection with this Agreement (collectively, the "Documents"); (2) the Documents have been duly authorized, executed and delivered by you in accordance with all applicable laws, rules, ordinances and regulations (including all applicable laws governing open meetings, public bidding and appropriations required in connection with this Agreement and the acquisition of the Products) and are valid, legal, binding agreements, enforceable in accordance with their terms; (3) the person(s) signing the Documents have the authority to do so, are acting with the full authorization of your governing body and hold the offices indicated below their signatures, each of which are genuine; (4) the Products are essential to the immediate performance of a governmental or proprietary function by you within the scope of your authority and will be used during the Term only by you and only to perform such function; and (5) your payment obligations under this Agreement constitute a current expense and not a debt under applicable state law and no provision of this Agreement constitutes a pledge of your tax or general revenues, and any provision that is so construed by a court of competent jurisdiction is void from the inception of this Agreement.

3. FUNDING. This provision is applicable to governmental entities only. You represent and warrant that all payments due and to become due during your current fiscal year are within the fiscal budget of such year and are included within an unrestricted and unencumbered appropriation currently available for the Products, and it is your intent to use the Products for the entire term of this Agreement and to make all payments required under this Agreement. If (1) through no action initiated by you, your legislative body does not appropriate funds for the continuation of this Agreement for any fiscal year after the first fiscal year and has no funds to do so from other sources, and (2) you have made a reasonable but unsuccessful effort to find a creditworthy assignee acceptable to Xerox, in its sole discretion, within your general organization who can continue this Agreement, this Agreement may be terminated. To effect this termination, you must, at least 30 days prior to the beginning of the fiscal year for which your legislative body does not appropriate funds, notify Xerox in writing that your legislative body failed to appropriate funds and that you have made the required effort to find an assignee. Your notice must be accompanied by payment of all sums then owed through the current fiscal year under this Agreement. You will return the Equipment, at your

expense, to a location designated by Xerox and, when returned, the Equipment will be in good condition and free of all liens and encumbrances. You will then be released from any further payment obligations beyond those due for the current fiscal year (with Xerox retaining all sums paid to date).

PRICING PLAN/OFFERING SELECTED:

4. FIXED PRICING. If "Pricing Fixed for Term" is identified in Maintenance Plan Features, the maintenance component of the Minimum Payment and Print Charges will not increase during the initial Term of this Agreement.

GENERAL TERMS & CONDITIONS:

5. REMOTE SERVICES. Certain models of Equipment are supported and serviced using product information that is automatically collected by Xerox or transmitted to or from Xerox by the Equipment connected to your network ("Remote Product Info") via electronic transmission to a secure off-site location ("Remote Transmission"). Remote Transmission also enables Xerox to transmit Releases of Software to you and to remotely diagnose and modify Equipment to repair and correct malfunctions. Examples of Remote Product Info include product registration, meter read, supply level, Equipment configuration and settings, software version, and problem/fault code information. Remote Product Info may be used by Xerox for billing, report generation, supplies replenishment, support services, recommending additional products and services, and product improvement/development purposes. Remote Product Info will be transmitted to and from you in a secure manner mutually agreeable to the parties. Remote Transmission will not allow Xerox to read, view or download the content of any of your documents or other information residing on or passing through the Equipment or your information management systems. You grant the right to Xerox, without charge, to conduct Remote Transmission for the purposes described above. Upon Xerox's request, you will (a) provide contact information for Equipment such as name and address of your contact and IP and physical addresses/locations of Equipment and (b) ensure that any Maintenance Release or Update released by Xerox to provide security patches, releases and/or certificates for the Remote Transmission and/or Software is promptly enabled by Customer upon notification by Xerox or by the Equipment or when otherwise made available on xerox.com. You will enable Remote Transmission via a method mutually agreeable to both parties, and you will provide reasonable assistance to allow Xerox to provide Remote Transmission. Unless Xerox deems Equipment incapable of Remote Transmission, you will ensure that Remote Transmission is maintained at all times Maintenance Services are being performed. If you are unable to maintain Remote Transmission, or if Xerox disables Remote Transmission from any Equipment at your request, or if you disable Remote Transmission from any Equipment, Xerox reserves the right to charge you a per device fee for such affected Equipment due to the increased service visits that will be required in order to (x) obtain such information, (y) provide such transmissions, and (z) provide such Maintenance Services and Consumable Supplies that otherwise would have been provided remotely and/or proactively.

C415/B415

Xerox® VersaLink® Multifunction Printers

Feature-packed, built to fit and made to evolve with your needs.



ConnectKey®
Technology

xerox™

Xerox VersaLink C415 Color Multifunction Printer and Xerox VersaLink B415 Multifunction Printer

Your flexible work demands next-level capabilities. That's why uncompromising productivity, reliability and security come standard with the VersaLink C415 and B415 Multifunction Printers. Powered by Xerox® ConnectKey® Technology, these modern Workplace Assistants are ready for anything you throw at them — today or tomorrow.

SAY HELLO TO MORE EASE

The VersaLink C415 and B415 pack advanced features into a lightweight, compact frame. With hassle-free setup, these VersaLink devices are ready to deliver results right out of the box. Easy-to-follow configuration options and installation wizards make setup a breeze, so you can get up to speed and back to work in minutes, not hours.

Xerox® Smart Start Software automates the installation of the latest software for your VersaLink device, all without IT support. From setup to maintenance and everything in between, it's all about getting more out of every minute of your day.

MAKING LIGHT WORK OF HARD WORK

Personalization makes your user experience productive with the freedom to work the way you want, so you can do more in fewer steps. 1-Touch Apps allow you to automate and customize multi-step workflows for individuals and groups — and all it takes is a tap. The touch screen interface is your on-ramp to the ever-expanding Xerox App Gallery, featuring a wide variety of Xerox ConnectKey Apps that take your Workplace Assistant even further. For example, the optional Xerox® Translate and Print App can translate scanned documents into a number of different languages in a snap.

SMART, MULTI-LAYERED SECURITY

The Security Dashboard simplifies printer security management on the VersaLink C415 and B415. Built-in features and comprehensive services work hard to keep data and documents safe by preventing unauthorized access, detecting suspicious or malicious behavior and staying ahead of threats.

MADE FOR MODERN, MOBILE WORK

Work when, where and how you want with access to Google Drive™, Microsoft® OneDrive® and DropBox™, as well as additional options through the Xerox App Gallery.

Do more on the go, with Xerox® Print Services plug-in for Android™, iBeacon¹ for Apple Airprint, plus optional Wi-Fi and Wi-Fi Direct.

Learn more about how we're reimagining flexible work at xerox.com/Mobile.

SMARTER ECO-INTELLIGENCE

Made up of more than 25% post-consumer recycled plastic, the VersaLink C415 and B415 give new meaning to environmental responsibility. These devices meet or exceed the strictest, globally recognized standards for product environmental performance, including EPEAT, Blue Angel and ENERGY STAR®. In addition, the Xerox® Green World Alliance® program[#] simplifies collection, reuse and recycling of spent imaging supplies.²

XEROX CONNECTKEY TECHNOLOGY

Intuitive User Experience

Tap into a tablet-like experience with gesture-based touch screen controls. Easy personalization, plus simple workflows and functions.

Mobile and Cloud Ready

Enjoy mobile flexibility with cloud-hosted services. Instantly connect to cloud and mobile devices right from the user interface.

Comprehensive Security

Prevent unauthorized access, detect threats and protect data and documents with built-in proactive security features.

Enables Managed Print Services

Boost workplace efficiency, productivity and security with seamless integration with Xerox® Managed Print Services.

Gateway to New Possibilities

Do your best work with the apps from the Xerox App Gallery. Don't see an app for your specific need? Our partners can develop a custom solution for you.

Learn more about expanding and customizing your capabilities at ConnectKey.com.

¹ Requires Wireless Network Adapter

² Learn more about our sustainability initiatives at xerox.com/sustainability.

[#] Not all countries support Green World Alliance. Please check local legislation.

Xerox VersaLink C415/B415 Multifunction Printers — Configurations

XEROX VERSALINK C415



Single-pass Duplex Automatic Document Feeder (DADF) saves time by simultaneously scanning both sides of two-sided documents with up to 104/98 ipm Letter/A4 for the C415 and B415. High paper capacity drives productivity, especially for tasks that require large batches of scanned or copied documents.



The industry's best user experience starts with an intuitive, tablet-like 7-inch color touch screen that allows you to personalize the way you work. So you can do more with fewer taps.

XEROX VERSALINK B415



1-Sheet Manual Feed Slot handles media sizes from 3 x 5 in to 8.5 x 14 in/76.2 x 127 mm to 215.9 x 356 mm

250-Sheet Tray handles media sizes from 3.8 x 5.8 in to 8.5 x 14 in/97 x 148 mm to 216 x 356 mm

100-Sheet Bypass Tray handles media sizes from 3.8 x 5 in to 8.5 x 14 in/76 x 148 mm to 216 x 356 mm

550-Sheet Tray handles media sizes from 3 x 5.8 in to 8.5 x 14 in/76 x 148 mm x 216 x 360 mm

OPTIONAL ACCESSORIES: VERSALINK C415 ONLY

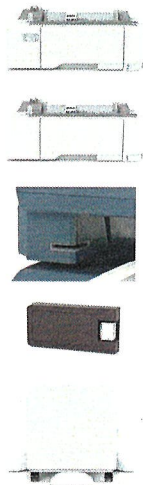
550+100 Sheet Tray –
(Includes 550-sheets standard capacity and additional 100-sheet bypass tray)

550-Sheet Tray –
Add up to 1 additional 550-sheet tray for a total paper capacity of up to 1,451 pages.

Convenience Stapler –
For simple stapling needs, the Convenience Stapler provides offline stapling of printed output and original documents. Staples up to 20 sheets 20 lb/75 gsm.

Wireless Network Adapter –
Enables wireless connectivity and includes support for Wi-Fi Direct.

Printer Stand
500+GB Hard Disk
Card Reader Kit



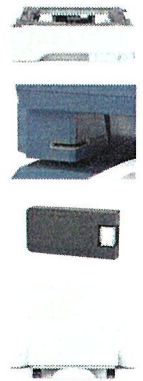
OPTIONAL ACCESSORIES: VERSALINK B415 ONLY

550-Sheet Tray –
Add up to 3 additional 550-sheet trays for a total paper capacity of up to 2,300 pages.

Convenience Stapler –
For simple stapling needs, the Convenience Stapler provides offline stapling of printed output and original documents. Staples up to 20 sheets 20 lb/75 gsm.

Wireless Network Adapter –
Enables wireless connectivity and includes support for Wi-Fi Direct.

Printer Stand
500+GB Hard Disk
Card Reader Kit



XEROX® EASY ASSIST APP

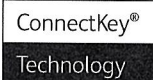
With businesses moving to a more flexible work environment, workers need the right technology in place to keep productive and get back to what really matters. Xerox Easy Assist App allows you to easily and securely manage your device on the go right from your mobile phone, with real-time monitoring of printer performance and instant access to self-support services — all without the need for IT support. Learn more at xerox.com/EasyAssist.



Paper capacities are based on 20 lb/75 gsm stock; capacities will vary with different weight stocks.

Xerox VersaLink C415/B415

Multifunction Printers — Specifications



DEVICE SPECIFICATIONS	VersaLink C415	VersaLink B415
Speed ¹	Up to 42/40 ppm Letter/A4 Color	Up to 50/47 ppm Letter/A4
Scan Speed	104/98 ipm duplex, 52/49 ppm simplex (black-and-white) Letter/A4 84/80 ipm duplex, 42/40 ppm simplex (color) Letter/A4	104/98 ipm duplex, 52/49 ppm simplex (black-and-white) Letter/A4 84/80 ipm duplex, 42/40 ppm simplex (color) Letter/A4
Monthly Duty Cycle ²	125,000	175,000
Processor/Memory/Hard Drive	Quad Core 1.2GHz/2 GB system memory/32GB eMMC/ Optional: 500+GB HDD	
Connectivity	Gigabit Ethernet 10/100/1000, Hi-Speed USB 2.0 (Type A), Hi-Speed USB (Type B), NFC/ Optional: Wireless Network Adapter (802.11 b/g/n/ac + BLE)	
Controller Features	Unified Address Book, Remote Control Panel, Configuration Cloning, Fleet Orchestrator, Configuration Watchdog, Security Dashboard	
Paper Handling	Single-pass Duplex Automatic Document Feeder (DADF):	
Paper Input	Standard Up to 52 ppm simplex/104 ipm duplex, 100 sheets Custom sizes: 4.1 x 5.8 in to 8.5 x 14 in/105 x 148 mm to 216 x 356 mm	Single-pass Duplex Automatic Document Feeder (DADF): Up to 52 ppm simplex/104 ipm duplex, 100 sheets; Custom sizes: 4.1 x 5.8 in to 8.5 x 14 in/105 x 148 mm to 216 x 356 mm
	Manual Feed Slot: 1 sheet; Custom sizes: 3 x 5 in to 8.5 x 14 in/ 76 x 127 mm/ 216 x 356	Bypass Tray: 100 sheets; Custom sizes: 3 x 5.8 in to 8.5 x 14/ 76 x 148 mm x 216 x 360 mm
	Tray 1: 250 sheets; Custom sizes: 3.8 x 5.8 in to 8.5 x 14 in/ 97 x 148 mm to 216 x 356 mm	Tray 1: 550 sheets; Custom sizes: 4.1 x 5.8 in x 8.5 x 14 in/ 105 x 148 mm to 216 x 356 mm
	Optional 550+100 Sheet Tray: 650 sheets; Custom sizes: 5.8 x 8.3 in to 8.5 x 14 in/ 148 x 210 mm to 216 x 356 mm 550-Sheet Tray: 550 sheets; Custom sizes: 5.8 x 8.2 in to 8.5 x 14. in	550-Sheet Tray: 550 sheets; Custom sizes: 4.1 x 5.8 in x 8.5 x 14 in/ 105 x 148 mm
Paper Output	150 sheets/ Optional: Convenience Stapler: Up to 20 sheets	250 sheets/ Optional: Convenience Stapler: Up to 20 sheets
Automatic Two-sided Printing	Standard	
Print and Copy	Resolution Print: 1200 x 1200 dpi	
First-Print-Out Time	As fast as 6.8 seconds color/6.2 seconds black-and-white	5.4 seconds black-and-white
First-Copy-Out Time	As fast as 7 seconds color/6.2 seconds black-and-white	5.3 seconds black-and-white
Page Description Languages	Adobe® PostScript® 3™, Adobe® PDF, PCL® 5c/PCL® 6	

INTUITIVE USER EXPERIENCE

Customize	Customize user interface, show/hide functions, personalize user experience with authentication, create 1-Touch Apps, Enable Adaptive Learning to set up shortcuts for repetitive and complex jobs. Copy, scan or email without touching the user screen using the automatic touchless workflow accelerators.	
Print Drivers	Job Identification, Bi-directional Status, Job Monitoring, Xerox® Global Print Driver®, Application Defaults, Xerox® Pull Print Driver, Native Microsoft Universal Print	
Xerox® Embedded Web Server	PC or Mobile — Status Information, Settings, Device Management, Cloning, Fleet Orchestrator, Configuration Watchdog, Remote Control Panel	
Print Features	Print from USB, Print from Cloud Repositories (Dropbox, OneDrive, Google Drive), Sample Set, Saved Job, Booklet Creation, Store and Recall Driver Settings, Scaling, Job Monitoring, Application Control, Two-sided Printing, Draft Mode	
Scan and Fax	Scan to USB/Email/Network (FTP/SFTP/SMB), Scan File Formats: PDF, PDF/A, JPG, TIFF; Convenience Features: Scan to Home, Single/Multi-page PDF/TIFF, Password-protected PDF; Fax Features: Walk-up Fax, includes LAN Fax, Direct Fax, Fax Forward to Email, Fax dialing, Unified Address Book, Server Fax, TWAIN driver (scan); Optional: Scan to Cloud Repositories (Dropbox, OneDrive, Google Drive)	

MOBILE AND CLOUD READY

Mobile Connectivity	Optional: Wi-Fi Direct, Wi-Fi (802.11 b/g/n/ac), AirPrint™ (iOS) including iBeacon (Bluetooth) ³	
Mobile Printing	Mopria® Print, Apple AirPrint®, Xerox® Print Service (Android), @PrintByXerox App; Optional: Xerox® Workplace Mobile App (iOS/Android)	
Mobile Scanning	Mopria® Scan, Apple AirPrint Scan® (macOS), Optional: Workplace Mobile App (iOS/Android); Optional: Scan to Microsoft OneDrive, Google Drive and Dropbox	
Cloud Ready	Remote services enabled, native "Print from" Cloud Repositories (Dropbox, OneDrive, Google Drive), Integration with Cloud Identity Providers (IdP) Okta, Ping Identity, and Microsoft Azure; Optional: Native "Scan to" Cloud Repositories (Dropbox, OneDrive, Google Drive) ⁴ , direct connection to cloud-hosted services via optional apps ⁵ (accessed via Xerox App Gallery app or visit xerox.com/AppGallery), Xerox WorkFlow Central Platform	

COMPREHENSIVE SECURITY

Network Security	802.1x, IPsec, HTTPS, SFTP and Encrypted Email, LogRhythm SIEM Integration, Splunk SIEM Integration, Network Authentication, SNMPv3, SHA-256 Hash Message Authentication, TLS 1.1/1.2/1.3, Security Certificates utilizing ECDSA, Automatic Self-signed Certificate, Cisco® Identity Services Engine (ISE) integration, Local Authentication (Internal Database), FIPS 140-3	
Device Access	User Access Port/IP/Domain Filtering, Audit Log, Access Controls, User Permissions, Configuration Watchdog, Trusted Platform Module (TPM 2.0), Log-in with Okta, Ping Identity, and Microsoft Azure credentials; Optional: Xerox® RFID Card Reader, NFC Standard (authentication via optional Xerox® Workplace Cloud/Suite Print Management and Content Security; learn more at xerox.com/WorkplaceSolutions)	
Data Protection	Firmware Verification, Trusted Boot, Job Level Encryption via HTTPS and Drivers, Encrypted Storage (AES 256-bit), Encrypted and Signed Email; Optional: Xerox® Workplace Cloud/Suite Content Security, Encrypted Hard Disk (AES 256-bit) with Image Overwrite ⁶	

ENABLES NEXT GENERATION SERVICES

Print Management	Xerox® Standard Accounting Feature; Optional: Xerox® Workplace Suite/Cloud, Xerox® Virtual Print Management Service, more at xerox.com/PrintManagement	
Security	Secure Device Management: Xerox® Printer Security Audit Service (auto-configuration of security settings, monitoring, and auto-remediation), Digital Certificate Management, SIEM Reporting, Interactive Dashboard Reports	
Fleet/Device Management	Xerox® CentreWare® Web Server, Xerox® Support Assistant, Automated Meter Read, Xerox® Workplace Cloud Fleet Management Solution, Fleet Orchestrator, Configuration Cloning; Xerox Easy Assist App ; Optional: Managed Print Services Suite, Cloud-based remote management with Xerox Workplace Cloud	

GATEWAY TO NEW POSSIBILITIES

Xerox and Partner Apps	Automate everyday processes with apps that translate, redact, convert text to audio or handwritten notes to text files, and paper documents to Microsoft applications, all from a single cloud-based platform. Or visit xerox.com/WorkplaceApps to find apps by industry or workflow.	
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 07/23 TSK-3770 BR38854 V4CBR-01UA



**February 2024 Accounts Payable
Paid February 2024
Umpqua Bank Issued Checks**

It is hereby ordered that check number **49665 to 49698** be paid totaling **\$258,695.05**

FUND	FUND NAME	AMOUNT ISSUED	VOIDED	TOTAL EXPENSE
101	GENERAL FUND	\$78,328.24		\$78,328.24
202	PUBLIC WORKS	\$17,284.59		\$17,284.59
209	ANIMAL CONTROL	\$116.34		\$116.34
218	FAIR	\$1,509.82		\$1,509.82
223	SPECIAL TRANSPORTATION FUND	\$64,760.00		\$64,760.00
226	PUBLIC LAND CORNER PRES	\$400.00		\$400.00
229	COUNTY PROJECTS	\$11,307.27		\$11,307.27
239	HEALTH DEPT GRANT FUND	\$26,051.55		\$26,051.55
249	PARK FUND	\$431.89		\$431.89
253	PH - COMMUNITY HEALTH RESERVE	\$2,500.00		\$2,500.00
256	GIS	\$805.35		\$805.35
265	JAIL	\$31,205.01		\$31,205.01
311	CAPITAL IMPROVEMENT PROJECT	\$1,620.00		\$1,620.00
505	CDD - BUILDING	\$473.40		\$473.40
507	CAR POOL	\$20,760.05		\$20,760.05
508	RV PARK	\$1,141.54		\$1,141.54
TOTAL		\$258,695.05	\$0.00	\$258,695.05

Claims approved and checks dated: 2/16/2024

I, Jeff Rasmussen, hereby attest the above amounts and check numbers are correct.

Jeff Rasmussen, County Administrative Officer

Kelly Simmelink, Commissioner

Wayne Fording, Commissioner

Mark Wunsch, Commissioner

Order Number

Dated

Report Criteria:

Detail report.
Invoices with totals above \$0 included.
Only paid invoices included.
[Report]. Date Paid = 02/16/2024

Vendor Number	Vendor Name	Invoice Date	Invoice Number	Description	Net Invoice Amount	GL Activity Number	GL Period
3623	A & E IMAGING INC.	02/12/2024	25047	HP Designjet - Service & Travel -	805.35		224
3623	A & E IMAGING INC.	02/12/2024	25047	Survey	200.00		224
3623	A & E IMAGING INC.	02/12/2024	25047	Remon	400.00		224
2446	ACCURATE ELECTRIC U	01/31/2024	19036	Intercoms troubleshooting	2,112.57		224
2666	ANDERSON PERRY & AS	02/13/2024	76728	Bear Bridge Replacement	11,575.00		224
2666	ANDERSON PERRY & AS	02/13/2024	76729	Bridge Master Plan	1,675.00		224
2666	ANDERSON PERRY & AS	02/13/2024	76730	Engineering Services Pony Butte	1,540.00		224
2889	ASD HEALTHCARE	02/01/2024	3163339798	AREXVY Vaccines	2,754.17	363	224
2911	ASSOCIATION OF OREG	01/30/2024	DUES2024JEF	AOC 2024 General Fund Dues	20,535.63		224
3068	BELOZER, JONATHAN PE	02/13/2024	1014	Wildlife Damage Management in J	8,190.00		224
7062	CARSON OIL COMPANY I	02/09/2024	IN-0965324	2800 Gallons Unleaded	7,893.15		224
7062	CARSON OIL COMPANY I	02/09/2024	IN-0965324	4500 Gallons Diesel	12,866.90		224
9	CASCADE NATURAL GAS	02/08/2024	02058200003J	JAN Gas Usage - Tire Shop	148.78		224
9	CASCADE NATURAL GAS	02/08/2024	06168200001 -	Current Gas Charges - Feb 2024	336.58		224
9	CASCADE NATURAL GAS	02/08/2024	12058200002J	JAN Gas Usage - Paint Shop	93.55		224
9	CASCADE NATURAL GAS	02/08/2024	13982476882 -	Current Gas Charges - Feb 2024	775.18		224
9	CASCADE NATURAL GAS	02/08/2024	15658200009 -	Monthly Charges - Feb 2024	5,523.39		224
9	CASCADE NATURAL GAS	02/08/2024	22058200001J	JAN Gas Usage Weld Shop	14.01		224
9	CASCADE NATURAL GAS	02/08/2024	3205820000JA	JAN Gas Usage PW	131.12		224
9	CASCADE NATURAL GAS	02/08/2024	55948200005 -	Current Gas Charges - Feb 2024	639.29		224
9	CASCADE NATURAL GAS	02/08/2024	56158200008 -	Current Gas Charges - Feb 2024	154.30		224
9	CASCADE NATURAL GAS	02/08/2024	57889816443 -	Current Gas Charges - Feb 2024	511.15		224
9	CASCADE NATURAL GAS	02/08/2024	59893464640 -	Current Gas Charges - Feb 2024	201.81		224
9	CASCADE NATURAL GAS	02/08/2024	65168200007	Current Gas Charges - Feb 2024	441.54		224
9	CASCADE NATURAL GAS	02/08/2024	65948200004 -	Current Gas Charges - Feb 2024	385.20		224
9	CASCADE NATURAL GAS	02/08/2024	71506376855 -	Current Gas Charges - Feb 2024	837.03		224
9	CASCADE NATURAL GAS	02/08/2024	75168200006 -	Current Gas Charges - Feb 2024	896.68		224
9	CASCADE NATURAL GAS	02/08/2024	85168200005 -	Current Gas Charges - Feb 2024	157.60		224
9	CASCADE NATURAL GAS	02/08/2024	92778056561 -	Current Gas Charges - Feb 2024	348.74		224
9	CASCADE NATURAL GAS	02/08/2024	95168200004 -	Current Gas Charges - Feb 2024	118.96		224
2207	CENTRAL OREGON INTE	10/24/2023	0007747-IN	Jefferson Cnty Firewise - Pass Th	4,670.45		224
2207	CENTRAL OREGON INTE	12/13/2023	0007824-IN	Jefferson Cnty Firewise - Pass Th	6,583.04		224
2207	CENTRAL OREGON INTE	01/30/2024	0007891-IN	Jefferson County CWPP - 10/1-12	53.78		224
2207	CENTRAL OREGON INTE	12/31/2023	0007905-IN	JEFF CO STIF CAPITAL/COMMU	64,760.00		224
2147	CENTURYLINK	02/02/2024	541595505875	Monthly Charges - 541595505875	147.46		224
80657	CHET'S ELECTRIC	02/12/2024	2/12/2024	Partial Refund Permit - 451-23-00	321.72		224
512	CROOK COUNTY HEALT	02/01/2024	CJ0124-1	EH CC Contract - July, Aug & Sep	7,277.92	25	224
512	CROOK COUNTY HEALT	02/01/2024	CJ0124-2	EH CC Contract Oct, Nov & Dec 2	9,555.33	25	224
3292	CROOKED RIVER RANC	02/06/2024	235064	Clean Panorama Park	431.89		224
2813	DATAWORKS PLUS, LLC	08/11/2023	23-1473	LiveScan FingerPrint Machine for	2,750.00		224
2813	DATAWORKS PLUS, LLC	08/11/2023	23-1473	LiveScan FingerPrint Machine for	2,750.00		224
2813	DATAWORKS PLUS, LLC	12/19/2023	23-2272	LiveScan Maintenance Fee - Ann	249.25		224
2813	DATAWORKS PLUS, LLC	12/19/2023	23-2272	LiveScan Maintenance Fee - Ann	249.25		224
2545	EBERHARD'S DAIRY PRO	02/06/2024	1596165	1/2 PT 1% MILK - 5 CASES	112.20		224
2545	EBERHARD'S DAIRY PRO	02/09/2024	1596524	1/2 PT 1% Milk - 5 Cases	112.20		224
2545	EBERHARD'S DAIRY PRO	02/13/2024	1596770	1/2 PT 1% Milk - 5 Cases	112.20		224
3434	FIRST-CITIZENS BANK &	02/05/2024	44132696	Lexmark Office - Jan & Feb	117.00	303	224
2772	IDENTISYS INCORPORAT	02/12/2024	654233	Contract NEG/VSA-IMA24140-05	1,757.00		224
3621	KING OFFICE EQUIPMEN	01/08/2024	11951	Madras Assessors Office - Desk/B	5,375.68		224
1423	LEXIPOL LLC	01/01/2024	INVLEX123126	Annual Corrections Policy Manual	5,525.14		224
1423	LEXIPOL LLC	01/01/2024	INVLEX123126	Annual Law Enforcement Policy &	5,855.65		224
3239	MADRAS KIWANIS FOUN	02/12/2024	2/12/2024	Donation - Operation Rudolph - Ki	2,500.00		224
2364	MANNING, DR. THOMAS	02/07/2024	JAN2024	Jail Med Support Jan2024	3,093.75		224
194	MID OREGON PERSONNN	12/08/2023	21051	Jared Holliday - General Labor 17	452.90		224

Vendor Number	Vendor Name	Invoice Date	Invoice Number	Description	Net Invoice Amount	GL Activity Number	GL Period
194	MID OREGON PERSONN	02/09/2024	21427	Chirukuri, Jesse - Week worked 1/	3,582.11		224
194	MID OREGON PERSONN	02/09/2024	21428	Hollenbeak, Duane - Week worke	2,049.52		224
194	MID OREGON PERSONN	02/09/2024	21429	Locke, Jessica - Week worked 1/3	148.75		224
194	MID OREGON PERSONN	02/09/2024	21430JAN224	Jail Medical Pers - K.Simmelink 1/	7,344.38		224
194	MID OREGON PERSONN	02/09/2024	21430JAN224	Jail Medical Pers - K.Skeels 1/16-	291.20		224
194	MID OREGON PERSONN	02/09/2024	21432	PH Pers - A.Wheeler, WIC RD 1/1	331.28	320	224
194	MID OREGON PERSONN	02/09/2024	21432	PH Pers - H.Bicart, IMM/COVID19	1,991.34	349	224
194	MID OREGON PERSONN	02/09/2024	21432	PH Pers - O.Titus, PH Intern 1/16-	1,044.68	349	224
194	MID OREGON PERSONN	02/09/2024	21432	PH Pers - B.Munkh-Ochir, PH Dat	3,478.08	349	224
194	MID OREGON PERSONN	02/09/2024	21432	PH Pers - M.Quinn, FNP RH 1/16-	3,297.21	349	224
194	MID OREGON PERSONN	02/09/2024	21432	PH Pers - A.Skeels, YAC 1/16-1/3	172.20	349	224
194	MID OREGON PERSONN	02/09/2024	21434 - FEB 2	Gen Labor Retherford/Snow Plowi	1,255.18		224
1916	MOSAIC MEDICAL	02/08/2024	INV0681	SBHC Base & MH Exp Feb 2024	11,922.91	339	224
2141	MULTNOMAH EDUCATIO	02/13/2024	AR438027	MAC CP Fees Sum23 & catch up	528.35	330	224
142	PACIFIC POWER	02/06/2024	25442761-007	electric	5,445.32		224
142	PACIFIC POWER	02/06/2024	61796355-005	electric	200.04		224
142	PACIFIC POWER	02/06/2024	61796355-006	electric	108.24		224
142	PACIFIC POWER	02/06/2024	61796355-007	electric	478.15		224
142	PACIFIC POWER	02/05/2024	98611064-001	electric	3,978.73		224
2242	PACIFIC SOURCE COMM	02/09/2024	REFUND22	Claim Refund	414.33	327	224
2361	PALIN, CONNIE	01/31/2024	1/31/2024	Reimbursement for witness fees p	74.64		224
3401	PETDATA INC	01/31/2024	12680	Jefferson County License Fees	116.34		224
2742	PHOENIX ASPHALT MAIN	02/12/2024	48874	Road Striping Material	851.95		224
3490	PINNACLE ARCHITECTU	11/30/2023	9723	PreDesign	1,620.00		224
3620	ROTH HOME	02/12/2024	2/12/2024	Partial Refund for Permit - 451-23	49.60		224
61	SIERRA SPRINGS	02/07/2024	215697020207	Sierra Springs 5G Purified Water	41.95		224
3592	TML INTERNATIONAL	11/27/2023	11/27/2023	Partial Refund for Permit - 451-23	102.08		224
81016	TUCKER, KIMBERLEE	02/14/2024	2/14/2024	RV Park Host - Feb 2024	700.00		224
Grand Totals:					258,695.05		

Dated: _____

Finance Director: _____

Kelly Simmelink: _____

Wayne Fording: _____

Mark Wunsch: _____

County Administrator: _____

Report Criteria:

- Detail report.
- Invoices with totals above \$0 included.
- Only paid invoices included.
- [Report] Date Paid = 02/16/2024

Certificate No. 2092

Certificate of Right to Burial

Jefferson County
430 SW Fairgrounds Road
Madras OR 97741

Janice Smith
1068 NE Brown Drive
Madras OR 97741

This is to certify that Janice Smith, has paid the sum of \$ 642.00, which payment includes perpetual care and entitles them and their heirs to the exclusive rights and burial in:

Block North Sunrise #2 - 48 Lot C Grave 3

at Mt. Jefferson Memorial Park Jefferson County, State of Oregon, according and subject to the limitations, restrictions and conditions of the Rules and Regulations of the cemetery, either now in force or hereafter enacted.

This certificate is a receipt acknowledging payment in full for the right of burial in the aforementioned space only. It does not constitute ownership, title or deed of real property. This certificate is not assignable and is void if held by any other than the person herein named or their heirs at law.

DATED on February 12, 2024

JEFFERSON COUNTY COMMISSION:

Commission Chair

Commissioner

Commissioner

Before Me: _____

Notary Public of Oregon
County of Jefferson
My Commission Expires: _____

Official Stamp:

ACTION MINUTES

JEFFERSON COUNTY BOARD OF COMMISSIONERS MEETING February 14, 2024

- 1) Administrative Session (8:15)
 - 1.1 Elected Official/Department Director Meeting.
- 2) Call to Order/Pledge of Allegiance/Invocation
- 3) Presentations/Awards
- 4) Changes to the Agenda (Consideration of Submission of Late Items)
 - 4.1 Letter of support for Warm Springs Commercial Safety Corridor Grant Application - signed by Commission.

Mark Wunsch made a motion to approve the Letter of support for Warm Springs Commercial Safety Corridor Grant Application. Seconded by Kelly Simmelink. The motion CARRIED. (Ayes - Kelly Simmelink, Wayne Fording, Mark Wunsch; Nays None)

- 4.2 Letter of Support to Business Oregon Innovation Hub Review Committee for Oregon State University-Cascades Innovation Hub - signed by Commission.

Mark Wunsch made a motion to approve the Letter of Support to Business Oregon Innovation Hub Review Committee for Oregon State University-Cascades Innovation Hub. Seconded by Kelly Simmelink. The motion CARRIED. (Ayes - Kelly Simmelink, Wayne Fording, Mark Wunsch; Nays None)

- 4.3 Lease Agreement between Jefferson County and Xerox for Community Development Department - signed by Commission Chair.

Mark Wunsch made a motion to approve the Lease Agreement between Jefferson County and Xerox for Community Development Department. Seconded by Kelly Simmelink. The motion CARRIED. (Ayes - Kelly Simmelink, Wayne Fording, Mark Wunsch; Nays None)

- 4.4 Order In the Matter of Establishing a Road Maintenance Policy for County Roads - signed by Commission.

Kelly Simmelink made a motion to approve the Order In the Matter of Establishing a Road Maintenance Policy for County Roads. Seconded by Mark Wunsch. The motion CARRIED. (Ayes - Kelly Simmelink, Wayne Fording, Mark Wunsch; Nays None)

- 4.5 Salary Change Order for Michael Stemwedel - signed by Commission.

Kelly Simmelink made a motion to approve the Salary Change Order for Michael Stemwedel. Seconded by Mark Wunsch. The motion CARRIED. (Ayes - Kelly Simmelink, Wayne Fording, Mark Wunsch; Nays None)

- 4.6 Personal Services Contract between Jefferson County and Global Grants Services, LLC - signed by Commission.

Mark Wunsch made a motion to approve the Personal Services Contract between Jefferson County and Global Grants Services, LLC. Seconded by Kelly Simmelink. The motion CARRIED. (Ayes - Kelly Simmelink, Wayne Fording, Mark Wunsch; Nays None)

- 5) 9:00 A.M. - Citizen Comments

- 6) Consent Agenda

- 6.1 February 2024 Accounts Payable Paid February 2024 in the amount of \$274,249.98 - signed by Commission.

- 6.2 Action Minutes for February 7 & 9, 2024 - signed by Commission.

Kelly Simmelink made a motion to approve the Consent Agenda, Items 6.1 and 6.2. Seconded by Mark Wunsch. The motion CARRIED. (Ayes - Kelly Simmelink, Wayne Fording, Mark Wunsch; Nays None)

- 7) Scheduled Appointments, Action Items, and Public Hearings

- 8) Action Items

- 8.1 Salary Change Order for Alison Vanek - signed by Commission.

Kelly Simmelink made a motion to approve the Salary Change Order for Alison Vanek. Seconded by Mark Wunsch. The motion CARRIED. (Ayes - Kelly Simmelink, Wayne Fording, Mark Wunsch; Nays None)

8.2 Salary Change Order for Matthew Puntney - signed by Commission.

Kelly Simmelink made a motion to approve the Salary Change Order for Matthew Puntney. Seconded by Mark Wunsch. The motion CARRIED. (Ayes - Kelly Simmelink, Wayne Fording, Mark Wunsch; Nays None)

8.3 Salary Change Order for Phil Stenbeck - signed by Commission.

Kelly Simmelink made a motion to approve the Salary Change Order for Phil Stenbeck. Seconded by Mark Wunsch. The motion CARRIED. (Ayes - Kelly Simmelink, Wayne Fording, Mark Wunsch; Nays None)

8.4 Code Publishing Co. Proposal for Migration and Conversion Services for Jefferson County - signed by Commission Chair.

Mark Wunsch made a motion to approve the Code Publishing Co. Proposal for Migration and Conversion Services for Jefferson County. Seconded by Kelly Simmelink. The motion CARRIED. (Ayes - Kelly Simmelink, Wayne Fording, Mark Wunsch; Nays None)

8.5 Purchase Requisition Form for Clinical Microscope in the amount of \$4,506.00 for Public Health - signed by Commission.

Kelly Simmelink made a motion to approve the Purchase Requisition Form for Clinical Microscope in the amount of \$4,506.00 for Public Health. Seconded by Mark Wunsch. The motion CARRIED. (Ayes - Kelly Simmelink, Wayne Fording, Mark Wunsch; Nays None)

8.6 Purchase Requisition Form for Biomedical Refrigerator with Freezer for Public Health in the amount of \$6,447.00 - signed by Commission Chair.

Kelly Simmelink made a motion to approve the Purchase Requisition Form for Biomedical Refrigerator with Freezer for Public Health in the amount of \$6,447.00. Seconded by Mark Wunsch. The motion CARRIED. (Ayes - Kelly Simmelink, Wayne Fording, Mark Wunsch; Nays None)

8.7 Authorization for Attendance and Trainings for Barbara Ibrahim to attend the 2024 Foundations for Best Practice in Lactation Care Conference in Woodinville, WA, March 18-22, 2024 in amount not to exceed \$3,000.00 - signed by Commission Chair.

Kelly Simmelink made a motion to approve Authorization for Attendance and Trainings for Barbara Ibrahim to attend the 2024 Foundations for Best Practice in Lactation Care Conference in Woodinville, WA, March 18-22, 2024 in amount not to exceed \$3,000.00. Seconded by Mark Wunsch. The motion CARRIED. (Ayes - Kelly Simmelink, Wayne Fording, Mark Wunsch; Nays None)

- 8.8 Authorization for Attendance and Trainings for Trent Titus to the Indian Country ECHO - Ending the Syndemic Training in Chandler, AZ, March 11-14, 2024 - signed by Commission Chair.

Kelly Simmelink made a motion to approve the Authorization for Attendance and Trainings for Trent Titus to the Indian Country ECHO - Ending the Syndemic Training in Chandler, AZ, March 11-14, 2024. Seconded by Mark Wunsch. The motion CARRIED. (Ayes - Kelly Simmelink, Wayne Fording, Mark Wunsch; Nays None)

- 9) Elected Official Report(s)/Request(s)
- 10) Department Heads Report(s)/Request(s)
- 11) County Counsel Report(s)/Request(s)
- 12) County Administrative Officer Report(s)/Request(s)

12.1 Madras Community Food Pantry Request.

Mark Wunsch made a motion to approve \$250 from Fund 222 for the Madras Community Food Pantry. Seconded by Kelly Simmelink. The motion CARRIED. (Ayes - Kelly Simmelink, Wayne Fording, Mark Wunsch; Nays None)

12.2 Non-Rep Wage Discussion.

Kelly Simmelink made a motion to approve the increase by salary grade as presented. Seconded by Wayne Fording. The motion CARRIED. (Ayes - Kelly Simmelink, Wayne Fording, Mark Wunsch; Nays None)

- 13) Commission Discussion Items

13.1 2024 BOCC Meeting Schedule Changes.

Kelly Simmelink made a motion to approve moving the Move Oregon's Border meetings from the 3rd Wednesday of February & August to the 4th Wednesday of February & August. Seconded by Mark Wunsch. The motion CARRIED. (Ayes - Kelly Simmelink, Wayne Fording, Mark Wunsch; Nays None)

Mark Wunsch made a motion to approve cancelling the September 4, 2024 and November 6, 2024 Board of Commissioners meeting. Seconded by Kelly Simmelink. The motion CARRIED. (Ayes - Kelly Simmelink, Wayne Fording, Mark Wunsch; Nays None)

- 14) Announcements/Notification of additional Commission Meetings
- 15) Executive Session

16) Adjourn

Meeting adjourned at 10:39 a.m.

Wayne Fording, Commission Chair

Kelly Simmelink, Commissioner

Mark Wunsch, Commissioner

Attest

Date Signed

JEFFERSON COUNTY BOARD OF COMMISSIONERS



66 S.E. "D" St., Suite A • Madras, Oregon 97741 • Ph: (541) 475-2449 • FAX: (541) 475-4454

February 20, 2024

The Honorable Jeff Merkley
United State Senator
531 Hart Senate Office Building
Washington, DC 20510

Dear Senator Merkley:

As you know, Jefferson County and the entire Deschutes Basin (Basin) continue to face significant impacts due to multi-year drought. Infrastructure investment is critical for facing these prolonged and growing challenges while building drought resilience in the Basin.

We write today to express our support for North Unit Irrigation District's (NUID) Congressionally Directed Spending requests for two projects outlined below that are critical for the long-term management of water in the Basin for both agriculture and the aquatic ecosystem.

- Continued construction of Project Group 1 of the NRCS Watershed Plan for NUID's Infrastructure Modernization Project (Project). This Project is part of basin-wide efforts to modernize irrigation infrastructure to reduce water losses that will benefit farms and the environment. Once all phases are complete, this Project will pipe 27.5 miles of open canals and is expected to conserve over 6,000 acre-feet of water annually.
- Increased funding for the Bureau of Reclamation Aquatic Ecosystem Restoration Program. This funding could help begin a feasibility study on the Crooked River Water Quality and Supply Reliability Project, which will replace the existing pumping plant on the Crooked River with a new plant on Lake Billy Chinook. Moving NUID'S Crooked River diversion point to Lake Billy Chinook is expected to provide an additional 20,000 acre-feet of annual instream flow to the Lower Crooked River, while also boosting the water supply availability for the NUID by up to 60,000 acre-feet annually by pumping Crooked River Water lower in the system where there is less risk of disruption due to variations in stored water releases and instream flow requirements.

Thank you for your attention to water management and drought issues and for all of your support of Central Oregon.

Sincerely,


Wayne Fording, Chairman


Mark Wunsch, Commissioner


Kelly Simmelink, Commissioner

JEFFERSON COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT

85 S.E. "D" Street Madras, Oregon 97741 (541) 475-4462 FAX: (541) 325-5004



Board of Commissioners Staff Report CASEFILE 23-PA-05

Hearing Date: February 28, 2024

Application Number: 23-PA-05

DLCD 35-day notice: December 27, 2023

Neighbor notice: January 18, 2023

Newspaper notice: Publication date of January 17, 2023 (PC)

**Applicant/
Owner:** City of Madras, Oregon
125 SW E Street
Madras, OR, 97741

Tax Lot: 1114070000100

Property Size: 42 acres

Request: Adjacent Land Swap adjusting the Madras UGB as follows:

1. Change the Madras UGB by removing a portion (42 acres) of tax lot 1114070000100 from the City UGB. The property is owned by the City of Madras, is vacant and is currently planned and zoned by the City as Residential Development (R-3).
2. Change the Madras UGB by adding in a different portion of tax lot 1114070000100. The area proposed to be brought into the UGB is approximately the same size at 42 acres. The area proposed for inclusion in the UGB is owned by the City of Madras also, and is zoned and planned as County Rangeland, is designated as urban reserve and is vacant. This property is adjacent to the City of Madras on its entire western side.

Potential Actions:

- 1.) Hold the record open until a date and time certain.
- 2.) Approve the request.
- 3.) Deny the request.

Planning Commission Recommendation:

The Planning Commission reviewed this request at the regularly scheduled Jefferson County Planning Commission meeting on February 8, 2024. In a unanimous vote, the Planning Commission voted to ***recommend approval*** of the proposed 42-acre Madras UGB land swap to the Board of Commissioners.

The UGB change process is guided by the Jefferson County/City of Madras Urban Growth Area Management Agreement (UGAMA) attached as Exhibit A.

Finding 1: Staff finds that Section 6 of the UGAMA outlines the process to be followed for changes to the Madras UGB. Staff finds that per Section 6, both the City and the County Planning Commission, and the City Council are required to hold a public hearing and make recommendations to the Jefferson County Board of Commissioners, with the Jefferson County Board of Commissioners making the final decision on the request.

Background:

OAR 660-024-0070 UGB Adjustments

- (1) A local government may adjust the UGB at any time to better achieve the purposes of Goal 14 and this division. Such adjustment may occur by adding or removing land from the UGB, or by exchanging land inside the UGB for land outside the UGB. The requirements of section (2) of this rule apply when removing land from the UGB. The requirements of Goal 14 and this division[and ORS 197.298] apply when land is added to the UGB, including land added in exchange for land removed. The requirements of ORS 197.296 may also apply when land is added to a UGB, as specified in that statute. If a local government exchanges land inside the UGB for land outside the UGB, the applicable local government must adopt appropriate rural zoning designations for the land removed from the UGB prior to or at the time of adoption of the UGB amendment and must apply applicable location and priority provisions of OAR 660-024-0060 through 660-020-0067.
- (2) A local government may remove land from a UGB following the procedures and requirements of ORS 197.764. Alternatively, a local government may remove land from the UGB following the procedures and requirements of 197.610 to 197.650, provided it determines:
 - (a) The removal of land would not violate applicable statewide planning goals and rules;
 - (b) The UGB would provide a 20-year supply of land for estimated needs after the land is removed, or would provide roughly the same supply of buildable land as prior to the removal, taking into consideration land added to the UGB at the same time;
 - (c) Public facilities agreements adopted under ORS 195.020 do not intend to provide for urban services on the subject land unless the public facilities provider agrees to removal of the land from the UGB and concurrent modification of the agreement;
 - (d) Removal of the land does not preclude the efficient provision of urban services to any other buildable land that remains inside the UGB; and
 - (e) The land removed from the UGB is planned and zoned for rural use consistent with all applicable laws.
- (3) Notwithstanding sections (1) and (2) of this rule, a local government considering an exchange of land may rely on the land needs analysis that provided a basis for its current acknowledged plan, rather than adopting a new need analysis, provided:
 - (a) The amount of buildable land added to the UGB to meet:
 - (A) A specific type of residential need is substantially equivalent to the amount of buildable

residential land removed, or

(B) The amount of employment land added to the UGB to meet an employment need is substantially equivalent to the amount of employment land removed, and

(b) The local government must apply comprehensive plan designations and, if applicable, urban zoning to the land added to the UGB, such that the land added is designated:

(A) For the same residential uses and at the same housing density as the land removed from the UGB, or

(B) For the same employment uses as allowed on the land removed from the UGB, or

(C) If the land exchange is intended to provide for a particular industrial use that requires specific site characteristics, only land zoned for commercial or industrial use may be removed, and the land added must be zoned for the particular industrial use and meet other applicable requirements of ORS 197A.320(6).

Finding 2: Staff finds the proposed request is required to comply with Oregon’s Statewide Planning including Goal 14. Staff finds the UGB land swap requires the County to give the land removed from the UGB a rural County Zone and Comprehensive Plan designation. Staff finds the land being removed from the UGB shall receive a Zone and Comprehensive Plan designation of Range Land. Please see Area 1 and Area 2 information below which correlates with the Exhibit 1 Map below. The Exhibit 1 map is from the applicants findings.

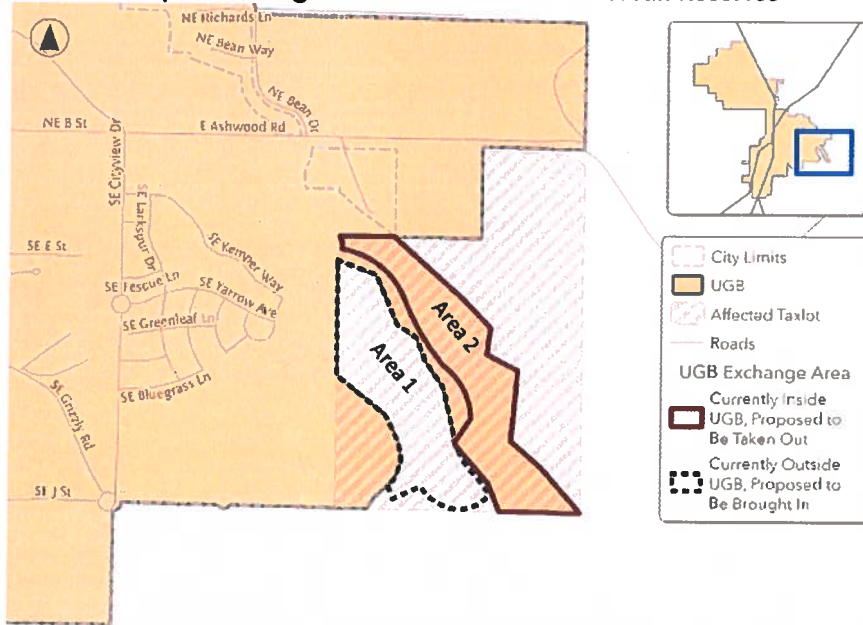
Area 1

Current County Comprehensive Plan:	Range Land
Proposed City Comprehensive Plan:	Planned Residential Development (R-3)
Current County Zoning:	Range Land (RL)
Proposed City Zoning:	Planned Residential Development (R-3)

Area 2

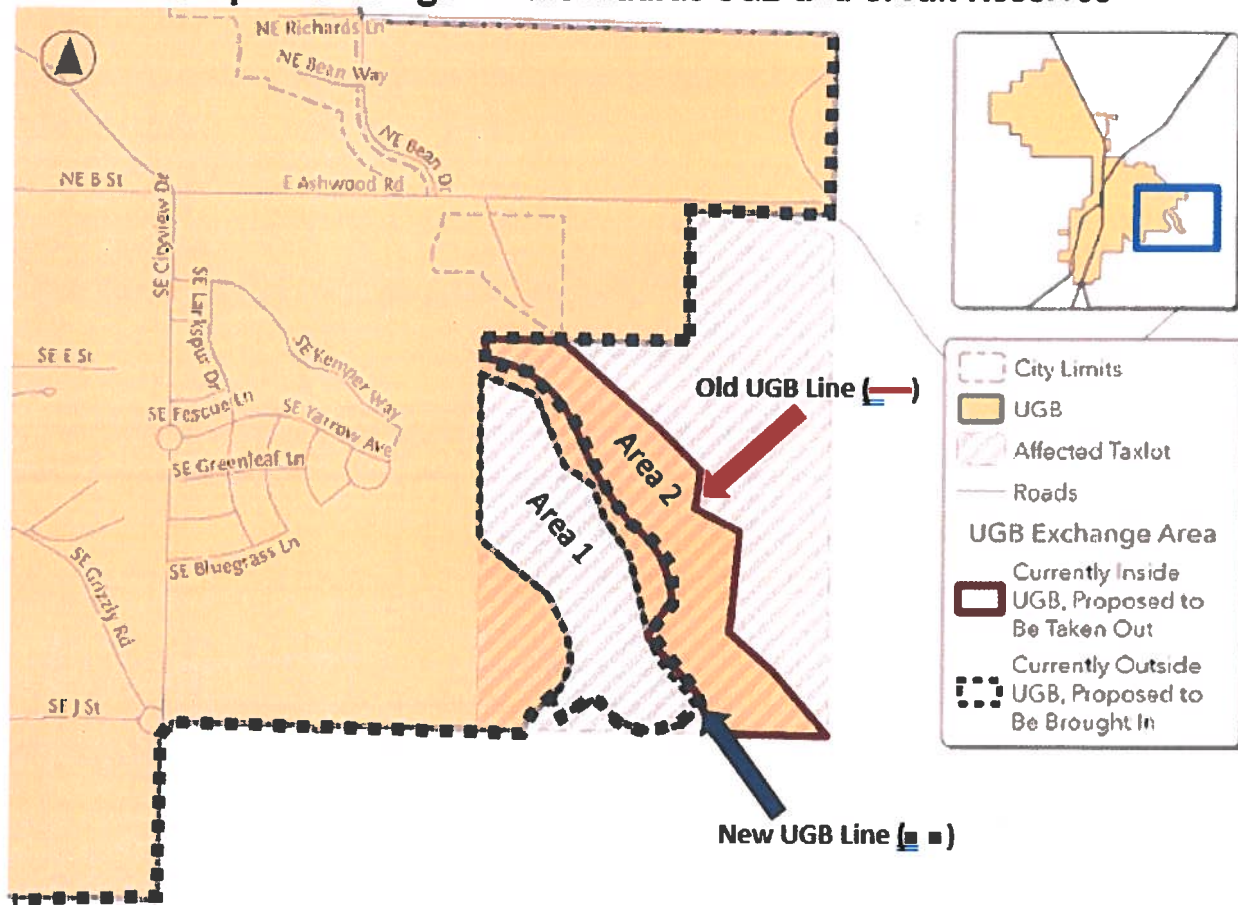
Current City Comprehensive Plan:	Planned Residential Development (R-3)
Proposed County Comprehensive Plan:	Range Land
Current City Zoning:	Planned Residential Development (R-3)
Proposed County Zoning:	Range Land (RL)

Exhibit 1. Proposed Changes to the Madras UGB and Urban Reserves



Map 1 – New UGB Boundary.

Exhibit 1. Proposed Changes to the Madras UGB and Urban Reserves



The Jefferson County Zoning Ordinance:
 Chapter 8, Amendments
 Chapter 9, Administration and Application Review Procedures
 The Jefferson County Comprehensive Plan
 Oregon Administrative Rules (OAR), Chapter 660
 Oregon Revised Statutes

The approval criteria, standards, rules, and laws applicable to the Applicant's request for a Comprehensive Plan Map Amendment and Zoning Map Amendment are set forth below. For the reasons discussed herein, staff finds the applicant appears to meet all of the approval criteria, standards, rules, and laws relevant to this application.

Findings of Fact

- A. Jefferson County Zoning Ordinance
1. Chapter 801 Amendments

Section 800- Types of Amendments

There are two types of amendments: amendments to the text of the Zoning Ordinance and amendments to the Zoning Map.

FINDING 1: Staff finds the Applicant requests an amendment to the Zoning Map.

Section 801 -Authorization to Initiate Amendments (as applicable)

- B. An amendment to the Zoning Map may be Initiated by the Board of Commissioners, the Planning Commission, the Planning Director, a property owner, or a City Council in the case of a map amendment to change an Urban Growth Boundary.

FINDING 2: Staff finds the Applicant is the City of Madras for which the Zoning Map amendment will apply, thus the criteria above has been met.

Section 802 -Authorization to Approve or Deny Proposed Amendments

Proposed amendments will be reviewed by the Planning Commission at one or more public hearing, In accordance with the procedures In Section 903.5. The Planning Commission decision on the proposed amendment will take the form of a recommendation to the Board of Commissioners. The Board of Commissioners will hold a public hearing on the proposed amendment, in accordance with the procedures in Section 903.6, and may approve, deny, or modify the proposed amendment. In the case of an amendment to change an Urban Growth Boundary, the Board of Commissioners and City Council may hold a Joint public hearing. Both governing bodies must approve the proposed change in the Urban Growth Boundary for it to be approved.

FINDING 3: Staff finds the Planning Commission has made a recommendation to approve the UGB land swap to the Board of Commissioners, thus this criteria has been met.

Section 803 - Approval Criteria

803.2 Map Amendments

An amendment to the Zoning Map may be approved if it complies with the approval criteria in this Section. The burden of proof is on the applicant to submit sufficient information to demonstrate that the application complies with the approval criteria. For instance, a traffic impact study in accordance with Section 421 may be needed to show compliance with criterion.

- A. The zoning designation will conform to the Comprehensive Plan Map designation;

FINDING 4: Staff finds the Applicant is requesting a concurrent Comprehensive Plan Map amendment to change the Plan designation to be consistent with the zone map. Staff finds that an approved Comprehensive Plan map change would mean that this criterion is met.

- B. The amendment is consistent with other Zoning Ordinance requirements including, but not limited to, wildlife habitat, bird habitat and riparian protection standards;

FINDING 5: Staff finds the subject property is not located in critical wildlife habitat, bird habitat, or riparian areas. Staff finds this criterion is met.

C. The amendment will cause no significant adverse impact to other properties in the vicinity due to factors such as water quality, drainage, air quality or noise;

FINDING 6: Staff finds the zone change and amendment will cause no significant adverse impact to other properties in the vicinity due to factors such as water quality, drainage, air quality or noise.

D. The amendment will not force a significant change in or significantly increase the cost of farming or Forest practices on surrounding resource land;

FINDING 7: Staff finds the proposed UGB change reshapes ownership patterns in a manner that makes farming with adjacent land more likely.

E. Adequate public safety, fire protection, sanitation, water and utility facilities and services are available or will be provided to serve uses allowed in the proposed zone;

FINDING 8: Staff finds the burden of proof supplied by the applicant addresses these requirements.

F. The uses allowed in the proposed zone will not significantly affect a transportation facility identified in an adopted Transportation System Plan by:

1. Changing the functional classification of an existing or planned transportation facility;
2. Allowing types or levels of land uses which would result in levels of travel or access which are inconsistent with the functional classification of a transportation facility; or
3. Reducing the performance standards of the facility below the minimum acceptable level Identified In the applicable Transportation System Plan.

A Traffic Impact Study In accordance with Section 411 may be required to show compliance with this standard.

FINDING 9: Staff finds that per OAR 660-024-0070 (3), that local governments considering an exchange of land in a UGB, may rely on the land needs analysis that provided a basis for its current acknowledged plan, rather than adopting a new need analysis.

G. If the proposed amendment is for a smaller minimum lot size in an existing Rural Residential zone, the application shall meet the requirements for an exception to statewide planning Goal 14; and

FINDING 10: Staff finds this criterion has been met due the new zoning being an efu zoning of RL.

H. If the proposed amendment involves taking an exception to statewide planning Goals 3 or 4 to rezone the property from Exclusive Farm Use A-1, Exclusive Farm Use A- 2, Range Land or Forest Management to a Rural Residential zone, the minimum lot size shall be at least ten acres unless the application meets the requirements for an exception to statewide planning Goal 14.

FINDING 11: Staff finds the Applicant is proposing a Zoning Map amendment to rezone the property to Range Land, thus this criteria has been met.

I. The following criteria shall be met If the proposed amendment involves rezoning the property to Exclusive Farm Use A-2:

FINDING 12: Staff finds this criterion has been met since the rezone is not to the EFU A-2 zoning.

2. Chapter. Exceptions
Section 505 - Goal Exceptions

A Goal exception is a decision to exclude certain land from the requirements of one or more applicable statewide planning goals. An exception is required to rezone land from a Resource zone to a different zone; to change the existing types of uses, densities, or services allowed in a zone or on a parcel; to amend the Transportation System Plan to change the functional classification, capacity or performance standard of a transportation facility; and similar changes. An application for a goal exception shall be processed under the procedures for an amendment in the Comprehensive Plan and must comply with the requirements for exceptions In OAR 660004.

FINDING 13: Staff finds the applicant is proposing a zoning map amendment to rezone the subject property to RL, thus this criteria has been met.

B. Jefferson County Comprehensive Plan

1. Part 5 -Amendments to the Comprehensive Plan

LEGISLATIVE AMENDMENTS

The proposal for a legislative amendment to the Comprehensive Plan Map and UGB change may be initiated by the City.

To be approved, the request needs to comply with Oregon's Statewide Planning Goals, ORS's, OAR's and County Comprehensive Plan goals and policies.

FINDING 14: Staff finds the Applicant demonstrates compliance with the Statewide Planning Goals via the applicant's burden of proof/findings attached as Exhibit B.

2. Comply with all applicable Comprehensive Plan goals and policies; and

FINDING 15: Staff finds the following Plan goals and policies are applicable to this application. Staff finds that the Comprehensive Plan indicates on page 2 "the goals and polices in the Comprehensive Plan are aspirational and are not intended to be mandatory approval criteria." For the reasons explained herein, the Applicant has demonstrated compliance with those goals and policies:

Goal 1, Citizen Involvement: To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

Policy 1: Strive to maximize citizen involvement during the review and amendment of the Comprehensive Plan and implementing ordinances.

Policy 2: Provide maximum opportunity for citizen participation in the land use permitting process.

FINDING 16: Staff finds the Jefferson County Community Development Department provided notice of the proposed plan amendment and zone change to the public through individual mailed notices to the nearby property owners, and publication of notice in the required local paper and additional periodicals. Staff finds one or more public hearings will be held before the Jefferson County Planning Commission and a subsequent public hearing on the proposal will be held before the Jefferson County Board of Commissioners (the "Board"). Staff finds this application complies with Goal 1 and its applicable policies.

Goal 2, Land Use Planning: To establish a land use planning process and policy framework as a 23-PA-05 Madras UGB Land Swap

basis for all decisions and actions related to use of land to assure an adequate factual base for such decisions and actions.

FINDING 17: Staff finds this Goal and its policies apply to the County Planning Department and not to individual applicants. Staff finds the Applicant is utilizing the Planning Department's land use planning processes as set forth in the County's Comprehensive Plan and Zoning Ordinance, and as such, complies with Goal 2 and its policies.

Goal 3, Agricultural Lands: To preserve and maintain agricultural lands.

FINDING 18: Staff finds as explained above, the Applicant is returning land to Goal 3 uses.

Goal 6, Air, Water and Land Resources Quality: To maintain and improve the quality of the air, water, and land resources of the state.

Policy 1: Protect the quality of air, water and land resources in the County.

Policy 1.4: Subdivisions and partitions should be designed in a manner so that runoff will be retained on site and not flow into streams, roads or adjacent properties.

FINDING 19: Staff finds that the request returns the land to a farm designation that maintains or improves air, water or land resources.

Goal 7 Areas Subject to Natural Hazards: To protect people and property from natural hazards.

Policy 4: Reduce the hazard to life, property and infrastructure from wildfires.

Policy 4.1: New development should incorporate fire protection measures to reduce the risk to structures from wildfires, as well as the risk of fire spreading from a structure to surrounding lands.

Policy 4.2: Property in an agricultural or forest zones should not be rezoned to a rural residential or other nonresource zone unless structural fire protection can be provided.

FINDING 20: Staff finds the Subject Property is being zoned agricultural land and is thus consistent with Goal 7.

Goal 9. Economic Development: To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

FINDING 21: Staff finds the proposed plan amendment and zone change is consistent with this goal because it provides agricultural opportunities for economic development in the County.

Goal 10. Housing: To provide for the housing needs of citizens of the state.

FINDING 22: Staff finds the applicant's proposed land swap creates a net gain of zero in housing, thus preventing the loss of housing opportunities.

Goal 11, Public Facilities and Services: To develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Policy 3: Public facilities and services should be provided at levels and in areas appropriate for such uses based upon the carrying capacity of the land, air and water.

Policy 3.1: Public facilities and services proposed for areas outside urban growth boundaries should be provided at levels appropriate for rural rather than urban uses.

Policy 3.2: Utility lines and facilities should be located on or adjacent to existing public rights-of-way where feasible in order to avoid Interference with farm units.

FINDING 23: Staff finds the Subject Property is being swapped for land that is better served by the utilities mentioned in Goal 11, do that land swap placing land physically closer to the utilities.

Goal 12. Transportation: To provide and encourage a safe, convenient, and economic transportation system.

Policy 1: Adequate access should be required for all new development and proposed new lots or parcels.

Policy 1.1: Road access to new development should be adequate to safely handle the anticipated traffic load.

FINDING 24: Staff finds as mentioned in Finding 23, the Subject Property is being swapped for land that is better served by the utilities mentioned in Goal 11, and also Goal 12.

Goal 13. Energy Conservation: To conserve energy.

Policy 1: Conservation of energy should be considered when an application is submitted to rezone property.

Policy 1.1: Areas proposed to be rezoned to industrial, commercial or rural residential should be in close proximity to existing cities or rural communities in order to reduce transportation energy costs.

FINDING 25: Staff finds the Subject Property is being swapped for land that will use energy via utilities and the transportation system.

Goal 14. Urbanization: To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

FINDING 26: Staff finds the Applicant is not requesting an urban land use or urban levels of Development for the land being removed from the UGB. However, the applicant is proposing to bring land within the UGB, and as such has address all of the criteria in the findings from the City attached as Exhibit B. Please see Exhibit B table of contents pertaining to all requirements.

CONCLUSION

For the reasons set forth above, staff finds the applicant meets all relevant approval criteria and standards, and as such, the applicant's request for a zone change and plan map amendment is recommended for approval by the Jefferson County Planning Commission.

Potential Board of Commissioners Actions:

- 1.) Make a motion to **approve** of the proposed 42-acre Madras UGB land swap as proposed or with the following changes....
- 2.) Make a motion to **deny** the proposed Plan Amendment and Zone Change and Madras UGB land swap for the following reasons....

Respectfully,



 Phil Stenbeck, CFM
 Interim Director

2/15/24

 Date

Attached: Exhibit A - County/City UGAMA
 Exhibit B - City findings/BOP

Urban Growth Area Management Agreement For the City of Madras

This agreement is entered into by the City of Madras, an incorporated municipality in the State of Oregon, hereby referred to as the "City" and Jefferson County, a political subdivision of the State of Oregon, hereby referred to as the "County".

RECITALS

WHEREAS, the City of Madras and Jefferson County are authorized pursuant to Oregon Revised Statutes (ORS) Chapter 190 to enter into an Intergovernmental Management Agreement for performance of functions which either governmental unit has the authority to perform; and

WHEREAS, this Management Agreement also constitutes a cooperative agreement under ORS Chapter 195; and

WHEREAS, Goal 14 [Urbanization] requires that the City and the County establish an urban growth boundary to identify and separate urbanizable land from rural and that the establishment and change of urban growth boundaries shall be through a cooperative process between the City and County; and

WHEREAS, pursuant to provisions in Goal 2 [Land Use Planning], the City and County are required to have coordinated and consistent comprehensive plans which establish an Urban Growth Boundary (UGB) and a plan for the Urban Growth Area (UGA) within the boundary; and,

WHEREAS, the City and County share a common concern regarding the accommodation of population growth and utilization of lands within the UGB; and

WHEREAS, the City and County consider it mutually advantageous to establish this Urban Growth Area Management Agreement (UGAMA) for the purpose of facilitating the orderly transition from rural to urban land uses and to enable the City to plan for and provide urban services such as sewer, water and street facilities in a timely, orderly and cost effective manner consistent with the City's Comprehensive Plan;

NOW, THEREFORE THE CITY OF MADRAS AND JEFFERSON COUNTY MUTUALLY AGREE AS FOLLOWS:

1. INTENT OF AGREEMENT

- 1.1. To establish standards and procedures for review and action on proposed land use actions and related matters noted within this agreement pertaining to lands within the UGA;
- 1.2. To transfer authority and jurisdiction over current planning activities, land use decisions, provision of urban services and code enforcement within the UGA from the County to the City;

- 1.3. To benefit the public through reduction of governmental processes; and,
- 1.4. To establish procedures for City and County consideration of expansions to the UGA.

2. DEFINITIONS

For the purpose of this agreement, the following definitions shall apply:

- 2.1. **Board:** the Jefferson County Board of Commissioners.
- 2.2. **City:** the City of Madras.
- 2.3. **Council:** the Madras City Council.
- 2.4. **County:** Jefferson County.
- 2.5. **Land Use Decision:** A final decision or determination concerning the adoption, amendment or application of statewide planning goals, a comprehensive plan provision or a land use regulation.
- 2.6. **Public Facilities Plan:** A document or documents describing the water, sewer and transportation facilities which are to support the land uses designated in the appropriate acknowledged comprehensive plans.
- 2.7. **Urban Growth Area (UGA):** The area between the Madras City Limits and the Madras Urban Growth Boundary, as designated on the City's and the County's Comprehensive Plan Maps.
- 2.8. **Urban Growth Boundary (UGB):** The boundary line which separates lands to be urbanized and eventually incorporated into the City of Madras from the surrounding rural lands under the County's jurisdiction.
- 2.9. **Urban Growth Area Management Agreement (UGAMA):** This Intergovernmental Agreement between the City and County that coordinates the management of land use and development within the City of Madras UGA.
- 2.10. **Urbanizable Lands:** Lands inside the Urban Growth Area that are designated for future urban development when public facilities and services can be provided by the City.

3. URBANIZATION PROCESS

- 3.1. The UGA shall be managed to maintain the potential for future urban development until such time as the land is annexed into the City and is converted to urban land.
- 3.2. Conversion of urbanizable land to urban development can occur when public facilities and services are available and adequate to serve urban levels of development, or the land

is annexed into the City and zoned for urban development.

- 3.3. Rural levels of development within the UGA shall be sited in such a way as to not interfere with urban levels of development and services when conversion from urbanizable land to urban lands occurs.
- 3.4. Extension of City services within the UGA may be permitted when approved by the City. Establishment or extension of sewer systems outside the UGB is prohibited except to mitigate a public health hazard in accordance with the provisions of OAR 660-011-0060.

4. UGA ADMINISTRATION RESPONSIBILITIES

- 4.1. The City shall have responsibility for administration and decision making authority regarding all land use applications within the UGA except applications for amendments to the UGB, as provided in Section 6.
- 4.2. The City shall have responsibility for annexation of lands in the UGA. Lands outside the UGA shall not be annexed unless the UGB is also amended to include the territory to be annexed.

5. PROCESS FOR LAND USE APPLICATIONS WITHIN THE UGA

- 5.1. Land Use applications shall be processed through the City Community Development Department.
- 5.2. Notice of all land use applications within the UGA shall be sent to the County Community Development Department and to any other affected County agencies and other applicable special service districts for review and comment prior to any decision by the City. Such agencies or districts shall be given ten business days in which to provide comments on the application.
- 5.3. In making its decision, the City shall consider all comments received under § 5.2.
- 5.4. The County, any agency or special service district that provides comments on the application shall be mailed a copy of the land use decision and shall have standing to appeal the City's decision.

6. PROCESS FOR URBAN GROWTH BOUNDARY AMENDMENTS

- 6.1. Amendments to the UGB, including amendments to the City's and County's comprehensive plan maps, may be initiated by the City, the County, or a property owner(s).
- 6.2. An application to amend the UGB shall be filed with the City Community Development Department along with the applicable City and County plan amendment fees. The City shall forward a copy of the application to the County Community Development Department, together with the County's plan amendment fee, within five working days of

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the date the application is filed.

- 6.3. The City and County Planning Commissions shall each conduct a public hearing regarding the application. At their discretion, the Planning Commissions may hold a joint hearing rather than separate hearings.
- 6.4. The recommendation of the City and County Planning Commissions shall be forwarded to the City Council, who shall hold a public hearing to consider the proposed amendment to the UGB. The decision of the City Council shall be forwarded to the County Board of Commissioners.
- 6.5. The Board of Commissioners shall conduct a public hearing and make a final decision on whether the UGB should be amended.
- 6.6. If the City and County disagree on the proposed amendments, a joint meeting of the City Council and Board of County Commissioners may be held to attempt to resolve the differences. Both jurisdictions may also request a dispute resolution process to resolve the differences.
- 6.7. If the governing bodies are not able to come to mutual agreement there shall be no change to the UGB.

7. OTHER LAND USE ACTIVITIES

- 7.1. The City and County agree to mutually review any proposed action on public improvement projects and similar programs, projects or proposals that apply to the UGA.
- 7.2. The City shall be responsible for public facilities planning within the UGA. The City shall coordinate with any affected County agency in the development of a public facilities plan for the UGA.
- 7.3. The County shall be responsible for administering the state Building Code and issuing building permits for all construction within the UGA, until such time as the City has its own state-approved building code program.

8. ROADS

- 8.1. Public rights-of-way within the UGA shall be accepted by the City upon annexation of adjacent lands.
- 8.2. The City shall accept jurisdiction over County roads within the UGA that have a pavement condition index (PCI) of 70 or above. If the PCI is below 70, the County may structurally overlay the road to raise the PCI above 70, at which time the City shall accept jurisdiction over the road. Nothing contained in this subsection shall restrict the City from accepting jurisdiction over a road or public right-of-way within the UGA that does not meet such minimum standards.

- 8.3 When a parcel in the UGA is initially partitioned or subdivided and creation of a street is required, development shall proceed initially with streets to City road standards
- 8.4 Streets in subdivisions and PUDs shall be developed to the City's improvement standards
- 8.5. All unpaved county roads, excluding public usage roads, within the UGA shall be graded biannually by the County until the City has accepted jurisdiction over the road.

9. FEES

- 9.1. Applications for land use permits, including all land use appeals within the UGA, shall be accompanied by a fee set by the City.
- 9.2. Applications for UGB Amendments shall be accompanied by fees set by the County in addition to any City fees.
- 9.3. System Development Charges for lands within the UGA will be collected by the County, prior to the issuance of building permits.

10. ENFORCEMENT

The City shall be responsible for enforcement of land use regulations within the UGA.

11. AMENDMENT AND TERMINATION

- 11.1. This agreement may be amended at any time by mutual agreement of both parties, after public hearing and adoption by both the City Council and the Board of Commissioners.
- 11.2 Any modifications to this agreement shall be consistent with the City and County Comprehensive Plans and the statewide planning goals.
- 11.3. This agreement may be terminated by either party under the following procedure:
 - a. Written notice of intent to terminate this Agreement shall be sent to the other party at least forty-five (45) days prior to taking any action, including the publication of public hearing notices in order to provide ample time for resolution of differences, or amendment to comprehensive plans.
 - b. A public hearing shall be held by the party considering termination. That party shall give the other party at least 20 days prior notice of the scheduled hearing date. The 20 day period shall be used by both parties to seek resolution of differences. Both parties shall also request a collaborative conflict resolution process to resolve differences that remain.
 - c. Public notice of hearings shall be in accordance with applicable statutes and local ordinances.

- e. This agreement is necessary for compliance with, at minimum, statewide planning Goals 2 and 14. If this agreement is terminated without adoption of a new agreement, jurisdiction and authority over all planning activities and land use decisions within the UGA shall revert to the County. Therefore, this agreement may not be terminated without adoption of a new agreement.

12. TIME OF EFFECTIVENESS

This agreement shall not become effective until properly executed by both the City and the County. Upon execution, this agreement shall supersede all previous Urban Growth Area Management Agreements.

13. SEVERABILITY

The Provisions within this agreement are severable. If any section, sentence, clause or phrase of this agreement is adjudged by a court of competent jurisdiction to be invalid, said invalidity shall not impair or affect the validity of the remaining portions of the agreement.

ADOPTED this 5TH day of April, 2006.


CITY OF MADRAS, OREGON


Rick Allen, Mayor

Date: 2-28-05

JEFFERSON COUNTY, OREGON


Walter Ponsford, Chair


Bill Bellamy, Commissioner

ATTEST:




Mary Zinke, Commissioner

Date: April 5, 2006

Exhibit B - City of Madras UGB change findings

Madras UGB Land Exchange Justifications and Findings

November 2023

Prepared for: City of Madras

Draft Report

ECONorthwest
ECONOMICS • FINANCE • PLANNING

KOIN Center
222 SW Columbia Street
Suite 1600
Portland, OR 97201
503-222-6060

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Summary: Map (UGB) Amendments

Madras is proposing a UGB land exchange to remove residential land from the UGB and replace it with an equivalent amount of land. The land being removed and added to the UGB is owned by City of Madras and is part of the Yarrow Master Plan area. The area being removed from the UGB is planned R-3 and the area being added to the UGB will be planned R-3.

The area for removal from the UGB is part of the Yarrow Master Plan, planned for development of housing built around a golf course. This area has moderate slopes that make it more difficult to build smaller, more affordable units, which is part of the rationale for developing this area around a proposed golf course.

The area for addition to the UGB is directly west of the area proposed for removal. It is also part of the Yarrow Master Plan area. The plans for development of these two areas have changed over the years, along with the changes to development requirements in R-3. The Bean Foundation, owners of Yarrow, are focused on building a residential neighborhood with a mixture of housing types, affordable at a range of price points. As a result, the Bean Foundation are in the process of revising the Yarrow Master Plan, with the intention of including the area proposed to be brought into the UGB.

This narrative supports the following amendments to the Madras UGB Land Exchange:

Urban Growth Boundary Change

1. Change the Madras UGB to remove a portion (42 acres, 39 of which are buildable) of tax lot 1114070000100. The lot is owned by the City of Madras and is currently vacant. It is planned by the City as Planned Residential Development (R-3).
2. Change the Madras UGB to add in a different portion of tax lot 1114070000100. The area proposed to be brought into the UGB is about 42 acres, with 2 acres of constrained land, resulting in 40 acres of buildable land. The area proposed for inclusion in the UGB is owned by the City of Madras, designated as urban reserves, and is vacant.

Urban Reserve Change

1. Once the land being removed from the UGB (42 acres of land) is removed, add it to Madras Urban Reserves.
2. Bring land from the Madras Urban Reserves (42 acres of land) into the Madras UGB.

Exhibit 1. Proposed Changes to the Madras UGB and Urban Reserves

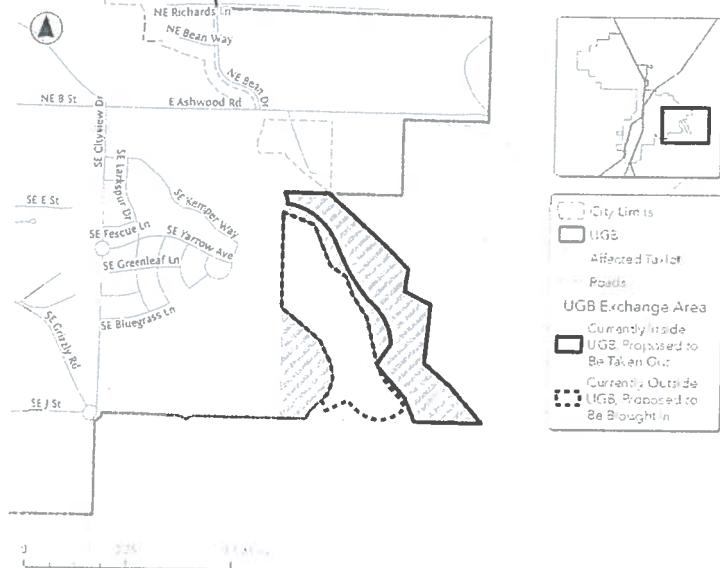
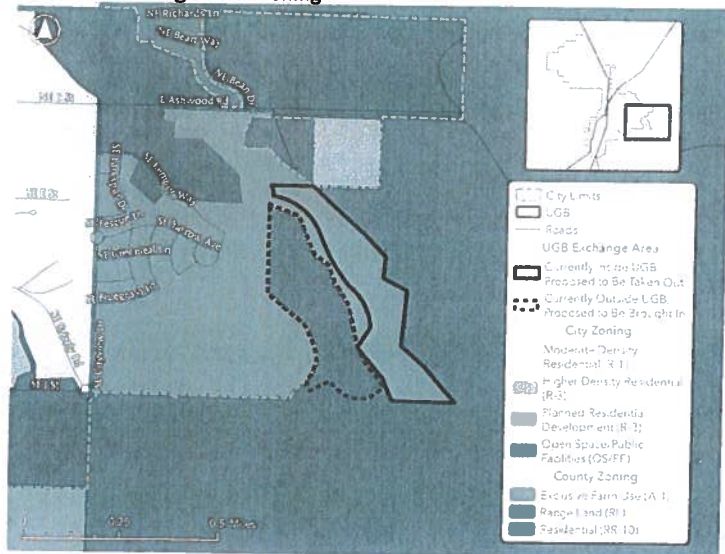


Exhibit 2. Exchange Area: Zoning



1. Introduction

Background

Madras is proposing a UGB land exchange to remove residential land from the UGB and replace it with an equivalent amount of land. The land being removed and added to the UGB is owned by City of Madras and is part of the Yarrow Master Plan area. The area being removed from the UGB is designated as R-3 under the Madras Comprehensive Plan and the area being added to the UGB will similarly be planned as R-3.

The area for removal from the UGB is part of the Yarrow Master Plan, planned for development of housing built around a golf course. This area has moderate slopes that make it more difficult to build smaller, more affordable units, which is part of the rationale for developing this area around a proposed golf course.

The area for addition to the UGB is directly west of the area proposed for removal. It is also part of the Yarrow Master Plan area. The plans for development of these two areas have changed over the years, along with the changes to development requirements in R-3. The Bean Foundation, owners of Yarrow, are focused on building a residential neighborhood with a mixture of housing types, affordable at a range of price points. As a result, the Bean Foundation are in the process of revising the Yarrow Master Plan, with the intention of including the area proposed to be brought into the UGB.

This report presents the proposed changes and findings to support the proposed UGB land exchange.

Applicable Statewide Planning Policy

State Requirements for UGB Land Exchange

OAR 660-024-0070 provides direction on exchanging land within an UGB and replacing it with land presently located outside of the UGB. The requirement of OAR 660-024-0070(2) apply for the land removed and the provisions of Goal 14 Administrative Rule (OAR Chapter 660, Division 024) apply to the land included in the UGB as part of the exchange. Such exchanges also trigger requirements under ORS 197A.320

OAR 660-024-0070 UGB Adjustment

Under OAR 660-024-0070 provides direction on removing and replacing land in the UGB. A government may exchange land if it determines that the removal does not violate applicable statewide planning goals and rules and that the land supply within the UGB provides roughly the same supply of buildable land after the exchange. In addition, the exchange should not provide urban services to the land moved outside of the UGB, nor that it preclude efficient

provision of urban services to buildable land within the UGB. The land removed from the UGB must be planned and zoned for rural uses.

Madras proposes to remove 42 acres of land planned as R-3 from its UGB and replace it with 42 acres of land that will be planned R-3 once in the UGB. The land removed will be re-zoned to Range Land (RL) by the Jefferson County. The land added to the UGB is within Madras' Urban Reserves and the land removed from the UGB will be added into the City's Urban Reserves (as addressed below).

ORS 197A.320 requirements, OAR 660-024-0065, and OAR 660-0024-0067

ORS 197A.320 and OAR 660-024-0065 establish a process for identifying a study area to evaluate land for inclusion in the UGB, which includes all land adjacent and within the one-half mile buffer of the Madras UGB. In addition, the study area included all exceptions areas within one mile of the Madras UGB. The final study area must include an amount of land that is at least twice the amount of land needed to replace the land removed from the Madras UGB. The final study area may exclude land from the evaluation of land for inclusion based on areas where it is impracticable to provide necessary public facilities or services to the land or areas with significant development hazards.

OAR 660-0024-0067 establishes the following priority of land for inclusion within a UGB:

- "First Priority" is urban reserve, exception land, and nonresource land.
- "Second Priority" is marginal land: land within the study area that is designated as marginal land
- "Third Priority" is forest or farm land that is not predominantly high-value farm land
- "Fourth Priority" is agricultural land that is predominantly high-value farmland

Goal 14 location factors

As noted in Goal 14, the location of the urban growth boundary and changes to the boundary shall be determined by evaluating alternative boundary locations consistent with ORS 197A.320 and with consideration of the following factors:

1. Efficient accommodation of identified land needs;
2. Orderly and economic provision of public facilities and services;
3. Comparative environmental, energy, economic and social consequences; and
4. Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the urban growth boundary.

As noted above, Goal 14 allows local governments to specify characteristics, such as parcel size, topography or proximity, necessary for land to be suitable for an identified need.

Organization of this Document

This document is organized as follows:

- **Chapter 2. Land Proposed for Removal from the Madras UGB** presents the land proposed to be removed from the UGB.
- **Chapter 3. Alternatives Analysis for Establishment of the UGB Land Exchange Study Area** presents the process of establishing the study area and findings about inclusion of land in the final study area.
- **Chapter 4. Goal 14 Locational Factors** includes the evaluation and findings of each study subarea for the Goal 14 locational factors.
- **Chapter 5. County and City Requirements for UGB Changes** presents findings for compliance with Jefferson County and City of Madras requirements for UGB changes.
- **Chapter 6. Statewide Goal Consistency Analysis** presents findings that demonstrate that the proposed UGB concept complies with applicable state planning requirements.

2. Land Proposed for Exchange

This chapter describes the proposed UGB exchange land based on the requirements of OAR 660-024-0070. Madras proposes to remove approximately 39 buildable acres of land designated as R-3 under the Madras Comprehensive Plan and replace it with approximately 40 buildable acres of land that the City will designate R-3. The land proposed for removal has been planned for residential development in the Yarrow Master Plan, with larger-lot single-family housing built around a golf course. The land proposed for inclusion in the UGB is adjacent to the land proposed for removal and the revised Yarrow Master Plan expects to develop the land with a wider variety of housing, as required by Madras' Development Code, based on changes the City made to accommodate missing middle housing (adopted in July 2022).

The land proposed for inclusion in the UGB will be more integrated into Madras' neighborhoods, roads, and other infrastructure, as described in Chapter 3.

Proposed UGB Adjustment

OAR 660-024-0070 Describes the process for making adjustments to a city's UGB, including removing land from the UGB and exchanging it for other lands.

660-024-0070 UGB Adjustments

(1) A local government may adjust the UGB at any time to better achieve the purposes of Goal 14 and this division. Such adjustment may occur by adding or removing land from the UGB, or by exchanging land inside the UGB for land outside the UGB. The requirements of section (2) of this rule apply when removing land from the UGB. The requirements of Goal 14 and this division [and ORS 197.298] apply when land is added to the UGB, including land added in exchange for land removed. The requirements of ORS 197.296 may also apply when land is added to a UGB, as specified in that statute. If a local government exchanges land inside the UGB for land outside the UGB, the applicable local government must adopt appropriate rural zoning designations for the land removed from the UGB prior to or at the time of adoption of the UGB amendment and must apply applicable location and priority provisions of OAR 660-024-0060 through 660-020-0067.

(2) A local government may remove land from a UGB following the procedures and requirements of ORS 197.764. Alternatively, a local government may remove land from the UGB following the procedures and requirements of 197.610 to 197.650, provided it determines:

(a) The removal of land would not violate applicable statewide planning goals and rules;

(b) The UGB would provide a 20-year supply of land for estimated needs after the land is removed, or would provide roughly the same supply of buildable land as prior to the removal, taking into consideration land added to the UGB at the same time;

- (c) *Public facilities agreements adopted under ORS 195.020 do not intend to provide for urban services on the subject land unless the public facilities provider agrees to removal of the land from the UGB and concurrent modification of the agreement;*
- (d) *Removal of the land does not preclude the efficient provision of urban services to any other buildable land that remains inside the UGB; and*
- (e) *The land removed from the UGB is planned and zoned for rural use consistent with all applicable laws.*
- (3) *Notwithstanding sections (1) and (2) of this rule, a local government considering an exchange of land may rely on the land needs analysis that provided a basis for its current acknowledged plan, rather than adopting a new need analysis, provided:*
- (a) *The amount of buildable land added to the UGB to meet:*
- (A) *A specific type of residential need is substantially equivalent to the amount of buildable residential land removed, or*
- (B) *The amount of employment land added to the UGB to meet an employment need is substantially equivalent to the amount of employment land removed, and*
- (b) *The local government must apply comprehensive plan designations and, if applicable, urban zoning to the land added to the UGB, such that the land added is designated:*
- (A) *For the same residential uses and at the same housing density as the land removed from the UGB, or*
- (B) *For the same employment uses as allowed on the land removed from the UGB, or*
- (C) *If the land exchange is intended to provide for a particular industrial use that requires specific site characteristics, only land zoned for commercial or industrial use may be removed, and the land added must be zoned for the particular industrial use and meet other applicable requirements of ORS 197A.320(6).*

Exhibit 3. Exchange Area: Overview

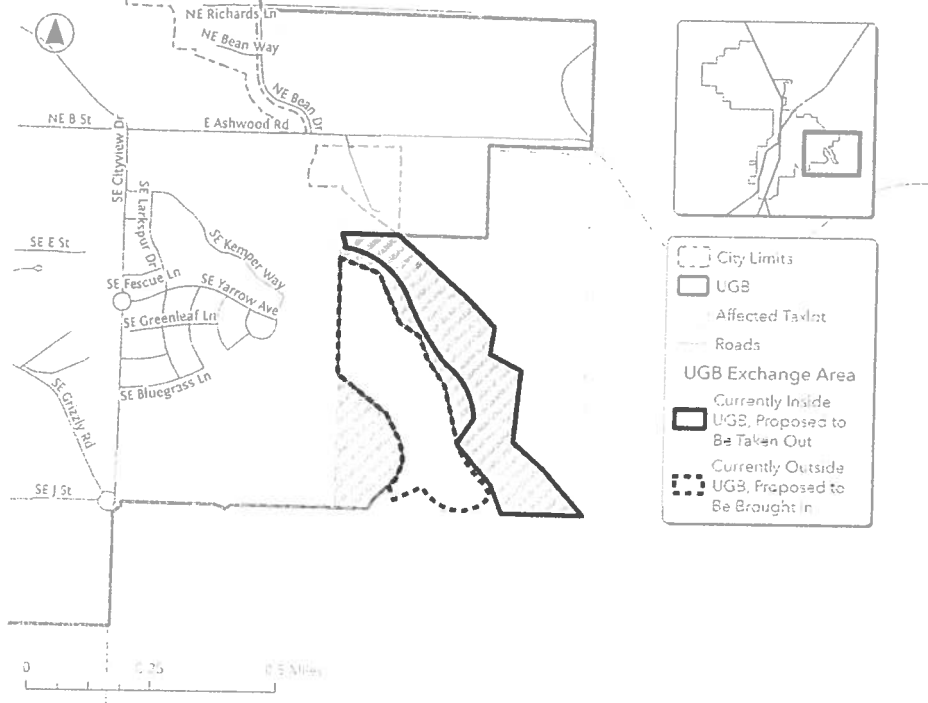


Exhibit 4. Exchange Area: Zoning

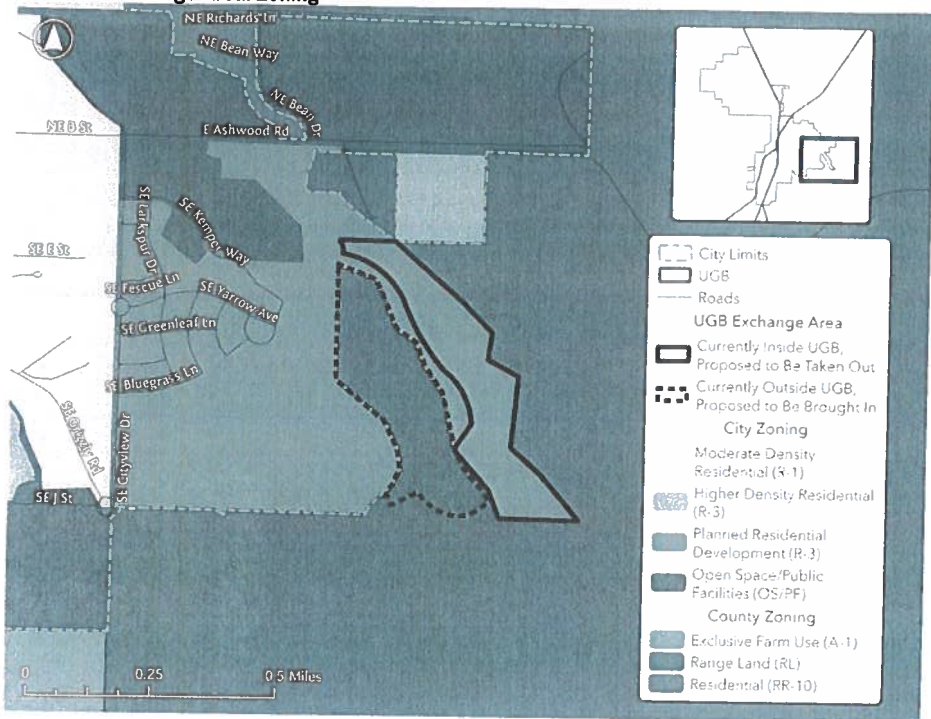
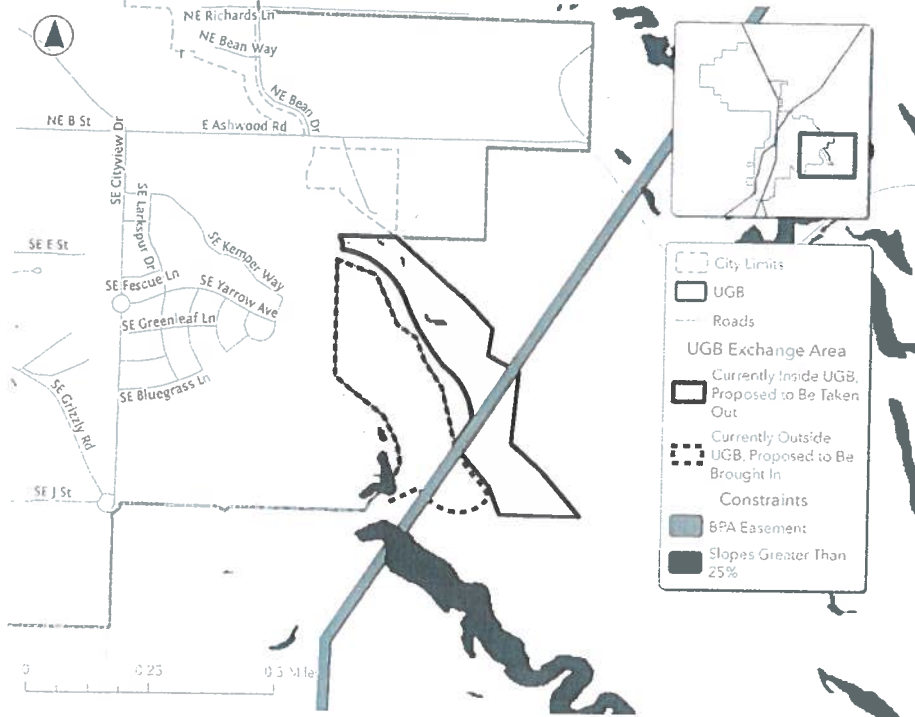


Exhibit 5. Exchange Area: Constraints



The area for removal from the UGB is part of the Yarrow Master Plan, planned for development of housing built around a golf course. This area has moderate slopes that make it more difficult to build smaller, more affordable units, which is part of the rationale for developing this area around a proposed golf course.

