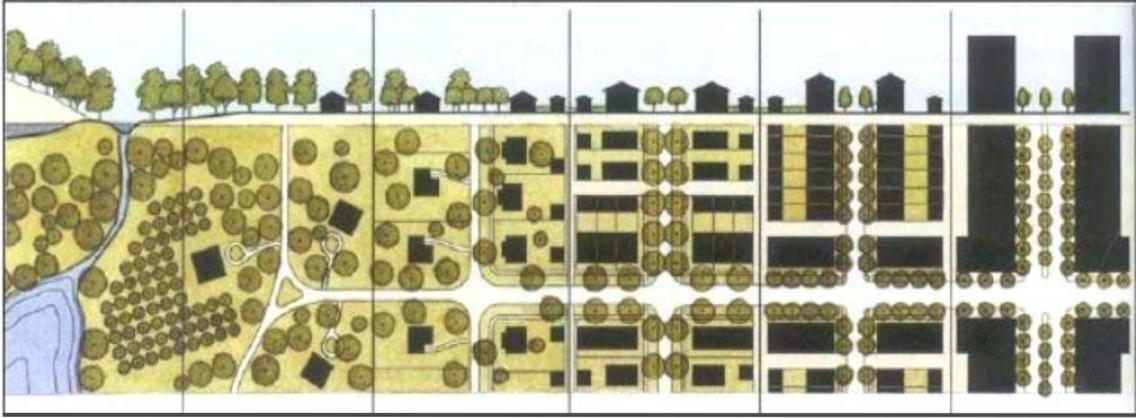


URBANIZATION ELEMENT

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MEDFORD CITY COUNCIL
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Urbanization Element of the Comprehensive Plan



Amended 7/1/2010, Ordinance No. 2010-159; 8/18/2016, Ordinance No. 2016-099;
9/7/2017; Ordinance No. 2017-102
Related Jackson County Ordinance No. 2017-11 (8/2/2017)

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STATEWIDE PLANNING GOAL 14: URBANIZATION

The purpose of the Urbanization Element of the *Comprehensive Plan* is to identify the policies and procedures that the City of Medford, in cooperation with Jackson County, has adopted to comply with Statewide Planning Goal 14: Urbanization, the purpose of which is:

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.

To accomplish this Goal, the City of Medford and Jackson County have adopted:

- An **Urban Growth Boundary**;
- A set of policies concerning the regulation of land within the Urban Growth Boundary, collectively referred to as the **Urban Growth Management Agreement**; and
- **Annexation Policies** concerning the incorporation of urbanizable land to the City of Medford.

Urbanization Element—Context

It is useful to understand the intersections of jurisdictional authority as they relate to land categories in the State statutory system. Because long-range planning responsibilities overlap, there is a demonstrable need for management agreements. The following table shows the various categorizations of land and the types of authority counties and cities typically exercise.

Table 1. Classifications and Jurisdictional Authorities applied to Land

| Government Services | Land Classification | | Planning Authority |
|---|---------------------|-----------------|---------------------|
| County (Rural) [Some overlap exists] | Rural | non-urbanizable | County |
| | Urban Reserve | | Mixed County & City |
| | UGB | urbanizable | |
| City (Urban) | Urban city limits | | City |

1. URBAN GROWTH BOUNDARY

The Medford Urban Growth Boundary (UGB) includes land within the city and selected land surrounding the city that is committed to/planned for future city growth, the development of which is likely to require the extension of urban services. Land around the city within the UGB is called the unincorporated urbanizable area in this element. The Medford UGB was last amended in 2016 (acknowledged by the State in 2018) through a cooperative process between the City of Medford and Jackson County. It is officially delineated on the Jackson County and City of Medford Comprehensive Plan and zoning maps.

The Medford UGB was established to comply with the statutory requirement for Urban Growth Boundaries around urbanized areas to identify and separate urban area from rural land. Land within the boundary is referred to as the “urban area” in accordance with OAR 660-024-0010.

URBAN GROWTH AREA MANAGEMENT

Appendix 1 contains the Urban Growth Management Agreement (UGMA) between the City of Medford and Jackson County. The policies in the intergovernmental agreement guide the administration of the urbanizable area.

