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January 21, 2016

John Adam, Principal Planner  
City of Medford Planning Department  
200 South Ivy Street, Lausmann Annex  
Medford, OR 97501

RECEIVED  
JAN 21 2016  
PLANNING DEPT.

RE: **File No. CPA 13-032; Balanced Acreage Proposal**

Dear Mr. Adam:

Please find included here for the City's consideration an alternative urban growth plan map that would add back acreage in a manner more consistent with land needs identified in the adopted Medford Comprehensive Plan as adjusted for the recently adopted internal GLUP Map Amendments.

This alternative would add lands that passed the original coarse filter. These proposed addition lands are also adjacent to those previously recommended for inclusion by the Medford Planning Commission, and includes all lands that were recommended for inclusion by the Planning Commission. All of the proposed addition areas would contribute to important transportation and public facility connections between existing Medford neighborhoods.

This alternative would also remove the three areas in MD-3 (LDS orchard), MD-6 (Starlight Lane neighborhood) and MD-7n (Meyers Lane Neighborhood) consistent with requests from City Council members during last month's continued hearing (12/17/2015).

Removing those areas and including the additions proposed here, the balance of buildable land would be three acres under the total residential need and twelve acres under the total commercial need. While the balance in overall area is reasonably close to the identified need for buildable acres based on this mapping, there are still internal adjustments by GLUP need to be worked out:

- 27 acres (buildable) of UR land is oversupplied city-wide.
- 30 acres (buildable) of UH land is under-supplied city-wide.
- Three acres of SC land is under-supplied
- GI & HI together are over-supplied by one acre (negligible over planning horizon)
- CM is undersupplied by ten acres

Exchanging the surplus acres of UH for UR land would be recommended in locations where mixed use plans were proposed but not fully reflected in the map designations applied in the Planning Commission recommendation. Several of the PC-recommended inclusion areas were assigned no UH or UM plan designations at all. We have proposed some such adjustments in this mapping to arrive at the above balance as shown on the attached map. For example, seven acres of UH is added to the MD-5 area between Cherry Lane and Chrissy Park (Map E, F & G for Skinner/Carpenter et al; Map C, Hansen et al).

Very truly yours,

CSA Planning, Ltd.

Raul G. Woerner  
Principal

Enclosures: Overview Map, Removal Area Maps (2), Addition Area Maps (4), Spreadsheets (4)

**SUMMARY OVERVIEW**

**BUILDABLE LAND SPREADSHEET (ESTABLISHED NEED, PC RECOMMENDATION, RUNNING SUPPLY/ BALANCE SUMMARIES)**

*Table 9.4. Residential Land Need before and after UGBA Phase 1*

	Needed Acres Before SALs	Needed Acres After SALs
UR	763	885
UM	68	27
UH	164	120
<b>Total</b>	<b>996</b>	<b>1,032</b>

*Table 9.8. Net-to Gross Conversion of Employment Land Need after UGBA Phase 1*

	Deficit in Net Acres	Deficit in Gross Acres
SC	177	222
GI & HI	78	97
CM	254	318
<b>Total</b>	<b>637</b>	<b>637</b>

\* Reflecting ISA's as stated in Original Staff Report, See Table 9.4 & Table 9.8, PC record Pages 96 - 101

\* Supported By Perkins Coie 12-1-2015 Letter; Council Record Exhibit LLLLL

<b>STATED BUILDABLE LAND NEED</b>	
<b>*</b>	
<b>RESIDENTIAL</b>	
GLUP	BUILDABLE ACRES
UR	885
UM	27
UH	120
<b>TOTAL</b>	<b>1032</b>
<b>EMPLOYMENT</b>	
GLUP	BUILDABLE ACRES
SC	222
GI & HI	97
CM	318
<b>TOTAL</b>	<b>637</b>

LANDS RECOMMENDED FOR INCLUSION BY PLANNING COMMISSION TO CITY COUNCIL SEP. 02, 2015

<b>PC LAND SUPPLY (Sheet 3, Summary Table 1)</b>	
<b>RESIDENTIAL</b>	
GLUP	BUILDABLE ACRES
UR	764
UM	18
UH	72
<b>TOTAL</b>	<b>854</b>
<b>EMPLOYMENT</b>	
GLUP	BUILDABLE ACRES
SC	216
GI & HI	98
CM	305
<b>TOTAL</b>	<b>619</b>

<b>REMAINING BALANCE 01</b>	
<b>RESIDENTIAL</b>	
GLUP	BUILDABLE ACRES
UR	-121
UM	-9
UH	-48
<b>TOTAL</b>	<b>-178</b>
<b>EMPLOYMENT</b>	
GLUP	BUILDABLE ACRES
SC	-6
GI & HI	1
CM	-13
<b>TOTAL</b>	<b>-18</b>

<b>Supply Reduction (Per Council Discussion) that does not add Meyers Lane, Starlight Drive and LDS Orchard</b>	
<b>RESIDENTIAL</b>	
GLUP	BUILDABLE ACRES
UR	24
UM	
UH	
<b>TOTAL</b>	<b>24</b>
<b>EMPLOYMENT</b>	
GLUP	BUILDABLE ACRES
SC	5
GI & HI	
CM	20
<b>TOTAL</b>	<b>26</b>

<b>BALANCE 02</b>	
<b>RESIDENTIAL</b>	
GLUP	BUILDABLE ACRES
UR	-144
UM	-9
UH	-48
<b>TOTAL</b>	<b>-202</b>
<b>EMPLOYMENT</b>	
GLUP	BUILDABLE ACRES
SC	-11
GI & HI	1
CM	-33
<b>TOTAL</b>	<b>-43</b>

See, Exhibit VVVV

<b>Substitute 10 acres of UH in MD-3 Foothill for 10 acres of CM</b>	
<b>RESIDENTIAL</b>	
GLUP	BUILDABLE ACRES
UR	
UM	
UH	-10
<b>TOTAL</b>	<b>-10</b>
<b>EMPLOYMENT</b>	
GLUP	BUILDABLE ACRES
SC	
GI & HI	
CM	10
<b>TOTAL</b>	<b>10</b>

<b>BALANCE 03</b>	
<b>RESIDENTIAL</b>	
GLUP	BUILDABLE ACRES
UR	-144
UM	-9
UH	-58
<b>TOTAL</b>	<b>-212</b>
<b>EMPLOYMENT</b>	
GLUP	BUILDABLE ACRES
SC	-11
GI & HI	1
CM	-23
<b>TOTAL</b>	<b>-33</b>

<b>Summary of Requested Inclusions By GLUP (Sheet 2 Summary Table H1)</b>	
<b>RESIDENTIAL</b>	
GLUP	BUILDABLE ACRES
UR	172
UM	9
UH	28
<b>TOTAL</b>	<b>209</b>
<b>EMPLOYMENT</b>	
GLUP	BUILDABLE ACRES
SC	8
GI & HI	0
CM	13
<b>TOTAL</b>	<b>21</b>