The original Yarrow Master Plan was developed before the City updated its Development Code to require more diversified housing as part of the master planning process and to allow “missing middle” housing types in its residential zones. As of July 2022, the R-3 zone allows for development of different housing types at a range of densities, as described below.

- Single-family detached: at minimum lot size of 6,000 square feet or 7.3 dwelling units per acre. Assuming that housing builds out at 80% of maximum allowed density and that land for rights-of-way accounts for 25% of land, the maximum density would be 4.4 dwelling units per acre.
- Townhouse: at up to 29 dwelling units per acre. Assuming that housing builds out at 80% of maximum allowed density and that land for rights-of-way accounts for 25% of land, the maximum density would be 15 dwelling units per acre.

- One to four units: at up to 23 dwelling units per acre. Assuming that housing builds out at 80% of maximum allowed density and that land for rights-of-way accounts for 25% of land, the maximum density would be 13.8 dwelling units per acre.
- Cottage Cluster: at up to 21 dwelling units per acre. Assuming that housing builds out at 80% of maximum allowed density and that land for rights-of-way accounts for 25% of land, the maximum density would be 12 dwelling units per acre.
- Apartments with 5 or more units: at up to 26 dwelling units per acre. Assuming that housing builds out at 80% of maximum allowed density and that land for rights-of-way accounts for 25% of land, the maximum density would be 16.8 dwelling units per acre.

The plans for development of the parts of Yarrow adjacent to the areas proposed for the exchange have changed over the years, along with the changes to development requirements in R-3. The Bean Foundation, owners of Yarrow, are focused on building a residential neighborhood with a mixture of housing types, affordable at a range of prices points. As a result, the Bean Foundation are in the process of revising the Yarrow Master Plan, with the intention of including the area proposed to be brought into the UGB.

Recent development and planned development in the Yarrow Master Plan area reflect these plans. In specific, the Heights at Yarrow is 144 units of multifamily housing that was developed in the last few years. The Yarrow Master Plan (July 2022) includes plans for development of: nearly 500 single-family units (about half on large lots and half on small-medium lots), 11 townhouses, potential for multifamily on about 30 acres of land (but no units estimated yet), 48 acres of parks and open space, 10.5 acres for a future school, and 0.4 acres of commercial mix-ed use.

Madras requires a minimum overall density of 7 dwelling units per gross acre in the R-3 zone (for the entire subdivision) and that master planned subdivisions (which are required for any residential development in excess of 10 acres) with at least 50 dwellings include at least two types dwelling units and proposals with 100 or more must contain at least three types of dwelling units. Exhibit 6 shows the potential capacity of the exchange area, given the allowed densities described above. The Yarrow Master Planned called for development of this area as single-family detached housing. In the future the Bean Foundation intends to develop the new area with a mixture of housing types, as allowed and required in the R-3 zone.

Exhibit 6 shows the potential capacity of the 39 acres of land proposed to be removed from the UGB by housing type. The densities used in Exhibit 6 are based on those used in the 2023 *Madras Housing Capacity Analysis* and the densities allowed by Madras' Development Code. The capacity for the 40 acres of land proposed for inclusion in the UGB is within 3% of the capacity of land proposed for removal, with the difference being the slight difference in buildable acres between the two areas.

Exhibit 6. Exchange Area: Potential Capacity

Zone/Housing Type	Area inside the UGB, Proposed to be Removed			Area outside the UGB, Proposed to be Added into the UGB		
	Buildable Acres	Allowed Density (DU/Acre)	Capacity (Dwelling Units)	Buildable Acres	Allowed Density (DU/Acre)	Capacity (Dwelling Units)
R-3	39			40		
Single-family detached		5.2	203		5.2	208
Townhouse		15.0	585		15.0	600
One to four dwelling units		13.8	538		13.8	552
Apartments - 5+ du		16.8	655		16.8	672

The City will apply the Planned Residential Development (R-3) Comprehensive Plan designation and zone to the land brought into the UGB. The County will apply the Range Land (RL) Comprehensive Plan designation and zone to the land removed from the UGB.

Compliance with OAR 660-024-0070

OAR 660-024-0070 Describes the process for making adjustments to a city’s UGB, including removing land from the UGB and exchanging it for other lands.

660-024-0070 UGB Adjustments

(1) A local government may adjust the UGB at any time to better achieve the purposes of Goal 14 and this division. Such adjustment may occur by adding or removing land from the UGB, or by exchanging land inside the UGB for land outside the UGB. The requirements of section (2) of this rule apply when removing land from the UGB. The requirements of Goal 14 and this division [and ORS 197.298] apply when land is added to the UGB, including land added in exchange for land removed. The requirements of ORS 197.296 may also apply when land is added to a UGB, as specified in that statute. If a local government exchanges land inside the UGB for land outside the UGB, the applicable local government must adopt appropriate rural zoning designations for the land removed from the UGB prior to or at the time of adoption of the UGB amendment and must apply applicable location and priority provisions of OAR 660-024-0060 through 660-020-0067.

Finding: The proposal includes removal of land presently within the UGB in exchange for land presently located outside of the UGB. The requirements for exchange of those respective lands are addressed below. ORS 197.296 is that statute setting forth the requirements for local governments to conduct analysis of housing capacity and needed housing and is addressed below. The removed land will be given a rural zoning designation through a contemporaneous action from Jefferson County.

(2) A local government may remove land from a UGB following the procedures and requirements of ORS 197.764. Alternatively, a local government may remove land from

the UGB following the procedures and requirements of 197.610 to 197.650, provided it determines:

Finding: ORS 197.764 is not applicable to the subject property as it is not assessed for farm use. Accordingly, the City is proposing to follow the procedures and requirements of ORS 197.610 to 197.650, which outlines the process for a post-acknowledgement amendments to comprehensive plans and land use regulations.

(a) The removal of land would not violate applicable statewide planning goals and rules;

Finding: The proposal complies with applicable statewide planning goals and rules as set out below.

(b) The UGB would provide a 20-year supply of land for estimated needs after the land is removed, or would provide roughly the same supply of buildable land as prior to the removal, taking into consideration land added to the UGB at the same time;

Finding: The proposal results in roughly the same supply of buildable lands within the UGB as the exchange involves the same number of gross acres and the addition of one buildable acre.

(c) Public facilities agreements adopted under ORS 195.020 do not intend to provide for urban services on the subject land unless the public facilities provider agrees to removal of the land from the UGB and concurrent modification of the agreement;

Finding: There are no public facilities agreements to provide urban services on the land proposed for removal from the UGB.

(d) Removal of the land does not preclude the efficient provision of urban services to any other buildable land that remains inside the UGB; and

Finding: Removal of the proposed lands does not inhibit efficient provision of urban services to any buildable lands that will remain within the UGB.

(e) The land removed from the UGB is planned and zoned for rural use consistent with all applicable laws.

Finding: The land removed from the UGB will be zoned Range Land by contemporaneous action of Jefferson County consistent with applicable laws.

(3) Notwithstanding sections (1) and (2) of this rule, a local government considering an exchange of land may rely on the land needs analysis that provided a basis for its current acknowledged plan, rather than adopting a new need analysis, provided:

(a) The amount of buildable land added to the UGB to meet:

(A) A specific type of residential need is substantially equivalent to the amount of buildable residential land removed, or

(b) The local government must apply comprehensive plan designations and, if applicable, urban zoning to the land added to the UGB, such that the land added is designated:

(A) For the same residential uses and at the same housing density as the land removed from the UGB, or

...

Finding: The City need not adopt a new housing needs analysis because the amount of building land added to the UGB is substantially equivalent to the land removed and will be subject to the same plan designation and zoning and thus have no net effect on the supply of residential lands needed to meet any particular residential need.

3. Alternatives Analysis for Establishment of the UGB Land Exchange Study Area

Chapter 2 showed that Madras is proposing to remove 39 acres of buildable land from the UGB and replace it with 40 acres of adjacent buildable land and that the proposal complies for requirements of land removal. This chapter presents the alternatives analysis required by OAR 660-024-0060 as well as findings related to the prioritization described in ORS 197A.320 as necessary to analyze compliance for the land to be added to the UGB.

Establishment of Study Area for UGB Land Exchange

Definition of the Preliminary Study Area

Exhibit 7 shows the study area for the alternatives analysis based on the following requirements:

660-024-0065 Establishment of Study Area to Evaluate Land for Inclusion in the UGB

(1) When considering a UGB amendment to accommodate a need deficit identified in OAR 660-024-0050(4), a city outside of Metro must determine which land to add to the UGB by evaluating alternative locations within a "study area" established pursuant to this rule. To establish the study area, the city must first identify a "preliminary study area" which shall not include land within a different UGB or the corporate limits of a city within a different UGB. The preliminary study area shall include:

- (a) All lands in the city's acknowledged urban reserve, if any;*
- (b) All lands that are within the following distance from the acknowledged UGB:

 - (A) For cities with a UGB population less than 10,000: one-half mile;*
 - (B) For cities with a UGB population equal to or greater than 10,000: one mile;**
- (c) All exception areas contiguous to an exception area that includes land within the distance specified in subsection (b) and that are within the following distance from the acknowledged UGB:

 - (A) For cities with a UGB population less than 10,000: one mile;*
 - (B) For cities with a UGB population equal to or greater than 10,000: one and one-half miles;**

The subject proposal is not the result of a need deficit identified in OAR 660-024-0050(4). The City has nonetheless conducted such an analysis to demonstrate the appropriateness of the proposal.

Based on the foregoing provisions, the City evaluated all lands adjacent to the Madras UGB for suitability for residential uses. For purposes of the Alternatives Analysis, the City reviewed land within the one-half mile buffer of the Madras UGB, as shown in Exhibit 7, as well as all Exceptions Zones within a one-mile buffer.

The preliminary study area includes:

- 6,809 acres of land within one-half mile of the Madras UGB.
- 3,970 acres of land in urban reserves, including that beyond 1 mile from the UGB
- 343 acres of land in exceptions zoning that is between ½ and 1 mile from the Madras UGB and not within the City's urban reserve (which includes an additional 892 of exceptions area).

Exhibit 7. Areas Under Consideration for Inclusion in the Preliminary Study Area, Madras

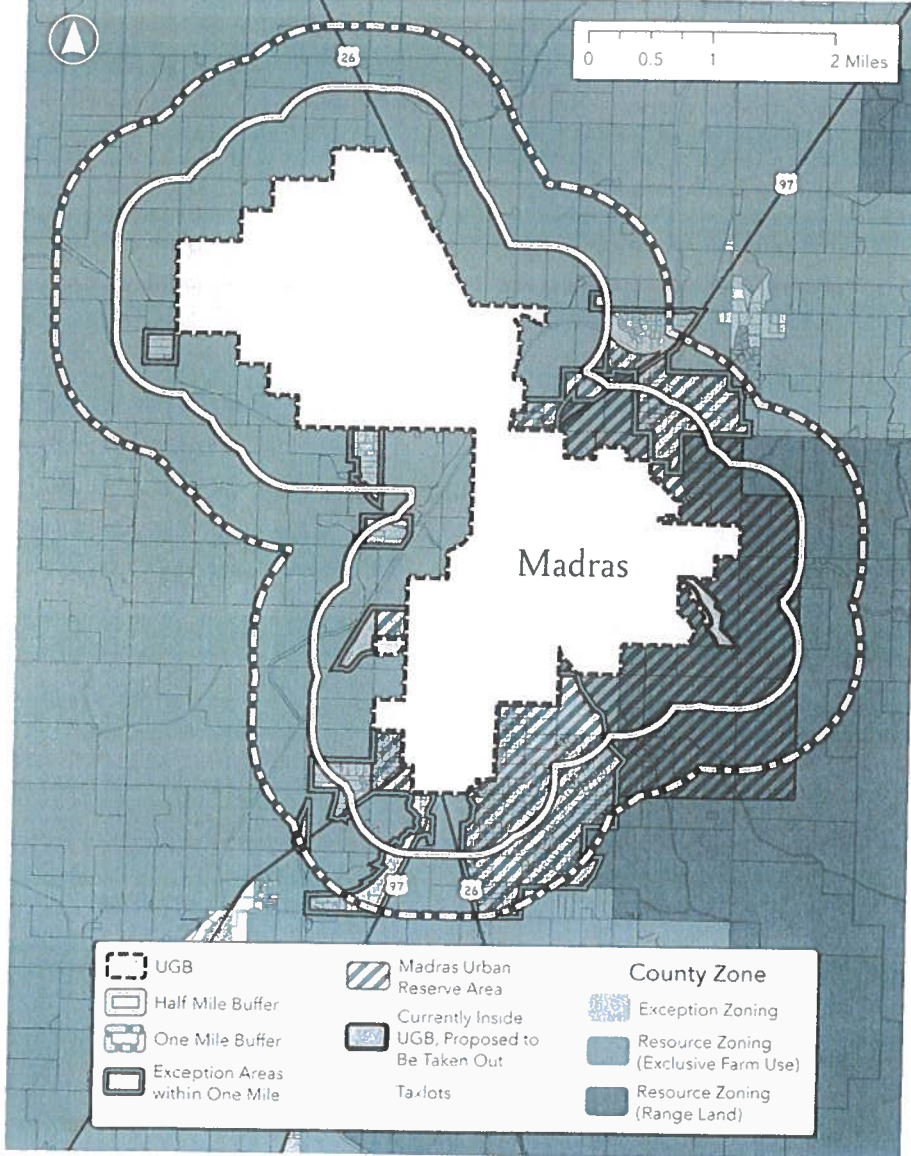
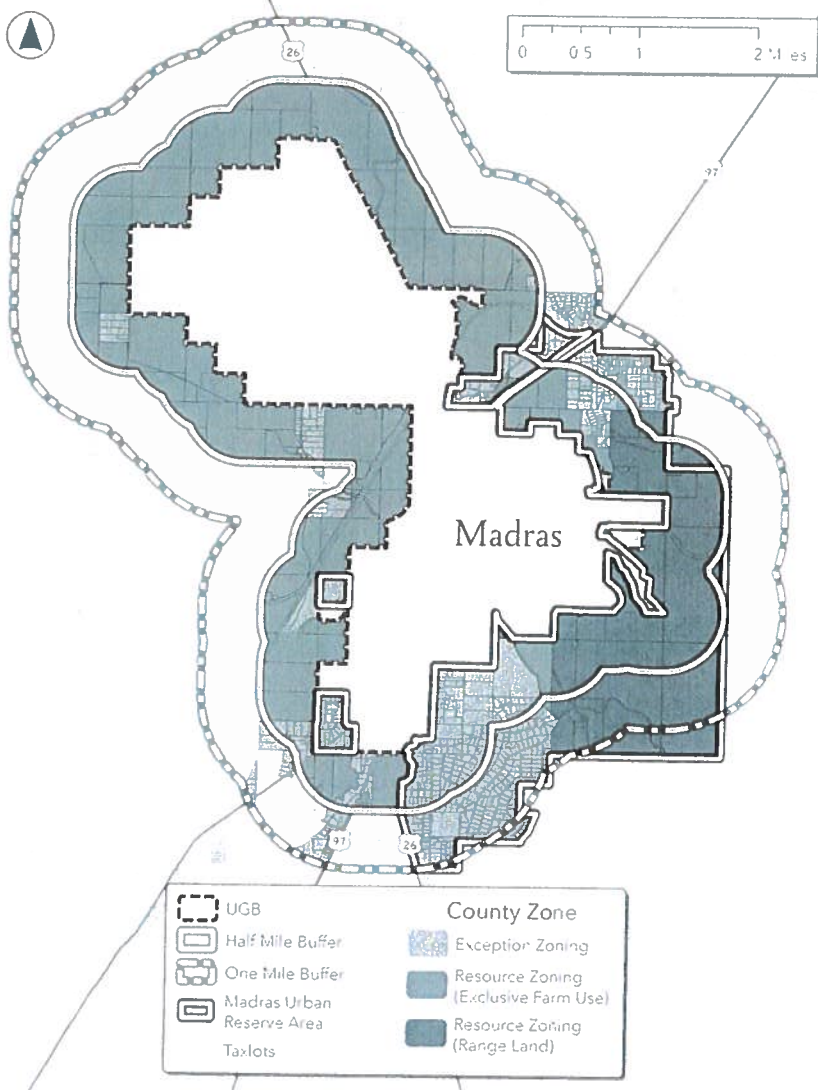


Exhibit 8. Preliminary Study Area, Madras, 2022



Refining the Preliminary Study Area

The analysis of residential land is organized by classes of land that correspond to the OAR 660-024-0067(2) priorities for inclusion of land into a UGB. The evaluation of the subareas considers the following:

660-024-0067 Evaluation of Land in the Study Area for Inclusion in the UGB; Priorities

(1) A city considering a UGB amendment must decide which land to add to the UGB by evaluating all land in the study area determined under OAR 660-024-0065, as follows

(a) Beginning with the highest priority category of land described in section (2), the city must apply section (5) to determine which land in that priority category is suitable to satisfy the need deficiency determined under OAR 660-024-0050 and select for inclusion in the UGB as much of the land as necessary to satisfy the need.

(b) If the amount of suitable land in the First Priority category is not sufficient to satisfy all the identified need deficiency, the city must apply section (5) to determine which land in the next priority is suitable and select for inclusion in the UGB as much of the suitable land in that priority as necessary to satisfy the need. The city must proceed in this manner until all the land need is satisfied, except as provided in OAR 660-024-0065(9).

(c) If the amount of suitable land in a particular priority category in section (2) exceeds the amount necessary to satisfy the need deficiency, the city must choose which land in that priority to include in the UGB by applying the criteria in section (7) of this rule.

(d) In evaluating the sufficiency of land to satisfy a need under this section, the city may use the factors identified in sections (5) and (6) of this rule to reduce the forecast development capacity of the land to meet the need.

(e) Land that is determined to not be suitable under section (5) of this rule to satisfy the need deficiency determined under OAR 660-024-0050 is not required to be selected for inclusion in the UGB unless its inclusion is necessary to serve other higher priority lands.

(2) Priority of Land for inclusion in a UGB:

(a) First Priority is urban reserve, exception land, and nonresource land. Lands in the study area that meet the description in paragraphs (A) through (C) of this subsection are of equal (first) priority:

(A) Land designated as an urban reserve under OAR chapter 660, division 21, in an acknowledged comprehensive plan;

(B) Land that is subject to an acknowledged exception under ORS 197.732; and

(C) Land that is nonresource land.

(b) Second Priority is marginal land: land within the study area that is designated as marginal land under ORS 197.247 (1991 Edition) in the acknowledged comprehensive plan.

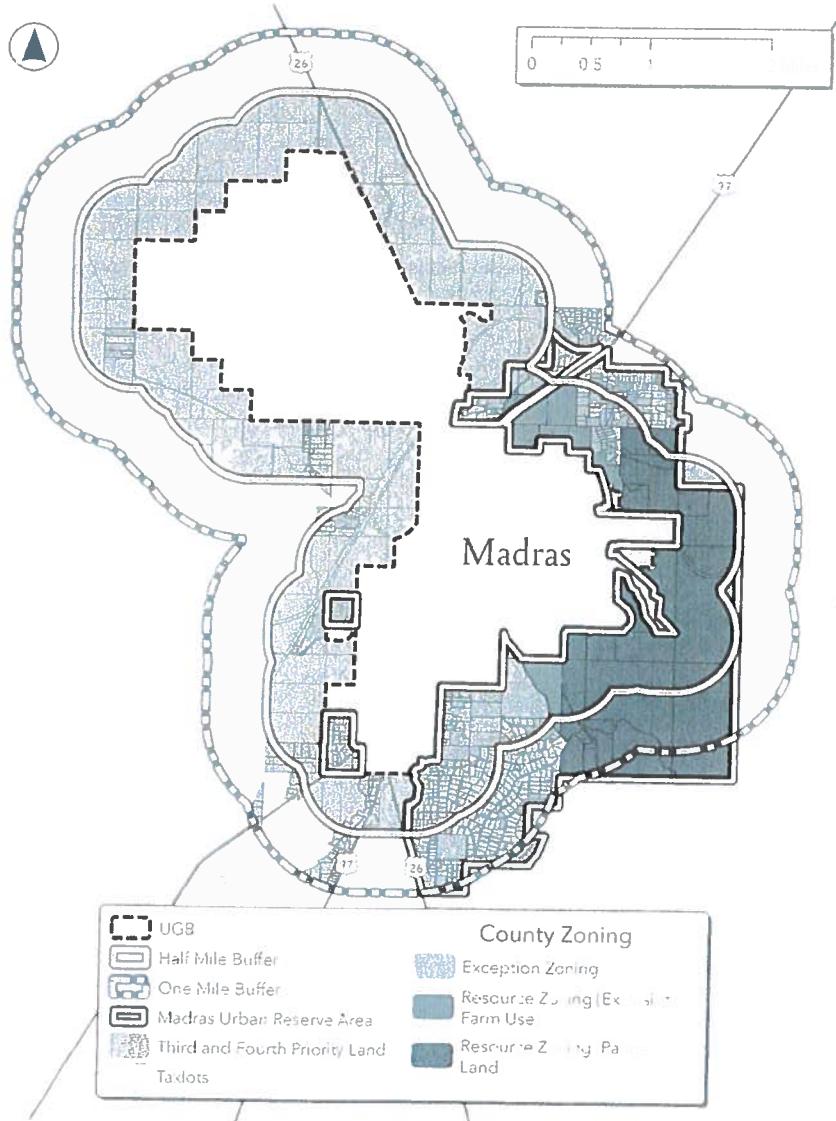
(c) Third Priority is forest or farm land that is not predominantly high-value farm land: land within the study area that is designated for forest or agriculture uses in the acknowledged comprehensive plan and that is not predominantly high-value farmland as defined in ORS 195.300, or that does not consist predominantly of prime or unique soils, as determined by the United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS). In selecting which lands to include to satisfy the need, the city must use the agricultural land capability classification system or the cubic foot site class system, as appropriate for the acknowledged comprehensive plan designation, to select lower capability or cubic foot site class lands first.

(d) Fourth Priority is agricultural land that is predominantly high-value farmland: land within the study area that is designated as agricultural land in an acknowledged comprehensive plan and is predominantly high-value farmland as defined in ORS 195.300. A city may not select land that is predominantly made up of prime or unique farm soils, as defined by the USDA NRCS, unless there is an insufficient amount of other land to satisfy its land need. In selecting which lands to include to satisfy the need, the city must use the agricultural land capability classification system to select lower capability lands first.

Exhibit 9 shows exclusion of land that does not meet the requirements of OAR 660-024-0067(1), excluding land that is not "First Priority" as defined in OAR 660-024-0067(2). This step removed all non "First Priority" lands by excluding lands zoned Exclusive Farm Use (EFU) or Range Land (RL) within the ½ mile buffer of Madras UGB unless they were designated as urban reserves or non-resource land.

This leaves a total of 4,508 acres within the study area, with 3,923 acres within the City's urban reserves and 585 acres in exception zoning within the one-mile UGB buffer. All of these lands are "First Priority" lands.

Exhibit 9. Refining the Preliminary Study Area based on Priority for Inclusion in the UGB, Madras, 2022



Areas Non-Contiguous with the UGB that are Impracticable to Serve

The next step is to remove areas that are not contiguous to the UGB and are impracticable to serve based on OAR 660-024-0065(7).

OAR 660-024-0065 Establishment of Study Area to Evaluate Land for Inclusion in the UGB

(7) For purposes of subsection (4)(a), the city may consider it impracticable to provide necessary public facilities or services to the following lands:

(a) Contiguous areas of at least five acres where 75 percent or more of the land has a slope of 25 percent or greater, provided that contiguous areas 20 acres or more that are less than 25 percent slope may not be excluded under this subsection. Slope shall be measured as the increase in elevation divided by the horizontal distance at maximum ten-foot contour intervals;

(b) Land that is isolated from existing service networks by physical, topographic, or other impediments to service provision such that it is impracticable to provide necessary facilities or services to the land within the planning period. The city's determination shall be based on an evaluation of:

(A) The likely amount of development that could occur on the land within the planning period;

(B) The likely cost of facilities and services; and,

(c) Any substantial evidence collected by or presented to the city regarding how similarly situated land in the region has, or has not, developed over time.

(c) As used in this section, "impediments to service provision" may include but are not limited to:

(A) Major rivers or other water bodies that would require new bridge crossings to serve planned urban development;

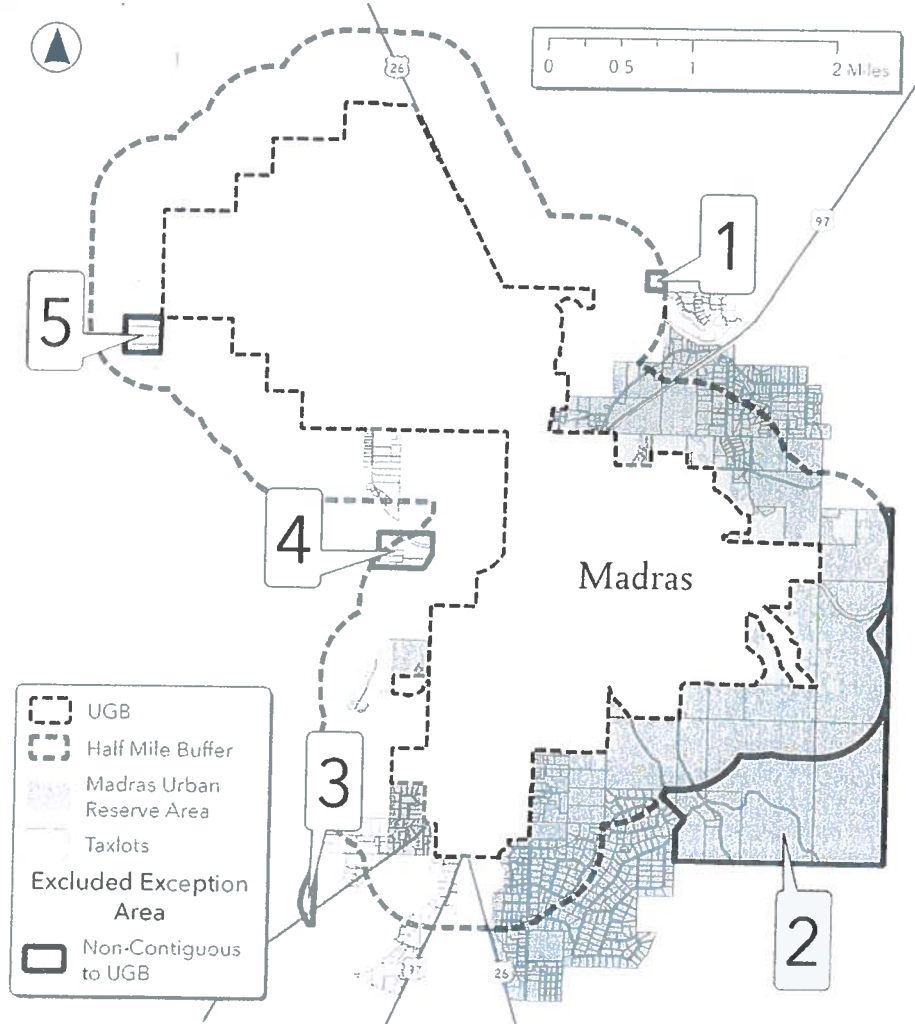
(B) Topographic features such as canyons or ridges with slopes exceeding 40 percent and vertical relief of greater than 80 feet;

(C) Freeways, rail lines, or other restricted access corridors that would require new grade separated crossings to serve planned urban development;

(D) Significant scenic, natural, cultural or recreational resources on an acknowledged plan inventory and subject to protection measures under the plan or implementing regulations, or on a published state or federal inventory, that would prohibit or substantially impede the placement or construction of necessary public facilities and services.

Exhibit 10 shows areas that are not contiguous to the UGB and are impracticable to serve.

Exhibit 10. Non-Contiguous Areas that are Impracticable to Serve that were Removed from the Study Area



The following areas are all either exceptions areas (some within ½ mile of the UGB and some beyond ½ mile) or urban reserves beyond ½ mile of the UGB. These areas are all impracticable to serve, given their distance from the UGB. In addition, some of these areas contain too few acres to meet the identified land need of about 39 acres on their own.

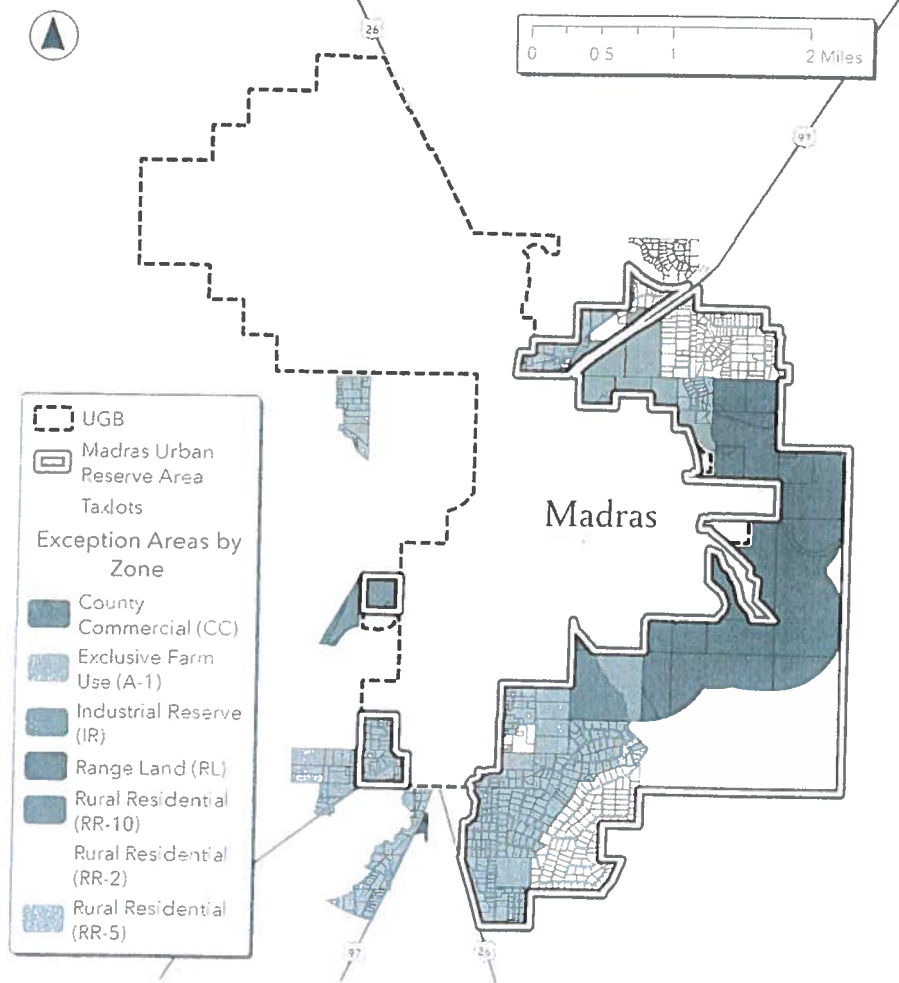
- **Area 1.** This area is 10 acres in exceptions zoning outside of the Urban Reserves, located 1,991 feet/0.04 miles from the UGB. It is too small to meet the land needs and is impracticable to serve on its own.
- **Area 2.** This area is 700 acres in RL zoning and within the Urban Reserves. It is ½ mile or more from the UGB and some parts are beyond 1 mile of the UGB. The distance to the UGB, plus any portion of Area 4 includes well more than the amount of land needed to meet the identified land need of about 39 acres. Land in Area 2 is impracticable to serve on its own without including a substantial amount of land closer to the UGB.
- **Area 3.** This area is 17 acres in exceptions zoning outside of the Urban Reserves. It is too small to meet the land needs and is impracticable to serve on its own.
- **Area 4.** This area is 59 acres in exceptions zoning outside of the Urban Reserves, located ¼ mile to more than ½ mile from the UGB. It is impracticable to serve, given its distance from the UGB.
- **Area 5.** This area is 40 acres in exceptions zoning outside of the Urban Reserves. While the northeast corner of this area touches a corner of the UGB, there is no direct road connection from the UGB that doesn't also fall in other non-UGB areas. It is located adjacent to Industrial areas of Madras, away from existing residential neighborhoods. It is impracticable to serve on its own.

Refined Preliminary Study Area

Exhibit 11 shows the refined preliminary areas for the alternatives analysis, which are either exceptions areas or urban reserve areas. These are all First Priority for inclusion in the UGB, consistent with 660-024-0067(2). These areas together account for 4,508 acres of land in the following zoning:

- Exclusive Farm Use (A-1) within Urban Reserves: 308 acres
- Range Land (RL) within Urban Reserves: 1,225 acres
- Exceptions areas in the following zoning:
 - County Commercial (CC): 10 acres
 - Industrial Reserve (IR): 46 acres
 - Rural Residential (RR-2): 770 acres
 - Rural Residential (RR-5): 1,198 acres
 - Rural Residential (RR-10): 132 acres

Exhibit 11. Refined Study Areas by Zone



Identifying Unsuitable Areas within the Study Area

The next step is identifying areas within the study area that are unsuitable for potential inclusion in the UGB based on OAR 660-024-0067.

Parcelization and Development Patterns

660-024-0067 Evaluation of Land in the Study Area for Inclusion in the UGB; Priorities

(5) With respect to section (1), a city must assume that vacant or partially vacant land in a particular priority category is "suitable" to satisfy a need deficiency identified in OAR 660-024-0050(4) unless it demonstrates that the land cannot satisfy the specified need based on one or more of the conditions described in subsections (a) through (g) of this section: Existing parcelization, lot sizes or development patterns of rural residential land make that land unsuitable for an identified employment need; as follows:

- (A) Parcelization: the land consists primarily of parcels 2-acres or less in size, or*
- (B) Existing development patterns: the land cannot be reasonably redeveloped or infilled within the planning period due to the location of existing structures and infrastructure."*

OAR 660-024-0067(5) allows a city to assume that land that is parcelized or has a development pattern the is unlikely to redevelop or infill within the planning period can be assumed not to meet the identified need. Exhibit 12 shows land with high levels of parcelization or subdivisions, which are future plans for parcelization.

Exhibit 12 shows areas with a large amount of highly parcelated land, identified by visual inspection of clusters of highly parcelated tax lots, and/or a high number of subdivisions.

- **Parcelized land.** 488 acres, shown in pink in Exhibit 12, are in parcels 2 acres or smaller. These lands are considered unsuitable for potential inclusion in the UGB based on OAR 660-024-0067(5).
- **Subdivisions.** 898 acres, shown in green in Exhibit 12, are within an existing subdivision. Some of these parcels are currently larger than 2 acres but are planned for future development in smaller lots.

Exhibit 12. Exception Areas showing Parcelation and Subdivisions

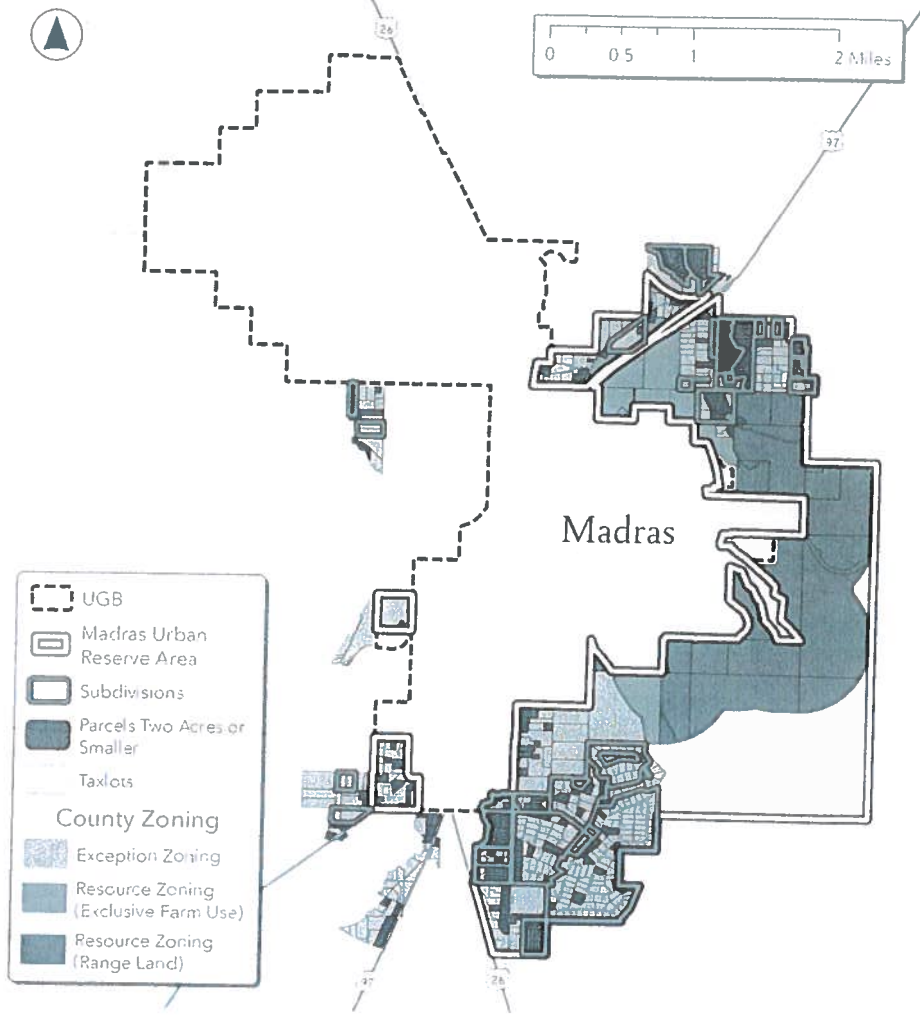
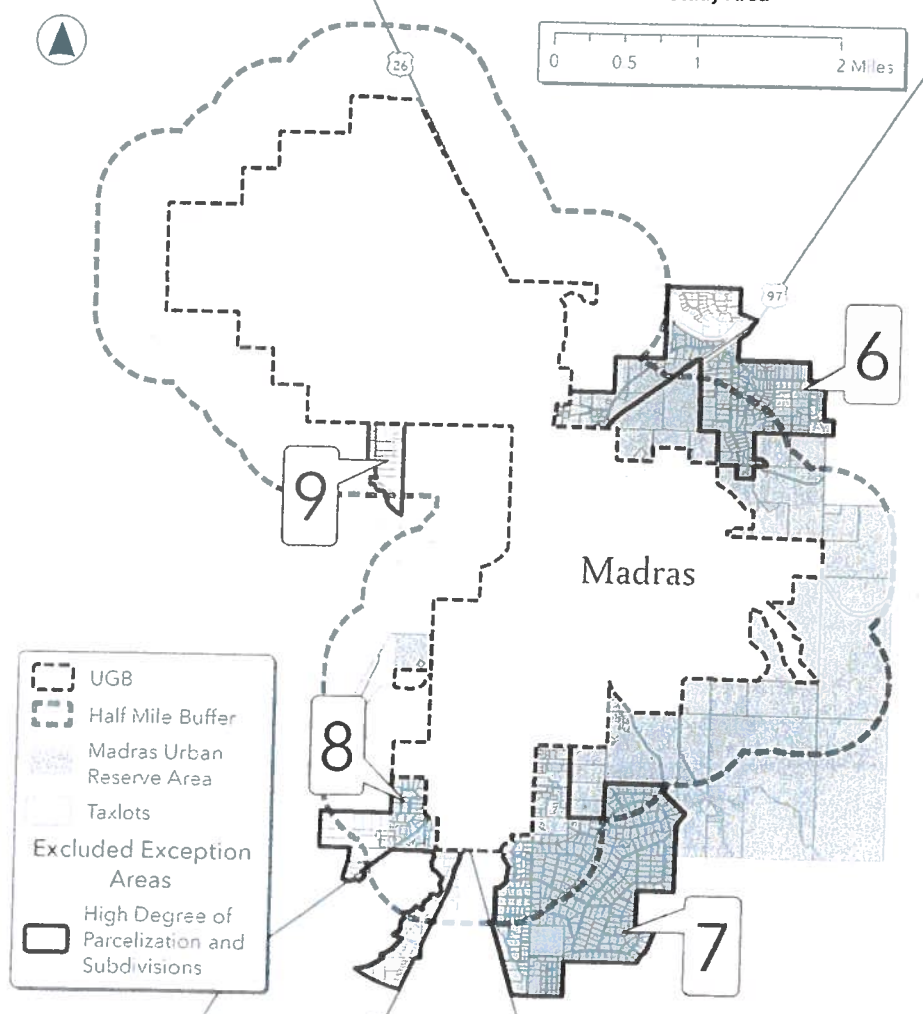


Exhibit 13 shows areas removed from the study area based on high degree of parcelization and subdivisions. This includes four areas shown in red, all of which are in exceptions zoning.

Exhibit 13. Areas with Parcelation and Subdivisions removed from the Study Area



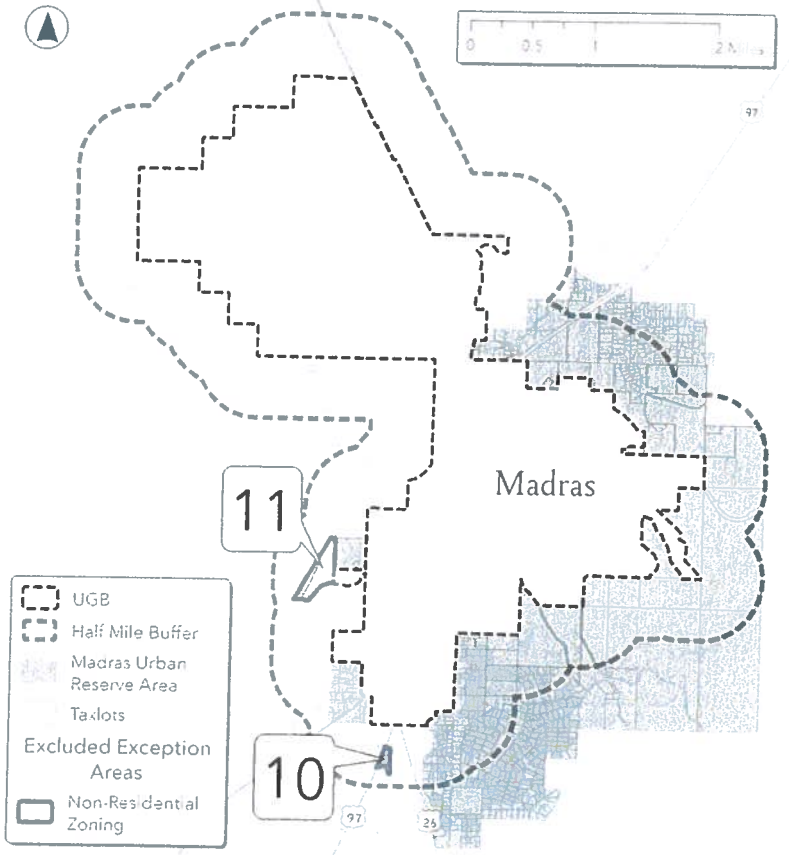
This results in the removal of the following:

- **Area 6:** This area has a high degree of parcelization and existing subdivision. This area has 625 acres, 43% of which is in parcels 2 acres or smaller or in a subdivision. In addition, most of this area is not adjacent to the existing UGB, making it impracticable to provide future services to without inclusion of substantially more land than the identified land need.
- **Area 7:** This area has a high degree of parcelization and existing subdivision. This area has 914 acres, 74% of which is in parcels 2 acres or smaller or in a subdivision. In addition, most of this area is not adjacent to the existing UGB, making it impracticable to provide future services to without inclusion of substantially more land than the identified land need.
- **Area 8:** This area has a high degree of parcelization and existing subdivision. This area has 308 acres, 30% of which is in parcels 2 acres or smaller or in a subdivision. The areas with larger than 2 acre parcels are generally located further from the UGB, including some beyond ½ mile from the UGB. This makes it impracticable to provide future services to without inclusion of substantially more land than the identified land need.
- **Area 9:** This area has a high degree of parcelization and existing subdivision. This area has 77 acres, 41% of which is in parcels 2 acres or smaller or in a subdivision. The areas with larger than 2 acre parcels are generally located further from the UGB, including some beyond ½ mile from the UGB. This makes it impracticable to provide future services to without inclusion of substantially more land than the identified land need.

Commercial and Industrial Planned Areas

Exhibit 14 shows exceptions areas with County Commercial (CC) and Industrial Reserves (IR).

Exhibit 14. Commercial and Industrial planned area removed from the Study Area



This results in removal of the following:

- **Area 10:** This area is zoned County Commercial (CC). It has 8 acres of land. In addition, it is not contiguous to the UGB, is impracticable to serve, and too small to meet the need for about 39 acres of land,.
- **Area 11:** This area is zoned Industrial Reserve (IR). It has 46 acres of land.

Final Study Area with Subareas

Exhibit 15 breaks up the remaining 1,679 acres in the study area into 21 subareas for evaluation for inclusion in the UGB. This area is more than twice the land need for about 39 acres of buildable land.

Exhibit 15. Study Subareas

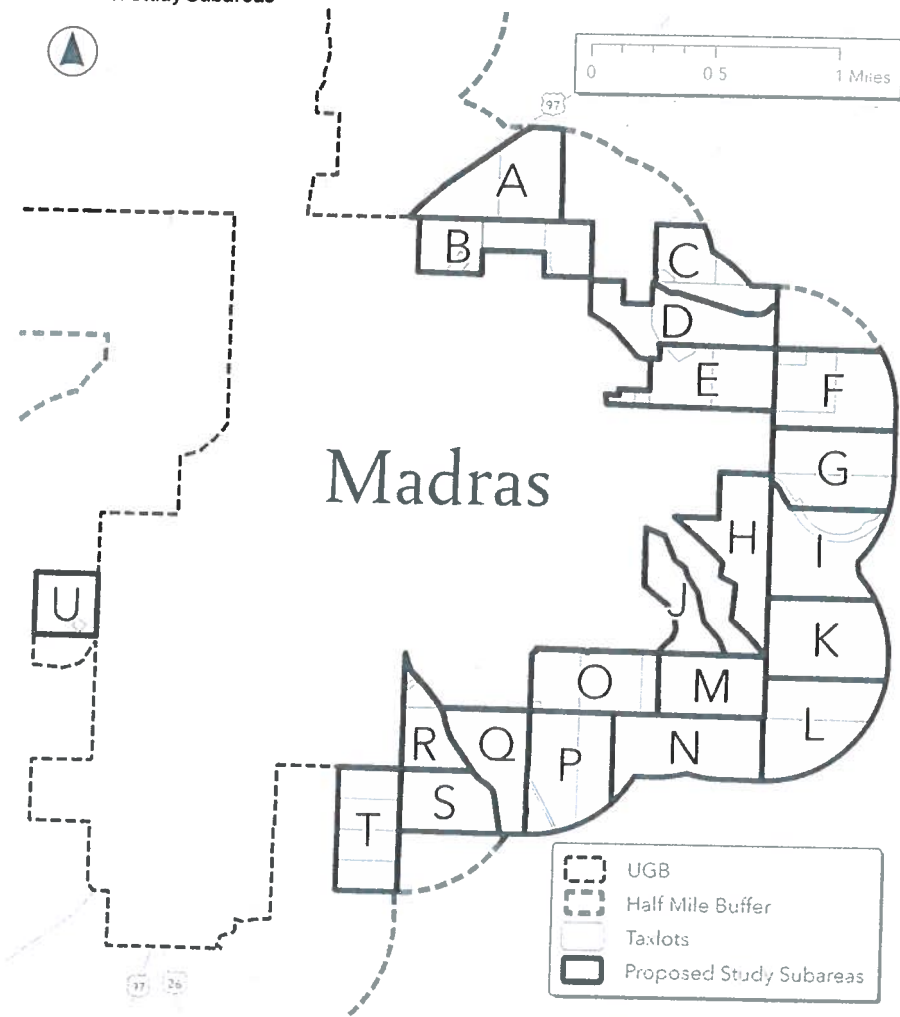


Exhibit 16 shows constraints with the subareas.

Exhibit 16. Study Subareas with Constraints

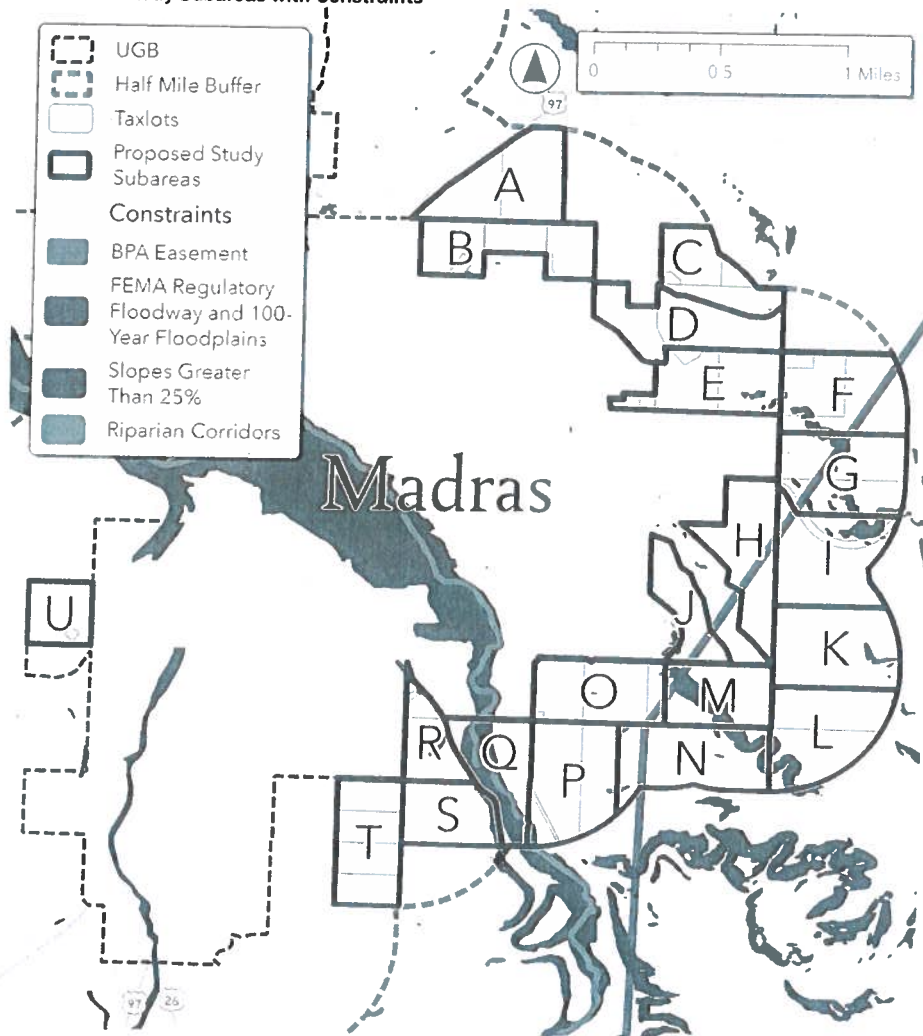


Exhibit 17 shows the subareas by zone, total acres, vacant acres, and vacant unconstrained acres. Exhibit 15 shows these subareas geographically.

Exhibit 17. Madras UGB Land Exchange Study Subareas

Study Subarea	Total Acres	Unconstrained Acres	Total Parcels	Average Parcel Size	Existing Dwelling Units	Average Parcel with Dwelling Unit Size	Vacant Parcels	Average Vacant Parcel Size
A	92	92	2	46	-	-	2	46
B	83	83	6	14	3	12	3	15
C	64	64	4	15	1	2	3	19
D	87	87	2	22	-	-	2	22
E	85	83	6	14	5	9	1	40
F	98	89	3	33	1	35	2	32
G	100	86	2	32	-	-	2	32
H	84	80	1	83	-	-	1	83
I	100	92	1	45	-	-	1	45
J	47	44	1	47	-	-	1	47
K	100	98	1	100	-	-	1	100
L	99	91	2	33	-	-	2	33
M	68	51	1	68	-	-	1	68
N	99	85	1	99	-	-	1	99
O	82	80	4	20	-	-	4	20
P	100	97	3	33	1	51	2	23
Q	69	37	1	63	1	63	-	-
R	43	41	4	11	2	17	2	4
S	59	55	1	59	1	59	-	-
T	80	80	4	20	4	20	-	-
U	40	40	2	20	1	1	1	39
Total	1,679	1,556	52		20		32	

For the final study area and subareas in Exhibit 15, the City finds:

Finding: The City finds it has at least twice the amount of land needed for the land exchange, consistent with OAR 660-024-0065(5).

Finding: The City finds that land within Urban Reserves and Exceptions Areas provides enough land to meet Madras' needs for a land exchange, without considering land beyond the First Priority, consistent with OAR 660-024-0067(2).

Exhibit 19. Study Subareas C, D and E

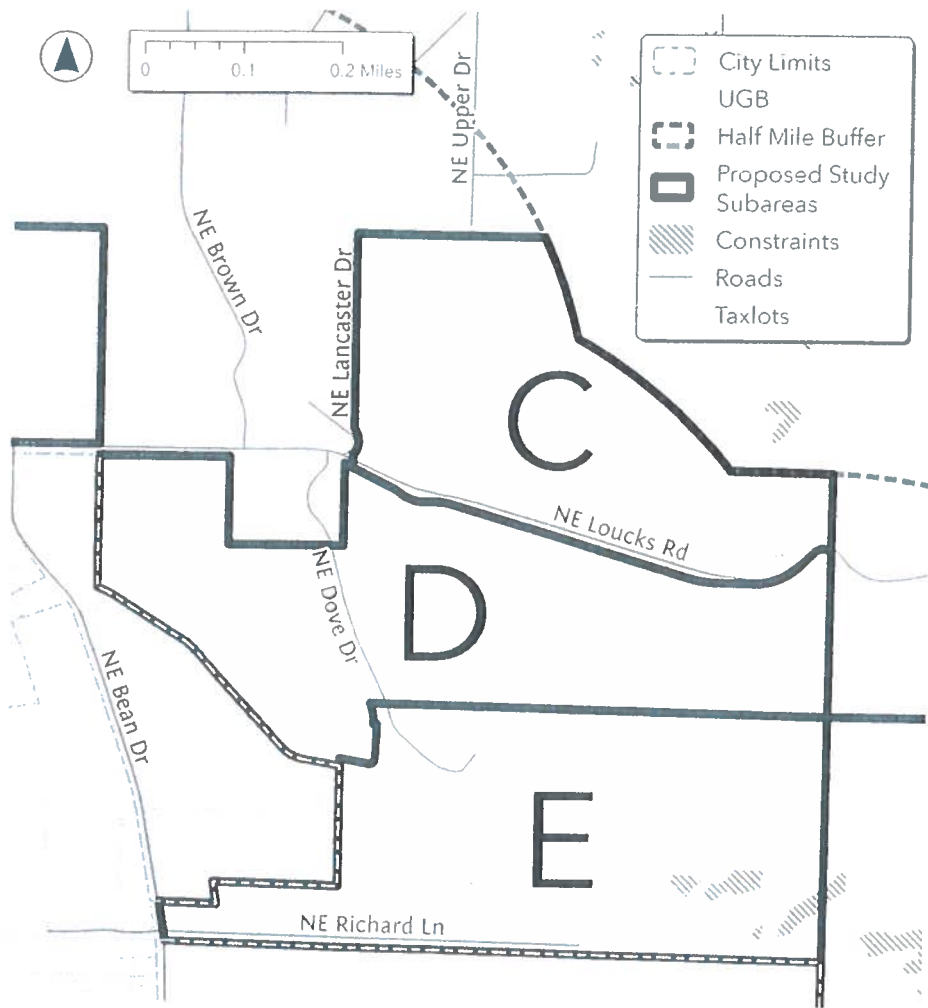


Exhibit 20. Study Subareas F and G

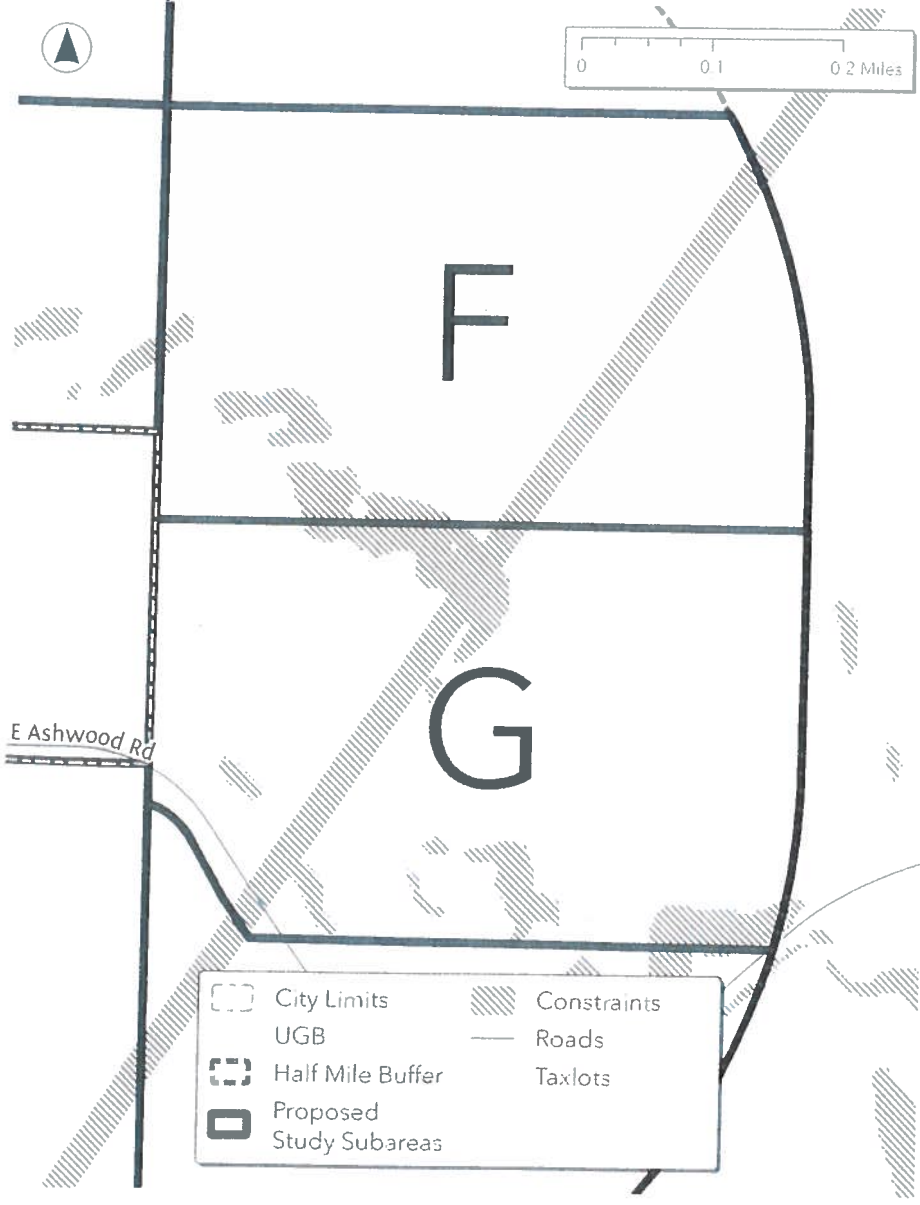


Exhibit 21. Study Areas H and I

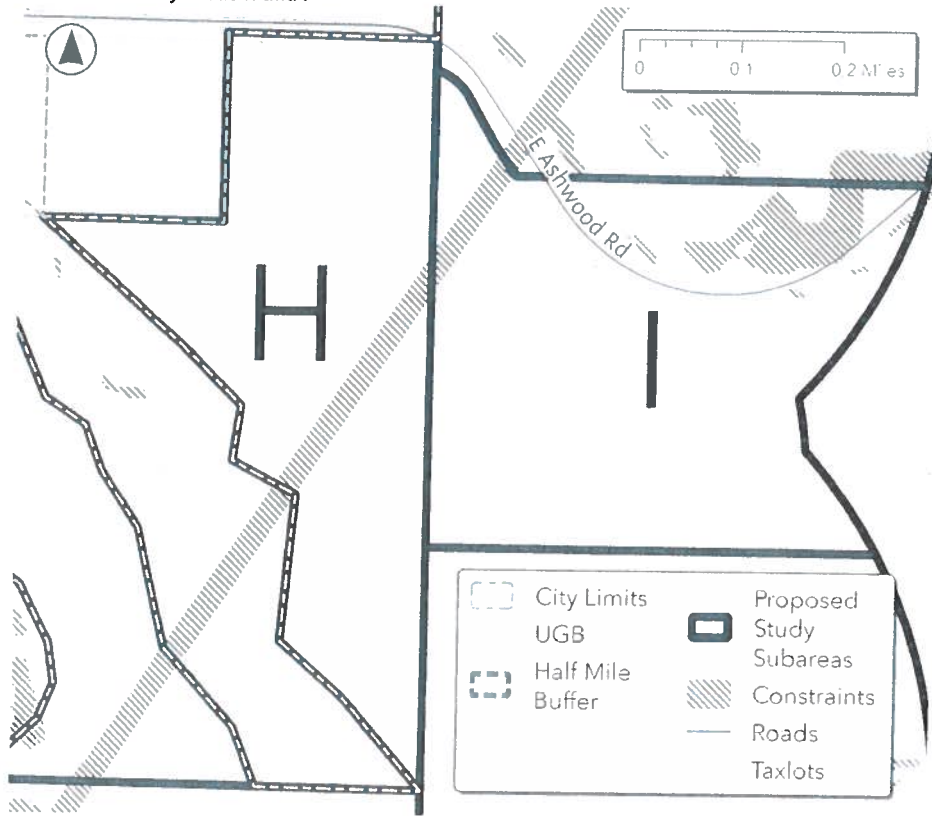


Exhibit 22. Study Subarea J

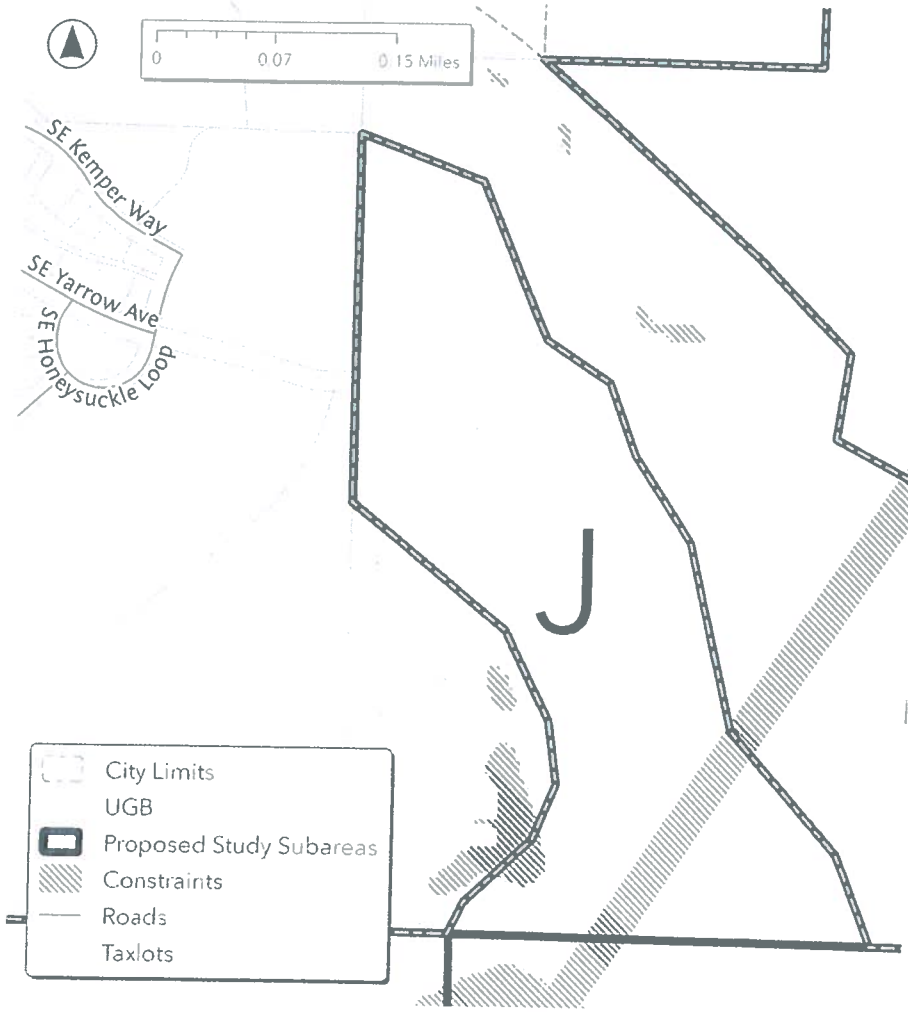


Exhibit 23. Study Subareas K and L

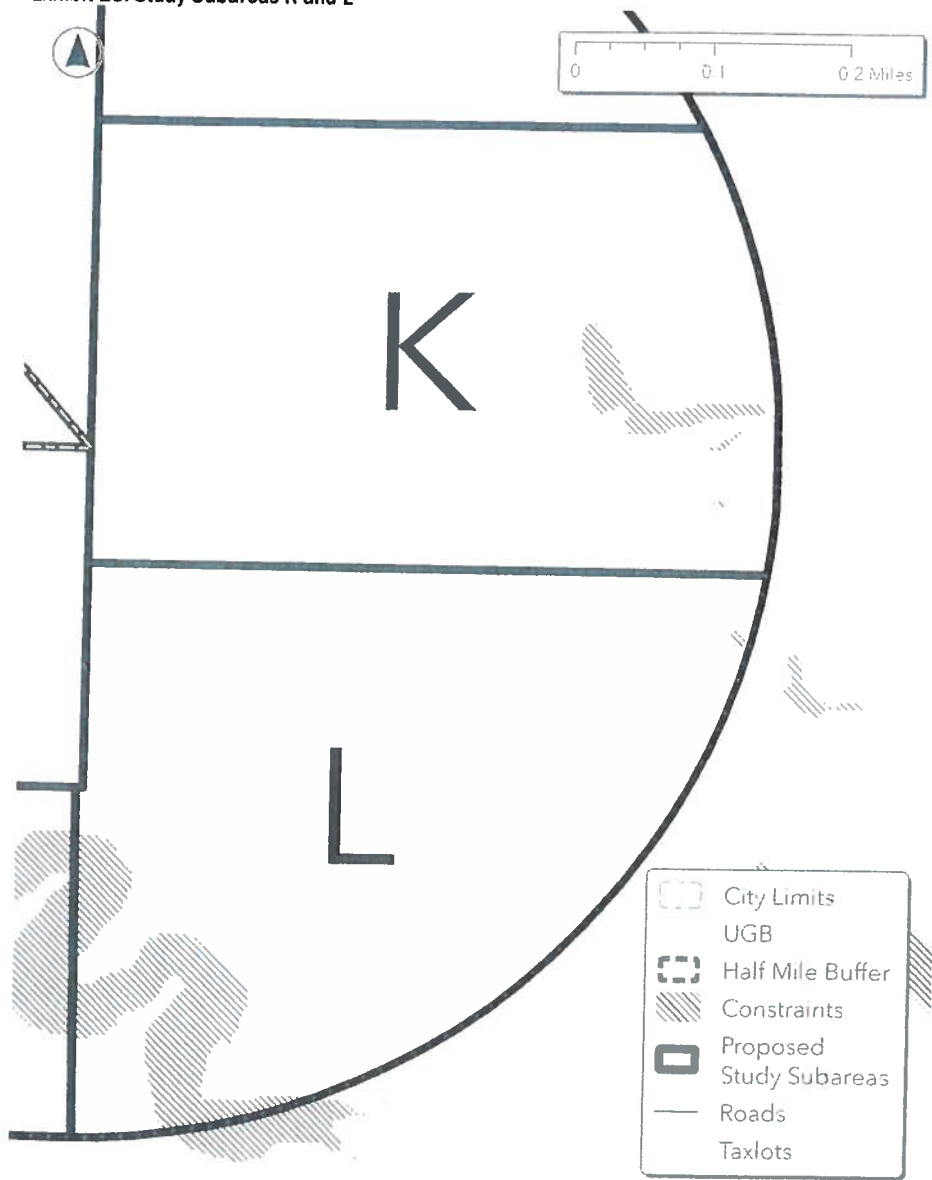


Exhibit 24. Study Subareas M and N

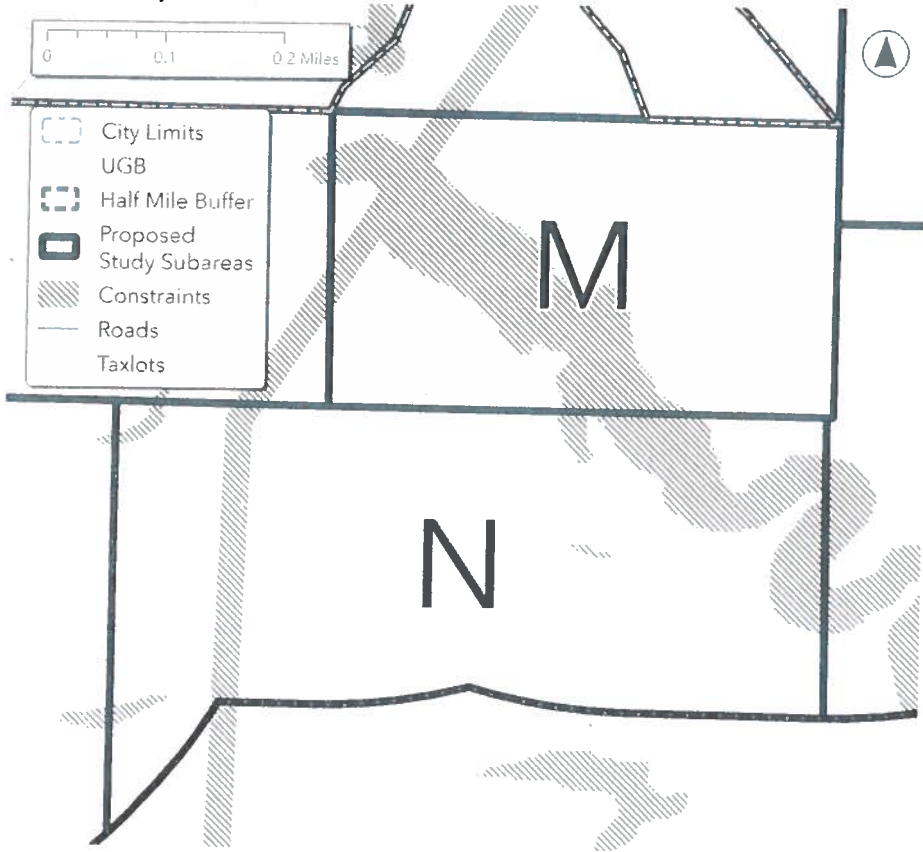


Exhibit 25. Study Subareas O and P

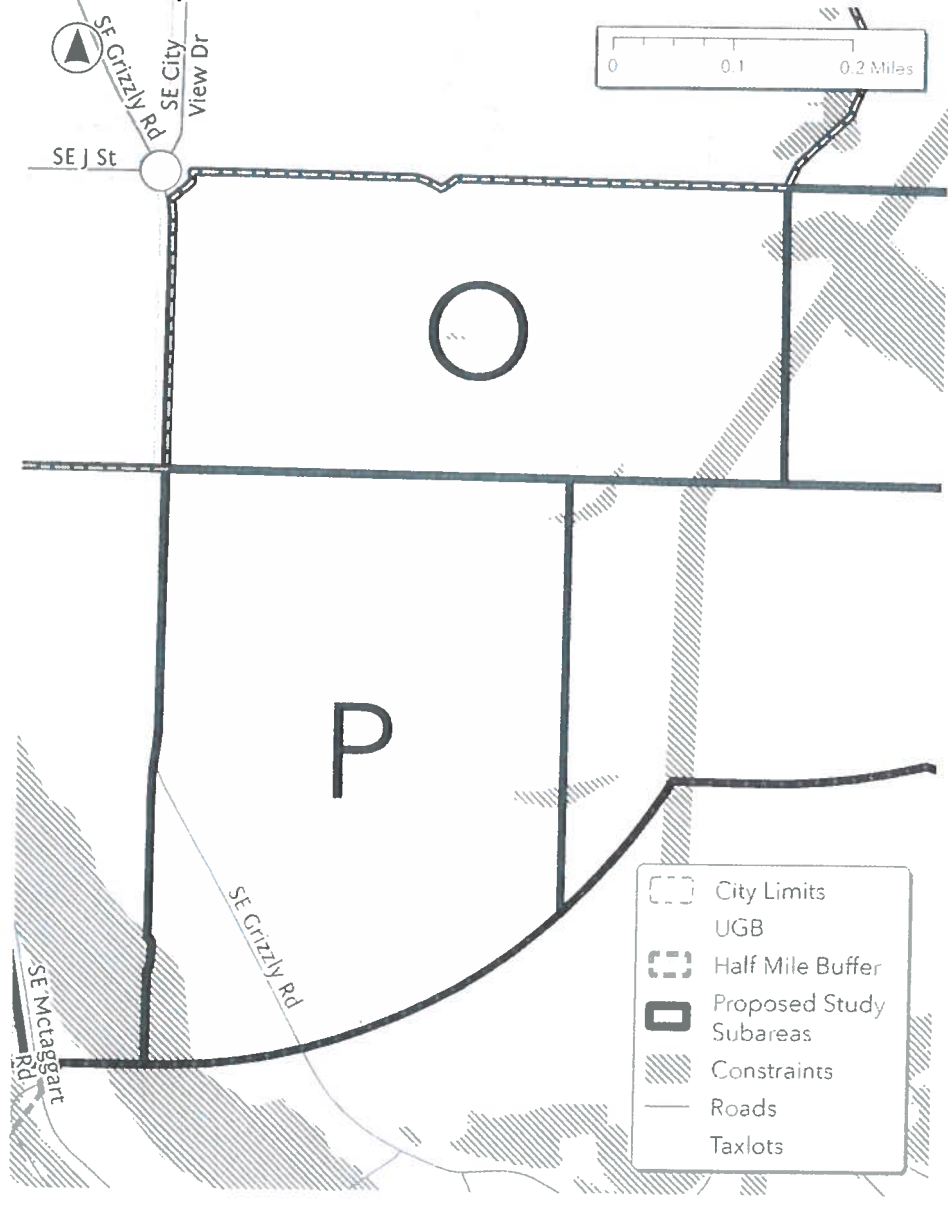


Exhibit 26. Study Subareas Q, R and S

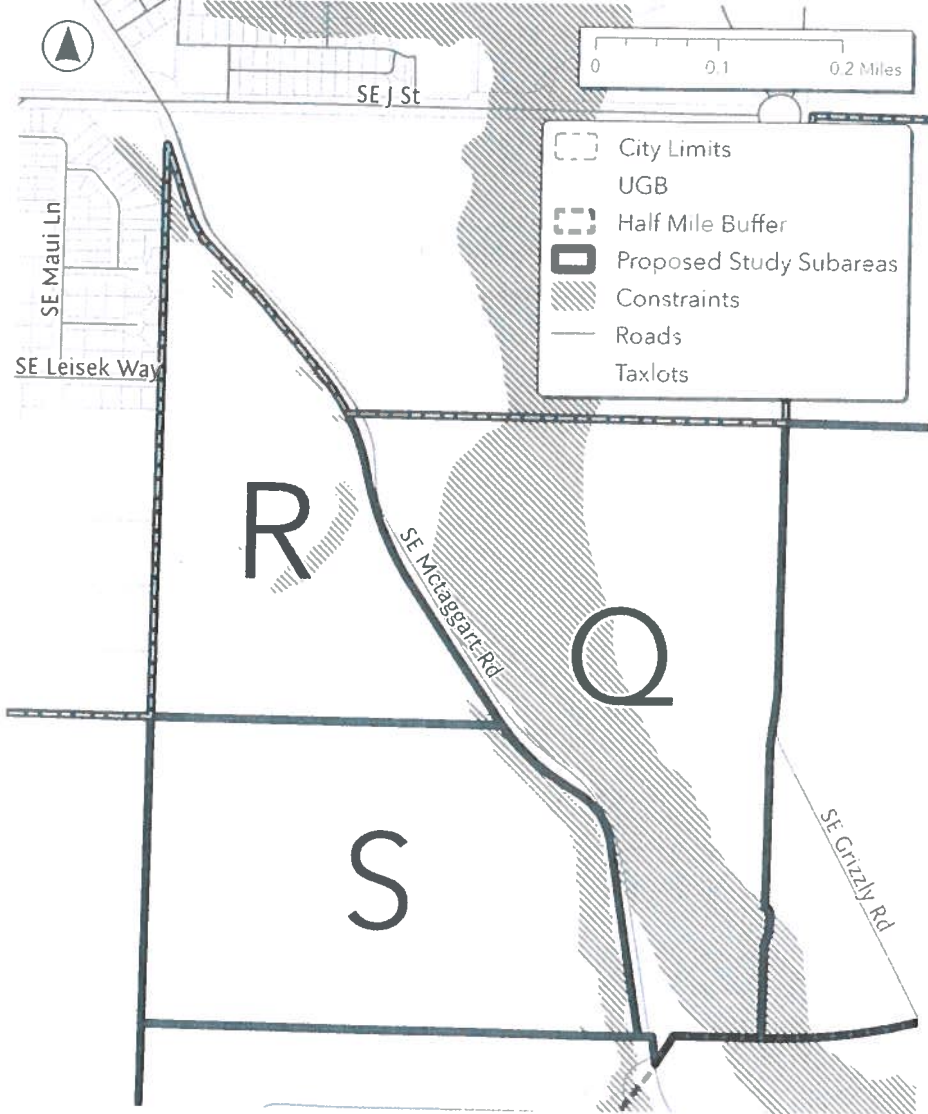


Exhibit 27. Study Subarea T

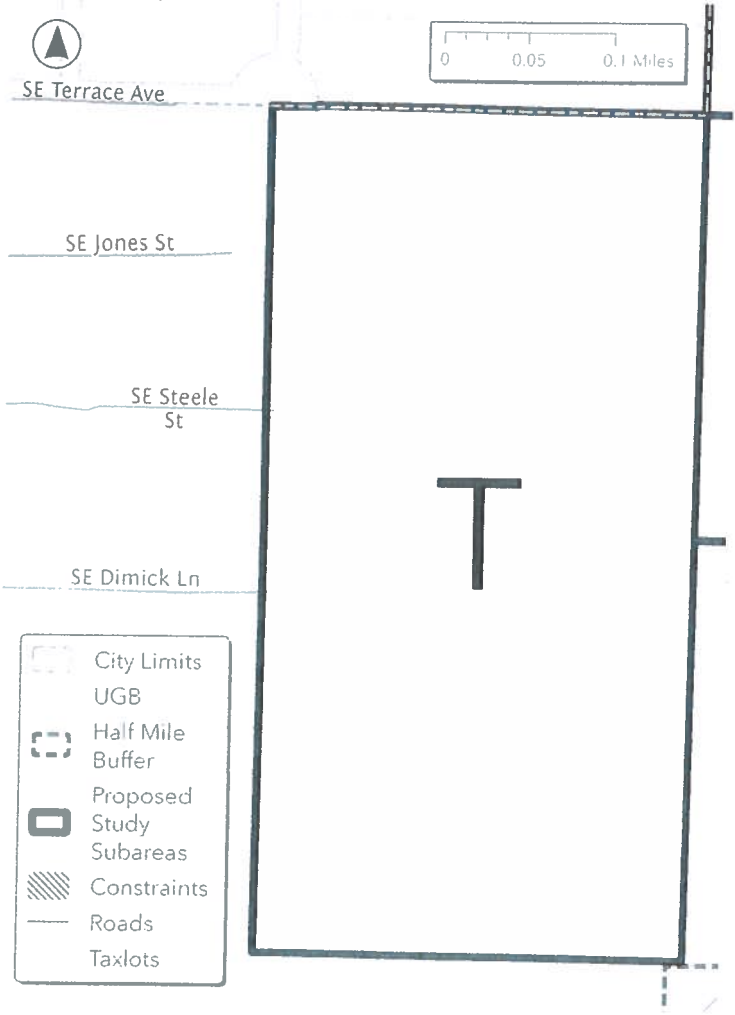
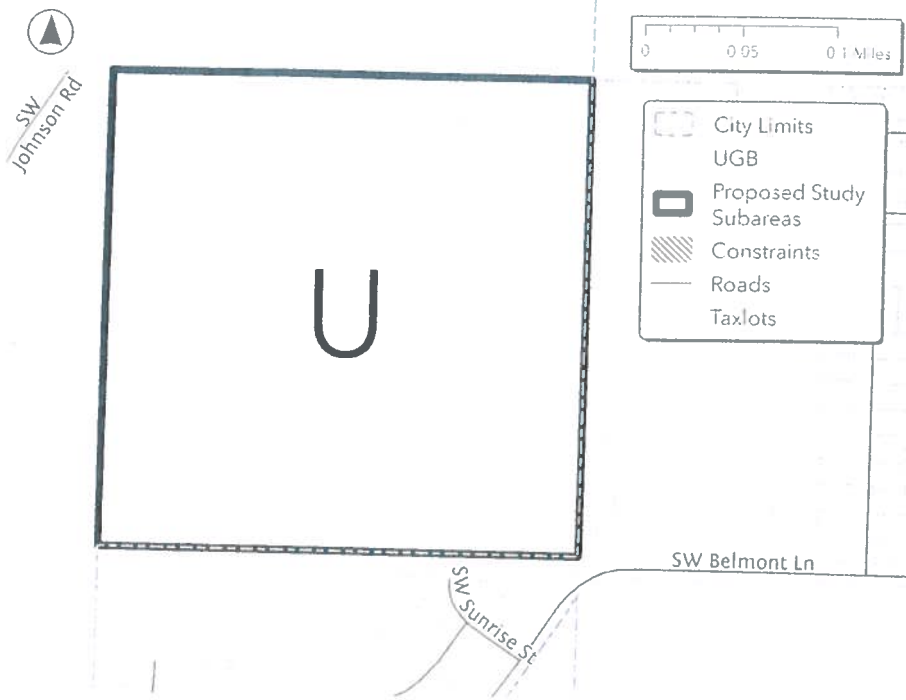


Exhibit 28. Study Subarea U



4. Goal 14 Locational Factors

Chapter 4 includes additional findings demonstrating compliance Goal 14 locational factors. Goal 14 establishes four boundary location factors that must be considered when reviewing alternative boundaries:

The location of the urban growth boundary and changes to the boundary shall be determined by evaluating alternative boundary locations consistent with ORS 197A.320 and with consideration of the following factors:

- (1) *Efficient accommodation of identified land needs;*
- (2) *Orderly and economic provision of public facilities and services;*
- (3) *Comparative environmental, energy, economic and social consequences; and*
- (4) *Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.*

The following sections provide an evaluation of the proposed lands, with the proposed land exchange area of subarea J.

Findings demonstrating consistency with Goal 14 Location Factors 1-4

The four Goal 14 location factors are: (1) Efficient accommodation of identified land needs; (2) Orderly and economic provision of public facilities and services; (3) Comparative environmental, energy, economic and social consequences; and (4) Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.

The following sections provide findings showing consideration of the Goal 14 locational factors.

Factor 1: Efficient accommodation of identified land needs

Factor 1 includes characteristics such as: efficient urban development opportunities, ability to meet needs for identified housing types, and good urban form to allow for integration with the existing city.