BOUNDARY AMENDMENT PROCEDURES

The procedures for joint city/county review and amendment of the Urban Growth Boundary and Urban Growth Management Agreement are as follows:

1.2.1. Major Amendments

Any amendment of the urban growth boundary greater than 50 acres is a major amendment. Major amendments in the UGB or any change to the UGMA are amendments to both the City and County Comprehensive Plans. As such, each is subject to a legislative review process.

Major amendments will be considered by the city and county at five-year intervals from the date of adoption or amendment of the UGB and UGMA. If the city and county governing bodies find that circumstances that have a significant effect on the public health, safety, or general welfare of the community prevail, a major amendment can be considered at intervals of less than five years. An individual or group, citizen advisory committees, affected agencies, or governing bodies may petition the City Council to initiate a major amendment. The party who seeks the amendment shall be responsible for filing adequate written documentation with the City and County governing bodies and paying processing fees.

Major amendment proposals shall be subject to a mutual city and county review and agreement process involving affected agencies, citizen advisory committees, and the general public. If the city and county cannot agree on a major amendment, or until an acceptable amendment is mutually agreed upon and adopted, both jurisdictions will continue to administer the existing UGB, Areas of Mutual Planning Concern¹, and Urban Growth Management Agreement.

1.2.2. **Minor Amendments**

A minor amendment is defined as an amendment involving 50 acres or fewer. An application for a minor UGB adjustment can be made only by property owners, their authorized agents, or by the City governing body. The standards for processing an application are as follows:

- a. Final action on minor UGB adjustments shall be based on the same approval criteria (1.2.4 below) required for major amendment requests.
- b. Applications shall be reviewed by the affected city and county Citizens Planning Advisory Committees annually.
- c. Applications shall be reviewed at joint city/county Planning Commissions meetings held annually for the express purpose of considering minor UGB adjustments.
- d. The Planning Commissions shall forward a recommendation and findings on each application to the city and county governing bodies for final consideration.
- e. Adjustments cannot be made to the UGB unless mutually agreed upon by a majority from each governing body.

¹ Areas of Mutual Planning Concern are described in the Jackson County Comprehensive Plan and provide for protection of land a mile beyond the current UGB from development that could hinder future urbanization.

1.2.3. Approval Criteria

The City will base its decision for both major and minor amendments on:

- a. The standards and criteria in Goal 14², OAR 660, Division 24, and other applicable State Goals, Statutes, and Rules.
- b. Compliance with Medford Comprehensive Plan policies and development code procedures.
- c. Compliance with Jackson County's development ordinance standards for urban growth boundary amendment. Many of the findings made to satisfy subparagraph (a), preceding, will also satisfy this criterion.
- d. Consistency with any pertinent terms and requirements of the current Urban Growth Management Agreement between the City and Jackson County.

² In summary, the Goal 14 factors (as of 2010) are:

Land Need

Establishment and change of urban growth boundaries shall be based on the following:

1. Demonstrated need to accommodate long-range urban population, consistent with a 20-year population forecast coordinated with affected local governments; and
2. Demonstrated need for housing, employment opportunities, livability or uses such as public facilities, streets and roads, schools, parks or open space, or any combination of the need categories in this subsection (2).

In determining need, a local government may specify characteristics, such as parcel size, topography or proximity, necessary for land to be suitable for an identified need.

Prior to expanding an urban growth boundary, local governments shall demonstrate that land needs cannot reasonably be accommodated on land already inside the urban growth boundary.

Boundary Location

The location of the urban growth boundary and changes to the boundary shall be determined by evaluating alternative boundary locations consistent with ORS 197.298 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, social, economic, and energy (ESEE) consequences; and
4. Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.

1.2.4. Correction of Errors

- a. An error is generally considered to be a cartographic mistake, or a misprint, omission, or duplication in the text. It is technical in nature, and not the result of new information or changing attitudes or policies.
- b. If the City Council and County Board of Commissioners become aware of an error in the map(s) or text of the urban growth management agreement, both bodies may cause an immediate amendment to correct the error, after mutual agreement is reached.
- c. Corrections shall be made by ordinance, following a public hearing conducted by both governing bodies. Public hearings before the Planning Commissions shall not be required when an amendment specifically and solely corrects an error.