<b>BALANCE 04</b>	
<b>RESIDENTIAL</b>	
GLUP	BUILDABLE ACRES
UR	27
UM	0
UH	-30
<b>TOTAL</b>	<b>-3</b>
<b>EMPLOYMENT</b>	
GLUP	BUILDABLE ACRES
SC	-3
GI & HI	1
CM	-10
<b>TOTAL</b>	<b>-12</b>

Summary of Requested Inclusions

A See, Map A-B	B See, Map A-B	C See, Map C	D See, Map D	E See, Map E, F1 & G	F1 See, Map E, F1 & G	G See, Map E, F1 & G	Summary Table H1 See, Overview Map
Add 95 Buildable ac To MD-4 Hillcrest (Does not include 53 acres agreed to exclude)	Add 26.6 Buildable ac To MD-4 Rocky Knoll LLC (Includes all Rocky Knoll Lands in MD-4)	Add 34.5 Buildable ac To MD-5 Harker/Switzer, Hansen & Bergstrom (Does not include add'l 36 approximate acres agreed to exclude)	Add 13.2 Buildable ac To MD-5 Mahar et al (Does not include add'l 61 acres agreed to exclude)	Add 17 Buildable ac To MD-3 Skinner (Does not include 11 acres agreed to exclude)	Add 33.8 Buildable acres of Carpenter in MD-3 (Does not include 24 acres agreed to exclude)	Add 4.4 Buildable Acres South of Coker Butte and East of Springbrook (Inclusion would be logical for Urban Form.	Summary ALL Requested Inclusions By GLUP (Assumes Taking in Half of Carpenter in MD-3)
<b>RESIDENTIAL</b>	<b>RESIDENTIAL</b>	<b>RESIDENTIAL</b>	<b>RESIDENTIAL</b>	<b>RESIDENTIAL</b>	<b>RESIDENTIAL</b>	<b>RESIDENTIAL</b>	<b>RESIDENTIAL</b>
GLUP BUILDABLE ACRES	GLUP BUILDABLE ACRES	GLUP BUILDABLE ACRES	GLUP BUILDABLE ACRES	GLUP BUILDABLE ACRES	GLUP BUILDABLE ACRES	GLUP BUILDABLE ACRES	GLUP BUILDABLE ACRES
UR 85.0	UR 17.0	UR 32.8	UR 12.2	UR 0.0	UR 20.0	UR 4.7	UR 171.7
UM 5.1	UM	UM	UM	UM	UM 4.3	UM 0.0	UM 9.4
UH	UH 1.5	UH 7.0	UH	UH 10.2	UH 9.5	UH	UH 28.2
<b>TOTAL 90.1</b>	<b>TOTAL 18.5</b>	<b>TOTAL 39.8</b>	<b>TOTAL 12.2</b>	<b>TOTAL 10.2</b>	<b>TOTAL 33.8</b>	<b>TOTAL 4.7</b>	<b>TOTAL 209.3</b>
<b>EMPLOYMENT</b>	<b>EMPLOYMENT</b>	<b>EMPLOYMENT</b>	<b>EMPLOYMENT</b>	<b>EMPLOYMENT</b>	<b>EMPLOYMENT</b>	<b>EMPLOYMENT</b>	<b>EMPLOYMENT</b>
GLUP BUILDABLE ACRES	GLUP BUILDABLE ACRES	GLUP BUILDABLE ACRES	GLUP BUILDABLE ACRES	GLUP BUILDABLE ACRES	GLUP BUILDABLE ACRES	GLUP BUILDABLE ACRES	GLUP BUILDABLE ACRES
SC 1.9	SC 1.2	SC	SC	SC 5.0	SC	SC	SC 8.0
GI & HI	GI & HI	GI & HI	GI & HI	GI & HI	GI & HI	GI & HI	GI & HI 0.0
CM 2.9	CM 7.0	CM	CM 1.0	CM 2.0	CM	CM	CM 12.9
<b>TOTAL 4.8</b>	<b>TOTAL 8.1</b>	<b>TOTAL 0.0</b>	<b>TOTAL 1.0</b>	<b>TOTAL 7.0</b>	<b>TOTAL 0.0</b>	<b>TOTAL 0.0</b>	<b>TOTAL 20.9</b>

See Exhibits SSSS, WWWW

**Potential G14 Justifications**

Urban Form;  
Proximity To City Center;  
Surrounded on ALL sides By City;  
Surrounded by Built City Higher Order Streets;  
Opportunity for Spring Street Extension - further connectivity;  
Viable Transit Node;  
Nodal Commercial Development Serving Nearby and Surrounding Residential Development;  
True Mixed Use Development Exceeding Target Densities;

See, Exhibit WWWW

**Potential G14 Justifications**

Urban Form;  
Proximity To City Center;  
Surrounded on ALL sides By City;  
Surrounded by Built City Higher Order Streets;  
Opportunity for Spring Street Extension - further connectivity;  
Viable Transit Node;  
Nodal Commercial Development Serving Nearby and Surrounding Residential Development;  
True Mixed Use Development Exceeding Target Densities;

See, Exhibits BBBB, TTTT, XXXX

**Potential G14 Justifications**

Urban Form - Existing City on north and west; Chirssy Park on south and east.;  
Help Pay for East Barnett / Cherry Lane widening benefiting area Fire Safety and local transportatoin alternatives;  
Trail connections (Key remaining piece in east side trail connections;  
Continuation of City policy decisions to grow east into less productive farm zoned lands;  
Owners support allowed land acquisition for critical east-side City water facilities and park lands;  
Immediately serviceable and committed to development;

See, Exhibit FFFFF

**Potential G14 Justifications**

Consistency with Public Works desire to develop both sides of higher order streets;  
Help pay for needed and expensive East Barnett / Cherry Lane Extension; east side trail system; and sewer to lands otherwise stranded in the UGB;  
Goal 10 Housing Type Supply

See, Exhibit OOOOO

**Potential G14 Justifications**

Consistency with Public Works desire to develop both sides of higher order streets;  
Opportunities for Affordable Housing on East Side;  
Northeast Transportation Connectivity and Funding;

See, Exhibit Y

**Potential G14 Justifications**

Northeast Transportation Connectivity and Funding;  
Opportunities for Affordable Housing on East Side;

See, Exhibit EEEEE

**Potential G14 Justifications**

Urban Form- If Carpenter in MD-3 is included, then this area would otherwise be an island surrounding by the City.