Exhibit 29. Evaluation of Factor 1 Characteristics

Subarea	Efficient Urban Development Opportunities	Evaluate of Efficient Accommodation of Residential Land Needs
A	<ul style="list-style-type: none"> Two parcels. All parcels are over 5 acres. The study area is not adjacent to the UGB. It is about 650 feet from the existing UGB. No local road connection. It is about 900 feet from the closest local road, NE Jask St. No improved roads within subarea. Free of constraints. 	<p>Subarea A is about a 650 foot distance from the Madras UGB. It if was brought into the UGB, it would create an "island" in the UGB above subarea B. This would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs.</p>
B	<ul style="list-style-type: none"> Six parcels. 93% of land is in parcels 5 acres or larger. One parcel is long and narrow, spanning vertically across the entire subarea and splitting off about 1/3rd of the western portion. Area is adjacent to UGB. Area is adjacent to NE Loucks Rd. No improved roads within subarea. Minimal constraints include small portion of steep slopes and small lake/pond. 	<p>Subarea B is adjacent to the UGB and would provide an opportunity for extension of existing neighborhood development, along NE Lakeside Dr. There are no direct connection between Subarea B and Madras' existing development. This subarea would not provide substantial connections to existing and developing neighborhoods within the Madras UGB.</p>
C	<ul style="list-style-type: none"> Four parcels. 97% of land is in parcels 5 acres or larger. Not adjacent to UGB. It is about 1,400 feet from the existing UGB. Adjacent to NE Lancaster Dr and NE Loucks Rd. No significant constraints. 	<p>Subarea C is 1,400 feet distance from the Madras UGB. It if was brought into the UGB, it would create an "island" in the UGB for Sub-area D. This would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs.</p>
D	<ul style="list-style-type: none"> Two parcels. All parcels are larger than 5 acres. 	<p>Subarea D is adjacent to the UGB but that land is zoned by the City as Open Space. This subarea would not provide substantial connections to existing and developing</p>

Subarea	Efficient Urban Development Opportunities	Evaluate of Efficient Accommodation of Residential Land Needs
E	<ul style="list-style-type: none"> • Easternmost parcel split horizontally by subarea boundary. • Adjacent to UGB. • NE Dove Dr runs vertically through area, splitting off about 1/3rd of the western portion. • Adjacent to NE Loucks Rd. • Free of constraints. • Six parcels. • About 90% of land is in parcels 5 acres or larger. • Oddly shaped parcel under 5 acres to the north of NE Dove Dr. • Easternmost parcel split horizontally by subarea boundary. • Adjacent to UGB. • Direct road connection for UGB by way of NE Bean Dr and NE Richard Ln. • NE Dove Dr continues into this subarea. • 2% of land in the eastern portion constrained by steep slopes over 15%. 	<p>neighborhoods within the Madras UGB. Additionally, this subarea would create an extension to the UGB without connection with the rest of the UGB. It would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs.</p> <p>Subarea E is adjacent to the UGB and would provide an opportunity for extension of existing neighborhood development along NE Bean Dr. Additionally, it would fill in a small gap within the eastern UGB boundary, but a majority of the area would be adjacent to City-zoned Open Space.</p>
F	<ul style="list-style-type: none"> • Three parcels. • 95% of land is in parcels 5 acres or larger. • Easternmost parcel split horizontally by subarea boundary. • Area is only minimally adjacent to UGB. • Subarea is about 1,300 feet from the closest improved road within the UGB, E Ashwood Rd. • Subarea only has unimproved dirt roads. • 9% of land is constrained by steep slopes over 15% in the southwestern portion and in the eastern portion by a BPA easement that cuts across the area. 	<p>Subarea F is minimally adjacent to the UGB, sharing only about 350 feet of coverage between the two boundaries. Bringing this area into the UGB would create an eastward extension of the UGB without contiguous areas to the north or south. This would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs.</p>
G	<ul style="list-style-type: none"> • Two parcels. • All parcels are larger than 5 acres. • Both parcels are split by subarea boundary. • Adjacent to UGB. • Southern boundary of area is adjacent to Ashwood Rd. 	<p>Subarea G is adjacent to the UGB but would further extend out a narrow branch of the UGB. The area is not close to any existing residential development and does not provide and would not efficiently accommodate residential land needs,</p>

Subarea	Efficient Urban Development Opportunities	Evaluate of Efficient Accommodation of Residential Land Needs
H	<ul style="list-style-type: none"> No improved roads within subarea. 14% of land is constrained by steep slopes over 15% and a BPA easement that cuts diagonally across the area. One parcel. Parcel is larger than 5 acres. Parcel is split by area boundary. Adjacent to UGB. Northern boundary of area is adjacent to E Ashwood Rd. No improved roads within subarea. About 5% of the land is constrained by a BPA easement that runs diagonally across the area. 	<p>therefore it would have a negative impact on Madras' urban form.</p> <p>Subarea H is adjacent to the UGB and its exchange into the UGB for the area that the City has requested to remove from the UGB and would only connect to the existing UGB towards the north and a bit on the northwest. The area is not close to any existing residential development and would not efficiently accommodate residential land needs. It would have a negative impact on Madras' urban form.</p>
I	<ul style="list-style-type: none"> One parcel. Parcel is larger than 5 acres. Parcel is split by area boundary. Not adjacent to UGB, though area corners nearly touch. E Ashwood Dr runs through the north section of the area. 8% of the land is constrained, primarily by a BPA easement that runs across the northwestern portion. 	<p>Subarea I is not adjacent to the UGB. It was brought into the UGB, it would create an "island" in the UGB for subarea H. This would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs.</p>
J	<ul style="list-style-type: none"> One parcel. Parcel is larger than 5 acres. Parcel is split by area boundary. Adjacent to UGB. Nearby access to SE Yarrow Ave. No improved roads within subarea. About 6% of land is constrained, primarily by a BPA easement that runs across the southern portion. 	<p>Subarea J is adjacent to the UGB and would provide an opportunity for extension of existing neighborhood development, along SE Yarrow Ave, with direction connection via that road. It is surrounded by City zone Planned Residential Development (R3) and fills in an existing gap in the UGB boundary. If brought into the UGB, the Bean Foundation plans to include it in the Yarrow Master Plan as an area for future housing development.</p> <p>Bringing this area into the UGB would have a positive impact on Madras' urban form and would efficiently accommodate residential land needs, given the proposal to include the area in the Yarrow Master Plan and the opportunities to connect with city infrastructure (documented in Exhibit 30).</p>

Subarea	Efficient Urban Development Opportunities	Evaluate of Efficient Accommodation of Residential Land Needs
K	<ul style="list-style-type: none"> • One parcel. • Parcel is larger than 5 acres. • Parcel is split by area boundary. • Not adjacent to UGB. Area is at least 2,000 feet from the UGB line, sans area that is being sought to exchange out. • No nearby road infrastructure. Closest improved road is about 1,300 feet away. • No improved roads within subarea. • 2% of land is constrained by steep slopes over 15% in eastern portion. 	<p>Subarea K is about a 2,000-foot distance from the Madras UGB once the area that the City is requesting to exchange out is removed. If it was brought into the UGB, it would create an "island" in the UGB for subareas H, J, and the area to be exchanged out. This would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs.</p>
L	<ul style="list-style-type: none"> • Three parcels. • More than 99% of land is in parcels 5 acres or larger. • All parcels split by area boundary. • Westernmost parcel is thin and narrow strip. • Not adjacent to UGB. Area is at least 2,100 feet from the UGB line, sans area that is being sought to exchange out. • No access to local roads. The closest improved road is 3,000 feet north to E Ashwood Rd. • No improved roads within subarea. • 8% of land is constrained by steep slopes over 15% in southwestern portion. 	<p>Subarea K is about a 2,100 ft. distance from the Madras UGB once the area that the City is requesting to exchange out is removed. If it was brought into the UGB, it would create an "island" in the UGB for subareas J and M, or H and K. This would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs.</p>
M	<ul style="list-style-type: none"> • One parcel. • Parcel is larger than 5 acres. • Parcel split by area boundary. • Area adjacent to UGB area that City is seeking to exchange out. • No access to local roads. The closest improved road is about 2,300 feet out to SE Yarrow Ave. • No improved roads within subarea. • 24% of land is constrained by steep slopes over 15% and a BPA easement. 	<p>Subarea M would not be adjacent to the UGB once the area the City is seeking to have exchanged out is removed, though corners of both boundaries would be touching diagonally. Additionally, the area is not close to any existing residential development and would not efficiently accommodate residential land needs. This subarea is bisected by areas with slopes greater than 25%, making cohesive residential development challenging. It would have a negative impact on Madras' urban form.</p>
N	<ul style="list-style-type: none"> • Two parcels. • All parcels are larger than 5 acres. 	<p>Subarea N is about a 1,800 ft. distance from the existing UGB boundary. If it was brought into the UGB, it would create</p>

Subarea	Efficient Urban Development Opportunities	Evaluate of Efficient Accommodation of Residential Land Needs
O	<ul style="list-style-type: none"> • Parcels split by area boundary. • Not adjacent to UGB. Area is about 1,300 feet distance to the existing UGB boundary. • Not adjacent to local roads. The closest improved road is about 1,800 feet to the area's west at SE Grizzly Road. • No improved roads within subarea. • 14% of land is constrained by steep slopes over 15% and a BPA easement. • Four parcels. • 99% of land is in parcels 5 acres or larger. • Easternmost parcel split by area boundary. • Adjacent to UGB. • Western side adjacent to SE Grizzly Rd, with potential direct connection at northwest roundabout. • No improved roads within subarea. • 3% of land is constrained by steep slopes over 15% and a BPA easement. 	<p>an "island" in the UGB for subarea J and M. This would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs.</p> <p>Subarea O is adjacent to the UGB boundary and is adjacent to the City zone Planned Residential Development (R3). It is directly adjacent to SE Grizzly Road and in close proximity to a roundabout where Grizzly RD, SE J St, and SE Cityview Dr converge. However the area is not close to any existing residential development and would not provide an opportunity for the extension of existing neighborhoods. If brought into the Madras UGB, it would have a neutral impact on Madras' urban form.</p>
P	<ul style="list-style-type: none"> • Three parcels. • All parcels are larger than 5 acres. • Easternmost parcel split by area boundary. • Not adjacent to UGB, though the areas are directly diagonal at corner points. • SE Grizzly Rd cuts across the southern portion of land. • 2% of land is constrained by steep slopes over 15%, the FEMA regulatory floodway and 100-year floodplains, and the 50-foot Willow Creek riparian corridor. 	<p>Subarea P is not adjacent to the UGB, though corners of both boundaries are touching diagonally. It has a direct local road connection due to SE Grizzly Rd running across its boundary. If brought into the UGB, it would at best create a "cherry stem". This would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs.</p>
Q	<ul style="list-style-type: none"> • One parcel. • Parcel is larger than 5 acres. • Adjacent to UGB. • Adjacent to SE Grizzly Rd at the top half of the eastern side and adjacent to McTaggart Rd along the western side. 	<p>Subarea Q is adjacent to the UGB, though it is adjacent to City-zoned Open Space. The area is not close to any existing residential development and is also significantly constrained. The area is bisected by the 100 Year Floodplain and a riparian corridor, making much of the subarea into the UGB unsuitable for residential development.</p>

Subarea	Efficient Urban Development Opportunities	Evaluate of Efficient Accommodation of Residential Land Needs
R	<ul style="list-style-type: none"> 47% of land is constrained by the FEMA regulatory floodway and 100-year floodplains, and the 50-foot Willow Creek riparian corridor. Four parcels. 94% of land is in parcels 5 acres or larger. Northernmost two parcels are irregular in shape and small in size. Southernmost parcel split by area boundary. Adjacent to UGB. Adjacent to SE McTaggart Rd along the eastern side with a potential direct connection to Leisek Way on the western side. No improved roads within subarea. 5% of land is constrained by steep slopes over 15%. 	<p>If brought into the UGB, it would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs.</p> <p>Subarea R is adjacent to the UGB and would provide an opportunity for the extension of existing neighborhood development along Leisek Way, of which is zoned as Single-Family Residential (R-1). The area is also adjacent to SE McTaggart Rd. If brought into the UGB, it would have a positive impact on Madras' urban form and could accommodate residential land needs.</p>
S	<ul style="list-style-type: none"> One parcel. Parcel is larger than 5 acres. Not adjacent to UGB, though the areas are directly diagonal at corner points. Adjacent to SE McTaggart Rd along the eastern side. No improved roads within subarea. 7% of land is constrained by steep slopes over 15% along the eastern side. 	<p>Subarea S is not adjacent to the UGB, though corners of both boundaries are touching diagonally. The closest direct connection to the UGB is through the adjacent SE McTaggart Rd, though this road is about 1,500 ft. from the UGB. The area is not close to any existing residential development and if brought into the UGB, it would at best create a "cherry stem". Bringing this area into the UGB would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs.</p>
T	<ul style="list-style-type: none"> Four parcels. All parcels are larger than 5 acres. Adjacent to UGB. Existing road connections on western side, stemming off from SE Steele St and SE Dimick Ln. Free of constraints. 	<p>Subarea T is adjacent to the UGB, the area of which is zoned as Single-Family Residential (R-1). This area would provide an opportunity for the extension of sparse existing residential development along SE Steele St.</p>
U	<ul style="list-style-type: none"> Two parcels. 97% of land is in parcel 5 acres or larger. Parcel of 1 acre is small and irregularly placed, subsumed by the other, larger parcel. Adjacent to UGB. 	<p>Subarea U is adjacent to the UGB and would provide an opportunity for the extension of existing neighborhood development along SW Sunrise St and SW Belmont Ln, the area of which is zoned as Single-Family Residential (R-1). If brought into the UGB, it would have a positive impact on</p>

Subarea	Efficient Urban Development Opportunities	Evaluate of Efficient Accommodation of Residential Land Needs
	<ul style="list-style-type: none"> • Potential road connections at SW Sunrise St and SW Belmont Ln. • Existing road network within area is unimproved. • Free of constraints. 	Madras' urban form and may efficiently accommodate residential land needs.

Exhibit 30 summarizes the details of Exhibit 29 to give a high-level summary of the potential of each subarea for efficiency of urban development opportunities. Each subarea is given a rating based on the following:

- **Negative:** Areas that are not adjacent to the UGB, have few if any connections to existing roads within Madras, have significant development constraints, and/or are not near existing or developing residential neighborhoods
- **Neutral:** Areas that are adjacent to the UGB but may not provide connections with existing or developing residential neighborhoods or may not provide connections with existing Madras roads
- **Positive:** Areas that are adjacent to the UGB, may fill in a "notch" in the UGB, adjacent to existing or developing residential neighborhoods, and/or have connections with existing Madras roads

Exhibit 30. Summary of Efficiency of Urban Development Opportunities (Factor 1)

Subarea	High Level Summary	Key Issues or Opportunities
A	Negative	Not adjacent to UGB, distance from UGB, no connections to existing UGB
B	Neutral	Little direct connections with Madras' existing neighborhoods to build on.
C	Negative	Not adjacent to UGB, distance from UGB, no connections to existing UGB
D	Neutral	Adjacent to UGB but would not provide substantial connections with existing or developing neighborhoods
E	Neutral	Adjacent to UGB but would not provide substantial connections with existing or developing neighborhoods
F	Negative	Not adjacent to UGB, distance from UGB, no connections to existing UGB
G	Negative	Adjacent to UGB but would not provide substantial connections with existing or developing neighborhoods
H	Negative	Adjacent to UGB but would not provide substantial connections with existing or developing neighborhoods
I	Negative	Not adjacent to UGB, distance from UGB, no connections to existing UGB
J	Positive	Adjacent to the UGB, adjacent to and an extension of the Yarrow residential development, with the Bean Foundation's plans for development of the area.
K	Negative	Not adjacent to UGB, distance from UGB, no connections to existing UGB
L	Negative	Not adjacent to UGB, distance from UGB, no connections to existing UGB
M	Negative	Not adjacent to UGB, distance from UGB, no connections to existing UGB
N	Negative	Not adjacent to UGB, distance from UGB, no connections to existing UGB

Subarea	High Level Summary	Key Issues or Opportunities
O	Neutral	Adjacent to the UGB but distant from existing or upcoming development
P	Negative	Not adjacent to UGB, distance from UGB, no connections to existing UGB
Q	Negative	Adjacent to the UGB but bisected by floodplain and riparian corridor
R	Positive	Adjacent to the UGB and existing R-1 development, with connections to Madras roads
S	Negative	Not adjacent to UGB, distance from UGB, no connections to existing UGB
T	Neutral	Adjacent to the UGB but limited nearby residential development, some connections with Madras roads
U	Positive	Adjacent to the UGB and existing R-1 development, with connections to Madras roads

Factor 1 Finding

The City finds that subarea J provides the best opportunities for development at planned densities and also provides opportunities to connect to an existing R-3 zoned neighborhood.

Subareas R and U provide opportunities for development at planned densities but are adjacent to existing R-1 development.

Factor 2: Orderly and economic provision of public facilities and services

Factor 2 requires the City to consider opportunities for orderly and economic provision of public facilities and services. This section focuses on provision of roads, water, and wastewater services and evaluates the advantages and disadvantages for each subarea for these services.

Exhibit 31. Evaluation of Factor 2 Characteristics

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
A	<p>Advantages</p> <ul style="list-style-type: none"> Relatively flat, without steep slopes <p>Disadvantages</p> <ul style="list-style-type: none"> No existing roads in the subarea. ODOT not likely to grant access for local streets to connect Hwy 97. Only collector streets. Access to the subarea would require access through subarea B, creating a cherry stem to the area. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer would need to construct needed water service distribution system, increasing development costs 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing sewer collection system adjacent or in Subarea. Requires extension of sewer main from Hwy 97 and Loucks Road to Subarea, about a 1,300 ft. distance. Developer to pay for "to and through" sewer extension, which may result in higher cost than can be accommodated by the developer, making the development financial infeasible.
B	<p>Advantages</p> <ul style="list-style-type: none"> Subarea directly adjacent to existing Loucks Road. <p>Disadvantages</p> <ul style="list-style-type: none"> Eastern & western portion of Subarea are separated by narrower portion of Subarea in the middle, creating an area that is more difficult for new roads. Extending roads "to and through" will be challenging and limit development, which may result in 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. Existing sewer main adjacent to southwest corner of Subarea. <p>Disadvantages</p> <ul style="list-style-type: none"> Requires significant extension of sewer main from Loucks Road to Subarea. Likely requires sewer main to be extended to the east to serve eastern portion of Subarea.

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
C	<p>higher cost than can be accommodated by the developer, making the development financial infeasible.</p> <p>Advantages</p> <ul style="list-style-type: none"> Street network not established.. <p>Disadvantages</p> <ul style="list-style-type: none"> Very little transportation planning completed in Subarea. Access to the subarea would require access through subarea D, creating a cherry stem to the area. Active irrigation canal on Subarea will need to be avoided when developed or developer to pay for piping. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<p>Developer to pay for "to and through" significant sewer extension, which may result in higher cost than can be accommodated by the developer, making the development financial infeasible.</p> <p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> Requires significant extension of sewer main from Loucks Road to Subarea. Developer to pay for "to and through" sewer extension, which may result in higher cost than can be accommodated by the developer, making the development financial infeasible.
D	<p>Advantages</p> <ul style="list-style-type: none"> Street network not established.. Existing north/south road bisects Subarea. <p>Disadvantages</p> <ul style="list-style-type: none"> Street network not established.. Roundabout planned at realigned Bean Drive and Loucks Road, which would require private property dedication to the right-of-way, limiting amount of land for development and increasing the costs of the roundabout. Underground federal irrigation pipe bisects Subarea. Significant slope separates east and west areas of Subarea. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> Requires significant extension of sewer main from Loucks Road, then south in Bean Drive to Subarea. Developer to pay for "to and through" significant sewer extension, which may result in higher cost than can be accommodated by the developer, making the development financial infeasible.

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
E	<ul style="list-style-type: none"> Subarea has significant frontage to Bean Drive and Loucks Road for which will need to be improved at time of development. Frontage and internal street network to be constructed by developer. <p>Advantages</p> <ul style="list-style-type: none"> Street network not established.. <p>Disadvantages</p> <ul style="list-style-type: none"> Street network not established. Very little frontage/access to existing roads. Significant slope on eastern portion of Subarea limits development potential. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> Requires very significant extension of sewer main from Loucks Road, then south in Bean Drive to Subarea. Developer to pay for "to and through" significant sewer extension, which may result in higher cost than can be accommodated by the developer, making the development financial infeasible.
F	<p>Advantages</p> <ul style="list-style-type: none"> Existing rural street network established in Subarea. <p>Disadvantages</p> <ul style="list-style-type: none"> Access to the subarea would require access through Subareas D and or E. Any significant development would require Loucks Road improvements (off-site). Existing rural street network in Subarea not likely to support urban development and needed street network. Significant slopes in subarea would increase the costs of roads. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. Significant slopes in subarea would increase the costs of municipal water. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> Requires very significant extension or Ashwood Bean Drive to Subarea. Developer to pay for "to and through" sewer extension, which may result in higher cost than can be accommodated by the developer, making the development financial infeasible.. Development dependent on sewer being extended to serve Subareas E or G.

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
G	<ul style="list-style-type: none"> No existing street network. <p>Advantages</p> <ul style="list-style-type: none"> Ashwood Rd. fronts Subarea. <p>Disadvantages</p> <ul style="list-style-type: none"> Existing land in UGB to the west of Subarea is not developed. Significant slopes in subarea. The slopes in the subarea will make it more costly to extend Ashwood Road into the subarea (or build other connector roads). No existing street network. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<ul style="list-style-type: none"> Significant slopes in subarea would increase the costs of wastewater service. <p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. Likely can connect to Ashwood gravity main. <p>Disadvantages</p> <ul style="list-style-type: none"> Steep slopes will make serving property challenging. Development likely dependent on sewer being extended to serve Subarea H. Developer to pay for "to and through sewer extension, , which may result in higher cost than can be accommodated by the developer, making the development financial infeasible..
H	<p>Advantages</p> <ul style="list-style-type: none"> Subarea has gentle southeast to northwest slope. Few development constraints other than infrastructure not being adjacent to Subarea. <p>Disadvantages</p> <ul style="list-style-type: none"> Existing land in UGB to the west of the Subarea has no existing infrastructure or existing development. No existing street network. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. There is an existing master plan to guide sewer system development. <p>Disadvantages</p> <ul style="list-style-type: none"> Sewer service dependent on a costly sewer lift station planned near the northern boundary between Subareas H and I in Ashwood Road, which may take a decade or longer to build. Gravity sewer service dependent on sewer being extended from development to the west and slopes that are conducive to gravity service.

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
I	<p>Advantages</p> <ul style="list-style-type: none"> Ashwood Rd. fronts Subarea. <p>Disadvantages</p> <ul style="list-style-type: none"> Existing land in UGB to the west of Subarea is not developed. Access to the subarea would require access through Subareas H and new street network to connect to Ashwood Road, creating a cherry stem to the area. Subarea has gentle southeast to northwest slope. Access to Subarea will occur through two connections to Ashwood Road on west side of Subarea and on east outside of Subarea. No existing street network. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<ul style="list-style-type: none"> Significant "to and through" sewer extension required, which may result in higher cost than can be accommodated by the developer, making the development financial infeasible.. <p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. Master Plan to guide sewer system development. <p>Disadvantages</p> <ul style="list-style-type: none"> Sewer service dependent on sewer lift station planned near the northern boundary between Subareas H and I in Ashwood Road. Gravity sewer service not likely to be feasible and the area would require expensive pump station.
J	<p>Advantages</p> <ul style="list-style-type: none"> Yarrow Avenue terminates at western boundary of Subarea. Can extend infrastructure into Subarea from western boundary of the Subarea. Potential for integration with road network developed in existing neighborhood. Subarea has gentle southeast to northwest slope. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. Opportunity to connect to the DVWD the nearby water main on Yarrow Avenue. <p>Disadvantages</p> <ul style="list-style-type: none"> DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed most efficiently based on existing sewer infrastructure in the nearby Yarrow development. Master Plan to guide sewer system development, with nearby planned sewer lines. Gravity sewer service to be minimally extended from Yarrow/Bean Drive intersection to serve Subarea. <p>Disadvantages</p>

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
	<ul style="list-style-type: none"> The City's TSP includes plans for an extension to Bean Drive, which can serve the western portion of the Subarea. <p>Disadvantages</p> <ul style="list-style-type: none"> New street network needs to connect to existing Yarrow subdivision street network. 		<ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. Master Plan to guide sewer system development. Significant "to and through" sewer extension required, which may result in higher cost than can be accommodated by the developer, making the development financial infeasible..
K	<p>Advantages</p> <ul style="list-style-type: none"> Subarea has gentle southeast to northwest slope. No existing street network. <p>Disadvantages</p> <ul style="list-style-type: none"> Access to the subarea would require access through Subareas J and H, creating a cherry stem to the area. No existing street network. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DWWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DWWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. Master Plan to guide sewer system development. <p>Disadvantages</p> <ul style="list-style-type: none"> Sewer service dependent on sewer lift station planned near the northern boundary between Subareas H and I in Ashwood Road, about a 2,500 ft. distance. Sewer service dependent on gravity mains being extended from Subarea I to Subarea K.
L	<p>Advantages</p> <ul style="list-style-type: none"> Subarea mostly has gentle southeast to northwest slope. <p>Disadvantages</p> <ul style="list-style-type: none"> Access to the subarea would require access through Subareas K and M, creating a cherry stem to the area. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DWWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DWWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. Master Plan to guide sewer system development. <p>Disadvantages</p> <ul style="list-style-type: none"> Sewer service dependent on sewer lift station planned near the northern boundary between Subareas H and I in

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
M	<p>Advantages</p> <ul style="list-style-type: none"> • Significant slopes on at least 40% of Subarea. • No existing street network. <p>Disadvantages</p> <ul style="list-style-type: none"> • Access to the subarea would require access through Subareas J and O, creating a cherry stem to the area. • Existing land in UGB to the northwest of Subarea is not developed. • No existing street network. • The steep slopes in the subarea would increase the costs of new roads substantially. 	<p>Advantages</p> <ul style="list-style-type: none"> • Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> • No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. • Developer to construct needed water service distribution system. • The steep slopes in the subarea would increase the costs of connecting to the municipal water system. 	<p>Ashwood Road, about a 4,000 ft. distance.</p> <ul style="list-style-type: none"> • Sewer service dependent on gravity mains being extended from Subarea I and K to Subarea L. <p>Advantages</p> <ul style="list-style-type: none"> • Subarea not developed and wastewater collection system can be developed to serve development most efficiently. • Master Plan to guide sewer system development. <p>Disadvantages</p> <ul style="list-style-type: none"> • Sewer service dependent on sewer service being extended to and through Subarea J, about a 2,700 ft. distance. • Significant "to and through" sewer extension required, which may result in higher cost than can be accommodated by the developer, making the development financial infeasible. • The steep slopes in the subarea would increase the costs of connecting to the municipal wastewater system.
N	<p>Advantages</p> <ul style="list-style-type: none"> • Significant slopes on at least 50% of Subarea. • No existing street network. <p>Disadvantages</p> <ul style="list-style-type: none"> • Access to the subarea would require access through Subareas O and M, creating a cherry stem to the area. • Existing land in UGB to the northwest of Subarea is not developed. • No existing street network. 	<p>Advantages</p> <ul style="list-style-type: none"> • Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> • No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. • Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> • Subarea not developed and wastewater collection system can be developed to serve development most efficiently. • Master Plan to guide sewer system development. <p>Disadvantages</p> <ul style="list-style-type: none"> • Sewer service dependent on sewer service being extended to and through Subareas J, M, O, or P. • Significant "to and through" sewer extension required, which may result in higher cost than can be accommodated

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
O	<p>Advantages</p> <ul style="list-style-type: none"> • Subarea fronts Grizzly Road. • No existing street network. <p>Disadvantages</p> <ul style="list-style-type: none"> • Moderate westerly slope in Subarea but eastern portion of Subarea has more significant slopes. • Would require street network to be connect to Yarrow Master Plan and subdivision street networks. • Existing land in UGB to the north is not developed. • No existing street network. 	<p>Advantages</p> <ul style="list-style-type: none"> • Deschutes Valley Water District (DWWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> • No existing municipal water infrastructure and DWWD does not have any planned water distribution projects planned in Subarea. • Developer to construct needed water service distribution system. 	<p>by the developer, making the development financial infeasible.</p> <p>Advantages</p> <ul style="list-style-type: none"> • Subarea not developed and wastewater collection system can be developed to serve development most efficiently. • Development likely to connect into existing sewer main in Yarrow Avenue <p>Disadvantages</p> <ul style="list-style-type: none"> • Subarea outside of Yarrow Master Plan area and therefore collection system serving development does not exist. • Significant "to and through" sewer extension required, which may result in higher cost than can be accommodated by the developer, making the development financial infeasible.
P	<p>Advantages</p> <ul style="list-style-type: none"> • Subarea fronts Grizzly Road. • No existing street network. <p>Disadvantages</p> <ul style="list-style-type: none"> • Existing land in UGB to the north and northwest are not developed. • No existing street network. • Access to the subarea would require access through Subareas O or Q, creating a cherry stem to the area. 	<p>Advantages</p> <ul style="list-style-type: none"> • Deschutes Valley Water District (DWWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> • No existing municipal water infrastructure and DWWD does not have any planned water distribution projects planned in Subarea. • Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> • Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> • Sewer main serving development to connect to Yarrow Avenue sewer main. • Significant "to and through" sewer extension required, which may result in higher cost than can be accommodated by the developer, making the development financial infeasible.
Q	<p>Advantages</p> <ul style="list-style-type: none"> • Subarea fronts both McTaggart and Grizzly Roads. <p>Disadvantages</p>	<p>Advantages</p> <ul style="list-style-type: none"> • Deschutes Valley Water District (DWWD) is service provider. <p>Disadvantages</p>	<p>Advantages</p> <ul style="list-style-type: none"> • Subarea not developed and wastewater collection system can be developed to serve development most efficiently.

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
	<ul style="list-style-type: none"> Street network to connect to both McTaggart and Grizzly Roads while crossing Willow Creek and the associated floodplain in several locations. Higher costs for the frontages on these streets. 	<ul style="list-style-type: none"> No existing municipal water infrastructure and DWWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. The floodplain for Little Creek creates a disadvantage for municipal water, as it would require a costly crossing of the Creek. 	<p>Disadvantages</p> <ul style="list-style-type: none"> Sewer to connect to J Street sewer main near McTaggart/J Street intersection. Requires significant sewer extension. May require City to grant easement to extend sewer across City McTaggart farm property. The floodplain for Little Creek creates a disadvantage for municipal water, as it would require a costly crossing of the Creek.
R	<p>Advantages</p> <ul style="list-style-type: none"> Subarea fronts McTaggart Road. <p>Disadvantages</p> <ul style="list-style-type: none"> Existing developments west of Subarea that are in the city limits are not able to connect/extend streets into Subarea. Higher costs of upgrading McTaggart Road from a County to a city road. Significant slopes on 30% of Subarea. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DWWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> Sewer to connect to J Street sewer main near McTaggart/J Street intersection. Requires significant sewer extension.
S	<p>Advantages</p> <ul style="list-style-type: none"> Gentle southeast slope. Subarea fronts McTaggart Road. No existing street network. <p>Disadvantages</p> <ul style="list-style-type: none"> Street network to connect to street networks in Subareas R and T that do not exist today. Access to the subarea would require access through Subareas R or T, creating a cherry stem to the area. No existing street network. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. No existing municipal water infrastructure and DWWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> Sewer to connect to J Street sewer main near McTaggart/J Street intersection. Requires significant sewer extension. Sewer service dependent on sewer service being extended to and through Subareas Q or R.

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
T	<p>Advantages</p> <ul style="list-style-type: none"> No existing street network. <p>Disadvantages</p> <ul style="list-style-type: none"> Existing land in UGB to the north is not developed. No existing street network. Future street network to connect to existing roads to the west and north. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system, likely by 1,300 feet or more. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> Sewer service dependent upon sewer being extended to and through the property in the city limits directly to the north of the Subarea or to and through Subarea R or S. Extension of the needed sanitary sewer system would be 1,300 feet or more.
U	<p>Advantages</p> <ul style="list-style-type: none"> No existing street network. <p>Disadvantages</p> <ul style="list-style-type: none"> Significant southeasterly slope on at least 40% of Subarea. No existing street network. Future street network to connect to development in city limits to the south and east of Subarea. Both are largely undeveloped. Development to would need to pay some of the costs of a to Belmont/Culver Hwy Roundabout 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> Sewer service dependent upon sewer being extended to and through the property in the city limits directly to the south. Might require increase sewer capacity for the southwest part of the city beyond existing collection system.

Exhibit 32 shows the relative costs for infrastructure development in each subarea depending on whether there are opportunities to connect to existing infrastructure or need to develop new infrastructure.

- **Low cost** is a subarea where there is existing adjacent infrastructure to connect into.
- **Middle costs** are where there is not existing adjacent infrastructure to connect into but there may be some physical constraint such as slopes that raise the costs of infrastructure development.
- **High cost** is a subarea where there is not existing adjacent infrastructure, infrastructure extension would be at least ¼ mile, and infrastructure improvements may require costly investments like roundabouts or lift stations. There may be some physical constraint such as slopes that raise the costs of infrastructure development.

Exhibit 32. Relative Costs of Infrastructure Development

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
A	High	High	High
B	Middle	Middle	Middle
C	High	High	High
D	High	High	High
E	High	High	High
F	High	High	High
G	High	High	Low
H	Low	Middle	Middle
I	High	High	High
J	Low	Low	Low
K	High	High	High
L	High	High	High
M	High	High	High
N	High	High	High
O	Middle	Middle	Middle
P	High	High	High
Q	High	High	High
R	Middle	High	High
S	High	High	High
T	High	High	High
U	High	High	High

Factor 2 Finding

The City finds that subarea J would provide the best opportunities for using existing connections to public services and is the most economical (least costly) location for Madras' UGB land swap when considering provisions for roads, water, and wastewater services.

Factor 3: Comparative environmental, energy, economic and social consequences

Environmental consequences

Environmental consequences of residential development will be lesser on subareas adjacent to the UGB, where there is existing and developing residential neighborhoods, especially in areas outside of the floodplain, riparian areas, or other environmentally sensitive areas.

The areas that are adjacent to the Madras UGB on at least two sides are B, E, H, J, O, R, and U. Of these, subareas B, R, and U have active agricultural activity on the subareas. Areas E, H, J, and O are the areas that are likely to have lower environmental consequences for urbanization.

Subarea J will be part of the Yarrow Master Plan, which envisions planting street trees and inclusion of parks and open space within the Master Plan area.

Energy consequences

Environmental consequences of residential development will be lesser on subareas adjacent to the UGB, where there is existing and developing residential neighborhoods and infrastructure. Subareas that could connect into existing roads, water systems, and wastewater would have lower comparative energy consequences. Subarea J is best positioned to connect into existing road systems, water system, and wastewater system. The location of subarea J relative to the Yarrow Master Plan area (which is one of Madras growth areas) is positioned to require less travel and energy consumed by mechanical and pumping for water or wastewater services), compared with locating residences in areas that are further from City services. In addition, the planned city park and school near the Yarrow Master Plan provide opportunities to access some services relatively near subarea J.

Economic consequences

The economic consequences of expanding the UGB for residential uses to subarea J are positive. The areas will provide opportunity for additional housing construction, which will support the construction industry. Moreover, providing adequate housing in diverse housing types in Madras supports the City's housing policies. Subarea J is less costly to provide public services (as discussed in Exhibit 32).

Subarea J will be part of the Yarrow Master Plan, which will provide an extension of a developing neighborhood, with a mixture of lot and unit sizes, as well as potential future commercial uses. The Yarrow Master Plan envisions development of housing affordable across the income spectrum, including comparatively affordable types, such as small and medium lots, as well as multifamily housing.

Social consequences

The land exchange will provide opportunities for building a wider variety of housing types. Adding new households to the community will have positive social benefits, such as supporting

community activities and local businesses. Such impacts would presumably occur regardless of the location of new residential land, however, the proximity of subarea J relative to existing uses provides a higher level of social benefit, as part of the Yarrow Master Plan area. Subarea J provides more positive social consequences because of its planned connections with existing residential areas and positive impact on the urban form and a better connected transportation system in Madras (as discussed under Factor 2).

Factor 3 Findings

The City finds that subarea J has positive social consequences (including development as part of the Yarrow Master Plan with a range of housing types), better opportunities for energy efficiency (in connecting to existing transportation, water, and wastewater systems), positive economic consequences (from being relatively cost efficient and providing housing types that may be affordable), and lower likely environmental impacts.

Factor 4: Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the urban growth boundary

The following summarizes the compatibility of the proposed residential land exchange with nearby agricultural and forest activities around each subarea.

- **Subarea A** is being used for carrot seed farming and portions of Subarea B are in active farm use for hay, wheat, and carrot seed. To the north of Subarea A across Highway 97, the primary use of the farmland is fallow/idle and shrubland, though alfalfa is also being grown. The proposed residential uses would not be compatible with on-going agricultural uses in Subarea B or in Subarea A. The proposed residential uses would be compatible with fallow and shrubland agricultural uses to the north of Subarea A.
- **Subarea B** is adjacent to the City. Two-thirds of this area is in active farm use primarily growing winter wheat, as well as hay and carrot seed. The proposed residential uses would not be compatible with on-going agricultural uses in Subarea B. But would be compatible with adjacent agricultural uses in Subarea A.
- **Subarea C** is primarily shrubland, with some agricultural uses on the western side for alfalfa and non-alfalfa hay. The surrounding area to the east is primarily shrubland. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea D** is primarily shrubland with some agricultural uses on the eastern side for dryland and winter wheat when irrigation water is available. The surrounding area to the east is primarily shrubland. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea E** is primarily used as range land. The area to the east of Subarea E, Subarea F, mostly contains shrubland. The proposed residential uses would preclude rangeland

use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.

- **Subarea F** is primarily used as range land. The area to the east of Subarea F mostly contains shrubland. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea G** is primarily used as range land. The area to the east of Subarea F mostly contains shrubland. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea H** is primarily shrubland, with a small portion being use for rangeland. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea I** is primarily used as range land. The area to the east of Subarea I mostly contains shrubland. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea J** is primarily shrubland. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea K** is primarily used as range land. The area to the east of Subarea K mostly contains shrubland. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea L** is primarily used as range land. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea M** is primarily used as range land. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in areas of Subarea M not brought into the UGB.
- **Subarea N** is primarily used as range land. The area to the east of Subarea N mostly contains shrubland. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea O** is primarily used as range land. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible

adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.

- **Subarea P** is primarily used as range land. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea Q** is being actively used for agricultural using wastewater from the City's south wastewater treatment plant. The area is primarily used to grow alfalfa, as well as carrot seed. Land to the south of Subarea Q is also used for the growth of alfalfa. The proposed residential uses would preclude agricultural uses where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea R** its land is used for the growth of alfalfa and hay, though much of the area is shrubland. The proposed residential uses would preclude agricultural uses where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea S** is primarily used as range land. The proposed residential uses would preclude rangeland uses where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea T** has some small scale agriculture, particularly in the northern portion that lays directly adjacent to the City. This agricultural use involves the growth of wheat and alfalfa, as well as some rangeland. The proposed residential uses would preclude agricultural and rangeland uses where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea U** is partially being used for farming wheat and alfalfa, as well as rangeland. To the west and north of Subarea W up to SW Johnson Rd, the primary use of the farmland is shrubland. The proposed residential uses would preclude agricultural and rangeland uses where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.

Much of the area around the subareas is in on-going agricultural uses, either through growing crops or in rangeland. Exhibit 33 summarizes the details of the discussion above about compatibility between the proposed urban use (residential development in the R-3 zone) and agricultural uses in adjacent areas. Each subarea is given a rating based on the following:

- **Negative:** Areas that are not adjacent to the UGB and would extend urban uses further from the existing UGB into areas with agricultural uses.
- **Neutral:** Areas that are adjacent to the UGB, where new residential uses would be compatible with on-going agricultural uses outside the UGB.

Exhibit 33. Evaluation of Compatibility of Proposed Urban Use with Agricultural Uses

Subarea	Summary of Potential Impact on Agricultural Uses	Key Considerations
A	Negative	Area not adjacent to the UGB
B	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity outside the subarea
C	Negative	Area not adjacent to the UGB
D	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity outside the subarea
E	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity outside the subarea
F	Negative	Area not adjacent to the UGB
G	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity
H	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity outside the subarea
I	Negative	Area not adjacent to the UGB
J	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity outside the subarea
K	Negative	Area not adjacent to the UGB
L	Negative	Area not adjacent to the UGB
M	Negative	Area not adjacent to the UGB
N	Negative	Area not adjacent to the UGB
O	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity outside the subarea
P	Negative	Area not adjacent to the UGB
Q	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity outside the subarea
R	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity outside the subarea
S	Negative	Area not adjacent to the UGB
T	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity outside the subarea
U	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity outside the subarea

Factor 4 Findings

The City finds that the subareas where there is little on-going agriculture (beyond grazing animals) in the subarea, the subareas are adjacent to the UGB on at least one side, and there is less intensive active agricultural activity in adjacent areas are subareas: D, E, H, J, and O. Development in these subareas would have a lesser effect on agricultural activities on the subareas and in adjacent subareas.

Goal 14 Factor Evaluation Summary

Exhibit 34 summarizes the evaluation of Goal 14 Locational Factors 1, 2, and 4. Based on the analysis findings presented above, Subarea J is the best alternative for Madras to meet the land need for about 40 acres of buildable residential land. It would have a positive impact on Madras' urban form and would efficiently accommodate the land need for R-3 residential land, as an area for expansion of the Yarrow Master Plan. It is the area with the lowest cost of service for roads, water, and wastewater. Subarea J has potential for positive social, economic, and energy consequences. Its location adjacent to the UGB, with little agricultural activity on subarea J or around it, beyond rangeland uses, will be compatible with agricultural activities.

Exhibit 34. Summary of Evaluation of Goal 14 Locational Criteria Factors 1, 2, and 4

Subarea	Factor 1: Impact on Efficiency	Factor 2: Costs of Service	Factor 4: Potential Impact on Agricultural Uses
A	Negative	High	Negative
B	Neutral	Middle	Neutral
C	Negative	High	Negative
D	Neutral	High	Neutral
E	Neutral	High	Neutral
F	Negative	High	Negative
G	Negative	High	Neutral
H	Negative	Middle	Neutral
I	Negative	High	Negative
J	Positive	Low	Neutral
K	Negative	High	Negative
L	Negative	High	Negative
M	Negative	High	Negative
N	Negative	High	Negative
O	Neutral	Middle	Neutral
P	Negative	High	Negative
Q	Negative	High	Neutral
R	Positive	Middle	Neutral
S	Negative	High	Negative
T	Neutral	High	Neutral
U	Positive	High	Neutral

The City finds that subarea J provides the best alternative for Madras to meet the residential land needs.

5. County and City Requirements for UGB Changes

Jefferson County Comprehensive Plan

Quasi-Judicial Amendments

In order to be approved, the proposed amendment must:

1. *Comply with applicable Statewide Planning Goals, Oregon Revised Statutes and Administrative Rules, or comply with requirements for an exception to the goal(s);*

Finding: Compliance with Statewide Planning Goals is demonstrated in Section 6 of this Narrative. Compliance with applicable Oregon Revised Statutes and Administrative Rules is demonstrated in Section of this Narrative.

2. *Comply with all applicable Comprehensive Plan goals and policies; and*

Goal 1

Policy 1: Strive to maximize citizen involvement during the review and amendment of the Comprehensive Plan and implementing ordinances.

Finding: The proposed UGB land exchange was presented and discussed at public hearings of the Madras Planning Commission (1/3/2024), Madras City Council (2/13/2024), Jefferson County Planning Commission (2/8/2024), and Jefferson County Board of County Commissioners (2/28/2024). Public testimony was taken at each hearing. This criterion is met.

Policy 2: Provide maximum opportunity for citizen participation in the land use permitting process.

Finding: The proposed UGB land exchange was presented and discussed at public hearings of the Madras Planning Commission (1/3/2024), Madras City Council (2/13/2024), Jefferson County Planning Commission (2/8/2024), and Jefferson County Board of County Commissioners (2/28/2024). Public testimony was taken at each hearing. This criterion is met.

Policy 3: Information on planning processes, procedures and requirements should be readily available to the public.

Finding: Information about the proposed UGB land exchange was made available to the public at hearings of the Madras Planning Commission and Madras City Council, as well as hearings of the Jefferson County Planning Commission and Jefferson County Board of County Commissioners (. This criterion is met.

Goal 3 Agricultural Lands

Policy 1: Protect agricultural and range land which presently is under production, or has the potential to be productive.

Finding: The area proposed to be brought into the UGB (subarea J) is within Madras' Urban Reserve and is "First Priority" for inclusion into the UGB according to OAR 197A.320. This criterion is met. The land removed from the UGB will be zoned Rangeland, consistent with the zoning of surrounding areas. The agricultural potential of the exchange parcels is comparable as they are comprised of similar soils. If anything, the "squaring off" that would occur as a result of the exchange would result in more contiguous agricultural lands, which would be employed more efficiently with reduced conflicts with the residential uses contemplated in the inclusion lands. This criterion is met.

Finding: The land removed from the UGB will be zoned Rangeland, consistent with the zoning of surrounding areas. This criterion is met.

Policy 2: Recognize the importance of irrigation for crop production.

Finding: The area proposed to be brought into the UGB (subarea J), which is not irrigated. This criterion is met.

Goal 10 Housing

Policy 1: Sufficient rural residential land should be provided to meet the need to accommodate population growth and the demand for rural home sites outside city limits.

Finding: The area proposed to be brought into the UGB (subarea J) was not comprehensively planned or zoned for residential use. As a result, the proposed action does not affect supplies of rural residential land. This criterion is met.

Policy 2: Criteria for rezoning lands to Rural Residential should be established.

Finding: A rezone to Rural Residential is not proposed.

Jefferson County Zoning Ordinance

803.2 Map Amendments

An amendment to the Zoning Map may be approved if it complies with the approval criteria in this Section. The burden of proof is on the applicant to submit sufficient information to demonstrate that the application complies with the approval criteria. For instance, a traffic impact study in accordance with Section 421 may be needed to show compliance with criterion (F).

A. *The zoning designation will conform to the Comprehensive Plan Map designation;*

Finding: The area proposed to be brought into the UGB (subarea J) was in Jefferson County's Rangeland zone. It will be brought into the UGB and zoned Planned Residential

Development (R-3) consistent with proposed Madras Comprehensive Plan Map designation. This criterion is met.

Finding: The land removed from the UGB will be zoned Rangeland, consistent with the Jefferson County Comprehensive Plan Map designation. This criterion is met.

B. The amendment is consistent with other Zoning Ordinance requirements including, but not limited to, wildlife habitat, bird habitat and riparian protection standards;

Finding: Compliance with the Jefferson County Zoning Ordinance is addressed in this section. No physical development of either of the exchange lands is proposed at this time. The exchange lands are not otherwise subject to any Goal 5 inventories. This criterion is met.

C. The amendment will cause no significant adverse impact to other properties in the vicinity due to factors such as water quality, drainage, air quality or noise;

Finding: The proposal does not include any physical development that might potentially create the foregoing impacts. Any future development of the area proposed to be brought into the UGB (subarea J) will be developed consistent the Madras Development Code, which includes development standards that address potential adverse impacts to adjacent properties. The proposal does not present adverse impacts to adjacent County-zoned properties. This criterion is met.

Finding: The proposal does not include any physical development that might potentially create the foregoing impacts. Any future development of the land removed from the UGB will be developed consistent with Jefferson County Zoning Ordinance, which includes development standards that address potential adverse impacts to adjacent properties. This criterion is met.

D. The amendment will not force a significant change in or significantly increase the cost of farming or forest practices on surrounding resource land;

Finding: The area proposed to be brought into the UGB (subarea J) is adjacent to the city's UGB on two sides and will have the area removed from the UGB to the East (which is owned by the City of Madras). The proposed development on subarea J is compatible with surrounding rangeland uses and will not force a significant change in or significantly increase costs of farming on surrounding land. If anything, the proposal will reduce the perimeter of the Madras UGB and thus the extent of the line between urban/urbanizable uses and rural/resource uses (thereby reducing potential conflicts that might result in change or increased costs of resource uses). This criterion is met.

Finding: The land removed from the UGB will be zoned Rangeland and will cause no significant change in or significantly increase costs of farming on surrounding land. If

anything, the proposal will reduce the perimeter of the Madras UGB and thus the extent of the line between urban/urbanizable uses and rural/resource uses. This criterion is met.

E. Adequate public safety, fire protection, sanitation, water and utility facilities and services are available or will be provided to serve uses allowed in the proposed zone;

Finding: The City of Madras will provide urban services to the area proposed to be brought into the UGB (subarea J), consistent with other land in the Madras UGB. This criterion is met.

Finding: The land removed from the UGB is approximately the same number of acres as subarea J, resulting in no substantial changes to County provision of services. This criterion is met.

F. The uses allowed in the proposed zone will not significantly affect a transportation facility identified in an adopted Transportation System Plan by:

- 1. Changing the functional classification of an existing or planned transportation facility;*
- 2. Allowing types or levels of land uses which would result in levels of travel or access which are inconsistent with the functional classification of a transportation facility; or*
- 3. Reducing the performance standards of the facility below the minimum acceptable level identified in the applicable Transportation System Plan. A Traffic Impact Study in accordance with Section 421 may be required to show compliance with this standard.*

Finding: The area proposed to be brought into the UGB (subarea J) will be included in Madras TSP. The proposal is supported by a Transportation Planning Rule analysis, as discussed below, that finds none of the foregoing significant effects. This criterion is met.

Finding: The land removed from the UGB will be down zoned to Rangeland and will thus not have any of the foregoing significant effects. This criterion is met.

Madras Comprehensive Plan

GOAL 1 - To develop a Citizen Involvement program that insures the opportunity for all citizens to be involved in all phases of the planning process.

POLICY - The City shall insure an adequate citizen involvement in all phases of the planning process. To that end, the citizen involvement program is spelled out on Pages 14 and 15 of this plan.

The City shall publicize the opportunities for citizen involvement by the following methods:

- A. *The City shall post notices of Planning Commission meetings, outlining the date, time, place and topics to be discussed, on public bulletin boards within the City. This would include the City Hall, the County Courthouse, and local markets.*
- B. *In addition to the Oregonian and the Oregon Journal, there are two newspapers serving the area--the Madras Pioneer (a weekly), and The Bulletin (a Bend daily). Both papers have indicated a willingness to publish articles announcing meetings and general discussions of Planning Commission topics including any decisions that are rendered.*
- C. *Madras has a local television weather channel that allows placement of local notices. This is anticipated to provide an excellent method of notification go the general public.*
- D. *Local service organizations and clubs shall be informed on Planning Commission progress and discussion topics. These organizations include the Lions, Kiwanis, Chamber of Commerce, Epsilon Sigma Alpha Sorority, and the Jaycees.*
- E. *Technical assistance shall be provided to the Planning Commission and the general public by a planning consultant retained by the City. In addition, technical assistance is available from the City Manager's office. As Madras is the County Seat of Jefferson County, both the County Planner and the County Extension Agent have indicated a willingness to assist in the planning process and to provide assistance to interested citizens.*

Finding: The proposed UGB land exchange was presented and discussed at public hearings of the Madras Planning Commission (1/3/2024), Madras City Council (2/13/2024), Jefferson County Planning Commission (2/8/2024), and Jefferson County Board of County Commissioners (2/28/2024). The City posted notices of the hearings in City Hall, Jefferson Co. Library, Jefferson Co. Annex, the Madras Post Office, and Madras Pioneer Newspaper on the dates identified in Table 1 below. Public testimony was taken at each hearing. This criterion is met.

Commented [BG1]: Nick - Fill in?

Table 1. Public Meeting Notices

Hearing	Location	Date Posted	Notes
	City Hall	Dec. 6 th & 13 th , 2023	
	Jefferson Co. Library	Dec. 6 th & 13 th , 2023	
	Jefferson Co. Annex	Dec. 6 th & 13 th , 2023	
	Madras US Post Office	Dec. 6 th & 13 th , 2023	
	Madras Pioneer Newspaper	Dec. 6 th & 13 th , 2023	

GOAL 2 - To establish a land use planning process and policy framework as a basis for all decisions and actions related to the use of the land and to insure an adequate factual base for such decisions and actions.

POLICIES -

- A. The City and County shall insure that the Comprehensive Plan serves as a basis for future land use decision.

Finding: The proposed UGB land exchange documented in this report was developed with consideration of Madras' Comprehensive Plan Policies. This criterion is met.

- B. The City and County shall be responsive to the changes in needs and conditions over time and amend the plan accordingly. The amendment process is discussed in the Land Use element.

Finding: The proposed UGB land exchange documented in this report is a needed amendment to the City's Comprehensive Plan, to allow for more efficient utilization of land and more achievable development of needed housing. This criterion is met.

- C. The land use plan map and zoning maps for properties within in the Madras Urban Growth Boundary are the same. The City and County will work to adopt common zones for land in the UGB to provide certainty for property owners regarding the intended future urban use for all lands in the boundary.

Finding: The land proposed for inclusion in the UGB documented in this report will be zoned and comprehensively planned as R-3. This criterion is met.

GOAL 3 - To preserve and maintain agricultural lands.

POLICIES -

- A. To establish an Urban Growth Boundary to separate rural lands from urbanizable lands.
B. Encourage establishment of exclusive farm use zoning outside the established Urban Growth Boundary.

Finding: The land proposed for inclusion in the UGB documented in this report will be zoned R-3, separating rural land from urbanizable land. The proposal decreases the perimeter of the UGB and thus more efficiently separates rural lands from urban/urbanizable lands.

GOAL 10 - To provide for the housing needs of the citizens of the City.

POLICIES - The City shall:

- A. Provide buildable land for a variety of housing types. So that a reasonable housing balance can be provided and that a mix of housing types on a variety of lot sizes are available for both

existing and future area residents, the City shall encourage the development of a range of housing types including "middle housing." "Middle housing" is slightly denser than a detached single dwelling surrounded by a yard, but less dense than an apartment building. It can take several forms depending on the neighborhood or district context, including one to four dwelling units on a single lot—attached or detached—townhouses, cottage clusters, tiny homes, stacked flats, garden apartments, and boarding houses. It can occur in infill, redevelopment, conversions, and new subdivisions.

Finding: The proposed UGB land exchange will provide more achievable opportunities for development of a variety of housing types, as part of the Yarrow Master Plan area, including single-family housing (in a range of lot sizes), townhouses, and multifamily housing. This criterion is met.

- B. *Encourage development of suitable housing to satisfy all income levels. With the addition of more allowable housing types and the removal of barriers to middle housing, more development of attainable housing for low-, moderate- and middle-income residents will be permissible, and the City will grow into a more diverse, vibrant community.*

Finding: The proposed UGB land exchange will provide more achievable opportunities for development of a variety of housing types, as part of the Yarrow Master Plan area, including single-family housing (in a range of lot sizes) and multifamily housing. The land being removed from the UGB was planned to be developed predominantly with larger lot single-family housing built around a golf course. The wider variety of housing sizes and types in subarea J will provide more variety in affordability of newly built housing. This criterion is met.

GOAL 11 - *To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.*

POLICIES - *The City shall:*

- A. *Continue to support the school district in providing adequate educational facilities.*
- B. *Provide urban services as required to the urbanizing areas of the City.*
- C. *Ensure the provision of urban services--streets, water and sewer--as new developments occurs.*
- D. *The City shall continue coordinating the existing agreement between the City and Deschutes Valley Water District.*
- E. *The City shall coordinate with ODOT in implementing its improvement program.*

Finding: The proposed UGB land exchange (subarea J) is the area that can be most efficiently serviced with City water and wastewater, as well as connecting with Madras roads, as

described in Section 4. The proposal does not detract from the City's coordination efforts with partner agencies.

GOAL 12 - *To provide and encourage a safe, convenient, and economical transportation system.*

POLICIES - The City shall maintain and improve the City's street network policies. The City shall undertake to resolve the following problems as noted in the inventories section of the Comprehensive Plan.

Finding: The proposed UGB inclusion lands (subarea J) is the area that can be most efficiently connected with Madras roads, as described in Section 4. The exchange lands are not associated with any of the identified transportation problems.

GOAL 14 - *To provide for an orderly and efficient transition from rural to urban land, and to provide for livable communities.*

POLICIES -

- A. The City, in cooperation with Jefferson County, shall establish an Urban Growth Boundary.*
- B. The City, in cooperation with Jefferson County, shall mutually agree to a management plan for the Urban Growth Boundary area.*
- C. The City, in cooperation with Jefferson County, shall establish an Urban Growth Boundary revision process to be utilized in a proposed change of the Urban Growth Boundary.*
- D. The City shall encourage the development of complete, livable communities that include characteristics such as: a variety of lot sizes, dwelling unit types and ownership types, open spaces and other recreational amenities, a mix of land uses, school and community facilities, connected streets, proximity to downtown and other employment centers, and development that is scaled to the pedestrian and creates a sense of place. New growth areas should be developed in accordance with the Master Planned Community Overlay zone, which requires generous open space and amenities, and encourages efficient use of land and public facilities and services, a variety of housing types, innovative designs and complete pedestrian-friendly communities. Physical barriers, such as highways, tend to disrupt complete communities and livability because they disconnect areas from downtown and result in an auto-oriented environment of sprawl along highway corridors.*

Finding: The proposed changes to Madras UGB by bringing subarea J into the UGB and removing the land identified in this report from the UGB will be adopted by both Madras and Jefferson County. This criterion is met.

Finding: The proposed UGB land exchange will allow for development of subarea J as a part of the Yarrow Master Plan area. It will include a wider variety of housing than was planned

for the area being removed from the UGB, with nearby parks and a school. This change will help Madras' development as a complete and livable community. This criterion is met.

Consistency with Madras and Jefferson County Urban Reserve Area Report

The Urban Reserve Area Report was adopted by Madras DETAILS. The report includes the following Goal 14 policies that are relevant to the proposed land exchange:

Commented [BG2]: Nick - How and when was it adopted?

E. The City, in cooperation with Jefferson County, shall give priority to land in designated urban reserve areas over other land when considering urban growth boundary amendments.

Finding: The area proposed to be brought into the UGB (subarea J) is within Madras' Urban Reserves. This criterion is met.

F. The City shall favor UGB amendments that involve land in locations that are suitable to address identified urban land needs in order to minimize buildable land supply shortages and address identified needs. Factors that will be considered when evaluating UGB additions include:

- Existing and planned capacity of the transportation system
- Existing and planned capacity of the city waste water treatment plant
- Existing and planned capacity of the city sanitary sewer conveyance system
- Existing and planned capacity of the Deschutes Valley Water District supply system
- Impacts on schools, parks, and public safety service providers
- Impacts on future operating costs for public facilities and services

Finding: Impacts on these systems were considered in the evaluation of land to bring into the UGB, as documented in Chapter 4, with additional considerations in Chapters 5 and 6. The best area for inclusion in the UGB was determined to be subarea J, as discussed in other sections of this report. The criterion is met.

H. During years when a comprehensive UGB demand and supply evaluation is not scheduled, individual applications for adding property to the UGB shall be limited to requests of less than 50 acres. UGB amendment applications must demonstrate consistency with applicable Oregon statutes and administrative rules and be accompanied by information that addresses Policy 14-J below. Applications that involve more than 25 acres also must comply with provisions of Policy 14-I.

Finding: The proposed UGB land swap is for fewer than 50 acres. Consistency with applicable Oregon Statutes and administrative rules is demonstrated throughout this document. This criterion is met.

I. The City, in cooperation with Jefferson County, shall encourage the development of complete, livable communities that include characteristics such as: a variety of lot sizes, dwelling unit types and ownership types, open spaces and other recreational amenities, a mix of land uses, school and community facilities, connected streets, proximity to downtown and other employment centers, and development that is scaled to the pedestrian and creates a sense of place. New growth areas added to the UGB should be planned and developed in accordance either with the city Master Planned Community Overlay zone, or an Area Master Plan.

- 1. A Master Planned Community (MPC) Overlay may apply to large multi- phased development projects where the master plan is intended to guide future development patterns and serves to regulate the site-development approval process. MPC's require generous open space and amenities, and encourage efficient use of land and public facilities and services, a variety of housing types, innovative designs and complete pedestrian-friendly communities. Physical barriers, such as highways, tend to disrupt complete communities and livability because they disconnect areas from downtown and result in an auto-oriented environment of sprawl along highway corridors.*
- 2. An Area Master Plan (AMP) is appropriate for land added to the UGB where the approval of urban development is expected to rely on conventional urban zoning and a conventional development application and review process. An AMP must be prepared for all contiguous properties added to the UGB that are greater than 25 acres and which are not subject to a MPC overlay. An AMP shall encourage efficient use of land, zoning consistent with an identified urban land need, appropriate locations for transportation improvements, public facilities, protection for significant open space, scenic, historic, and natural resource areas. An AMP must show how planned land uses will be integrated with the existing urban development pattern.*

Finding: The area proposed for inclusion in the UGB (subarea J) will need to be included in an update of the Yarrow Master Plan, consistent with Madras' development code, before subarea J is developed.

Commented [BG3]: Nick - Do you have anything to add here about when this update is expected and may be adopted.

J. All land use applications or legislative proposals to expand the Madras UGB must be accompanied by information that documents the following:

- 1. The proposed urban zoning or land use program for the subject properties;*
- 2. An annexation program for subject properties;*
- 3. Evidence that all public facilities required by OAR 660-011-000 can be provided either through planned system improvements outlined in adopted facility master plans or by supplemental improvements that augment adopted infrastructure plans;*
- 4. Evidence that the proposed zoning or land use plan complies with requirements of OAR 660-0012-0060 either by demonstrating that the planned improvements in the Madras*

Transportation System Plan (TSP) have capacity to meet transportation needs of the proposed zoning or land use plan or that supplemental transportation improvements, which augment the adopted TSP, will meet this need;

5. *Evidence that providers of other public facilities - including schools, parks and recreation, energy, health care, etc. - are able to meet the projected demand for their services;*
6. *Evidence that development on property constrained by or affected by natural hazards are protecting from such hazards;*
7. *Evidence that known or probable significant resources related to open space, scenic areas, historic places or structures, or fish and wildlife habitat with appropriate measures for protecting significant sites.*
8. *Evidence that a majority of property owners support the conversion of land to urban uses and that land use regulations and financing for development related public improvements are available that ensure the land can be developed as planned within a 20-year horizon.*

Finding: The land proposed to be included in the UGB will be simultaneously annexed into the City and assigned R-3 zoning and comprehensive plan designations. Criteria 1 and 2 are met.

Finding: Subarea J provides opportunities to connect to a water main near the subarea on Yarrow Avenue and will require minimal extension of sewer service from the Yarrow Avenue and Bean Drive intersection. Extension of these services in this area will be less costly and burdensome than other alternative area considered for the land exchange. Existing fire and police protection will be extended by the City to serve the area. Criterion 3 has been met.

Commented [BG4]: Nick - Is this enough?

Finding: The transportation analysis presented in Chapter 6 for Goal 12 concludes that the proposed land exchange does not constitute a significant effect, as defined by the TPR, if the lands were developed to their maximum reasonable level under the R-3 zoning. Criterion 4 has been met.

Finding: The City's existing public facility master plans contemplated serving the 39 acres of buildable land proposed to be removed from the UGB. The 40 acres of buildable land to be included represents a nominal increase in potential development and does not exceed capacities to provide urban services to the included lands as documented in submitted will serve letters. Criterion 5 has been met.

Commented [GC5]: Need these per criterion (5) above.

Finding: Subarea J is less sloped and otherwise has no other substantial natural hazards, as documented in Chapters 2 and 3 of this analysis. Criterion 6 has been met.

Commented [BG6R5]: Nick ?

Finding: There are no known or probable significant resources in subarea J. Criterion 7 has been met.

Finding: The land owners of subarea J and the area proposed for removal from the UGB are City of Madras in both cases. Criterion 8 has been met.

Madras Development Code

18.75.030 Quasi-judicial amendments.

(1) *Applicability, Procedure and Authority.* Quasi-judicial amendments generally refer to a plan amendment or zone change affecting a single or limited group of properties and that involves the application of existing policy to a specific factual setting. Quasi-judicial amendments shall follow the Type III procedure using the standards of approval in subsection (2) and/or (3) of this section, as applicable. Based on the applicant's ability to satisfy the approval criteria, the application may be approved, approved with conditions, or denied.

Finding: The proposal applies to specific parcels of land and is thus subject to the quasi-judicial procedures set out in this section. It is thus subject to quasi-judicial procedures.

- (2) *Criteria for Quasi-Judicial Comprehensive Plan Map Amendments.* The applicant shall submit a written narrative which explains how the approval criteria will be met. A recommendation or a decision to approve, approve with conditions, or to deny an application for a quasi-judicial amendment shall be based on all of the following criteria:
- (a) *Approval of the request is consistent with the relevant Statewide Planning Goals that are designated by the Community Development Director;*
 - (b) *Approval of the request is consistent with the relevant policies of the Comprehensive Plan that are designated by the Community Development Director;*
 - (c) *The property and affected area are presently provided with adequate public facilities, services, and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property;*
 - (d) *Evidence of change in the neighborhood or community or a mistake or inconsistency in the Comprehensive Plan or Zoning Map regarding the property that is the subject of the application; and*
 - (e) *Approval of the request is consistent with the provisions of the Transportation Planning Rule.*

Finding: The relevant statewide planning goals are addressed below. The policies of the Madras Comprehensive Plan were addressed above. The proposal includes modifications to the City's public facilities master plans for the planned provisions of urban services to the lands added to the UGB (and exclusion of the withdrawn lands from such plans). The Transportation Planning Rule is addressed below.

(3) *Criteria for Quasi-Judicial Zone Changes. The applicant must submit a written narrative which explains how the approval criteria will be met. A recommendation or a decision to approve, approve with conditions, or to deny an application for a quasi-judicial zone change must be based on meeting the following criteria:*

- (a) *The amendment will bring the Zoning Map into conformance with the Comprehensive Plan map;*
- (b) *The property and affected area is presently provided with adequate public facilities, services, and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property; and*
- (c) *Approval of the request is consistent with the provisions of the Transportation Planning Rule.*

Finding: The proposal includes a concurrent redesignation and rezoning of the added lands to R-3, which will achieve conformance in planning and zoning. The proposal does not include modifications to the City's public facilities master plans for the planned provisions of urban services to the lands added to the UGB (and exclusion of the withdrawn lands from such plans). Before development occurs, the applicant will be required to submit a master plan to address need for public facility changes. The Transportation Planning Rule is addressed below.

Madras Urban Reserve Area Management Agreement

The City of Madras and Jefferson County entered into the *Madras Urban Reserve Area Management Agreement*¹ (URAMA) with the purpose of establishing standards and procedures for land use actions on land in the Madras Urban Reserve Area.

OAR 660-021-0040(2)(e) and the URAMA state that:

The County shall prohibit certain uses in the URA, including plan or zoning map amendments that allow a minimum lot size less than ten acres as outlined in JCZO Section 323.3.

Finding: The land removed from the UGB will be down zoned to Rangeland, consistent with the zoning on subarea J and other adjacent land in the Urban Reserves. Jefferson County's minimum lot size in the RL zone is 160 acres (Jefferson County Zoning Ordinance 301.8). This requirement is met.

OAR 660-021-0050(1) and the URAMA state that:

Jefferson County shall have authority and jurisdictional responsibility for current planning activities, land use decisions, building permitting, and code enforcement within the URA.

¹ The *Madras Urban Reserve Area Management Agreement* was adopted by the City of Madras and Jefferson County on 1/28/2009.

Upon inclusion of property from the URA within the Urban Growth Boundary, the property shall be subject to the Urban Growth Management Area Agreement

Finding: The land removed from the UGB will be zoned to Rangeland by Jefferson County and the area brought into the UGB (subarea J) will be concurrently annexed and zoned R-3 by the City of Madras and managed like other R-3 land within the City limits. This requirement is met.

The URAMA states that:

Designation of service responsibility, as required by OAR 660-021-0050(2) is as follows:

Service	Existing Service Provider	Future Urban Service Provider
Sanitary Trash Disposal	No Public Service Provider	No Public Service Provider
Sanitary Sewer	No Public Service Provider	City of Madras
Water	Deschutes Valley Water District	Deschutes Valley Water District
Fire Protection	Jefferson County Fire District #1	Jefferson County Fire District #1
Parks	Jefferson County	City of Madras
Recreation	Madras Aquatic Center District	Madras Aquatic Center District
Transportation	Jefferson County	City of Madras
Storm Water	Jefferson County	City of Madras

Finding: The proposal does not change the service providers applicable to lands within the urban reserve areas as set forth above.

6. Statewide Goal Consistency Analysis

This section addresses compliance with applicable Statewide Planning Goals.

Goal 1 Citizen Involvement

Goal 1 calls for the opportunity for citizens to be involved in all phases of the planning process. The public was provided the opportunity to be involved in the decision-making process regarding changes to the UGB through public meetings (in-person and by video conference), Madras Planning Commission, Madras City Council, Jefferson County Planning Commission, and Jefferson County Board of County Commissioners. Public testimony was taken at each hearing. The City of Madras notifies nearby property owners, publishes a public hearing notice and contact information in the newspaper, and facilitates public participation during public hearings.

The public has had the opportunity to be involved in decision making for issues related to the UGB land exchange analysis.

Goal 2 Land Use Planning

Goal 2 outlines the basic procedures of Oregon's statewide planning program, stating that land use decisions must be made in accordance with comprehensive plans and that effective implementation ordinances must be adopted.

Madras' acknowledged Comprehensive Plan and implementing ordinances provide a State-approved process for land use decision making, and a policy framework derived from a proper factual base. The City's Comprehensive Plan and implementing ordinances provide the local criteria by which the applicant's request will be reviewed. The proposed UGB land exchange area (subarea J) will require review and compliance with the applicable statewide planning goals. No exception to statewide planning goals is necessary.

Goal 2 also requires the consideration of alternatives. The City considered a range of alternatives for the UGB land exchanged, as documented in Sections 3 and 4 of this report. All pertinent documentation has been made available to all interested parties. Goal 2 has been properly addressed.

Goals 3 Agricultural Lands and 4 Forest Lands

As stated in 660-024-0020(1)(b), Goals 3 and 4 are not applicable when establishing or amending an urban growth boundary. No further analysis is required.

Goal 5 Open Spaces, Scenic and Historic Areas & Natural Resources

Goal 5 requires local governments to inventory and protect natural resources. There are no inventoried significant Goal 5 resources subarea J. No further analysis is required.

Goal 6 Air, Water and Land Resources Quality

Goal 6 requires local comprehensive plans and implementing measures to be consistent with state and federal regulations. The proposed UGB exchange will have little, if any effect on the quality of air, water and land resources of the area. By complying with applicable air, water and land resource quality policies in the Madras Comprehensive Plan, Goal 6 will be properly addressed.

Goal 7 Areas Subject to Natural Disasters and Hazards

Goal 7 requires that jurisdictions apply appropriate safeguards when planning development in areas that are subject to natural hazards such as flood hazards.

The identified natural hazards in Madras are flooding and landslide hazards. The proposed UGB exchange area (subarea J) does not have flood hazards or significant landslide hazards. The alternatives analysis considered lands within the FEMA flood hazards and areas with steep sloped, attempting to avoid expanding into areas with identified hazards. Lands included within subarea J are not subject to any known natural hazards.. Thus, Goal 7 has been properly addressed.

Goal 8 Recreation Needs

Goal 8 requires governmental organizations with responsibility for providing recreational facilities to plan for recreational facilities. The Yarrow Master Plan includes three new public parks and the existing Juniper Hills County Park is to the north of the Master Plan area. Subarea J does not itself include areas planned for parks.

Madras adopted the *Madras Parks Master Plan* in 2019. That plan inventoried existing facilities, estimates a level of service, and identified park needs. The Master Plan identified existing park improvements and new park improvements. Neither areas involved in the exchange include park land.

The land exchange proposed is for exchange of about 40 acres of land, with the area removed from the UGB and added to the UGB both zoned R-3. As a result, the proposed exchange will not significantly change Madras housing capacity or demand for new park land. Thus, Goal 8 has been properly addressed.

Goal 9 Economy of the State

Goal 9 requires jurisdictions to plan for an adequate supply of land for employment uses to further goals for economic development. There are no commercial or industrial zoned lands involved in the proposed UGB exchange. As a result, Goal 9 is not applicable.

Goal 10 Housing

The proposed UGB land exchange results in a slight increase in buildable acreage under the same R-3 zoning. Accordingly, the land exchange will result in substantially the same number of housing units. Subarea J will provide better opportunities to develop a wider range of housing types than the land being removed from the UGB. As a result, there will be little impact on the residential land supply and better opportunity to achieve the housing objectives set out in Goal 10. Goal 10 has been properly addressed.

Goal 11 Public Facilities and Services

The provision of public facilities and services was considered in the Goal 14 alternatives analysis process described above and the application is supported by will-serve letters from such providers. Subarea J provides opportunities to connect to a water main near the subarea on Yarrow Avenue and will require minimal extension of sewer service from the Yarrow Avenue and Bean Drive intersection. Extension of these services in this area will be less costly and burdensome than other alternative areas considered for the land exchange..

For the above reasons, the City finds that Goal 11 has been satisfied.

Goal 12 Transportation

Goal 12 encourages the provision of a safe, convenient and economic transportation system. This goal also implements provisions of other statewide planning goals related to transportation planning in order to plan and develop transportation facilities and services in coordination with urban and rural development (OAR 660-012-0000(1)). For the purposes of the proposed amendments, the Transportation Planning Rule (TPR) requires additional analysis if the proposed amendments would significantly affect an existing or planned transportation facility, as defined in OAR 660-001-0060(1).

The following TPR analysis by Kittleson & Associates demonstrates compliance with Goal 12, the TPR and the provisions of City and County land use regulations that implement Goal 12 and the TPR.



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MEMORANDUM

Project# 28585

To: Nick Snead, City of Madras
Beth Goodman, ECONorthwest

From: Matt Kittelson & Julia Kuhn

RE: Madras Urban Growth Boundary Land Exchange

The proposed land exchange requires preparation of Transportation Planning Rule (TPR) analyses per Oregon Administrative Rule (OAR) 066-012-060. As summarized herein, the proposed land exchange does not constitute a significant effect, as defined by the TPR, if the lands were developed to their maximum reasonable level under the R-3 zoning. The remainder of this memorandum provides the details supporting this conclusion.

Transportation Planning Rule (TPR) Evaluation

Two sections of the TPR apply to amendments to acknowledged land use designations. Per OAR 660-012-0060(1) and (2), the first step in assessing an amendment's potential transportation impact is to compare the vehicular trip generation assuming a "reasonable worst-case" development scenario under the existing and proposed amendment. If the trip generation potential increases by more than 400 daily trips under the proposed amendment, additional analysis is required to assess whether the proposal will "significantly affect" the transportation system. Conversely, if the trip generation under the amendment is less than the thresholds defining a "significant effect," no additional quantitative analysis is necessary to support the change.

Trip Generation Comparison

To test for a significant effect, we reviewed the change in trip generation potential of the lands to be replaced versus that of the lands to be added. As noted above, the lands within the UGB today identified for removal are zoned R-3 and the lands identified to be brought into the UGB are planned for R-3 zoning. The net increase of the land exchange is one buildable acre. Per the City's Municipal Code Section 18.15.040 and analyses conducted on behalf of the City by ECONorthwest, the following represents the "reasonable worst-case" scenarios in terms of trip making under R-3:

- Single family homes developed at a density of 5.2 units per acre;
- Townhomes developed at a density of 15 units per acre;
- Duplexes, triplexes, and quadplexes developed at a density of 13.8 units per acre; and/or,
- Apartments developed at a density of 16.8 units per acre.

Table 1 presents a trip generation comparison for the net increase of one buildable acre associated with the lands to be added versus those to be removed. This comparison is based on information contained in the *Trip Generation Manual* (11th Edition, as published by the Institute of Transportation Engineers). As shown in the table, the maximum trip generation change associated with the proposed land exchange is associated with the potential development of 17 apartments. These apartments could result in a daily trip increase of 115 vehicular trips, of which 9 trips would occur during the weekday PM peak hour.

Table 1. Trip Generation Comparison Associated with One Additional Acre of R-3 Lands

Land Use	ITE Code	Size (units)	Total Daily Trips	Weekday PM Peak Hour Trips	Maximum for Analyses?
Single Family Detached	215	5	47	5	No
Townhomes	215	15	108	9	No
Duplex/Triplex/Quadplex	215	14	101	8	No
Apartments	220	17	115	9	Yes
Highest Trip Generation Potential			115	9	Apartments

In reviewing Table 1, Policy 1F.5 of the Oregon Highway Plan establishes the following thresholds for determining significance:

- Any proposed amendment that does not increase the average daily trips by more than 400 is not considered significant.
- Any proposed amendment that increases the average daily trips by more than 400 but less than 1,000 for state facilities is not considered significant where:
 - The annual average daily traffic is less than 5,000 for a two-lane highway
 - The annual average daily traffic is less than 15,000 for a three-lane highway
 - The annual average daily traffic is less than 10,000 for a four-lane highway
 - The annual average daily traffic is less than 25,000 for a five-lane highway
- If the increase in traffic between the existing plan and the proposed amendment is more than 1,000 average daily trips, then it is not considered a small increase in traffic and the amendment causes further degradation of the facility and would be subject to existing processes for resolution.

As shown, the proposed land exchange would not result in a significant impact per OHP Policy 1F.5 as it would constitute an increase of less than 400 daily trips (i.e., only an increase of 115 daily trips). We further note that neither the increase of 115 daily trips nor increase of 9 weekday PM peak hour trips meet the City's Traffic Impact Study guidelines for necessitating a

study. Per Madras Municipal Code Section 18.25.180, a Transportation Impact Analysis is required if the land use action results in an increase of 500 or more daily trips or 50 or more PM peak hour trips. For these reasons, no quantitative analyses are needed to address the TPR nor the City's requirements.

Summary of Applicable Oregon Administrative Rule Criteria

OAR Section 660-12-0060 of the TPR sets forth the relative criteria for evaluating plan and land use regulation amendments. Table 2 summarizes the criteria in Section 660-012-0060 and the applicability to the proposed land exchange.

Table 2. Summary of Criteria in OAR 660-012-0060

Section	Criteria	Applicable?
1	Describes how to determine if a proposed land use action results in a significant effect.	Yes
2	Describes measures for complying with Criteria #1 where a significant effect is determined.	No
3	Describes measures for complying with Criteria #1 and #2 without assuring that the allowed land uses are consistent with the function, capacity and performance standards of the facility.	No
4	Determinations under Criteria #1, #2, and #3 are coordinated with other local agencies.	Yes
5	Indicates that the presence of a transportation facility shall not be the basis for an exception to allow development on rural lands.	No
6	Indicates that local agencies should credit developments that provide a reduction in trips.	No
7	Outlines requirements for a local street plan, access management plan, or future street plan.	No
8	Defines a mixed-use, pedestrian-friendly neighborhood.	No
9	A significant effect may not occur if the rezone is identified on the City's Comprehensive Plan and assumed in the adopted Transportation System Plan.	No
10	Agencies may consider measures other than vehicular capacity if within an identified multimodal mixed-use area (MMA).	No
11	Allows agencies to override the finding of a significant effect if the application meets the balancing test.	No

As shown in Table 2, there are eleven criteria that apply to Plan and Land Use Regulation Amendments. Of these, two are applicable to the proposed land exchange. These criteria are provided below in italics with our response shown in standard font.

OAR 660-12-0060(1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:

- (a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);
- (b) Change standards implementing a functional classification system; or
- (c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.
- (A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;
- (B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or
- (C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.

Response: The proposed land exchange is not anticipated to result in an increase in daily trip making that constitutes a significant effect per OHP Policy 1F.5 nor does the daily or PM peak hour trip generation potential result in an increase that would warrant a Traffic Impact Analysis per the City's Municipal Code requirements. Further, no changes to the City's functional street classification designations or standards are proposed or warranted by the land swap and the adjacent facilities are appropriate for the R-3 designations. We also note that the City's Transportation System Plan identifies the future extension of Bean Drive to this area, which will benefit the connectivity provided to the Yarrow Master Plan lands.

(4) Determinations under sections (1)–(3) of this rule shall be coordinated with affected transportation facility and service providers and other affected local governments.

Response: The Applicant is coordinating the proposed zone change with Jefferson County and ODOT.

Conclusions

As discussed herein, our review concluded that the proposed land exchange and resulting increase of one buildable acre into the City's Urban Growth Boundary that is zoned R-3 does not constitute a significant effect as defined by the TPR and OHP Policy 1F.5. Further, neither the small increase in daily nor weekday PM peak hour trips associated with the land exchange require a Transportation Impact Analysis per the City's requirements.

Goal 13 Energy

Goal 13 requires land and uses developed on the land to be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles. Energy consequences of the proposed urban growth area amendment have been considered in the Goal 14 alternatives analysis process. Therefore, Goal 13 has been adequately addressed.

Goal 14 Urbanization

Goal 14 has been complied with as demonstrated in Chapters 2 through 4 of this report.

Goal 15 through 19

Goals 15 through 19 are related to the Willamette Greenway and coastal resources. As such, these goals do not apply to the subject sites and no further analysis is required.

Madras UGB Land Exchange Justifications and Findings

November 2023

Prepared for: City of Madras

Draft Report

ECONorthwest
ECONOMICS • FINANCE • PLANNING

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Summary: Map (UGB) Amendments

Madras is proposing a UGB land exchange to remove residential land from the UGB and replace it with an equivalent amount of land. The land being removed and added to the UGB is owned by City of Madras and is part of the Yarrow Master Plan area. The area being removed from the UGB is planned R-3 and the area being added to the UGB will be planned R-3.

The area for removal from the UGB is part of the Yarrow Master Plan, planned for development of housing built around a golf course. This area has moderate slopes that make it more difficult to build smaller, more affordable units, which is part of the rationale for developing this area around a proposed golf course.

The area for addition to the UGB is directly west of the area proposed for removal. It is also part of the Yarrow Master Plan area. The plans for development of these two areas have changed over the years, along with the changes to development requirements in R-3. The Bean Foundation, owners of Yarrow, are focused on building a residential neighborhood with a mixture of housing types, affordable at a range of price points. As a result, the Bean Foundation are in the process of revising the Yarrow Master Plan, with the intention of including the area proposed to be brought into the UGB.

This narrative supports the following amendments to the Madras UGB Land Exchange:

Urban Growth Boundary Change

1. Change the Madras UGB to remove a portion (42 acres, 39 of which are buildable) of tax lot 1114070000100. The lot is owned by the City of Madras and is currently vacant. It is planned by the City as Planned Residential Development (R-3).
2. Change the Madras UGB to add in a different portion of tax lot 1114070000100. The area proposed to be brought into the UGB is about 42 acres, with 2 acres of constrained land, resulting in 40 acres of buildable land. The area proposed for inclusion in the UGB is owned by the City of Madras, designated as urban reserves, and is vacant.

Urban Reserve Change

1. Once the land being removed from the UGB (42 acres of land) is removed, add it to Madras Urban Reserves.
2. Bring land from the Madras Urban Reserves (42 acres of land) into the Madras UGB.

Exhibit 1. Proposed Changes to the Madras UGB and Urban Reserves

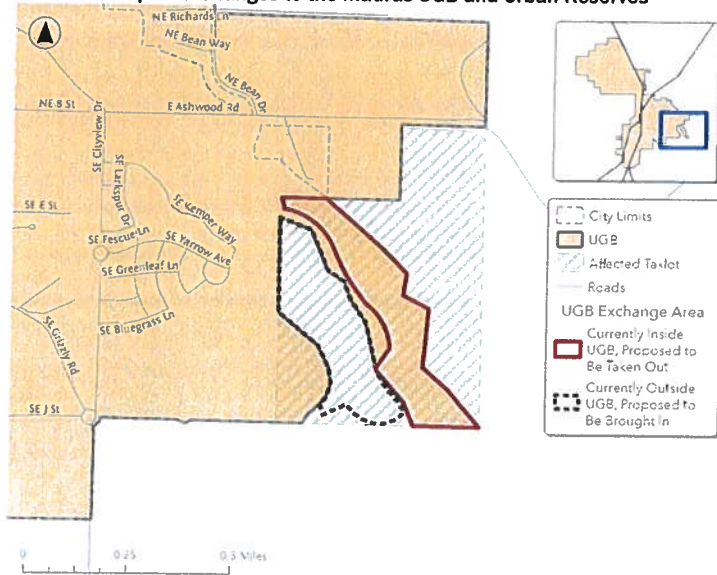
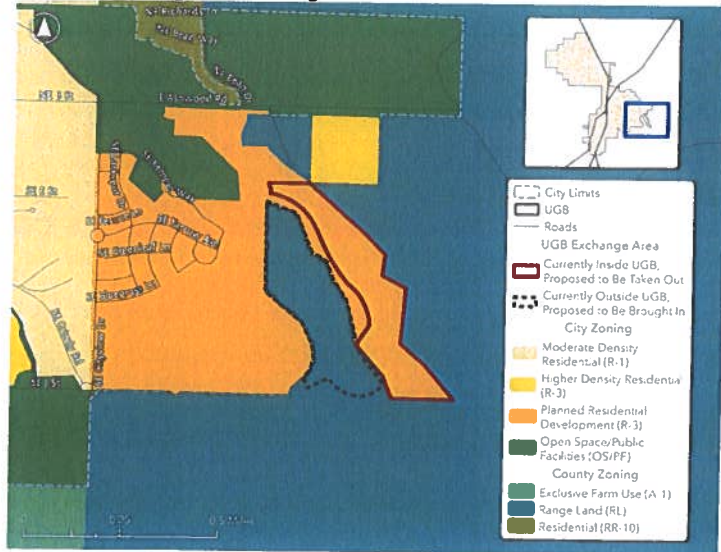


Exhibit 2. Exchange Area: Zoning



1. Introduction

Background

Madras is proposing a UGB land exchange to remove residential land from the UGB and replace it with an equivalent amount of land. The land being removed and added to the UGB is owned by City of Madras and is part of the Yarrow Master Plan area. The area being removed from the UGB is designated as R-3 under the Madras Comprehensive Plan and the area being added to the UGB will similarly be planned as R-3.

The area for removal from the UGB is part of the Yarrow Master Plan, planned for development of housing built around a golf course. This area has moderate slopes that make it more difficult to build smaller, more affordable units, which is part of the rationale for developing this area around a proposed golf course.

The area for addition to the UGB is directly west of the area proposed for removal. It is also part of the Yarrow Master Plan area. The plans for development of these two areas have changed over the years, along with the changes to development requirements in R-3. The Bean Foundation, owners of Yarrow, are focused on building a residential neighborhood with a mixture of housing types, affordable at a range of price points. As a result, the Bean Foundation are in the process of revising the Yarrow Master Plan, with the intention of including the area proposed to be brought into the UGB.

This report presents the proposed changes and findings to support the proposed UGB land exchange.

Applicable Statewide Planning Policy

State Requirements for UGB Land Exchange

OAR 660-024-0070 provides direction on exchanging land within an UGB and replacing it with land presently located outside of the UGB. The requirement of OAR 660-024-0070(2) apply for the land removed and the provisions of Goal 14 Administrative Rule (OAR Chapter 660, Division 024) apply to the land included in the UGB as part of the exchange. Such exchanges also trigger requirements under ORS 197A.320

OAR 660-024-0070 UGB Adjustment

Under OAR 660-024-0070 provides direction on removing and replacing land in the UGB. A government may exchange land if it determines that the removal does not violate applicable statewide planning goals and rules and that the land supply within the UGB provides roughly the same supply of buildable land after the exchange. In addition, the exchange should not provide urban services to the land moved outside of the UGB, nor that it preclude efficient

provision of urban services to buildable land within the UGB. The land removed from the UGB must be planned and zoned for rural uses.

Madras proposes to remove 42 acres of land planned as R-3 from its UGB and replace it with 42 acres of land that will be planned R-3 once in the UGB. The land removed will be re-zoned to Range Land (RL) by the Jefferson County. The land added to the UGB is within Madras' Urban Reserves and the land removed from the UGB will be added into the City's Urban Reserves (as addressed below).

ORS 197A.320 requirements, OAR 660-024-0065, and OAR 660-0024-0067

ORS 197A.320 and OAR 660-024-0065 establish a process for identifying a study area to evaluate land for inclusion in the UGB, which includes all land adjacent and within the one-half mile buffer of the Madras UGB. In addition, the study area included all exceptions areas within one mile of the Madras UGB. The final study area must include an amount of land that is at least twice the amount of land needed to replace the land removed from the Madras UGB. The final study area may exclude land from the evaluation of land for inclusion based on areas where it is impracticable to provide necessary public facilities or services to the land or areas with significant development hazards.

OAR 660-0024-0067 establishes the following priority of land for inclusion within a UGB:

- "First Priority" is urban reserve, exception land, and nonresource land.
- "Second Priority" is marginal land: land within the study area that is designated as marginal land
- "Third Priority" is forest or farm land that is not predominantly high-value farm land
- "Fourth Priority" is agricultural land that is predominantly high-value farmland

Goal 14 location factors

As noted in Goal 14, the location of the urban growth boundary and changes to the boundary shall be determined by evaluating alternative boundary locations consistent with ORS 197A.320 and with consideration of the following factors:

1. Efficient accommodation of identified land needs;
2. Orderly and economic provision of public facilities and services;
3. Comparative environmental, energy, economic and social consequences; and
4. Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the urban growth boundary.

As noted above, Goal 14 allows local governments to specify characteristics, such as parcel size, topography or proximity, necessary for land to be suitable for an identified need.

Organization of this Document

This document is organized as follows:

- **Chapter 2. Land Proposed for Removal from the Madras UGB** presents the land proposed to be removed from the UGB.
- **Chapter 3. Alternatives Analysis for Establishment of the UGB Land Exchange Study Area** presents the process of establishing the study area and findings about inclusion of land in the final study area.
- **Chapter 4. Goal 14 Locational Factors** includes the evaluation and findings of each study subarea for the Goal 14 locational factors.
- **Chapter 5. County and City Requirements for UGB Changes** presents findings for compliance with Jefferson County and City of Madras requirements for UGB changes.
- **Chapter 6. Statewide Goal Consistency Analysis** presents findings that demonstrate that the proposed UGB concept complies with applicable state planning requirements.

(c) Public facilities agreements adopted under ORS 195.020 do not intend to provide for urban services on the subject land unless the public facilities provider agrees to removal of the land from the UGB and concurrent modification of the agreement;

(d) Removal of the land does not preclude the efficient provision of urban services to any other buildable land that remains inside the UGB; and

(e) The land removed from the UGB is planned and zoned for rural use consistent with all applicable laws.

(3) Notwithstanding sections (1) and (2) of this rule, a local government considering an exchange of land may rely on the land needs analysis that provided a basis for its current acknowledged plan, rather than adopting a new need analysis, provided:

(a) The amount of buildable land added to the UGB to meet:

(A) A specific type of residential need is substantially equivalent to the amount of buildable residential land removed, or

(B) The amount of employment land added to the UGB to meet an employment need is substantially equivalent to the amount of employment land removed, and

(b) The local government must apply comprehensive plan designations and, if applicable, urban zoning to the land added to the UGB, such that the land added is designated:

(A) For the same residential uses and at the same housing density as the land removed from the UGB, or

(B) For the same employment uses as allowed on the land removed from the UGB, or

(C) If the land exchange is intended to provide for a particular industrial use that requires specific site characteristics, only land zoned for commercial or industrial use may be removed, and the land added must be zoned for the particular industrial use and meet other applicable requirements of ORS 197A.320(6).