1.2.5. Glossary

Urban Growth Boundary A site-specific line imposed on the Official Comprehensive Plan and Zoning Map of Jackson County and the General Land Use Plan Map and Zoning Map of the City of Medford which identifies and encompasses urban and urbanizable lands within Jackson County according to the following definitions:

Urban Land Land inside an urban growth boundary.

Urbanizable Land Areas within an officially adopted urban growth boundary outside the city limits which are needed for expansion of an urban area, and which have been determined to be necessary and suitable for development as future urban land, and which can be served with supporting urban facilities and services.

Urban Facilities and Services Basic facilities that are primarily planned by local government, but which also may be provided by private enterprise, and are essential to the support of development in accordance with the city Comprehensive Plan. Urban facilities and services include: police protection; fire protection; sanitary facilities; public water facilities; storm drainage facilities; planning, zoning and subdivision controls; health services; recreation facilities and services; energy and communication services; and community governmental services (including schools and transportation).

2. ANNEXATION

The transfer of urban area under county jurisdiction to city jurisdiction is called annexation. Chapter 222 of the Oregon Revised Statutes governs annexation in Oregon. According to state law, land may be annexed to a city only if it is within the Urban Growth Boundary, and is contiguous to the city limits. Generally, a majority of the registered voters and/or property owners within the area to be annexed must agree to the annexation, except in cases where the area is surrounded by land already under city jurisdiction.

Statewide Planning Goal 14 also recommends that the City consider the following when converting urbanizable land to urban uses:

1. The orderly, economic provision of public facilities and services;
2. The availability of sufficient land for the various uses to ensure choices in the market place;
3. The Land Conservation Development Commission (LCDC) Statewide Planning Goals or the acknowledged Comprehensive Plan; and,
4. The encouragement of development within urban areas before conversion of urbanizable areas.

2.1 ANNEXATION POLICIES

The following are the policies of the City of Medford with respect to annexation:

2.1.1. General Policy

The City of Medford has planned to provide areas within the Urban Growth Boundary with public sewer and water service, zoning and development services, police and fire protection, and with all other municipal services required to support urban places. Therefore, the City does hereby encourage such areas to annex and receive the benefits offered by the City, and shall facilitate the process whereby such areas may become a part of the City.

2.1.2. City Services Outside City Limits

The City of Medford has acquired and holds its various service facilities for the benefit of residents and taxpayers within the city, and owes them a basic and primary duty to preserve the capacity of the facilities for their benefit, and to refrain from any excess use which would unnecessarily impose upon the residents and taxpayers the financial burden of increases in such capacity. Therefore, the City shall not extend or furnish municipal services to areas beyond the city limits, except in the performance of contracts with other incorporated cities. The City

will honor presently existing contracts with special districts, but only to the extent of their present boundaries. However, because fire and emergency medical services are a critical need for all citizens, when, in the opinion of the Fire Chief, other satisfactory means are not available to non-city taxpayers for this service, the City shall continue to allow the Medford Rural Fire District No. 2 to annex beyond their present boundaries.

2.1.3. **City's Participation in the Annexation Proposal**

The City of Medford shall continue to require that residents of the area initiate, and assume the task of promoting, any annexation proposal, except that in areas that have been surrounded by the city limits, the City may initiate and promote the annexation.

2.1.4. **Annexations shall comply with the requirements of the Oregon Revised Statutes, Chapter 222**

The City Council must find that the following State requirements are met in order to approve an annexation:

1. The land is within the City's Urban Growth Boundary;
2. The land is contiguous with the current City limits;
3. The land is accessible via a public street right-of-way; and
4. Unless the land being considered for annexation is unincorporated territory surrounded by the incorporated boundary under ORS 222.750 or the City chooses to hold an election, a majority of the land-owners and/or electors have consented in writing to the annexation per ORS 222.125 or ORS 222.170.