GIS SUMMARY PC RECOMMENDATION BY URA

URA	GLUP	Gross	Unbuildable	Buildable
MD-2	CM	93.4	10.4	83.1
MD-2	GI	60.3	9.0	51.4
MD-2	SC	39.9	7.0	32.9
MD-2	UR	93.9	23.9	70.0
				<b>237.3</b>
MD-3 Fthl	CM	24.8	3.0	21.8
MD-3 Fthl	UH	34.2	3.7	30.5
MD-3 Fthl	UR	99.3	15.6	83.7
				<b>136.0</b>
MD-3 LDS	CM	10.9	0.6	10.2
MD-3 LDS	UR	17.6		17.6
				<b>27.8</b>
MD-4 Hlcr	CM	29.8	9.2	20.6
MD-4 Hlcr	SC	21.4	2.2	19.1
MD-4 Hlcr	UR	42.1	7.9	34.2
				<b>73.9</b>
MD-5 Emp	GI	63.8	22.9	40.9
MD-5 Emp	PS	5.5	5.5	
MD-5 Emp	SC	93.0	18.1	74.9
				<b>115.7</b>
MD-5 Hya	CM	36.1	8.3	27.8
MD-5 Hya	UH	39.9	16.2	23.7
				<b>51.4</b>
MD-5 Mahar	SC	34.1	8.0	26.1
MD-5 Mahar	UM	17.9		17.9
MD-5 Mahar	UR	140.3	23.6	116.7
				<b>160.7</b>

URA	GLUP	Gross	Unbuildable	Buildable
MD-5 Manor	CM	60.7	1.6	59.1
MD-5 Manor	SC	14.6		14.6
MD-5 Manor	UR	341.9	134.6	207.2
				<b>280.9</b>
MD-5 sw	PS	11.2	11.2	
MD-6	CM	26.0	6.5	19.5
MD-6	HI	31.2	25.0	6.2
				<b>25.7</b>
MD-6 MyrLn	SC	12.0	6.6	5.4
MD-6 Strlt	CM	17.7	7.9	9.8
				<b>15.3</b>
MD-7m	CM	18.3	2.3	16.0
MD-7m	SC	14.0	3.0	11.0
MD-7m	UR	110.1	6.1	104.0
				<b>131.0</b>
MD-7n	SC	36.8	4.8	32.0
MD-7s	CM	15.5	1.3	14.2
MD-7s	UR	15.6	0.4	15.2
				<b>29.4</b>
MD-8	CM	16.5	3.8	12.6
MD-8	UR	39.1	4.4	34.8
				<b>47.4</b>
MD-9	CM	15.8	5.5	10.3
MD-9	UH	22.0	4.7	17.3
MD-9	UR	96.3	15.6	80.8
				<b>108.4</b>

Summary Table 1

Summary By GLUP	
	Buildable Acres
UR	764.2
UM	17.9
UH	71.5
	<b>853.6</b>
SC	216.0
CM	305.0
GI	92.2
HI	6.2
	<b>619.5</b>

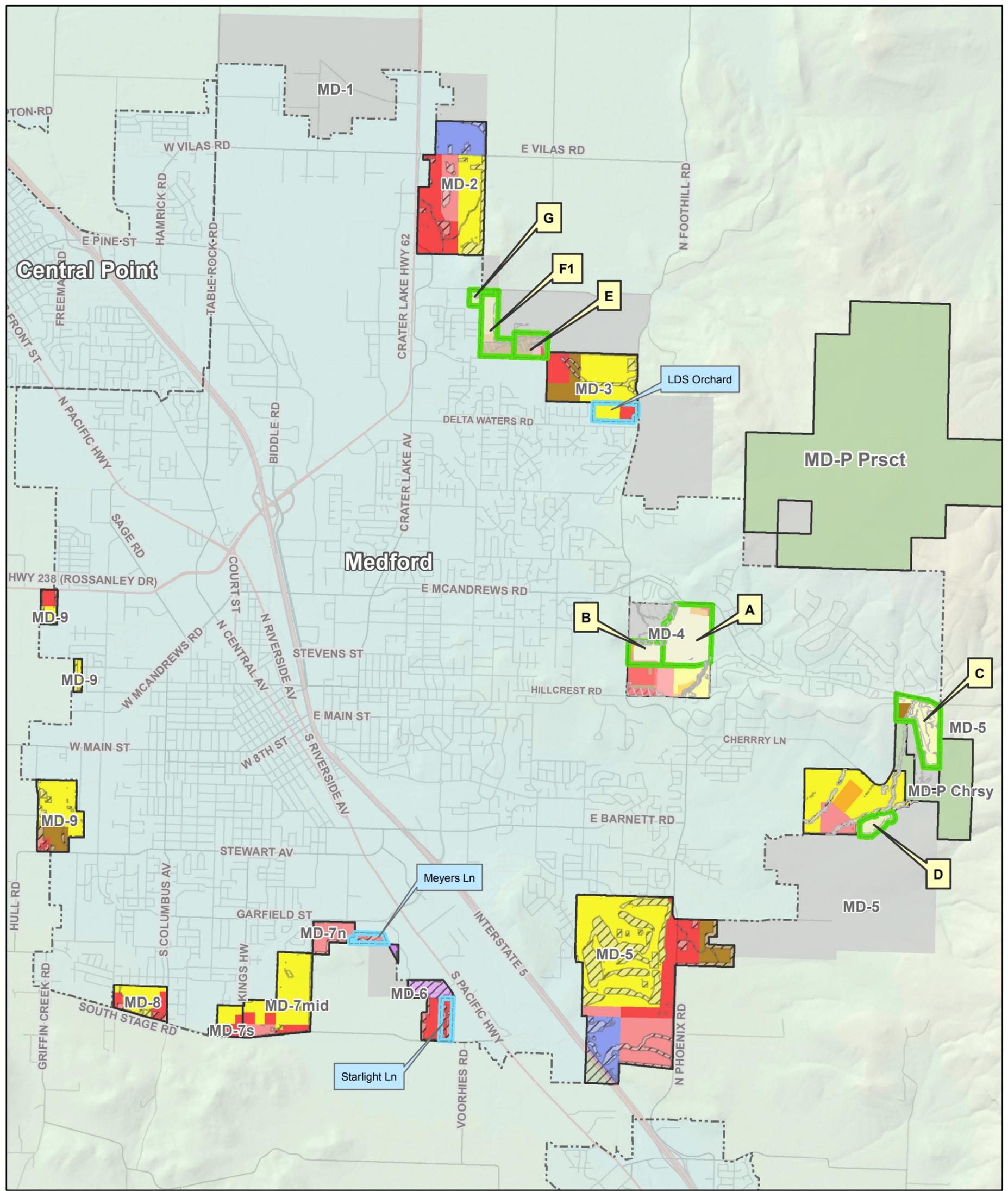
**Detail Table J - GIS Inventory Tables (PC Recommendation to Council with Staff 10-1-2015 Unbuildable Layer)**