Exhibit 3. Exchange Area: Overview

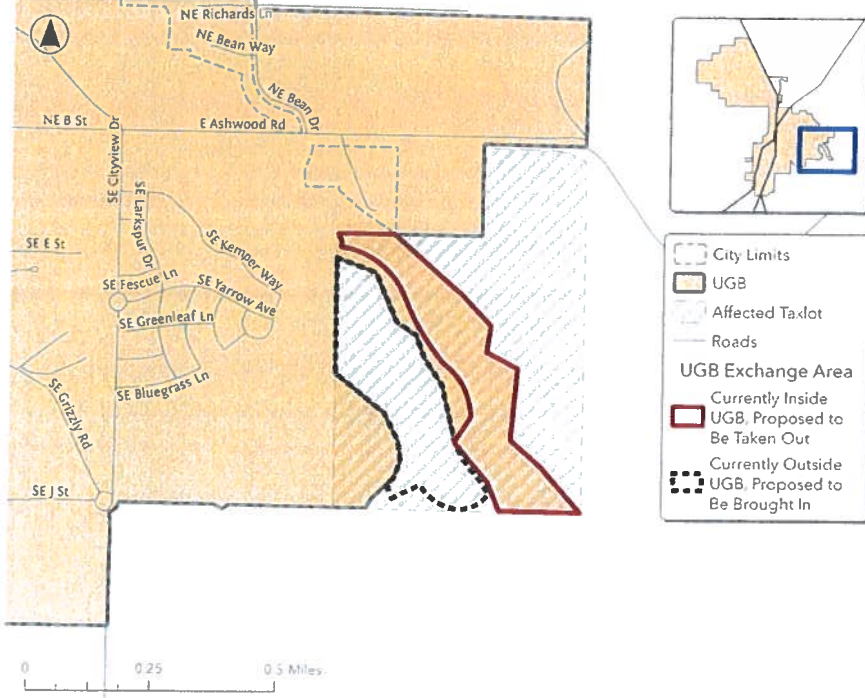


Exhibit 4. Exchange Area: Zoning

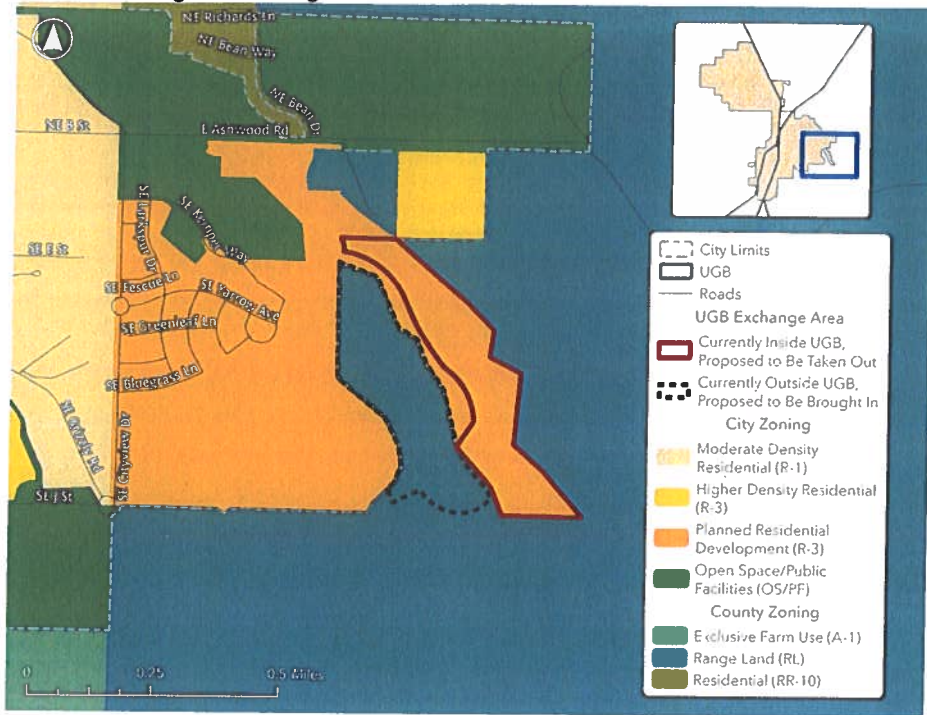
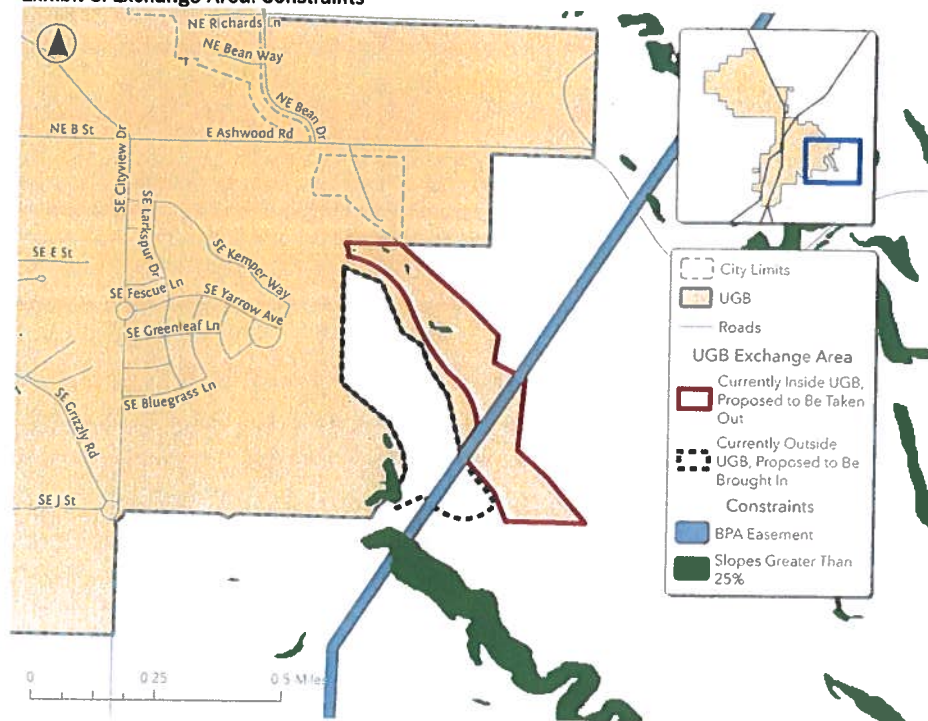


Exhibit 5. Exchange Area: Constraints



The area for removal from the UGB is part of the Yarrow Master Plan, planned for development of housing built around a golf course. This area has moderate slopes that make it more difficult to build smaller, more affordable units, which is part of the rationale for developing this area around a proposed golf course.

The original Yarrow Master Plan was developed before the City updated its Development Code to require more diversified housing as part of the master planning process and to allow “missing middle” housing types in its residential zones. As of July 2022, the R-3 zone allows for development of different housing types at a range of densities, as described below.

- Single-family detached: at minimum lot size of 6,000 square feet or 7.3 dwelling units per acre. Assuming that housing builds out at 80% of maximum allowed density and that land for rights-of-way accounts for 25% of land, the maximum density would be 4.4 dwelling units per acre.
- Townhouse: at up to 29 dwelling units per acre. Assuming that housing builds out at 80% of maximum allowed density and that land for rights-of-way accounts for 25% of land, the maximum density would be 15 dwelling units per acre.

- One to four units: at up to 23 dwelling units per acre. Assuming that housing builds out at 80% of maximum allowed density and that land for rights-of-way accounts for 25% of land, the maximum density would be 13.8 dwelling units per acre.
- Cottage Cluster: at up to 21 dwelling units per acre. Assuming that housing builds out at 80% of maximum allowed density and that land for rights-of-way accounts for 25% of land, the maximum density would be 12 dwelling units per acre.
- Apartments with 5 or more units: at up to 26 dwelling units per acre. Assuming that housing builds out at 80% of maximum allowed density and that land for rights-of-way accounts for 25% of land, the maximum density would be 16.8 dwelling units per acre.

The plans for development of the parts of Yarrow adjacent to the areas proposed for the exchange have changed over the years, along with the changes to development requirements in R-3. The Bean Foundation, owners of Yarrow, are focused on building a residential neighborhood with a mixture of housing types, affordable at a range of prices points. As a result, the Bean Foundation are in the process of revising the Yarrow Master Plan, with the intention of including the area proposed to be brought into the UGB.

Recent development and planned development in the Yarrow Master Plan area reflect these plans. In specific, the Heights at Yarrow is 144 units of multifamily housing that was developed in the last few years. The Yarrow Master Plan (July 2022) includes plans for development of: nearly 500 single-family units (about half on large lots and half on small-medium lots), 11 townhouses, potential for multifamily on about 30 acres of land (but no units estimated yet), 48 acres of parks and open space, 10.5 acres for a future school, and 0.4 acres of commercial mix-ed use.

Madras requires a minimum overall density of 7 dwelling units per gross acre in the R-3 zone (for the entire subdivision) and that master planned subdivisions (which are required for any residential development in excess of 10 acres) with at least 50 dwellings include at least two types dwelling units and proposals with 100 or more must contain at least three types of dwelling units. Exhibit 6 shows the potential capacity of the exchange area, given the allowed densities described above. The Yarrow Master Planned called for development of this area as single-family detached housing. In the future the Bean Foundation intends to develop the new area with a mixture of housing types, as allowed and required in the R-3 zone.

Exhibit 6 shows the potential capacity of the 39 acres of land proposed to be removed from the UGB by housing type. The densities used in Exhibit 6 are based on those used in the 2023 *Madras Housing Capacity Analysis* and the densities allowed by Madras' Development Code. The capacity for the 40 acres of land proposed for inclusion in the UGB is within 3% of the capacity of land proposed for removal, with the difference being the slight difference in buildable acres between the two areas.

Exhibit 6. Exchange Area: Potential Capacity

Zone/Housing Type	Area inside the UGB, Proposed to be Removed			Area outside the UGB, Proposed to be Added into the UGB		
	Buildable Acres	Allowed Density (DU/ Acre)	Capacity (Dwelling Units)	Buildable Acres	Allowed Density (DU/ Acre)	Capacity (Dwelling Units)
R-3	39			40		
Single-family detached		5.2	203		5.2	208
Townhouse		15.0	585		15.0	600
One to four dwelling units		13.8	538		13.8	552
Apartments - 5+ du		16.8	655		16.8	672

The City will apply the Planned Residential Development (R-3) Comprehensive Plan designation and zone to the land brought into the UGB. The County will apply the Range Land (RL) Comprehensive Plan designation and zone to the land removed from the UGB.

Compliance with OAR 660-024-0070

OAR 660-024-0070 Describes the process for making adjustments to a city’s UGB, including removing land from the UGB and exchanging it for other lands.

660-024-0070 UGB Adjustments

(1) A local government may adjust the UGB at any time to better achieve the purposes of Goal 14 and this division. Such adjustment may occur by adding or removing land from the UGB, or by exchanging land inside the UGB for land outside the UGB. The requirements of section (2) of this rule apply when removing land from the UGB. The requirements of Goal 14 and this division [and ORS 197.298] apply when land is added to the UGB, including land added in exchange for land removed. The requirements of ORS 197.296 may also apply when land is added to a UGB, as specified in that statute. If a local government exchanges land inside the UGB for land outside the UGB, the applicable local government must adopt appropriate rural zoning designations for the land removed from the UGB prior to or at the time of adoption of the UGB amendment and must apply applicable location and priority provisions of OAR 660-024-0060 through 660-020-0067.

Finding: The proposal includes removal of land presently within the UGB in exchange for land presently located outside of the UGB. The requirements for exchange of those respective lands are addressed below. ORS 197.296 is that statute setting forth the requirements for local governments to conduct analysis of housing capacity and needed housing and is addressed below. The removed land will be given a rural zoning designation through a contemporaneous action from Jefferson County.

(2) A local government may remove land from a UGB following the procedures and requirements of ORS 197.764. Alternatively, a local government may remove land from

the UGB following the procedures and requirements of 197.610 to 197.650, provided it determines:

Finding: ORS 197.764 is not applicable to the subject property as it is not assessed for farm use. Accordingly, the City is proposing to follow the procedures and requirements of ORS 197.610 to 197.650, which outlines the process for a post-acknowledgement amendments to comprehensive plans and land use regulations.

(a) The removal of land would not violate applicable statewide planning goals and rules;

Finding: The proposal complies with applicable statewide planning goals and rules as set out below.

(b) The UGB would provide a 20-year supply of land for estimated needs after the land is removed, or would provide roughly the same supply of buildable land as prior to the removal, taking into consideration land added to the UGB at the same time;

Finding: The proposal results in roughly the same supply of buildable lands within the UGB as the exchange involves the same number of gross acres and the addition of one buildable acre.

(c) Public facilities agreements adopted under ORS 195.020 do not intend to provide for urban services on the subject land unless the public facilities provider agrees to removal of the land from the UGB and concurrent modification of the agreement;

Finding: There are no public facilities agreements to provide urban services on the land proposed for removal from the UGB.

(d) Removal of the land does not preclude the efficient provision of urban services to any other buildable land that remains inside the UGB; and

Finding: Removal of the proposed lands does not inhibit efficient provision of urban services to any buildable lands that will remain within the UGB.

(e) The land removed from the UGB is planned and zoned for rural use consistent with all applicable laws.

Finding: The land removed from the UGB will be zoned Range Land by contemporaneous action of Jefferson County consistent with applicable laws.

(3) Notwithstanding sections (1) and (2) of this rule, a local government considering an exchange of land may rely on the land needs analysis that provided a basis for its current acknowledged plan, rather than adopting a new need analysis, provided:

(a) The amount of buildable land added to the UGB to meet:

(A) A specific type of residential need is substantially equivalent to the amount of buildable residential land removed, or

(b) The local government must apply comprehensive plan designations and, if applicable, urban zoning to the land added to the UGB, such that the land added is designated:

(A) For the same residential uses and at the same housing density as the land removed from the UGB, or

...

Finding: The City need not adopt a new housing needs analysis because the amount of building land added to the UGB is substantially equivalent to the land removed and will be subject to the same plan designation and zoning and thus have no net effect on the supply of residential lands needed to meet any particular residential need.

3. Alternatives Analysis for Establishment of the UGB Land Exchange Study Area

Chapter 2 showed that Madras is proposing to remove 39 acres of buildable land from the UGB and replace it with 40 acres of adjacent buildable land and that the proposal complies for requirements of land removal. This chapter presents the alternatives analysis required by OAR 660-024-0060 as well as findings related to the prioritization described in ORS 197A.320 as necessary to analyze compliance for the land to be added to the UGB.

Establishment of Study Area for UGB Land Exchange

Definition of the Preliminary Study Area

Exhibit 7 shows the study area for the alternatives analysis based on the following requirements:

660-024-0065 Establishment of Study Area to Evaluate Land for Inclusion in the UGB

(1) When considering a UGB amendment to accommodate a need deficit identified in OAR 660-024-0050(4), a city outside of Metro must determine which land to add to the UGB by evaluating alternative locations within a "study area" established pursuant to this rule. To establish the study area, the city must first identify a "preliminary study area" which shall not include land within a different UGB or the corporate limits of a city within a different UGB. The preliminary study area shall include:

- (a) All lands in the city's acknowledged urban reserve, if any;*
- (b) All lands that are within the following distance from the acknowledged UGB:

 - (A) For cities with a UGB population less than 10,000: one-half mile;*
 - (B) For cities with a UGB population equal to or greater than 10,000: one mile;**
- (c) All exception areas contiguous to an exception area that includes land within the distance specified in subsection (b) and that are within the following distance from the acknowledged UGB:

 - (A) For cities with a UGB population less than 10,000: one mile;*
 - (B) For cities with a UGB population equal to or greater than 10,000: one and one-half miles;**

The subject proposal is not the result of a need deficit identified in OAR 660-024-0050(4). The City has nonetheless conducted such an analysis to demonstrate the appropriateness of the proposal.

Based on the foregoing provisions, the City evaluated all lands adjacent to the Madras UGB for suitability for residential uses. For purposes of the Alternatives Analysis, the City reviewed land within the one-half mile buffer of the Madras UGB, as shown in Exhibit 7, as well as all Exceptions Zones within a one-mile buffer.

The preliminary study area includes:

- 6,809 acres of land within one-half mile of the Madras UGB.
- 3,970 acres of land in urban reserves, including that beyond 1 mile from the UGB
- 343 acres of land in exceptions zoning that is between $\frac{1}{2}$ and 1 mile from the Madras UGB and not within the City's urban reserve (which includes an additional 892 of exceptions area).

Exhibit 7. Areas Under Consideration for Inclusion in the Preliminary Study Area, Madras

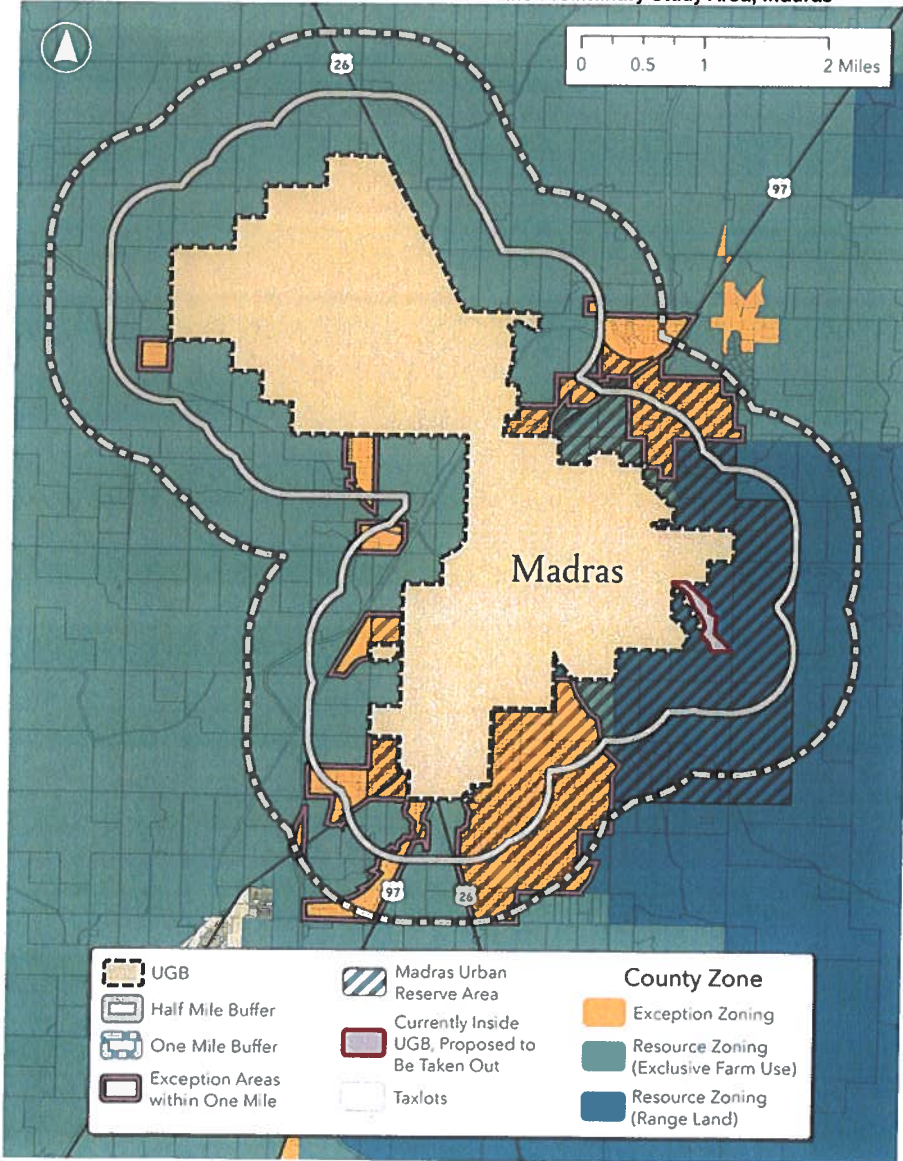
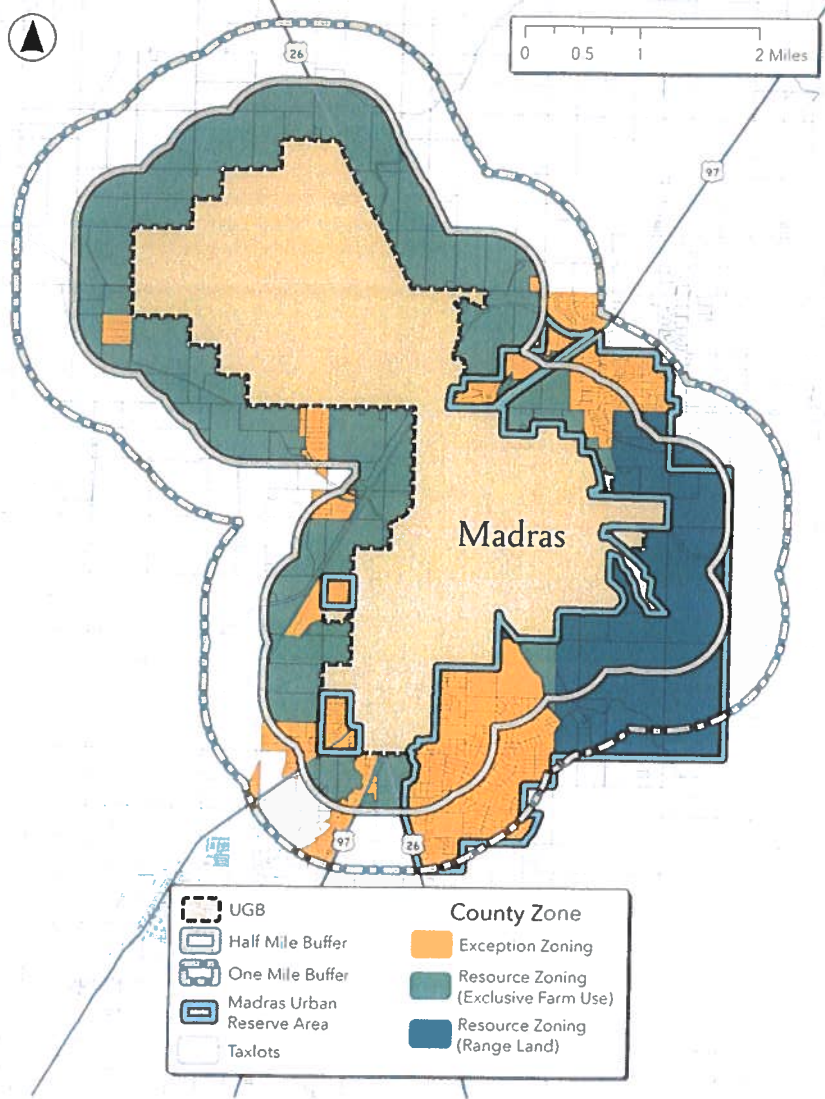


Exhibit 8. Preliminary Study Area, Madras, 2022



Refining the Preliminary Study Area

The analysis of residential land is organized by classes of land that correspond to the OAR 660-024-0067(2) priorities for inclusion of land into a UGB. The evaluation of the subareas considers the following:

660-024-0067 Evaluation of Land in the Study Area for Inclusion in the UGB; Priorities

(1) A city considering a UGB amendment must decide which land to add to the UGB by evaluating all land in the study area determined under OAR 660-024-0065, as follows

(a) Beginning with the highest priority category of land described in section (2), the city must apply section (5) to determine which land in that priority category is suitable to satisfy the need deficiency determined under OAR 660-024-0050 and select for inclusion in the UGB as much of the land as necessary to satisfy the need.

(b) If the amount of suitable land in the First Priority category is not sufficient to satisfy all the identified need deficiency, the city must apply section (5) to determine which land in the next priority is suitable and select for inclusion in the UGB as much of the suitable land in that priority as necessary to satisfy the need. The city must proceed in this manner until all the land need is satisfied, except as provided in OAR 660-024-0065(9).

(c) If the amount of suitable land in a particular priority category in section (2) exceeds the amount necessary to satisfy the need deficiency, the city must choose which land in that priority to include in the UGB by applying the criteria in section (7) of this rule.

(d) In evaluating the sufficiency of land to satisfy a need under this section, the city may use the factors identified in sections (5) and (6) of this rule to reduce the forecast development capacity of the land to meet the need.

(e) Land that is determined to not be suitable under section (5) of this rule to satisfy the need deficiency determined under OAR 660-024-0050 is not required to be selected for inclusion in the UGB unless its inclusion is necessary to serve other higher priority lands.

(2) Priority of Land for inclusion in a UGB:

(a) First Priority is urban reserve, exception land, and nonresource land. Lands in the study area that meet the description in paragraphs (A) through (C) of this subsection are of equal (first) priority:

(A) Land designated as an urban reserve under OAR chapter 660, division 21, in an acknowledged comprehensive plan;

(B) Land that is subject to an acknowledged exception under ORS 197.732; and

(C) Land that is nonresource land.

(b) Second Priority is marginal land: land within the study area that is designated as marginal land under ORS 197.247 (1991 Edition) in the acknowledged comprehensive plan.

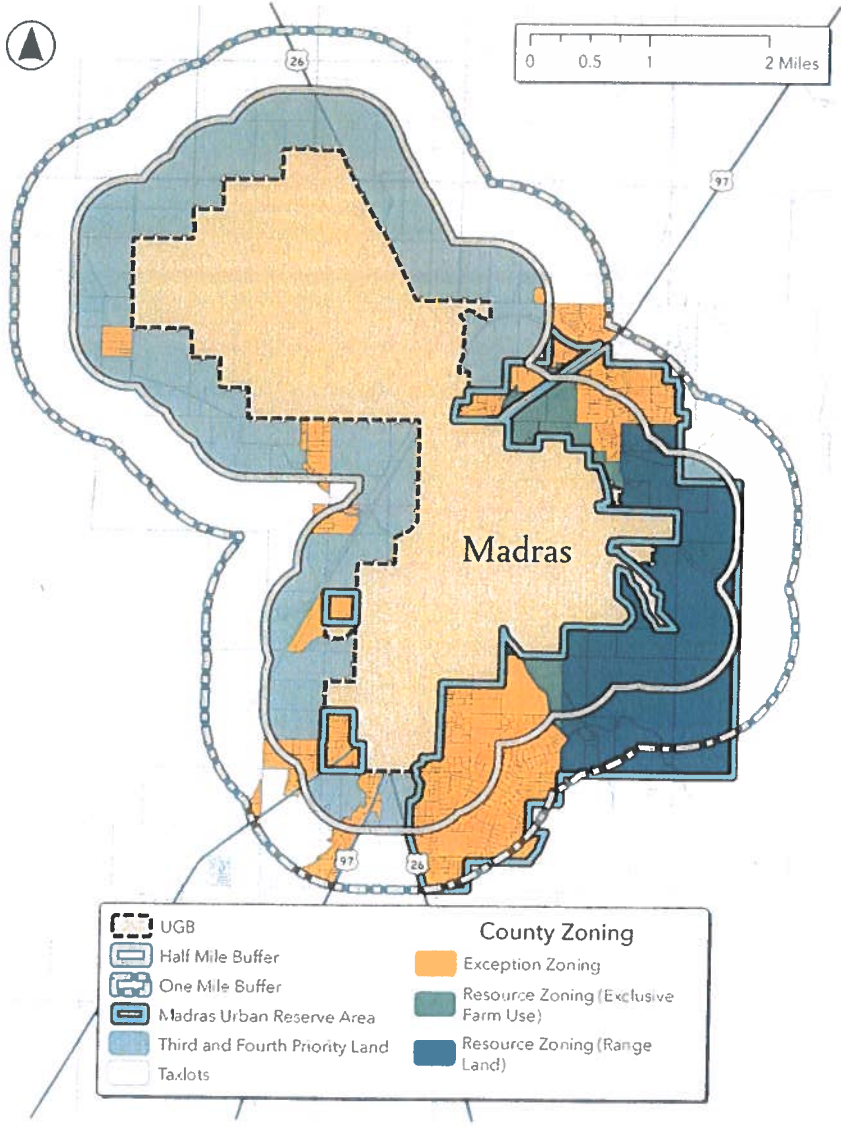
(c) Third Priority is forest or farm land that is not predominantly high-value farm land: land within the study area that is designated for forest or agriculture uses in the acknowledged comprehensive plan and that is not predominantly high-value farmland as defined in ORS 195.300, or that does not consist predominantly of prime or unique soils, as determined by the United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS). In selecting which lands to include to satisfy the need, the city must use the agricultural land capability classification system or the cubic foot site class system, as appropriate for the acknowledged comprehensive plan designation, to select lower capability or cubic foot site class lands first.

(d) Fourth Priority is agricultural land that is predominantly high-value farmland: land within the study area that is designated as agricultural land in an acknowledged comprehensive plan and is predominantly high-value farmland as defined in ORS 195.300. A city may not select land that is predominantly made up of prime or unique farm soils, as defined by the USDA NRCS, unless there is an insufficient amount of other land to satisfy its land need. In selecting which lands to include to satisfy the need, the city must use the agricultural land capability classification system to select lower capability lands first.

Exhibit 9 shows exclusion of land that does not meet the requirements of OAR 660-024-0067(1), excluding land that is not "First Priority" as defined in OAR 660-024-0067(2). This step removed all non "First Priority" lands by excluding lands zoned Exclusive Farm Use (EFU) or Range Land (RL) within the ½ mile buffer of Madras UGB unless they were designated as urban reserves or non-resource land.

This leaves a total of 4,508 acres within the study area, with 3,923 acres within the City's urban reserves and 585 acres in exception zoning within the one-mile UGB buffer. All of these lands are "First Priority" lands.

Exhibit 9. Refining the Preliminary Study Area based on Priority for Inclusion in the UGB, Madras, 2022



Areas Non-Contiguous with the UGB that are Impracticable to Serve

The next step is to remove areas that are not contiguous to the UGB and are impracticable to serve based on OAR 660-024-0065(7).

OAR 660-024-0065 Establishment of Study Area to Evaluate Land for Inclusion in the UGB

(7) For purposes of subsection (4)(a), the city may consider it impracticable to provide necessary public facilities or services to the following lands:

(a) Contiguous areas of at least five acres where 75 percent or more of the land has a slope of 25 percent or greater, provided that contiguous areas 20 acres or more that are less than 25 percent slope may not be excluded under this subsection. Slope shall be measured as the increase in elevation divided by the horizontal distance at maximum ten-foot contour intervals;

(b) Land that is isolated from existing service networks by physical, topographic, or other impediments to service provision such that it is impracticable to provide necessary facilities or services to the land within the planning period. The city's determination shall be based on an evaluation of:

(A) The likely amount of development that could occur on the land within the planning period;

(B) The likely cost of facilities and services; and,

(c) Any substantial evidence collected by or presented to the city regarding how similarly situated land in the region has, or has not, developed over time.

(c) As used in this section, "impediments to service provision" may include but are not limited to:

(A) Major rivers or other water bodies that would require new bridge crossings to serve planned urban development;

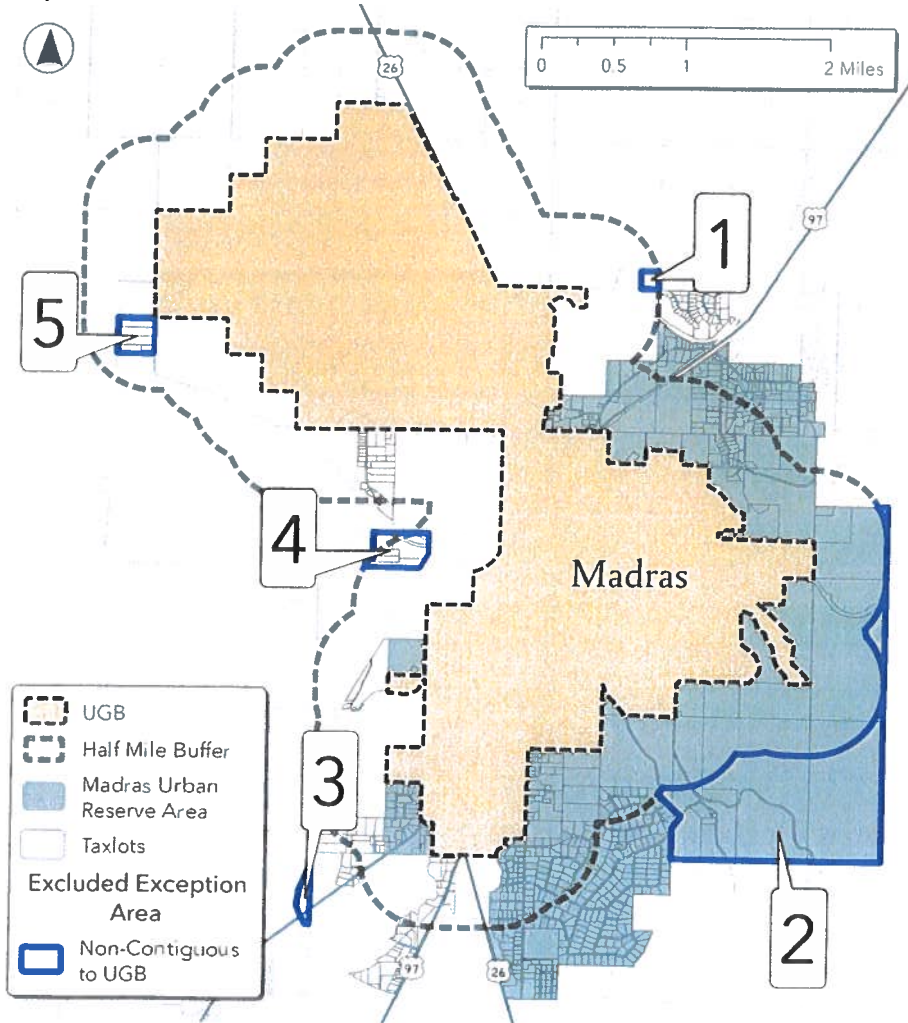
(B) Topographic features such as canyons or ridges with slopes exceeding 40 percent and vertical relief of greater than 80 feet;

(C) Freeways, rail lines, or other restricted access corridors that would require new grade separated crossings to serve planned urban development;

(D) Significant scenic, natural, cultural or recreational resources on an acknowledged plan inventory and subject to protection measures under the plan or implementing regulations, or on a published state or federal inventory, that would prohibit or substantially impede the placement or construction of necessary public facilities and services.

Exhibit 10 shows areas that are not contiguous to the UGB and are impracticable to serve.

Exhibit 10. Non-Contiguous Areas that are Impracticable to Serve that were Removed from the Study Area



The following areas are all either exceptions areas (some within ½ mile of the UGB and some beyond ½ mile) or urban reserves beyond ½ mile of the UGB. These areas are all impracticable to serve, given their distance from the UGB. In addition, some of these areas contain too few acres to meet the identified land need of about 39 acres on their own.

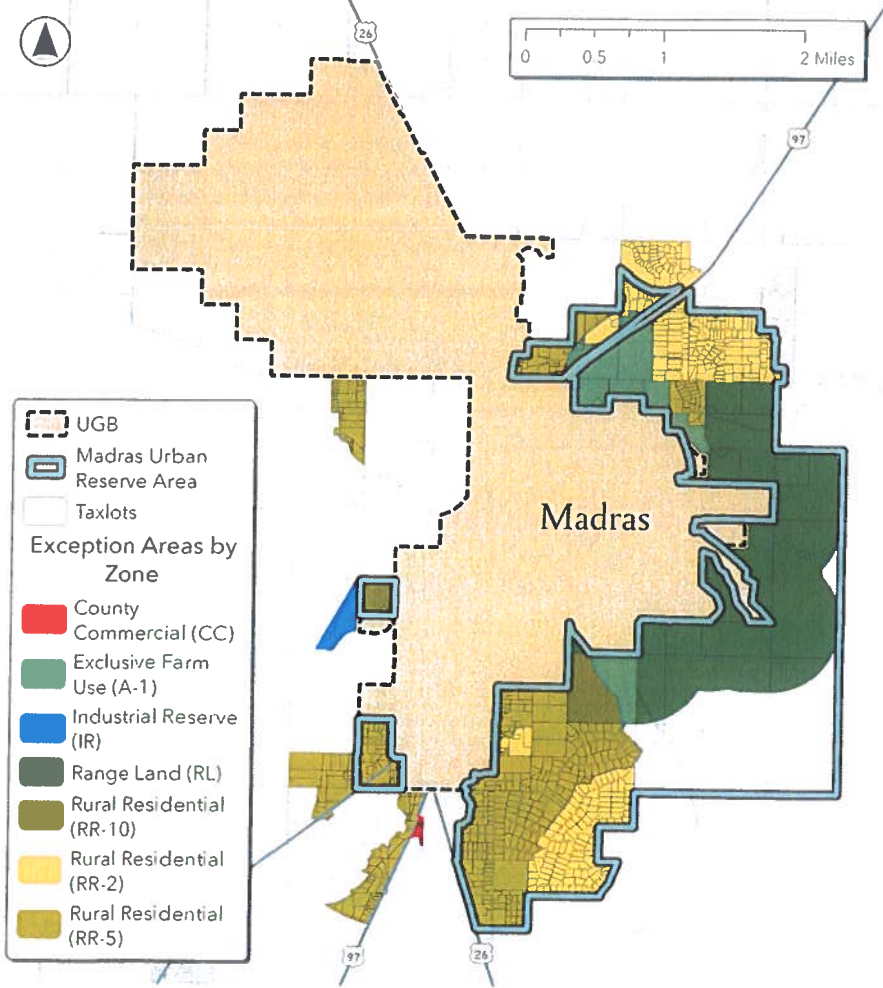
- **Area 1.** This area is 10 acres in exceptions zoning outside of the Urban Reserves, located 1,991 feet/0.04 miles from the UGB. It is too small to meet the land needs and is impracticable to serve on its own.
- **Area 2.** This area is 700 acres in RL zoning and within the Urban Reserves. It is ½ mile or more from the UGB and some parts are beyond 1 mile of the UGB. The distance to the UGB, plus any portion of Area 4 includes well more than the amount of land needed to meet the identified land need of about 39 acres. Land in Area 2 is impracticable to serve on its own without including a substantial amount of land closer to the UGB.
- **Area 3.** This area is 17 acres in exceptions zoning outside of the Urban Reserves. It is too small to meet the land needs and is impracticable to serve on its own.
- **Area 4.** This area is 59 acres in exceptions zoning outside of the Urban Reserves, located ¼ mile to more than ½ mile from the UGB. It is impracticable to serve, given its distance from the UGB.
- **Area 5.** This area is 40 acres in exceptions zoning outside of the Urban Reserves. While the northeast corner of this area touches a corner of the UGB, there is no direct road connection from the UGB that doesn't also fall in other non-UGB areas. It is located adjacent to Industrial areas of Madras, away from existing residential neighborhoods. It is impracticable to serve on its own.

Refined Preliminary Study Area

Exhibit 11 shows the refined preliminary areas for the alternatives analysis, which are either exceptions areas or urban reserve areas. These are all First Priority for inclusion in the UGB, consistent with 660-024-0067(2). These areas together account for 4,508 acres of land in the following zoning:

- Exclusive Farm Use (A-1) within Urban Reserves: 308 acres
- Range Land (RL) within Urban Reserves: 1,225 acres
- Exceptions areas in the following zoning:
 - County Commercial (CC): 10 acres
 - Industrial Reserve (IR): 46 acres
 - Rural Residential (RR-2): 770 acres
 - Rural Residential (RR-5): 1,198 acres
 - Rural Residential (RR-10): 132 acres

Exhibit 11. Refined Study Areas by Zone



Identifying Unsuitable Areas within the Study Area

The next step is identifying areas within the study area that are unsuitable for potential inclusion in the UGB based on OAR 660-024-0067.

Parcelization and Development Patterns

660-024-0067 Evaluation of Land in the Study Area for Inclusion in the UGB; Priorities

(5) With respect to section (1), a city must assume that vacant or partially vacant land in a particular priority category is "suitable" to satisfy a need deficiency identified in OAR 660-024-0050(4) unless it demonstrates that the land cannot satisfy the specified need based on one or more of the conditions described in subsections (a) through (g) of this section: Existing parcelization, lot sizes or development patterns of rural residential land make that land unsuitable for an identified employment need; as follows:

(A) Parcelization: the land consists primarily of parcels 2-acres or less in size, or

(B) Existing development patterns: the land cannot be reasonably redeveloped or infilled within the planning period due to the location of existing structures and infrastructure."

OAR 660-024-0067(5) allows a city to assume that land that is parcelized or has a development pattern the is unlikely to redevelop or infill within the planning period can be assumed not to meet the identified need. Exhibit 12 shows land with high levels of parcelization or subdivisions, which are future plans for parcelization.

Exhibit 12 shows areas with a large amount of highly parcelated land, identified by visual inspection of clusters of highly parcelated tax lots, and/or a high number of subdivisions.

- **Parcelized land.** 488 acres, shown in pink in Exhibit 12, are in parcels 2 acres or smaller. These lands are considered unsuitable for potential inclusion in the UGB based on OAR 660-024-0067(5).
- **Subdivisions.** 898 acres, shown in green in Exhibit 12, are within an existing subdivision. Some of these parcels are currently larger than 2 acres but are planned for future development in smaller lots.

Exhibit 12. Exception Areas showing Parcelation and Subdivisions

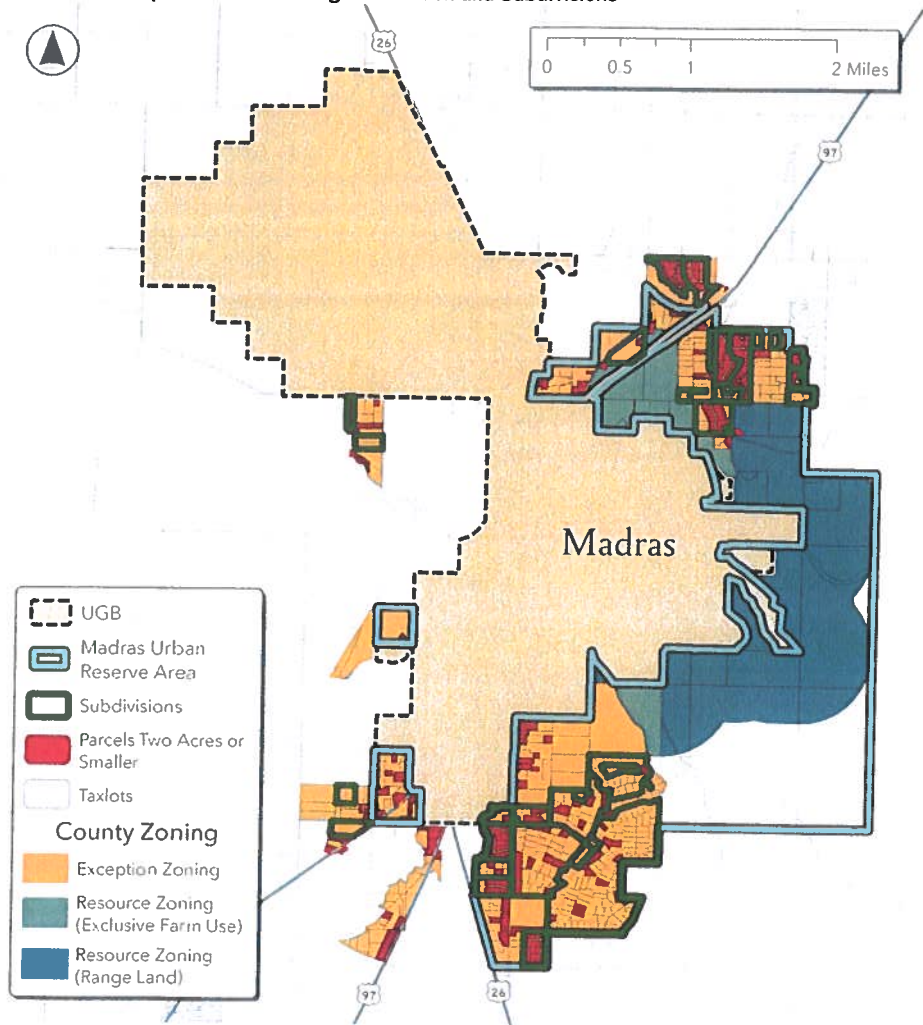
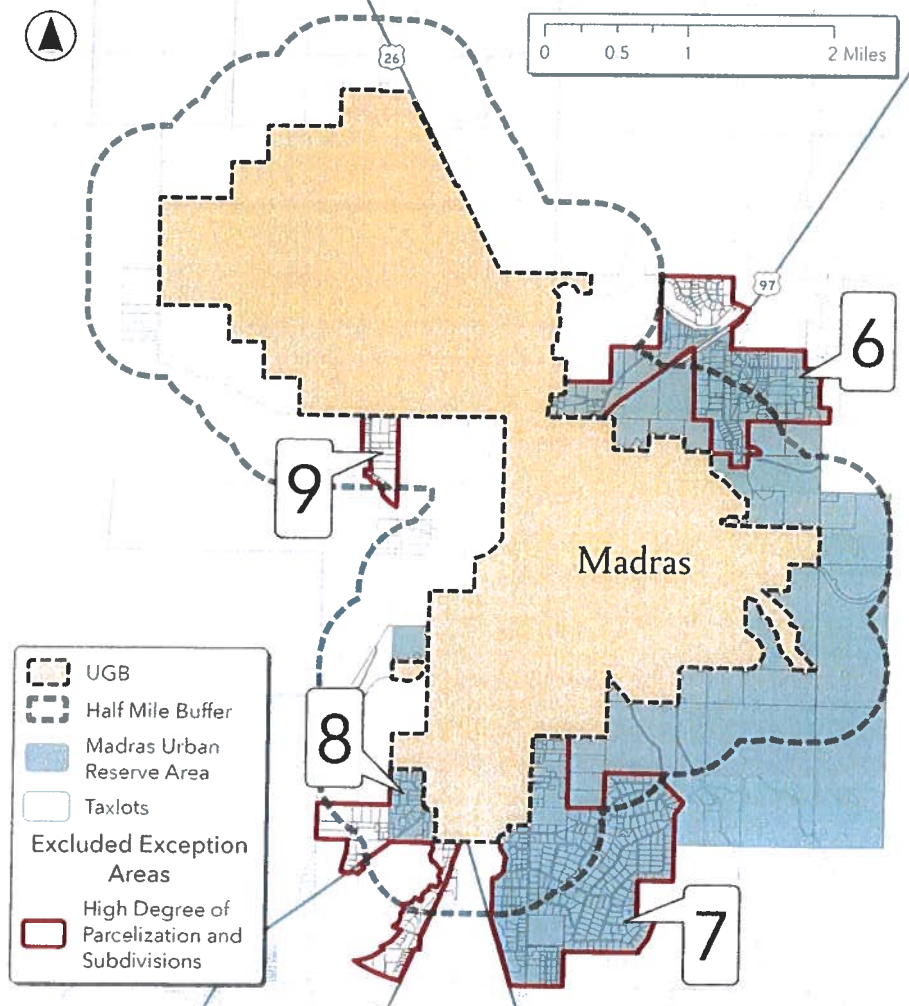


Exhibit 13 shows areas removed from the study area based on high degree of parcelization and subdivisions. This includes four areas shown in red, all of which are in exceptions zoning.

Exhibit 13. Areas with Parcelization and Subdivisions removed from the Study Area



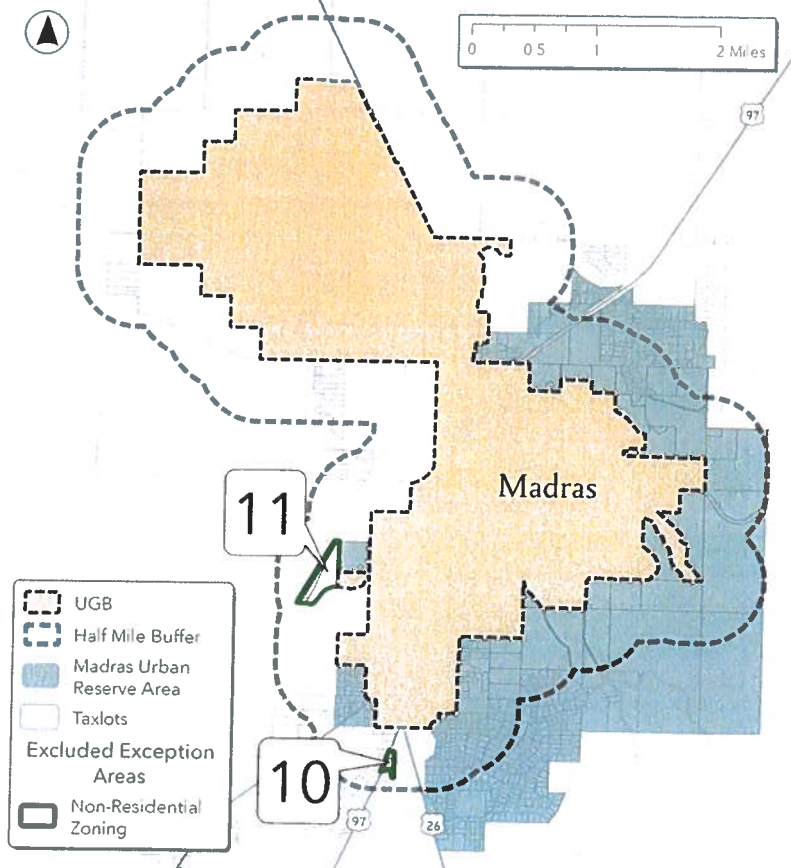
This results in the removal of the following:

- **Area 6:** This area has a high degree of parcelization and existing subdivision. This area has 625 acres, 43% of which is in parcels 2 acres or smaller or in a subdivision. In addition, most of this area is not adjacent to the existing UGB, making it impracticable to provide future services to without inclusion of substantially more land than the identified land need.
- **Area 7:** This area has a high degree of parcelization and existing subdivision. This area has 914 acres, 74% of which is in parcels 2 acres or smaller or in a subdivision. In addition, most of this area is not adjacent to the existing UGB, making it impracticable to provide future services to without inclusion of substantially more land than the identified land need.
- **Area 8:** This area has a high degree of parcelization and existing subdivision. This area has 308 acres, 30% of which is in parcels 2 acres or smaller or in a subdivision. The areas with larger than 2 acre parcels are generally located further from the UGB, including some beyond ½ mile from the UGB. This makes it impracticable to provide future services to without inclusion of substantially more land than the identified land need.
- **Area 9:** This area has a high degree of parcelization and existing subdivision. This area has 77 acres, 41% of which is in parcels 2 acres or smaller or in a subdivision. The areas with larger than 2 acre parcels are generally located further from the UGB, including some beyond ½ mile from the UGB. This makes it impracticable to provide future services to without inclusion of substantially more land than the identified land need.

Commercial and Industrial Planned Areas

Exhibit 14 shows exceptions areas with County Commercial (CC) and Industrial Reserves (IR).

Exhibit 14. Commercial and Industrial planned area removed from the Study Area



This results in removal of the following:

- **Area 10:** This area is zoned County Commercial (CC). It has 8 acres of land. In addition, it is not contiguous to the UGB, is impracticable to serve, and too small to meet the need for about 39 acres of land,.
- **Area 11:** This area is zoned Industrial Reserve (IR). It has 46 acres of land.

Final Study Area with Subareas

Exhibit 15 breaks up the remaining 1,679 acres in the study area into 21 subareas for evaluation for inclusion in the UGB. This area is more than twice the land need for about 39 acres of buildable land.

Exhibit 15. Study Subareas

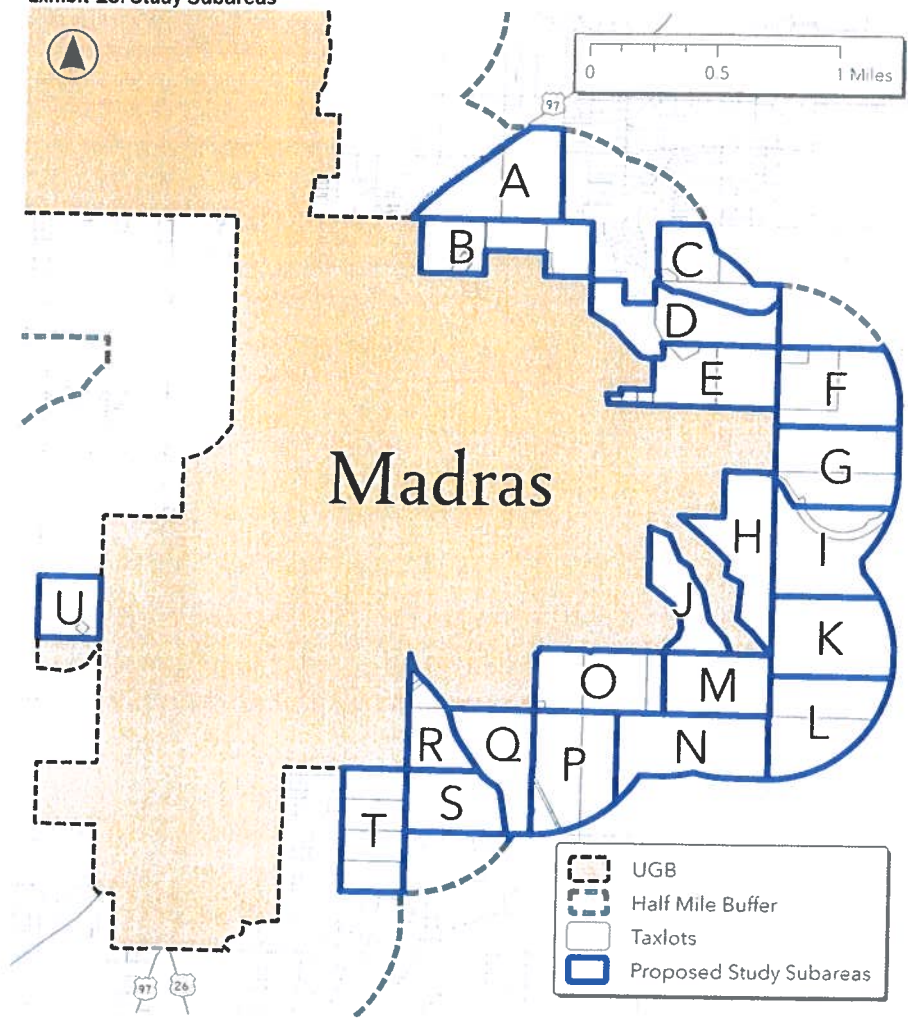


Exhibit 16 shows constraints with the subareas.

Exhibit 16. Study Subareas with Constraints

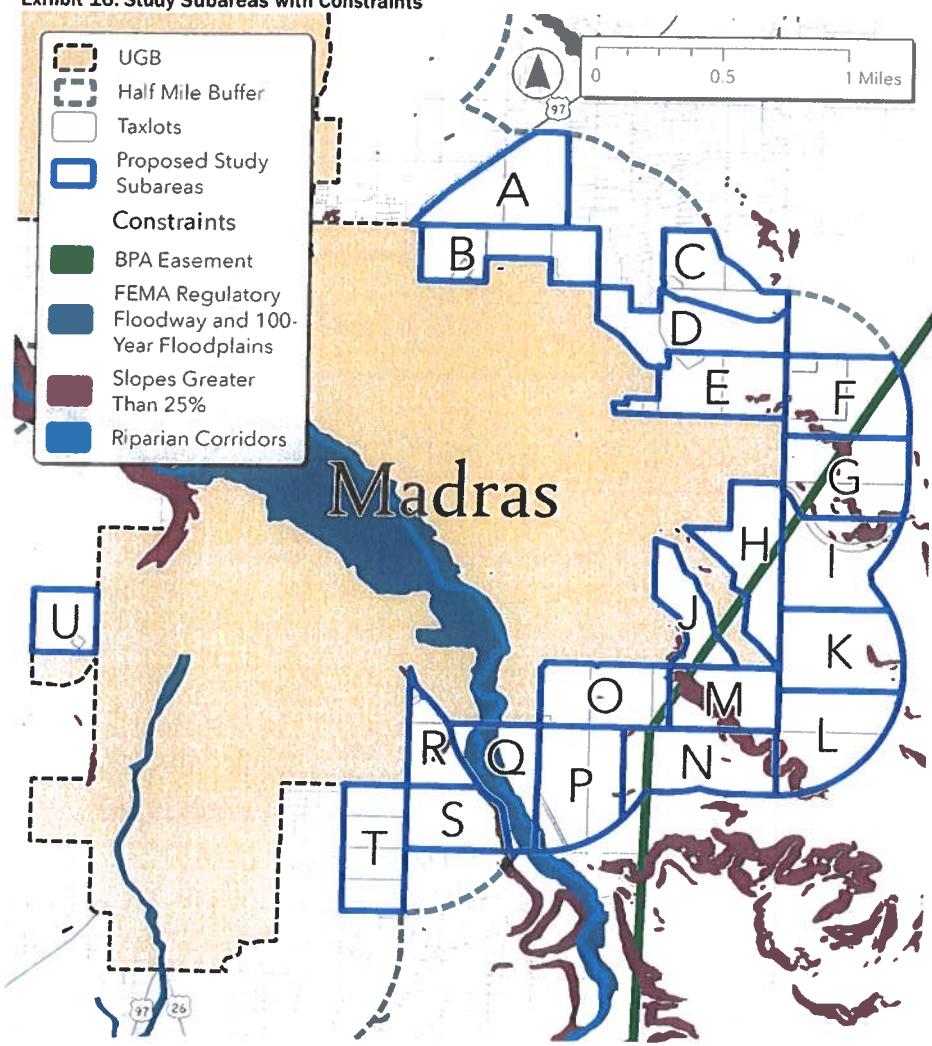


Exhibit 17 shows the subareas by zone, total acres, vacant acres, and vacant unconstrained acres. Exhibit 15 shows these subareas geographically.

Exhibit 17. Madras UGB Land Exchange Study Subareas

Study Subarea	Total Acres	Unconstrained Acres	Total Parcels	Average Parcel Size	Existing Dwelling Units	Average Parcel with Dwelling Unit Size	Vacant Parcels	Average Vacant Parcel Size
A	92	92	2	46	-	-	2	46
B	83	83	6	14	3	12	3	15
C	64	64	4	15	1	2	3	19
D	87	87	2	22	-	-	2	22
E	85	83	6	14	5	9	1	40
F	98	89	3	33	1	35	2	32
G	100	86	2	32	-	-	2	32
H	84	80	1	83	-	-	1	83
I	100	92	1	45	-	-	1	45
J	47	44	1	47	-	-	1	47
K	100	98	1	100	-	-	1	100
L	99	91	2	33	-	-	2	33
M	68	51	1	68	-	-	1	68
N	99	85	1	99	-	-	1	99
O	82	80	4	20	-	-	4	20
P	100	97	3	33	1	51	2	23
Q	69	37	1	63	1	63	-	-
R	43	41	4	11	2	17	2	4
S	59	55	1	59	1	59	-	-
T	80	80	4	20	4	20	-	-
U	40	40	2	20	1	1	1	39
Total	1,679	1,556	52		20		32	

For the final study area and subareas in Exhibit 15, the City finds:

Finding: The City finds it has at least twice the amount of land needed for the land exchange, consistent with OAR 660-024-0065(5).

Finding: The City finds that land within Urban Reserves and Exceptions Areas provides enough land to meet Madras' needs for a land exchange, without considering land beyond the First Priority, consistent with OAR 660-024-0067(2).

Detailed Subarea Maps

Exhibit 18 through Exhibit 28 shows up close views of the remaining subareas. All areas are within the Madras Urban Reserves.

Exhibit 18. Study Subareas A and B

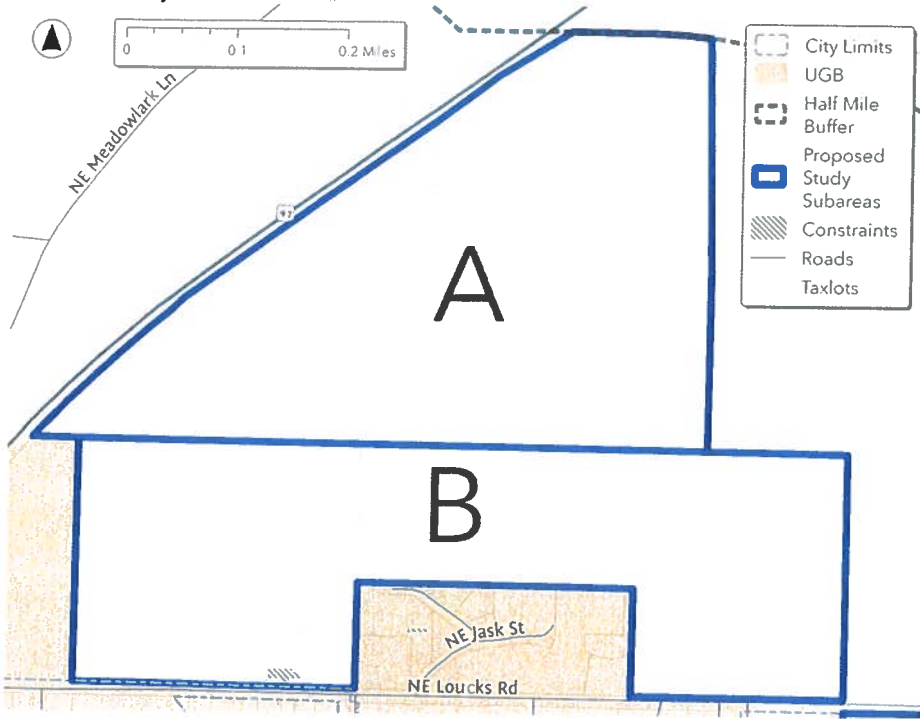


Exhibit 19. Study Subareas C, D and E

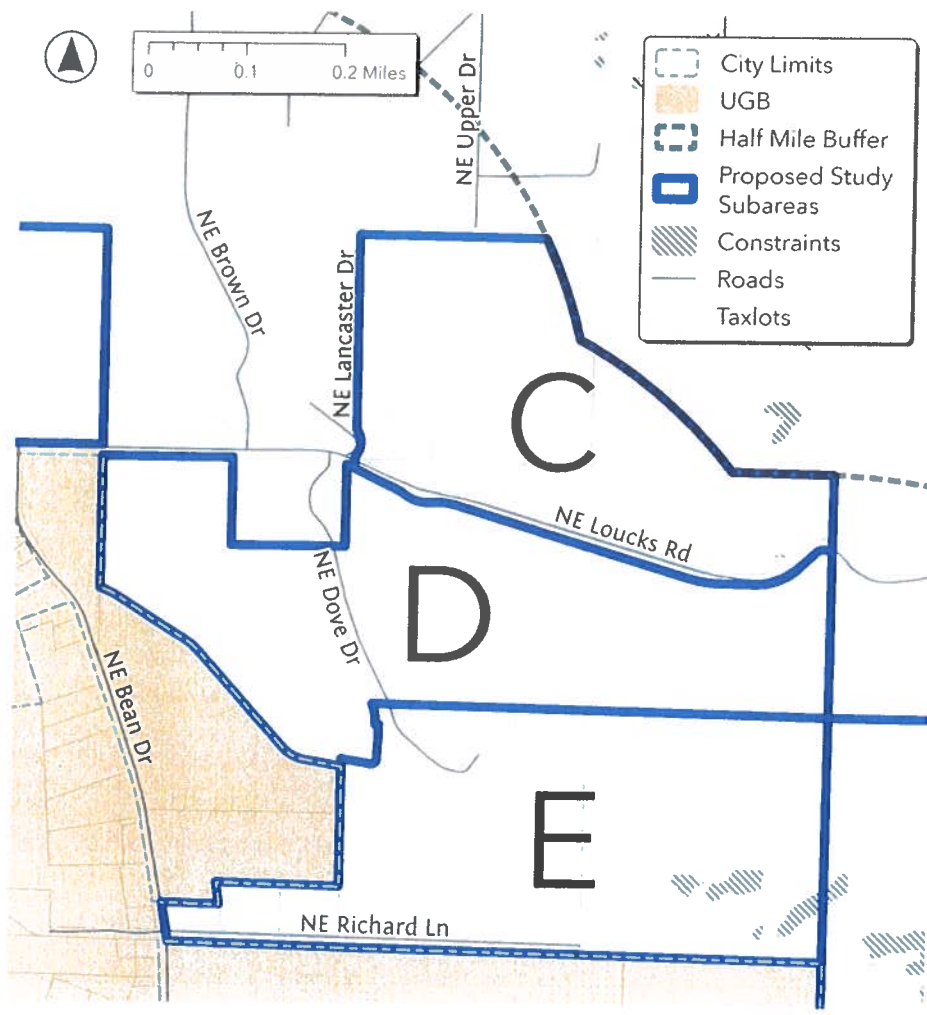


Exhibit 20. Study Subareas F and G

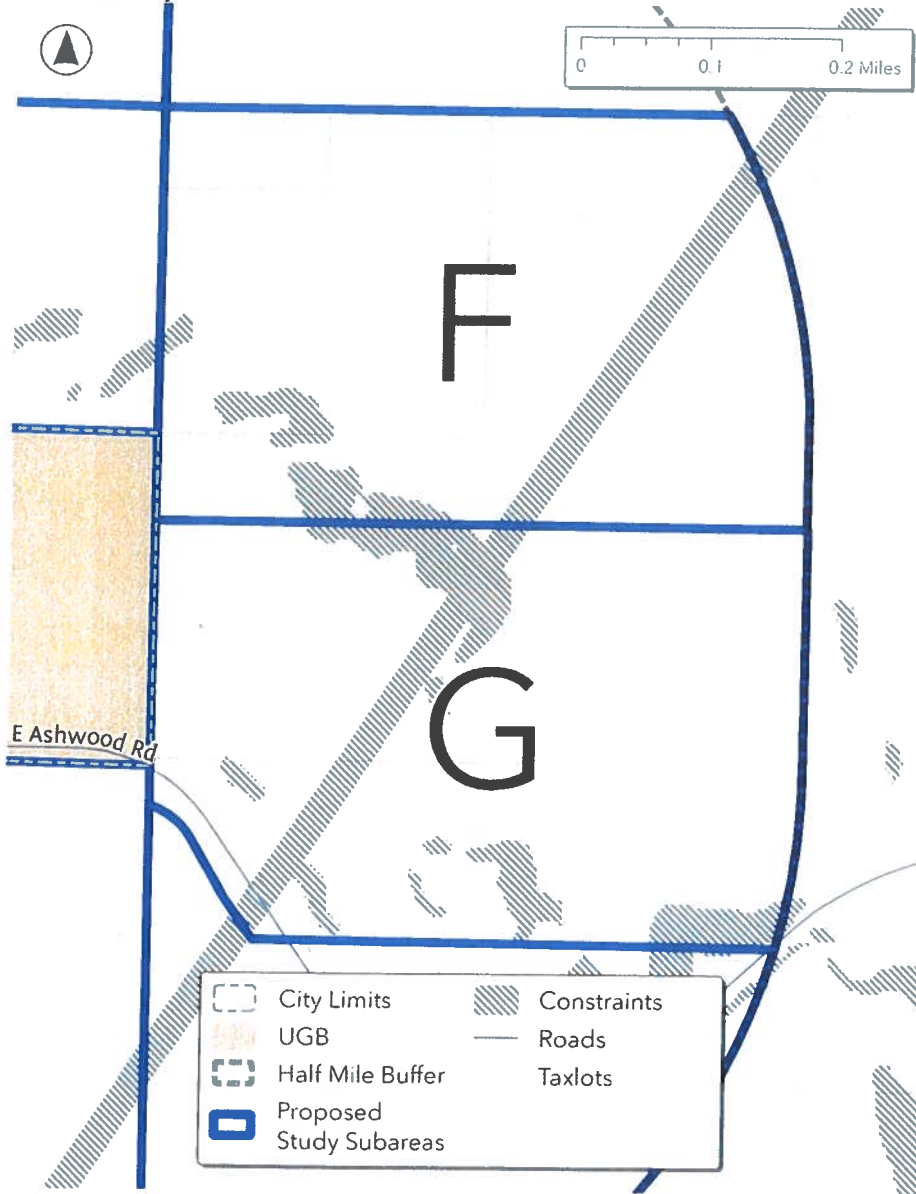


Exhibit 21. Study Areas H and I

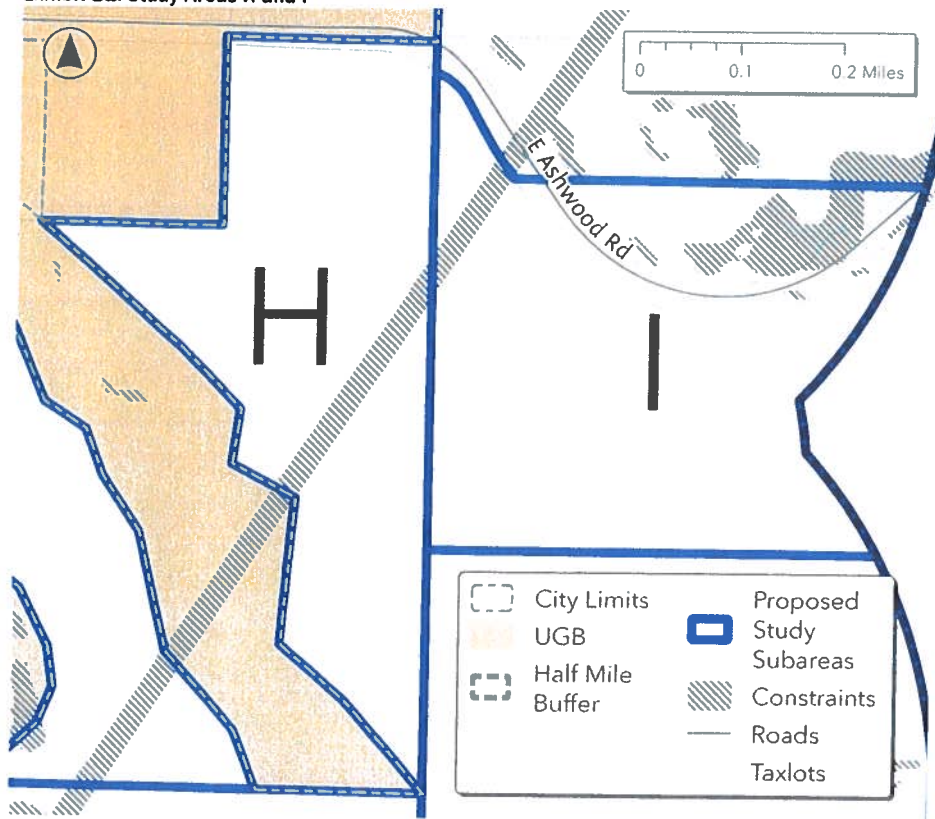


Exhibit 22. Study Subarea J

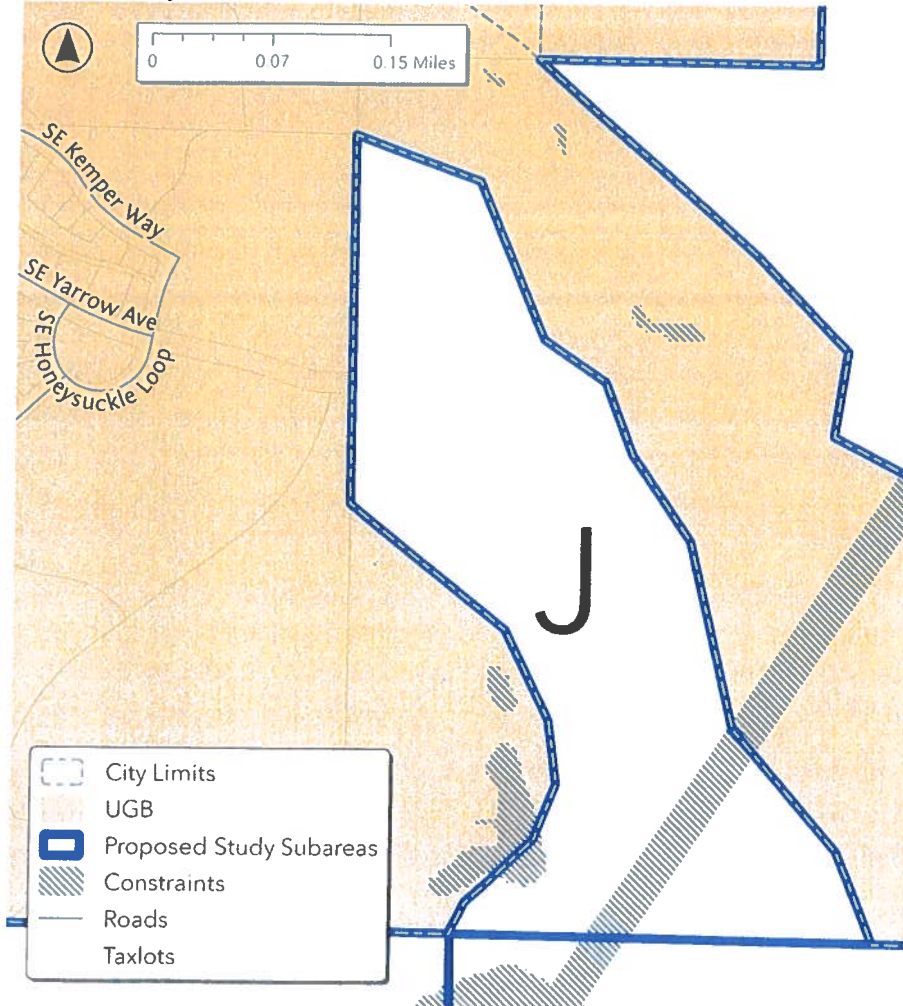


Exhibit 23. Study Subareas K and L

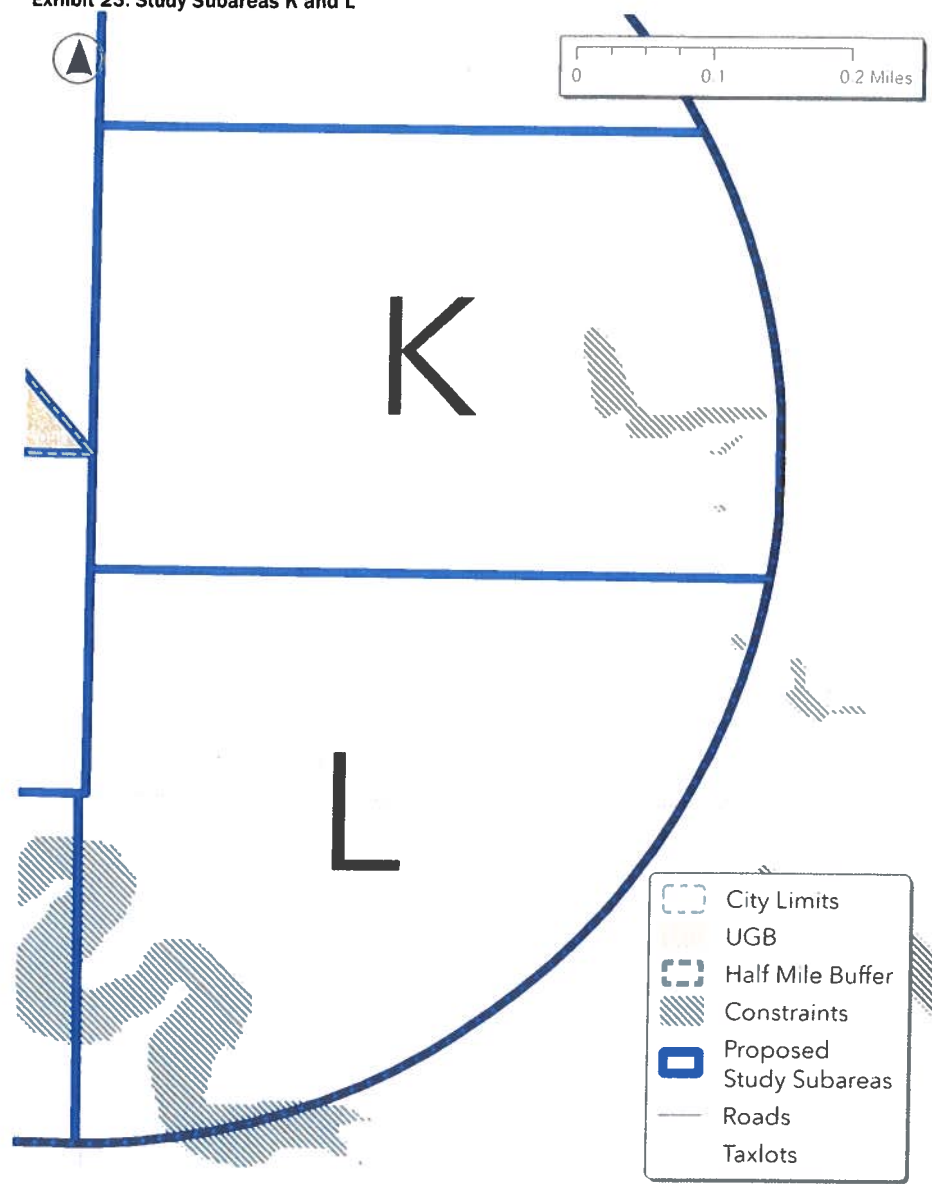


Exhibit 24. Study Subareas M and N

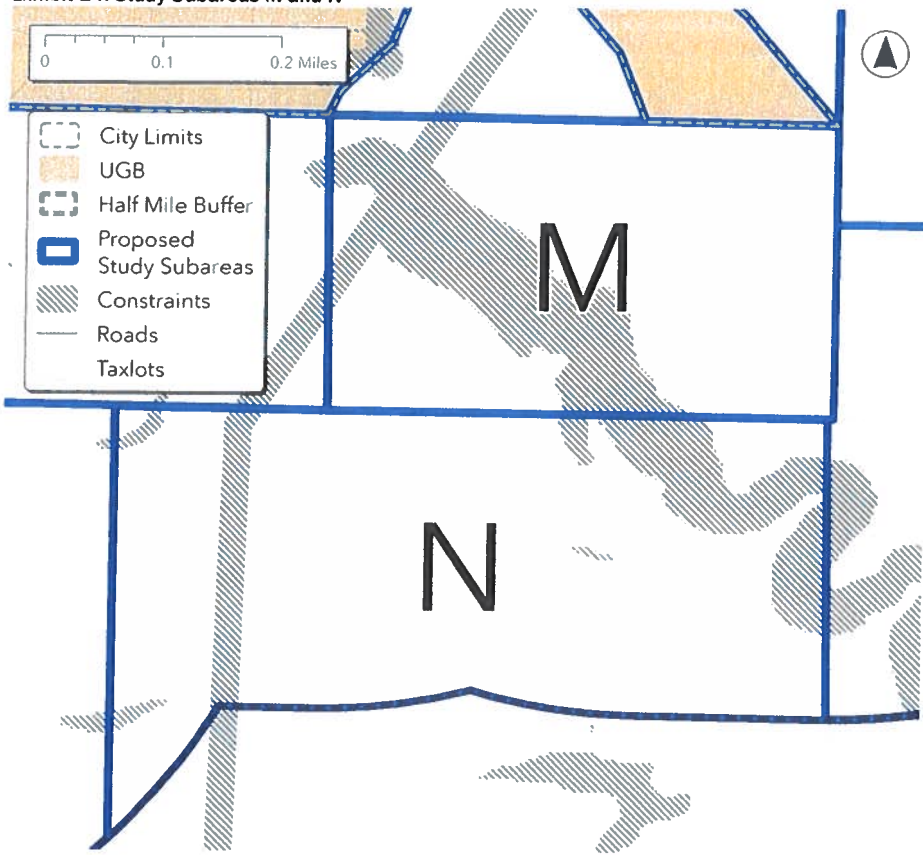


Exhibit 25. Study Subareas O and P

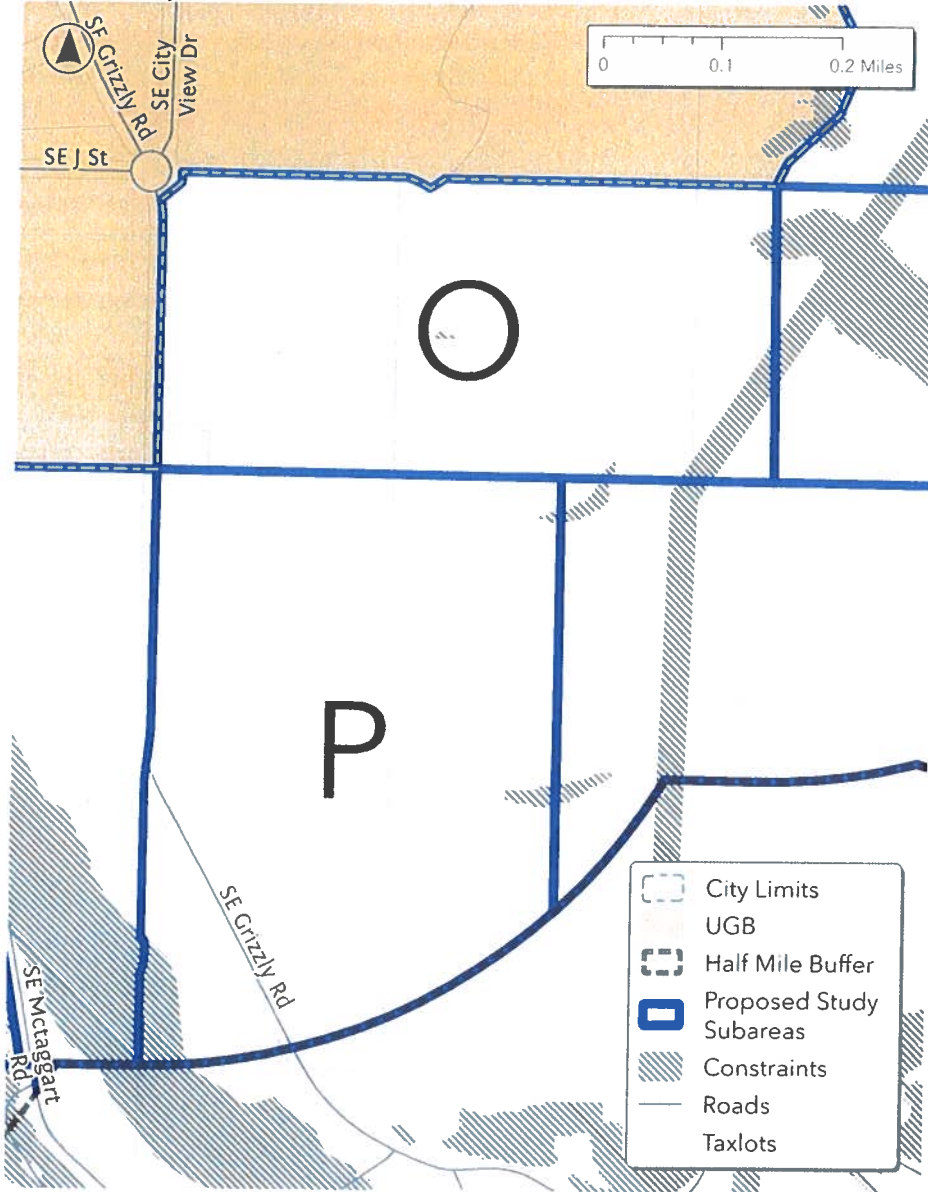


Exhibit 26. Study Subareas Q, R and S

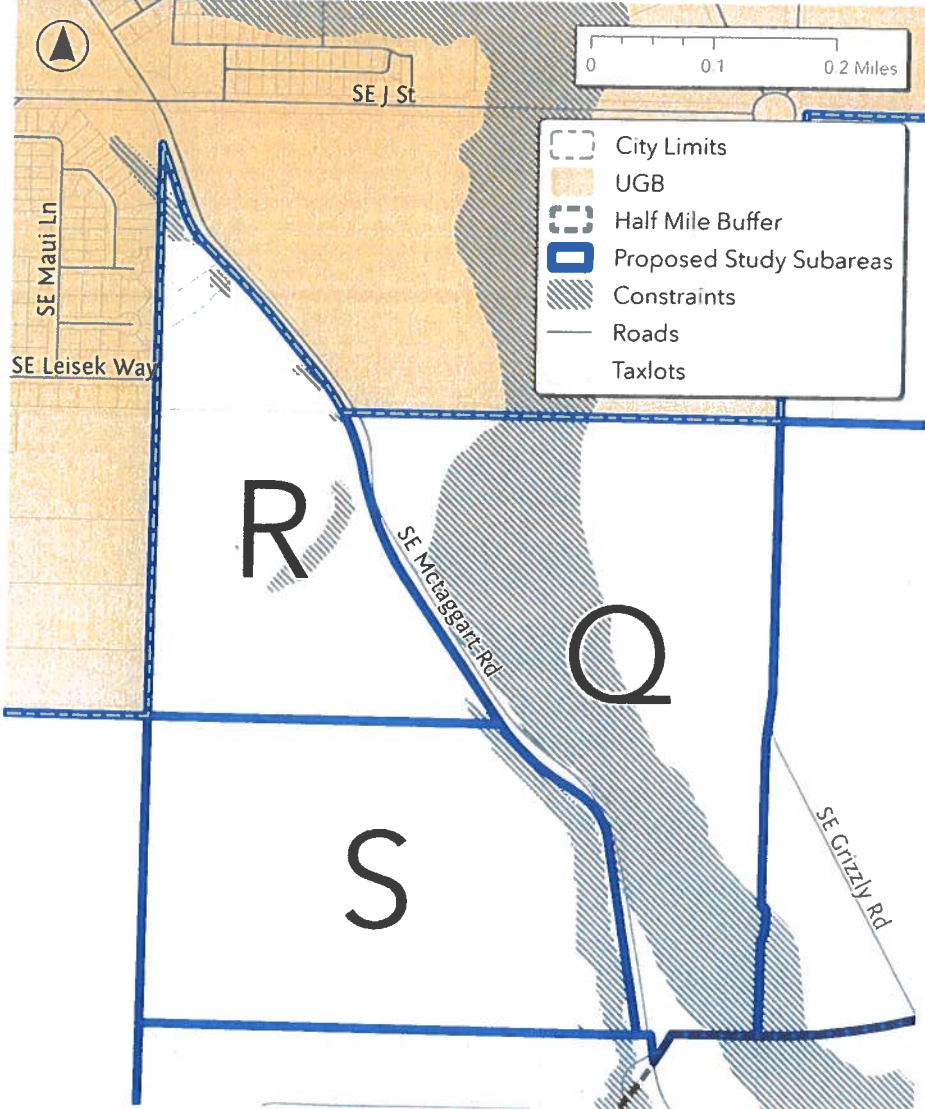


Exhibit 27. Study Subarea T

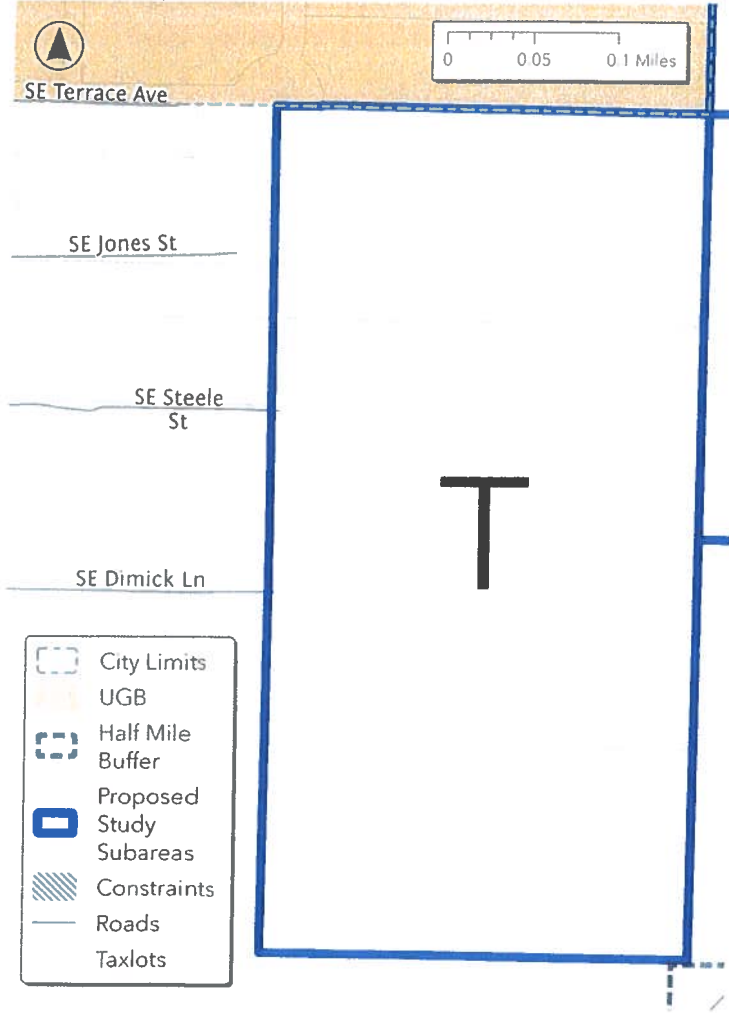
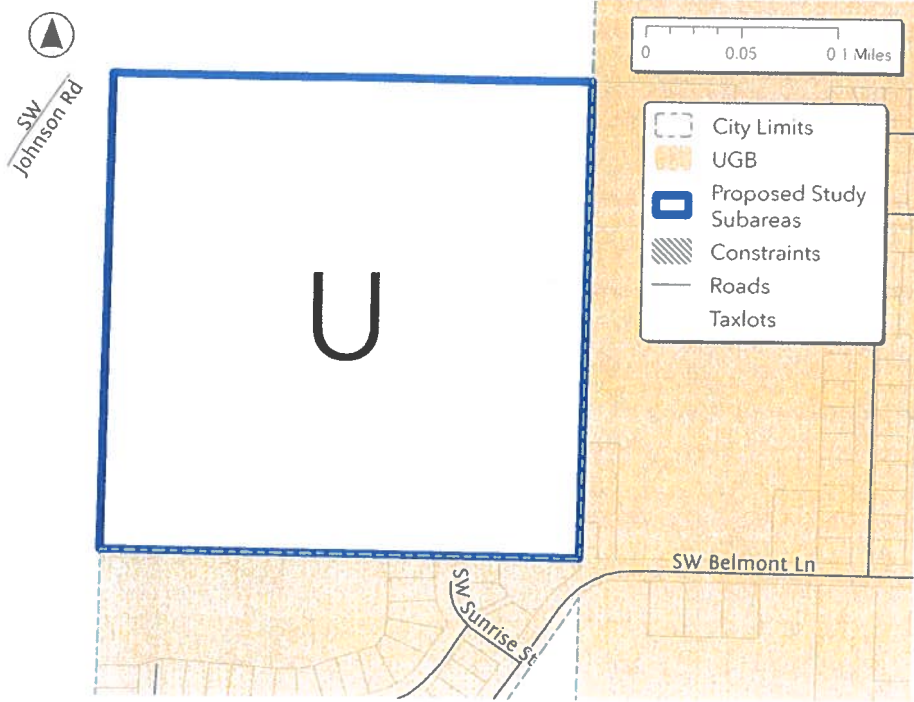


Exhibit 28. Study Subarea U



4. Goal 14 Locational Factors

Chapter 4 includes additional findings demonstrating compliance Goal 14 locational factors. Goal 14 establishes four boundary location factors that must be considered when reviewing alternative boundaries:

The location of the urban growth boundary and changes to the boundary shall be determined by evaluating alternative boundary locations consistent with ORS 197A.320 and with consideration of the following factors:

- (1) Efficient accommodation of identified land needs;*
- (2) Orderly and economic provision of public facilities and services;*
- (3) Comparative environmental, energy, economic and social consequences; and*
- (4) Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.*

The following sections provide an evaluation of the proposed lands, with the proposed land exchange area of subarea J.

Findings demonstrating consistency with Goal 14 Location Factors 1-4

The four Goal 14 location factors are: (1) Efficient accommodation of identified land needs; (2) Orderly and economic provision of public facilities and services; (3) Comparative environmental, energy, economic and social consequences; and (4) Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.

The following sections provide findings showing consideration of the Goal 14 locational factors.

Factor 1: Efficient accommodation of identified land needs

Factor 1 includes characteristics such as: efficient urban development opportunities, ability to meet needs for identified housing types, and good urban form to allow for integration with the existing city.