2.1.5. **Zoning District Change Required**

Upon annexation, the City will assign a city zoning district designation to the annexed area according to the following rules:

1. There is a city district that is comparable to the area's former county designation and corresponds to the General Land Use Plan map designation; or
2. If there is no comparable designation, the SFR-00 zone or I-00 overlay district will be applied, which will act as a holding zone until the area receives urban zoning; or
3. The landowner has requested a designation that has the approval of the City. This typically occurs when the owner has made an application for a zone change concurrently with the annexation application.

Formerly, the City of Medford permitted lands to retain County zoning until they developed. This meant that the City had to administer two sets of development codes: Medford zoning for most lots and Jackson County zoning for annexed lots that had not developed or redeveloped. Because such work is an inefficient use of staff time—and thereby public funds—the City amended its code to require rezoning contemporaneously with annexation (2003) and undertook a broad zone change of most of the County-zoned land in the city limits (2009).

2.1.6. Withdrawal from Special Districts

For any areas hereafter annexed to the City of Medford and withdrawn from the Rogue Valley Sewer Services³ (RVS), or from any sanitary, rural fire protection, domestic water, or other special service district with existing general obligation indebtedness, the city shall, pursuant to ORS 222.520, assume and agree to pay the bonded indebtedness attributable to such area in the manner provided by ORS 222.520, and will thereby relieve the real property in such areas from further district taxation for such bonded indebtedness.

2.1.7 Annexation of Property Added to the Urban Growth Boundary from the Urban Reserve

The City Council must find that the following conditions are met in order to approve an annexation of land that was added to the urban area from the Urban Reserve:

1. A revised Transportation System Plan (TSP), which includes the area to be annexed, has been adopted by the City;
2. A Local Wetlands Inventory (LWI), which includes the area to be annexed, has been adopted by the City;
3. For the area to be annexed, all Goal 5 resources, including riparian corridors, historic structures/properties, deer and elk habitat, wetlands, and scenic views have been identified and protected in accordance with Goal 5. In particular, the properties north of Chrissy Park and south of Hillcrest Road will comply with the mitigation process outlined by Oregon Department of Fish and Wildlife: [derived from Council Exhibit GGG]
 - a. A mitigation site shall be proposed by the private property owner and presented to ODFW for evaluation. The site proposed shall be approximately 60 acres. The identified site shall be located within the existing Big Game Winter Range Habitat in either the Lake Creek or Grizzly habitat units. Upon

³ Formerly called the Bear Creek Valley Sanitary Authority

request of the property owner, ODFW will provide guidance to help identify potential mitigation site characteristics desired by the Department.

- b. ODFW will complete the evaluation within 45 days of receipt of a letter requesting a mitigation site evaluation. ODFW will conduct a site visit of the proposed mitigation site. ODFW will provide a letter to the property owner that determines the suitability of the proposed site to meet the mitigation requirements in this condition. The letter shall also detail the habitat restoration efforts that will be required for the site.
 - c. If the property owner accepts the habitat restoration recommendations in 2 above then the restoration shall be completed and the site placed under permanent conservation easement (or other acceptable legal mechanism). Any conservation easement would need to be held by a third party with experience in managing these kinds of agreements, such as the Nature Conservancy or Southern Oregon Land Conservancy.
 - d. If the property owner does not accept the habitat restoration recommendations, the property owner may propose an alternative site or may propose alternative restoration measures in an attempt to reach agreement on a habitat restoration plan.
 - e. Upon completion of the agreed upon restoration for an approved mitigation site and evidence of the recorded conservation easement (or other adequate legal mechanism), ODFW will conduct another site visit. If mitigation is adequate, ODFW will provide the property owner a letter verifying the mitigation has been completed. ODFW will provide a copy of the letter to the Jackson County Development Services Department and the City of Medford Planning Department.
4. An urbanization plan has been submitted, and adopted into the Neighborhood Element, for the area to be annexed which demonstrates compliance with the Regional Plan by showing the following details:
- a. Compliance with the minimum residential density required by Regional Plan Element item 4.1.5. The urbanization plan must demonstrate how the planned residential development will meet the minimum density requirement of 6.6 units per gross acre assuming all areas within the development will build out

to the minimum allowed densities. The following are acceptable methods for meeting the density standard:

- i. Committing areas to higher density zones within a General Land Use Plan (GLUP) designation. For example, an area within the UR GLUP designation could be designated as SFR-10 (Single Family Residential – 10 units per acre) which would insure a minimum density of 6 units per acre; and/or
 - ii. Requesting residential GLUP map changes—from a lower density designation to a higher-density designation—as part of the master plan approval process. This will allow for additional areas for medium-density and high-density development within the areas added to the UGB. Although this process may cause slight deviation from the Housing Element it is necessary to ensure success in meeting the Regional plan obligations.
- b. Compliance with the requirements of Regional Plan Element item 4.1.6. for mixed-use/pedestrian-friendly development.
 - c. Compliance with the land use distribution requirements of Regional Plan Element item 4.1.8.(b).
 - d. Coordination with applicable irrigation district(s).
5. The Centennial golf course must receive an open space assessment from Jackson County for approximately 120 acres of land prior to the annexation of any of the 417.26 acres that make up the following tax lots:
 - TL-100 (38 1W 04-100)
 - TL-101 (38 1W 04-101)
 - TL-700 (37 1W 33-700)
 - TL-801 (37 1W 33-801)
 - TL-900 (37 1W 33-900)
 - TL-1000 (37 1W 33-1000)
 - TL-1100 (37 1W 33-1100)
 - TL-1200 (37 1W 33-1200)
 - TL-2000 (37 1W 33CA-2000)
 - TL-4700 (37 1W 33CD-4700)
 6. To substantiate the rationales for including properties that were included at least in part for environmental, social, economic, energy (ESEE) reasons even if they received lower facility adequacy scores, or if they were included for other ESEE reasons, the following commitments offered by land owners during testimony will be binding obligations on the properties to substantiate the rationales for inclusion:

- a. MD-2 shall include an obligation to reserve land for a school be made to extend for a period of 20 years following final approval of the amendment.
- b. MD-5 shall provide donation of land for trails per the approved master plan, with the commitment to construct trails that are built con-current with private development.
- c. MD-5 East shall provide easements for utilities to allow for the development of adjacent lands currently within the urban growth boundary without ability to provide service in accordance with current municipal code.
- d. MD-5 East, in the area commonly referred to as the “Hansen Property,” shall provide a commitment to improving the existing Cherry Lane adjacent and along the property frontage by direct construction, local improvement district, system development surcharge, or other method as determined as acceptable by the City.
- e. MD-5 West shall provide a deed restriction for open space areas.

APPENDIX 1—URBAN GROWTH MANAGEMENT AGREEMENT

This agreement was mutually adopted by Jackson County and the City Medford, amended by Ordinance No. 2016-099 (2016), County Ordinance No. 2017-11 (2017), and Ordinance No. 2017-102 (2017).

The following policies guide the administration of the Medford Urban Growth Boundary:

1. An Urban Growth Boundary adopted herein, or hereinafter amended, for the Medford area will establish the limits of urban growth to the year 2029.
 - a. Annexation to the City of Medford shall occur only within the adopted urban area.
 - b. Specific annexation decisions shall be governed by the official annexation policies of the City of Medford. The city shall provide an opportunity for Jackson County to respond to pending requests for annexation.

2. In accordance with the “Agreement Between the City of Medford, Oregon, and Jackson County, Oregon, for the Joint Management of the Medford Urban Reserve” (URMA) and as a requirement for the approval of the Urban Growth Boundary amendment, the parties agree that the City Council will request County surrender of jurisdiction of several County Roads as listed below upon annexation. The City Council will make the request for County surrender of jurisdiction in accordance with ORS 373.270(6)(a) before the County will approve the Urban Growth Boundary amendment. Following annexation by the City (which in many cases will be years later), County will surrender jurisdiction in accordance with ORS 373.270(6)(b).

The City Council will request surrender of the following nexus roads, as defined in the URMA, upon annexation of any portion of the identified urban reserve area:

MD-2 East Vilas Road, from Crater Lake Highway to 570 feet east of Crater Lake Highway.

MD-3 Foothill Road, from McAndrews Road to 405 feet north of Delta Waters Road.

MD-4 Foothill Road, from Hillcrest Road to McAndrews Road.