combo	GLUP	URA	Bld_Status	acre
MD-2 - CM - buildable	CM	MD-2	buildable	83.05529382590
MD-2 - CM - Unbuildable	CM	MD-2	Unbuildable	10.35121187800
MD-2 - GI - buildable	GI	MD-2	buildable	51.38052150370
MD-2 - GI - Unbuildable	GI	MD-2	Unbuildable	8.95013844149
MD-2 - SC - buildable	SC	MD-2	buildable	32.88086377160
MD-2 - SC - Unbuildable	SC	MD-2	Unbuildable	6.97027239825
MD-2 - UR - buildable	UR	MD-2	buildable	70.00884755930
MD-2 - UR - Unbuildable	UR	MD-2	Unbuildable	23.92323984480
MD-3 Fthl - CM - buildable	CM	MD-3 Fthl	buildable	21.79047653930
MD-3 Fthl - CM - Unbuildable	CM	MD-3 Fthl	Unbuildable	3.02546884949
MD-3 Fthl - UH - buildable	UH	MD-3 Fthl	buildable	30.50894173330
MD-3 Fthl - UH - Unbuildable	UH	MD-3 Fthl	Unbuildable	3.73254761235
MD-3 Fthl - UR - buildable	UR	MD-3 Fthl	buildable	83.70302689600
MD-3 Fthl - UR - Unbuildable	UR	MD-3 Fthl	Unbuildable	15.60115056090
MD-3 LDS - CM - buildable	CM	MD-3 LDS	buildable	10.24511847500
MD-3 LDS - CM - Unbuildable	CM	MD-3 LDS	Unbuildable	0.63129855618
MD-3 LDS - UR - buildable	UR	MD-3 LDS	buildable	17.59328509160
MD-4 Hlcr - CM - buildable	CM	MD-4 Hlcr	buildable	20.60582795250
MD-4 Hlcr - CM - Unbuildable	CM	MD-4 Hlcr	Unbuildable	9.18819057916
MD-4 Hlcr - SC - buildable	SC	MD-4 Hlcr	buildable	19.11745865800
MD-4 Hlcr - SC - Unbuildable	SC	MD-4 Hlcr	Unbuildable	2.24264824114
MD-4 Hlcr - UR - buildable	UR	MD-4 Hlcr	buildable	34.16745046400
MD-4 Hlcr - UR - Unbuildable	UR	MD-4 Hlcr	Unbuildable	7.90902933492
MD-5 Emp - GI - buildable	GI	MD-5 Emp	buildable	40.85505039960
MD-5 Emp - GI - Unbuildable	GI	MD-5 Emp	Unbuildable	17.55990404290
MD-5 Emp - GI - Unbuildable I-5	GI	MD-5 Emp	Unbuildable I-5	5.37977076807
MD-5 Emp - PS - Unbuildable I-5	PS	MD-5 Emp	Unbuildable I-5	5.54372135181
MD-5 Emp - SC - buildable	SC	MD-5 Emp	buildable	74.87670832270
MD-5 Emp - SC - Unbuildable	SC	MD-5 Emp	Unbuildable	18.11754656980
MD-5 Hya - CM - buildable	CM	MD-5 Hya	buildable	27.75945032690
MD-5 Hya - CM - Unbuildable	CM	MD-5 Hya	Unbuildable	8.31335368836
MD-5 Hya - UH - buildable	UH	MD-5 Hya	buildable	23.68040817520
MD-5 Hya - UH - Unbuildable	UH	MD-5 Hya	Unbuildable	16.22821598480

combo	GLUP	URA	Bld_Status	acre
MD-5 Mahar - SC - buildable	SC	MD-5 Mahar	buildable	26.11268395300
MD-5 Mahar - SC - Unbuildable	SC	MD-5 Mahar	Unbuildable	8.00418721495
MD-5 Mahar - UM - buildable	UM	MD-5 Mahar	buildable	17.85828174410
MD-5 Mahar - UR - buildable	UR	MD-5 Mahar	buildable	116.71914382100
MD-5 Mahar - UR - Unbuildable	UR	MD-5 Mahar	Unbuildable	23.61011494370
MD-5 Manor - CM - buildable	CM	MD-5 Manor	buildable	59.09120442640
MD-5 Manor - CM - Unbuildable	CM	MD-5 Manor	Unbuildable	1.64745498972
MD-5 Manor - SC - buildable	SC	MD-5 Manor	buildable	14.60100512820
MD-5 Manor - UR - buildable	UR	MD-5 Manor	buildable	207.24966028000
MD-5 Manor - UR - Unbuildable	UR	MD-5 Manor	Unbuildable	134.61791109200
MD-5 sw - PS - Unbuildable	PS	MD-5 sw	Unbuildable	11.24614598630
MD-6 - CM - buildable	CM	MD-6	buildable	19.50827062400
MD-6 - CM - Unbuildable	CM	MD-6	Unbuildable	6.52909256295
MD-6 - HI - buildable	HI	MD-6	buildable	6.22282408749
MD-6 - HI - Unbuildable	HI	MD-6	Unbuildable	24.99853795840
MD-6 MyrLn - SC - buildable	SC	MD-6 MyrLn	buildable	5.43784867665
MD-6 MyrLn - SC - Unbuildable	SC	MD-6 MyrLn	Unbuildable	6.55082746603
MD-6 Strlt - CM - buildable	CM	MD-6 Strlt	buildable	9.82468575759
MD-6 Strlt - CM - Unbuildable	CM	MD-6 Strlt	Unbuildable	7.85127541499
MD-7m - CM - buildable	CM	MD-7m	buildable	15.97168866430
MD-7m - CM - Unbuildable	CM	MD-7m	Unbuildable	2.31284155246
MD-7m - SC - buildable	SC	MD-7m	buildable	10.99954557230
MD-7m - SC - Unbuildable	SC	MD-7m	Unbuildable	2.96466688209
MD-7m - UR - buildable	UR	MD-7m	buildable	104.01102011800
MD-7m - UR - Unbuildable	UR	MD-7m	Unbuildable	6.10509562655
MD-7n - SC - buildable	SC	MD-7n	buildable	32.00829790440
MD-7n - SC - Unbuildable	SC	MD-7n	Unbuildable	4.79986886931
MD-7s - CM - buildable	CM	MD-7s	buildable	14.18129238030
MD-7s - CM - Unbuildable	CM	MD-7s	Unbuildable	1.32616293439
MD-7s - UR - buildable	UR	MD-7s	buildable	15.19081594110
MD-7s - UR - Unbuildable	UR	MD-7s	Unbuildable	0.43983795572
MD-8 - CM - buildable	CM	MD-8	buildable	12.63862295410
MD-8 - CM - Unbuildable	CM	MD-8	Unbuildable	3.83158746147
MD-8 - UR - buildable	UR	MD-8	buildable	34.75435659440
MD-8 - UR - Unbuildable	UR	MD-8	Unbuildable	4.36366521524
MD-9 - CM - buildable	CM	MD-9	buildable	10.30419175200
MD-9 - CM - Unbuildable	CM	MD-9	Unbuildable	5.48260599007
MD-9 - UH - buildable	UH	MD-9	buildable	17.32639007150
MD-9 - UH - Unbuildable	UH	MD-9	Unbuildable	4.66066957424
MD-9 - UR - buildable	UR	MD-9	buildable	80.78142493360
MD-9 - UR - Unbuildable	UR	MD-9	Unbuildable	15.55868760370

# OVERVIEW MAP REQUESTED INCLUSIONS RELATIVE TO PLANNING COMMISSION RECOMMENDATION

Unbuildable Lands For PC Recommended Areas Are As Provided In:  
October 1, 2015 Staff Memo "Supplemental Findings Memo No. 3"