Exhibit 29. Evaluation of Factor 1 Characteristics

Subarea	Efficient Urban Development Opportunities	Evaluate of Efficient Accommodation of Residential Land Needs
A	<ul style="list-style-type: none"> • Two parcels. • All parcels are over 5 acres. • The study area is not adjacent to the UGB. It is about 650 feet from the existing UGB. • No local road connection. It is about 900 feet from the closest local road, NE Jask St. • No improved roads within subarea. • Free of constraints. 	<p>Subarea A is about a 650 foot distance from the Madras UGB. If it was brought into the UGB, it would create an "island" in the UGB above subarea B. This would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs.</p>
B	<ul style="list-style-type: none"> • Six parcels. • 93% of land is in parcels 5 acres or larger. • One parcel is long and narrow, spanning vertically across the entire subarea and splitting off about 1/3rd of the western portion. • Area is adjacent to UGB. • Area is adjacent to NE Loucks Rd. • No improved roads within subarea. • Minimal constraints include small portion of steep slopes and small lake/pond. 	<p>Subarea B is adjacent to the UGB and would provide an opportunity for extension of existing neighborhood development, along NE Lakeside Dr. There are no direct connection between Subarea B and Madras' existing development. This subarea would not provide substantial connections to existing and developing neighborhoods within the Madras UGB.</p>
C	<ul style="list-style-type: none"> • Four parcels. • 97% of land is in parcels 5 acres or larger. • Not adjacent to UGB. It is about 1,400 feet from the existing UGB. • Adjacent to NE Lancaster Dr and NE Loucks Rd. • No significant constraints. 	<p>Subarea C is 1,400 feet distance from the Madras UGB. If it was brought into the UGB, it would create an "island" in the UGB for Sub-area D. This would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs.</p>
D	<ul style="list-style-type: none"> • Two parcels. • All parcels are larger than 5 acres. 	<p>Subarea D is adjacent to the UGB but that land is zoned by the City as Open Space. This subarea would not provide substantial connections to existing and developing</p>

Subarea	Efficient Urban Development Opportunities	Evaluate of Efficient Accommodation of Residential Land Needs
E	<ul style="list-style-type: none"> • Easternmost parcel split horizontally by subarea boundary. • Adjacent to UGB. • NE Dove Dr runs vertically through area, splitting off about 1/3rd of the western portion. • Adjacent to NE Loucks Rd. • Free of constraints. • Six parcels. • About 90% of land is in parcels 5 acres or larger. • Oddly shaped parcel under 5 acres to the north of NE Dove Dr. • Easternmost parcel split horizontally by subarea boundary. • Adjacent to UGB. • Direct road connection for UGB by way of NE Bean Dr and NE Richard Ln. • NE Dove Dr continues into this subarea. • 2% of land in the eastern portion constrained by steep slopes over 15%. 	<p>neighborhoods within the Madras UGB. Additionally, this subarea would create an extension to the UGB without connection with the rest of the UGB. It would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs.</p> <p>Subarea E is adjacent to the UGB and would provide an opportunity for extension of existing neighborhood development along NE Bean Dr. Additionally, it would fill in a small gap within the eastern UGB boundary, but a majority of the area would be adjacent to City-zoned Open Space.</p>
F	<ul style="list-style-type: none"> • Three parcels. • 95% of land is in parcels 5 acres or larger. • Easternmost parcel split horizontally by subarea boundary. • Area is only minimally adjacent to UGB. • Subarea is about 1,300 feet from the closest improved road within the UGB, E Ashwood Rd. • Subarea only has unimproved dirt roads. • 9% of land is constrained by steep slopes over 15% in the southwestern portion and in the eastern portion by a BPA easement that cuts across the area. • Two parcels. • All parcels are larger than 5 acres. • Both parcels are split by subarea boundary. • Adjacent to UGB. • Southern boundary of area is adjacent to Ashwood Rd. 	<p>Subarea F is minimally adjacent to the UGB, sharing only about 350 feet of coverage between the two boundaries. Bringing this area into the UGB would create an eastward extension of the UGB without contiguous areas to the north or south. This would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs.</p> <p>Subarea G is adjacent to the UGB but would further extend out a narrow branch of the UGB. The area is not close to any existing residential development and does not provide and would not efficiently accommodate residential land needs,</p>
G	<ul style="list-style-type: none"> • Two parcels. • All parcels are larger than 5 acres. • Both parcels are split by subarea boundary. • Adjacent to UGB. • Southern boundary of area is adjacent to Ashwood Rd. 	<p>Subarea G is adjacent to the UGB but would further extend out a narrow branch of the UGB. The area is not close to any existing residential development and does not provide and would not efficiently accommodate residential land needs,</p>

Subarea	Efficient Urban Development Opportunities	Evaluate of Efficient Accommodation of Residential Land Needs
H	<ul style="list-style-type: none"> No improved roads within subarea. 14% of land is constrained by steep slopes over 15% and a BPA easement that cuts diagonally across the area. One parcel. Parcel is larger than 5 acres. Parcel is split by area boundary. Adjacent to UGB. Northern boundary of area is adjacent to E Ashwood Rd. No improved roads within subarea. About 5% of the land is constrained by a BPA easement that runs diagonally across the area. 	<p>therefore it would have a negative impact on Madras' urban form.</p> <p>Subarea H is adjacent to the UGB and its exchange into the UGB for the area that the City has requested to remove from the UGB and would only connect to the existing UGB towards the north and a bit on the northwest. The area is not close to any existing residential development and would not efficiently accommodate residential land needs. It would have a negative impact on Madras' urban form.</p>
I	<ul style="list-style-type: none"> One parcel. Parcel is larger than 5 acres. Parcel is split by area boundary. Not adjacent to UGB, though area corners nearly touch. E Ashwood Dr runs through the north section of the area. 8% of the land is constrained, primarily by a BPA easement that runs across the northwestern portion. 	<p>Subarea I is not adjacent to the UGB. It if was brought into the UGB, it would create an "island" in the UGB for subarea H. This would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs.</p>
J	<ul style="list-style-type: none"> One parcel. Parcel is larger than 5 acres. Parcel is split by area boundary. Adjacent to UGB. Nearby access to SE Yarrow Ave. No improved roads within subarea. About 6% of land is constrained, primarily by a BPA easement that runs across the southern portion. 	<p>Subarea J is adjacent to the UGB and would provide an opportunity for extension of existing neighborhood development, along SE Yarrow Ave, with direction connection via that road. It is surrounded by City zone Planned Residential Development (R3) and fills in an existing gap in the UGB boundary. If brought into the UGB, the Bean Foundation plans to include it in the Yarrow Master Plan as an area for future housing development.</p> <p>Bringing this area into the UGB would have a positive impact on Madras' urban form and would efficiently accommodate residential land needs, given the proposal to include the area in the Yarrow Master Plan and the opportunities to connect with city infrastructure (documented in Exhibit 30).</p>

Subarea	Efficient Urban Development Opportunities	Evaluate of Efficient Accommodation of Residential Land Needs
K	<ul style="list-style-type: none"> • One parcel. • Parcel is larger than 5 acres. • Parcel is split by area boundary. • Not adjacent to UGB. Area is at least 2,000 feet from the UGB line, sans area that is being sought to exchange out. • No nearby road infrastructure. Closest improved road is about 1,300 feet away. • No improved roads within subarea. • 2% of land is constrained by steep slopes over 15% in eastern portion. 	<p>Subarea K is about a 2,000-foot distance from the Madras UGB once the area that the City is requesting to exchange out is removed. If it was brought into the UGB, it would create an "island" in the UGB for subareas H, J, and the area to be exchanged out. This would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs.</p>
L	<ul style="list-style-type: none"> • Three parcels. • More than 99% of land is in parcels 5 acres or larger. • All parcels split by area boundary. • Westernmost parcel is thin and narrow strip. • Not adjacent to UGB. Area is at least 2,100 feet from the UGB line, sans area that is being sought to exchange out. • No access to local roads. The closest improved road is 3,000 feet north to E Ashwood Rd. • No improved roads within subarea. • 8% of land is constrained by steep slopes over 15% in southwestern portion. 	<p>Subarea K is about a 2,100 ft. distance from the Madras UGB once the area that the City is requesting to exchange out is removed. If it was brought into the UGB, it would create an "island" in the UGB for subareas J and M, or H and K. This would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs.</p>
M	<ul style="list-style-type: none"> • One parcel. • Parcel is larger than 5 acres. • Parcel split by area boundary. • Area adjacent to UGB area that City is seeking to exchange out. • No access to local roads. The closest improved road is about 2,300 feet out to SE Yarrow Ave. • No improved roads within subarea. • 24% of land is constrained by steep slopes over 15% and a BPA easement. • Two parcels. • All parcels are larger than 5 acres. 	<p>Subarea M would not be adjacent to the UGB once the area the City is seeking to have exchanged out is removed, though corners of both boundaries would be touching diagonally. Additionally, the area is not close to any existing residential development and would not efficiently accommodate residential land needs. This subarea is bisected by areas with slopes greater than 25%, making cohesive residential development challenging. It would have a negative impact on Madras' urban form.</p>
N	<ul style="list-style-type: none"> • Two parcels. • All parcels are larger than 5 acres. 	<p>Subarea N is about a 1,800 ft. distance from the existing UGB boundary. If it was brought into the UGB, it would create</p>

Subarea	Efficient Urban Development Opportunities	Evaluate of Efficient Accommodation of Residential Land Needs
O	<ul style="list-style-type: none"> • Parcels split by area boundary. • Not adjacent to UGB. Area is about 1,300 feet distance to the existing UGB boundary. • Not adjacent to local roads. The closest improved road is about 1,800 feet to the area's west at SE Grizzly Road. • No improved roads within subarea. • 14% of land is constrained by steep slopes over 15% and a BPA easement. • Four parcels. • 99% of land is in parcels 5 acres or larger. • Easternmost parcel split by area boundary. • Adjacent to UGB. • Western side adjacent to SE Grizzly Rd, with potential direct connection at northwest roundabout. • No improved roads within subarea. • 3% of land is constrained by steep slopes over 15% and a BPA easement. 	<p>an "island" in the UGB for subarea J and M. This would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs.</p> <p>Subarea O is adjacent to the UGB boundary and is adjacent to the City zone Planned Residential Development (R3). It is directly adjacent to SE Grizzly Road and in close proximity to a roundabout where Grizzly Rd, SE J St, and SE Cityview Dr converge. However the area is not close to any existing residential development and would not provide an opportunity for the extension of existing neighborhoods. If brought into the Madras UGB, it would have a neutral impact on Madras' urban form.</p>
P	<ul style="list-style-type: none"> • Three parcels. • All parcels are larger than 5 acres. • Easternmost parcel split by area boundary. • Not adjacent to UGB, though the areas are directly diagonal at corner points. • SE Grizzly Rd cuts across the southern portion of land. • 2% of land is constrained by steep slopes over 15%, the FEMA regulatory floodway and 100-year floodplains, and the 50-foot Willow Creek riparian corridor. 	<p>Subarea P is not adjacent to the UGB, though corners of both boundaries are touching diagonally. It has a direct local road connection due to SE Grizzly Rd running across its boundary. If brought into the UGB, it would at best create a "cherry stem". This would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs</p>
Q	<ul style="list-style-type: none"> • One parcel. • Parcel is larger than 5 acres. • Adjacent to UGB. • Adjacent to SE Grizzly Rd at the top half of the eastern side and adjacent to McTaggart Rd along the western side. 	<p>Subarea Q is adjacent to the UGB, though it is adjacent to City-zoned Open Space. The area is not close to any existing residential development and is also significantly constrained. The area is bisected by the 100 Year Floodplain and a riparian corridor, making much of the subarea into the UGB unsuitable for residential development.</p>

Subarea	Efficient Urban Development Opportunities	Evaluate of Efficient Accommodation of Residential Land Needs
R	<ul style="list-style-type: none"> 47% of land is constrained by the FEMA regulatory floodway and 100-year floodplains, and the 50-foot Willow Creek riparian corridor. Four parcels. 94% of land is in parcels 5 acres or larger. Northernmost two parcels are irregular in shape and small in size. Southernmost parcel split by area boundary. Adjacent to UGB. Adjacent to SE McTaggart Rd along the eastern side with a potential direct connection to Leisek Way on the western side. No improved roads within subarea. 5% of land is constrained by steep slopes over 15%. 	<p>If brought into the UGB, it would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs.</p> <p>Subarea R is adjacent to the UGB and would provide an opportunity for the extension of existing neighborhood development along Leisek Way, of which is zoned as Single-Family Residential (R-1). The area is also adjacent to SE McTaggart Rd. If brought into the UGB, it would have a positive impact on Madras' urban form and could accommodate residential land needs.</p>
S	<ul style="list-style-type: none"> One parcel. Parcel is larger than 5 acres. Not adjacent to UGB, though the areas are directly diagonal at corner points. Adjacent to SE McTaggart Rd along the eastern side. No improved roads within subarea. 7% of land is constrained by steep slopes over 15% along the eastern side. 	<p>Subarea S is not adjacent to the UGB, though corners of both boundaries are touching diagonally. The closest direct connection to the UGB is through the adjacent SE McTaggart Rd, though this road is about 1,500 ft. from the UGB. The area is not close to any existing residential development and if brought into the UGB, it would at best create a "cherry stem". Bringing this area into the UGB would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs.</p>
T	<ul style="list-style-type: none"> Four parcels. All parcels are larger than 5 acres. Adjacent to UGB. Existing road connections on western side, stemming off from SE Steele St and SE Dimick Ln. Free of constraints. 	<p>Subarea T is adjacent to the UGB, the area of which is zoned as Single-Family Residential (R-1). This area would provide an opportunity for the extension of sparse existing residential development along SE Steele St.</p>
U	<ul style="list-style-type: none"> Two parcels. 97% of land is in parcel 5 acres or larger. Parcel of 1 acre is small and irregularly placed, subsumed by the other, larger parcel. Adjacent to UGB. 	<p>Subarea U is adjacent to the UGB and would provide an opportunity for the extension of existing neighborhood development along SW Sunrise St and SW Belmont Ln, the area of which is zoned as Single-Family Residential (R-1). If brought into the UGB, it would have a positive impact on</p>

Subarea	Efficient Urban Development Opportunities	Evaluate of Efficient Accommodation of Residential Land Needs
	<ul style="list-style-type: none"> • Potential road connections at SW Sunrise St and SW Belmont Ln. • Existing road network within area is unimproved. • Free of constraints. 	Madras' urban form and may efficiently accommodate residential land needs.

Exhibit 30 summarizes the details of Exhibit 29 to give a high-level summary of the potential of each subarea for efficiency of urban development opportunities. Each subarea is given a rating based on the following:

- **Negative:** Areas that are not adjacent to the UGB, have few if any connections to existing roads within Madras, have significant development constraints, and/or are not near existing or developing residential neighborhoods
- **Neutral:** Areas that are adjacent to the UGB but may not provide connections with existing or developing residential neighborhoods or may not provide connections with existing Madras roads
- **Positive:** Areas that are adjacent to the UGB, may fill in a "notch" in the UGB, adjacent to existing or developing residential neighborhoods, and/or have connections with existing Madras roads

Exhibit 30. Summary of Efficiency of Urban Development Opportunities (Factor 1)

Subarea	High Level Summary	Key Issues or Opportunities
A	Negative	Not adjacent to UGB, distance from UGB, no connections to existing UGB
B	Neutral	Little direct connections with Madras' existing neighborhoods to build on.
C	Negative	Not adjacent to UGB, distance from UGB, no connections to existing UGB
D	Neutral	Adjacent to UGB but would not provide substantial connections with existing or developing neighborhoods
E	Neutral	Adjacent to UGB but would not provide substantial connections with existing or developing neighborhoods
F	Negative	Not adjacent to UGB, distance from UGB, no connections to existing UGB
G	Negative	Adjacent to UGB but would not provide substantial connections with existing or developing neighborhoods
H	Negative	Adjacent to UGB but would not provide substantial connections with existing or developing neighborhoods
I	Negative	Not adjacent to UGB, distance from UGB, no connections to existing UGB
J	Positive	Adjacent to the UGB, adjacent to and an extension of the Yarrow residential development, with the Bean Foundation's plans for development of the area.
K	Negative	Not adjacent to UGB, distance from UGB, no connections to existing UGB
L	Negative	Not adjacent to UGB, distance from UGB, no connections to existing UGB
M	Negative	Not adjacent to UGB, distance from UGB, no connections to existing UGB
N	Negative	Not adjacent to UGB, distance from UGB, no connections to existing UGB

Subarea	High Level Summary	Key Issues or Opportunities
O	Neutral	Adjacent to the UGB but distant from existing or upcoming development
P	Negative	Not adjacent to UGB, distance from UGB, no connections to existing UGB
Q	Negative	Adjacent to the UGB but bisected by floodplain and riparian corridor
R	Positive	Adjacent to the UGB and existing R-1 development, with connections to Madras roads
S	Negative	Not adjacent to UGB, distance from UGB, no connections to existing UGB
T	Neutral	Adjacent to the UGB but limited nearby residential development, some connections with Madras roads
U	Positive	Adjacent to the UGB and existing R-1 development, with connections to Madras roads

Factor 1 Finding

The City finds that subarea J provides the best opportunities for development at planned densities and also provides opportunities to connect to an existing R-3 zoned neighborhood.

Subareas R and U provide opportunities for development at planned densities but are adjacent to existing R-1 development.

Factor 2: Orderly and economic provision of public facilities and services

Factor 2 requires the City to consider opportunities for orderly and economic provision of public facilities and services. This section focuses on provision of roads, water, and wastewater services and evaluates the advantages and disadvantages for each subarea for these services.

Exhibit 31. Evaluation of Factor 2 Characteristics

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
A	<p>Advantages</p> <ul style="list-style-type: none"> Relatively flat, without steep slopes <p>Disadvantages</p> <ul style="list-style-type: none"> No existing roads in the subarea. ODOT not likely to grant access for local streets to connect Hwy 97. Only collector streets. Access to the subarea would require access through subarea B, creating a cherry stem to the area. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer would need to construct needed water service distribution system, increasing development costs 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing sewer collection system adjacent or in Subarea. Requires extension of sewer main from Hwy 97 and Loucks Road to Subarea, about a 1,300 ft. distance. Developer to pay for "to and through" sewer extension, which may result in higher cost than can be accommodated by the developer, making the development financial infeasible.
B	<p>Advantages</p> <ul style="list-style-type: none"> Subarea directly adjacent to existing Loucks Road. <p>Disadvantages</p> <ul style="list-style-type: none"> Eastern & western portion of Subarea are separated by narrower portion of Subarea in the middle, creating an area that is more difficult for new roads. Extending roads "to and through" will be challenging and limit development, which may result in 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. Existing sewer main adjacent to southwest corner of Subarea. <p>Disadvantages</p> <ul style="list-style-type: none"> Requires significant extension of sewer main from Loucks Road to Subarea. Likely requires sewer main to be extended to the east to serve eastern portion of Subarea.

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
C	<p>higher cost than can be accommodated by the developer, making the development financial infeasible.</p> <p>Advantages</p> <ul style="list-style-type: none"> • Street network not established.. <p>Disadvantages</p> <ul style="list-style-type: none"> • Very little transportation planning completed in Subarea. • Access to the subarea would require access through subarea D, creating a cherry stem to the area. • Active irrigation canal on Subarea will need to be avoided when developed or developer to pay for piping. 	<p>Advantages</p> <ul style="list-style-type: none"> • Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> • No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. • Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> • Developer to pay for "to and through" significant sewer extension, which may result in higher cost than can be accommodated by the developer, making the development financial infeasible. <p>Disadvantages</p> <ul style="list-style-type: none"> • Subarea not developed and wastewater collection system can be developed to serve development most efficiently. • Requires significant extension of sewer main from Loucks Road to Subarea. • Developer to pay for "to and through" sewer extension, which may result in higher cost than can be accommodated by the developer, making the development financial infeasible.
D	<p>Advantages</p> <ul style="list-style-type: none"> • Street network not established.. • Existing north/south road bisects Subarea. <p>Disadvantages</p> <ul style="list-style-type: none"> • Street network not established.. • Roundabout planned at realigned Bean Drive and Loucks Road, which would require private property dedication to the right-of-way, limiting amount of land for development and increasing the costs of the roundabout. • Underground federal irrigation pipe bisects Subarea. • Significant slope separates east and west areas of Subarea. 	<p>Advantages</p> <ul style="list-style-type: none"> • Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> • No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. • Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> • Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> • Requires significant extension of sewer main from Loucks Road, then south in Bean Drive to Subarea. • Developer to pay for "to and through" significant sewer extension, which may result in higher cost than can be accommodated by the developer, making the development financial infeasible.

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
E	<p>• Subarea has significant frontage to Bean Drive and Loucks Road for which will need to be improved at time of development.</p> <p>• Frontage and internal street network to be constructed by developer.</p> <p>Advantages</p> <ul style="list-style-type: none"> • Street network not established. <p>Disadvantages</p> <ul style="list-style-type: none"> • Street network not established. • Very little frontage/access to existing roads. • Significant slope on eastern portion of Subarea limits development potential. 	<p>Advantages</p> <ul style="list-style-type: none"> • Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> • No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. • Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> • Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> • Requires very significant extension of sewer main from Loucks Road, then south in Bean Drive to Subarea. • Developer to pay for "to and through" significant sewer extension, which may result in higher cost than can be accommodated by the developer, making the development financial infeasible.
F	<p>Advantages</p> <ul style="list-style-type: none"> • Existing rural street network established in Subarea. <p>Disadvantages</p> <ul style="list-style-type: none"> • Access to the subarea would require access through Subareas D and or E. • Any significant development would require Loucks Road improvements (off-site). • Existing rural street network in Subarea not likely to support urban development and needed street network. • Significant slopes in subarea would increase the costs of roads. 	<p>Advantages</p> <ul style="list-style-type: none"> • Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> • No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. • Developer to construct needed water service distribution system. • Significant slopes in subarea would increase the costs of municipal water. 	<p>Advantages</p> <ul style="list-style-type: none"> • Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> • Requires very significant extension or Ashwood Bean Drive to Subarea. • Developer to pay for "to and through" sewer extension, which may result in higher cost than can be accommodated by the developer, making the development financial infeasible.. • Development dependent on sewer being extended to serve Subareas E or G.

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
G	<ul style="list-style-type: none"> No existing street network. <p>Advantages</p> <ul style="list-style-type: none"> Ashwood Rd. fronts Subarea. <p>Disadvantages</p> <ul style="list-style-type: none"> Existing land in UGB to the west of Subarea is not developed. Significant slopes in subarea. The slopes in the subarea will make it more costly to extend Ashwood Road into the subarea (or build other connector roads). No existing street network. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<ul style="list-style-type: none"> Significant slopes in subarea would increase the costs of wastewater service. <p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. Likely can connect to Ashwood gravity main. <p>Disadvantages</p> <ul style="list-style-type: none"> Steep slopes will make serving property challenging. Development likely dependent on sewer being extended to serve Subarea H. Developer to pay for "to and through sewer extension, , which may result in higher cost than can be accommodated by the developer, making the development financial infeasible..
H	<p>Advantages</p> <ul style="list-style-type: none"> Subarea has gentle southeast to northwest slope. Few development constraints other than infrastructure not being adjacent to Subarea. <p>Disadvantages</p> <ul style="list-style-type: none"> Existing land in UGB to the west of the Subarea has no existing infrastructure or existing development. No existing street network. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. There is an existing master plan to guide sewer system development. <p>Disadvantages</p> <ul style="list-style-type: none"> Sewer service dependent on a costly sewer lift station planned near the northern boundary between Subareas H and I in Ashwood Road, which may take a decade or longer to build. Gravity sewer service dependent on sewer being extended from development to the west and slopes that are conducive to gravity service.

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
I	<p>Advantages</p> <ul style="list-style-type: none"> Ashwood Rd. fronts Subarea. <p>Disadvantages</p> <ul style="list-style-type: none"> Existing land in UGB to the west of Subarea is not developed. Access to the subarea would require access through Subareas H and new street network to connect to Ashwood Road, creating a cherry stem to the area. Subarea has gentle southeast to northwest slope. Access to Subarea will occur through two connections to Ashwood Road on west side of Subarea and on east outside of Subarea. No existing street network. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<p>Significant "to and through" sewer extension required, which may result in higher cost than can be accommodated by the developer, making the development financially infeasible.</p> <p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. Master Plan to guide sewer system development. <p>Disadvantages</p> <ul style="list-style-type: none"> Sewer service dependent on sewer lift station planned near the northern boundary between Subareas H and I in Ashwood Road. Gravity sewer service not likely to be feasible and the area would require expensive pump station.
J	<p>Advantages</p> <ul style="list-style-type: none"> Yarrow Avenue terminates at western boundary of Subarea. Can extend infrastructure into Subarea from western boundary of the Subarea. Potential for integration with road network developed in existing neighborhood. Subarea has gentle southeast to northwest slope. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. Opportunity to connect to the DVWD the nearby water main on Yarrow Avenue. <p>Disadvantages</p> <ul style="list-style-type: none"> DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed most efficiently based on existing sewer infrastructure in the nearby Yarrow development. Master Plan to guide sewer system development, with nearby planned sewer lines. Gravity sewer service to be minimally extended from Yarrow/Bean Drive intersection to serve Subarea. <p>Disadvantages</p>

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
K	<p>The City's TSP includes plans for an extension to Bean Drive, which can serve the western portion of the Subarea.</p> <p>Disadvantages</p> <ul style="list-style-type: none"> New street network needs to connect to existing Yarrow subdivision street network. <p>Advantages</p> <ul style="list-style-type: none"> Subarea has gentle southeast to northwest slope. No existing street network. <p>Disadvantages</p> <ul style="list-style-type: none"> Access to the subarea would require access through Subareas J and H, creating a cherry stem to the area. No existing street network. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<p>Subarea not developed and wastewater collection system can be developed to serve development most efficiently.</p> <ul style="list-style-type: none"> Master Plan to guide sewer system development. Significant "to and through" sewer extension required, which may result in higher cost than can be accommodated by the developer, making the development financial infeasible. <p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. Master Plan to guide sewer system development. <p>Disadvantages</p> <ul style="list-style-type: none"> Sewer service dependent on sewer lift station planned near the northern boundary between Subareas H and I in Ashwood Road, about a 2,500 ft. distance. Sewer service dependent on gravity mains being extended from Subarea I to Subarea K.
L	<p>Advantages</p> <ul style="list-style-type: none"> Subarea mostly has gentle southeast to northwest slope. <p>Disadvantages</p> <ul style="list-style-type: none"> Access to the subarea would require access through Subareas K and M, creating a cherry stem to the area. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<p>Subarea not developed and wastewater collection system can be developed to serve development most efficiently.</p> <ul style="list-style-type: none"> Master Plan to guide sewer system development. Sewer service dependent on sewer lift station planned near the northern boundary between Subareas H and I in <p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. Master Plan to guide sewer system development. <p>Disadvantages</p> <ul style="list-style-type: none"> Sewer service dependent on sewer lift station planned near the northern boundary between Subareas H and I in

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
M	<p>Advantages</p> <ul style="list-style-type: none"> • Significant slopes on at least 40% of Subarea. • No existing street network. <p>Disadvantages</p> <ul style="list-style-type: none"> • Access to the subarea would require access through Subareas J and O, creating a cherry stem to the area. • Existing land in UGB to the northwest of Subarea is not developed. • No existing street network. • The steep slopes in the subarea would increase the costs of new roads substantially. 	<p>Advantages</p> <ul style="list-style-type: none"> • Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> • No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. • Developer to construct needed water service distribution system. • The steep slopes in the subarea would increase the costs of connecting to the municipal water system. 	<p>Ashwood Road, about a 4,000 ft. distance.</p> <ul style="list-style-type: none"> • Sewer service dependent on gravity mains being extended from Subarea I and K to Subarea L. <p>Advantages</p> <ul style="list-style-type: none"> • Subarea not developed and wastewater collection system can be developed to serve development most efficiently. • Master Plan to guide sewer system development. <p>Disadvantages</p> <ul style="list-style-type: none"> • Sewer service dependent on sewer service being extended to and through Subarea J, about a 2,700 ft. distance. • Significant "to and through" sewer extension required, which may result in higher cost than can be accommodated by the developer, making the development financial infeasible. • The steep slopes in the subarea would increase the costs of connecting to the municipal wastewater system.
N	<p>Advantages</p> <ul style="list-style-type: none"> • Significant slopes on at least 50% of Subarea. • No existing street network. <p>Disadvantages</p> <ul style="list-style-type: none"> • Access to the subarea would require access through Subareas O and M, creating a cherry stem to the area. • Existing land in UGB to the northwest of Subarea is not developed. • No existing street network. 	<p>Advantages</p> <ul style="list-style-type: none"> • Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> • No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. • Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> • Subarea not developed and wastewater collection system can be developed to serve development most efficiently. • Master Plan to guide sewer system development. <p>Disadvantages</p> <ul style="list-style-type: none"> • Sewer service dependent on sewer service being extended to and through Subareas J, M, O, or P. • Significant "to and through" sewer extension required, which may result in higher cost than can be accommodated

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
O	<p>Advantages</p> <ul style="list-style-type: none"> Subarea fronts Grizzly Road. No existing street network. <p>Disadvantages</p> <ul style="list-style-type: none"> Moderate westerly slope in Subarea but eastern portion of Subarea has more significant slopes. Would require street network to be connect to Yarrow Master Plan and subdivision street networks. Existing land in UGB to the north is not developed. No existing street network. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<p>by the developer, making the development financial infeasible.</p> <p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> Development likely to connect into existing sewer main in Yarrow Avenue Subarea outside of Yarrow Master Plan area and therefore collection system serving development does not exist. Significant "to and through" sewer extension required, which may result in higher cost than can be accommodated by the developer, making the development financial infeasible.
P	<p>Advantages</p> <ul style="list-style-type: none"> Subarea fronts Grizzly Road. No existing street network. <p>Disadvantages</p> <ul style="list-style-type: none"> Existing land in UGB to the north and northwest are not developed. No existing street network. Access to the subarea would require access through Subareas O or Q, creating a cherry stem to the area. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> Sewer main serving development to connect to Yarrow Avenue sewer main. Significant "to and through" sewer extension required, which may result in higher cost than can be accommodated by the developer, making the development financial infeasible.
Q	<p>Advantages</p> <ul style="list-style-type: none"> Subarea fronts both McTaggart and Grizzly Roads. <p>Disadvantages</p>	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p>	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently.

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
R	<ul style="list-style-type: none"> Street network to connect to both McTaggart and Grizzly Roads while crossing Willow Creek and the associated floodplain in several locations. Higher costs for the frontages on these streets. 	<ul style="list-style-type: none"> No existing municipal water infrastructure and DWWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. The floodplain for Little Creek creates a disadvantage for municipal water, as it would require a costly crossing of the Creek. 	<p>Disadvantages</p> <ul style="list-style-type: none"> Sewer to connect to J Street sewer main near McTaggart/J Street intersection. Requires significant sewer extension. May require City to grant easement to extend sewer across City McTaggart farm property. The floodplain for Little Creek creates a disadvantage for municipal water, as it would require a costly crossing of the Creek.
S	<p>Advantages</p> <ul style="list-style-type: none"> Subarea fronts McTaggart Road. <p>Disadvantages</p> <ul style="list-style-type: none"> Existing developments west of Subarea that are in the city limits are not able to connect/extend streets into Subarea. Higher costs of upgrading McTaggart Road from a County to a city road. Significant slopes on 30% of Subarea. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DWWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DWWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> Sewer to connect to J Street sewer main near McTaggart/J Street intersection. Requires significant sewer extension.
	<p>Advantages</p> <ul style="list-style-type: none"> Gentle southeast slope. Subarea fronts McTaggart Road. No existing street network. <p>Disadvantages</p> <ul style="list-style-type: none"> Street network to connect to street networks in Subareas R and T that do not exist today. Access to the subarea would require access through Subareas R or T, creating a cherry stem to the area. No existing street network. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DWWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DWWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> Sewer to connect to J Street sewer main near McTaggart/J Street intersection. Requires significant sewer extension. Sewer service dependent on sewer service being extended to and through Subareas Q or R.

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
T	<p>Advantages</p> <ul style="list-style-type: none"> No existing street network. <p>Disadvantages</p> <ul style="list-style-type: none"> Existing land in UGB to the north is not developed. No existing street network. Future street network to connect to existing roads to the west and north. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system, likely by 1,300 feet or more. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> Sewer service dependent upon sewer being extended to and through the property in the city limits directly to the north of the Subarea or to and through Subarea R or S. Extension of the needed sanitary sewer system would be 1,300 feet or more.
U	<p>Advantages</p> <ul style="list-style-type: none"> No existing street network. <p>Disadvantages</p> <ul style="list-style-type: none"> Significant southeasterly slope on at least 40% of Subarea. No existing street network. Future street network to connect to development in city limits to the south and east of Subarea. Both are largely undeveloped. Development to would need to pay some of the costs of a to Belmont/Culver Hwy Roundabout 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> Sewer service dependent upon sewer being extended to and through the property in the city limits directly to the south. Might require increase sewer capacity for the southwest part of the city beyond existing collection system.

Exhibit 32 shows the relative costs for infrastructure development in each subarea depending on whether there are opportunities to connect to existing infrastructure or need to develop new infrastructure.

- **Low cost** is a subarea where there is existing adjacent infrastructure to connect into.
- **Middle costs** are where there is not existing adjacent infrastructure to connect into but there may be some physical constraint such as slopes that raise the costs of infrastructure development.
- **High cost** is a subarea where there is not existing adjacent infrastructure, infrastructure extension would be at least ¼ mile, and infrastructure improvements may require costly investments like roundabouts or lift stations. There may be some physical constraint such as slopes that raise the costs of infrastructure development.

Exhibit 32. Relative Costs of Infrastructure Development

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
A	High	High	High
B	Middle	Middle	Middle
C	High	High	High
D	High	High	High
E	High	High	High
F	High	High	High
G	High	High	Low
H	Low	Middle	Middle
I	High	High	High
J	Low	Low	Low
K	High	High	High
L	High	High	High
M	High	High	High
N	High	High	High
O	Middle	Middle	Middle
P	High	High	High
Q	High	High	High
R	Middle	High	High
S	High	High	High
T	High	High	High
U	High	High	High

Factor 2 Finding

The City finds that subarea J would provide the best opportunities for using existing connections to public services and is the most economical (least costly) location for Madras' UGB land swap when considering provisions for roads, water, and wastewater services.

Factor 3: Comparative environmental, energy, economic and social consequences

Environmental consequences

Environmental consequences of residential development will be lesser on subareas adjacent to the UGB, where there is existing and developing residential neighborhoods, especially in areas outside of the floodplain, riparian areas, or other environmentally sensitive areas.

The areas that are adjacent to the Madras UGB on at least two sides are B, E, H, J, O, R, and U. Of these, subareas B, R, and U have active agricultural activity on the subareas. Areas E, H, J, and O are the areas that are likely to have lower environmental consequences for urbanization.

Subarea J will be part of the Yarrow Master Plan, which envisions planting street trees and inclusion of parks and open space within the Master Plan area.

Energy consequences

Environmental consequences of residential development will be lesser on subareas adjacent to the UGB, where there is existing and developing residential neighborhoods and infrastructure. Subareas that could connect into existing roads, water systems, and wastewater would have lower comparative energy consequences. Subarea J is best positioned to connect into existing road systems, water system, and wastewater system. The location of subarea J relative to the Yarrow Master Plan area (which is one of Madras growth areas) is positioned to require less travel and energy consumed by mechanical and pumping for water or wastewater services), compared with locating residences in areas that are further from City services. In addition, the planned city park and school near the Yarrow Master Plan provide opportunities to access some services relatively near subarea J.

Economic consequences

The economic consequences of expanding the UGB for residential uses to subarea J are positive. The areas will provide opportunity for additional housing construction, which will support the construction industry. Moreover, providing adequate housing in diverse housing types in Madras supports the City's housing policies. Subarea J is less costly to provide public services (as discussed in Exhibit 32).

Subarea J will be part of the Yarrow Master Plan, which will provide an extension of a developing neighborhood, with a mixture of lot and unit sizes, as well as potential future commercial uses. The Yarrow Master Plan envisions development of housing affordable across the income spectrum, including comparatively affordable types, such as small and medium lots, as well as multifamily housing.

Social consequences

The land exchange will provide opportunities for building a wider variety of housing types. Adding new households to the community will have positive social benefits, such as supporting

community activities and local businesses. Such impacts would presumably occur regardless of the location of new residential land, however, the proximity of subarea J relative to existing uses provides a higher level of social benefit, as part of the Yarrow Master Plan area. Subarea J provides more positive social consequences because of its planned connections with existing residential areas and positive impact on the urban form and a better connected transportation system in Madras (as discussed under Factor 2).

Factor 3 Findings

The City finds that subarea J has positive social consequences (including development as part of the Yarrow Master Plan with a range of housing types), better opportunities for energy efficiency (in connecting to existing transportation, water, and wastewater systems), positive economic consequences (from being relatively cost efficient and providing housing types that may be affordable), and lower likely environmental impacts.

Factor 4: Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the urban growth boundary

The following summarizes the compatibility of the proposed residential land exchange with nearby agricultural and forest activities around each subarea.

- **Subarea A** is being used for carrot seed farming and portions of Subarea B are in active farm use for hay, wheat, and carrot seed. To the north of Subarea A across Highway 97, the primary use of the farmland is fallow/idle and shrubland, though alfalfa is also being grown. The proposed residential uses would not be compatible with on-going agricultural uses in Subarea B or in Subarea A. The proposed residential uses would be compatible with fallow and shrubland agricultural uses to the north of Subarea A.
- **Subarea B** is adjacent to the City. Two-thirds of this area is in active farm use primarily growing winter wheat, as well as hay and carrot seed. The proposed residential uses would not be compatible with on-going agricultural uses in Subarea B. But would be compatible with adjacent agricultural uses in Subarea A.
- **Subarea C** is primarily shrubland, with some agricultural uses on the western side for alfalfa and non-alfalfa hay. The surrounding area to the east is primarily shrubland. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea D** is primarily shrubland with some agricultural uses on the eastern side for dryland and winter wheat when irrigation water is available. The surrounding area to the east is primarily shrubland. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea E** is primarily used as range land. The area to the east of Subarea E, Subarea F, mostly contains shrubland. The proposed residential uses would preclude rangeland

use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.

- **Subarea F** is primarily used as range land. The area to the east of Subarea F mostly contains shrubland. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea G** is primarily used as range land. The area to the east of Subarea F mostly contains shrubland. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea H** is primarily shrubland, with a small portion being use for rangeland. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea I** is primarily used as range land. The area to the east of Subarea I mostly contains shrubland. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea J** is primarily shrubland. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea K** is primarily used as range land. The area to the east of Subarea K mostly contains shrubland. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea L** is primarily used as range land. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea M** is primarily used as range land. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in areas of Subarea M not brought into the UGB.
- **Subarea N** is primarily used as range land. The area to the east of Subarea N mostly contains shrubland. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea O** is primarily used as range land. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible

adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.

- **Subarea P** is primarily used as range land. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea Q** is being actively used for agricultural using wastewater from the City's south wastewater treatment plant. The area is primarily used to grow alfalfa, as well as carrot seed. Land to the south of Subarea Q is also used for the growth of alfalfa. The proposed residential uses would preclude agricultural uses where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea R** its land is used for the growth of alfalfa and hay, though much of the area is shrubland. The proposed residential uses would preclude agricultural uses where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea S** is primarily used as range land. The proposed residential uses would preclude rangeland uses where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea T** has some small scale agriculture, particularly in the northern portion that lays directly adjacent to the City. This agricultural use involves the growth of wheat and alfalfa, as well as some rangeland. The proposed residential uses would preclude agricultural and rangeland uses where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea U** is partially being used for farming wheat and alfalfa, as well as rangeland. To the west and north of Subarea W up to SW Johnson Rd, the primary use of the farmland is shrubland. The proposed residential uses would preclude agricultural and rangeland uses where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.

Much of the area around the subareas is in on-going agricultural uses, either through growing crops or in rangeland. Exhibit 33 summarizes the details of the discussion above about compatibility between the proposed urban use (residential development in the R-3 zone) and agricultural uses in adjacent areas. Each subarea is given a rating based on the following:

- **Negative:** Areas that are not adjacent to the UGB and would extend urban uses further from the existing UGB into areas with agricultural uses.
- **Neutral:** Areas that are adjacent to the UGB, where new residential uses would be compatible with on-going agricultural uses outside the UGB.

Exhibit 33. Evaluation of Compatibility of Proposed Urban Use with Agricultural Uses

Subarea	Summary of Potential Impact on Agricultural Uses	Key Considerations
A	Negative	Area not adjacent to the UGB
B	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity outside the subarea
C	Negative	Area not adjacent to the UGB
D	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity outside the subarea
E	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity outside the subarea
F	Negative	Area not adjacent to the UGB
G	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity
H	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity outside the subarea
I	Negative	Area not adjacent to the UGB
J	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity outside the subarea
K	Negative	Area not adjacent to the UGB
L	Negative	Area not adjacent to the UGB
M	Negative	Area not adjacent to the UGB
N	Negative	Area not adjacent to the UGB
O	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity outside the subarea
P	Negative	Area not adjacent to the UGB
Q	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity outside the subarea
R	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity outside the subarea
S	Negative	Area not adjacent to the UGB
T	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity outside the subarea
U	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity outside the subarea

Factor 4 Findings

The City finds that the subareas where there is little on-going agriculture (beyond grazing animals) in the subarea, the subareas are adjacent to the UGB on at least one side, and there is less intensive active agricultural activity in adjacent areas are subareas: D, E, H, J, and O. Development in these subareas would have a lesser effect on agricultural activities on the subareas and in adjacent subareas.

Goal 14 Factor Evaluation Summary

Exhibit 34 summarizes the evaluation of Goal 14 Locational Factors 1, 2, and 4. Based on the analysis findings presented above, Subarea J is the best alternative for Madras to meet the land need for about 40 acres of buildable residential land. It would have a positive impact on Madras' urban form and would efficiently accommodate the land need for R-3 residential land, as an area for expansion of the Yarrow Master Plan. It is the area with the lowest cost of service for roads, water, and wastewater. Subarea J has potential for positive social, economic, and energy consequences. Its location adjacent to the UGB, with little agricultural activity on subarea J or around it, beyond rangeland uses, will be compatible with agricultural activities.

Exhibit 34. Summary of Evaluation of Goal 14 Locational Criteria Factors 1, 2, and 4

Subarea	Factor 1: Impact on Efficiency	Factor 2: Costs of Service	Factor 4: Potential Impact on Agricultural Uses
A	Negative	High	Negative
B	Neutral	Middle	Neutral
C	Negative	High	Negative
D	Neutral	High	Neutral
E	Neutral	High	Neutral
F	Negative	High	Negative
G	Negative	High	Neutral
H	Negative	Middle	Neutral
I	Negative	High	Negative
J	Positive	Low	Neutral
K	Negative	High	Negative
L	Negative	High	Negative
M	Negative	High	Negative
N	Negative	High	Negative
O	Neutral	Middle	Neutral
P	Negative	High	Negative
Q	Negative	High	Neutral
R	Positive	Middle	Neutral
S	Negative	High	Negative
T	Neutral	High	Neutral
U	Positive	High	Neutral

The City finds that subarea J provides the best alternative for Madras to meet the residential land needs.

5. County and City Requirements for UGB Changes

Jefferson County Comprehensive Plan

Quasi-Judicial Amendments

In order to be approved, the proposed amendment must:

1. *Comply with applicable Statewide Planning Goals, Oregon Revised Statutes and Administrative Rules, or comply with requirements for an exception to the goal(s);*

Finding: Compliance with Statewide Planning Goals is demonstrated in Section 6 of this Narrative. Compliance with applicable Oregon Revised Statutes and Administrative Rules is demonstrated in Section of this Narrative.

2. *Comply with all applicable Comprehensive Plan goals and policies; and*

Goal 1

Policy 1: Strive to maximize citizen involvement during the review and amendment of the Comprehensive Plan and implementing ordinances.

Finding: The proposed UGB land exchange was presented and discussed at public hearings of the Madras Planning Commission (1/3/2024), Madras City Council (2/13/2024), Jefferson County Planning Commission (2/8/2024), and Jefferson County Board of County Commissioners (2/28/2024). Public testimony was taken at each hearing. This criterion is met.

Policy 2: Provide maximum opportunity for citizen participation in the land use permitting process.

Finding: The proposed UGB land exchange was presented and discussed at public hearings of the Madras Planning Commission (1/3/2024), Madras City Council (2/13/2024), Jefferson County Planning Commission (2/8/2024), and Jefferson County Board of County Commissioners (2/28/2024). Public testimony was taken at each hearing. This criterion is met.

Policy 3: Information on planning processes, procedures and requirements should be readily available to the public.

Finding: Information about the proposed UGB land exchange was made available to the public at hearings of the Madras Planning Commission and Madras City Council, as well as hearings of the Jefferson County Planning Commission and Jefferson County Board of County Commissioners (. This criterion is met.

Goal 3 Agricultural Lands

Policy 1: Protect agricultural and range land which presently is under production, or has the potential to be productive.

Finding: The area proposed to be brought into the UGB (subarea J) is within Madras' Urban Reserve and is "First Priority" for inclusion into the UGB according to OAR 197A.320. This criterion is met. The land removed from the UGB will be zoned Rangeland, consistent with the zoning of surrounding areas. The agricultural potential of the exchange parcels is comparable as they are comprised of similar soils. If anything, the "squaring off" that would occur as a result of the exchange would result in more contiguous agricultural lands, which would be employed more efficiently with reduced conflicts with the residential uses contemplated in the inclusion lands. This criterion is met.

Finding: The land removed from the UGB will be zoned Rangeland, consistent with the zoning of surrounding areas. This criterion is met.

Policy 2: Recognize the importance of irrigation for crop production.

Finding: The area proposed to be brought into the UGB (subarea J), which is not irrigated. This criterion is met.

Goal 10 Housing

Policy 1: Sufficient rural residential land should be provided to meet the need to accommodate population growth and the demand for rural home sites outside city limits.

Finding: The area proposed to be brought into the UGB (subarea J) was not comprehensively planned or zoned for residential use. As a result, the proposed action does not affect supplies of rural residential land. This criterion is met.

Policy 2: Criteria for rezoning lands to Rural Residential should be established.

Finding: A rezone to Rural Residential is not proposed.

Jefferson County Zoning Ordinance

803.2 Map Amendments

An amendment to the Zoning Map may be approved if it complies with the approval criteria in this Section. The burden of proof is on the applicant to submit sufficient information to demonstrate that the application complies with the approval criteria. For instance, a traffic impact study in accordance with Section 421 may be needed to show compliance with criterion (F).

A. The zoning designation will conform to the Comprehensive Plan Map designation;

Finding: The area proposed to be brought into the UGB (subarea J) was in Jefferson County's Rangeland zone. It will be brought into the UGB and zoned Planned Residential

Development (R-3) consistent with proposed Madras Comprehensive Plan Map designation. This criterion is met.

Finding: The land removed from the UGB will be zoned Rangeland, consistent with the Jefferson County Comprehensive Plan Map designation. This criterion is met.

B. The amendment is consistent with other Zoning Ordinance requirements including, but not limited to, wildlife habitat, bird habitat and riparian protection standards;

Finding: Compliance with the Jefferson County Zoning Ordinance is addressed in this section. No physical development of either of the exchange lands is proposed at this time. The exchange lands are not otherwise subject to any Goal 5 inventories. This criterion is met.

C. The amendment will cause no significant adverse impact to other properties in the vicinity due to factors such as water quality, drainage, air quality or noise;

Finding: The proposal does not include any physical development that might potentially create the foregoing impacts. Any future development of the area proposed to be brought into the UGB (subarea J) will be developed consistent the Madras Development Code, which includes development standards that address potential adverse impacts to adjacent properties. The proposal does not present adverse impacts to adjacent County-zoned properties. This criterion is met.

Finding: The proposal does not include any physical development that might potentially create the foregoing impacts. Any future development of the land removed from the UGB will be developed consistent with Jefferson County Zoning Ordinance, which includes development standards that address potential adverse impacts to adjacent properties. This criterion is met.

D. The amendment will not force a significant change in or significantly increase the cost of farming or forest practices on surrounding resource land;

Finding: The area proposed to be brought into the UGB (subarea J) is adjacent to the city's UGB on two sides and will have the area removed from the UGB to the East (which is owned by the City of Madras). The proposed development on subarea J is compatible with surrounding rangeland uses and will not force a significant change in or significantly increase costs of farming on surrounding land. If anything, the proposal will reduce the perimeter of the Madras UGB and thus the extent of the line between urban/urbanizable uses and rural/resource uses (thereby reducing potential conflicts that might result in change or increased costs of resource uses). This criterion is met.

Finding: The land removed from the UGB will be zoned Rangeland and will cause no significant change in or significantly increase costs of farming on surrounding land. If

anything, the proposal will reduce the perimeter of the Madras UGB and thus the extent of the line between urban/urbanizable uses and rural/resource uses. This criterion is met.

E. Adequate public safety, fire protection, sanitation, water and utility facilities and services are available or will be provided to serve uses allowed in the proposed zone;

Finding: The City of Madras will provide urban services to the area proposed to be brought into the UGB (subarea J), consistent with other land in the Madras UGB. This criterion is met.

Finding: The land removed from the UGB is approximately the same number of acres as subarea J, resulting in no substantial changes to County provision of services. This criterion is met.

F. The uses allowed in the proposed zone will not significantly affect a transportation facility identified in an adopted Transportation System Plan by:

- 1. Changing the functional classification of an existing or planned transportation facility;*
- 2. Allowing types or levels of land uses which would result in levels of travel or access which are inconsistent with the functional classification of a transportation facility; or*
- 3. Reducing the performance standards of the facility below the minimum acceptable level identified in the applicable Transportation System Plan. A Traffic Impact Study in accordance with Section 421 may be required to show compliance with this standard.*

Finding: The area proposed to be brought into the UGB (subarea J) will be included in Madras TSP. The proposal is supported by a Transportation Planning Rule analysis, as discussed below, that finds none of the foregoing significant effects. This criterion is met.

Finding: The land removed from the UGB will be down zoned to Rangeland and will thus not have any of the foregoing significant effects. This criterion is met.

Madras Comprehensive Plan

GOAL 1 - To develop a Citizen Involvement program that insures the opportunity for all citizens to be involved in all phases of the planning process.

POLICY - The City shall insure an adequate citizen involvement in all phases of the planning process. To that end, the citizen involvement program is spelled out on Pages 14 and 15 of this plan.

The City shall publicize the opportunities for citizen involvement by the following methods:

- A. The City shall post notices of Planning Commission meetings, outlining the date, time, place and topics to be discussed, on public bulletin boards within the City. This would include the City Hall, the County Courthouse, and local markets.
- B. In addition to the Oregonian and the Oregon Journal, there are two newspapers serving the area--the Madras Pioneer (a weekly), and The Bulletin (a Bend daily). Both papers have indicated a willingness to publish articles announcing meetings and general discussions of Planning Commission topics including any decisions that are rendered.
- C. Madras has a local television weather channel that allows placement of local notices. This is anticipated to provide an excellent method of notification to the general public.
- D. Local service organizations and clubs shall be informed on Planning Commission progress and discussion topics. These organizations include the Lions, Kiwanis, Chamber of Commerce, Epsilon Sigma Alpha Sorority, and the Jaycees.
- E. Technical assistance shall be provided to the Planning Commission and the general public by a planning consultant retained by the City. In addition, technical assistance is available from the City Manager's office. As Madras is the County Seat of Jefferson County, both the County Planner and the County Extension Agent have indicated a willingness to assist in the planning process and to provide assistance to interested citizens.

Finding: The proposed UGB land exchange was presented and discussed at public hearings of the Madras Planning Commission (1/3/2024), Madras City Council (2/13/2024), Jefferson County Planning Commission (2/8/2024), and Jefferson County Board of County Commissioners (2/28/2024). The City posted notices of the hearings in City Hall, Jefferson Co. Library, Jefferson Co. Annex, the Madras Post Office, and Madras Pioneer Newspaper on the dates identified in Table 1 below. Public testimony was taken at each hearing. This criterion is met.

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Table 1. Public Meeting Notices

Hearing	Location	Date Posted	Notes
	City Hall	Dec. 6 th & 13 th , 2023	
	Jefferson Co. Library	Dec. 6 th & 13 th , 2023	
	Jefferson Co. Annex	Dec. 6 th & 13 th , 2023	
	Madras US Post Office	Dec. 6 th & 13 th , 2023	
	Madras Pioneer Newspaper	Dec. 6 th & 13 th , 2023	

GOAL 2 - To establish a land use planning process and policy framework as a basis for all decisions and actions related to the use of the land and to insure an adequate factual base for such decisions and actions.

POLICIES -

- A. The City and County shall insure that the Comprehensive Plan serves as a basis for future land use decision.

Finding: The proposed UGB land exchange documented in this report was developed with consideration of Madras' Comprehensive Plan Policies. This criterion is met.

- B. The City and County shall be responsive to the changes in needs and conditions over time and amend the plan accordingly. The amendment process is discussed in the Land Use element.

Finding: The proposed UGB land exchange documented in this report is a needed amendment to the City's Comprehensive Plan, to allow for more efficient utilization of land and more achievable development of needed housing. This criterion is met.

- C. The land use plan map and zoning maps for properties within in the Madras Urban Growth Boundary are the same. The City and County will work to adopt common zones for land in the UGB to provide certainty for property owners regarding the intended future urban use for all lands in the boundary.

Finding: The land proposed for inclusion in the UGB documented in this report will be zoned and comprehensively planned as R-3. This criterion is met.

GOAL 3 - To preserve and maintain agricultural lands.

POLICIES -

- A. To establish an Urban Growth Boundary to separate rural lands from urbanizable lands.
B. Encourage establishment of exclusive farm use zoning outside the established Urban Growth Boundary.

Finding: The land proposed for inclusion in the UGB documented in this report will be zoned R-3, separating rural land from urbanizable land. The proposal decreases the perimeter of the UGB and thus more efficiently separates rural lands from urban/urbanizable lands.

GOAL 10 - To provide for the housing needs of the citizens of the City.

POLICIES - The City shall:

- A. Provide buildable land for a variety of housing types. So that a reasonable housing balance can be provided and that a mix of housing types on a variety of lot sizes are available for both

existing and future area residents, the City shall encourage the development of a range of housing types including "middle housing." "Middle housing" is slightly denser than a detached single dwelling surrounded by a yard, but less dense than an apartment building. It can take several forms depending on the neighborhood or district context, including one to four dwelling units on a single lot – attached or detached – townhouses, cottage clusters, tiny homes, stacked flats, garden apartments, and boarding houses. It can occur in infill, redevelopment, conversions, and new subdivisions.

Finding: The proposed UGB land exchange will provide more achievable opportunities for development of a variety of housing types, as part of the Yarrow Master Plan area, including single-family housing (in a range of lot sizes), townhouses, and multifamily housing. This criterion is met.

- B. Encourage development of suitable housing to satisfy all income levels. With the addition of more allowable housing types and the removal of barriers to middle housing, more development of attainable housing for low-, moderate- and middle-income residents will be permissible, and the City will grow into a more diverse, vibrant community.

Finding: The proposed UGB land exchange will provide more achievable opportunities for development of a variety of housing types, as part of the Yarrow Master Plan area, including single-family housing (in a range of lot sizes) and multifamily housing. The land being removed from the UGB was planned to be developed predominantly with larger lot single-family housing built around a golf course. The wider variety of housing sizes and types in subarea J will provide more variety in affordability of newly built housing. This criterion is met.

GOAL 11 - To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

POLICIES - The City shall:

- A. Continue to support the school district in providing adequate educational facilities.
- B. Provide urban services as required to the urbanizing areas of the City.
- C. Ensure the provision of urban services--streets, water and sewer--as new developments occurs.
- D. The City shall continue coordinating the existing agreement between the City and Deschutes Valley Water District.
- E. The City shall coordinate with ODOT in implementing its improvement program.

Finding: The proposed UGB land exchange (subarea J) is the area that can be most efficiently serviced with City water and wastewater, as well as connecting with Madras roads, as

described in Section 4. The proposal does not detract from the City's coordination efforts with partner agencies.

GOAL 12 - To provide and encourage a safe, convenient, and economical transportation system.

POLICIES - The City shall maintain and improve the City's street network policies. The City shall undertake to resolve the following problems as noted in the inventories section of the Comprehensive Plan.

Finding: The proposed UGB inclusion lands (subarea J) is the area that can be most efficiently connected with Madras roads, as described in Section 4. The exchange lands are not associated with any of the identified transportation problems.

GOAL 14 - To provide for an orderly and efficient transition from rural to urban land, and to provide for livable communities.

POLICIES -

- A. The City, in cooperation with Jefferson County, shall establish an Urban Growth Boundary.
- B. The City, in cooperation with Jefferson County, shall mutually agree to a management plan for the Urban Growth Boundary area.
- C. The City, in cooperation with Jefferson County, shall establish an Urban Growth Boundary revision process to be utilized in a proposed change of the Urban Growth Boundary.
- D. The City shall encourage the development of complete, livable communities that include characteristics such as: a variety of lot sizes, dwelling unit types and ownership types, open spaces and other recreational amenities, a mix of land uses, school and community facilities, connected streets, proximity to downtown and other employment centers, and development that is scaled to the pedestrian and creates a sense of place. New growth areas should be developed in accordance with the Master Planned Community Overlay zone, which requires generous open space and amenities, and encourages efficient use of land and public facilities and services, a variety of housing types, innovative designs and complete pedestrian-friendly communities. Physical barriers, such as highways, tend to disrupt complete communities and livability because they disconnect areas from downtown and result in an auto-oriented environment of sprawl along highway corridors.

Finding: The proposed changes to Madras UGB by bringing subarea J into the UGB and removing the land identified in this report from the UGB will be adopted by both Madras and Jefferson County. This criterion is met.

Finding: The proposed UGB land exchange will allow for development of subarea J as a part of the Yarrow Master Plan area. It will include a wider variety of housing than was planned

for the area being removed from the UGB, with nearby parks and a school. This change will help Madras' development as a complete and livable community. This criterion is met.

Consistency with Madras and Jefferson County Urban Reserve Area Report

The Urban Reserve Area Report was adopted by Madras DETAILS. The report includes the following Goal 14 policies that are relevant to the proposed land exchange:

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E. The City, in cooperation with Jefferson County, shall give priority to land in designated urban reserve areas over other land when considering urban growth boundary amendments.

Finding: The area proposed to be brought into the UGB (subarea J) is within Madras' Urban Reserves. This criterion is met.

F. The City shall favor UGB amendments that involve land in locations that are suitable to address identified urban land needs in order to minimize buildable land supply shortages and address identified needs. Factors that will be considered when evaluating UGB additions include:

- Existing and planned capacity of the transportation system
- Existing and planned capacity of the city waste water treatment plant
- Existing and planned capacity of the city sanitary sewer conveyance system
- Existing and planned capacity of the Deschutes Valley Water District supply system
- Impacts on schools, parks, and public safety service providers
- Impacts on future operating costs for public facilities and services

Finding: Impacts on these systems were considered in the evaluation of land to bring into the UGB, as documented in Chapter 4, with additional considerations in Chapters 5 and 6. The best area for inclusion in the UGB was determined to be subarea J, as discussed in other sections of this report. The criterion is met.

H. During years when a comprehensive UGB demand and supply evaluation is not scheduled, individual applications for adding property to the UGB shall be limited to requests of less than 50 acres. UGB amendment applications must demonstrate consistency with applicable Oregon statutes and administrative rules and be accompanied by information that addresses Policy 14-J below. Applications that involve more than 25 acres also must comply with provisions of Policy 14-I.

Finding: The proposed UGB land swap is for fewer than 50 acres. Consistency with applicable Oregon Statutes and administrative rules is demonstrated throughout this document. This criterion is met.

I. The City, in cooperation with Jefferson County, shall encourage the development of complete, livable communities that include characteristics such as: a variety of lot sizes, dwelling unit types and ownership types, open spaces and other recreational amenities, a mix of land uses, school and community facilities, connected streets, proximity to downtown and other employment centers, and development that is scaled to the pedestrian and creates a sense of place. New growth areas added to the UGB should be planned and developed in accordance either with the city Master Planned Community Overlay zone, or an Area Master Plan.

1. A Master Planned Community (MPC) Overlay may apply to large multi-phased development projects where the master plan is intended to guide future development patterns and serves to regulate the site-development approval process. MPC's require generous open space and amenities, and encourage efficient use of land and public facilities and services, a variety of housing types, innovative designs and complete pedestrian-friendly communities. Physical barriers, such as highways, tend to disrupt complete communities and livability because they disconnect areas from downtown and result in an auto-oriented environment of sprawl along highway corridors.
2. An Area Master Plan (AMP) is appropriate for land added to the UGB where the approval of urban development is expected to rely on conventional urban zoning and a conventional development application and review process. An AMP must be prepared for all contiguous properties added to the UGB that are greater than 25 acres and which are not subject to a MPC overlay. An AMP shall encourage efficient use of land, zoning consistent with an identified urban land need, appropriate locations for transportation improvements, public facilities, protection for significant open space, scenic, historic, and natural resource areas. An AMP must show how planned land uses will be integrated with the existing urban development pattern.

Finding: The area proposed for inclusion in the UGB (subarea J) will need to be included in an update of the Yarrow Master Plan, consistent with Madras' development code, before subarea J is developed.

Commented [BG3]: Nick - Do you have anything to add here about when this update is expected and may be adopted.

J. All land use applications or legislative proposals to expand the Madras UGB must be accompanied by information that documents the following:

1. The proposed urban zoning or land use program for the subject properties;
2. An annexation program for subject properties;
3. Evidence that all public facilities required by OAR 660-011-000 can be provided either through planned system improvements outlined in adopted facility master plans or by supplemental improvements that augment adopted infrastructure plans;
4. Evidence that the proposed zoning or land use plan complies with requirements of OAR 660-0012-0060 either by demonstrating that the planned improvements in the Madras

Transportation System Plan (TSP) have capacity to meet transportation needs of the proposed zoning or land use plan or that supplemental transportation improvements, which augment the adopted TSP, will meet this need;

5. *Evidence that providers of other public facilities - including schools, parks and recreation, energy, health care, etc. - are able to meet the projected demand for their services;*
6. *Evidence that development on property constrained by or affected by natural hazards are protecting from such hazards;*
7. *Evidence that known or probable significant resources related to open space, scenic areas, historic places or structures, or fish and wildlife habitat with appropriate measures for protecting significant sites.*
8. *Evidence that a majority of property owners support the conversion of land to urban uses and that land use regulations and financing for development related public improvements are available that ensure the land can be developed as planned within a 20-year horizon.*

Finding: The land proposed to be included in the UGB will be simultaneously annexed into the City and assigned R-3 zoning and comprehensive plan designations. Criteria 1 and 2 are met.

Finding: Subarea J provides opportunities to connect to a water main near the subarea on Yarrow Avenue and will require minimal extension of sewer service from the Yarrow Avenue and Bean Drive intersection. Extension of these services in this area will be less costly and burdensome than other alternative area considered for the land exchange. Existing fire and police protection will be extended by the City to serve the area. Criterion 3 has been met.

Commented [BG4]: Nick - Is this enough?

Finding: The transportation analysis presented in Chapter 6 for Goal 12 concludes that the proposed land exchange does not constitute a significant effect, as defined by the TPR, if the lands were developed to their maximum reasonable level under the R-3 zoning. Criterion 4 has been met.

Finding: The City's existing public facility master plans contemplated serving the 39 acres of buildable land proposed to be removed from the UGB. The 40 acres of buildable land to be included represents a nominal increase in potential development and does not exceed capacities to provide urban services to the included lands as documented in submitted will serve letters. Criterion 5 has been met.

Commented [GC5]: Need these per criterion (5) above.

Finding: Subarea J is less sloped and otherwise has no other substantial natural hazards, as documented in Chapters 2 and 3 of this analysis. Criterion 6 has been met.

Commented [BG6R5]: Nick ?

Finding: There are no known or probable significant resources in subarea J. Criterion 7 has been met.

Finding: The land owners of subarea J and the area proposed for removal from the UGB are City of Madras in both cases. Criterion 8 has been met.

Madras Development Code

18.75.030 Quasi-judicial amendments.

(1) *Applicability, Procedure and Authority.* Quasi-judicial amendments generally refer to a plan amendment or zone change affecting a single or limited group of properties and that involves the application of existing policy to a specific factual setting. Quasi-judicial amendments shall follow the Type III procedure using the standards of approval in subsection (2) and/or (3) of this section, as applicable. Based on the applicant's ability to satisfy the approval criteria, the application may be approved, approved with conditions, or denied.

Finding: The proposal applies to specific parcels of land and is thus subject to the quasi-judicial procedures set out in this section. It is thus subject to quasi-judicial procedures.

(2) *Criteria for Quasi-Judicial Comprehensive Plan Map Amendments.* The applicant shall submit a written narrative which explains how the approval criteria will be met. A recommendation or a decision to approve, approve with conditions, or to deny an application for a quasi-judicial amendment shall be based on all of the following criteria:

- (a) Approval of the request is consistent with the relevant Statewide Planning Goals that are designated by the Community Development Director;
- (b) Approval of the request is consistent with the relevant policies of the Comprehensive Plan that are designated by the Community Development Director;
- (c) The property and affected area are presently provided with adequate public facilities, services, and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property;
- (d) Evidence of change in the neighborhood or community or a mistake or inconsistency in the Comprehensive Plan or Zoning Map regarding the property that is the subject of the application; and
- (e) Approval of the request is consistent with the provisions of the Transportation Planning Rule.

Finding: The relevant statewide planning goals are addressed below. The policies of the Madras Comprehensive Plan were addressed above. The proposal includes modifications to the City's public facilities master plans for the planned provisions of urban services to the lands added to the UGB (and exclusion of the withdrawn lands from such plans). The Transportation Planning Rule is addressed below.

(3) *Criteria for Quasi-Judicial Zone Changes.* The applicant must submit a written narrative which explains how the approval criteria will be met. A recommendation or a decision to approve, approve with conditions, or to deny an application for a quasi-judicial zone change must be based on meeting the following criteria:

- (a) *The amendment will bring the Zoning Map into conformance with the Comprehensive Plan map;*
- (b) *The property and affected area is presently provided with adequate public facilities, services, and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property; and*
- (c) *Approval of the request is consistent with the provisions of the Transportation Planning Rule.*

Finding: The proposal includes a concurrent redesignation and rezoning of the added lands to R-3, which will achieve conformance in planning and zoning. The proposal does not include modifications to the City's public facilities master plans for the planned provisions of urban services to the lands added to the UGB (and exclusion of the withdrawn lands from such plans). Before development occurs, the applicant will be required to submit a master plan to address need for public facility changes. The Transportation Planning Rule is addressed below.

Madras Urban Reserve Area Management Agreement

The City of Madras and Jefferson County entered into the *Madras Urban Reserve Area Management Agreement*¹ (URAMA) with the purpose of establishing standards and procedures for land use actions on land in the Madras Urban Reserve Area.

OAR 660-021-0040(2)(e) and the URAMA state that:

The County shall prohibit certain uses in the URA, including plan or zoning map amendments that allow a minimum lot size less than ten acres as outlined in JCZO Section 323.3.

Finding: The land removed from the UGB will be down zoned to Rangeland, consistent with the zoning on subarea J and other adjacent land in the Urban Reserves. Jefferson County's minimum lot size in the RL zone is 160 acres (Jefferson County Zoning Ordinance 301.8). This requirement is met.

OAR 660-021-0050(1) and the URAMA state that:

Jefferson County shall have authority and jurisdictional responsibility for current planning activities, land use decisions, building permitting, and code enforcement within the URA.

¹ The *Madras Urban Reserve Area Management Agreement* was adopted by the City of Madras and Jefferson County on 1/28/2009.

Upon inclusion of property from the URA within the Urban Growth Boundary, the property shall be subject to the Urban Growth Management Area Agreement

Finding: The land removed from the UGB will be zoned to Rangeland by Jefferson County and the area brought into the UGB (subarea J) will be concurrently annexed and zoned R-3 by the City of Madras and managed like other R-3 land within the City limits. This requirement is met.

The URAMA states that:

Designation of service responsibility, as required by OAR 660-021-0050(2) is as follows:

Service	Existing Service Provider	Future Urban Service Provider
Sanitary Trash Disposal	No Public Service Provider	No Public Service Provider
Sanitary Sewer	No Public Service Provider	City of Madras
Water	Deschutes Valley Water District	Deschutes Valley Water District
Fire Protection	Jefferson County Fire District #1	Jefferson County Fire District #1
Parks	Jefferson County	City of Madras
Recreation	Madras Aquatic Center District	Madras Aquatic Center District
Transportation	Jefferson County	City of Madras
Storm Water	Jefferson County	City of Madras

Finding: The proposal does not change the service providers applicable to lands within the urban reserve areas as set forth above.

6. Statewide Goal Consistency Analysis

This section addresses compliance with applicable Statewide Planning Goals.

Goal 1 Citizen Involvement

Goal 1 calls for the opportunity for citizens to be involved in all phases of the planning process. The public was provided the opportunity to be involved in the decision-making process regarding changes to the UGB through public meetings (in-person and by video conference), Madras Planning Commission, Madras City Council, Jefferson County Planning Commission, and Jefferson County Board of County Commissioners. Public testimony was taken at each hearing. The City of Madras notifies nearby property owners, publishes a public hearing notice and contact information in the newspaper, and facilitates public participation during public hearings.

The public has had the opportunity to be involved in decision making for issues related to the UGB land exchange analysis.

Goal 2 Land Use Planning

Goal 2 outlines the basic procedures of Oregon's statewide planning program, stating that land use decisions must be made in accordance with comprehensive plans and that effective implementation ordinances must be adopted.

Madras' acknowledged Comprehensive Plan and implementing ordinances provide a State-approved process for land use decision making, and a policy framework derived from a proper factual base. The City's Comprehensive Plan and implementing ordinances provide the local criteria by which the applicant's request will be reviewed. The proposed UGB land exchange area (subarea J) will require review and compliance with the applicable statewide planning goals. No exception to statewide planning goals is necessary.

Goal 2 also requires the consideration of alternatives. The City considered a range of alternatives for the UGB land exchanged, as documented in Sections 3 and 4 of this report. All pertinent documentation has been made available to all interested parties. Goal 2 has been properly addressed.

Goals 3 Agricultural Lands and 4 Forest Lands

As stated in 660-024-0020(1)(b), Goals 3 and 4 are not applicable when establishing or amending an urban growth boundary. No further analysis is required.

Goal 5 Open Spaces, Scenic and Historic Areas & Natural Resources

Goal 5 requires local governments to inventory and protect natural resources. There are no inventoried significant Goal 5 resources subarea J. No further analysis is required.

Goal 6 Air, Water and Land Resources Quality

Goal 6 requires local comprehensive plans and implementing measures to be consistent with state and federal regulations. The proposed UGB exchange will have little, if any effect on the quality of air, water and land resources of the area. By complying with applicable air, water and land resource quality policies in the Madras Comprehensive Plan, Goal 6 will be properly addressed.

Goal 7 Areas Subject to Natural Disasters and Hazards

Goal 7 requires that jurisdictions apply appropriate safeguards when planning development in areas that are subject to natural hazards such as flood hazards.

The identified natural hazards in Madras are flooding and landslide hazards. The proposed UGB exchange area (subarea J) does not have flood hazards or significant landslide hazards. The alternatives analysis considered lands within the FEMA flood hazards and areas with steep sloped, attempting to avoid expanding into areas with identified hazards. Lands included within subarea J are not subject to any known natural hazards.. Thus, Goal 7 has been properly addressed.

Goal 8 Recreation Needs

Goal 8 requires governmental organizations with responsibility for providing recreational facilities to plan for recreational facilities. The Yarrow Master Plan includes three new public parks and the existing Juniper Hills County Park is to the north of the Master Plan area. Subarea J does not itself include areas planned for parks.

Madras adopted the *Madras Parks Master Plan* in 2019. That plan inventoried existing facilities, estimates a level of service, and identified park needs. The Master Plan identified existing park improvements and new park improvements. Neither areas involved in the exchange include park land.

The land exchange proposed is for exchange of about 40 acres of land, with the area removed from the UGB and added to the UGB both zoned R-3. As a result, the proposed exchange will not significantly change Madras housing capacity or demand for new park land. Thus, Goal 8 has been properly addressed.

Goal 9 Economy of the State

Goal 9 requires jurisdictions to plan for an adequate supply of land for employment uses to further goals for economic development. There are no commercial or industrial zoned lands involved in the proposed UGB exchange. As a result, Goal 9 is not applicable.

Goal 10 Housing

The proposed UGB land exchange results in a slight increase in buildable acreage under the same R-3 zoning. Accordingly, the land exchange will result in substantially the same number of housing units. Subarea J will provide better opportunities to develop a wider range of housing types than the land being removed from the UGB. As a result, there will be little impact on the residential land supply and better opportunity to achieve the housing objectives set out in Goal 10. Goal 10 has been properly addressed.

Goal 11 Public Facilities and Services

The provision of public facilities and services was considered in the Goal 14 alternatives analysis process described above and the application is supported by will-serve letters from such providers. Subarea J provides opportunities to connect to a water main near the subarea on Yarrow Avenue and will require minimal extension of sewer service from the Yarrow Avenue and Bean Drive intersection. Extension of these services in this area will be less costly and burdensome than other alternative areas considered for the land exchange.

For the above reasons, the City finds that Goal 11 has been satisfied.

Goal 12 Transportation

Goal 12 encourages the provision of a safe, convenient and economic transportation system. This goal also implements provisions of other statewide planning goals related to transportation planning in order to plan and develop transportation facilities and services in coordination with urban and rural development (OAR 660-012-0000(1)). For the purposes of the proposed amendments, the Transportation Planning Rule (TPR) requires additional analysis if the proposed amendments would significantly affect an existing or planned transportation facility, as defined in OAR 660-001-0060(1).

The following TPR analysis by Kittleson & Associates demonstrates compliance with Goal 12, the TPR and the provisions of City and County land use regulations that implement Goal 12 and the TPR.



1001 SW Emory Drive, Suite 140
 Bend, OR 97702
 P 541.313.8300

Wednesday, 7/1/2020

Project# 28585

To: Nick Sneed, City of Madras
 Beth Goodman, ECONorthwest

From: Matt Kittelson & Julia Kuhn

RE: Madras Urban Growth Boundary Land Exchange

The proposed land exchange requires preparation of Transportation Planning Rule (TPR) analyses per Oregon Administrative Rule (OAR) 066-012-060. As summarized herein, the proposed land exchange does not constitute a significant effect, as defined by the TPR, if the lands were developed to their maximum reasonable level under the R-3 zoning. The remainder of this memorandum provides the details supporting this conclusion.

Transportation Planning Rule (TPR) Evaluation

Two sections of the TPR apply to amendments to acknowledged land use designations. Per OAR 660-012-0060(1) and (2), the first step in assessing an amendment's potential transportation impact is to compare the vehicular trip generation assuming a "reasonable worst-case" development scenario under the existing and proposed amendment. If the trip generation potential increases by more than 400 daily trips under the proposed amendment, additional analysis is required to assess whether the proposal will "significantly affect" the transportation system. Conversely, if the trip generation under the amendment is less than the thresholds defining a "significant effect," no additional quantitative analysis is necessary to support the change.

Trip Generation Comparison

To test for a significant effect, we reviewed the change in trip generation potential of the lands to be replaced versus that of the lands to be added. As noted above, the lands within the UGB today identified for removal are zoned R-3 and the lands identified to be brought into the UGB are planned for R-3 zoning. The net increase of the land exchange is one buildable acre. Per the City's Municipal Code Section 18.15.040 and analyses conducted on behalf of the City by ECONorthwest, the following represents the "reasonable worst-case" scenarios in terms of trip making under R-3:

- Single family homes developed at a density of 5.2 units per acre;
- Townhomes developed at a density of 15 units per acre;
- Duplexes, triplexes, and quadplexes developed at a density of 13.8 units per acre; and/or,
- Apartments developed at a density of 16.8 units per acre.

Table 1 presents a trip generation comparison for the net increase of one buildable acre associated with the lands to be added versus those to be removed. This comparison is based on information contained in the *Trip Generation Manual* (11th Edition, as published by the Institute of Transportation Engineers). As shown in the table, the maximum trip generation change associated with the proposed land exchange is associated with the potential development of 17 apartments. These apartments could result in a daily trip increase of 115 vehicular trips, of which 9 trips would occur during the weekday PM peak hour.

Table 1. Trip Generation Comparison Associated with One Additional Acre of R-3 Lands

Land Use	ITE Code	Size (units)	Total Daily Trips	Weekday PM Peak Hour Trips	Maximum for Analyses?
Single Family Detached	215	5	47	5	No
Townhomes	215	15	108	9	No
Duplex/Triplex/Quadplex	215	14	101	8	No
Apartments	220	17	115	9	Yes
Highest Trip Generation Potential			115	9	Apartments

In reviewing Table 1, Policy 1F.5 of the Oregon Highway Plan establishes the following thresholds for determining significance:

- Any proposed amendment that does not increase the average daily trips by more than 400 is not considered significant.
- Any proposed amendment that increases the average daily trips by more than 400 but less than 1,000 for state facilities is not considered significant where:
 - The annual average daily traffic is less than 5,000 for a two-lane highway
 - The annual average daily traffic is less than 15,000 for a three-lane highway
 - The annual average daily traffic is less than 10,000 for a four-lane highway
 - The annual average daily traffic is less than 25,000 for a five-lane highway
- If the increase in traffic between the existing plan and the proposed amendment is more than 1,000 average daily trips, then it is not considered a small increase in traffic and the amendment causes further degradation of the facility and would be subject to existing processes for resolution.

As shown, the proposed land exchange would not result in a significant impact per OHP Policy 1F.5 as it would constitute an increase of less than 400 daily trips (i.e., only an increase of 115 daily trips). We further note that neither the increase of 115 daily trips nor increase of 9 weekday PM peak hour trips meet the City's Traffic Impact Study guidelines for necessitating a

study. Per Madras Municipal Code Section 18.25.180, a Transportation Impact Analysis is required if the land use action results in an increase of 500 or more daily trips or 50 or more PM peak hour trips. For these reasons, no quantitative analyses are needed to address the TPR nor the City's requirements.

Summary of Applicable Oregon Administrative Rule Criteria

OAR Section 660-12-0060 of the TPR sets forth the relative criteria for evaluating plan and land use regulation amendments. Table 2 summarizes the criteria in Section 660-012-0060 and the applicability to the proposed land exchange.

Table 2. Summary of Criteria in OAR 660-012-0060

Section	Criteria	Applicable?
1	Describes how to determine if a proposed land use action results in a significant effect.	Yes
2	Describes measures for complying with Criteria #1 where a significant effect is determined.	No
3	Describes measures for complying with Criteria #1 and #2 without assuring that the allowed land uses are consistent with the function, capacity and performance standards of the facility.	No
4	Determinations under Criteria #1, #2, and #3 are coordinated with other local agencies.	Yes
5	Indicates that the presence of a transportation facility shall not be the basis for an exception to allow development on rural lands.	No
6	Indicates that local agencies should credit developments that provide a reduction in trips.	No
7	Outlines requirements for a local street plan, access management plan, or future street plan.	No
8	Defines a mixed-use, pedestrian-friendly neighborhood.	No
9	A significant effect may not occur if the rezone is identified on the City's Comprehensive Plan and assumed in the adopted Transportation System Plan.	No
10	Agencies may consider measures other than vehicular capacity if within an identified multimodal mixed-use area (MMA).	No
11	Allows agencies to override the finding of a significant effect if the application meets the balancing test.	No

As shown in Table 2, there are eleven criteria that apply to Plan and Land Use Regulation Amendments. Of these, two are applicable to the proposed land exchange. These criteria are provided below in italics with our response shown in standard font.

OAR 660-12-0060(1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:

(a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);

(b) Change standards implementing a functional classification system; or

(c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.

(A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;

(B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or

(C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.

Response: The proposed land exchange is not anticipated to result in an increase in daily trip making that constitutes a significant effect per OHP Policy 1F.5 nor does the daily or PM peak hour trip generation potential result in an increase that would warrant a Traffic Impact Analysis per the City's Municipal Code requirements. Further, no changes to the City's functional street classification designations or standards are proposed or warranted by the land swap and the adjacent facilities are appropriate for the R-3 designations. We also note that the City's Transportation System Plan identifies the future extension of Bean Drive to this area, which will benefit the connectivity provided to the Yarrow Master Plan lands.

(4) Determinations under sections (1)–(3) of this rule shall be coordinated with affected transportation facility and service providers and other affected local governments.

Response: The Applicant is coordinating the proposed zone change with Jefferson County and ODOT.

Conclusions

As discussed herein, our review concluded that the proposed land exchange and resulting increase of one buildable acre into the City's Urban Growth Boundary that is zoned R-3 does not constitute a significant effect as defined by the TPR and OHP Policy 1F.5. Further, neither the small increase in daily nor weekday PM peak hour trips associated with the land exchange require a Transportation Impact Analysis per the City's requirements.

Goal 13 Energy

Goal 13 requires land and uses developed on the land to be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles. Energy consequences of the proposed urban growth area amendment have been considered in the Goal 14 alternatives analysis process. Therefore, Goal 13 has been adequately addressed.

Goal 14 Urbanization

Goal 14 has been complied with as demonstrated in Chapters 2 through 4 of this report.

Goal 15 through 19

Goals 15 through 19 are related to the Willamette Greenway and coastal resources. As such, these goals do not apply to the subject sites and no further analysis is required.

AGENDA ITEM COVERSHEET

<input type="checkbox"/> Admin. Session	<input type="checkbox"/> Consent Agenda	<input type="checkbox"/> Public Hearing
<input checked="" type="checkbox"/> Action Item	<input type="checkbox"/> Report/Request	<input type="checkbox"/> Other/Announcements

Agenda Item Title (Do not put in all-caps):
 Professional Services Contract with Kittelson & Associates, Inc.

Department: Community Development/Administration **Date Submitted:** February 15, 2024
Contact Person: Phil Stenbeck **Phone:** 541-460-6181
Effective Dates of Contract/Grant/ Proposal: February 28, 2024 or when signed by County
Amount of Contract/Grant/Proposal: \$10,000 **Requested Agenda Date:** February 28, 2024

Reviewed By: (Signature and Date Required) **Director/Elected Official:** _____
 Finance Director: _____
 County Counsel: _____
 CAO: _____

AGENDA ITEM BRIEF DESCRIPTION:
 Professional Services Contract to conduct a Transportation Planning Rule (TPR) analysis in support of the City of Madras/Jefferson County Industrial Large Lot UGB expansion proposal.

BACKGROUND/SUMMARY STATEMENT:
 Jefferson County and the City of Madras are working together to add a ~195 acre industrial site to the Madras urban growth boundary (UGB) through the Central Oregon Industrial Large Lot Program. This UGB amendment and proposal to concurrently rezone the property to the city's Large Lot Industrial zone requires an analysis to determine consistency with Oregon's Transportation Planning Rule (TPR), OAR 660, division 12. Kittelson & Associates will provide the necessary analysis to meet this requirement.

RECOMMENDATION: (i.e., Discussion, Discussion/Action, Introduction, Presentation, or Information)
 Staff recommends the board approve and sign the contract.

REQUESTED ACTION: (Exact action requested of Commissioners in the form of a motion)
 Staff requests approval by the Board of Commissioners and signing of the contract.

ATTACHMENTS: Professional Services Contract

POST ACTION INSTRUCTIONS: (Fully executed originals will be retained for the official record)
 Please send signed Authorization Agreement to Matt Kittelson (mkittelson@kittelson.com) and the Kittelson & Associates Contracts Division (contracts@kittelson.com)

PERSONAL SERVICES CONTRACT

This Agreement is made and entered into by and between Jefferson County, a political subdivision of the State of Oregon, hereinafter "County", and Kittelson & Associates, Inc., hereinafter referred to as "Contractor".

IT IS HEREBY AGREED by and between the parties above mentioned, for and in consideration of the mutual promises hereinafter stated as follows:

- 1. Effective Date and Duration.** This Agreement is effective February 28, 2024 and shall continue to be in effect until completion of the Scope of Work. All sections of this Contract that would be expected to survive termination or expiration of this Contract will do so.
- 2. Scope of Work.** Contractor shall perform the services listed and described in the Scope of Work, attached and incorporated by this reference.
- 3. Consideration.** County shall pay Contractor up to and not to exceed \$10,000 upon completion of the tasks outlined in the Scope of Work. Contractor shall submit invoice to County either by mail Attn: Finance Department, 66 SE D Street, Madras, OR 97741 or via email to avanek@jeffco.net. Said sum shall be payable by County within 30 days following the receipt of an invoice.

Notwithstanding any other provision of this Agreement, in the event that Contractor fails to submit any required reports when due, or fails to perform or document the performance of contracted services, the County may withhold payments under this Agreement. Such withholding of payment for cause shall continue until the Contractor submits required reports, performs the required services or establishes, to the County's satisfaction, that such failure arose out of causes beyond the control and without the fault or negligence of the Contractor.

4. Independent Contractor Status. Contractor shall be an independent contractor for all purposes and shall be entitled only to the compensation provided for in this Agreement. Under no circumstances shall Contractor be considered an employee of County. Contractor shall provide all tools or equipment necessary to carry out this Agreement, and shall exercise complete control in achieving the results specified in the Scope of Work. Contractor is solely responsible for its performance under this Agreement; for payment of any fees, taxes, royalties or other expenses necessary to complete the work except as otherwise specified in the Scope of Work; and for meeting all other requirements of law in carrying out this Agreement. Contractor shall identify and certify tax status and identification number through execution of IRS form W-9 prior to submitting any request for payment to County.

5. Representations and Warranties. Contractor represents and warrants to County that (1) Contractor has the power and authority to enter into and perform this Contract, (2) this Contract, when executed and delivered, shall be a valid and binding obligation of Contractor enforceable in accordance with its terms, (3) the Work under this Contract shall be performed in a good and workmanlike manner and in accordance with the professional standards for Contractor's profession working under similar circumstances at the same time and in the same locale, (4) Contractor shall, at all times during the term of this Contract be qualified, professionally competent, and duly licensed to perform the Work. The warranties set forth in this section are in addition to, and not in lieu of, any other warranties provided.

6. Records Maintenance. Contractor shall maintain all of its records relating to the Scope of Work on a generally recognized accounting basis and allow County the opportunity to inspect and/or copy such records at a convenient place during normal business hours. All required records shall be maintained by Contractor for six years after County makes final payment and all other pending matters are closed.

7. Confidentiality. The use or disclosure by Contractor and its employees and agents of any information concerning a recipient of services provided pursuant to this Agreement, for any purpose not directly connected with the administration of Contractor's responsibilities with respect to such services, is prohibited, except on written consent of the person or persons authorized by law to consent to such use or disclosure. Contractor shall prohibit the use or disclosure by Contractor's subcontractors and their employees and agents of any information concerning a recipient of services purchased under the applicable subcontract(s), for any purpose not directly connected with the administration of the Contractor's or subcontractor's responsibilities with respect to such purchased services, except on written consent of the person or persons authorized by law to consent to such use or disclosure. All records and files shall be appropriately secured to prevent access by unauthorized persons. Contractor shall, and shall cause its subcontractor's to comply with all appropriate federal and state laws, rules and regulations regarding confidentiality of client records.

8. Compliance with Laws. Both parties shall comply with the public contracting provisions of ORS chapters 279A, 279B and 279C to the extent those provisions apply to this Agreement. All such provisions required to be included in this Agreement are incorporated herein by reference. Contractor shall comply with all applicable requirements of federal and state civil rights and rehabilitation statutes, rules and regulations including those of the Americans with Disabilities Act.

9. Hold Harmless. Contractor agrees to indemnify, save harmless and defend County, its officers, agents, representatives and employees from and against all claims, suits, actions, damages, costs, losses and expenses in any manner resulting from, arising out of, connected with or related to negligent or other tortious activities or errors and omissions of Contractor, its officers, employees, subcontractors or agents pursuant to this Agreement.

10. Subcontracting. Contractor shall not enter into any subcontracts for any of the work required by this Agreement, or assign or transfer any of its interest in this Agreement, without County's written consent. In addition to any other provisions County may require, Contractor shall include in any permitted subcontracts under this Agreement a requirement that the subcontractor be bound by this Agreement as if subcontractor were Contractor. County's consent to any subcontract under this Agreement shall not relieve Contractor of any of its duties or obligations under this Agreement. Moreover, approval by the County of a subcontract shall not result in any obligations or liabilities to the County in addition to those set forth in this Agreement, including, without limitation, the agreed rates of payment and total consideration. Contractor shall be solely responsible for any and all obligations owing to the subcontractors.

11. Termination. This Agreement may be terminated by mutual consent of the parties or upon thirty days written notice from either party. Termination shall not excuse payment for expenses properly incurred prior to notice of termination, but neither party shall be liable for indirect or consequential damages arising from termination under this section.

12. Limitations of Liability. Except for liability arising under or related to Sections 11 or 5, neither party shall be liable for (i) any indirect, incidental, consequential or special damages under the contract or (ii) any damages of any sort arising solely from the termination of this contract in accordance with its terms.

13. Insurance. In conjunction with all services performed under this Agreement:

A. Contractor shall obtain, maintain and furnish to the County, upon request, proof of professional liability insurance and comprehensive liability insurance covering the contracted services to be performed by Contractor. Such insurance, whatever the form, shall name Jefferson County, its officers, agents and employees as additional insureds and shall not be less than the following:

- i. \$1,000,000 broad form comprehensive general liability insurance; and
- ii. \$1,000,000 for errors and omissions or professional liability/malpractice.

B. Contractor shall also furnish County evidence of motor vehicle liability insurance of not less than \$500,000 combined single limit for any motor vehicle operated by Contractor, its agents or employees in the performance of this Agreement.

C. In the event of unilateral cancellation, restriction or modification by the insurance company of Contractor's insurance policies required herein, Contractor shall immediately notify County verbally and in writing.

14. Debt Limitation and Non-Appropriation. This Agreement is expressly subject to the debt limitation for Oregon counties set forth in Article XI, Section 10, of the Oregon Constitution, and is contingent upon funds being appropriated therefor. Any provisions herein which would conflict with law are deemed inoperative only to that extent. In the event that sufficient funds shall not be appropriated for the payment of consideration required to be paid under the Agreement, and if County has no funds legally available for consideration from other sources, then County may terminate this Agreement in accordance with Section 11 of this Agreement.

15. No Third Party Beneficiaries; Successors and Assigns. The County and Contractor are the only parties to this Agreement and are the only parties entitled to enforce its terms. Nothing in this Agreement gives, is intended to give, or shall be construed to give or to provide any benefit or right, indirectly or otherwise, to third persons unless such third persons are individually identified by name herein and expressly described as intended beneficiaries of the terms of this Agreement. Nothing in this Agreement is intended to require any party to do or undertake any activity which it is not authorized to do. This Agreement shall be binding upon and inure to the benefit of the County, Contractor, and their respective successors and assigns, except that Contractor may not assign or transfer its rights or obligations hereunder or any interest herein without the prior consent in writing of the County, which consent may be withheld for any reason.

