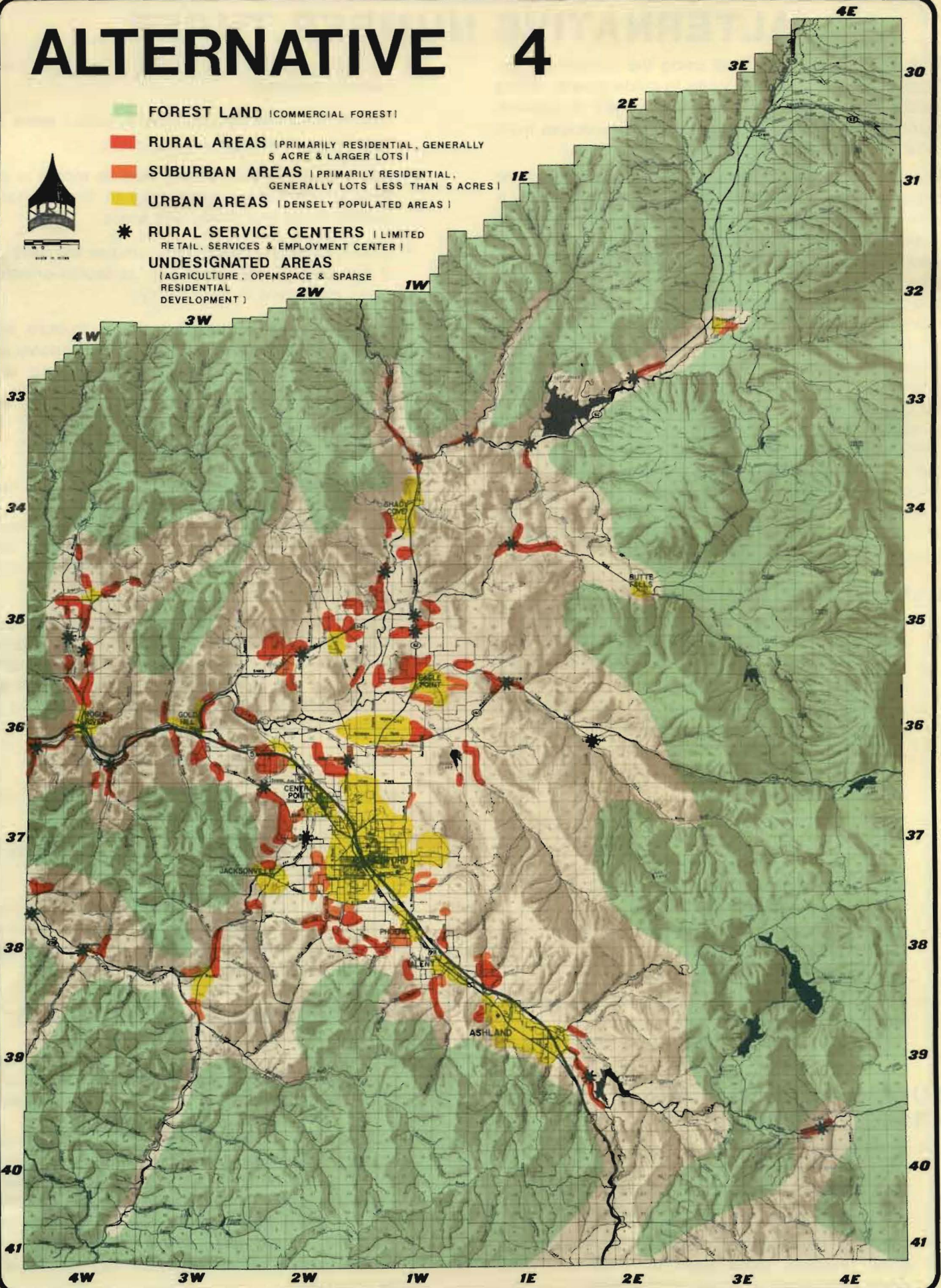


ALTERNATIVE 4

- FOREST LAND (COMMERCIAL FOREST)
- RURAL AREAS (PRIMARILY RESIDENTIAL, GENERALLY 5 ACRE & LARGER LOTS)
- SUBURBAN AREAS (PRIMARILY RESIDENTIAL, GENERALLY LOTS LESS THAN 5 ACRES)
- URBAN AREAS (DENSELY POPULATED AREAS)
- RURAL SERVICE CENTERS (LIMITED RETAIL, SERVICES & EMPLOYMENT CENTER)
- UNDESIGNATED AREAS**
(AGRICULTURE, OPENSOURCE & SPARSE RESIDENTIAL DEVELOPMENT)



ALTERNATIVE NUMBER FOUR

This Alternative depicts a county with more densely populated cities, new and expanded rural "neighborhoods", or "planned unit developments" (coordinated, innovative clusters of residences, businesses, industries, or all three), and a diversified agriculture. Efficient use, conservation, and local production of energy and strict development standards will guide this future.

Existing cities in Jackson County would continue to expand, when necessary, in an orderly manner, but much future urban growth would take the form of redevelopment to greater densities. Existing rural service centers, such as Wimer and Ruch, would be developed along with new "neighborhoods", such as Sams Valley, to offer local residential, commercial/service, and employment opportunities. Most agricultural lands would remain in production, although many large-scale operations would be replaced by truck and specialty farms. Rural residential lifestyles would be encouraged in conjunction with neighborhood centers and agricultural pursuits.

LAND-USE ASSUMPTIONS:

- The character of open agricultural areas will change to some extent, but most intensive uses will continue to be restricted to urban areas.
- Some agricultural holdings will become smaller, worked by families to produce more locally consumed foods. Some less productive farm lands will be developed for rural residences.
- Open space, scenic and historic areas will remain largely as in 1978, with some new areas developed for public appreciation and access.
- Outward expansion of urban centers will be restricted to carefully selected areas, chosen to facilitate service by public transit, water and sewers.
- Rural residential centers will be enhanced by appropriate commercial and light industrial uses; new centers will be planned and developed.