**PC Recommendation  
By GLUP**

- |   |   |   |
|---|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> CM    | <span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> UH      | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black;"></span> Boundary of PC Recommended Areas   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black;"></span> SC   | <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> UM     | <span style="display: inline-block; width: 15px; height: 15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, gray 2px, gray 4px); border: 1px solid black;"></span> Unbuildable Per Oct 1, 2015 Staff Memo |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span> HI | <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> UR     | <span style="display: inline-block; width: 15px; height: 15px; background-color: gray; border: 1px solid black;"></span> Remaining URA Beyond PC Recommendation   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> GI   | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black;"></span> PS | <span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed black;"></span> Urban Growth Boundary   |
|   |   | <span style="display: inline-block; width: 15px; height: 15px; border: 2px solid green;"></span> Requested Inclusions (Gross Boundary Shown)  |
|   |   | <span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed blue;"></span> Starlight, Meyers & LDS  |



0.75 0.375 0 0.75 Miles



1 inch = 0.75 miles

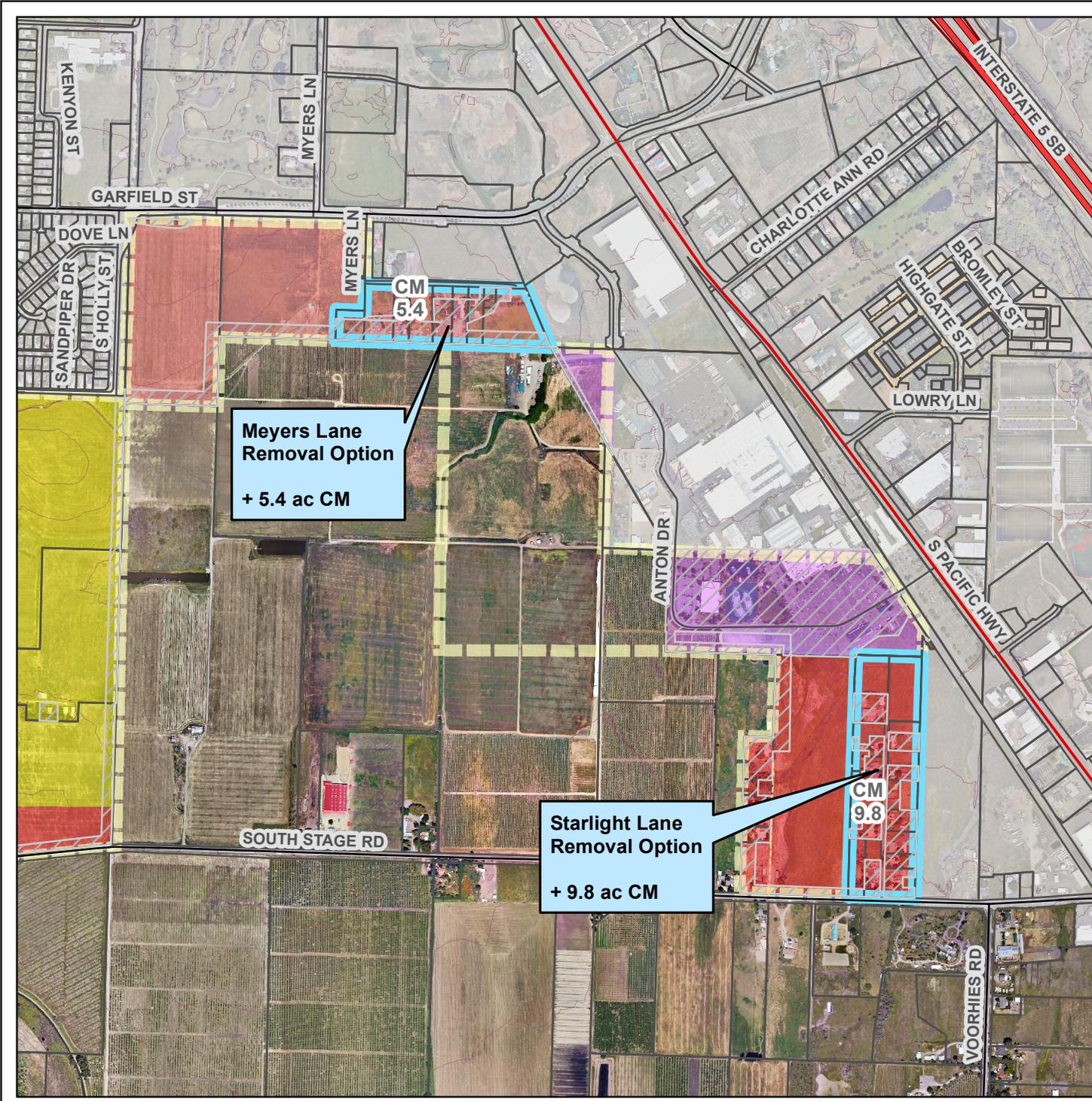
# Removal Option Meyers Lane & Starlight Lane

## Legend

-  Removal Option Properties
-  Unbuildable
-  Tax Lots
-  URA
-  10 foot Contours
-  Urban Growth Boundary

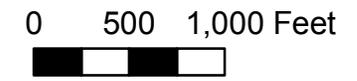
## GLUP

-  CM
-  SC
-  HI
-  GI
-  UH
-  UM
-  UR
-  PS



**Meyers Lane  
Removal Option**  
+ 5.4 ac CM

**Starlight Lane  
Removal Option**  
+ 9.8 ac CM



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# Removal Option LDS Orchard

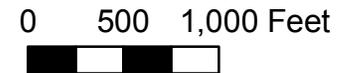
## Legend

-  LDS Orchard Property
-  Tax Lots
-  Urban Growth Boundary
-  URA
-  Unbuildable
-  Ag Buffer To Add \*
-  10 foot Contours