16. Severability. If any term or provision of this Agreement is declared by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular term or provision held to be invalid.

17. Entire Agreement; Waiver. This Agreement contains the entire understanding of the parties regarding the subject matter of this Agreement and supersedes all prior and contemporaneous negotiations and agreements, whether written or oral, between the parties with respect to the subject matter of this Agreement. The failure of County to enforce any provision of this Agreement shall not constitute a waiver by County of that or any other provision.

18. **Governing Law; Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Oregon without regard to principles of conflicts of law. Any claim, suit, action, or proceeding (collectively "Claim") between County and Contractor that arises from or relates to this Agreement shall be brought and conducted solely and exclusively within the Jefferson County Circuit Court of the State of Oregon; provided, however, if the claim must be brought in a federal forum, then it shall be brought and conducted solely and exclusively within the United States District Court for the District of Oregon. Contractor, by execution of this Agreement, hereby consents to the in personam jurisdiction of said courts.

19. **Attorney Fees.** In the event an action, suit or proceeding, including any and all appeals therefrom, is brought for failure to observe any of the terms of this Agreement, each party shall be responsible for their own attorney fees, expenses, costs and disbursements incurred as a result of said action, suit, proceeding or appeal.

20. **Contractor warranty and covenant concerning tax law compliance.** Contractor represents and warrants that it has complied with the tax laws of this state or political subdivision of this state, including but not limited to ORS 305.620 and ORS chapters 316, 317 and 318. Contractor covenants to continue to comply with the tax laws of this state or a political subdivision of this state during the term of the public contract and Contractor's failure to comply with the tax laws of this state or a political subdivision of this state before Contractor executed the public contract or during the term of the public contract is a default for which a contracting agency may terminate the public contract and seek damages and other relief available under the terms of the public contract or under applicable law.

DATED this ____ day of _____, 2024.

CONTRACTOR:

JEFFERSON COUNTY:

By:  _____
DocuSigned by:
Matt Kattelson
7810887-761166

Commission Chair

Title: Associate Engineer

Commissioner

Commissioner

Scope of Work

Transportation Planning Rule Analysis (Up to \$10,000)

- Obtain and review the Transportation System Plans (TSPs) adopted by the City of Madras and Jefferson County as well as Madras Industrial Site Readiness Plan. Examine policy language, connectivity, access management, and ODOT mapping considerations related to local roadway network.
- Obtain the existing and proposed zoning designations from the Client.
- Coordinate with the project team to obtain reasonable worst-case development assumptions for the project site under the existing zoning and under the proposed zoning.
- Estimate the trip generation potential of the site assuming reasonable worst-case development of the property under the existing and proposed zoning using trip rates obtained from the *Trip Generation Manual, 11th Edition*.
- Compare the difference in site trip generation potential assuming worst-case development under the existing and proposed zoning and determine whether the rezoning results in a significant effect as defined by the Oregon Transportation Planning Rule (TPR, OAR 660-012-0060).
- Prepare a letter to the City of Madras and ODOT documenting the trip generation comparison methodology and preliminary TPR findings as to whether the change in trips represents a significant effect. Mitigation measures, if necessary, may include the consideration of deed restrictions that result in a "trip cap" for the subject property. A draft copy will be provided for client review and comment prior to a final copy.

Note: Based on preliminary assessments, no traffic count data or intersection analysis is anticipated as part of this scope of work. If such data or analysis is required through further review by the project team or a reviewing agency, we will work with the Client to amend this scope of work and budget.

- Meet with City, County, and ODOT staff to discuss the proposed rezoning and any potential significant effects identified.
- Finalize letter to the City and ODOT based on feedback received from prior meeting. This letter will be provided to County for inclusion in adoption packets.
- Prepare for and attend up to two adoption hearings at either Planning Commission or City Council.

**INTERGOVERNMENTAL AGREEMENT BETWEEN
NORTH CENTRAL PUBLIC HEALTH DISTRICT AND JEFFERSON COUNTY**

This Agreement is made and entered into by and between Jefferson County, a political subdivision of the State of Oregon, hereinafter referred to as "Jefferson", and North Central Public Health District, a political subdivision of the State of Oregon, hereinafter referred to as "NCPHD."

WITNESSETH:

WHEREAS, pursuant to ORS 190.003 through 190.110, Jefferson and NCPHD are authorized to enter into an Intergovernmental Agreement for the performance of any or all functions which a party to the Agreement has the authority to perform; and

WHEREAS, both Jefferson and NCPHD find it beneficial to enter into this Agreement in order for NCPHD to provide inspection services for Jefferson and Jefferson to provide inspections services for NCPHD;

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, it is mutually agreed as follows:

1. EFFECTIVE DATE/DURATION

- 1.1. This Agreement is effective upon full execution.
- 1.2. This Agreement shall remain in effect until terminated in accordance with Section 2 of this Agreement.

2. TERMINATION

This Agreement may be terminated by either party upon 30 days written notice to the other party. Termination under this section shall not affect any obligations or liabilities accrued prior to the effective date of termination.

3. STATEMENT OF WORK

3.1 NCPHD agrees to:

- 3.1.1. Provide onsite sanitarian services for onsite permit application review, site evaluations, pre-cover inspections and such other services as the parties may agree upon on behalf of and for the benefit of Jefferson County.

- 3.1.2. Provide all services in accordance with a schedule approved by the parties.
 - 3.1.3. Provide monthly invoices for all hours worked and mileage to be reimbursed.
 - 3.1.4. Submit timely requests for services providing as much advance notice as reasonably possible.
 - 3.1.5. Pay invoices received within 30 days of their receipt.
- 3.2. Jefferson agrees to:
- 3.2.1. Provide onsite sanitarian services for onsite permit application review, site evaluations, pre-cover inspections and such other services as the parties may agree upon on behalf of and for the benefit of NCPHD.
 - 3.2.2. Provide all services in accordance with a schedule approved by the parties.
 - 3.2.3. Provide monthly invoices for all hours worked and mileage to be reimbursed.
 - 3.2.4. Submit timely requests for services providing as much advance notice as reasonably possible.
 - 3.2.5. Pay invoices received within 30 days of their receipt.

4. CONSIDERATION

- 4.1. Jefferson shall pay NCPHD on a fee-for-service basis at the rate of \$75 per hour plus vehicle mileage at the current rate designated by the Internal Revenue Service for tax purposes.
- 4.2. If the hours worked by a NCPHD employee for services performed under this Agreement exceeds 40 hours in a work week, Jefferson agrees to pay NCPHD for all hours worked by the employee in excess of 40 hours in a work week at the rate of 1 1/2 times the hourly rate being paid to NCPHD for the services of the employee performing the services.
- 4.3. For the work to be performed under this agreement, Jefferson's performance of its obligations hereunder is conditioned upon NCPHD's compliance with the provisions of ORS 279B.220,

279B.230 and 279B.235, which are incorporated herein by this reference as well as NCPHD's compliance with all applicable State of Oregon Department of Environmental Quality rules and regulations.

- 4.4. Payment for hours worked, including travel time, plus reimbursement for mileage shall be the complete compensation to NCPHD for services performed under this Agreement.
- 4.5. NCPHD shall pay Jefferson on a fee-for-service basis at the rate of \$75 per hour plus vehicle mileage at the current rate designated by the Internal Revenue Service for tax purposes.
- 4.6. If the hours worked by a Jefferson employee for services performed under this Agreement exceeds 40 hours in a work week, NCPHD agrees to pay Jefferson for all hours worked by the employee in excess of 40 hours in a work week at the rate of 1 1/2 times the hourly rate being paid to Jefferson for the services of the employee performing the services.
- 4.7. For the work to be performed under this agreement, NCPHD's performance of its obligations hereunder is conditioned upon Jefferson's compliance with the provisions of ORS 279B.220, 279B.230 and 279B.235, which are incorporated herein by this reference as well as Jefferson's compliance with all applicable State of Oregon Department of Environmental Quality rules and regulations.
- 4.8. Payment for hours worked, including travel time, plus reimbursement for mileage shall be the complete compensation to Jefferson for services performed under this Agreement.

5. DELEGATION AND REPORTS

Neither NCPHD nor Jefferson shall delegate the responsibility for providing services hereunder to any other individual or agency without the written consent of the other party. Each party shall provide the other with periodic reports at the frequency and with the information prescribed to be reported by either party.

6. ASSIGNMENT

Neither this Agreement nor any of the rights granted by this Agreement may be assigned or transferred by either party.

7. BINDING EFFECT

The terms of this Agreement shall be binding upon and inure to the benefit of each of the parties and each of their respective administrators, agents, representatives, successors and assigns.

8. AGENCY AND PARTNERSHIP

8.1. It is agreed by and between the parties that NCPHD or Jefferson, upon request, is carrying out a function on behalf of NCPHD or Jefferson, and the requesting agency has the right of direction or control of the manner in which NCPHD or Jefferson delivers services under this Agreement and exercises control over the activities of the sanitarian when providing agreed upon services.

8.2. Neither party is, by virtue of this Agreement, a partner or joint venture with the other party and neither party shall have any obligation with respect to the other party's debts or liabilities of whatever kind or nature.

9. INDEMNIFICATION

9.1. To the extent permitted by Article XI, Section 10, of the Oregon Constitution and the Oregon Tort Claims Act, ORS 30.260 through 30.300, Jefferson shall defend, save, hold harmless and indemnify NCPHD and its officers, employees and agents from and against all claims, suits, actions, losses, damages, liabilities costs and expenses of any nature resulting from or arising out of, or relating to the activities of Jefferson or its officers, employees, contractors, or agents under this Agreement.

9.2. To the extent permitted by Article XI, Section 10, of the Oregon Constitution and the Oregon Tort Claims Act, ORS 30.260 through 30.300, NCPHD shall defend, save, hold harmless and indemnify Jefferson and its officers, employees and agents from and against all claims, suits, actions, losses, damages, liabilities costs and expenses of any nature resulting from or arising out of, or relating to the activities of NCPHD or its officers, employees, contractors, or agents under this Agreement.

9.3. Neither party shall be liable to the other for any incidental or consequential damages arising out of or related to this Contract. Neither party shall be liable for any damages of any sort arising

solely from the termination of this contract or any part hereof in accordance with its terms.

10. NON-DISCRIMINATION

Each party agrees that no person shall, on the grounds of race, color, creed, national origin, sex, marital status, age or sexual orientation, suffer discrimination in the performance of this agreement when employed by either party. Each party agrees to comply with Title VI of the Civil Rights Act of 1964 as amended, Section V of the Rehabilitation Act of 1973 as amended, and all applicable requirements of federal and state civil rights and rehabilitation statutes, rules and regulations. Additionally, each party shall comply with the Americans with disabilities Act of 1990 as amended, ORS 659.425, and all regulations and administrative rules established pursuant to those laws.

11. ATTORNEY FEES

In the event an action, lawsuit or proceeding, including appeal therefrom is brought for failure to fulfill or comply with any of the terms of this Agreement, each party shall be responsible for its own attorney fees, expenses, costs and disbursements for said action, lawsuit, proceeding or appeal.

12. NO WAIVER OF CLAIMS

The failure by any party to enforce any provision of this agreement shall not constitute a waiver by that party of that provision or of any other provision of this Agreement.

13. SEVERABILITY

Should any provision or provisions of this Agreement be construed by a court of competent jurisdiction to be void, invalid or unenforceable, such construction shall affect only the provision or provisions so construed, and shall not affect, impair or invalidate any of the other provisions of this Agreement which shall remain in full force and effect.

14. HEADINGS

The headings of this Agreement are for convenience only and shall not be used to construe or interpret any provisions of this Agreement.

15. INCORPORATION OF RECITALS

The recitals set forth above are hereby incorporated into and made a part of this Agreement.

16. APPLICABLE LAW

This Agreement shall be governed by and interpreted in accordance with the laws of the State of Oregon.

17. ENTIRE AGREEMENT

17.1. This Agreement constitutes the entire Agreement between the parties concerning the subject matter hereof, and supersedes any and all prior or contemporaneous agreements or understandings between the parties, if any; whether written or oral, concerning the subject matter of this Agreement which are not fully expressed herein.

17.2. This Agreement may not be modified or amended except by a writing signed by both parties.

18. COUNTERPARTS

18.1 This Agreement may be executed in one or more counterparts, including electronically transmitted counterparts, which when taken together shall constitute one in the same instrument. Facsimiles and electronic transmittals of the signed document shall be binding as though they were an original of such signed document.


Approved:

JEFFERSON COUNTY BOARD OF COMMISSIONERS

Wayne Fording, Commission Chair
Date _____

Approved:

NORTH CENTRAL PUBLIC HEALTH DISTRICT



Shellie Campbell, Director
Date 2/13/2024

Kelly Simmelink, Commissioner
Date _____

Mark Wunsch, Commissioner
Date _____

**FIRST AMENDMENT TO LOAN AGREEMENT 0069,
Jefferson County, J Street - Willow Creek Bridge**

THIS FIRST AMENDMENT TO LOAN AGREEMENT (“Amendment”) is made and entered into as of the date on which all parties have signed, by and between the State of Oregon, acting by and through its Department of Transportation (the “State”), and Jefferson County, Oregon (the “Borrower”). Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Loan Agreement (as defined below).

WITNESSETH

WHEREAS, the State and the Borrower entered into that certain loan agreement, dated September 6, 2019, (as amended from time to time, the “Loan Agreement”) pursuant to which the State agreed to make a loan to Borrower in the principal amount of Two Million Two Hundred Thirty-three Thousand Four Hundred Twenty and No//100 Dollars (2,233,420) (the “Loan”) to finance Borrower’s portion of the costs of the Foothill Road widening project (the “Project”);

WHEREAS, in connection with the Loan, the Borrower executed and delivered to the State a promissory note dated September 6, 2019 (as amended, extended, or renewed from time to time, the “Note”); and

WHEREAS, the State and the Borrower desire to modify certain terms and conditions of the Loan Agreement consistent with the changes to the Project schedule.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the State and the Borrower mutually agree as follows:

1. The definitions of “Project Completion Date” and “Project Completion Deadline” in Section 1.01 of the Loan Agreement are amended and restated to read as follows:

“Project Completion Date” means the earlier of

(i) the date on which all of the proceeds of the Loan, including any investment earnings derived from the investment of such proceeds, have been spent; or

(ii) the date on which Borrower completes construction of the Project; or

(iii) April 30, 2024.


“Project Completion Deadline” means April 30, 2024.

2. This Amendment may be signed in several counterparts. Each will be an original, but all of them together constitute the same instrument.

3. Except as specifically modified above, all other terms and conditions of the Loan Agreement and the Note remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the State and Borrower have caused this Second Amendment to Loan Agreement to be executed and delivered as of the date set forth in the first paragraph above.

STATE OF OREGON, acting by and through its Department of Transportation

By: 
Daniel Porter, Budget, Economic & Debt Services Manager

Date: 2/5/2024

JEFFERSON COUNTY, OREGON
Borrower

By: _____

Name and Title: _____

Date: _____

BEFORE THE BOARD OF THE COUNTY COMMISSIONERS
FOR THE COUNTY OF JEFFERSON

SALARY CHANGE

IN THE MATTER OF SETTING THE
COMPENSATION OF AN EMPLOYEE

}
} SALARY ORDER NO. _____

Employee Name:

Position Title:


Gabe Soliz

Senior Accountant/Chief Deputy Tax Collector

Department: Finance

Effective Date: 1/21/2024

Reason:
Fixes error on Order O-013-24 that has incorrect hourly rate.
Out-of-class Finance Director/Treasurer duties. Reverts back after new Finance Director starts.

DESCRIPTION	CURRENT	REQUEST
Hourly Rate	38.56	58.42
Monthly Wage	6,709.44	10,165.08
Grade	26	35
Step	10	6
Salary Matrix/PERS Class	SW-B	NR-B
Benefit Group	SW	SW
Applicable Benefits & Other Terms	Stays in union. If reversion happens after 3/21/2024 will revert back to Grade 26, Step 11 due to anniversary. Allow vacation accrual to exceed 176 hours, max accrual 256 hours, max payout remains 160 hours. 176 hour cap reverts back on 8/21/2024 or 90 days after new Finance Director starts, whichever is later.	
Employee Signature		

APPROVED, ADOPTED, AND ORDERED this 24th day of January, 2024

ATTEST:

BOARD OF COMMISSIONERS

Department Director: 

Commissioner, Chair: _____

Finance Director: _____

Commissioner: _____

County Administrative Officer: _____

Commissioner: _____

GL BUDGET LINE ITEM: - - - - - 510 - - - - - SALARY ANNIVERSARY DATE: N/A

BEFORE THE BOARD OF COMMISSIONERS FOR THE STATE OF OREGON
FOR THE COUNTY OF JEFFERSON

IN THE MATTER OF AMENDING THE JEFFERSON)
COUNTY COMPREHENSIVE PLAN AND ZONING) ORDINANCE NO.
MAP TO ADJUST THE CITY OF MADRAS URBAN)
GROWTH BOUNDARY AND DECLARING AN)
EMERGENCY; CASEFILE 23-PA-05) _____

WHEREAS, the City of Madras applied for a comprehensive plan and zoning map amendment to adjust the Urban Growth Boundary within a parcel of land owned by the City of Madras; and

WHEREAS, the Jefferson County Planning Commission held a public meeting and hearing on the application on February 8, 2024. Following the hearing, a motion was approved by the Jefferson County Planning Commission to recommend approval of the proposed comprehensive plan and zoning map amendment; and

WHEREAS, following notice in accordance with ORS 203.045, the Jefferson County Board of Commissioners conducted a public hearing on February 28, 2024 and accepted testimony on the proposed ordinance amendment; and

WHEREAS, at the conclusion of the hearing, the Board closed the record and deliberated on the amendments. After considering evidence and testimony, and upon reading of the ordinance by title only, the Board voted unanimously to approve the amendment and adopt the findings herein; and

WHEREAS, the Board finds the proposed amendment meets all criteria relevant for approval of an amendment to the comprehensive plan and zoning map within the City of Madras Urban Growth Boundary;

NOW THEREFORE, the Jefferson County Board of Commissioners hereby Ordains as follows:

A. Adoption of Comprehensive Plan and Zoning Map Amendments. The Jefferson County Zoning Map is amended as depicted in the map attached as Exhibit 1; all other provisions of zoning map to remain unchanged.

B. Adoption of Findings. The findings contained in the Board of Commissioners Staff Report Casefile 23-PA-05, attached as Exhibit 2, indicate that the proposed amendment meets all criteria relevant for approval and are adopted into this record.

C. Severability. The provisions of this Ordinance are severable. If any section, subsection, sentence, clause or phrase of this ordinance or exhibits thereto is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance or exhibits thereto.

D. Corrections. This Ordinance may be corrected by an order of the Board of County Commissioners to cure editorial and/or clerical errors.

E. Effective Date. These amendments being necessary for immediate implementation, an emergency is declared to exist and this Ordinance shall be effective upon adoption.

Date of first reading: _____

Date of second reading: _____

JEFFERSON COUNTY BOARD OF COMMISSIONERS

Wayne Fording, Commission Chair

Kelly Simmelink, Commissioner

Mark Wunsch, Commissioner

ATTEST

Assistant to the Board of Commissioners

EXHIBIT 1

Jefferson County Comprehensive Plan and Zoning Map
Adjustment of the City of Madras Urban Growth Boundary

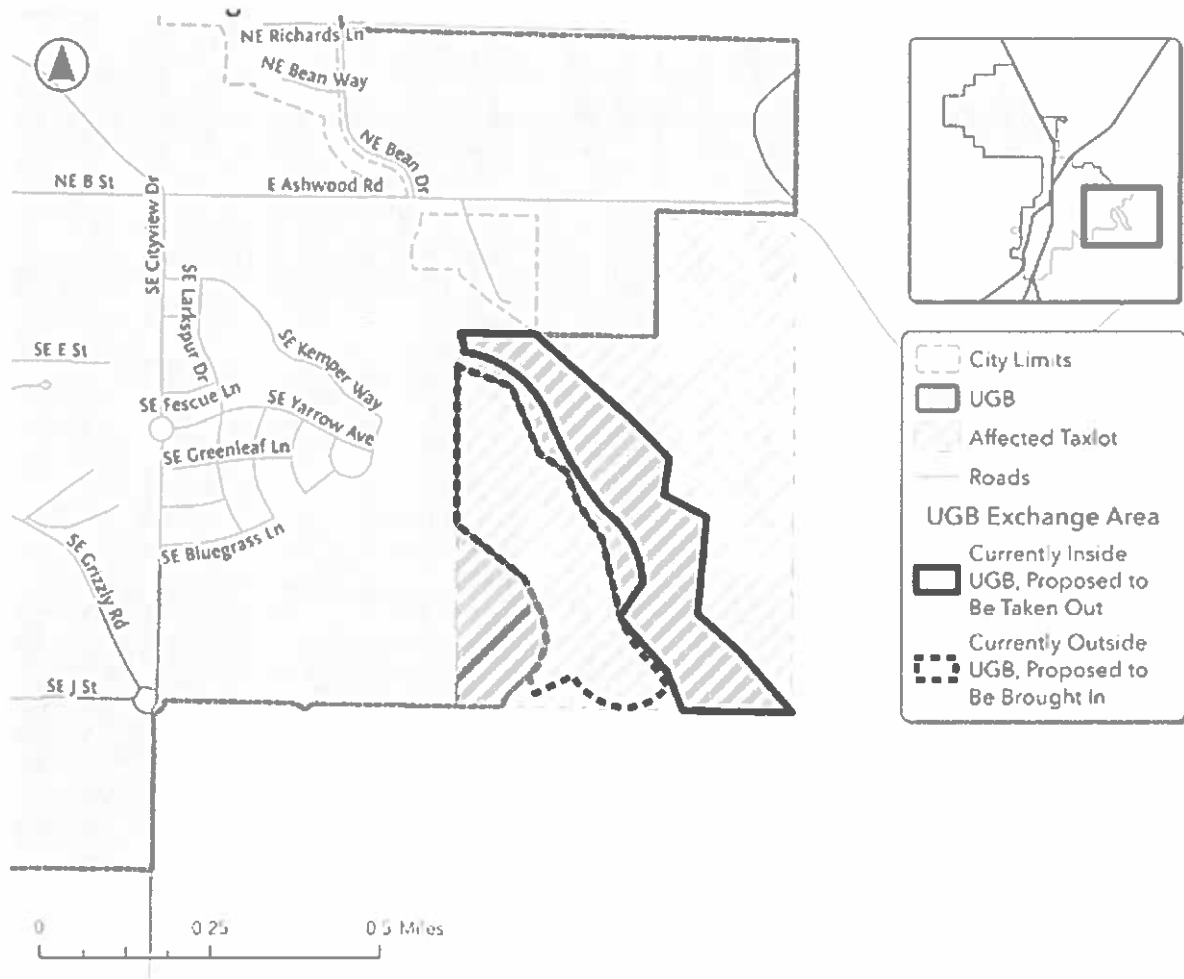
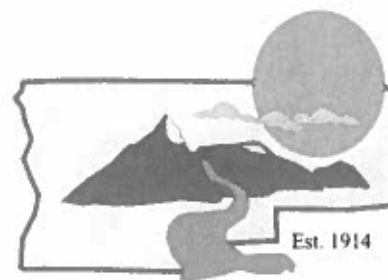


EXHIBIT 2

JEFFERSON COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT

85 S.E. "D" Street Madras, Oregon 97741 (541) 475-4462 FAX: (541) 325-5004



Board of Commissioners Staff Report CASEFILE 23-PA-05

Hearing Date: February 28, 2024

Application Number: 23-PA-05

DLCD 35-day notice: December 27, 2023

Neighbor notice: January 18, 2023

Newspaper notice: Publication date of January 17, 2023 (PC)

**Applicant/
Owner** City of Madras, Oregon
125 SW E Street
Madras, OR, 97741

Tax Lot: 1114070000100

Property Size: 42 acres

Request: Adjacent Land Swap adjusting the Madras UGB as follows:

1. Change the Madras UGB by removing a portion (42 acres) of tax lot 1114070000100 from the City UGB. The property is owned by the City of Madras, is vacant and is currently planned and zoned by the City as Residential Development (R-3).
2. Change the Madras UGB by adding in a different portion of tax lot 1114070000100. The area proposed to be brought into the UGB is approximately the same size at 42 acres. The area proposed for inclusion in the UGB is owned by the City of Madras also, and is zoned and planned as County Rangeland, is designated as urban reserve and is vacant. This property is adjacent to the City of Madras on its entire western side.

Potential Actions:

- 1.) Hold the record open until a date and time certain.
- 2.) Approve the request.
- 3.) Deny the request.

Planning Commission Recommendation:

The Planning Commission reviewed this request at the regularly scheduled Jefferson County Planning Commission meeting on February 8, 2024. In a unanimous vote, the Planning Commission voted to ***recommend approval*** of the comprehensive plan and zoning map amendments for the 42-acre Madras UGB land swap.

The UGB change process is guided by the Jefferson County/City of Madras Urban Growth Area Management Agreement (UGAMA) attached as Exhibit A.

Finding 1: Staff finds that Section 6 of the UGAMA outlines the process to be followed for changes to the Madras UGB. Staff finds that per Section 6, both the City and the County Planning Commission, and the City Council are required to hold a public hearing and make recommendations to the Jefferson County Board of Commissioners, with the Jefferson County Board of Commissioners making the final decision on the request.

Background:

ORAR 660-024-0070 UGB Adjustments

- (1) A local government may adjust the UGB at any time to better achieve the purposes of Goal 14 and this division. Such adjustment may occur by adding or removing land from the UGB, or by exchanging land inside the UGB for land outside the UGB. The requirements of section (2) of this rule apply when removing land from the UGB. The requirements of Goal 14 and this division[and ORS 197.298] apply when land is added to the UGB, including land added in exchange for land removed. The requirements of ORS 197.296 may also apply when land is added to a UGB, as specified in that statute. If a local government exchanges land inside the UGB for land outside the UGB, the applicable local government must adopt appropriate rural zoning designations for the land removed from the UGB prior to or at the time of adoption of the UGB amendment and must apply applicable location and priority provisions of ORAR 660-024-0060 through 660-020-0067.
- (2) A local government may remove land from a UGB following the procedures and requirements of ORS 197.764. Alternatively, a local government may remove land from the UGB following the procedures and requirements of 197.610 to 197.650, provided it determines:
 - (a) The removal of land would not violate applicable statewide planning goals and rules;
 - (b) The UGB would provide a 20-year supply of land for estimated needs after the land is removed, or would provide roughly the same supply of buildable land as prior to the removal, taking into consideration land added to the UGB at the same time;
 - (c) Public facilities agreements adopted under ORS 195.020 do not intend to provide for urban services on the subject land unless the public facilities provider agrees to removal of the land from the UGB and concurrent modification of the agreement;
 - (d) Removal of the land does not preclude the efficient provision of urban services to any other buildable land that remains inside the UGB; and

- (e) The land removed from the UGB is planned and zoned for rural use consistent with all applicable laws.
- (3) Notwithstanding sections (1) and (2) of this rule, a local government considering an exchange of land may rely on the land needs analysis that provided a basis for its current acknowledged plan, rather than adopting a new need analysis, provided:
- (a) The amount of buildable land added to the UGB to meet:
 - (A) A specific type of residential need is substantially equivalent to the amount of buildable residential land removed, or
 - (B) The amount of employment land added to the UGB to meet an employment need is substantially equivalent to the amount of employment land removed, and
 - (b) The local government must apply comprehensive plan designations and, if applicable, urban zoning to the land added to the UGB, such that the land added is designated:
 - (A) For the same residential uses and at the same housing density as the land removed from the UGB, or
 - (B) For the same employment uses as allowed on the land removed from the UGB, or
 - (C) If the land exchange is intended to provide for a particular industrial use that requires specific site characteristics, only land zoned for commercial or industrial use may be removed, and the land added must be zoned for the particular industrial use and meet other applicable requirements of ORS 197A.320(6).

Finding 2: Staff finds the proposed request is required to comply with Oregon’s Statewide Planning including Goal 14. Staff finds the UGB land swap requires the County to give the land removed from the UGB a rural County Zone and Comprehensive Plan designation. Staff finds the land being removed from the UGB shall receive a Zone and Comprehensive Plan designation of Range Land. Please see Area 1 and Area 2 information below which correlates with the Exhibit 1 Map below. The Exhibit 1 map is from the applicants findings.

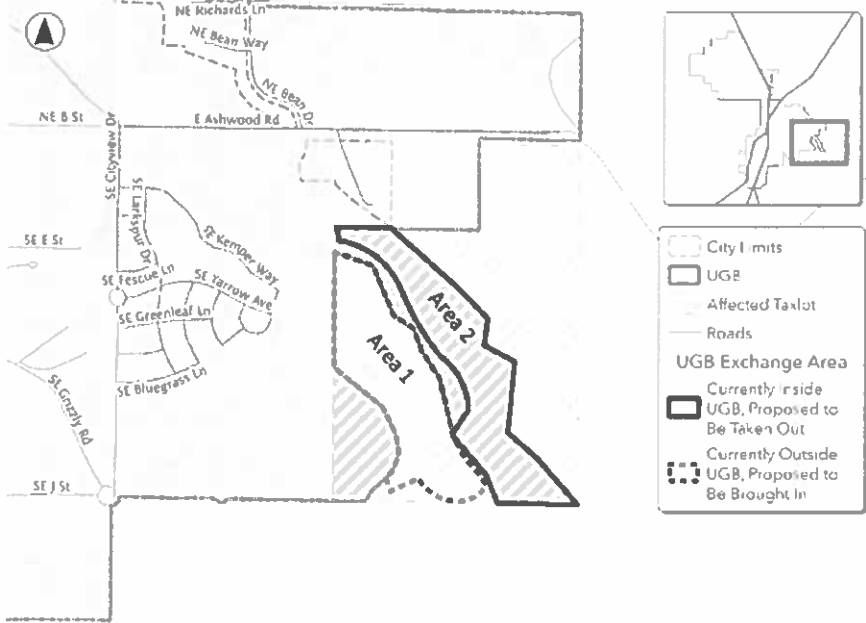
Area 1

Current County Comprehensive Plan:	Range Land
Proposed City Comprehensive Plan:	Planned Residential Development (R-3)
Current County Zoning:	Range Land (RL)
Proposed City Zoning:	Planned Residential Development (R-3)

Area 2

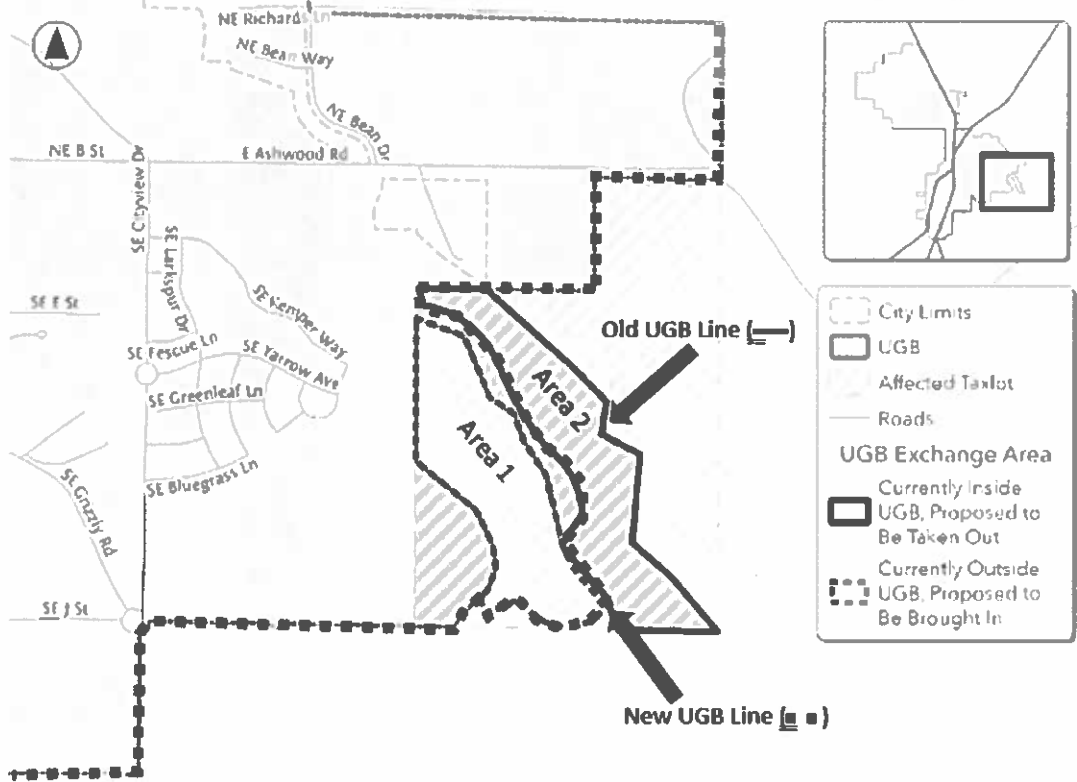
Current City Comprehensive Plan:	Planned Residential Development (R-3)
Proposed County Comprehensive Plan:	Range Land
Current City Zoning:	Planned Residential Development (R-3)
Proposed County Zoning:	Range Land (RL)

Exhibit 1. Proposed Changes to the Madras UGB and Urban Reserves



Map 1 – New UGB Boundary.

Exhibit 1. Proposed Changes to the Madras UGB and Urban Reserves



The Jefferson County Zoning Ordinance:

Chapter 8, Amendments

Chapter 9, Administration and Application Review Procedures

The Jefferson County Comprehensive Plan

Oregon Administrative Rules (OAR), Chapter 660

Oregon Revised Statutes

The approval criteria, standards, rules, and laws applicable to the Applicant's request for a Comprehensive Plan Map Amendment and Zoning Map Amendment are set forth below. For the reasons discussed herein, staff finds the applicant appears to meet all of the approval criteria, standards, rules, and laws relevant to this application.

Findings of Fact

- A. Jefferson County Zoning Ordinance
1. Chapter 801 Amendments

Section 800- Types of Amendments

There are two types of amendments: amendments to the text of the Zoning Ordinance and amendments to the Zoning Map.

FINDING 1: Staff finds the Applicant requests an amendment to the Zoning Map.

Section 801 -Authorization to Initiate Amendments (as applicable)

- B. An amendment to the Zoning Map may be Initiated by the Board of Commissioners, the Planning Commission, the Planning Director, a property owner, or a City Council in the case of a map amendment to change an Urban Growth Boundary.

FINDING 2: Staff finds the Applicant is the City of Madras for which the Zoning Map amendment will apply, thus the criteria above has been met.

Section 802 -Authorization to Approve or Deny Proposed Amendments

Proposed amendments will be reviewed by the Planning Commission at one or more public hearing, In accordance with the procedures In Section 903.5. The Planning Commission decision on the proposed amendment will take the form of a recommendation to the Board of Commissioners. The Board of Commissioners will hold a public hearing on the proposed amendment, in accordance with the procedures in Section 903.6, and may approve, deny, or modify the proposed amendment. In the case of an amendment to change an Urban Growth Boundary, the Board of Commissioners and City Council may hold a Joint public hearing. Both governing bodies must approve the proposed change in the Urban Growth Boundary for it to be approved.

FINDING 3: Staff finds the Planning Commission has made a recommendation to approve the UGB land swap to the Board of Commissioners, thus this criteria has been met.

Section 803 - Approval Criteria

803.2 Map Amendments

An amendment to the Zoning Map may be approved if it complies with the approval criteria in this Section. The burden of proof is on the applicant to submit sufficient information to demonstrate that the application complies with the approval criteria. For instance, a traffic impact study in accordance with Section 421 may be needed to show compliance with criterion.

A. The zoning designation will conform to the Comprehensive Plan Map designation;

FINDING 4: Staff finds the Applicant is requesting a concurrent Comprehensive Plan Map amendment to change the Plan designation to be consistent with the zone map. Staff finds that an approved Comprehensive Plan map change would mean that this criterion is met.

B. The amendment is consistent with other Zoning Ordinance requirements including, but not limited to, wildlife habitat, bird habitat and riparian protection standards;

FINDING 5: Staff finds the subject property is not located in critical wildlife habitat, bird habitat, or riparian areas. Staff finds this criterion is met.

C. The amendment will cause no significant adverse impact to other properties in the vicinity due to factors such as water quality, drainage, air quality or noise;

FINDING 6: Staff finds the zone change and amendment will cause no significant adverse impact to other properties in the vicinity due to factors such as water quality, drainage, air quality or noise.

D. The amendment will not force a significant change in or significantly increase the cost of farming or Forest practices on surrounding resource land;

FINDING 7: Staff finds the proposed UGB change reshapes ownership patterns in a manner that makes farming with adjacent land more likely.

E. Adequate public safety, fire protection, sanitation, water and utility facilities and services are available or will be provided to serve uses allowed in the proposed zone;

FINDING 8: Staff finds the burden of proof supplied by the applicant addresses these requirements.

F. The uses allowed in the proposed zone will not significantly affect a transportation facility identified in an adopted Transportation System Plan by:

1. Changing the functional classification of an existing or planned transportation facility;
2. Allowing types or levels of land uses which would result in levels of travel or access which are inconsistent with the functional classification of a transportation facility; or
3. Reducing the performance standards of the facility below the minimum acceptable level Identified In the applicable Transportation System Plan.

A Traffic Impact Study In accordance with Section 411 may be required to show compliance with this standard.

FINDING 9: Staff finds that per OAR 660-024-0070 (3), that local governments considering an exchange of land in a UGB, may rely on the land needs analysis that provided a basis for its current acknowledged plan, rather than adopting a new need analysis.

G. If the proposed amendment is for a smaller minimum lot size in an existing Rural Residential zone, the application shall meet the requirements for an exception to statewide planning Goal 14; and

FINDING 10: Staff finds this criterion has been met due the new zoning of EFU--RL.

H. If the proposed amendment involves taking an exception to statewide planning Goals 3 or 4 to rezone the property from Exclusive Farm Use A-1, Exclusive Farm Use A- 2, Range Land or Forest Management to a Rural Residential zone, the minimum lot size shall be at least ten acres unless the application meets the requirements for an exception to statewide planning Goal 14.

FINDING 11: Staff finds the Applicant is proposing a Zoning Map amendment to rezone the property to Range Land, thus this criteria has been met.

I. The following criteria shall be met If the proposed amendment involves rezoning the property to Exclusive Farm Use A-2:

FINDING 12: Staff finds this criterion has been met since the rezone is not to the EFU A-2 zoning.

2. Chapter. Exceptions

Section 505 - Goal Exceptions

A Goal exception is a decision to exclude certain land from the requirements of one or more applicable statewide planning goals. An exception is required to rezone land from a Resource zone to a different zone; to change the existing types of uses, densities, or services allowed in a zone or on a parcel; to amend the Transportation System Plan to change the functional classification, capacity or performance standard of a transportation facility; and similar changes. An application for a goal exception shall be processed under the procedures for an amendment in the Comprehensive Plan and must comply with the requirements for exceptions In OAR 660004.

FINDING 13: Staff finds the applicant is proposing a zoning map amendment to rezone the subject property to RL, thus this criteria has been met.

B. Jefferson County Comprehensive Plan

1. Part 5 -Amendments to the Comprehensive Plan

LEGISLATIVE AMENDMENTS

The proposal for a legislative amendment to the Comprehensive Plan Map and UGB change may be initiated by the City.

To be approved, the request needs to comply with Oregon’s Statewide Planning Goals, ORS’s, OAR’s and County Comprehensive Plan goals and policies.

FINDING 14: Staff finds the Applicant demonstrates compliance with the Statewide Planning Goals via the applicant’s burden of proof/findings attached as Exhibit B.

2. Comply with all applicable Comprehensive Plan goals and policies; and

FINDING 15: Staff finds the following Plan goals and policies are applicable to this application. Staff finds that the Comprehensive Plan indicates on page 2 "the goals and polices in the Comprehensive Plan are aspirational and are not intended to be mandatory approval criteria." For the reasons explained herein, the Applicant has demonstrated compliance with those goals and policies:

Goal 1, Citizen Involvement: To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

Policy 1: Strive to maximize citizen involvement during the review and amendment of the Comprehensive Plan and implementing ordinances.

Policy 2: Provide maximum opportunity for citizen participation in the land use permitting process.

FINDING 16: Staff finds the Jefferson County Community Development Department provided notice of the proposed plan amendment and zone change to the public through individual mailed notices to the nearby property owners, and publication of notice in the required local paper and additional periodicals. Staff finds one or more public hearings will be held before the Jefferson County Planning Commission and a subsequent public hearing on the proposal will be held before the Jefferson County Board of Commissioners (the "Board"). Staff finds this application complies with Goal 1 and its applicable policies.

Goal 2, Land Use Planning: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land to assure an adequate factual base for such decisions and actions.

FINDING 17: Staff finds this Goal and its policies apply to the County Planning Department and not to individual applicants. Staff finds the Applicant is utilizing the Planning Department's land use planning processes as set forth in the County's Comprehensive Plan and Zoning Ordinance, and as such, complies with Goal 2 and its policies.

Goal 3, Agricultural Lands: To preserve and maintain agricultural lands.

FINDING 18: Staff finds as explained above, the Applicant is returning land to Goal 3 uses.

Goal 6, Air, Water and Land Resources Quality: To maintain and improve the quality of the air, water, and land resources of the state.

Policy 1: Protect the quality of air, water and land resources in the County.

Policy 1.4: Subdivisions and partitions should be designed in a manner so that runoff will be retained on site and not flow into streams, roads or adjacent properties.

FINDING 19: Staff finds that the request returns the land to a farm designation that maintains or improves air, water or land resources.

Goal 7 Areas Subject to Natural Hazards: To protect people and property from natural hazards.

Policy 4: Reduce the hazard to life, property and infrastructure from wildfires.

Policy 4.1: New development should incorporate fire protection measures to reduce the risk to structures from wildfires, as well as the risk of fire spreading from a structure to surrounding lands.

Policy 4.2: Property in an agricultural or forest zones should not be rezoned to a rural residential or other nonresource zone unless structural fire protection can be provided.

FINDING 20: Staff finds the Subject Property is being zoned agricultural land and is thus consistent with Goal 7.

Goal 9. Economic Development: To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

FINDING 21: Staff finds the proposed plan amendment and zone change is consistent with this goal because it provides agricultural opportunities for economic development in the County.

Goal 10. Housing: To provide for the housing needs of citizens of the state.

FINDING 22: Staff finds the applicant's proposed land swap creates a net gain of zero in housing, thus preventing the loss of housing opportunities.

Goal 11, Public Facilities and Services: To develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Policy 3: Public facilities and services should be provided at levels and in areas appropriate for such uses based upon the carrying capacity of the land, air and water.

Policy 3.1: Public facilities and services proposed for areas outside urban growth boundaries should be provided at levels appropriate for rural rather than urban uses.

Policy 3.2: Utility lines and facilities should be located on or adjacent to existing public rights-of-way where feasible in order to avoid Interference with farm units.

FINDING 23: Staff finds the Subject Property is being swapped for land that is better served by the utilities mentioned in Goal 11, do that land swap placing land physically closer to the utilities.

Goal 12. Transportation: To provide and encourage a safe, convenient, and economic transportation system.

Policy 1: Adequate access should be required for all new development and proposed new lots or parcels.

Policy 1.1: Road access to new development should be adequate to safely handle the anticipated traffic load.

FINDING 24: Staff finds as mentioned in Finding 23, the Subject Property is being swapped for land that is better served by the utilities mentioned in Goal 11, and also Goal 12.

Goal 13. Energy Conservation: To conserve energy.

Policy 1: Conservation of energy should be considered when an application is submitted to rezone property.

Policy 1.1: Areas proposed to be rezoned to industrial, commercial or rural residential should be in close proximity to existing cities or rural communities in order to reduce transportation energy costs.

FINDING 25: Staff finds the Subject Property is being swapped for land that will use energy via utilities and the transportation system.

Goal 14. Urbanization: To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries,

to ensure efficient use of land, and to provide for livable communities.

FINDING 26: Staff finds the Applicant is not requesting an urban land use or urban levels of Development for the land being removed from the UGB. However, the applicant is proposing to bring land within the UGB, and as such has address all of the criteria in the findings from the City attached as Exhibit B. Please see Exhibit B table of contents pertaining to all requirements.

CONCLUSION

For the reasons set forth above, staff finds the applicant meets all relevant approval criteria and standards, and as such, the applicant's request for a zone change and plan map amendment is recommended for approval by the Jefferson County Planning Commission.

Potential Board of Commissioners Actions:

1.) Make a motion to **approve** the proposed Comprehensive Plan Map and Zoning Map amendments to reflect the 42-acre Madras UGB land swap as proposed and adopt the Ordinance in the Matter of Amending the Jefferson County Comprehensive Plan and Zoning Map to Adjust the City of Madras Urban Growth Boundary and Declaring and Emergency.

2.) Make a motion to **deny** the proposed Comprehensive Plan and Zoning Map Amendments for the following reasons....

Respectfully,

Phil Stenbeck, CFM
Interim Director

Date

Attached: Exhibit A - County/City UGAMA
 Exhibit B - City findings/BOP

EXHIBIT A

M - 41-06

Urban Growth Area Management Agreement For the City of Madras

This agreement is entered into by the City of Madras, an incorporated municipality in the State of Oregon, hereby referred to as the "City" and Jefferson County, a political subdivision of the State of Oregon, hereby referred to as the "County".

RECITALS

WHEREAS, the City of Madras and Jefferson County are authorized pursuant to Oregon Revised Statutes (ORS) Chapter 190 to enter into an Intergovernmental Management Agreement for performance of functions which either governmental unit has the authority to perform; and

WHEREAS, this Management Agreement also constitutes a cooperative agreement under ORS Chapter 195; and

WHEREAS, Goal 14 [Urbanization] requires that the City and the County establish an urban growth boundary to identify and separate urbanizable land from rural and that the establishment and change of urban growth boundaries shall be through a cooperative process between the City and County; and

WHEREAS, pursuant to provisions in Goal 2 [Land Use Planning], the City and County are required to have coordinated and consistent comprehensive plans which establish an Urban Growth Boundary (UGB) and a plan for the Urban Growth Area (UGA) within the boundary; and,

WHEREAS, the City and County share a common concern regarding the accommodation of population growth and utilization of lands within the UGB; and

WHEREAS, the City and County consider it mutually advantageous to establish this Urban Growth Area Management Agreement (UGAMA) for the purpose of facilitating the orderly transition from rural to urban land uses and to enable the City to plan for and provide urban services such as sewer, water and street facilities in a timely, orderly and cost effective manner consistent with the City's Comprehensive Plan;

NOW, THEREFORE THE CITY OF MADRAS AND JEFFERSON COUNTY MUTUALLY AGREE AS FOLLOWS:

1. INTENT OF AGREEMENT

- 1.1. To establish standards and procedures for review and action on proposed land use actions and related matters noted within this agreement pertaining to lands within the UGA;
- 1.2. To transfer authority and jurisdiction over current planning activities, land use decisions, provision of urban services and code enforcement within the UGA from the County to the City;

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- 1.3. To benefit the public through reduction of governmental processes; and,
- 1.4. To establish procedures for City and County consideration of expansions to the UGA.

2. DEFINITIONS

For the purpose of this agreement, the following definitions shall apply:

- 2.1. Board: the Jefferson County Board of Commissioners.
- 2.2. City: the City of Madras.
- 2.3. Council: the Madras City Council.
- 2.4 County: Jefferson County.
- 2.5. Land Use Decision: A final decision or determination concerning the adoption, amendment or application of statewide planning goals, a comprehensive plan provision or a land use regulation.
- 2.6. Public Facilities Plan: A document or documents describing the water, sewer and transportation facilities which are to support the land uses designated in the appropriate acknowledged comprehensive plans.
- 2.7. Urban Growth Area (UGA): The area between the Madras City Limits and the Madras Urban Growth Boundary, as designated on the City's and the County's Comprehensive Plan Maps.
- 2.8. Urban Growth Boundary (UGB): The boundary line which separates lands to be urbanized and eventually incorporated into the City of Madras from the surrounding rural lands under the County's jurisdiction.
- 2.9. Urban Growth Area Management Agreement (UGAMA): This Intergovernmental Agreement between the City and County that coordinates the management of land use and development within the City of Madras UGA.
- 2.10. Urbanizable Lands: Lands inside the Urban Growth Area that are designated for future urban development when public facilities and services can be provided by the City.

3. URBANIZATION PROCESS

- 3.1 The UGA shall be managed to maintain the potential for future urban development until such time as the land is annexed into the City and is converted to urban land.
- 3.2. Conversion of urbanizable land to urban development can occur when public facilities and services are available and adequate to serve urban levels of development, or the land

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is annexed into the City and zoned for urban development.

- 3.3. Rural levels of development within the UGA shall be sited in such a way as to not interfere with urban levels of development and services when conversion from urbanizable land to urban lands occurs.
- 3.4. Extension of City services within the UGA may be permitted when approved by the City. Establishment or extension of sewer systems outside the UGB is prohibited except to mitigate a public health hazard in accordance with the provisions of OAR 660-011-0060.

4. UGA ADMINISTRATION RESPONSIBILITIES

- 4.1. The City shall have responsibility for administration and decision making authority regarding all land use applications within the UGA except applications for amendments to the UGB, as provided in Section 6.
- 4.2. The City shall have responsibility for annexation of lands in the UGA. Lands outside the UGA shall not be annexed unless the UGB is also amended to include the territory to be annexed.

5. PROCESS FOR LAND USE APPLICATIONS WITHIN THE UGA

- 5.1. Land Use applications shall be processed through the City Community Development Department.
- 5.2. Notice of all land use applications within the UGA shall be sent to the County Community Development Department and to any other affected County agencies and other applicable special service districts for review and comment prior to any decision by the City. Such agencies or districts shall be given ten business days in which to provide comments on the application.
- 5.3. In making its decision, the City shall consider all comments received under § 5.2.
- 5.4. The County, any agency or special service district that provides comments on the application shall be mailed a copy of the land use decision and shall have standing to appeal the City's decision.

6. PROCESS FOR URBAN GROWTH BOUNDARY AMENDMENTS

- 6.1. Amendments to the UGB, including amendments to the City's and County's comprehensive plan maps, may be initiated by the City, the County, or a property owner(s).
- 6.2. An application to amend the UGB shall be filed with the City Community Development Department along with the applicable City and County plan amendment fees. The City shall forward a copy of the application to the County Community Development Department, together with the County's plan amendment fee, within five working days of

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the date the application is filed.

- 6.3. The City and County Planning Commissions shall each conduct a public hearing regarding the application. At their discretion, the Planning Commissions may hold a joint hearing rather than separate hearings.
- 6.4. The recommendation of the City and County Planning Commissions shall be forwarded to the City Council, who shall hold a public hearing to consider the proposed amendment to the UGB. The decision of the City Council shall be forwarded to the County Board of Commissioners.
- 6.5. The Board of Commissioners shall conduct a public hearing and make a final decision on whether the UGB should be amended.
- 6.6. If the City and County disagree on the proposed amendments, a joint meeting of the City Council and Board of County Commissioners may be held to attempt to resolve the differences. Both jurisdictions may also request a dispute resolution process to resolve the differences.
- 6.7. If the governing bodies are not able to come to mutual agreement there shall be no change to the UGB.

7. OTHER LAND USE ACTIVITIES

- 7.1. The City and County agree to mutually review any proposed action on public improvement projects and similar programs, projects or proposals that apply to the UGA.
- 7.2. The City shall be responsible for public facilities planning within the UGA. The City shall coordinate with any affected County agency in the development of a public facilities plan for the UGA.
- 7.3. The County shall be responsible for administering the state Building Code and issuing building permits for all construction within the UGA, until such time as the City has its own state-approved building code program.

8. ROADS

- 8.1. Public rights-of-way within the UGA shall be accepted by the City upon annexation of adjacent lands.
- 8.2. The City shall accept jurisdiction over County roads within the UGA that have a pavement condition index (PCI) of 70 or above. If the PCI is below 70, the County may structurally overlay the road to raise the PCI above 70, at which time the City shall accept jurisdiction over the road. Nothing contained in this subsection shall restrict the City from accepting jurisdiction over a road or public right-of-way within the UGA that does not meet such minimum standards.

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- 8.3 When a parcel in the UGA is initially partitioned or subdivided and creation of a street is required, development shall proceed initially with streets to City road standards
- 8.4 Streets in subdivisions and PUDs shall be developed to the City's improvement standards
- 8.5 All unpaved county roads, excluding public usage roads, within the UGA shall be graded biannually by the County until the City has accepted jurisdiction over the road.

9. FEES

- 9.1. Applications for land use permits, including all land use appeals within the UGA, shall be accompanied by a fee set by the City.
- 9.2. Applications for UGB Amendments shall be accompanied by fees set by the County in addition to any City fees.
- 9.3. System Development Charges for lands within the UGA will be collected by the County, prior to the issuance of building permits.

10. ENFORCEMENT

The City shall be responsible for enforcement of land use regulations within the UGA.

11. AMENDMENT AND TERMINATION

- 11.1. This agreement may be amended at any time by mutual agreement of both parties, after public hearing and adoption by both the City Council and the Board of Commissioners.
- 11.2 Any modifications to this agreement shall be consistent with the City and County Comprehensive Plans and the statewide planning goals.
- 11.3. This agreement may be terminated by either party under the following procedure:
 - a. Written notice of intent to terminate this Agreement shall be sent to the other party at least forty-five (45) days prior to taking any action, including the publication of public hearing notices in order to provide ample time for resolution of differences, or amendment to comprehensive plans.
 - b. A public hearing shall be held by the party considering termination. That party shall give the other party at least 20 days prior notice of the scheduled hearing date. The 20 day period shall be used by both parties to seek resolution of differences. Both parties shall also request a collaborative conflict resolution process to resolve differences that remain.
 - c. Public notice of hearings shall be in accordance with applicable statutes and local ordinances.

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- e. This agreement is necessary for compliance with, at minimum, statewide planning Goals 2 and 14. If this agreement is terminated without adoption of a new agreement, jurisdiction and authority over all planning activities and land use decisions within the UGA shall revert to the County. Therefore, this agreement may not be terminated without adoption of a new agreement.

12. TIME OF EFFECTIVENESS

This agreement shall not become effective until properly executed by both the City and the County. Upon execution, this agreement shall supersede all previous Urban Growth Area Management Agreements.

13. SEVERABILITY

The Provisions within this agreement are severable. If any section, sentence, clause or phrase of this agreement is adjudged by a court of competent jurisdiction to be invalid, said invalidity shall not impair or affect the validity of the remaining portions of the agreement.

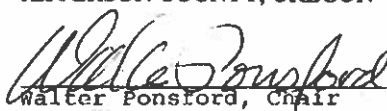
ADOPTED this 5TH day of April, 2006.

CITY OF MADRAS, OREGON


Rick Allen, Mayor

Date: 2-28-05

JEFFERSON COUNTY, OREGON


Walter Ponsford, Chair


Bill Bellamy, Commissioner

ATTEST:




Mary Zenke, Commissioner

Date: April 5, 2006

EXHIBIT B

Madras UGB Land Exchange Justifications and Findings

February 2024

Prepared for: City of Madras

Final Report

ECONorthwest

ECONOMICS • FINANCE • PLANNING

KOIN Center
222 SW Columbia Street
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Portland, OR 97201
503-222-6060

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Summary: Map (UGB) Amendments

Madras is proposing a UGB land exchange to remove residential land from the UGB and replace it with an equivalent amount of land. The land being removed and added to the UGB is owned by City of Madras and is part of the Yarrow Master Plan area. The area being removed from the UGB is planned R-3 and the area being added to the UGB will be planned R-3.

The area for removal from the UGB is part of the Yarrow Master Plan, planned for development of housing built around a golf course. This area has moderate slopes that make it more difficult to build smaller, more affordable units, which is part of the rationale for developing this area around a proposed golf course.

The area for addition to the UGB is directly west of the area proposed for removal. It is also part of the Yarrow Master Plan area. The plans for development of these two areas have changed over the years, along with the changes to development requirements in R-3. The Bean Foundation, owners of Yarrow, are focused on building a residential neighborhood with a mixture of housing types, affordable at a range of price points. As a result, the Bean Foundation are in the process of revising the Yarrow Master Plan, with the intention of including the area proposed to be brought into the UGB.

This narrative supports the following amendments to the Madras UGB Land Exchange:

Urban Growth Boundary Change

1. Change the Madras UGB to remove a portion (42 acres, 39 of which are buildable) of tax lot 1114070000100. The lot is owned by the City of Madras and is currently vacant. It is planned by the City as Planned Residential Development (R-3).
2. Change the Madras UGB to add in a different portion of tax lot 1114070000100. The area proposed to be brought into the UGB is about 42 acres, with 2 acres of constrained land, resulting in 40 acres of buildable land. The area proposed for inclusion in the UGB is owned by the City of Madras, designated as urban reserves, and is vacant.

Urban Reserve Change

1. Once the land being removed from the UGB (42 acres of land) is removed, add it to Madras Urban Reserves.
2. Bring land from the Madras Urban Reserves (42 acres of land) into the Madras UGB.

Exhibit 1. Proposed Changes to the Madras UGB and Urban Reserves

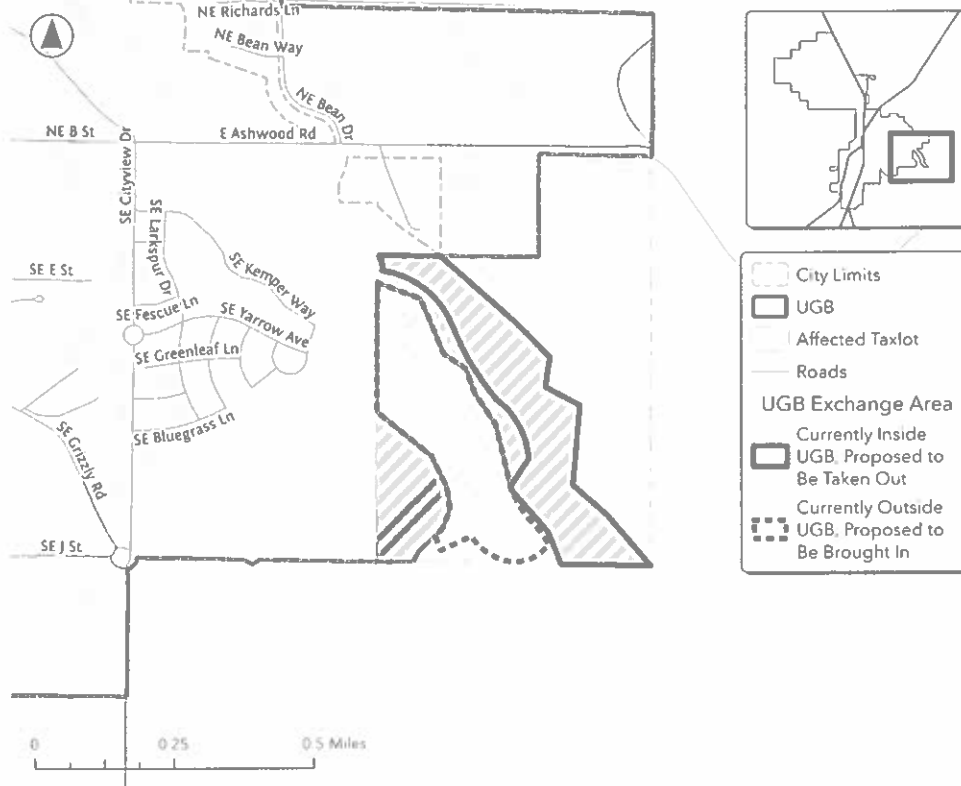
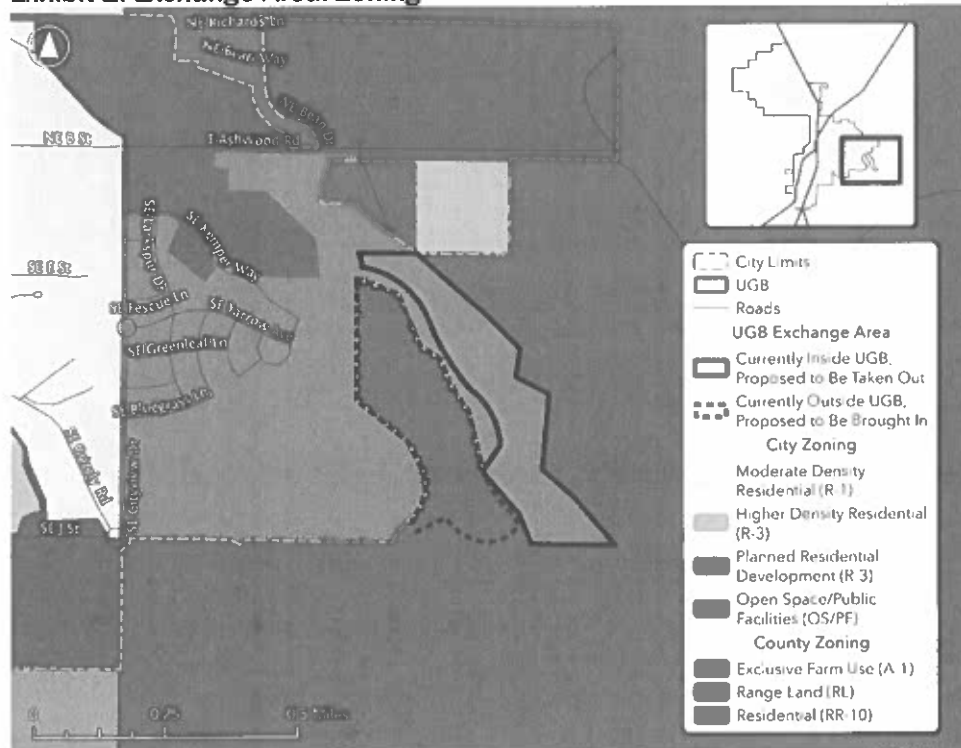


Exhibit 2. Exchange Area: Zoning



Introduction

Background

Madras is proposing a UGB land exchange to remove residential land from the UGB and replace it with an equivalent amount of land. The land being removed and added to the UGB is owned by City of Madras and is part of the Yarrow Master Plan area. The area being removed from the UGB is designated as R-3 under the Madras Comprehensive Plan and the area being added to the UGB will similarly be planned as R-3.

The area for removal from the UGB is part of the Yarrow Master Plan, planned for development of housing built around a golf course. This area has moderate slopes that make it more difficult to build smaller, more affordable units, which is part of the rationale for developing this area around a proposed golf course.

The area for addition to the UGB is directly west of the area proposed for removal. It is also part of the Yarrow Master Plan area. The plans for development of these two areas have changed over the years, along with the changes to development requirements in R-3. The Bean Foundation, owners of Yarrow, are focused on building a residential neighborhood with a mixture of housing types, affordable at a range of price points. As a result, the Bean Foundation are in the process of revising the Yarrow Master Plan, with the intention of including the area proposed to be brought into the UGB.

This report presents the proposed changes and findings to support the proposed UGB land exchange.

Applicable Statewide Planning Policy

State Requirements for UGB Land Exchange

OAR 660-024-0070 provides direction on exchanging land within an UGB and replacing it with land presently located outside of the UGB. The requirement of OAR 660-024-0070(2) apply for the land removed and the provisions of Goal 14 Administrative Rule (OAR Chapter 660, Division 024) apply to the land included in the UGB as part of the exchange. Such exchanges also trigger requirements under ORS 197A.320

OAR 660-024-0070 UGB Adjustment

Under OAR 660-024-0070 provides direction on removing and replacing land in the UGB. A government may exchange land if it determines that the removal does not violate applicable statewide planning goals and rules and that the land supply within the UGB provides roughly

the same supply of buildable land after the exchange. In addition, the exchange should not provide urban services to the land moved outside of the UGB, nor that it preclude efficient provision of urban services to buildable land within the UGB. The land removed from the UGB must be planned and zoned for rural uses.

Madras proposes to remove 42 acres of land planned as R-3 from its UGB and replace it with 42 acres of land that will be planned R-3 once in the UGB. The land removed will be re-zoned to Range Land (RL) by the Jefferson County. The land added to the UGB is within Madras' Urban Reserves and the land removed from the UGB will be added into the City's Urban Reserves (as addressed below).

ORS 197A.320 requirements, OAR 660-024-0065, and OAR 660-0024-0067

ORS 197A.320 and OAR 660-024-0065 establish a process for identifying a study area to evaluate land for inclusion in the UGB, which includes all land adjacent and within the one-half mile buffer of the Madras UGB. In addition, the study area included all exceptions areas within one mile of the Madras UGB. The final study area must include an amount of land that is at least twice the amount of land needed to replace the land removed from the Madras UGB. The final study area may exclude land from the evaluation of land for inclusion based on areas where it is impracticable to provide necessary public facilities or services to the land or areas with significant development hazards.

OAR 660-0024-0067 establishes the following priority of land for inclusion within a UGB:

- "First Priority" is urban reserve, exception land, and nonresource land.
- "Second Priority" is marginal land: land within the study area that is designated as marginal land
- "Third Priority" is forest or farm land that is not predominantly high-value farm land
- "Fourth Priority" is agricultural land that is predominantly high-value farmland

Goal 14 location factors

As noted in Goal 14, the location of the urban growth boundary and changes to the boundary shall be determined by evaluating alternative boundary locations consistent with ORS 197A.320 and with consideration of the following factors:

1. Efficient accommodation of identified land needs;
2. Orderly and economic provision of public facilities and services;
3. Comparative environmental, energy, economic and social consequences; and
4. Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the urban growth boundary.

As noted above, Goal 14 allows local governments to specify characteristics, such as parcel size, topography or proximity, necessary for land to be suitable for an identified need.

Organization of this Document

This document is organized as follows:

- **Chapter 2. Land Proposed for Removal from the Madras UGB** presents the land proposed to be removed from the UGB.
- **Chapter 3. Alternatives Analysis for Establishment of the UGB Land Exchange Study Area** presents the process of establishing the study area and findings about inclusion of land in the final study area.
- **Chapter 4. Goal 14 Locational Factors** includes the evaluation and findings of each study subarea for the Goal 14 locational factors.
- **Chapter 5. County and City Requirements for UGB Changes** presents findings for compliance with Jefferson County and City of Madras requirements for UGB changes.
- **Chapter 6. Statewide Goal Consistency Analysis** presents findings that demonstrate that the proposed UGB concept complies with applicable state planning requirements.

Land Proposed for Exchange

This chapter describes the proposed UGB exchange land based on the requirements of OAR 660-024-0070. Madras proposes to remove approximately 39 buildable acres of land designated as R-3 under the Madras Comprehensive Plan and replace it with approximately 40 buildable acres of land that the City will designate R-3. The land proposed for removal has been planned for residential development in the Yarrow Master Plan, with larger-lot single-family housing built around a golf course. The land proposed for inclusion in the UGB is adjacent to the land proposed for removal and the revised Yarrow Master Plan expects to develop the land with a wider variety of housing, as required by Madras' Development Code, based on changes the City made to accommodate missing middle housing (adopted in July 2022).

The land proposed for inclusion in the UGB will be more integrated into Madras' neighborhoods, roads, and other infrastructure, as described in Chapter 3.

Proposed UGB Adjustment

OAR 660-024-0070 Describes the process for making adjustments to a city's UGB, including removing land from the UGB and exchanging it for other lands.

660-024-0070 UGB Adjustments

(1) A local government may adjust the UGB at any time to better achieve the purposes of Goal 14 and this division. Such adjustment may occur by adding or removing land from the UGB, or by exchanging land inside the UGB for land outside the UGB. The requirements of section (2) of this rule apply when removing land from the UGB. The requirements of Goal 14 and this division [and ORS 197.298] apply when land is added to the UGB, including land added in exchange for land removed. The requirements of ORS 197.296 may also apply when land is added to a UGB, as specified in that statute. If a local government exchanges land inside the UGB for land outside the UGB, the applicable local government must adopt appropriate rural zoning designations for the land removed from the UGB prior to or at the time of adoption of the UGB amendment and must apply applicable location and priority provisions of OAR 660-024-0060 through 660-020-0067.

(2) A local government may remove land from a UGB following the procedures and requirements of ORS 197.764. Alternatively, a local government may remove land from the UGB following the procedures and requirements of 197.610 to 197.650, provided it determines:

(a) The removal of land would not violate applicable statewide planning goals and rules;

(b) The UGB would provide a 20-year supply of land for estimated needs after the land is removed, or would provide roughly the same supply of buildable land as prior to the removal, taking into consideration land added to the UGB at the same time;

(c) Public facilities agreements adopted under ORS 195.020 do not intend to provide for urban services on the subject land unless the public facilities provider agrees to removal of the land from the UGB and concurrent modification of the agreement;

(d) Removal of the land does not preclude the efficient provision of urban services to any other buildable land that remains inside the UGB; and

(e) The land removed from the UGB is planned and zoned for rural use consistent with all applicable laws.

(3) Notwithstanding sections (1) and (2) of this rule, a local government considering an exchange of land may rely on the land needs analysis that provided a basis for its current acknowledged plan, rather than adopting a new need analysis, provided:

(a) The amount of buildable land added to the UGB to meet:

(A) A specific type of residential need is substantially equivalent to the amount of buildable residential land removed, or

(B) The amount of employment land added to the UGB to meet an employment need is substantially equivalent to the amount of employment land removed, and

(b) The local government must apply comprehensive plan designations and, if applicable, urban zoning to the land added to the UGB, such that the land added is designated:

(A) For the same residential uses and at the same housing density as the land removed from the UGB, or

(B) For the same employment uses as allowed on the land removed from the UGB, or

(C) If the land exchange is intended to provide for a particular industrial use that requires specific site characteristics, only land zoned for commercial or industrial use may be removed, and the land added must be zoned for the particular industrial use and meet other applicable requirements of ORS 197A.320(6).

Land Proposed for Exchange from the Madras UGB

The land proposed for removal from the Madras UGB, as shown in **Exhibit 3**, is located on a portion of tax lot 1114070000100. The lot is owned by the City of Madras and is currently vacant. It is located within the City limits, comprehensive planned and zoned by the City as Planned Residential Development (R-3) (**Exhibit 4**).

The total acreage of the lot is 197 acres, with 185 acres of buildable land. The lot is constrained by two features as shown in **Exhibit 5**—slopes greater than 25% in elevation and a 50-foot-wide easement for Bonneville Power Administration (BPA) transmission lines. These constraints together account for 12 acres of land.

Only a portion of this tax lot is proposed for removal, shown on in **Exhibit 3**. The area of land proposed to be taken out of the UGB is about 42 acres, 3 acres of which are constrained, leaving 39 acres buildable.

Exhibit 3 shows the area proposed to be included in the UGB, which is immediately adjacent to the area proposed for removal. It is also part of tax lot 1114070000100. The area proposed to be brought into the UGB is about 42 acres, with 2 acres of constrained land, resulting in 40 acres of buildable land. The area proposed for inclusion in the UGB is owned by the City of Madras, zoned Range Land (but included in City's urban reserves), and is vacant.

Exhibit 3. Exchange Area: Overview

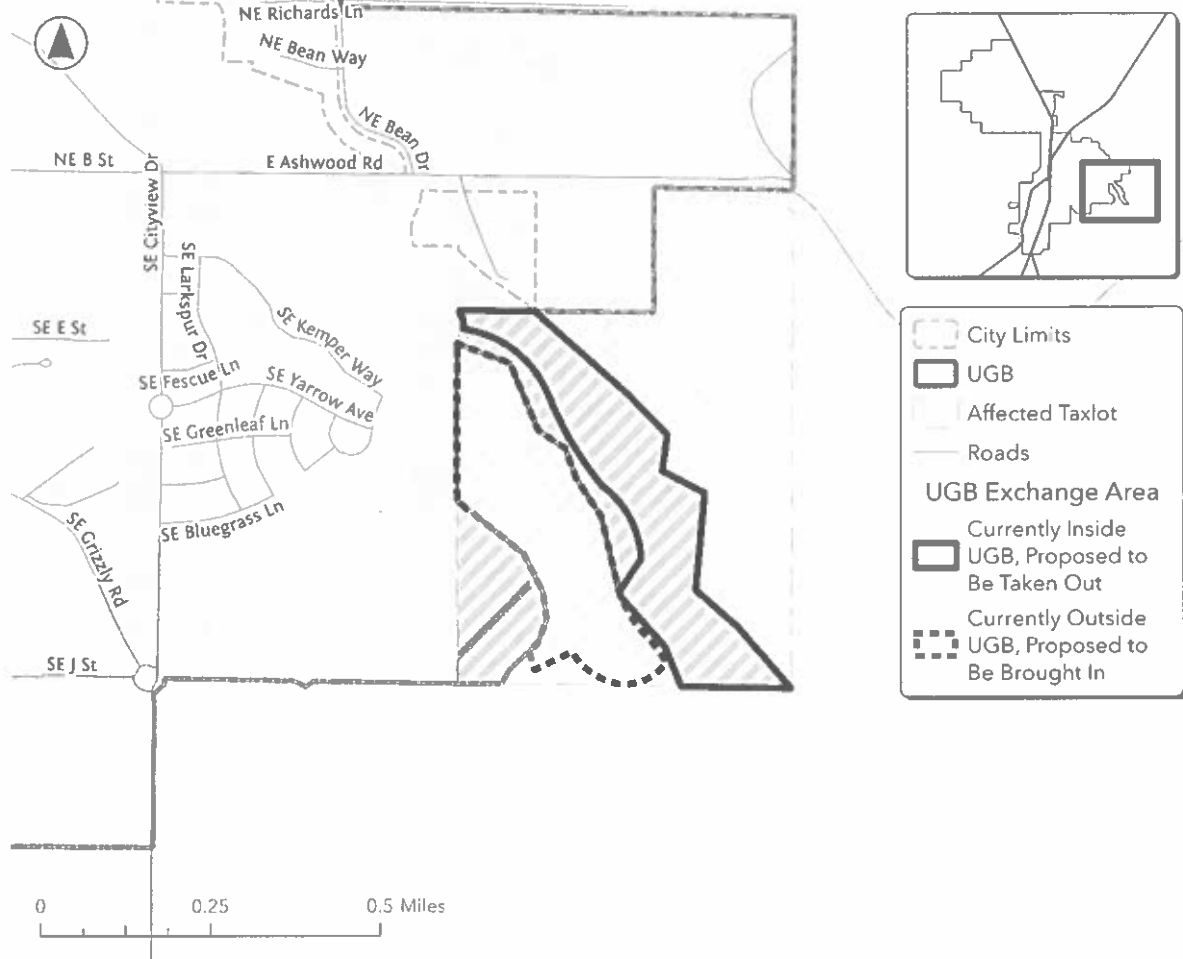


Exhibit 4. Exchange Area: Zoning

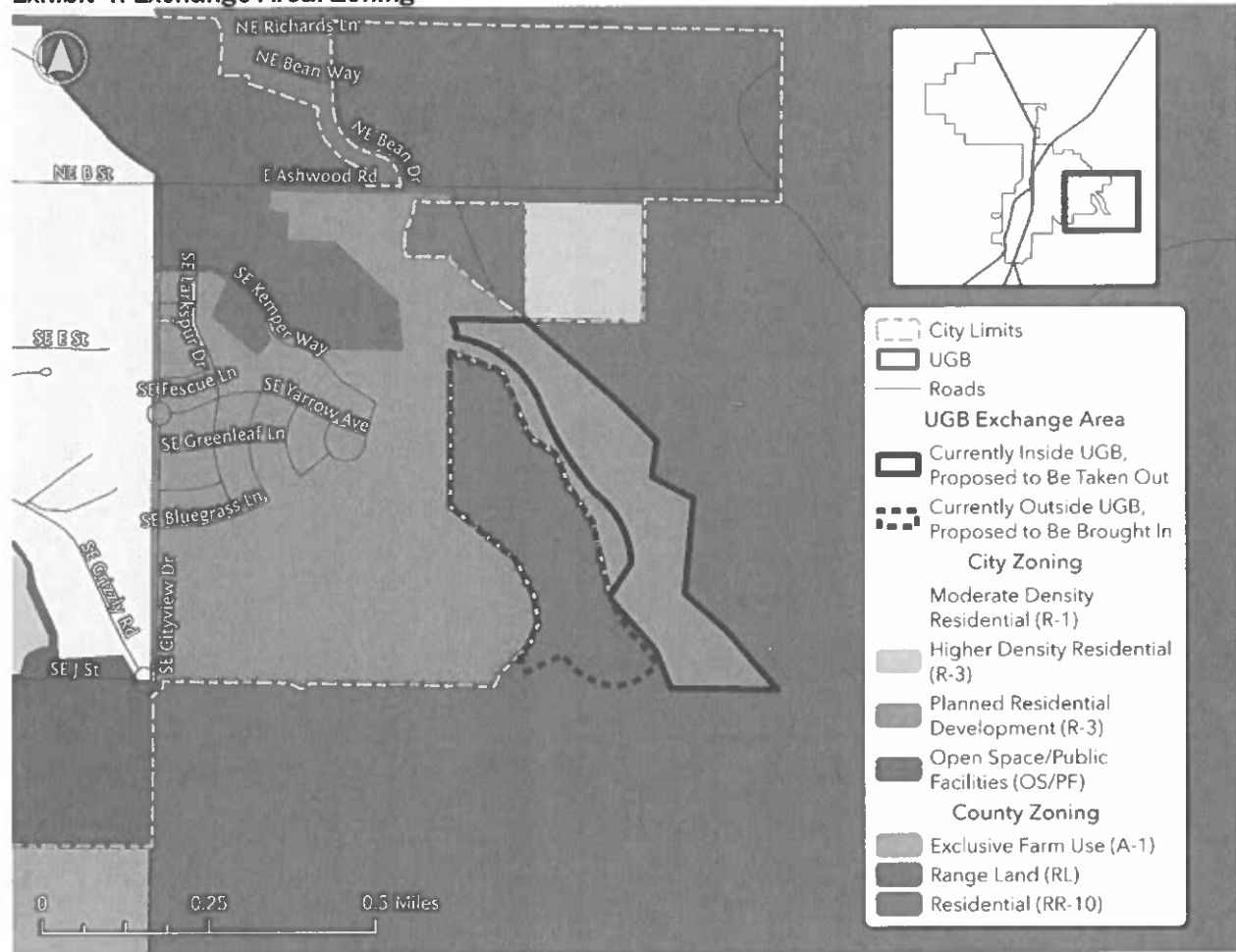
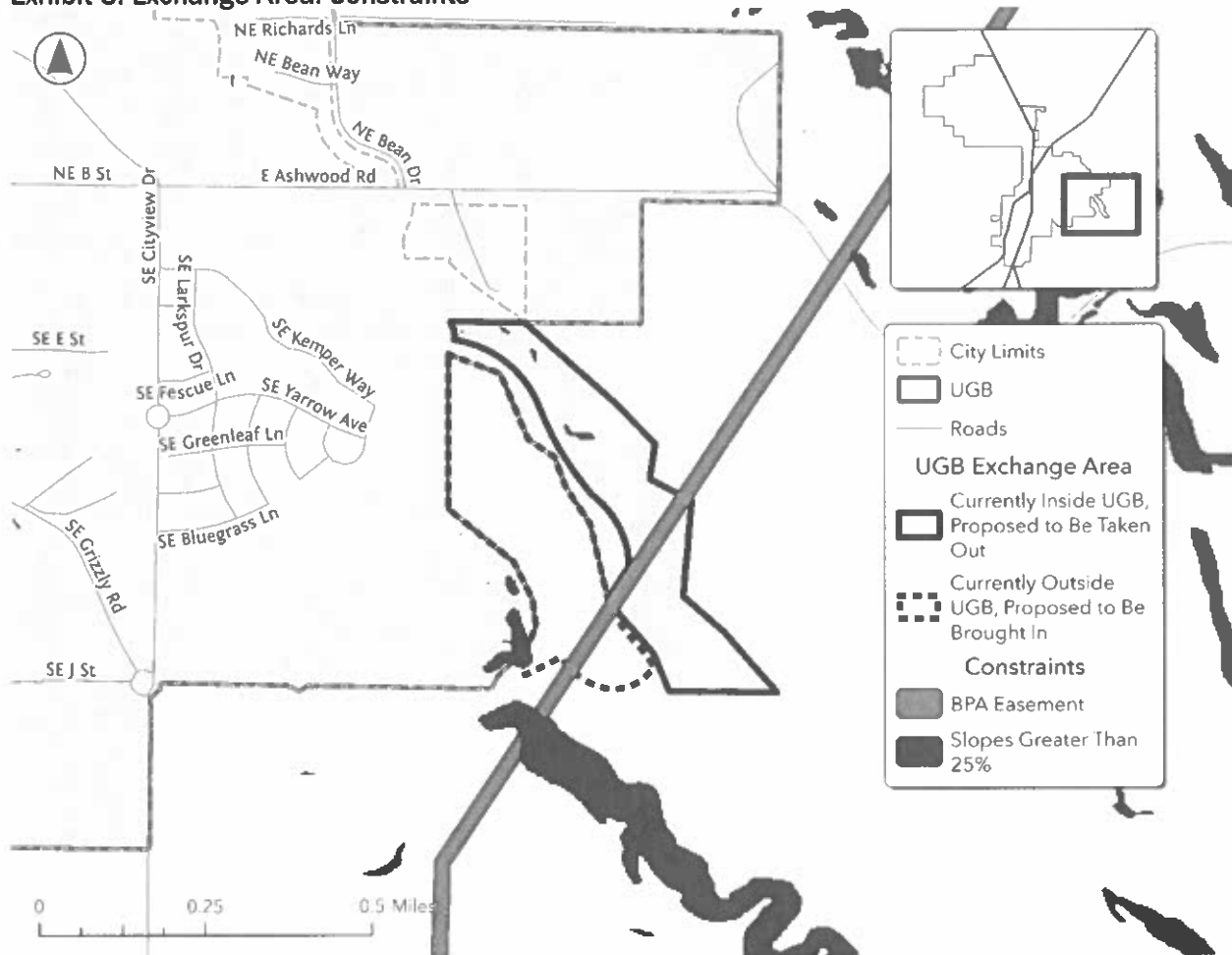


Exhibit 5. Exchange Area: Constraints



The area for removal from the UGB is part of the Yarrow Master Plan, planned for development of housing built around a golf course. This area has moderate slopes that make it more difficult to build smaller, more affordable units, which is part of the rationale for developing this area around a proposed golf course.

The original Yarrow Master Plan was developed before the City updated its Development Code to require more diversified housing as part of the master planning process and to allow “missing middle” housing types in its residential zones. As of July 2022, the R-3 zone allows for development of different housing types at a range of densities, as described below.

- Single-family detached: at minimum lot size of 6,000 square feet or 7.3 dwelling units per acre. Assuming that housing builds out at 80% of maximum allowed density and that land for rights-of-way accounts for 25% of land, the maximum density would be 4.4 dwelling units per acre.
- Townhouse: at up to 29 dwelling units per acre. Assuming that housing builds out at 80% of maximum allowed density and that land for rights-of-way accounts for 25% of land, the maximum density would be 15 dwelling units per acre.

- One to four units: at up to 23 dwelling units per acre. Assuming that housing builds out at 80% of maximum allowed density and that land for rights-of-way accounts for 25% of land, the maximum density would be 13.8 dwelling units per acre.
- Cottage Cluster: at up to 21 dwelling units per acre. Assuming that housing builds out at 80% of maximum allowed density and that land for rights-of-way accounts for 25% of land, the maximum density would be 12 dwelling units per acre.
- Apartments with 5 or more units: at up to 26 dwelling units per acre. Assuming that housing builds out at 80% of maximum allowed density and that land for rights-of-way accounts for 25% of land, the maximum density would be 16.8 dwelling units per acre.

The plans for development of the parts of Yarrow adjacent to the areas proposed for the exchange have changed over the years, along with the changes to development requirements in R-3. The Bean Foundation, owners of Yarrow, are focused on building a residential neighborhood with a mixture of housing types, affordable at a range of prices points. As a result, the Bean Foundation are in the process of revising the Yarrow Master Plan, with the intention of including the area proposed to be brought into the UGB.

Recent development and planned development in the Yarrow Master Plan area reflect these plans. In specific, the Heights at Yarrow is 144 units of multifamily housing that was developed in the last few years. The Yarrow Master Plan (July 2022) includes plans for development of: nearly 500 single-family units (about half on large lots and half on small-medium lots), 11 townhouses, potential for multifamily on about 30 acres of land (but no units estimated yet), 48 acres of parks and open space, 10.5 acres for a future school, and 0.4 acres of commercial mix-ed use.

Madras requires a minimum overall density of 7 dwelling units per gross acre in the R-3 zone (for the entire subdivision) and that master planned subdivisions (which are required for any residential development in excess of 10 acres) with at least 50 dwellings include at least two types dwelling units and proposals with 100 or more must contain at least three types of dwelling units. **Exhibit 6** shows the potential capacity of the exchange area, given the allowed densities described above. The Yarrow Master Planned called for development of this area as single-family detached housing. In the future the Bean Foundation intends to develop the new area with a mixture of housing types, as allowed and required in the R-3 zone.

Exhibit 6 shows the potential capacity of the 39 acres of land proposed to be removed from the UGB by housing type. The densities used in **Exhibit 6** are based on those used in the 2023 *Madras Housing Capacity Analysis* and the densities allowed by Madras' Development Code. The capacity for the 40 acres of land proposed for inclusion in the UGB is within 3% of the capacity of land proposed for removal, with the difference being the slight difference in buildable acres between the two areas.

Exhibit 6. Exchange Area: Potential Capacity

Zone/Housing Type	Area inside the UGB, Proposed to be Removed			Area outside the UGB, Proposed to be Added into the UGB		
	Buildable Acres	Allowed Density (DU/ Acre)	Capacity (Dwelling Units)	Buildable Acres	Allowed Density (DU/ Acre)	Capacity (Dwelling Units)
R-3	39			40		
Single-family detached		5.2	203		5.2	208
Townhouse		15.0	585		15.0	600
One to four dwelling units		13.8	538		13.8	552
Apartments - 5+ du		16.8	655		16.8	672

The City will apply the Planned Residential Development (R-3) Comprehensive Plan designation and zone to the land brought into the UGB. The County will apply the Range Land (RL) Comprehensive Plan designation and zone to the land removed from the UGB.

The proposed changes resulting from the land exchange are consistent with the findings about housing needs in the *City of Madras: 2023-2043 Housing Capacity Analysis*, which was adopted into the City's Comprehensive Plan in 2023. The *Housing Capacity Analysis* found that Madras' housing needs include:

- Demand for 1,116 new dwelling units, with a housing mix of all types of units including single-family detached, single-family attached, duplex to quad-plex, and multi-dwelling units with 5 or more units per structure.
- The densities in **Exhibit 6** are consistent with those shown in the *Madras Housing Capacity Analysis*.
- The *Madras Housing Capacity Analysis* shows existing and future demand for housing affordable at all income levels, with about 50% of housing needed for extremely low- and very-low income households, nearly 30% of new housing needed for low- and middle-income households and 22% needed for high-income households.

The types of housing that can be built on the area proposed for the land swap will help the City meet a portion of the housing needs identified in the *Madras Housing Capacity Analysis*. The housing most likely to be built in this area is likely to be affordable above 60% of median family income.

Compliance with OAR 660-024-0070

OAR 660-024-0070 Describes the process for making adjustments to a city's UGB, including removing land from the UGB and exchanging it for other lands.

660-024-0070 UGB Adjustments

(1) A local government may adjust the UGB at any time to better achieve the purposes of Goal 14 and this division. Such adjustment may occur by adding or removing land from the UGB, or by exchanging land inside the UGB for land outside the UGB. The requirements of section (2) of this rule apply when removing land from the UGB. The requirements of Goal 14 and this division [and ORS 197.298] apply when land is added to the UGB, including land added in exchange for land removed. The requirements of ORS 197.296 may also apply when land is added to a UGB, as specified in that statute. If a local government exchanges land inside the UGB for land outside the UGB, the applicable local government must adopt appropriate rural zoning designations for the land removed from the UGB prior to or at the time of adoption of the UGB amendment and must apply applicable location and priority provisions of OAR 660-024-0060 through 660-020-0067.

Finding: The proposal includes removal of land presently within the UGB in exchange for land presently located outside of the UGB. The requirements for exchange of those respective lands are addressed below. ORS 197.296 is that statute setting forth the requirements for local governments to conduct analysis of housing capacity and needed housing and is addressed below. The removed land will be given a rural zoning designation through a contemporaneous action from Jefferson County.

(2) A local government may remove land from a UGB following the procedures and requirements of ORS 197.764. Alternatively, a local government may remove land from the UGB following the procedures and requirements of 197.610 to 197.650, provided it determines:

Finding: ORS 197.764 is not applicable to the subject property as it is not assessed for farm use. Accordingly, the City is proposing to follow the procedures and requirements of ORS 197.610 to 197.650, which outlines the process for a post-acknowledgement amendments to comprehensive plans and land use regulations.

(a) The removal of land would not violate applicable statewide planning goals and rules;

Finding: The proposal complies with applicable statewide planning goals and rules as set out below.

(b) The UGB would provide a 20-year supply of land for estimated needs after the land is removed, or would provide roughly the same supply of buildable land as prior to the removal, taking into consideration land added to the UGB at the same time;

Finding: The proposal results in roughly the same supply of buildable lands within the UGB as the exchange involves the same number of gross acres and the addition of one buildable acre.

(c) Public facilities agreements adopted under ORS 195.020 do not intend to provide for urban services on the subject land unless the public facilities provider agrees to removal of the land from the UGB and concurrent modification of the agreement;

Finding: There are no public facilities agreements to provide urban services on the land proposed for removal from the UGB.

(d) Removal of the land does not preclude the efficient provision of urban services to any other buildable land that remains inside the UGB; and

Finding: Removal of the proposed lands does not inhibit efficient provision of urban services to any buildable lands that will remain within the UGB.

(e) The land removed from the UGB is planned and zoned for rural use consistent with all applicable laws.

Finding: The land removed from the UGB will be zoned Range Land by contemporaneous action of Jefferson County consistent with applicable laws.

(3) Notwithstanding sections (1) and (2) of this rule, a local government considering an exchange of land may rely on the land needs analysis that provided a basis for its current acknowledged plan, rather than adopting a new need analysis, provided:

(a) The amount of buildable land added to the UGB to meet:

(A) A specific type of residential need is substantially equivalent to the amount of buildable residential land removed, or

...