SOCIAL AND ECONOMIC ASSUMPTIONS:

- The present mixture of urban, suburban, rural and agrarian lifestyles will continue, although the proportions will change with growth. Single-family, detached homes will become less common, particularly in urban areas.
- Cities in the Bear Creek Valley will continue to grow more closely together, but will still be mostly surrounded by less-intensive uses.

- Recreation opportunities will be directed toward non-motor sports. Developed sites will be accessible by public transit.
- Cultural opportunities will increase in urban areas and in neighborhood centers.
- New industry will be attracted, particularly solar energy technologies, to serve the demands created in the county by implementation of energy-efficiency measures.
- Utilization of slash and increased local consumption of timber products for building and heating will increase employment opportunities.
- Local production to meet a greater share of energy requirements will keep more income circulating within the County.

PUBLIC FACILITY ASSUMPTIONS:

- Urban facilities (water, sewer and storm drainage) will not be extended beyond the cities, except to areas of serious need. New types of community-level facilities will be developed in rural centers when necessary.
- Mass transit routes, supplemented by expanded bicycle facilities and opportunities for carpooling, vanpooling, and local employment, will reduce reliance on private automobiles.
- New school facilities will be sited to serve developing neighborhoods.
- Urban parkways and open spaces will be developed, along with neighborhood facilities — ball fields, fieldhouses. Non-motorized recreational opportunities will be increased — sailing, canoeing, hiking, etc.

OTHER PLANNING ASSUMPTIONS:

- The County and other agencies and jurisdictions will actively promote energy conservation and efficiency, by example and through educational programs.
- Strict design-review standards and building code requirements will ensure that solar technologies and other energy efficiency potentials are maintained.
- Siting, layout, and sanitary requirements will be implemented to control safety, efficiency and aesthetics in new developments.