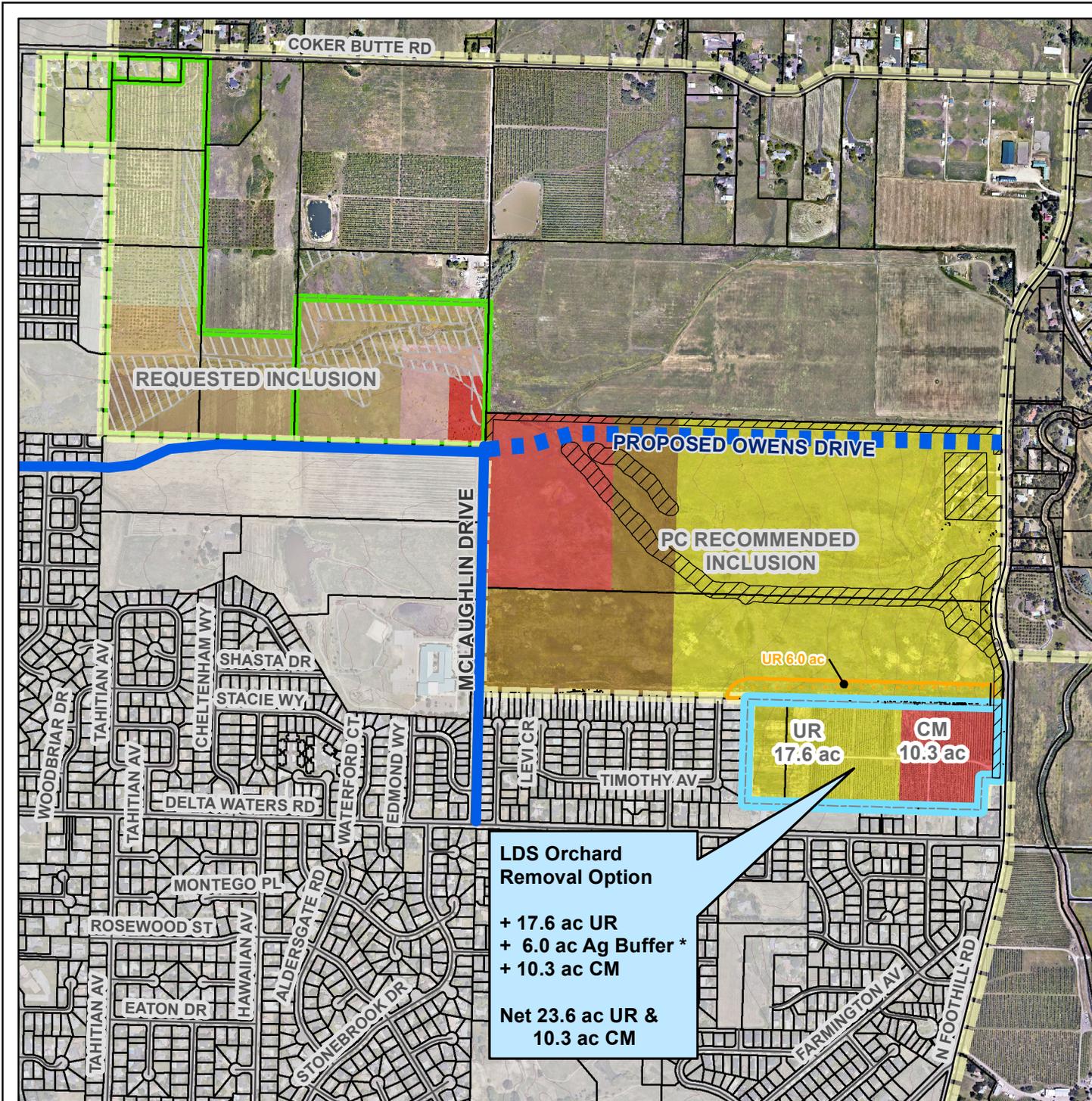
## GLUP

-  CM
-  SC
-  HI
-  GI
-  UH
-  UM
-  UR
-  PS

\* Removal of LDS Orchard will Require 150-ft Ag Buffer on Adjacent Property



1-20-2016



**LDS Orchard  
Removal Option**

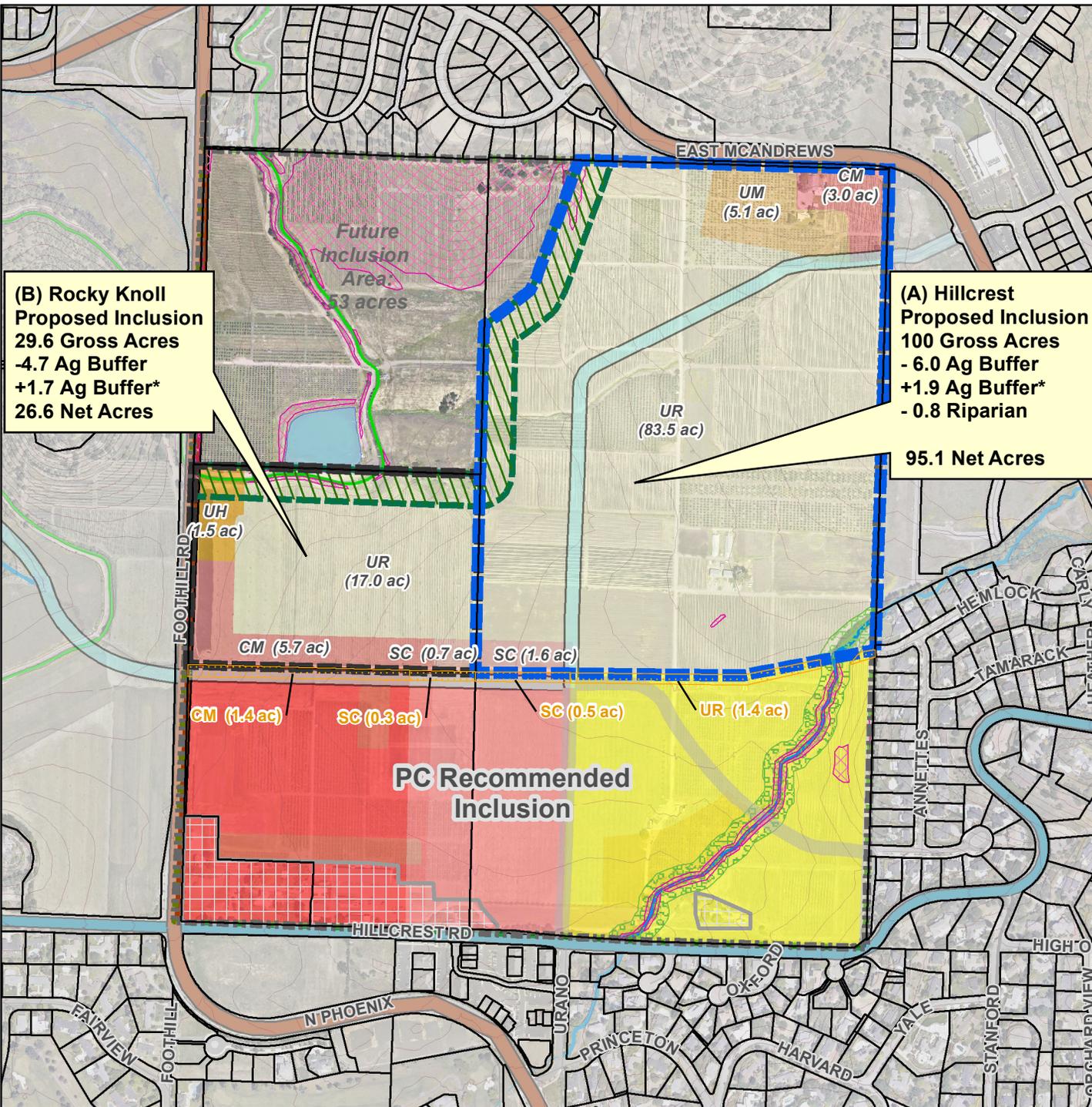
+ 17.6 ac UR  
+ 6.0 ac Ag Buffer \*  
+ 10.3 ac CM