(b) The local government must apply comprehensive plan designations and, if applicable, urban zoning to the land added to the UGB, such that the land added is designated:

(A) For the same residential uses and at the same housing density as the land removed from the UGB, or

...

Finding: The City need not adopt a new housing needs analysis because the amount of building land added to the UGB is substantially equivalent to the land removed and will be subject to the same plan designation and zoning and thus have no net effect on the supply of residential lands needed to meet any particular residential need.

Alternatives Analysis for Establishment of the UGB Land Exchange Study Area

Chapter 2 showed that Madras is proposing to remove 39 acres of buildable land from the UGB and replace it with 40 acres of adjacent buildable land and that the proposal complies for requirements of land removal. This chapter presents the alternatives analysis required by OAR 660-024-0060 as well as findings related to the prioritization described in ORS 197A.320 as necessary to analyze compliance for the land to be added to the UGB.

Establishment of Study Area for UGB Land Exchange

Definition of the Preliminary Study Area

Exhibit 7 shows the study area for the alternatives analysis based on the following requirements:

660-024-0065 Establishment of Study Area to Evaluate Land for Inclusion in the UGB

(1) When considering a UGB amendment to accommodate a need deficit identified in OAR 660-024-0050(4), a city outside of Metro must determine which land to add to the UGB by evaluating alternative locations within a “study area” established pursuant to this rule. To establish the study area, the city must first identify a “preliminary study area” which shall not include land within a different UGB or the corporate limits of a city within a different UGB. The preliminary study area shall include:

- (a) All lands in the city’s acknowledged urban reserve, if any;*
- (b) All lands that are within the following distance from the acknowledged UGB:

 - (A) For cities with a UGB population less than 10,000: one-half mile;*
 - (B) For cities with a UGB population equal to or greater than 10,000: one mile;**
- (c) All exception areas contiguous to an exception area that includes land within the distance specified in subsection (b) and that are within the following distance from the acknowledged UGB:

 - (A) For cities with a UGB population less than 10,000: one mile;*
 - (B) For cities with a UGB population equal to or greater than 10,000: one and one-half miles;**

The subject proposal is not the result of a need deficit identified in OAR 660-024-0050(4). The City has nonetheless conducted such an analysis to demonstrate the appropriateness of the proposal.

Based on the foregoing provisions, the City evaluated all lands adjacent to the Madras UGB for suitability for residential uses. For purposes of the Alternatives Analysis, the City reviewed land within the one-half mile buffer of the Madras UGB, as shown in **Exhibit 7**, as well as all Exceptions Zones within a one-mile buffer.

The preliminary study area includes:

- 6,809 acres of land within one-half mile of the Madras UGB.
- 3,970 acres of land in urban reserves, including that beyond 1 mile from the UGB
- 343 acres of land in exceptions zoning that is between $\frac{1}{2}$ and 1 mile from the Madras UGB and not within the City's urban reserve (which includes an additional 892 of exceptions area).

Exhibit 7. Areas Under Consideration for Inclusion in the Preliminary Study Area, Madras

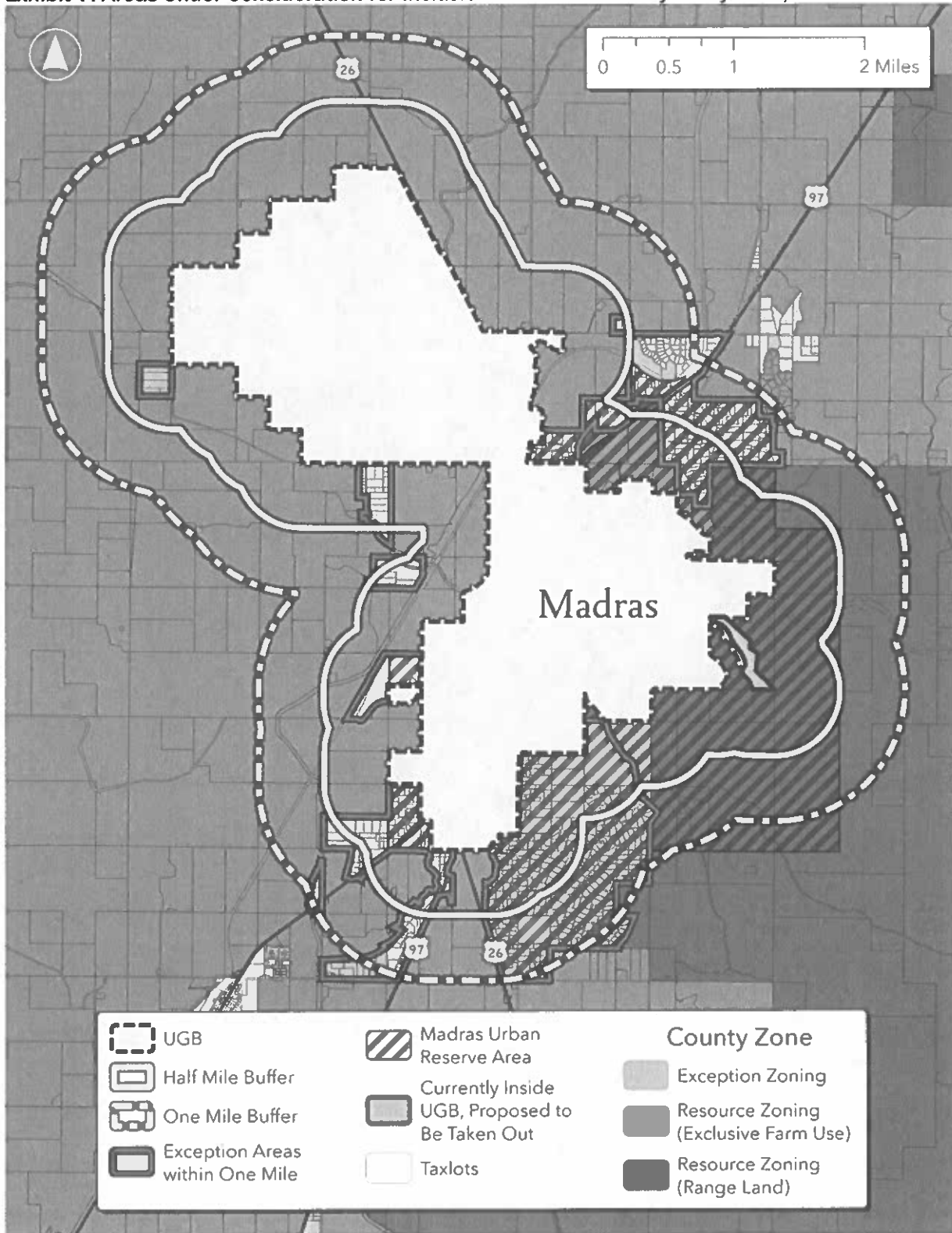
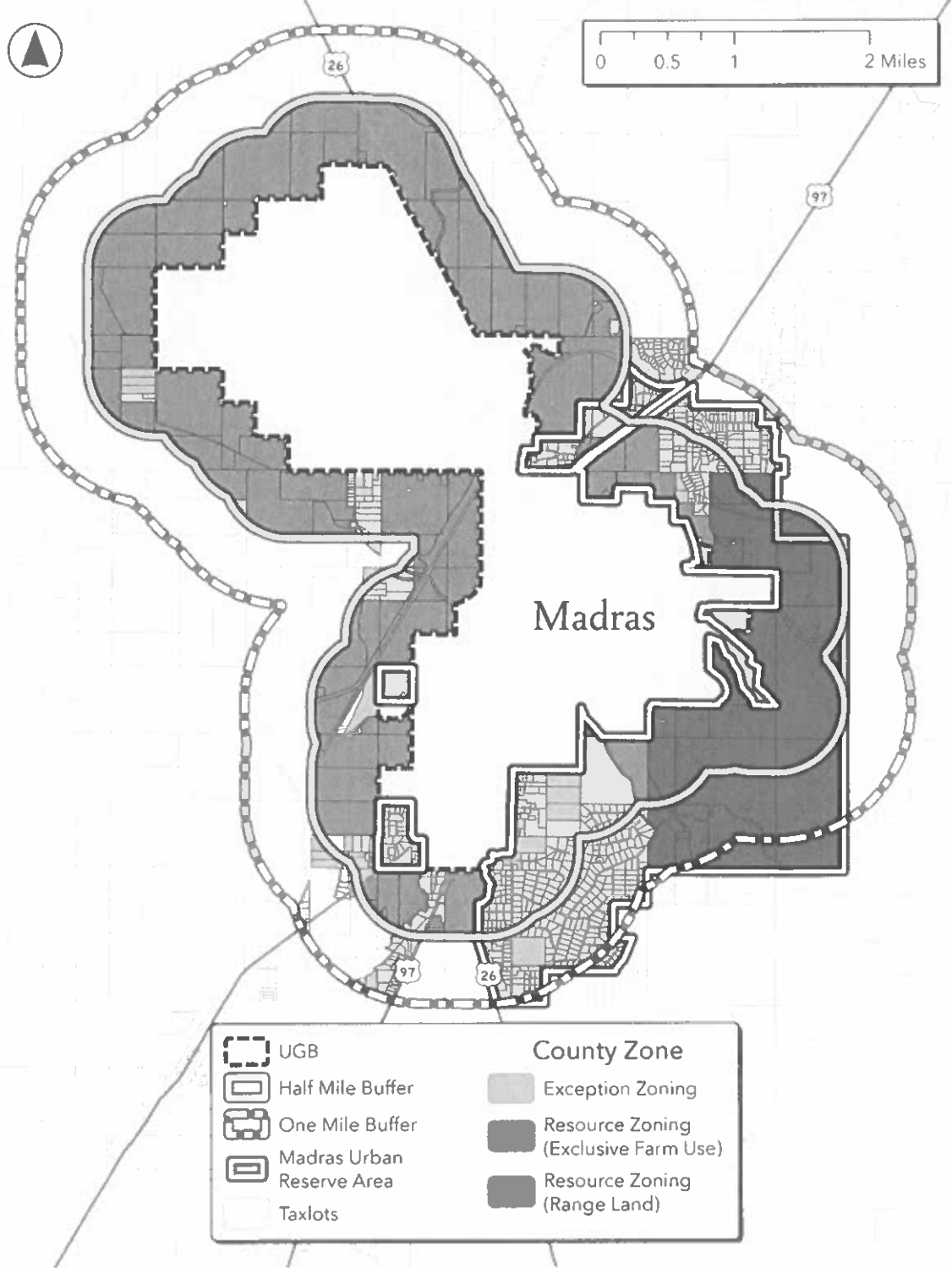


Exhibit 8. Preliminary Study Area, Madras, 2022



Refining the Preliminary Study Area

The analysis of residential land is organized by classes of land that correspond to the OAR 660-024-0067(2) priorities for inclusion of land into a UGB. The evaluation of the subareas considers the following:

660-024-0067 Evaluation of Land in the Study Area for Inclusion in the UGB; Priorities

(1) A city considering a UGB amendment must decide which land to add to the UGB by evaluating all land in the study area determined under OAR 660-024-0065, as follows

(a) Beginning with the highest priority category of land described in section (2), the city must apply section (5) to determine which land in that priority category is suitable to satisfy the need deficiency determined under OAR 660-024-0050 and select for inclusion in the UGB as much of the land as necessary to satisfy the need.

(b) If the amount of suitable land in the First Priority category is not sufficient to satisfy all the identified need deficiency, the city must apply section (5) to determine which land in the next priority is suitable and select for inclusion in the UGB as much of the suitable land in that priority as necessary to satisfy the need. The city must proceed in this manner until all the land need is satisfied, except as provided in OAR 660-024-0065(9).

(c) If the amount of suitable land in a particular priority category in section (2) exceeds the amount necessary to satisfy the need deficiency, the city must choose which land in that priority to include in the UGB by applying the criteria in section (7) of this rule.

(d) In evaluating the sufficiency of land to satisfy a need under this section, the city may use the factors identified in sections (5) and (6) of this rule to reduce the forecast development capacity of the land to meet the need.

(e) Land that is determined to not be suitable under section (5) of this rule to satisfy the need deficiency determined under OAR 660-024-0050 is not required to be selected for inclusion in the UGB unless its inclusion is necessary to serve other higher priority lands.

(2) Priority of Land for inclusion in a UGB:

(a) First Priority is urban reserve, exception land, and nonresource land. Lands in the study area that meet the description in paragraphs (A) through (C) of this subsection are of equal (first) priority:

(A) Land designated as an urban reserve under OAR chapter 660, division 21, in an acknowledged comprehensive plan;

(B) Land that is subject to an acknowledged exception under ORS 197.732; and

(C) Land that is nonresource land.

(b) Second Priority is marginal land: land within the study area that is designated as marginal land under ORS 197.247 (1991 Edition) in the acknowledged comprehensive plan.

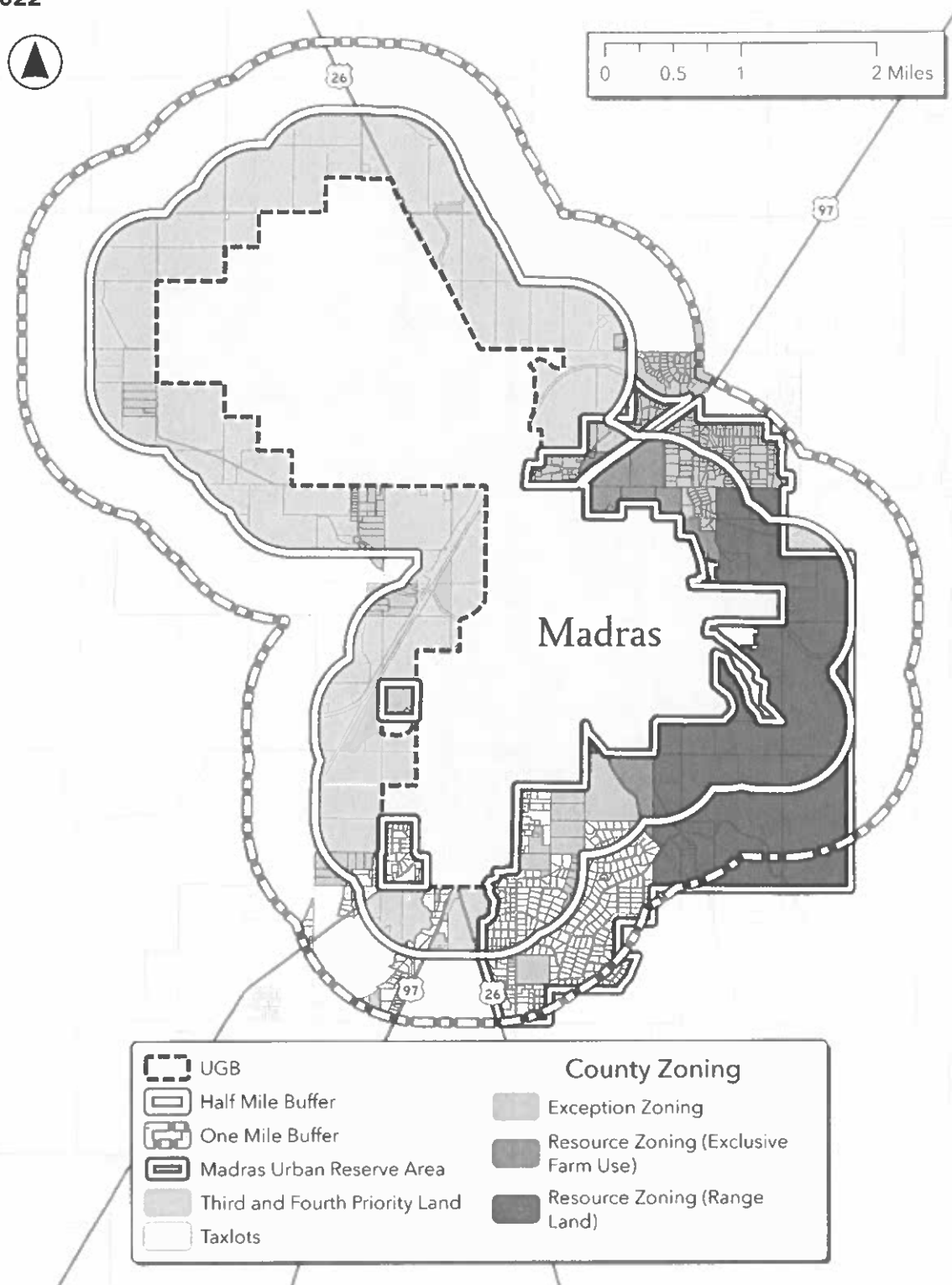
(c) Third Priority is forest or farm land that is not predominantly high-value farm land: land within the study area that is designated for forest or agriculture uses in the acknowledged comprehensive plan and that is not predominantly high-value farmland as defined in ORS 195.300, or that does not consist predominantly of prime or unique soils, as determined by the United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS). In selecting which lands to include to satisfy the need, the city must use the agricultural land capability classification system or the cubic foot site class system, as appropriate for the acknowledged comprehensive plan designation, to select lower capability or cubic foot site class lands first.

(d) Fourth Priority is agricultural land that is predominantly high-value farmland: land within the study area that is designated as agricultural land in an acknowledged comprehensive plan and is predominantly high-value farmland as defined in ORS 195.300. A city may not select land that is predominantly made up of prime or unique farm soils, as defined by the USDA NRCS, unless there is an insufficient amount of other land to satisfy its land need. In selecting which lands to include to satisfy the need, the city must use the agricultural land capability classification system to select lower capability lands first.

Exhibit 9 shows exclusion of land that does not meet the requirements of OAR 660-024-0067(1), excluding land that is not “First Priority” as defined in OAR 660-024-0067(2). This step removed all non “First Priority” lands by excluding lands zoned Exclusive Farm Use (EFU) or Range Land (RL) within the ½ mile buffer of Madras UGB unless they were designated as urban reserves or non-resource land.

This leaves a total of 4,508 acres within the study area, with 3,923 acres within the City’s urban reserves and 585 acres in exception zoning within the one-mile UGB buffer. All of these lands are “First Priority” lands.

Exhibit 9. Refining the Preliminary Study Area based on Priority for Inclusion in the UGB, Madras, 2022



Areas Non-Contiguous with the UGB that are Impracticable to Serve

The next step is to remove areas that are not contiguous to the UGB and are impracticable to serve based on OAR 660-024-0065(7).

OAR 660-024-0065 Establishment of Study Area to Evaluate Land for Inclusion in the UGB

(7) For purposes of subsection (4)(a), the city may consider it impracticable to provide necessary public facilities or services to the following lands:

(a) Contiguous areas of at least five acres where 75 percent or more of the land has a slope of 25 percent or greater, provided that contiguous areas 20 acres or more that are less than 25 percent slope may not be excluded under this subsection. Slope shall be measured as the increase in elevation divided by the horizontal distance at maximum ten-foot contour intervals;

(b) Land that is isolated from existing service networks by physical, topographic, or other impediments to service provision such that it is impracticable to provide necessary facilities or services to the land within the planning period. The city's determination shall be based on an evaluation of:

(A) The likely amount of development that could occur on the land within the planning period;

(B) The likely cost of facilities and services; and,

(c) Any substantial evidence collected by or presented to the city regarding how similarly situated land in the region has, or has not, developed over time.

(c) As used in this section, "impediments to service provision" may include but are not limited to:

(A) Major rivers or other water bodies that would require new bridge crossings to serve planned urban development;

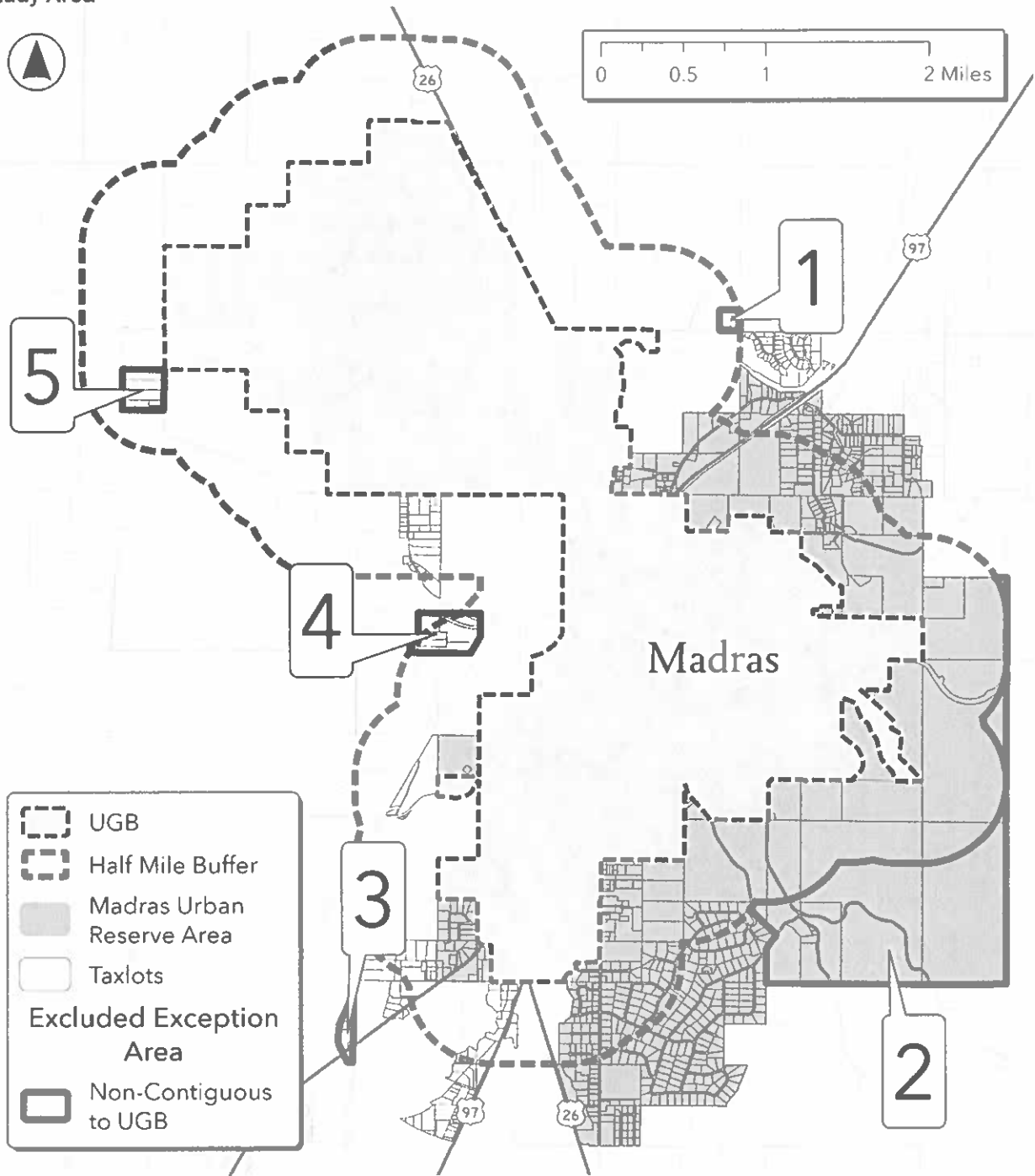
(B) Topographic features such as canyons or ridges with slopes exceeding 40 percent and vertical relief of greater than 80 feet;

(C) Freeways, rail lines, or other restricted access corridors that would require new grade separated crossings to serve planned urban development;

(D) Significant scenic, natural, cultural or recreational resources on an acknowledged plan inventory and subject to protection measures under the plan or implementing regulations, or on a published state or federal inventory, that would prohibit or substantially impede the placement or construction of necessary public facilities and services.

Exhibit 10 shows areas that are not contiguous to the UGB and are impracticable to serve.

Exhibit 10. Non-Contiguous Areas that are Impracticable to Serve that were Removed from the Study Area



The following areas are all either exceptions areas (some within ½ mile of the UGB and some beyond ½ mile) or urban reserves beyond ½ mile of the UGB. These areas are all impracticable to serve, given their distance from the UGB. In addition, some of these areas contain too few acres to meet the identified land need of about 39 acres on their own.

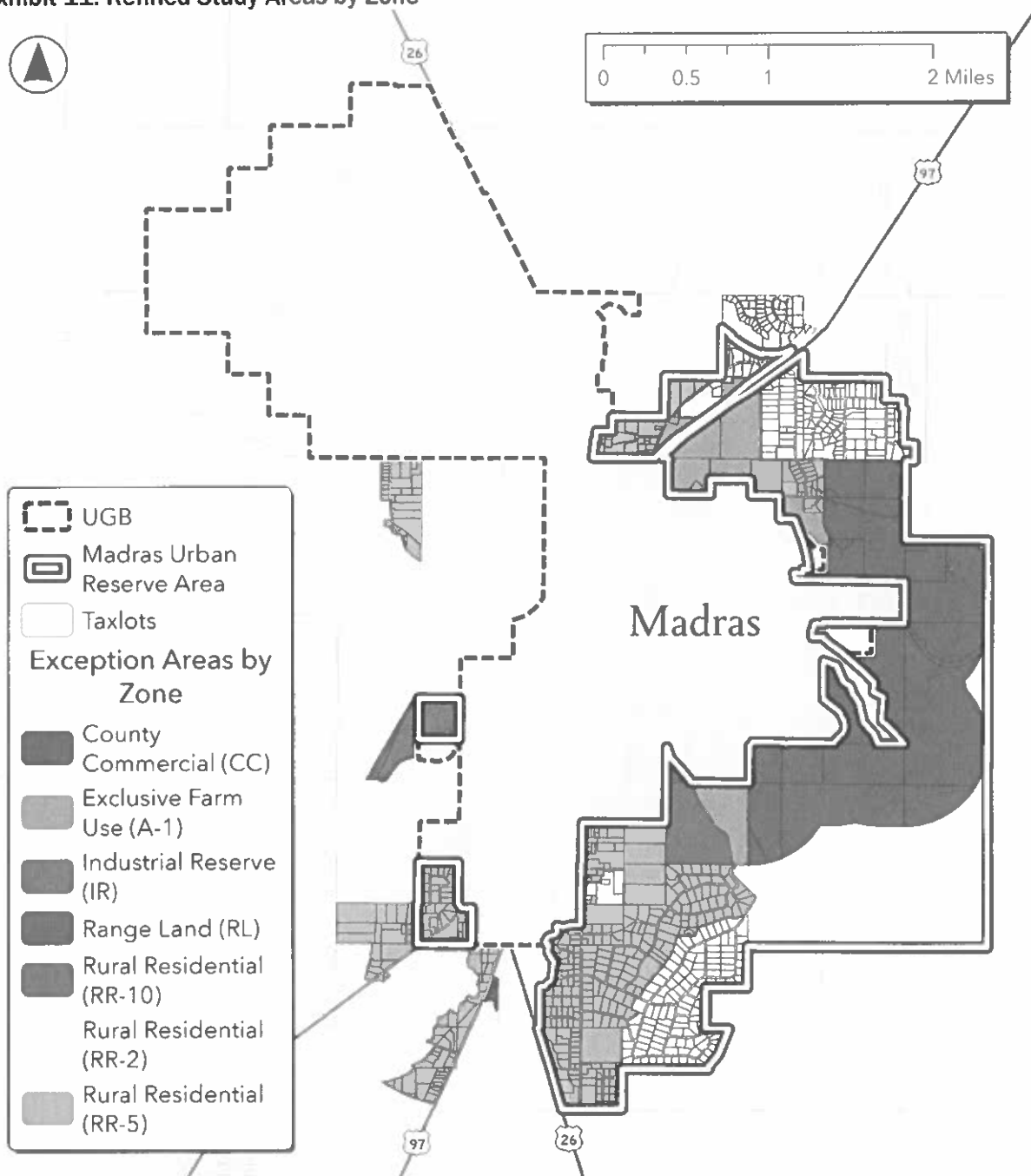
- **Area 1.** This area is 10 acres in exceptions zoning outside of the Urban Reserves, located 1,991 feet/0.04 miles from the UGB. It is too small to meet the land needs and is impracticable to serve on its own.
- **Area 2.** This area is 700 acres in RL zoning and within the Urban Reserves. It is ½ mile or more from the UGB and some parts are beyond 1 mile of the UGB. The distance to the UGB, plus any portion of Area 4 includes well more than the amount of land needed to meet the identified land need of about 39 acres. Land in Area 2 is impracticable to serve on its own without including a substantial amount of land closer to the UGB.
- **Area 3.** This area is 17 acres in exceptions zoning outside of the Urban Reserves. It is too small to meet the land needs and is impracticable to serve on its own.
- **Area 4.** This area is 59 acres in exceptions zoning outside of the Urban Reserves, located ¼ mile to more than ½ mile from the UGB. It is impracticable to serve, given its distance from the UGB.
- **Area 5.** This area is 40 acres in exceptions zoning outside of the Urban Reserves. While the northeast corner of this area touches a corner of the UGB, there is no direct road connection from the UGB that doesn't also fall in other non-UGB areas. It is located adjacent to Industrial areas of Madras, away from existing residential neighborhoods. It is impracticable to serve on its own.

Refined Preliminary Study Area

Exhibit 11 shows the refined preliminary areas for the alternatives analysis, which are either exceptions areas or urban reserve areas. These are all First Priority for inclusion in the UGB, consistent with 660-024-0067(2). These areas together account for 4,508 acres of land in the following zoning:

- Exclusive Farm Use (A-1) within Urban Reserves: 308 acres
- Range Land (RL) within Urban Reserves: 1,225 acres
- Exceptions areas in the following zoning:
 - County Commercial (CC): 10 acres
 - Industrial Reserve (IR): 46 acres
 - Rural Residential (RR-2): 770 acres
 - Rural Residential (RR-5): 1,198 acres
 - Rural Residential (RR-10): 132 acres

Exhibit 11. Refined Study Areas by Zone



Identifying Unsuitable Areas within the Study Area

The next step is identifying areas within the study area that are unsuitable for potential inclusion in the UGB based on OAR 660-024-0067.

Parcelization and Development Patterns

660-024-0067 Evaluation of Land in the Study Area for Inclusion in the UGB; Priorities

(5) With respect to section (1), a city must assume that vacant or partially vacant land in a particular priority category is "suitable" to satisfy a need deficiency identified in OAR 660-024-0050(4) unless it demonstrates that the land cannot satisfy the specified need based on one or more of the conditions described in subsections (a) through (g) of this section: Existing parcelization, lot sizes or development patterns of rural residential land make that land unsuitable for an identified employment need; as follows:

(A) Parcelization: the land consists primarily of parcels 2-acres or less in size, or

(B) Existing development patterns: the land cannot be reasonably redeveloped or infilled within the planning period due to the location of existing structures and infrastructure."

OAR 660-024-0067(5) allows a city to assume that land that is parcelized or has a development pattern the is unlikely to redevelop or infill within the planning period can be assumed not to meet the identified need. **Exhibit 12** shows land with high levels of parcelization or subdivisions, which are future plans for parcelization.

Exhibit 12 shows areas with a large amount of highly parcellated land, identified by visual inspection of clusters of highly parcellated tax lots, and/or a high number of subdivisions.

- **Parcelized land.** 488 acres, shown in pink in **Exhibit 12**, are in parcels 2 acres or smaller. These lands are considered unsuitable for potential inclusion in the UGB based on OAR 660-024-0067(5).
- **Subdivisions.** 898 acres, shown in green in **Exhibit 12**, are within an existing subdivision. Some of these parcels are currently larger than 2 acres but are planned for future development in smaller lots.

Exhibit 12. Exception Areas showing Parcelation and Subdivisions

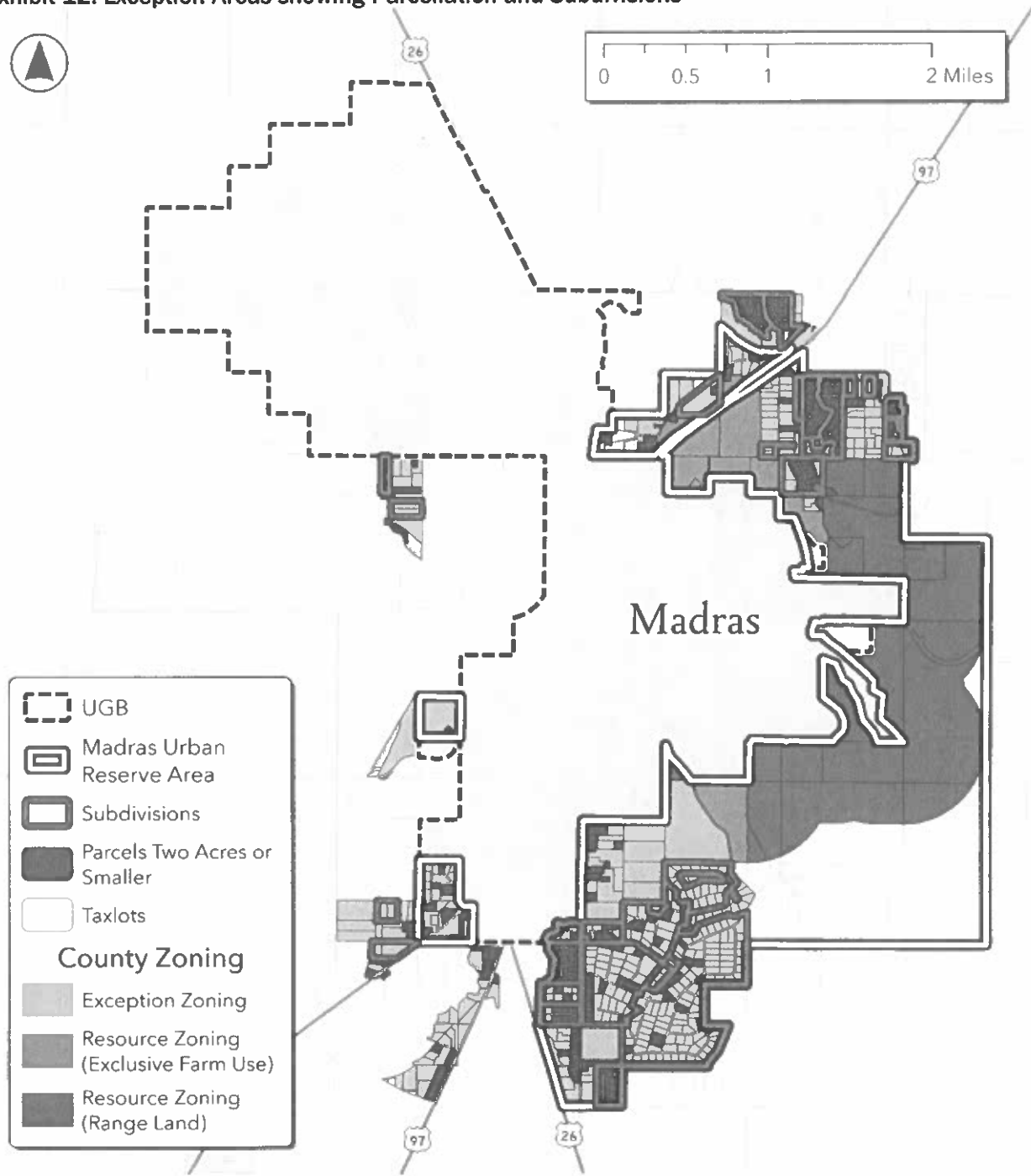
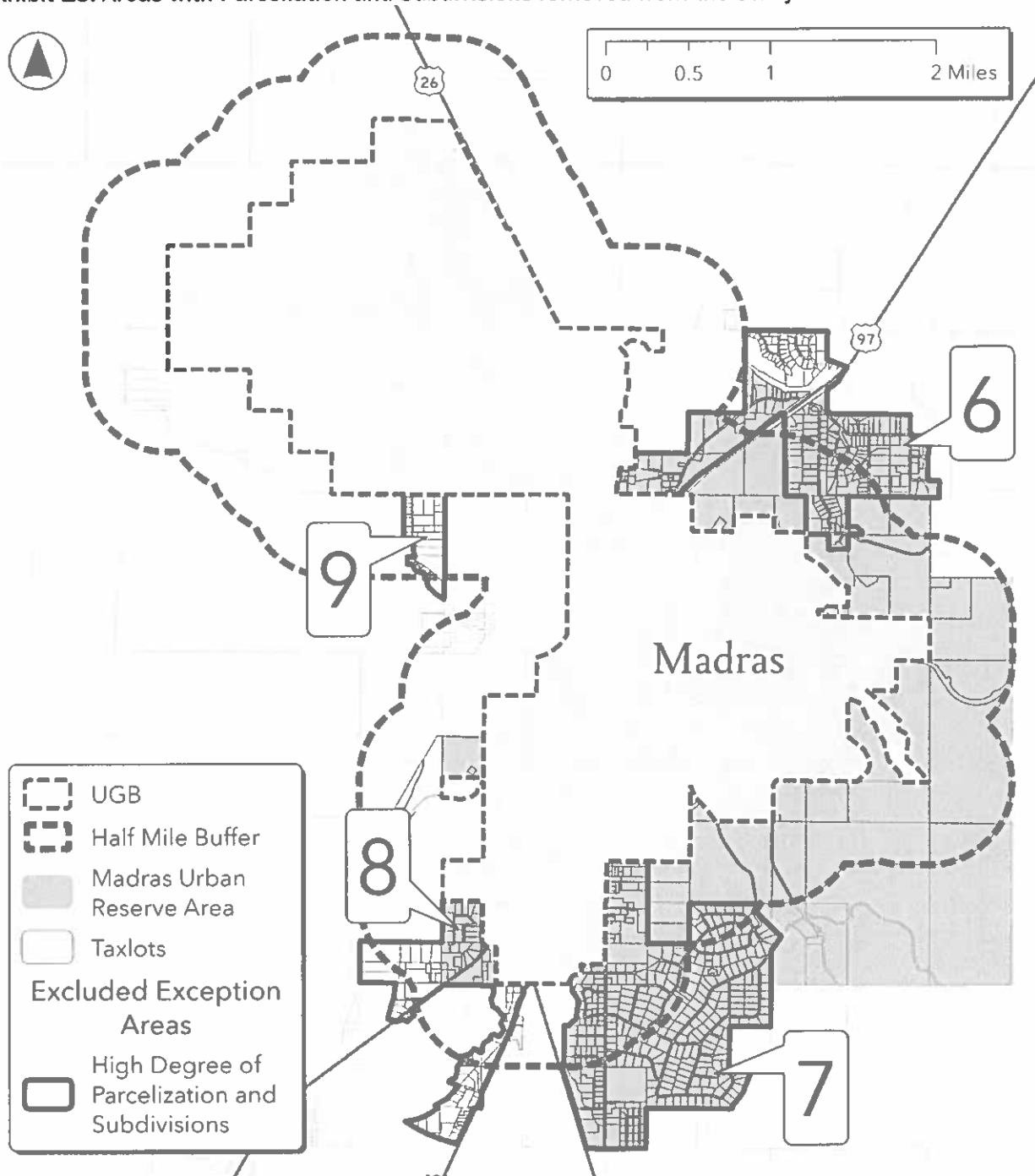


Exhibit 13 shows areas removed from the study area based on high degree of parcelization and subdivisions. This includes four areas shown in red, all of which are in exceptions zoning.

Exhibit 13. Areas with Parcelation and Subdivisions removed from the Study Area



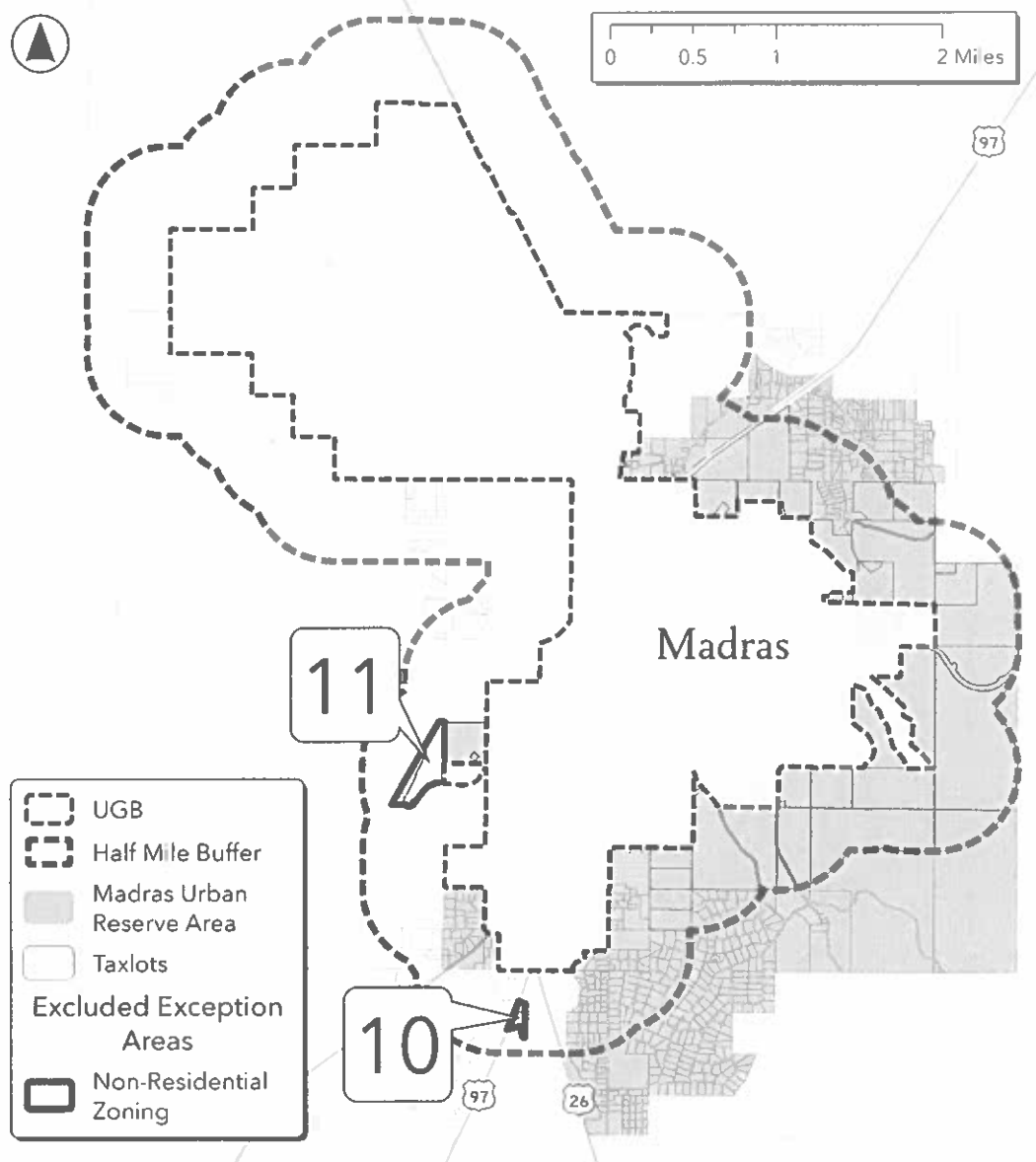
This results in the removal of the following:

- **Area 6:** This area has a high degree of parcelization and existing subdivision. This area has 625 acres, 43% of which is in parcels 2 acres or smaller or in a subdivision. In addition, most of this area is not adjacent to the existing UGB, making it impracticable to provide future services to without inclusion of substantially more land than the identified land need.
- **Area 7:** This area has a high degree of parcelization and existing subdivision. This area has 914 acres, 74% of which is in parcels 2 acres or smaller or in a subdivision. In addition, most of this area is not adjacent to the existing UGB, making it impracticable to provide future services to without inclusion of substantially more land than the identified land need.
- **Area 8:** This area has a high degree of parcelization and existing subdivision. This area has 308 acres, 30% of which is in parcels 2 acres or smaller or in a subdivision. The areas with larger than 2 acre parcels are generally located further from the UGB, including some beyond ½ mile from the UGB. This makes it impracticable to provide future services to without inclusion of substantially more land than the identified land need.
- **Area 9:** This area has a high degree of parcelization and existing subdivision. This area has 77 acres, 41% of which is in parcels 2 acres or smaller or in a subdivision. The areas with larger than 2 acre parcels are generally located further from the UGB, including some beyond ½ mile from the UGB. This makes it impracticable to provide future services to without inclusion of substantially more land than the identified land need.

Commercial and Industrial Planned Areas

Exhibit 14 shows exceptions areas with County Commercial (CC) and Industrial Reserves (IR).

Exhibit 14. Commercial and Industrial planned area removed from the Study Area



This results in removal of the following:

- **Area 10:** This area is zoned County Commercial (CC). It has 8 acres of land. In addition, it is not contiguous to the UGB, is impracticable to serve, and too small to meet the need for about 39 acres of land,.
- **Area 11:** This area is zoned Industrial Reserve (IR). It has 46 acres of land.

Final Study Area with Subareas

Exhibit 15 breaks up the remaining 1,679 acres in the study area into 21 subareas for evaluation for inclusion in the UGB. This area is more than twice the land need for about 39 acres of buildable land.

Exhibit 15. Study Subareas

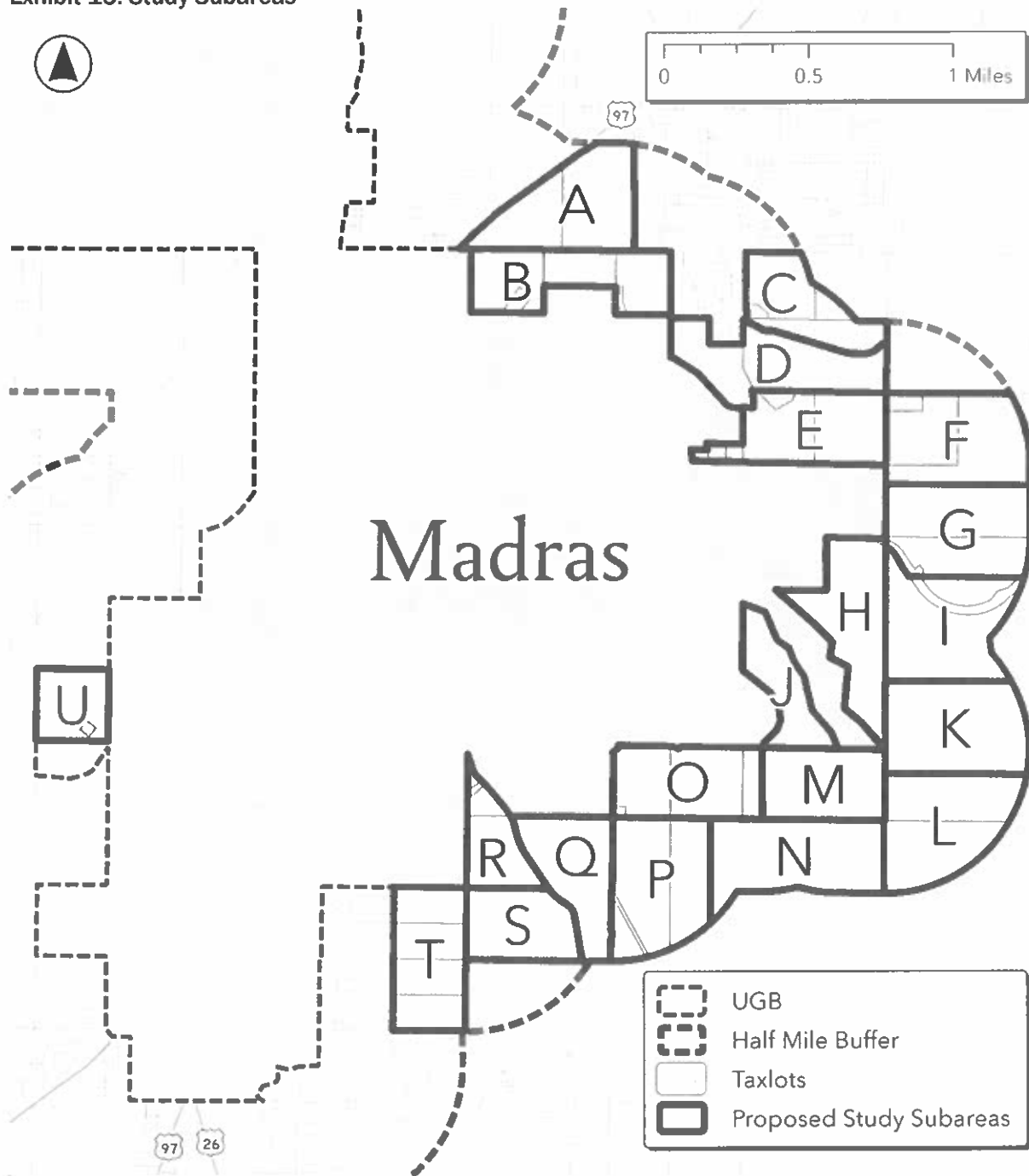


Exhibit 16 shows constraints with the subareas.

Exhibit 16. Study Subareas with Constraints

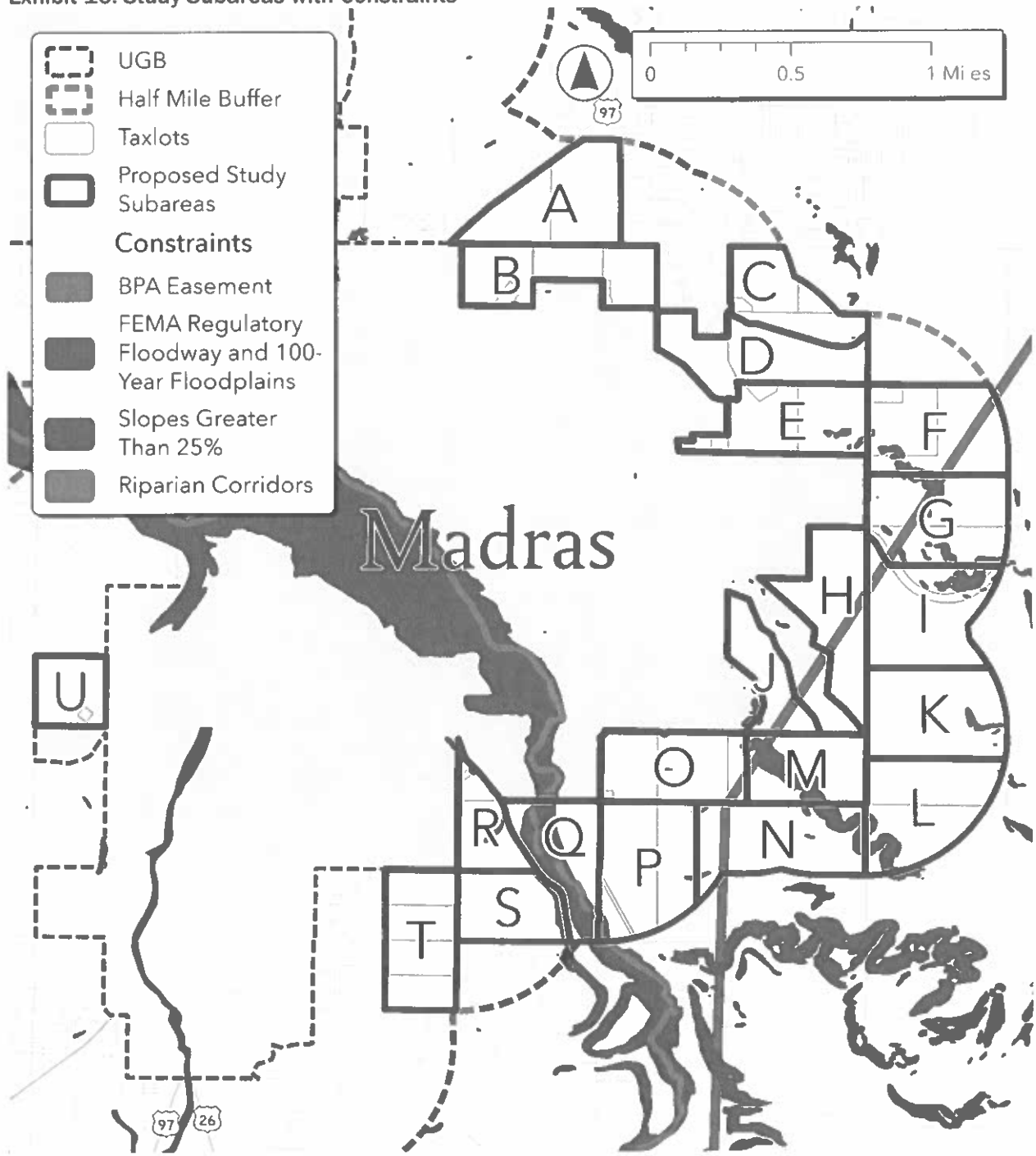


Exhibit 17 shows the subareas by zone, total acres, vacant acres, and vacant unconstrained acres. Exhibit 15 shows these subareas geographically.

Exhibit 17. Madras UGB Land Exchange Study Subareas

Study Subarea	Total Acres	Unconstrained Acres	Total Parcels	Average Parcel Size	Existing Dwelling Units	Average Parcel with Dwelling Unit Size	Vacant Parcels	Average Vacant Parcel Size
A	92	92	2	46	-	-	2	46
B	83	83	6	14	3	12	3	15
C	64	64	4	15	1	2	3	19
D	87	87	2	22	-	-	2	22
E	85	83	6	14	5	9	1	40
F	98	89	3	33	1	35	2	32
G	100	86	2	32	-	-	2	32
H	84	80	1	83	-	-	1	83
I	100	92	1	45	-	-	1	45
J	47	44	1	47	-	-	1	47
K	100	98	1	100	-	-	1	100
L	99	91	2	33	-	-	2	33
M	68	51	1	68	-	-	1	68
N	99	85	1	99	-	-	1	99
O	82	80	4	20	-	-	4	20
P	100	97	3	33	1	51	2	23
Q	69	37	1	63	1	63	-	-
R	43	41	4	11	2	17	2	4
S	59	55	1	59	1	59	-	-
T	80	80	4	20	4	20	-	-
U	40	40	2	20	1	1	1	39
Total	1,679	1,556	52		20		32	

For the final study area and subareas in Exhibit 15, the City finds:

Finding: The City finds it has at least twice the amount of land needed for the land exchange, consistent with OAR 660-024-0065(5).

Finding: The City finds that land within Urban Reserves and Exceptions Areas provides enough land to meet Madras' needs for a land exchange, without considering land beyond the First Priority, consistent with OAR 660-024-0067(2).

Detailed Subarea Maps

Exhibit 18 through Exhibit 28 shows up close views of the remaining subareas. All areas are within the Madras Urban Reserves.

Exhibit 18. Study Subareas A and B

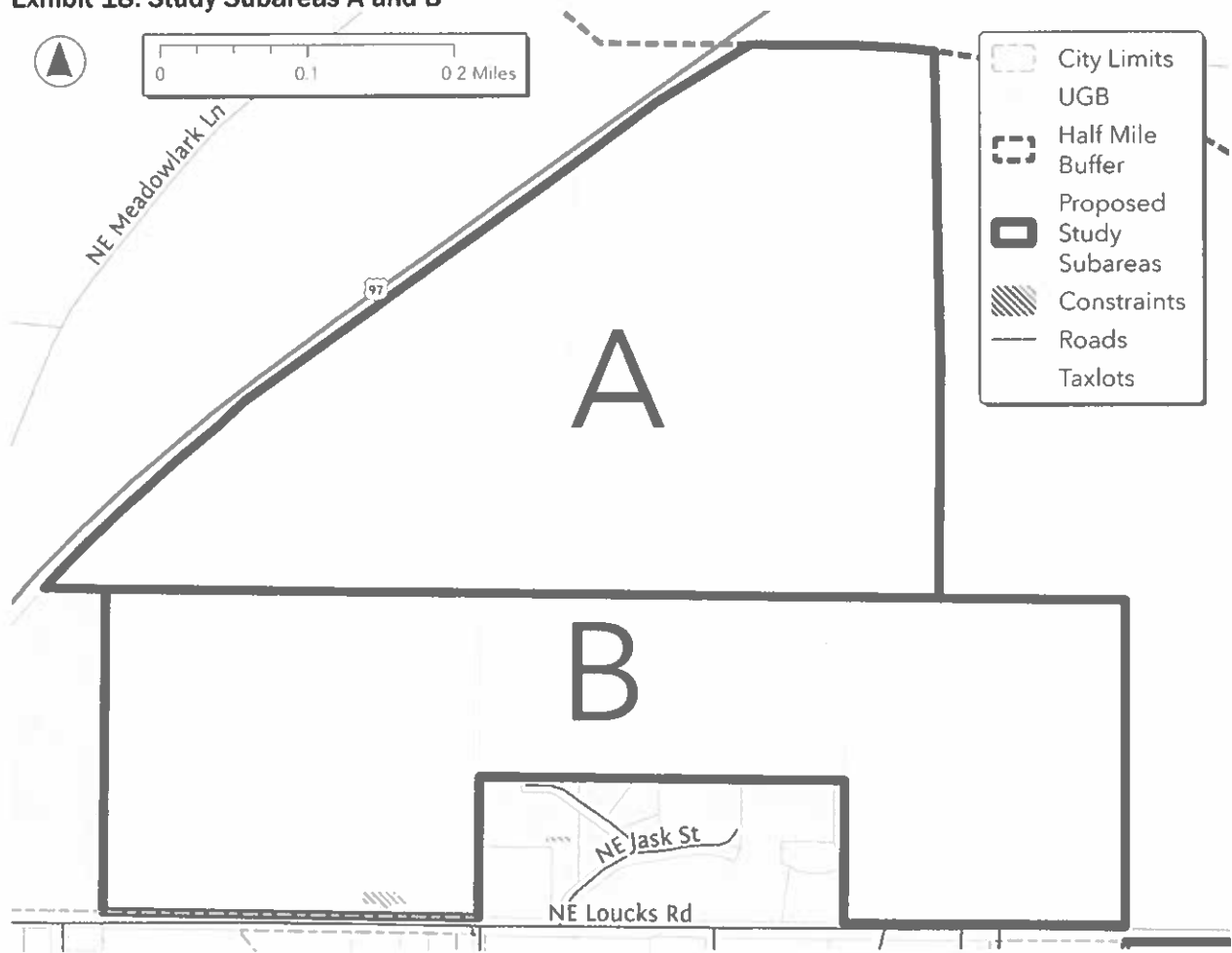


Exhibit 19. Study Subareas C, D and E

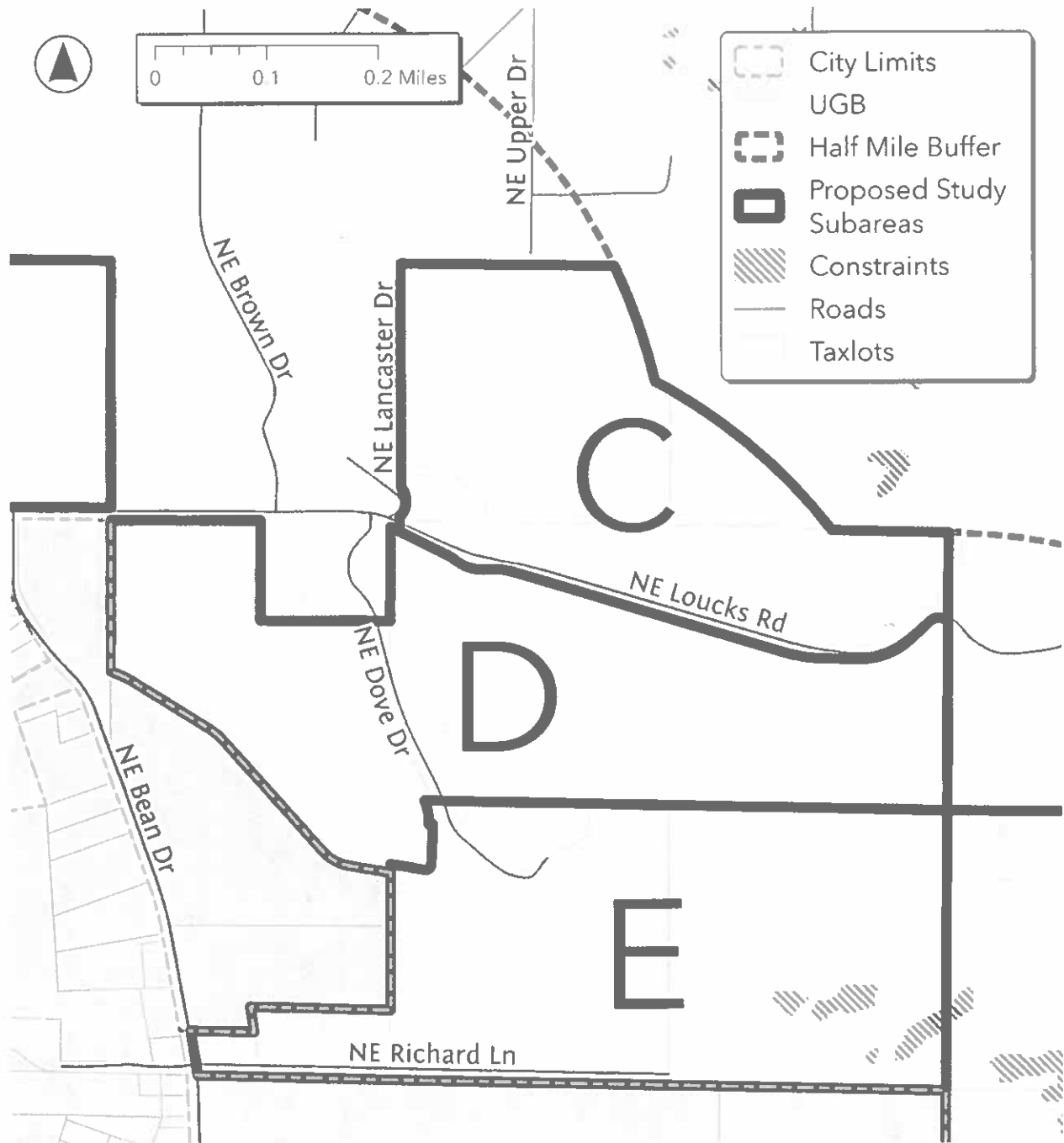


Exhibit 20. Study Subareas F and G

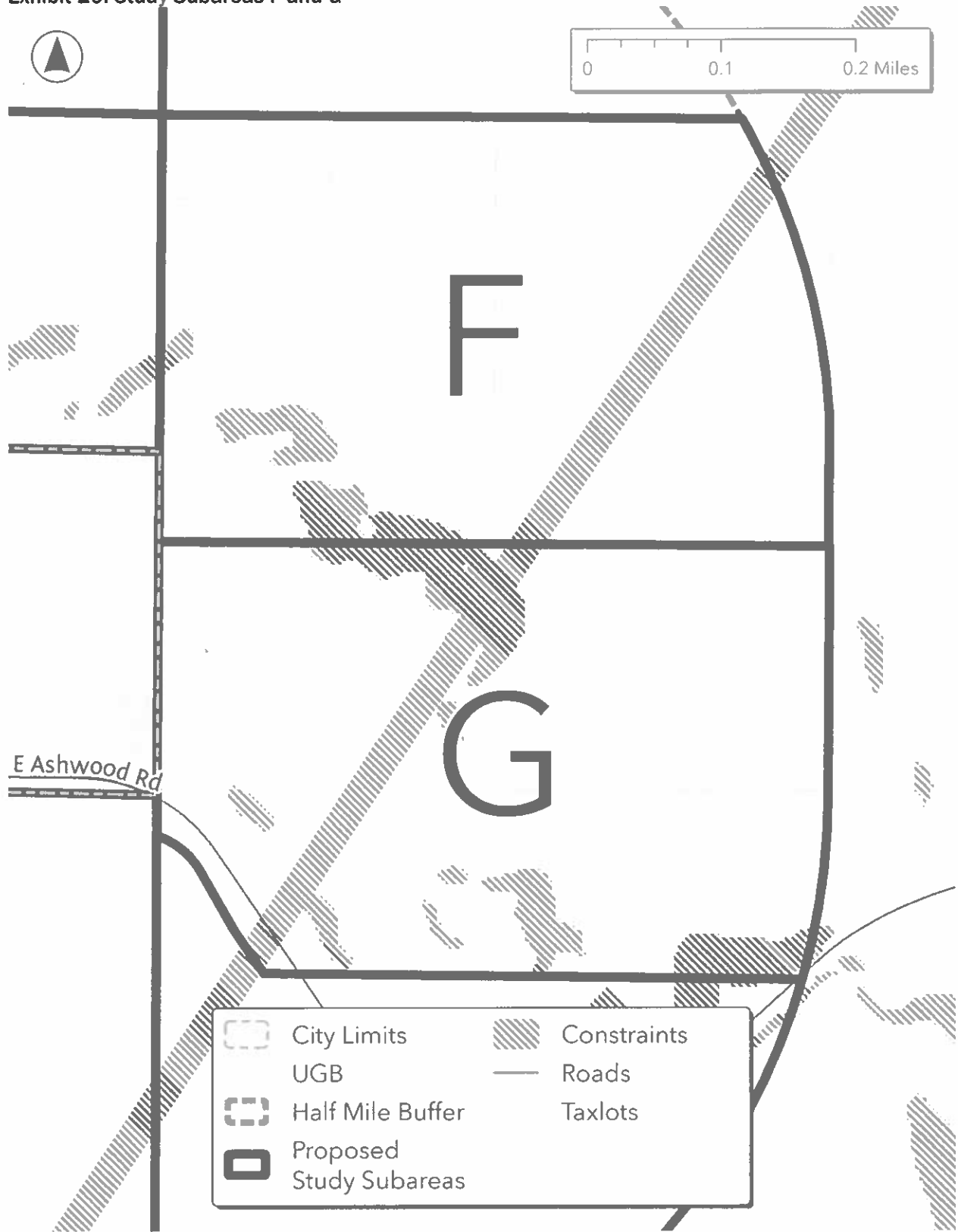


Exhibit 21. Study Areas H and I

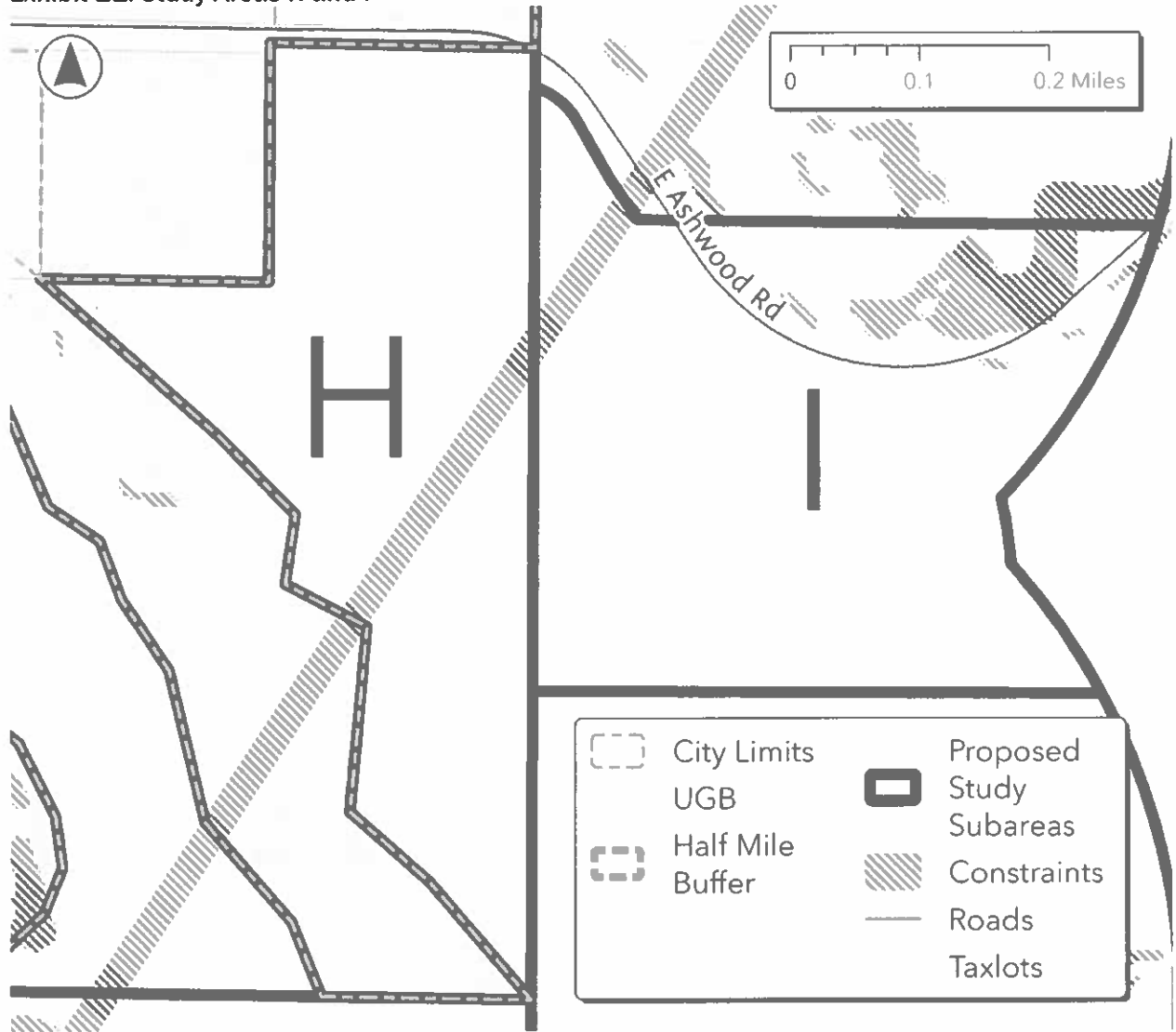


Exhibit 22. Study Subarea J

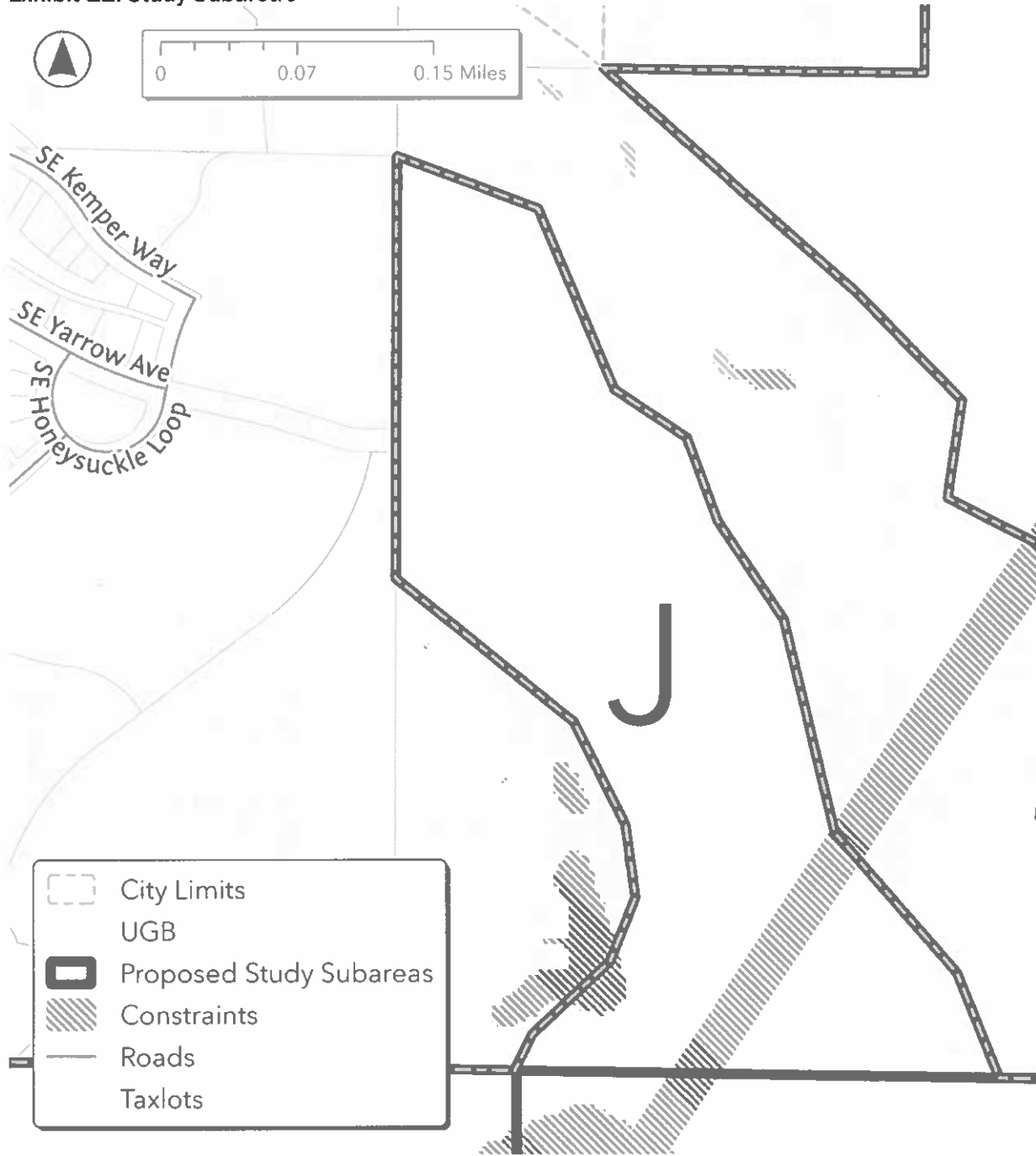


Exhibit 23. Study Subareas K and L

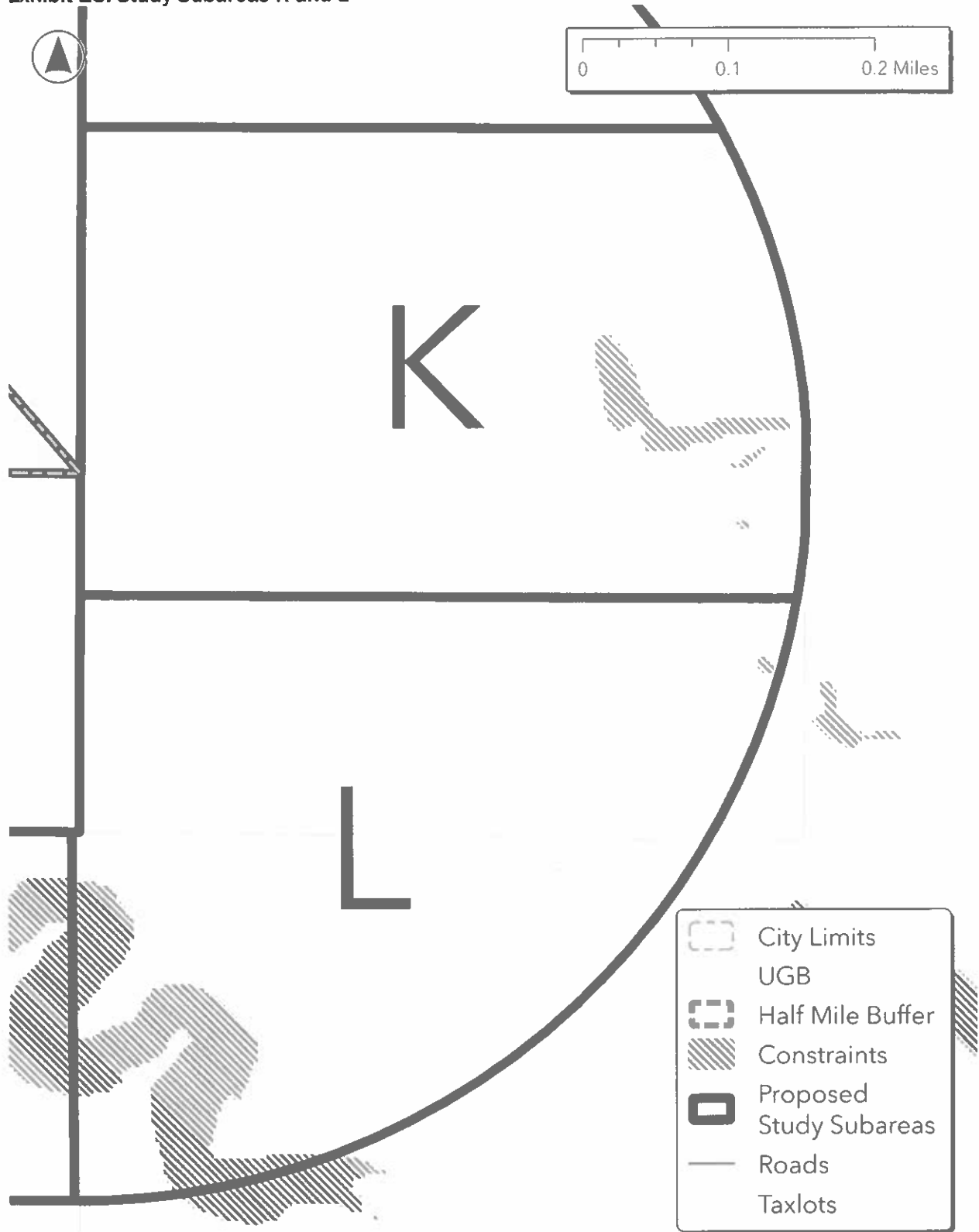


Exhibit 24. Study Subareas M and N

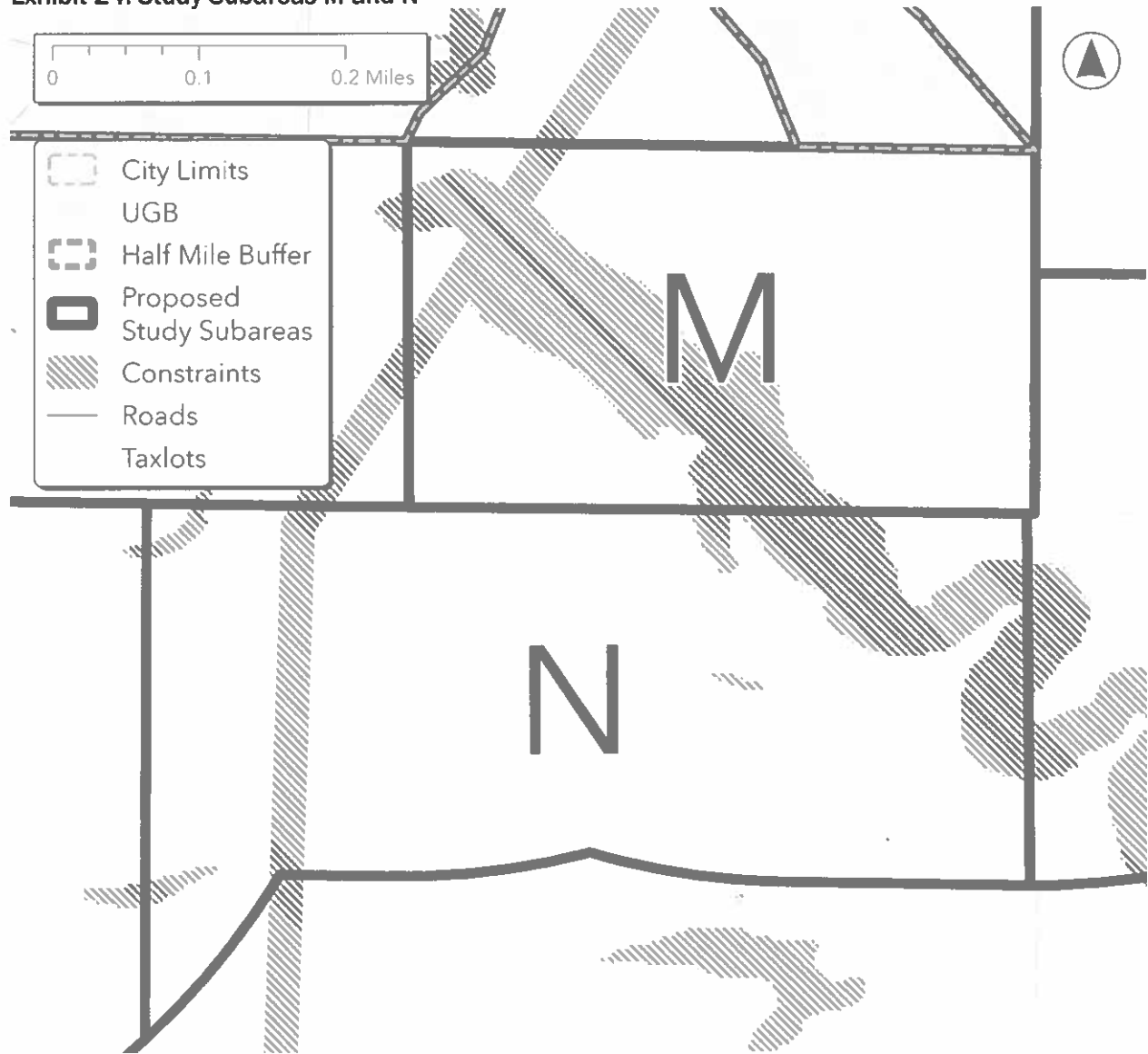


Exhibit 25. Study Subareas O and P

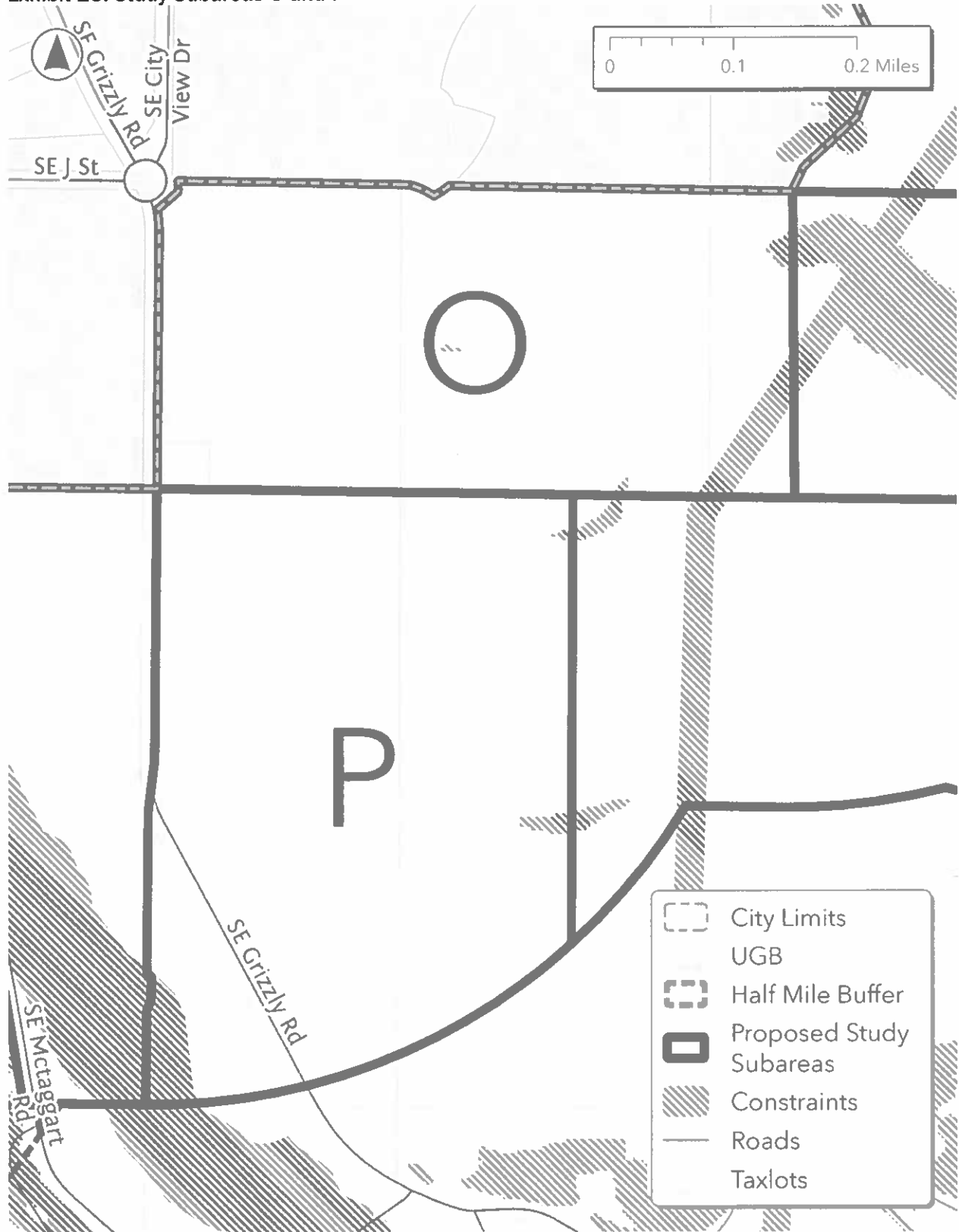


Exhibit 26. Study Subareas Q, R and S

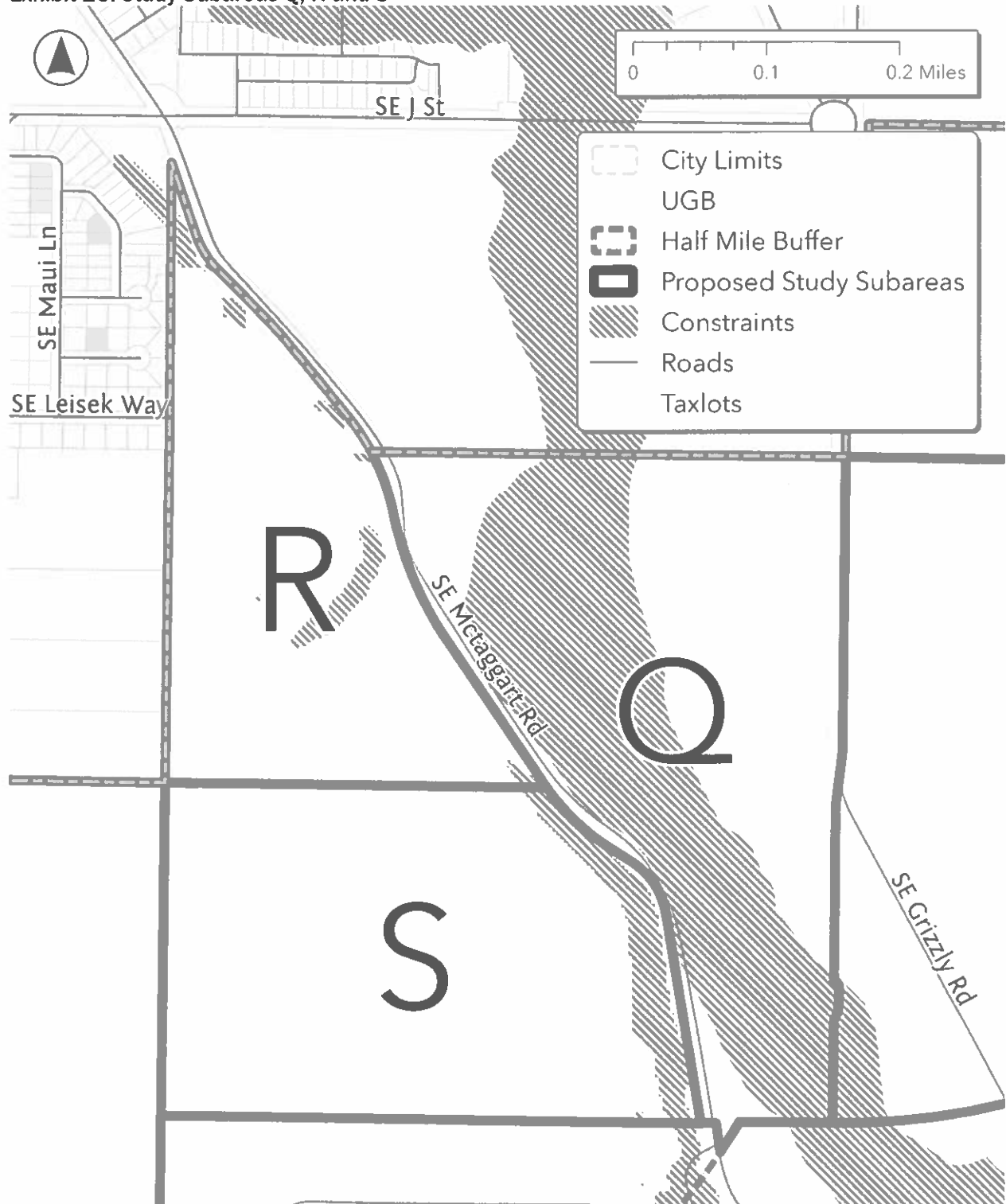


Exhibit 27. Study Subarea T

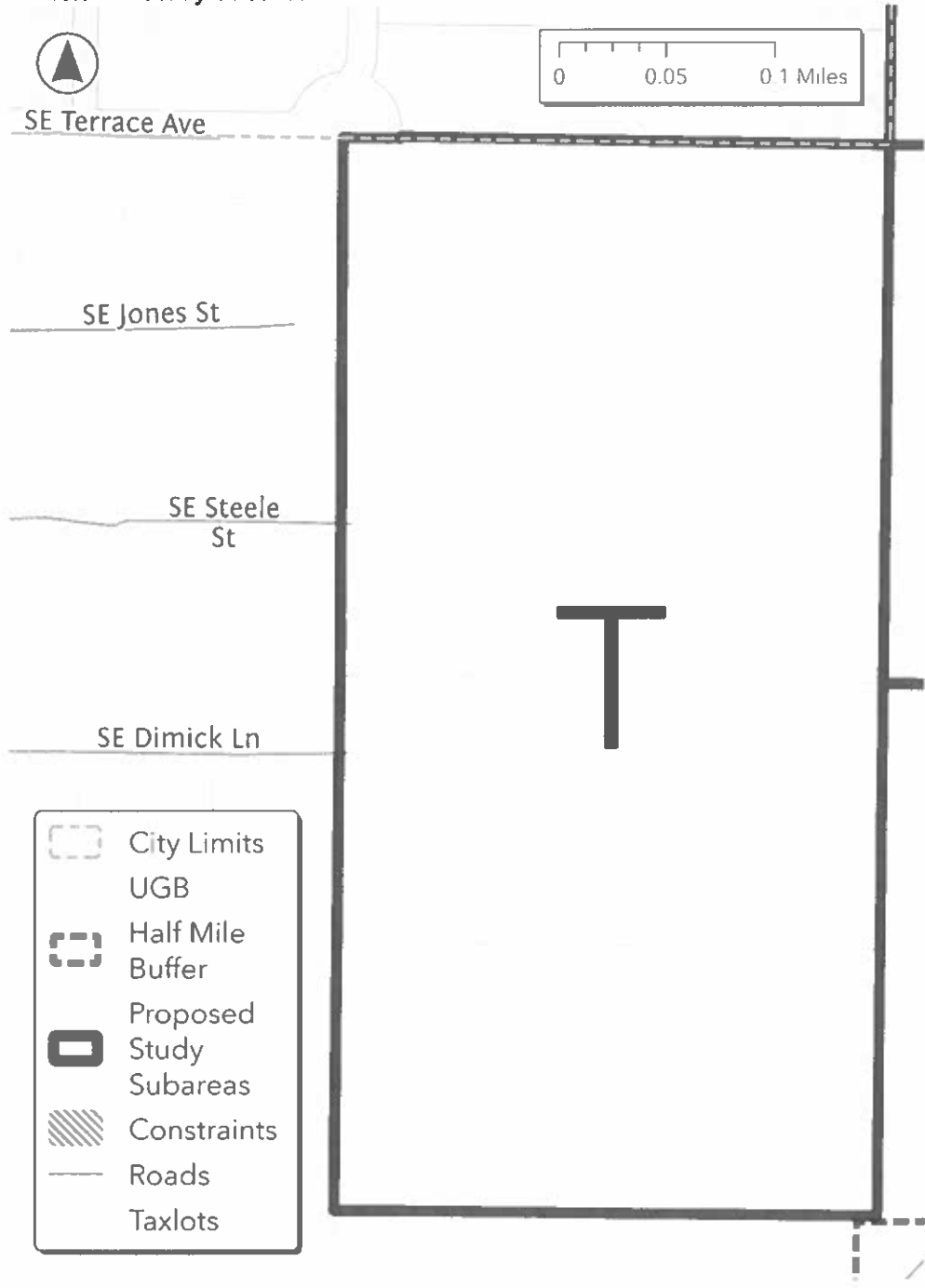
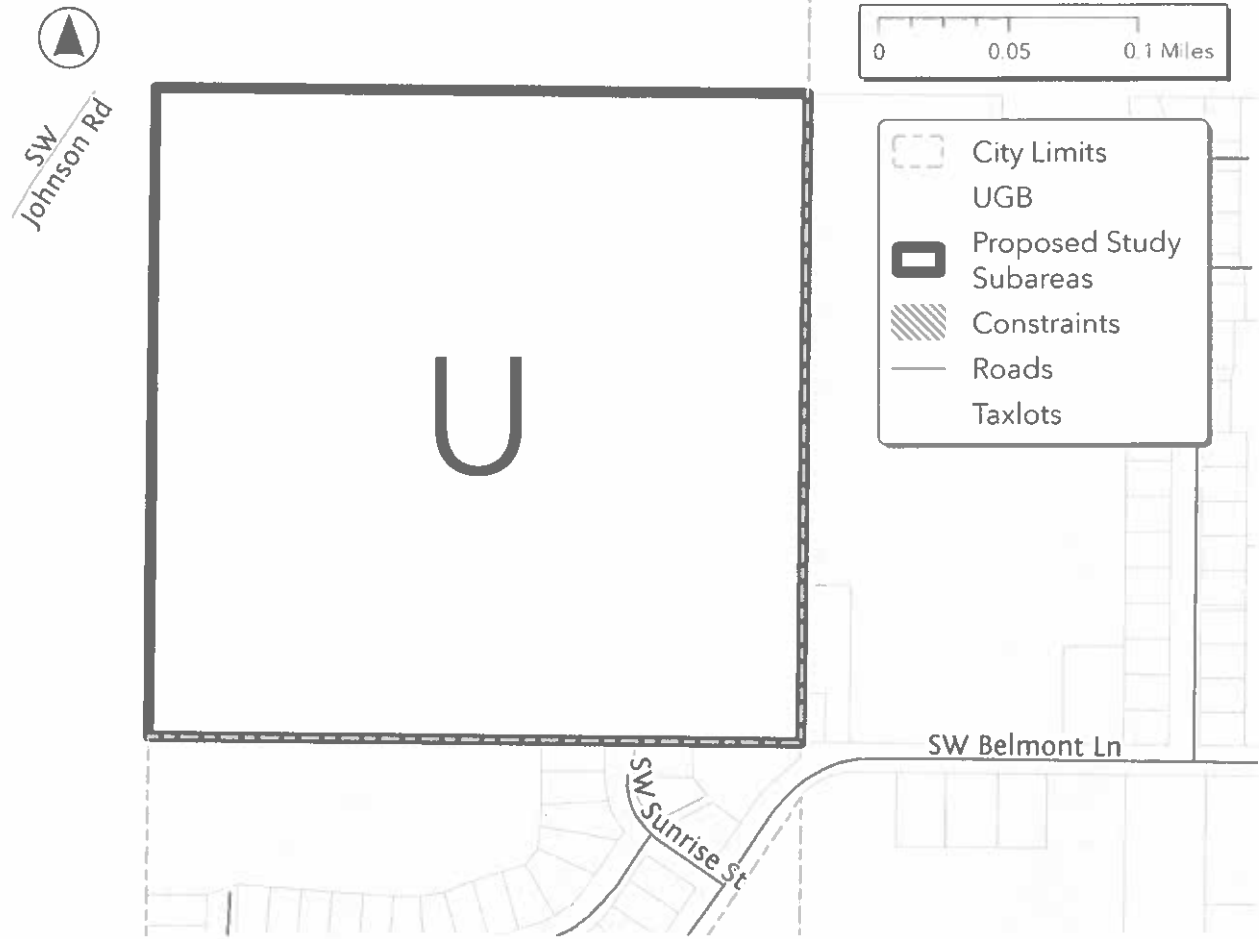


Exhibit 28. Study Subarea U



Goal 14 Locational Factors

Chapter 4 includes additional findings demonstrating compliance Goal 14 locational factors. Goal 14 establishes four boundary location factors that must be considered when reviewing alternative boundaries:

The location of the urban growth boundary and changes to the boundary shall be determined by evaluating alternative boundary locations consistent with ORS 197A.320 and with consideration of the following factors:

- (1) Efficient accommodation of identified land needs;*
- (2) Orderly and economic provision of public facilities and services;*
- (3) Comparative environmental, energy, economic and social consequences; and*
- (4) Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.*

The following sections provide an evaluation of the proposed lands, with the proposed land exchange area of subarea J.

Findings demonstrating consistency with Goal 14 Location Factors 1-4

The four Goal 14 location factors are: (1) Efficient accommodation of identified land needs; (2) Orderly and economic provision of public facilities and services; (3) Comparative environmental, energy, economic and social consequences; and (4) Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.

The following sections provide findings showing consideration of the Goal 14 locational factors.

Factor 1: Efficient accommodation of identified land needs

Factor 1 includes characteristics such as: efficient urban development opportunities, ability to meet needs for identified housing types, and good urban form to allow for integration with the existing city.

Exhibit 29. Evaluation of Factor 1 Characteristics

Subarea	Efficient Urban Development Opportunities	Evaluate of Efficient Accommodation of Residential Land Needs
A	<ul style="list-style-type: none"> • Two parcels. • All parcels are over 5 acres. • The study area is not adjacent to the UGB. It is about 650 feet from the existing UGB. • No local road connection. It is about 900 feet from the closest local road, NE Jask St. • No improved roads within subarea. • Free of constraints. 	<p>Subarea A is about a 650 foot distance from the Madras UGB. If it was brought into the UGB, it would create an “island” in the UGB above subarea B. This would have a negative impact on Madras’ urban form and would not efficiently accommodate residential land needs.</p>
B	<ul style="list-style-type: none"> • Six parcels. • 93% of land is in parcels 5 acres or larger. • One parcel is long and narrow, spanning vertically across the entire subarea and splitting off about 1/3rd of the western portion. • Area is adjacent to UGB. • Area is adjacent to NE Loucks Rd. • No improved roads within subarea. • Minimal constraints include small portion of steep slopes and small lake/pond. 	<p>Subarea B is adjacent to the UGB and would provide an opportunity for extension of existing neighborhood development, along NE Lakeside Dr. There are no direct connection between Subarea B and Madras’ existing development. This subarea would not provide substantial connections to existing and developing neighborhoods within the Madras UGB.</p>
C	<ul style="list-style-type: none"> • Four parcels. 	<p>Subarea C is 1,400 feet distance from the Madras UGB. If it was brought into the UGB, it would create an “island” in the UGB for Sub-area D. This would have a negative impact on</p>

Subarea	Efficient Urban Development Opportunities	Evaluate of Efficient Accommodation of Residential Land Needs
	<ul style="list-style-type: none"> • 97% of land is in parcels 5 acres or larger. • Not adjacent to UGB. It is about 1,400 feet from the existing UGB. • Adjacent to NE Lancaster Dr and NE Loucks Rd. • No significant constraints. 	<p>Madras' urban form and would not efficiently accommodate residential land needs.</p>
D	<ul style="list-style-type: none"> • Two parcels. • All parcels are larger than 5 acres. • Easternmost parcel split horizontally by subarea boundary. • Adjacent to UGB. • NE Dove Dr runs vertically through area, splitting off about 1/3rd of the western portion. • Adjacent to NE Loucks Rd. • Free of constraints. 	<p>Subarea D is adjacent to the UGB but that land is zoned by the City as Open Space. This subarea would not provide substantial connections to existing and developing neighborhoods within the Madras UGB. Additionally, this subarea would create an extension to the UGB without connection with the rest of the UGB. It would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs.</p>
E	<ul style="list-style-type: none"> • Six parcels. • About 90% of land is in parcels 5 acres or larger. • Oddly shaped parcel under 5 acres to the north of NE Dove Dr. • Easternmost parcel split horizontally by subarea boundary. 	<p>Subarea E is adjacent to the UGB and would provide an opportunity for extension of existing neighborhood development along NE Bean Dr. Additionally, it would fill in a small gap within the eastern UGB boundary, but a majority of the area would be adjacent to City-zoned Open Space.</p>

Subarea	Efficient Urban Development Opportunities	Evaluate of Efficient Accommodation of Residential Land Needs
F	<ul style="list-style-type: none"> • Adjacent to UGB. • Direct road connection for UGB by way of NE Bean Dr and NE Richard Ln. • NE Dove Dr continues into this subarea. • 2% of land in the eastern portion constrained by steep slopes over 15%. • Three parcels. • 95% of land is in parcels 5 acres or larger. • Easternmost parcel split horizontally by subarea boundary. • Area is only minimally adjacent to UGB. • Subarea is about 1,300 feet from the closest improved road within the UGB, E Ashwood Rd. • Subarea only has unimproved dirt roads. • 9% of land is constrained by steep slopes over 15% in the southwestern portion and in the eastern portion by a BPA easement that cuts across the area. 	<p>Subarea F is minimally adjacent to the UGB, sharing only about 350 feet of coverage between the two boundaries. Bringing this area into the UGB would create an eastward extension of the UGB without contiguous areas to the north or south. This would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs.</p>
G	<ul style="list-style-type: none"> • Two parcels. • All parcels are larger than 5 acres. • Both parcels are split by subarea boundary. 	<p>Subarea G is adjacent to the UGB but would further extend out a narrow branch of the UGB. The area is not close to any existing residential development and does not provide and would not efficiently accommodate residential land needs, therefore it would have a negative impact on Madras' urban form.</p>

Subarea	Efficient Urban Development Opportunities	Evaluate of Efficient Accommodation of Residential Land Needs
H	<ul style="list-style-type: none"> • Adjacent to UGB. • Southern boundary of area is adjacent to Ashwood Rd. • No improved roads within subarea. • 14% of land is constrained by steep slopes over 15% and a BPA easement that cuts diagonally across the area. • One parcel. • Parcel is larger than 5 acres. • Parcel is split by area boundary. • Adjacent to UGB. • Northern boundary of area is adjacent to E Ashwood Rd. • No improved roads within subarea. • About 5% of the land is constrained by a BPA easement that runs diagonally across the area. 	<p>Subarea H is adjacent to the UGB and its exchange into the UGB for the area that the City has requested to remove from the UGB and would only connect to the existing UGB towards the north and a bit on the northwest. The area is not close to any existing residential development and would not efficiently accommodate residential land needs. It would have a negative impact on Madras' urban form.</p>
I	<ul style="list-style-type: none"> • One parcel. • Parcel is larger than 5 acres. • Parcel is split by area boundary. • Not adjacent to UGB, though area corners nearly touch. • E Ashwood Dr runs through the north section of the 	<p>Subarea I is not adjacent to the UGB. If it was brought into the UGB, it would create an "island" in the UGB for subarea H. This would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs.</p>

Subarea	Efficient Urban Development Opportunities	Evaluate of Efficient Accommodation of Residential Land Needs
	<ul style="list-style-type: none"> • area. • 8% of the land is constrained, primarily by a BPA easement that runs across the northwestern portion. 	
J	<ul style="list-style-type: none"> • One parcel. • Parcel is larger than 5 acres. • Parcel is split by area boundary. • Adjacent to UGB. • Nearby access to SE Yarrow Ave. • No improved roads within subarea. • About 6% of land is constrained, primarily by a BPA easement that runs across the southern portion. 	<p>Subarea J is adjacent to the UGB and would provide an opportunity for extension of existing neighborhood development, along SE Yarrow Ave, with direction connection via that road. It is surrounded by City zone Planned Residential Development (R3) and fills in an existing gap in the UGB boundary. If brought into the UGB, the Bean Foundation plans to include it in the Yarrow Master Plan as an area for future housing development.</p> <p>Bringing this area into the UGB would have a positive impact on Madras' urban form and would efficiently accommodate residential land needs, given the proposal to include the area in the Yarrow Master Plan and the opportunities to connect with city infrastructure (documented in Exhibit 30).</p>
K	<ul style="list-style-type: none"> • One parcel. • Parcel is larger than 5 acres. • Parcel is split by area boundary. • Not adjacent to UGB. Area is at least 2,000 feet from the UGB line, sans area that is being sought to exchange out. • No nearby road infrastructure. Closest improved road is about 1,300 feet away. • No improved roads within subarea. 	<p>Subarea K is about a 2,000-foot distance from the Madras UGB once the area that the City is requesting to exchange out is removed. If it was brought into the UGB, it would create an "island" in the UGB for subareas H, J, and the area to be exchanged out. This would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs.</p>

Subarea	Efficient Urban Development Opportunities	Evaluate of Efficient Accommodation of Residential Land Needs
L	<ul style="list-style-type: none"> • 2% of land is constrained by steep slopes over 15% in eastern portion. • Three parcels. • More than 99% of land is in parcels 5 acres or larger. • All parcels split by area boundary. • Westernmost parcel is thin and narrow strip. • Not adjacent to UGB. Area is at least 2,100 feet from the UGB line, sans area that is being sought to exchange out. • No access to local roads. The closest improved road is 3,000 feet north to E Ashwood Rd. • No improved roads within subarea. • 8% of land is constrained by steel slopes over 15% in southwestern portion. 	<p>Subarea K is about a 2,100 ft. distance from the Madras UGB once the area that the City is requesting to exchange out is removed. If it was brought into the UGB, it would create an "island" in the UGB for subareas J and M, or H and K. This would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs.</p>
M	<ul style="list-style-type: none"> • One parcel. • Parcel is larger than 5 acres. • Parcel split by area boundary. • Area adjacent to UGB area that City is seeking to exchange out. • No access to local roads. The closest improved road is about 2,300 feet out to SE Yarrow Ave. 	<p>Subarea M would not be adjacent to the UGB once the area the City is seeking to have exchanged out is removed, though corners of both boundaries would be touching diagonally. Additionally, the area is not close to any existing residential development and would not efficiently accommodate residential land needs. This subarea is bisected by areas with slopes greater than 25%, making cohesive residential development challenging. It would have a negative impact on Madras' urban form.</p>

Subarea	Efficient Urban Development Opportunities	Evaluate of Efficient Accommodation of Residential Land Needs
N	<ul style="list-style-type: none"> • No improved roads within subarea. • 24% of land is constrained by steep slopes over 15% and a BPA easement. • Two parcels. • All parcels are larger than 5 acres. • Parcels split by area boundary. • Not adjacent to UGB. Area is about 1,300 feet distance to the existing UGB boundary. • Not adjacent to local roads. The closest improved road is about 1,800 feet to the area's west at SE Grizzly Road. • No improved roads within subarea. • 14% of land is constrained by steep slopes over 15% and a BPA easement. 	<p>Subarea N is about a 1,800 ft. distance from the existing UGB boundary. If it was brought into the UGB, it would create an "island" in the UGB for subarea J and M. This would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs.</p>
O	<ul style="list-style-type: none"> • Four parcels. • 99% of land is in parcels 5 acres or larger. • Easternmost parcel split by area boundary. • Adjacent to UGB. • Western side adjacent to SE Grizzly Rd, with potential direct connection at northwest roundabout. 	<p>Subarea O is adjacent to the UGB boundary and is adjacent to the City zone Planned Residential Development (R3). It is directly adjacent to SE Grizzly Road and in close proximity to a roundabout where Grizzly Rd, SE J St, and SE Cityview Dr converge. However the area is not close to any existing residential development and would not provide an opportunity for the extension of existing neighborhoods. If brought into the Madras UGB, it would have a neutral impact on Madras' urban form.</p>

Subarea	Efficient Urban Development Opportunities	Evaluate of Efficient Accommodation of Residential Land Needs
P	<ul style="list-style-type: none"> • No improved roads within subarea. • 3% of land is constrained by steep slopes over 15% and a BPA easement. • Three parcels. • All parcels are larger than 5 acres. • Easternmost parcel split by area boundary. • Not adjacent to UGB, though the areas are directly diagonal at corner points. • SE Grizzly Rd cuts across the southern portion of land. • 2% of land is constrained by steep slopes over 15%, the FEMA regulatory floodway and 100-year floodplains, and the 50-foot Willow Creek riparian corridor. 	<p>Subarea P is not adjacent to the UGB, though corners of both boundaries are touching diagonally. It has a direct local road connection due to SE Grizzly Rd running across its boundary. If brought into the UGB, it would at best create a "cherry stem". This would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs</p>
Q	<ul style="list-style-type: none"> • One parcel. • Parcel is larger than 5 acres. • Adjacent to UGB. • Adjacent to SE Grizzly Rd at the top half of the eastern side and adjacent to McTaggart Rd along the western side. • 47% of land is constrained by the FEMA regulatory floodway and 100-year floodplains, and the 50-foot Willow Creek riparian corridor. 	<p>Subarea Q is adjacent to the UGB, though it is adjacent to City-zoned Open Space. The area is not close to any existing residential development and is also significantly constrained. The area is bisected by the 100 Year Floodplain and a riparian corridor, making much of the subarea into the UGB unsuitable for residential development.</p> <p>If brought into the UGB, it would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs.</p>

Subarea	Efficient Urban Development Opportunities	Evaluate of Efficient Accommodation of Residential Land Needs
R	<ul style="list-style-type: none"> • Four parcels. • 94% of land is in parcels 5 acres or larger. • Northernmost two parcels are irregular in shape and small in size. • Southernmost parcel split by area boundary. • Adjacent to UGB. • Adjacent to SE McTaggart Rd along the eastern side with a potential direct connection to Leisek Way on the western side. • No improved roads within subarea. • 5% of land is constrained by steep slopes over 15%. 	<p>Subarea R is adjacent to the UGB and would provide an opportunity for the extension of existing neighborhood development along Leisek Way, of which is zoned as Single-Family Residential (R-1). The area is also adjacent to SE McTaggart Rd. If brought into the UGB, it would have a positive impact on Madras' urban form and could accommodate residential land needs.</p>
S	<ul style="list-style-type: none"> • One parcel. • Parcel is larger than 5 acres. • Not adjacent to UGB, though the areas are directly diagonal at corner points. • Adjacent to SE McTaggart Rd along the eastern side. • No improved roads within subarea. • 7% of land is constrained by steep slopes over 15% along the eastern side. 	<p>Subarea S is not adjacent to the UGB, though corners of both boundaries are touching diagonally. The closest direct connection to the UGB is through the adjacent SE McTaggart Rd, though this road is about 1,500 ft. from the UGB. The area is not close to any existing residential development and if brought into the UGB, it would at best create a "cherry stem". Bringing this area into the UGB would have a negative impact on Madras' urban form and would not efficiently accommodate residential land needs.</p>
T	<ul style="list-style-type: none"> • Four parcels. 	<p>Subarea T is adjacent to the UGB, the area of which is zoned as Single-Family Residential (R-1). This area would provide an</p>

Subarea	Efficient Urban Development Opportunities	Evaluate of Efficient Accommodation of Residential Land Needs
	<ul style="list-style-type: none"> • All parcels are larger than 5 acres. • Adjacent to UGB. • Existing road connections on western side, stemming off from SE Steele St and SE Dimick Ln. • Free of constraints. 	<p>opportunity for the extension of sparse existing residential development along SE Steele St.</p>
U	<ul style="list-style-type: none"> • Two parcels. • 97% of land is in parcel 5 acres or larger. • Parcel of 1 acre is small and irregularly placed, subsumed by the other, larger parcel. • Adjacent to UGB. • Potential road connections at SW Sunrise St and SW Belmont Ln. • Existing road network within area is unimproved. • Free of constraints. 	<p>Subarea U is adjacent to the UGB and would provide an opportunity for the extension of existing neighborhood development along SW Sunrise St and SW Belmont Ln, the area of which is zoned as Single-Family Residential (R-1). If brought into the UGB, it would have a positive impact on Madras' urban form and may efficiently accommodate residential land needs.</p>

Exhibit 30 summarizes the details of **Exhibit 29** to give a high-level summary of the potential of each subarea for efficiency of urban development opportunities. Each subarea is given a rating based on the following:

- **Negative:** Areas that are not adjacent to the UGB, have few if any connections to existing roads within Madras, have significant development constraints, and/or are not near existing or developing residential neighborhoods
- **Neutral:** Areas that are adjacent to the UGB but may not provide connections with existing or developing residential neighborhoods or may not provide connections with existing Madras roads

- Positive: Areas that are adjacent to the UGB, may fill in a “notch” in the UGB, adjacent to existing or developing residential neighborhoods, and/or have connections with existing Madras roads

Exhibit 30. Summary of Efficiency of Urban Development Opportunities (Factor 1)

Subarea	High Level Summary	Key Issues or Opportunities
A	Negative	Not adjacent to UGB, distance from UGB, no connections to existing UGB
B	Neutral	Little direct connections with Madras' existing neighborhoods to build on.
C	Negative	Not adjacent to UGB, distance from UGB, no connections to existing UGB
D	Neutral	Adjacent to UGB but would not provide substantial connections with existing or developing neighborhoods
E	Neutral	Adjacent to UGB but would not provide substantial connections with existing or developing neighborhoods
F	Negative	Not adjacent to UGB, distance from UGB, no connections to existing UGB
G	Negative	Adjacent to UGB but would not provide substantial connections with existing or developing neighborhoods
H	Negative	Adjacent to UGB but would not provide substantial connections with existing or developing neighborhoods
I	Negative	Not adjacent to UGB, distance from UGB, no connections to existing UGB
J	Positive	Adjacent to the UGB, adjacent to and an extension of the Yarrow residential development, with the Bean Foundation's plans for development of the area.
K	Negative	Not adjacent to UGB, distance from UGB, no connections to existing UGB
L	Negative	Not adjacent to UGB, distance from UGB, no connections to existing UGB
M	Negative	Not adjacent to UGB, distance from UGB, no connections to existing UGB
N	Negative	Not adjacent to UGB, distance from UGB, no connections to existing UGB
O	Neutral	Adjacent to the UGB but distant from existing or upcoming development
P	Negative	Not adjacent to UGB, distance from UGB, no connections to existing UGB
Q	Negative	Adjacent to the UGB but bisected by floodplain and riparian corridor
R	Positive	Adjacent to the UGB and existing R-1 development, with connections to Madras roads
S	Negative	Not adjacent to UGB, distance from UGB, no connections to existing UGB
T	Neutral	Adjacent to the UGB but limited nearby residential development, some connections with Madras roads
U	Positive	Adjacent to the UGB and existing R-1 development, with connections to Madras roads

Factor 1 Finding

The City finds that subarea J provides the best opportunities for development at planned densities and also provides opportunities to connect to an existing R-3 zoned neighborhood.

Subareas R and U provide opportunities for development at planned densities but are adjacent to existing R-1 development.

Factor 2: Orderly and economic provision of public facilities and services

Factor 2 requires the City to consider opportunities for orderly and economic provision of public facilities and services. This section focuses on provision of roads, water, and wastewater services and evaluates the advantages and disadvantages for each subarea for these services.

Exhibit 31. Evaluation of Factor 2 Characteristics

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
A	<p>Advantages</p> <ul style="list-style-type: none"> Relatively flat, without steep slopes <p>Disadvantages</p> <ul style="list-style-type: none"> No existing roads in the subarea. ODOT not likely to grant access for local streets to connect Hwy 97. Only collector streets. Access to the subarea would require access through subarea B, creating a cherry stem to the area. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer would need to construct needed water service distribution system, increasing development costs 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing sewer collection system adjacent or in Subarea. Requires extension of sewer main from Hwy 97 and Loucks Road to Subarea, about a 1,300 ft. distance. Developer to pay for “to and through” sewer extension , which may result in higher cost than can be accommodated by the developer, making the development financial infeasible.
B	<p>Advantages</p> <ul style="list-style-type: none"> Subarea directly adjacent to existing Loucks Road. <p>Disadvantages</p> <ul style="list-style-type: none"> Eastern & western portion of Subarea are separated by narrower portion of Subarea in the middle, creating an area that is more difficult for new roads. Extending roads “to and through” will be challenging and limit development, which may result in higher cost than can be 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. Existing sewer main adjacent to southwest corner of Subarea. <p>Disadvantages</p> <ul style="list-style-type: none"> Requires significant extension of sewer main from Loucks Road to Subarea. Likely requires sewer main to be extended to the east to serve eastern

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
	<p>accommodated by the developer, making the development financial infeasible.</p>		<p>portion of Subarea.</p> <ul style="list-style-type: none"> Developer to pay for "to and through" significant sewer extension, which may result in higher cost than can be accommodated by the developer, making the development financial infeasible.
C	<p>Advantages</p> <ul style="list-style-type: none"> Street network not established.. <p>Disadvantages</p> <ul style="list-style-type: none"> Very little transportation planning completed in Subarea. Access to the subarea would require access through subarea D, creating a cherry stem to the area. Active irrigation canal on Subarea will need to be avoided when developed or developer to pay for piping. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> Requires significant extension of sewer main from Loucks Road to Subarea. Developer to pay for "to and through" sewer extension, which may result in higher cost than can be accommodated by the developer, making the development financial infeasible.
D	<p>Advantages</p> <ul style="list-style-type: none"> Street network not established.. Existing north/south road bisects Subarea. <p>Disadvantages</p> <ul style="list-style-type: none"> Street network not established.. Roundabout planned at realigned Bean Drive and Loucks Road, which would require private property 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> Requires significant extension of sewer main from Loucks Road, then south in Bean Drive to Subarea. Developer to pay for "to and through" significant sewer extension, which may

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
	<p>dedication to the right-of-way, limiting amount of land for development and increasing the costs of the roundabout.</p> <ul style="list-style-type: none"> • Underground federal irrigation pipe bisects Subarea. • Significant slope separates east and west areas of Subarea. • Subarea has significant frontage to Bean Drive and Loucks Road for which will need to be improved at time of development. • Frontage and internal street network to be constructed by developer. 	<p>service distribution system.</p>	<p>result in higher cost than can be accommodated by the developer, making the development financial infeasible.</p>
E	<p>Advantages</p> <ul style="list-style-type: none"> • Street network not established.. <p>Disadvantages</p> <ul style="list-style-type: none"> • Street network not established. • Very little frontage/access to existing roads. • Significant slope on eastern portion of Subarea limits development potential. 	<p>Advantages</p> <ul style="list-style-type: none"> • Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> • No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. • Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> • Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> • Requires very significant extension of sewer main from Loucks Road, then south in Bean Drive to Subarea. • Developer to pay for "to and through" significant sewer extension, which may result in higher cost than can be accommodated by the developer, making the development financial infeasible.

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
F	<p>Advantages</p> <ul style="list-style-type: none"> Existing rural street network established in Subarea. <p>Disadvantages</p> <ul style="list-style-type: none"> Access to the subarea would require access through Subareas D and or E. Any significant development would require Loucks Road improvements (off-site). Existing rural street network in Subarea not likely to support urban development and needed street network. Significant slopes in subarea would increase the costs of roads. No existing street network. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. Significant slopes in subarea would increase the costs of municipal water. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> Requires very significant extension or Ashwood Bean Drive to Subarea. Developer to pay for "to and through sewer extension, , which may result in higher cost than can be accommodated by the developer, making the development financial infeasible.. Development dependent on sewer being extended to serve Subareas E or G. Significant slopes in subarea would increase the costs of wastewater service.
G	<p>Advantages</p> <ul style="list-style-type: none"> Ashwood Rd. fronts Subarea. <p>Disadvantages</p> <ul style="list-style-type: none"> Existing land in UGB to the west of Subarea is not developed. Significant slopes in subarea. The slopes in the subarea will make it more costly to extend Ashwood Road into the subarea (or build other 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. Likely can connect to Ashwood gravity main. <p>Disadvantages</p> <ul style="list-style-type: none"> Steep slopes will make serving property challenging. Development likely dependent on sewer

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
	<p>connector roads).</p> <ul style="list-style-type: none"> No existing street network. 		<p>being extended to serve Subarea H.</p> <ul style="list-style-type: none"> Developer to pay for "to and through sewer extension, , which may result in higher cost than can be accommodated by the developer, making the development financial infeasible..
H	<p>Advantages</p> <ul style="list-style-type: none"> Subarea has gentle southeast to northwest slope. Few development constraints other than infrastructure not being adjacent to Subarea. <p>Disadvantages</p> <ul style="list-style-type: none"> Existing land in UGB to the west of the Subarea has no existing infrastructure or existing development. No existing street network. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. There is an existing master plan to guide sewer system development. <p>Disadvantages</p> <ul style="list-style-type: none"> Sewer service dependent on a costly sewer lift station planned near the northern boundary between Subareas H and I in Ashwood Road, which may take a decade or longer to build. Gravity sewer service dependent on sewer being extended from development to the west and slopes that are conducive to gravity service. Significant "to and through" sewer extension required, , which may result in higher cost than can be accommodated by the developer, making the development financial infeasible..
I	<p>Advantages</p>	<p>Advantages</p>	<p>Advantages</p>

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
	<ul style="list-style-type: none"> Ashwood Rd. fronts Subarea. <p>Disadvantages</p> <ul style="list-style-type: none"> Existing land in UGB to the west of Subarea is not developed. Access to the subarea would require access through Subareas H and new street network to connect to Ashwood Road, creating a cherry stem to the area. Subarea has gentle southeast to northwest slope. Access to Subarea will occur through two connections to Ashwood Road on west side of Subarea and on east outside of Subarea. No existing street network. 	<ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. Master Plan to guide sewer system development. <p>Disadvantages</p> <ul style="list-style-type: none"> Sewer service dependent on sewer lift station planned near the northern boundary between Subareas H and I in Ashwood Road. Gravity sewer service not likely to be feasible and the area would require expensive pump station.
J	<p>Advantages</p> <ul style="list-style-type: none"> Yarrow Avenue terminates at western boundary of Subarea. Can extend infrastructure into Subarea from western boundary of the Subarea. Potential for integration with road network developed in existing neighborhood. Subarea has gentle southeast to 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. Opportunity to connect to the DVWD the nearby water main on Yarrow Avenue. <p>Disadvantages</p> <ul style="list-style-type: none"> DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed most efficiently based on existing sewer infrastructure in the nearby Yarrow development. Master Plan to guide sewer system development, with nearby planned sewer lines. Gravity sewer service to be minimally extended from Yarrow/Bean Drive

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
	<p>northwest slope.</p> <ul style="list-style-type: none"> The City's TSP includes plans for an extension to Bean Drive, which can serve the western portion of the Subarea. <p>Disadvantages</p> <ul style="list-style-type: none"> New street network needs to connect to existing Yarrow subdivision street network. 	<p>service distribution system.</p>	<p>intersection to serve Subarea.</p> <p>Disadvantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. Master Plan to guide sewer system development. Significant "to and through" sewer extension required, which may result in higher cost than can be accommodated by the developer, making the development financial infeasible..
K	<p>Advantages</p> <ul style="list-style-type: none"> Subarea has gentle southeast to northwest slope. No existing street network. <p>Disadvantages</p> <ul style="list-style-type: none"> Access to the subarea would require access through Subareas J and H, creating a cherry stem to the area. No existing street network. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. Master Plan to guide sewer system development. <p>Disadvantages</p> <ul style="list-style-type: none"> Sewer service dependent on sewer lift station planned near the northern boundary between Subareas H and I in Ashwood Road, about a 2,500 ft. distance. Sewer service dependent on gravity mains being extended from Subarea I to Subarea K.
L	Advantages	Advantages	Advantages

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
	<ul style="list-style-type: none"> Subarea mostly has gentle southeast to northwest slope. <p>Disadvantages</p> <ul style="list-style-type: none"> Access to the subarea would require access through Subareas K and M, creating a cherry stem to the area. 	<ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. Master Plan to guide sewer system development. <p>Disadvantages</p> <ul style="list-style-type: none"> Sewer service dependent on sewer lift station planned near the northern boundary between Subareas H and I in Ashwood Road, about a 4,000 ft. distance. Sewer service dependent on gravity mains being extended from Subarea I and K to Subarea L.
M	<p>Advantages</p> <ul style="list-style-type: none"> Significant slopes on at least 40% of Subarea. No existing street network. <p>Disadvantages</p> <ul style="list-style-type: none"> Access to the subarea would require access through Subareas J and O, creating a cherry stem to the area. Existing land in UGB to the northwest of Subarea is not developed. No existing street network. The steep slopes in the subarea would increase the costs of new 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. The steep slopes in the subarea would increase the costs of connecting to the municipal water system. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. Master Plan to guide sewer system development. <p>Disadvantages</p> <ul style="list-style-type: none"> Sewer service dependent on sewer service being extended to and through Subarea J, about a 2,700 ft. distance. Significant “to and through” sewer extension required, which may result in higher cost than can be accommodated by the developer, making the

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
	roads substantially.		<p>development financial infeasible.</p> <ul style="list-style-type: none"> The steep slopes in the subarea would increase the costs of connecting to the municipal wastewater system.
N	<p>Advantages</p> <ul style="list-style-type: none"> Significant slopes on at least 50% of Subarea. No existing street network. <p>Disadvantages</p> <ul style="list-style-type: none"> Access to the subarea would require access through Subareas O and M, creating a cherry stem to the area. Existing land in UGB to the northwest of Subarea is not developed. No existing street network. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. Master Plan to guide sewer system development. <p>Disadvantages</p> <ul style="list-style-type: none"> Sewer service dependent on sewer service being extended to and through Subareas J, M, O, or P. Significant “to and through” sewer extension required, which may result in higher cost than can be accommodated by the developer, making the development financial infeasible.
O	<p>Advantages</p> <ul style="list-style-type: none"> Subarea fronts Grizzly Road. No existing street network. <p>Disadvantages</p> <ul style="list-style-type: none"> Moderate westerly slope in Subarea but eastern portion of Subarea has more significant slopes. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. Development likely to connect into existing sewer main in Yarrow Avenue <p>Disadvantages</p> <ul style="list-style-type: none"> Subarea outside of Yarrow Master Plan

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
	<ul style="list-style-type: none"> • Would require street network to be connect to Yarrow Master Plan and subdivision street networks. • Existing land in UGB to the north is not developed. • No existing street network. 	<ul style="list-style-type: none"> • Developer to construct needed water service distribution system. 	<p>area and therefore collection system serving development does not exist.</p> <ul style="list-style-type: none"> • Significant "to and through" sewer extension required, which may result in higher cost than can be accommodated by the developer, making the development financial infeasible.
P	<p>Advantages</p> <ul style="list-style-type: none"> • Subarea fronts Grizzly Road. • No existing street network. <p>Disadvantages</p> <ul style="list-style-type: none"> • Existing land in UGB to the north and northwest are not developed. • No existing street network. • Access to the subarea would require access through Subareas O or Q, creating a cherry stem to the area. • 	<p>Advantages</p> <ul style="list-style-type: none"> • Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> • No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. • Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> • Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> • Sewer main serving development to connect to Yarrow Avenue sewer main. • Significant "to and through" sewer extension required, which may result in higher cost than can be accommodated by the developer, making the development financial infeasible.
Q	<p>Advantages</p> <ul style="list-style-type: none"> • Subarea fronts both McTaggart and Grizzly Roads. <p>Disadvantages</p> <ul style="list-style-type: none"> • Street network to connect to both McTaggart and Grizzly Roads while crossing Willow Creek and the 	<p>Advantages</p> <ul style="list-style-type: none"> • Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> • No existing municipal water infrastructure and DVWD does not have any planned water distribution projects 	<p>Advantages</p> <ul style="list-style-type: none"> • Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> • Sewer to connect to J Street sewer main

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
	<p>associated floodplain in several locations. Higher costs for the frontages on these streets.</p>	<p>planned in Subarea.</p> <ul style="list-style-type: none"> Developer to construct needed water service distribution system. The floodplain for Little Creek creates a disadvantage for municipal water, as it would require a costly crossing of the Creek. 	<p>near McTaggart/J Street intersection.</p> <ul style="list-style-type: none"> Requires significant sewer extension. May require City to grant easement to extend sewer across City McTaggart farm property. The floodplain for Little Creek creates a disadvantage for municipal water, as it would require a costly crossing of the Creek.
R	<p>Advantages</p> <ul style="list-style-type: none"> Subarea fronts McTaggart Road. <p>Disadvantages</p> <ul style="list-style-type: none"> Existing developments west of Subarea that are in the city limits are not able to connect/extend streets into Subarea. Higher costs of upgrading McTaggart Road from a County to a city road. Significant slopes on 30% of Subarea. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> Sewer to connect to J Street sewer main near McTaggart/J Street intersection. Requires significant sewer extension.
S	<p>Advantages</p> <ul style="list-style-type: none"> Gentle southeast slope. Subarea fronts McTaggart Road. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> Sewer to connect to J Street sewer main

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
	<ul style="list-style-type: none"> No existing street network. <p>Disadvantages</p> <ul style="list-style-type: none"> Street network to connect to street networks in Subareas R and T that do not exist today. Access to the subarea would require access through Subareas R or T, creating a cherry stem to the area. No existing street network. 	<p>any planned water distribution projects planned in Subarea.</p> <ul style="list-style-type: none"> Developer to construct needed water service distribution system. 	<p>near McTaggart/J Street intersection.</p> <p>Requires significant sewer extension.</p> <ul style="list-style-type: none"> Sewer service dependent on sewer service being extended to and through Subareas Q or R.
T	<p>Advantages</p> <ul style="list-style-type: none"> No existing street network. <p>Disadvantages</p> <ul style="list-style-type: none"> Existing land in UGB to the north is not developed. No existing street network. Future street network to connect to existing roads to the west and north. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have any planned water distribution projects planned in Subarea. Developer to construct needed water service distribution system, likely by 1,300 feet or more. 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> Sewer service dependent upon sewer being extended to and through the property in the city limits directly to the north of the Subarea or to and through Subarea R or S. Extension of the needed sanitary sewer system would be 1,300 feet or more.
U	<p>Advantages</p> <ul style="list-style-type: none"> No existing street network. <p>Disadvantages</p> <ul style="list-style-type: none"> Significant southeasterly slope on at least 40% of Subarea. 	<p>Advantages</p> <ul style="list-style-type: none"> Deschutes Valley Water District (DVWD) is service provider. <p>Disadvantages</p> <ul style="list-style-type: none"> No existing municipal water infrastructure and DVWD does not have 	<p>Advantages</p> <ul style="list-style-type: none"> Subarea not developed and wastewater collection system can be developed to serve development most efficiently. <p>Disadvantages</p> <ul style="list-style-type: none"> Sewer service dependent upon sewer

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
	<ul style="list-style-type: none"> • No existing street network. • Future street network to connect to development in city limits to the south and east of Subarea. Both are largely undeveloped. • Development to would need to pay some of the costs of a to Belmont/Culver Hwy Roundabout 	<p>any planned water distribution projects planned in Subarea.</p> <ul style="list-style-type: none"> • Developer to construct needed water service distribution system. 	<p>being extended to and through the property in the city limits directly to the south.</p> <ul style="list-style-type: none"> • Might require increase sewer capacity for the southwest part of the city beyond existing collection system.

Exhibit 32 shows the relative costs for infrastructure development in each subarea depending on whether there are opportunities to connect to existing infrastructure or need to develop new infrastructure.

- **Low** cost is a subarea where there is existing adjacent infrastructure to connect into.
- **Middle** costs are where there is not existing adjacent infrastructure to connect into but there may be some physical constraint such as slopes that raise the costs of infrastructure development.
- **High** cost is a subarea where there is not existing adjacent infrastructure, infrastructure extension would be at least ¼ mile, and infrastructure improvements may require costly investments like roundabouts or lift stations. There may be some physical constraint such as slopes that raise the costs of infrastructure development.

Exhibit 32. Relative Costs of Infrastructure Development

Subarea	Roads	Municipal Water	Sanitary Sewer and Wastewater Services
A	High	High	High
B	Middle	Middle	Middle
C	High	High	High
D	High	High	High
E	High	High	High
F	High	High	High
G	High	High	Low
H	Low	Middle	Middle
I	High	High	High
J	Low	Low	Low
K	High	High	High
L	High	High	High
M	High	High	High
N	High	High	High
O	Middle	Middle	Middle
P	High	High	High
Q	High	High	High
R	Middle	High	High
S	High	High	High
T	High	High	High
U	High	High	High

Factor 2 Finding

The City finds that subarea J would provide the best opportunities for using existing connections to public services and is the most economical (least costly) location for Madras' UGB land swap when considering provisions for roads, water, and wastewater services.

Factor 3: Comparative environmental, energy, economic and social consequences

Environmental consequences

Environmental consequences of residential development will be lesser on subareas adjacent to the UGB, where there is existing and developing residential neighborhoods, especially in areas outside of the floodplain, riparian areas, or other environmentally sensitive areas.

The areas that are adjacent to the Madras UGB on at least two sides are B, E, H, J, O, R, and U. Of these, subareas B, R, and U have active agricultural activity on the subareas. Areas E, H, J, and O are the areas that are likely to have lower environmental consequences for urbanization.

Subarea J will be part of the Yarrow Master Plan, which envisions planting street trees and inclusion of parks and open space within the Master Plan area.

Energy consequences

Environmental consequences of residential development will be lesser on subareas adjacent to the UGB, where there is existing and developing residential neighborhoods and infrastructure. Subareas that could connect into existing roads, water systems, and wastewater would have lower comparative energy consequences. Subarea J is best positioned to connect into existing road systems, water system, and wastewater system. The location of subarea J relative to the Yarrow Master Plan area (which is one of Madras growth areas) is positioned to require less travel and energy consumed by mechanical and pumping for water or wastewater services), compared with locating residences in areas that are further from City services. In addition, the planned city park and school near the Yarrow Master Plan provide opportunities to access some services relatively near subarea J.

Economic consequences

The economic consequences of expanding the UGB for residential uses to subarea J are positive. The areas will provide opportunity for additional housing construction, which will support the construction industry. Moreover, providing adequate housing in diverse housing types in Madras supports the City's housing policies. Subarea J is less costly to provide public services (as discussed in **Exhibit 32**).

Subarea J will be part of the Yarrow Master Plan, which will provide an extension of a developing neighborhood, with a mixture of lot and unit sizes, as well as potential future commercial uses. The Yarrow Master Plan envisions development of housing affordable across the income spectrum, including comparatively affordable types, such as small and medium lots, as well as multifamily housing.

Social consequences

The land exchange will provide opportunities for building a wider variety of housing types. Adding new households to the community will have positive social benefits, such as supporting community activities and local businesses. Such impacts would presumably occur regardless of the location of new residential land, however, the proximity of subarea J relative to existing uses provides a higher level of social benefit, as part of the Yarrow Master Plan area. Subarea J provides more positive social consequences because of its planned connections with existing residential areas and positive impact on the urban form and a better connected transportation system in Madras (as discussed under Factor 2).

Factor 3 Findings

The City finds that subarea J has positive social consequences (including development as part of the Yarrow Master Plan with a range of housing types), better opportunities for energy efficiency (in connecting to existing transportation, water, and wastewater systems), positive economic consequences (from being relatively cost efficient and providing housing types that may be affordable), and lower likely environmental impacts.

Factor 4: Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the urban growth boundary

The following summarizes the compatibility of the proposed residential land exchange with nearby agricultural and forecast activities around each subarea.

- **Subarea A** is being used for carrot seed farming and portions of Subarea B are in active farm use for hay, wheat, and carrot seed. To the north of Subarea A across Highway 97, the primary use of the farmland is fallow/idle and shrubland, though alfalfa is also being grown. The proposed residential uses would not be compatible with on-going agricultural uses in Subarea B or in Subarea A. The proposed residential uses would be compatible with fallow and shrubland agricultural uses to the north of Subarea A.
- **Subarea B** is adjacent to the City. Two-thirds of this area is in active farm use primarily growing winter wheat, as well as hay and carrot seed. The proposed residential uses would not be compatible with on-going agricultural uses in Subarea B. But would be compatible with adjacent agricultural uses in Subarea A.
- **Subarea C** is primarily shrubland, with some agricultural uses on the western side for alfalfa and non-alfalfa hay. The surrounding area to the east is primarily shrubland. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not brought into the UGB and adjacent subareas.
- **Subarea D** is primarily shrubland with some agricultural uses on the eastern side for dryland and winter wheat when irrigation water is available. The surrounding area to the east is primarily shrubland. The proposed residential uses would preclude

rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.

- **Subarea E** is primarily used as range land. The area to the east of Subarea E, Subarea F, mostly contains shrubland. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea F** is primarily used as range land. The area to the east of Subarea F mostly contains shrubland. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea G** is primarily used as range land. The area to the east of Subarea F mostly contains shrubland. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea H** is primarily shrubland, with a small portion being use for rangeland. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea I** is primarily used as range land. The area to the east of Subarea I mostly contains shrubland. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea J** is primarily shrubland. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea K** is primarily used as range land. The area to the east of Subarea K mostly contains shrubland. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea L** is primarily used as range land. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea M** is primarily used as range land. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in areas of Subarea M not brought into the UGB.
- **Subarea N** is primarily used as range land. The area to the east of Subarea N mostly contains shrubland. The proposed residential uses would preclude rangeland use where

the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.

- **Subarea O** is primarily used as range land. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea P** is primarily used as range land. The proposed residential uses would preclude rangeland use where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea Q** is being actively used for agricultural using wastewater from the City's south wastewater treatment plant. The area is primarily used to grow alfalfa, as well as carrot seed. Land to the south of Subarea Q is also used for the growth of alfalfa. The proposed residential uses would preclude agricultural uses where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea R** its land is used for the growth of alfalfa and hay, though much of the area is shrubland. The proposed residential uses would preclude agricultural uses where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea S** is primarily used as range land. The proposed residential uses would preclude rangeland uses where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea T** has some small scale agriculture, particularly in the northern portion that lays directly adjacent to the City. This agricultural use involves the growth of wheat and alfalfa, as well as some rangeland. The proposed residential uses would preclude agricultural and rangeland uses where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.
- **Subarea U** is partially being used for farming wheat and alfalfa, as well as rangeland. To the west and north of Subarea W up to SW Johnson Rd, the primary use of the farmland is shrubland. The proposed residential uses would preclude agricultural and rangeland uses where the development occurs but would be a compatible adjacent on-going use in the subarea that would not be brought into the UGB and adjacent subareas.

Much of the area around the subareas is in on-going agricultural uses, either through growing crops or in rangeland. **Exhibit 33** summarizes the details of the discussion above about compatibility between the proposed urban use (residential development in the R-3 zone) and agricultural uses in adjacent areas. Each subarea is given a rating based on the following:

- **Negative:** Areas that are not adjacent to the UGB and would extend urban uses further from the existing UGB into areas with agricultural uses.
- **Neutral:** Areas that are adjacent to the UGB, where new residential uses would be compatible with on-going agricultural uses outside the UGB.

Exhibit 33. Evaluation of Compatibility of Proposed Urban Use with Agricultural Uses

Subarea	Summary of Potential Impact on Agricultural Uses	Key Considerations
A	Negative	Area not adjacent to the UGB
B	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity outside the subarea
C	Negative	Area not adjacent to the UGB
D	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity outside the subarea
E	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity outside the subarea
F	Negative	Area not adjacent to the UGB
G	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity
H	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity outside the subarea
I	Negative	Area not adjacent to the UGB
J	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity outside the subarea
K	Negative	Area not adjacent to the UGB
L	Negative	Area not adjacent to the UGB
M	Negative	Area not adjacent to the UGB
N	Negative	Area not adjacent to the UGB
O	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity outside the subarea
P	Negative	Area not adjacent to the UGB
Q	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity outside the subarea
R	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity outside the subarea
S	Negative	Area not adjacent to the UGB
T	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity outside the subarea
U	Neutral	Adjacent to the UGB, residential development would be compatible with agricultural activity outside the subarea

Factor 4 Findings

The City finds that the subareas where there is little on-going agriculture (beyond grazing animals) in the subarea, the subareas are adjacent to the UGB on at least one side, and there is less intensive active agricultural activity in adjacent areas are subareas: D, E, H, J, and O. Development in these subareas would have a lesser effect on agricultural activities on the subareas and in adjacent subareas.

Goal 14 Factor Evaluation Summary

Exhibit 34 summarizes the evaluation of Goal 14 Locational Factors 1, 2, and 4. Based on the analysis findings presented above, Subarea J is the best alternative for Madras to meet the land need for about 40 acres of buildable residential land. It would have a positive impact on Madras' urban form and would efficiently accommodate the land need for R-3 residential land, as an area for expansion of the Yarrow Master Plan. It is the area with the lowest cost of service for roads, water, and wastewater. Subarea J has potential for positive social, economic, and energy consequences. Its location adjacent to the UGB, with little agricultural activity on subarea J or around it, beyond rangeland uses, will be compatible with agricultural activities.

Exhibit 34. Summary of Evaluation of Goal 14 Locational Criteria Factors 1, 2, and 4

Subarea	Factor 1: Impact on Efficiency	Factor 2: Costs of Service	Factor 4: Potential Impact on Agricultural Uses
A	Negative	High	Negative
B	Neutral	Middle	Neutral
C	Negative	High	Negative
D	Neutral	High	Neutral
E	Neutral	High	Neutral
F	Negative	High	Negative
G	Negative	High	Neutral
H	Negative	Middle	Neutral
I	Negative	High	Negative
J	Positive	Low	Neutral
K	Negative	High	Negative
L	Negative	High	Negative
M	Negative	High	Negative
N	Negative	High	Negative
O	Neutral	Middle	Neutral
P	Negative	High	Negative
Q	Negative	High	Neutral
R	Positive	Middle	Neutral
S	Negative	High	Negative
T	Neutral	High	Neutral
U	Positive	High	Neutral

The City finds that subarea J provides the best alternative for Madras to meet the residential land needs.

County and City Requirements for UGB Changes

Jefferson County Comprehensive Plan

Quasi-Judicial Amendments

In order to be approved, the proposed amendment must:

1. *Comply with applicable Statewide Planning Goals, Oregon Revised Statutes and Administrative Rules, or comply with requirements for an exception to the goal(s);*

Finding: Compliance with Statewide Planning Goals is demonstrated in Section 6 of this Narrative. Compliance with applicable Oregon Revised Statutes and Administrative Rules is demonstrated in Section of this Narrative.

2. *Comply with all applicable Comprehensive Plan goals and policies; and*

Goal 1

Policy 1: Strive to maximize citizen involvement during the review and amendment of the Comprehensive Plan and implementing ordinances.

Finding: The proposed UGB land exchange was presented and discussed at public hearings of the Madras Planning Commission (1/3/2024), Madras City Council (2/13/2024), Jefferson County Planning Commission (2/8/2024), and Jefferson County Board of County Commissioners (2/28/2024). Public testimony was taken at each hearing. This criterion is met.

Policy 2: Provide maximum opportunity for citizen participation in the land use permitting process.

Finding: The proposed UGB land exchange was presented and discussed at public hearings of the Madras Planning Commission (1/3/2024), Madras City Council (2/13/2024), Jefferson County Planning Commission (2/8/2024), and Jefferson County Board of County Commissioners (2/28/2024). Public testimony was taken at each hearing. This criterion is met.

Policy 3: Information on planning processes, procedures and requirements should be readily available to the public.

Finding: Information about the proposed UGB land exchange was made available to the public at hearings of the Madras Planning Commission and Madras City Council, as well as hearings of the Jefferson County Planning Commission and Jefferson County Board of County Commissioners (. This criterion is met.

Goal 3 Agricultural Lands

Policy 1: Protect agricultural and range land which presently is under production, or has the potential to be productive.

Finding: The area proposed to be brought into the UGB (subarea J) is within Madras' Urban Reserve and is "First Priority" for inclusion into the UGB according to OAR 197A.320. This criterion is met. The land removed from the UGB will be zoned Rangeland, consistent with the zoning of surrounding areas. The agricultural potential of the exchange parcels is comparable as they are comprised of similar soils. If anything, the "squaring off" that would occur as a result of the exchange would result in more contiguous agricultural lands, which would be employed more efficiently with reduced conflicts with the residential uses contemplated in the inclusion lands. This criterion is met.

Finding: The land removed from the UGB will be zoned Rangeland, consistent with the zoning of surrounding areas. This criterion is met.

Policy 2: Recognize the importance of irrigation for crop production.

Finding: The area proposed to be brought into the UGB (subarea J), which is not irrigated. This criterion is met.

Goal 10 Housing

Policy 1: Sufficient rural residential land should be provided to meet the need to accommodate population growth and the demand for rural home sites outside city limits.

Finding: The area proposed to be brought into the UGB (subarea J) was not comprehensively planned or zoned for residential use. As a result, the proposed action does not affect supplies of rural residential land. This criterion is met.

Policy 2: Criteria for rezoning lands to Rural Residential should be established.

Finding: A rezone to Rural Residential is not proposed.

Jefferson County Zoning Ordinance

803.2 Map Amendments

An amendment to the Zoning Map may be approved if it complies with the approval criteria in this Section. The burden of proof is on the applicant to submit sufficient information to demonstrate that the application complies with the approval criteria. For instance, a traffic impact study in accordance with Section 421 may be needed to show compliance with criterion (F).

A. The zoning designation will conform to the Comprehensive Plan Map designation;

Finding: The area proposed to be brought into the UGB (subarea J) was in Jefferson County's Rangeland zone. It will be brought into the UGB and zoned Planned Residential Development (R-3) consistent with proposed Madras Comprehensive Plan Map designation. This criterion is met.

Finding: The land removed from the UGB will be zoned Rangeland, consistent with the Jefferson County Comprehensive Plan Map designation. This criterion is met.

B. The amendment is consistent with other Zoning Ordinance requirements including, but not limited to, wildlife habitat, bird habitat and riparian protection standards;

Finding: Compliance with the Jefferson County Zoning Ordinance is addressed in this section. No physical development of either of the exchange lands is proposed at this time. The exchange lands are not otherwise subject to any Goal 5 inventories. This criterion is met.

C. The amendment will cause no significant adverse impact to other properties in the vicinity due to factors such as water quality, drainage, air quality or noise;

Finding: The proposal does not include any physical development that might potentially create the foregoing impacts. Any future development of the area proposed to be brought into the UGB (subarea J) will be developed consistent the Madras Development Code, which includes development standards that address potential adverse impacts to adjacent properties. The proposal does not present adverse impacts to adjacent County-zoned properties. This criterion is met.

Finding: The proposal does not include any physical development that might potentially create the foregoing impacts. Any future development of the land removed from the UGB will be developed consistent with Jefferson County Zoning Ordinance, which includes

development standards that address potential adverse impacts to adjacent properties. This criterion is met.

D. The amendment will not force a significant change in or significantly increase the cost of farming or forest practices on surrounding resource land;

Finding: The area proposed to be brought into the UGB (subarea J) is adjacent to the city's UGB on two sides and will have the area removed from the UGB to the East (which is owned by the City of Madras). The proposed development on subarea J is compatible with surrounding rangeland uses and will not force a significant change in or significantly increase costs of farming on surrounding land. If anything, the proposal will reduce the perimeter of the Madras UGB and thus the extent of the line between urban/urbanizable uses and rural/resource uses (thereby reducing potential conflicts that might result in change or increased costs of resource uses). This criterion is met.

Finding: The land removed from the UGB will be zoned Rangeland and will cause no significant change in or significantly increase costs of farming on surrounding land. If anything, the proposal will reduce the perimeter of the Madras UGB and thus the extent of the line between urban/urbanizable uses and rural/resource uses. This criterion is met.

E. Adequate public safety, fire protection, sanitation, water and utility facilities and services are available or will be provided to serve uses allowed in the proposed zone;

Finding: The City of Madras will provide urban services to the area proposed to be brought into the UGB (subarea J), consistent with other land in the Madras UGB. This criterion is met.

Finding: The land removed from the UGB is approximately the same number of acres as subarea J, resulting in no substantial changes to County provision of services. This criterion is met.

F. The uses allowed in the proposed zone will not significantly affect a transportation facility identified in an adopted Transportation System Plan by:

- 1. Changing the functional classification of an existing or planned transportation facility;*
- 2. Allowing types or levels of land uses which would result in levels of travel or access which are inconsistent with the functional classification of a transportation facility; or*
- 3. Reducing the performance standards of the facility below the minimum acceptable level identified in the applicable Transportation System Plan. A Traffic Impact Study in accordance with Section 421 may be required to show compliance with this standard.*

Finding: The area proposed to be brought into the UGB (subarea J) will be included in Madras TSP. The proposal is supported by a Transportation Planning Rule analysis, as discussed below, that finds none of the foregoing significant effects. This criterion is met.

Finding: The land removed from the UGB will be down zoned to Rangeland and will thus not have any of the foregoing significant effects. This criterion is met.

Madras Comprehensive Plan

GOAL 1 - *To develop a Citizen Involvement program that insures the opportunity for all citizens to be involved in all phases of the planning process.*

POLICY - The City shall insure an adequate citizen involvement in all phases of the planning process. To that end, the citizen involvement program is spelled out on Pages 14 and 15 of this plan.

The City shall publicize the opportunities for citizen involvement by the following methods:

- A. The City shall post notices of Planning Commission meetings, outlining the date, time, place and topics to be discussed, on public bulletin boards within the City. This would include the City Hall, the County Courthouse, and local markets.*
- B. In addition to the Oregonian and the Oregon Journal, there are two newspapers serving the area--the Madras Pioneer (a weekly), and The Bulletin (a Bend daily). Both papers have indicated a willingness to publish articles announcing meetings and general discussions of Planning Commission topics including any decisions that are rendered.*
- C. Madras has a local television weather channel that allows placement of local notices. This is anticipated to provide an excellent method of notification go the general public.*
- D. Local service organizations and clubs shall be informed on Planning Commission progress and discussion topics. These organizations include the Lions, Kiwanis, Chamber of Commerce, Epsilon Sigma Alpha Sorority, and the Jaycees.*
- E. Technical assistance shall be provided to the Planning Commission and the general public by a planning consultant retained by the City. In addition, technical assistance is available from the City Manager's office. As Madras is the County Seat of Jefferson County, both the County Planner and the County Extension Agent have indicated a willingness to assist in the planning process and to provide assistance to interested citizens.*

Finding: The proposed UGB land exchange was presented and discussed at public hearings of the Madras Planning Commission (1/3/2024), Madras City Council (2/13/2024), Jefferson County Planning Commission (2/8/2024), and Jefferson County Board of County Commissioners (2/28/2024). The table below shows the public notices:

Notice Type	Date Issued or Published	Notes
Post Acknowledgement Plan Amendment (PAPA) to DLCD	9-21-23	Initial PAPA notice on 9-21-23 and revision on 10-4-23.
Adjacent Property Owner Notice	12-11-23	For 1-3-24 Planning Commission Hearing & 2-13-24 City Council Hearing
Development Team/Agencies Notice	12-15-23	For 1-3-24 Planning Commission Hearing & 2-13-24 City Council Hearing
Madras Pioneer Newspaper Public Hearing Notice	12-20-23 12-27-23 1-10-24 1-17-24	For 1-3-24 Planning Commission Hearing & 2-13-24 City Council Hearing

Public testimony was taken at each hearing. This criterion is met.

GOAL 2 - *To establish a land use planning process and policy framework as a basis for all decisions and actions related to the use of the land and to insure an adequate factual base for such decisions and actions.*

POLICIES -

- A. The City and County shall insure that the Comprehensive Plan serves as a basis for future land use decision.*

Finding: The proposed UGB land exchange documented in this report was developed with consideration of Madras' Comprehensive Plan Policies. This criterion is met.

- B. The City and County shall be responsive to the changes in needs and conditions over time and amend the plan accordingly. The amendment process is discussed in the Land Use element.*

Finding: The proposed UGB land exchange documented in this report is a needed amendment to the City's Comprehensive Plan, to allow for more efficient utilization of land and more achievable development of needed housing. This criterion is met.

- C. The land use plan map and zoning maps for properties within in the Madras Urban Growth Boundary are the same. The City and County will work to adopt common zones for land in the UGB to provide certainty for property owners regarding the intended future urban use for all lands in the boundary.*

Finding: The land proposed for inclusion in the UGB documented in this report will be zoned and comprehensively planned as R-3. This criterion is met.

GOAL 3 - *To preserve and maintain agricultural lands.*

POLICIES -

- A. To establish an Urban Growth Boundary to separate rural lands from urbanizable lands.*
- B. Encourage establishment of exclusive farm use zoning outside the established Urban Growth Boundary.*

Finding: The land proposed for inclusion in the UGB documented in this report will be zoned R-3, separating rural land from urbanizable land. The proposal decreases the perimeter of the UGB and thus more efficiently separates rural lands from urban/urbanizable lands.

GOAL 10 - *To provide for the housing needs of the citizens of the City.*

POLICIES - The City shall:

- A. Provide buildable land for a variety of housing types. So that a reasonable housing balance can be provided and that a mix of housing types on a variety of lot sizes are available for both existing and future area residents, the City shall encourage the development of a range of housing types including "middle housing." "Middle housing" is slightly denser than a detached single dwelling surrounded by a yard, but less dense than an apartment building. It can take several forms depending on the neighborhood or district context, including one to four dwelling units on a single lot—attached or detached—townhouses, cottage clusters, tiny homes, stacked flats, garden apartments, and boarding houses. It can occur in infill, redevelopment, conversions, and new subdivisions.*

Finding: The proposed UGB land exchange will provide more achievable opportunities for development of a variety of housing types, as part of the Yarrow Master Plan area, including single-family housing (in a range of lot sizes), townhouses, and multifamily housing. This criterion is met.

- B. Encourage development of suitable housing to satisfy all income levels. With the addition of more allowable housing types and the removal of barriers to middle housing, more development of attainable housing for low-, moderate- and middle-income residents will be permissible, and the City will grow into a more diverse, vibrant community.*

Finding: The proposed UGB land exchange will provide more achievable opportunities for development of a variety of housing types, as part of the Yarrow Master Plan area, including single-family housing (in a range of lot sizes) and multifamily housing. The land being removed from the UGB was planned to be developed predominantly with larger lot single-family housing built around a golf course. The wider variety of housing sizes and types in

subarea J will provide more variety in affordability of newly built housing. This criterion is met.

GOAL 11 - To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

POLICIES - The City shall:

- A. Continue to support the school district in providing adequate educational facilities.*
- B. Provide urban services as required to the urbanizing areas of the City.*
- C. Ensure the provision of urban services--streets, water and sewer--as new developments occurs.*
- D. The City shall continue coordinating the existing agreement between the City and Deschutes Valley Water District.*
- E. The City shall coordinate with ODOT in implementing its improvement program.*

Finding: The proposed UGB land exchange (subarea J) is the area that can be most efficiently serviced with City water and wastewater, as well as connecting with Madras roads, as described in Section 4. The proposal does not detract from the City's coordination efforts with partner agencies.

GOAL 12 - To provide and encourage a safe, convenient, and economical transportation system.

POLICIES - The City shall maintain and improve the City's street network policies. The City shall undertake to resolve the following problems as noted in the inventories section of the Comprehensive Plan.

Finding: The proposed UGB inclusion lands (subarea J) is the area that can be most efficiently connected with Madras roads, as described in Section 4. The exchange lands are not associated with any of the identified transportation problems.

GOAL 14 - To provide for an orderly and efficient transition from rural to urban land, and to provide for livable communities.

POLICIES -

- A. The City, in cooperation with Jefferson County, shall establish an Urban Growth Boundary.*
- B. The City, in cooperation with Jefferson County, shall mutually agree to a management plan for the Urban Growth Boundary area.*

- C. *The City, in cooperation with Jefferson County, shall establish an Urban Growth Boundary revision process to be utilized in a proposed change of the Urban Growth Boundary.*
- D. *The City shall encourage the development of complete, livable communities that include characteristics such as: a variety of lot sizes, dwelling unit types and ownership types, open spaces and other recreational amenities, a mix of land uses, school and community facilities, connected streets, proximity to downtown and other employment centers, and development that is scaled to the pedestrian and creates a sense of place. New growth areas should be developed in accordance with the Master Planned Community Overlay zone, which requires generous open space and amenities, and encourages efficient use of land and public facilities and services, a variety of housing types, innovative designs and complete pedestrian-friendly communities. Physical barriers, such as highways, tend to disrupt complete communities and livability because they disconnect areas from downtown and result in an auto-oriented environment of sprawl along highway corridors.*

Finding: The proposed changes to Madras UGB by bringing subarea J into the UGB and removing the land identified in this report from the UGB will be adopted by both Madras and Jefferson County. This criterion is met.

Finding: The proposed UGB land exchange will allow for development of subarea J as a part of the Yarrow Master Plan area. It will include a wider variety of housing than was planned for the area being removed from the UGB, with nearby parks and a school. This change will help Madras' development as a complete and livable community. This criterion is met.

Consistency with Madras and Jefferson County Urban Reserve Area Report

The Urban Reserve Area Report was adopted by Madras. The report includes the following Goal 14 policies that are relevant to the proposed land exchange:

E. The City, in cooperation with Jefferson County, shall give priority to land in designated urban reserve areas over other land when considering urban growth boundary amendments.

Finding: The area proposed to be brought into the UGB (subarea J) is within Madras' Urban Reserves. This criterion is met.

F. The City shall favor UGB amendments that involve land in locations that are suitable to address identified urban land needs in order to minimize buildable land supply shortages and address identified needs. Factors that will be considered when evaluating UGB additions include:

- *Existing and planned capacity of the transportation system*
- *Existing and planned capacity of the city waste water treatment plant*
- *Existing and planned capacity of the city sanitary sewer conveyance system*
- *Existing and planned capacity of the Deschutes Valley Water District supply system*
- *Impacts on schools, parks, and public safety service providers*
- *Impacts on future operating costs for public facilities and services*

Finding: Impacts on these systems were considered in the evaluation of land to bring into the UGB, as documented in Chapter 4, with additional considerations in Chapters 5 and 6. The best area for inclusion in the UGB was determined to be subarea J, as discussed in other sections of this report. The criterion is met.

H. During years when a comprehensive UGB demand and supply evaluation is not scheduled, individual applications for adding property to the UGB shall be limited to requests of less than 50 acres. UGB amendment applications must demonstrate consistency with applicable Oregon statutes and administrative rules and be accompanied by information that addresses Policy 14-J below. Applications that involve more than 25 acres also must comply with provisions of Policy 14-I.

Finding: The proposed UGB land swap is for fewer than 50 acres. Consistency with applicable Oregon Statutes and administrative rules is demonstrated throughout this document. This criterion is met.

I. The City, in cooperation with Jefferson County, shall encourage the development of complete, livable communities that include characteristics such as: a variety of lot sizes, dwelling unit types and ownership types, open spaces and other recreational amenities, a mix of land uses, school and community facilities, connected streets, proximity to downtown and other employment centers, and development that is scaled to the pedestrian and creates a sense of place. New growth areas added to the UGB should be planned and developed in accordance either with the city Master Planned Community Overlay zone, or an Area Master Plan.

- 1. A Master Planned Community (MPC) Overlay may apply to large multi- phased development projects where the master plan is intended to guide future development patterns and serves to regulate the site-development approval process. MPC's require generous open space and amenities, and encourage efficient use of land and public facilities and services, a variety of housing types, innovative designs and complete pedestrian-friendly communities. Physical barriers, such as highways, tend to disrupt complete communities and livability because they disconnect areas from downtown and result in an auto-oriented environment of sprawl along highway corridors.*
- 2. An Area Master Plan (AMP) is appropriate for land added to the UGB where the approval of urban development is expected to rely on conventional urban zoning and a conventional development application and review process. An AMP must be prepared for all contiguous properties added to the UGB that are greater than 25 acres and which are not subject to a MPC overlay. An AMP shall encourage efficient use of land, zoning consistent with an identified urban land need, appropriate locations for transportation improvements, public facilities, protection for significant open space, scenic, historic, and natural resource areas. An AMP must show how planned land uses will be integrated with the existing urban development pattern.*

Finding: The area proposed for inclusion in the UGB (subarea J) will need to be included in an update of the Yarrow Master Plan, consistent with Madras' development code, before subarea J is developed.

J. All land use applications or legislative proposals to expand the Madras UGB must be accompanied by information that documents the following:

1. *The proposed urban zoning or land use program for the subject properties;*
2. *An annexation program for subject properties;*
3. *Evidence that all public facilities required by OAR 660-011-000 can be provided either through planned system improvements outlined in adopted facility master plans or by supplemental improvements that augment adopted infrastructure plans;*
4. *Evidence that the proposed zoning or land use plan complies with requirements of OAR 660-0012-0060 either by demonstrating that the planned improvements in the Madras Transportation System Plan (TSP) have capacity to meet transportation needs of the proposed zoning or land use plan or that supplemental transportation improvements, which augment the adopted TSP, will meet this need;*
5. *Evidence that providers of other public facilities - including schools, parks and recreation, energy, health care, etc. - are able to meet the projected demand for their services;*
6. *Evidence that development on property constrained by or affected by natural hazards are protecting from such hazards;*
7. *Evidence that known or probable significant resources related to open space, scenic areas, historic places or structures, or fish and wildlife habitat with appropriate measures for protecting significant sites.*
8. *Evidence that a majority of property owners support the conversion of land to urban uses and that land use regulations and financing for development related public improvements are available that ensure the land can be developed as planned within a 20-year horizon.*

Finding: The land proposed to be included in the UGB will be simultaneously annexed into the City and assigned R-3 zoning and comprehensive plan designations. Criteria 1 and 2 are met.

Finding: Subarea J provides opportunities to connect to a water main near the subarea on Yarrow Avenue and will require minimal extension of sewer service from the Yarrow Avenue and Bean Drive intersection. Extension of these services in this area will be less costly and burdensome than other alternative area considered for the land exchange. Existing fire and police protection will be extended by the City to serve the area. Criterion 3 has been met.

Finding: The transportation analysis presented in Chapter 6 for Goal 12 concludes that the proposed land exchange does not constitute a significant effect, as defined by the TPR, if the lands were developed to their maximum reasonable level under the R-3 zoning. Criterion 4 has been met.

Finding: The City's existing public facility master plans contemplated serving the 39 acres of buildable land proposed to be removed from the UGB. The 40 acres of buildable land to be included represents a nominal increase in potential development and does not exceed capacities to provide urban services to the included lands as documented in submitted will serve letters. Criterion 5 has been met.

Finding: Subarea J is less sloped and otherwise has no other substantial natural hazards, as documented in Chapters 2 and 3 of this analysis. Criterion 6 has been met.

Finding: There are no known or probable significant resources in subarea J. Criterion 7 has been met.

Finding: The land owners of subarea J and the area proposed for removal from the UGB are City of Madras in both cases. Criterion 8 has been met.

Madras Development Code

18.75.030 Quasi-judicial amendments.

(1) *Applicability, Procedure and Authority. Quasi-judicial amendments generally refer to a plan amendment or zone change affecting a single or limited group of properties and that involves the application of existing policy to a specific factual setting. Quasi-judicial amendments shall follow the Type III procedure using the standards of approval in subsection (2) and/or (3) of this section, as applicable. Based on the applicant's ability to satisfy the approval criteria, the application may be approved, approved with conditions, or denied.*

Finding: The proposal applies to specific parcels of land and is thus subject to the quasi-judicial procedures set out in this section. It is thus subject to quasi-judicial procedures.

(2) *Criteria for Quasi-Judicial Comprehensive Plan Map Amendments. The applicant shall submit a written narrative which explains how the approval criteria will be met. A recommendation or a decision to approve, approve with conditions, or to deny an application for a quasi-judicial amendment shall be based on all of the following criteria:*

- (a) *Approval of the request is consistent with the relevant Statewide Planning Goals that are designated by the Community Development Director;*
- (b) *Approval of the request is consistent with the relevant policies of the Comprehensive Plan that are designated by the Community Development Director;*

- (c) *The property and affected area are presently provided with adequate public facilities, services, and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property;*
- (d) *Evidence of change in the neighborhood or community or a mistake or inconsistency in the Comprehensive Plan or Zoning Map regarding the property that is the subject of the application; and*
- (e) *Approval of the request is consistent with the provisions of the Transportation Planning Rule.*

Finding: The relevant statewide planning goals are addressed below. The policies of the Madras Comprehensive Plan were addressed above. The proposal includes modifications to the City's public facilities master plans for the planned provisions of urban services to the lands added to the UGB (and exclusion of the withdrawn lands from such plans). The Transportation Planning Rule is addressed below.

- (3) *Criteria for Quasi-Judicial Zone Changes. The applicant must submit a written narrative which explains how the approval criteria will be met. A recommendation or a decision to approve, approve with conditions, or to deny an application for a quasi-judicial zone change must be based on meeting the following criteria:*
 - (a) *The amendment will bring the Zoning Map into conformance with the Comprehensive Plan map;*
 - (b) *The property and affected area is presently provided with adequate public facilities, services, and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property; and*
 - (c) *Approval of the request is consistent with the provisions of the Transportation Planning Rule.*

Finding: The proposal includes a concurrent redesignation and rezoning of the added lands to R-3, which will achieve conformance in planning and zoning. The proposal does not include modifications to the City's public facilities master plans for the planned provisions of urban services to the lands added to the UGB (and exclusion of the withdrawn lands from such plans). Before development occurs, the applicant will be required to submit a master plan to address need for public facility changes. The Transportation Planning Rule is addressed below.

Madras Urban Reserve Area Management Agreement

The City of Madras and Jefferson County entered into the *Madras Urban Reserve Area Management Agreement*¹ (URAMA) with the purpose of establishing standards and procedures for land use actions on land in the Madras Urban Reserve Area.

OAR 660-021-0040(2)(e) and the URAMA state that:

The County shall prohibit certain uses in the URA, including plan or zoning map amendments that allow a minimum lot size less than ten acres as outlined in JCZO Section 323.3.

Finding: The land removed from the UGB will be down zoned to Rangeland, consistent with the zoning on subarea J and other adjacent land in the Urban Reserves. Jefferson County's minimum lot size in the RL zone is 160 acres (Jefferson County Zoning Ordinance 301.8). This requirement is met.

OAR 660-021-0050(1) and the URAMA state that:

Jefferson County shall have authority and jurisdictional responsibility for current planning activities, land use decisions, building permitting, and code enforcement within the URA.

Upon inclusion of property from the URA within the Urban Growth Boundary, the property shall be subject to the Urban Growth Management Area Agreement

Finding: The land removed from the UGB will be zoned to Rangeland by Jefferson County and the area brought into the UGB (subarea J) will be concurrently annexed and zoned R-3 by the City of Madras and managed like other R-3 land within the City limits. This requirement is met.

The URAMA states that:

Designation of service responsibility, as required by OAR 660-021-0050(2) is as follows:

¹ The *Madras Urban Reserve Area Management Agreement* was adopted by the City of Madras and Jefferson County on 1/28/2009.

Service	Existing Service Provider	Future Urban Service Provider
Sanitary Trash Disposal	No Public Service Provider	No Public Service Provider
Sanitary Sewer	No Public Service Provider	City of Madras
Water	Deschutes Valley Water District	Deschutes Valley Water District
Fire Protection	Jefferson County Fire District #1	Jefferson County Fire District #1
Parks	Jefferson County	City of Madras
Recreation	Madras Aquatic Center District	Madras Aquatic Center District
Transportation	Jefferson County	City of Madras
Storm Water	Jefferson County	City of Madras

Finding: The proposal does not change the service providers applicable to lands within the urban reserve areas as set forth above.

Statewide Goal Consistency Analysis

This section addresses compliance with applicable Statewide Planning Goals.

Goal 1 Citizen Involvement

Goal 1 calls for the opportunity for citizens to be involved in all phases of the planning process. The public was provided the opportunity to be involved in the decision-making process regarding changes to the UGB through public meetings (in-person and by video conference), Madras Planning Commission, Madras City Council, Jefferson County Planning Commission, and Jefferson County Board of County Commissioners. Public testimony was taken at each hearing. The City of Madras notifies nearby property owners, publishes a public hearing notice and contact information in the newspaper, and facilitates public participation during public hearings.

The table below shows the public notices:

Notice Type	Date Issued or Published	Notes
Post Acknowledgement Plan Amendment (PAPA) to DLCD	9-21-23	Initial PAPA notice on 9-21-23 and revision on 10-4-23.
Adjacent Property Owner Notice	12-11-23	For 1-3-24 Planning Commission Hearing & 2-13-24 City Council Hearing
Development Team/Agencies Notice	12-15-23	For 1-3-24 Planning Commission Hearing & 2-13-24 City Council Hearing
Madras Pioneer Newspaper Public Hearing Notice	12-20-23 12-27-23 1-10-24 1-17-24	For 1-3-24 Planning Commission Hearing & 2-13-24 City Council Hearing

The public has had the opportunity to be involved in decision making for issues related to the UGB land exchange analysis.

Goal 2 Land Use Planning

Goal 2 outlines the basic procedures of Oregon's statewide planning program, stating that land use decisions must be made in accordance with comprehensive plans and that effective implementation ordinances must be adopted.

Madras' acknowledged Comprehensive Plan and implementing ordinances provide a State-approved process for land use decision making, and a policy framework derived from a proper factual base. The City's Comprehensive Plan and implementing ordinances provide the local criteria by which the applicant's request will be reviewed. The proposed UGB land exchange area (subarea J) will require review and compliance with the applicable statewide planning goals. No exception to statewide planning goals is necessary.

Goal 2 also requires the consideration of alternatives. The City considered a range of alternatives for the UGB land exchanged, as documented in Sections 3 and 4 of this report. All pertinent documentation has been made available to all interested parties. Goal 2 has been properly addressed.

Goals 3 Agricultural Lands and 4 Forest Lands

As stated in 660-024-0020(1)(b), Goals 3 and 4 are not applicable when establishing or amending an urban growth boundary. No further analysis is required.

Goal 5 Open Spaces, Scenic and Historic Areas & Natural Resources

Goal 5 requires local governments to inventory and protect natural resources. There are no inventoried significant Goal 5 resources subarea J. No further analysis is required.

Goal 6 Air, Water and Land Resources Quality

Goal 6 requires local comprehensive plans and implementing measures to be consistent with state and federal regulations. The proposed UGB exchange will have little, if any effect on the quality of air, water and land resources of the area. By complying with applicable air, water and land resource quality policies in the Madras Comprehensive Plan, Goal 6 will be properly addressed.

Goal 7 Areas Subject to Natural Disasters and Hazards

Goal 7 requires that jurisdictions apply appropriate safeguards when planning development in areas that are subject to natural hazards such as flood hazards.

The identified natural hazards in Madras are flooding and landslide hazards. The proposed UGB exchange area (subarea J) does not have flood hazards or significant landslide hazards. The alternatives analysis considered lands within the FEMA flood hazards and areas with steep sloped, attempting to avoid expanding into areas with identified hazards. Lands included within subarea J are not subject to any known natural hazards.. Thus, Goal 7 has been properly addressed.

Goal 8 Recreation Needs

Goal 8 requires governmental organizations with responsibility for providing recreational facilities to plan for recreational facilities. The Yarrow Master Plan includes three new public parks and the existing Juniper Hills County Park is to the north of the Master Plan area. Subarea J does not itself include areas planned for parks.

Madras adopted the *Madras Parks Master Plan* in 2019. That plan inventoried existing facilities, estimates a level of service, and identified park needs. The Master Plan identified existing park improvements and new park improvements. Neither areas involved in the exchange include park land.

The land exchange proposed is for exchange of about 40 acres of land, with the area removed from the UGB and added to the UGB both zoned R-3. As a result, the proposed exchange will not significantly change Madras housing capacity or demand for new park land. Thus, Goal 8 has been properly addressed.

Goal 9 Economy of the State

Goal 9 requires jurisdictions to plan for an adequate supply of land for employment uses to further goals for economic development. There are no commercial or industrial zoned lands involved in the proposed UGB exchange. As a result, Goal 9 is not applicable.

Goal 10 Housing

The proposed UGB land exchange results in a slight increase in buildable acreage under the same R-3 zoning. Accordingly, the land exchange will result in substantially the same number of housing units. Subarea J will provide better opportunities to develop a wider range of housing types than the land being removed from the UGB. As a result, there will be little impact on the residential land supply and better opportunity to achieve the housing objectives set out in Goal 10.

In addition, the land exchange with Subarea J is consistent with the findings about housing needs in the *City of Madras: 2023-2043 Housing Capacity Analysis*, which was adopted into the City's Comprehensive Plan in 2023. The *Housing Capacity Analysis* found that Madras' housing needs include:

- Demand for 1,116 new dwelling units, with a housing mix of all types of units including single-family detached, single-family attached, duplex to quad-plex, and multi-dwelling units with 5 or more units per structure.
- The densities in **Exhibit 6** are consistent with those shown in the *Madras Housing Capacity Analysis*.
- The *Madras Housing Capacity Analysis* shows existing and future demand for housing affordable at all income levels, with about 50% of housing needed for extremely low- and very-low income households, nearly 30% of new housing needed for low- and middle-income households and 22% needed for high-income households.

The types of housing that can be built on the area proposed for the land swap will help the City meet a portion of the housing needs identified in the *Madras Housing Capacity Analysis*. The housing most likely to be built in this area is likely to be affordable above 60% of median family income.

Goal 10 has been properly addressed.

Goal 11 Public Facilities and Services

The provision of public facilities and services was considered in the Goal 14 alternatives analysis process described above and the application is supported by will-serve letters from such providers. Subarea J provides opportunities to connect to a water main near the subarea on Yarrow Avenue and will require minimal extension of sewer service from the Yarrow Avenue and Bean Drive intersection. Extension of these services in this area will be less costly and burdensome than other alternative areas considered for the land exchange..

For the above reasons, the City finds that Goal 11 has been satisfied.

Goal 12 Transportation

Goal 12 encourages the provision of a safe, convenient and economic transportation system. This goal also implements provisions of other statewide planning goals related to transportation planning in order to plan and develop transportation facilities and services in coordination with urban and rural development (OAR 660-012-0000(1)). For the purposes of the proposed amendments, the Transportation Planning Rule (TPR) requires additional analysis if the proposed amendments would significantly affect an existing or planned transportation facility, as defined in OAR 660-001-0060(1).

The following TPR analysis by Kittleson & Associates demonstrates compliance with Goal 12 , the TPR and the provisions of City and County land use regulations that implement Goal 12 and the TPR.

September 21, 2023

Project# 28585

To: Nick Snead, City of Madras
Beth Goodman, ECONorthwest

From: Matt Kittelson & Julia Kuhn

RE: Madras Urban Growth Boundary Land Exchange

The proposed land exchange requires preparation of Transportation Planning Rule (TPR) analyses per Oregon Administrative Rule (OAR) 066-012-060. As summarized herein, the proposed land exchange does not constitute a significant effect, as defined by the TPR, if the lands were developed to their maximum reasonable level under the R-3 zoning. The remainder of this memorandum provides the details supporting this conclusion.

Transportation Planning Rule (TPR) Evaluation

Two sections of the TPR apply to amendments to acknowledged land use designations. Per OAR 660-012-0060(1) and (2), the first step in assessing an amendment's potential transportation impact is to compare the vehicular trip generation assuming a "reasonable worst-case" development scenario under the existing and proposed amendment. If the trip generation potential increases by more than 400 daily trips under the proposed amendment, additional analysis is required to assess whether the proposal will "significantly affect" the transportation system. Conversely, if the trip generation under the amendment is less than the thresholds defining a "significant effect," no additional quantitative analysis is necessary to support the change.

Trip Generation Comparison

To test for a significant effect, we reviewed the change in trip generation potential of the lands to be replaced versus that of the lands to be added. As noted above, the lands within the UGB today identified for removal are zoned R-3 and the lands identified to be brought into the UGB are planned for R-3 zoning. The net increase of the land exchange is one buildable acre. Per the City's Municipal Code Section 18.15.040 and analyses conducted on behalf of the City by ECONorthwest, the following represents the "reasonable worst-case" scenarios in terms of trip making under R-3:

- Single family homes developed at a density of 5.2 units per acre;
- Townhomes developed at a density of 15 units per acre;

- Duplexes, triplexes, and quadplexes developed at a density of 13.8 units per acre; and/or,
- Apartments developed at a density of 16.8 units per acre.

Table 1 presents a trip generation comparison for the net increase of one buildable acre associated with the lands to be added versus those to be removed. This comparison is based on information contained in the *Trip Generation Manual* (11th Edition, as published by the Institute of Transportation Engineers). As shown in the table, the maximum trip generation change associated with the proposed land exchange is associated with the potential development of 17 apartments. These apartments could result in a daily trip increase of 115 vehicular trips, of which 9 trips would occur during the weekday PM peak hour.

Table 1. Trip Generation Comparison Associated with One Additional Acre of R-3 Lands

Land Use	ITE Code	Size (units)	Total Daily Trips	Weekday PM Peak Hour Trips	Maximum for Analyses?
Single Family Detached	215	5	47	5	No
Townhomes	215	15	108	9	No
Duplex/Triplex/Quadplex	215	14	101	8	No
Apartments	220	17	115	9	Yes
Highest Trip Generation Potential			115	9	Apartments

In reviewing Table 1, Policy 1F.5 of the Oregon Highway Plan establishes the following thresholds for determining significance:

- Any proposed amendment that does not increase the average daily trips by more than 400 is not considered significant.
- Any proposed amendment that increases the average daily trips by more than 400 but less than 1,000 for state facilities is not considered significant where:
 - The annual average daily traffic is less than 5,000 for a two-lane highway
 - The annual average daily traffic is less than 15,000 for a three-lane highway
 - The annual average daily traffic is less than 10,000 for a four-lane highway
 - The annual average daily traffic is less than 25,000 for a five-lane highway
- If the increase in traffic between the existing plan and the proposed amendment is more than 1,000 average daily trips, then it is not considered a small increase in traffic and the amendment causes further degradation of the facility and would be subject to existing processes for resolution.

As shown, the proposed land exchange would not result in a significant impact per OHP Policy 1F.5 as it would constitute an increase of less than 400 daily trips (i.e., only an increase of 115

daily trips). We further note that neither the increase of 115 daily trips nor increase of 9 weekday PM peak hour trips meet the City's Traffic Impact Study guidelines for necessitating a study. Per Madras Municipal Code Section 18.25.180, a Transportation Impact Analysis is required if the land use action results in an increase of 500 or more daily trips or 50 or more PM peak hour trips. For these reasons, no quantitative analyses are needed to address the TPR nor the City's requirements.

Summary of Applicable Oregon Administrative Rule Criteria

OAR Section 660-12-0060 of the TPR sets forth the relative criteria for evaluating plan and land use regulation amendments. Table 2 summarizes the criteria in Section 660-12-0060 and the applicability to the proposed land exchange.

Table 2. Summary of Criteria in OAR 660-012-0060

Section	Criteria	Applicable?
1	Describes how to determine if a proposed land use action results in a significant effect.	Yes
2	Describes measures for complying with Criteria #1 where a significant effect is determined.	No
3	Describes measures for complying with Criteria #1 and #2 without assuring that the allowed land uses are consistent with the function, capacity and performance standards of the facility.	No
4	Determinations under Criteria #1, #2, and #3 are coordinated with other local agencies.	Yes
5	Indicates that the presence of a transportation facility shall not be the basis for an exception to allow development on rural lands.	No
6	Indicates that local agencies should credit developments that provide a reduction in trips.	No
7	Outlines requirements for a local street plan, access management plan, or future street plan.	No
8	Defines a mixed-use, pedestrian-friendly neighborhood.	No
9	A significant effect may not occur if the rezone is identified on the City's Comprehensive Plan and assumed in the adopted Transportation System Plan.	No
10	Agencies may consider measures other than vehicular capacity if within an identified multimodal mixed-use area (MMA).	No
11	Allows agencies to override the finding of a significant effect if the application meets the balancing test.	No

As shown in Table 2, there are eleven criteria that apply to Plan and Land Use Regulation Amendments. Of these, two are applicable to the proposed land exchange. These criteria are provided below in italics with our response shown in standard font.

OAR 660-12-0060(1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as

provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:

- (a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);
- (b) Change standards implementing a functional classification system; or
- (c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.
 - (A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;
 - (B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or
 - (C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.

Response: The proposed land exchange is not anticipated to result in an increase in daily trip making that constitutes a significant effect per OHP Policy 1F.5 nor does the daily or PM peak hour trip generation potential result in an increase that would warrant a Traffic Impact Analysis per the City's Municipal Code requirements. Further, no changes to the City's functional street classification designations or standards are proposed or warranted by the land swap and the adjacent facilities are appropriate for the R-3 designations. We also note that the City's Transportation System Plan identifies the future extension of Bean Drive to this area, which will benefit the connectivity provided to the Yarrow Master Plan lands.

(4) Determinations under sections (1)–(3) of this rule shall be coordinated with affected transportation facility and service providers and other affected local governments.

Response: The Applicant is coordinating the proposed zone change with Jefferson County and ODOT.

Conclusions

As discussed herein, our review concluded that the proposed land exchange and resulting increase of one buildable acre into the City's Urban Growth Boundary that is zoned R-3 does not constitute a significant effect as defined by the TPR and OHP Policy 1F.5. Further, neither

the small increase in daily nor weekday PM peak hour trips associated with the land exchange require a Transportation Impact Analysis per the City's requirements.

Goal 13 Energy

Goal 13 requires land and uses developed on the land to be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles. Energy consequences of the proposed urban growth area amendment have been considered in the Goal 14 alternatives analysis process. Therefore, Goal 13 has been adequately addressed.

Goal 14 Urbanization

Goal 14 has been complied with as demonstrated in Chapters 2 through 4 of this report.

Goal 15 through 19

Goals 15 through 19 are related to the Willamette Greenway and coastal resources. As such, these goals do not apply to the subject sites and no further analysis is required.