**Net 23.6 ac UR &  
10.3 ac CM**

# MAP A - B

## CONCEPT INCLUSION MD-4

### (A) HILLCREST (B) ROCKY KNOLL



**(B) Rocky Knoll  
Proposed Inclusion  
29.6 Gross Acres  
-4.7 Ag Buffer  
+1.7 Ag Buffer\*  
26.6 Net Acres**

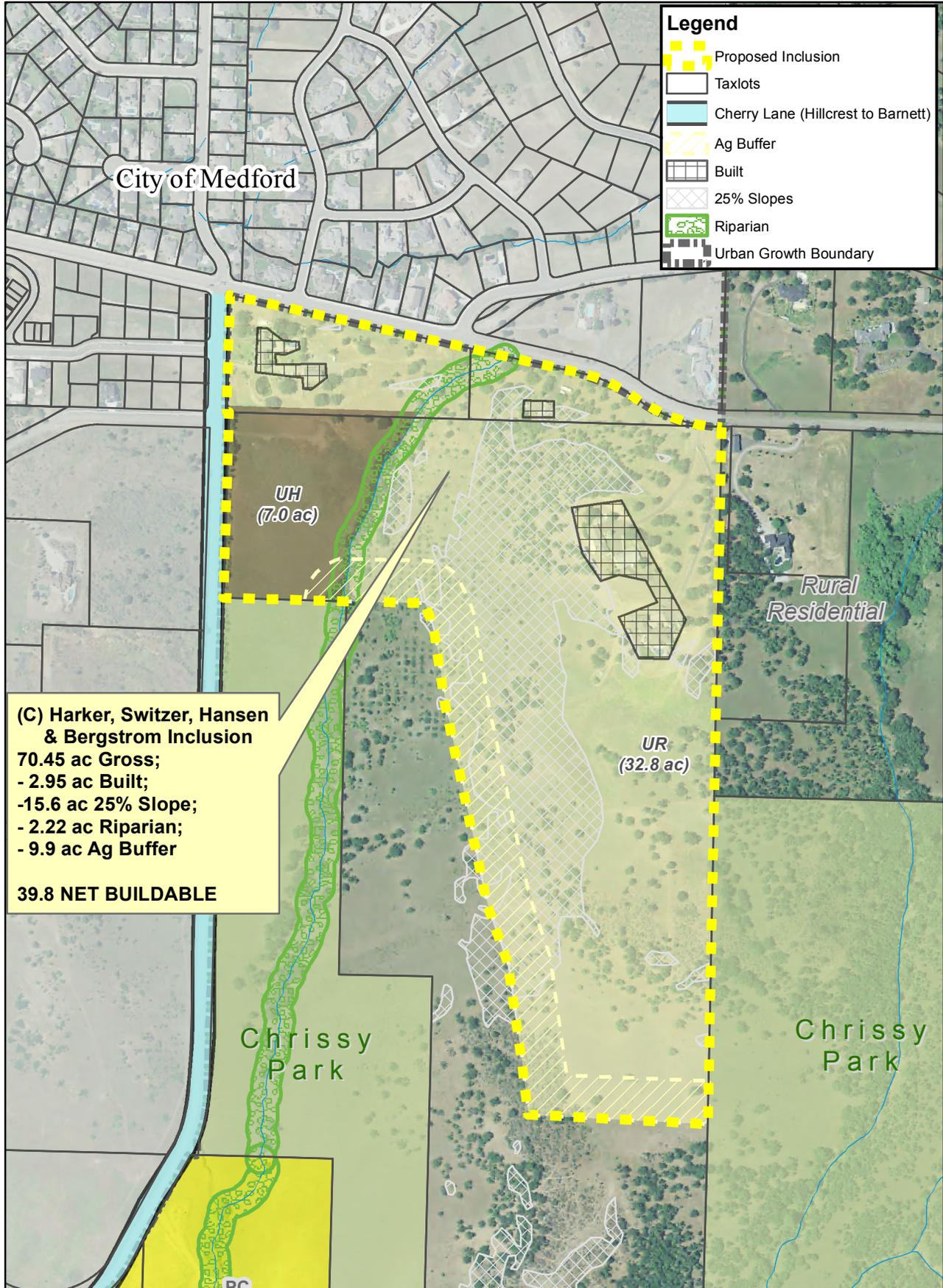
**(A) Hillcrest  
Proposed Inclusion  
100 Gross Acres  
- 6.0 Ag Buffer  
+1.9 Ag Buffer\*  
- 0.8 Riparian  
  
95.1 Net Acres**

- A Hillcrest Inclusion
- B Rocky Knoll
- Urban Growth Boundary
- Ag Buffer
- 25% Slopes
- Built
- Riparian
- Convert from Ag Buffer to Buildable\*
- Concept Roads**
- Collector / Minor Collector
- Commercial / Local
- 10 foot Contours

\* With Proposed Inclusion, the Ag Buffer for the PC Recommended Area Converts to Buildable



**MAP (C) CONCEPT INCLUSION N.E. MD-5  
(C) HARKER /SWITZER. HANSEN & BERGSTROM**

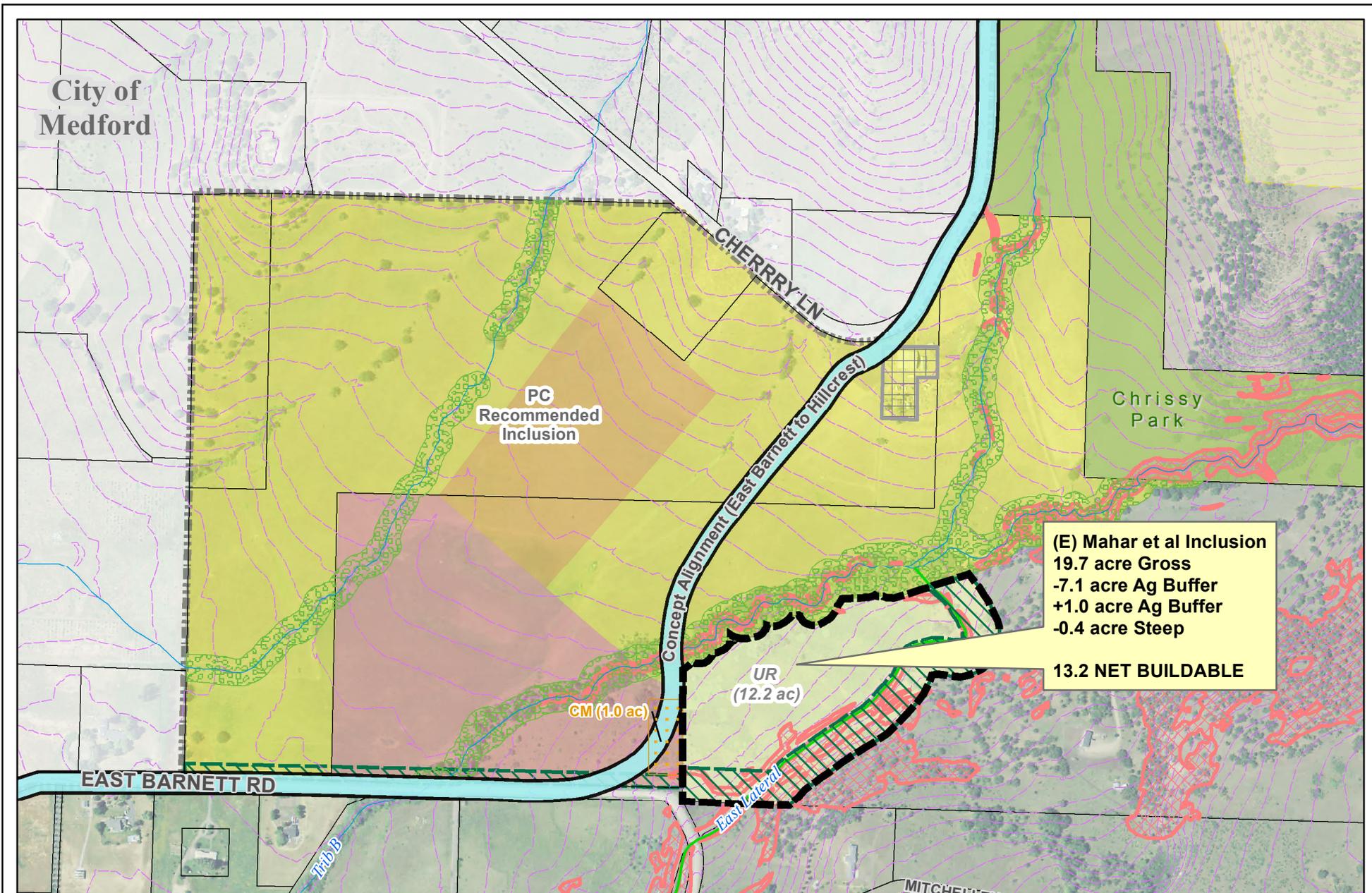


**Legend**

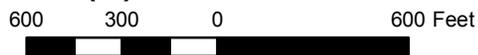
- Proposed Inclusion
- Taxlots
- Cherry Lane (Hillcrest to Barnett)
- Ag Buffer
- Built
- 25% Slopes
- Riparian
- Urban Growth Boundary

**(C) Harker, Switzer, Hansen & Bergstrom Inclusion**  
 70.45 ac Gross;  
 - 2.95 ac Built;  
 -15.6 ac 25% Slope;  
 - 2.22 ac Riparian;  
 - 9.9 ac Ag Buffer  
**39.8 NET BUILDABLE**





**MAP D**  
**CONCEPT INCLUSION EAST MD-5**  
**(D) MAHAR ET AL**



- |                           |                  |                                    |
|---------------------------|------------------|------------------------------------|
| (D) Mahar et al Inclusion | 25% Slopes       | Urban Growth Boundary              |
| Ag Buffer                 | 10-Foot Contours | From Ag Buffer*                    |
| Built                     | Tax Lots         | Cherry Lane (Hillcrest to Barnett) |
| Riparian                  | Chryssy Park     |                                    |

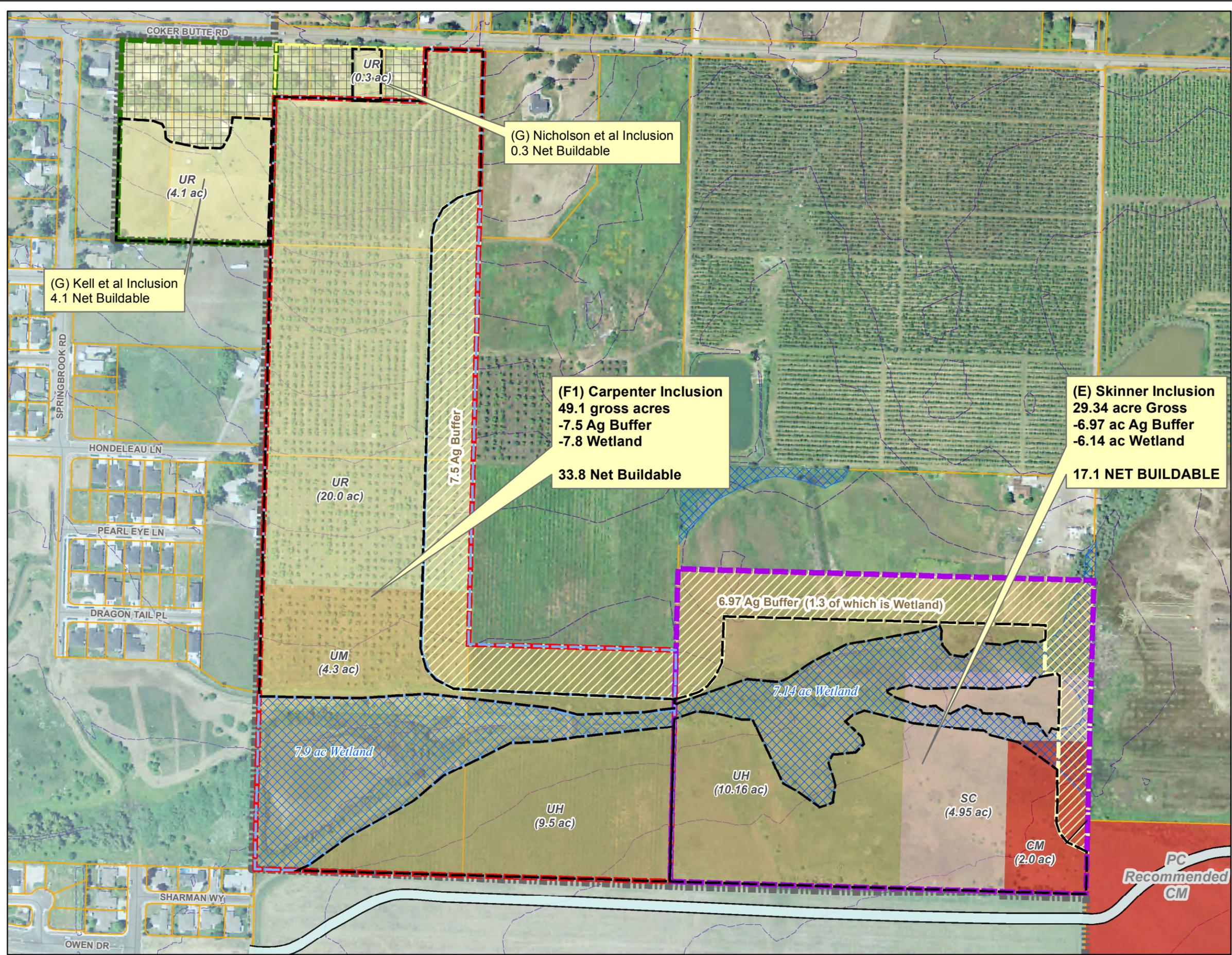
\* With Proposed Inclusion,  
 1.0 acre of the Ag Buffer  
 for the PC Recommended  
 Area Converts to CM Buildable



# MAP E, F1 & G

## CONCEPT INCLUSION MD-3 WEST

**(E) SKINNER,  
(F1) CARPENTER;  
(G) KELL ET AL; &  
NICHOLSON ET AL**



### Legend

- (E) Skinner Inclusion B
- (F1) Carpenter Inclusion
- (G) Nicholson et al Inclusion
- (G) Kell et al Inclusion
- Buildable
- Ag Buffer
- Built
- Wetland / Unbuildable
- Tax Lots
- Owen Drive (C.L. Ave to Foothill)
- Urban Growth Boundary
- 10-Foot Contours



1-19-2016