The City Council will request surrender of the following roads within the UGB expansion area upon annexation of the road. City shall not annex property fronting any of these roads without also annexing the full road width.

MD-2 East Vilas Road, from 570 feet east of Crater Lake Highway to 2540 feet east of Crater Lake Highway.

MD-3 Foothill Road, from 405 feet to 2875 feet north of Delta Waters Road.

MD-5 North Phoenix Road, Coal Mine Road to 2780 feet north of Grove Way (southern boundary of MD-5).

MD-6 South Stage Road, from 1830 feet to 3015 feet west of Highway 99.

MD-7 South Stage Road, from 2735 feet east of Kings Highway to 1335 feet west of Kings Highway.

MD-7 Kings Highway, from 1470 feet south of Agate Street to South Stage Road.

MD-8 South Stage Road, Dark Hollow Road to Orchard Home Drive.

MD-8 Orchard Home Drive, from 140 feet north of Alamar Street to South Stage Road.

MD-9 Oak Grove Road, from 1320 feet south of West Main Street to Stewart Avenue.

MD-9 Stewart Avenue, from 562 feet west of Woodlake Avenue to Oak Grove Road.

The City Council shall request surrender of jurisdiction of the roads identified above regardless of the design standard used to construct the road(s) and regardless of when and how the road(s) became County Roads. The transfer(s) shall occur without compensation and the City shall not impose other conditions that might otherwise be allowed under ORS 373.270(6). County shall ensure the pavement condition of the road(s) is in good or better condition at the time of the transfer as determined by County's Pavement Management Grading System.

When new County Roads are constructed within City's UGB or UR, County shall adhere to City's structural road section specifications. When existing County Roads within City's UGB or UR are widened, County shall adhere to City's structural road section specifications for the widened portion of the County Road. The structural section of the existing road width shall be as specified by the County Engineer.

If County proposes to construct new County Road(s) within the City UGB, County will not begin construction until City Council has requested surrender of jurisdiction of the new road(s) upon annexation.

3. The City of Medford General Land Use Plan (GLUP) Map supersedes the County Comprehensive Plan map within the urban area. City of Medford zoning

- designations for unincorporated urban area, and all other city development and building safety standards, shall apply only after annexation to the city; or through a contract of annexation between the city, Jackson County, and other involved parties; or after proclamation of an annexation having a delayed effective date pursuant to ORS 222.180 (2).
4. Except in cases where a contract for annexation has been executed, or after proclamation of an annexation having a delayed effective date pursuant to ORS 222.180 (2), Jackson County shall retain jurisdiction over land use decisions within the unincorporated urban area, and such decisions shall conform to these adopted policies:
 - a. Prior to annexation, no land divisions shall be approved by the county which create lots of less than 40 acres in size.
 - b. Prior to annexation, no property may be rezoned. This restriction advances the purposes and policies of the Regional Plan to make more efficient use of urbanizable land.
 - c. Recognizing that unincorporated areas within the UGB could ultimately become part of Medford, the city's recommendations will be given due consideration. It is the intent of the county to administer mutually adopted city/county policies in the unincorporated urban area until the area is annexed to the city.
 - d. The city will be requested to respond to pending applications for all land use actions in the unincorporated urban area. If no response is received within 14 days, the county may assume that the city has no objections to the request.
 - e. The county will be requested to respond to pending applications for all land use actions within the incorporated area that may affect land under county jurisdiction. If no response is received within 14 days, the city may assume that the county has no objections to the request.
 - f. If the city and county have mutually approved, and the city has adopted, conversion plan regulations for the orderly conversion of property from county to city jurisdiction, the county will require that applications for subdivisions, partitions, or other land divisions within the UGB be consistent with the city's *Comprehensive Plan*. Once developed, the mutually agreed upon conversion plan shall be the paramount document, until incorporation occurs. A conversion plan is any plan that is an urbanization plan, a special area plan, a circulation plan, or similar plan.
 5. Any land use actions within the unincorporated urban area shall conform to urban standards and public improvement requirements as contained in the city and

- county Land Development Codes, except that in the case of a conflict between the two, City standards shall apply.
6. Within the unincorporated urban area, execution and recording of an Irrevocable Consent to Annex to the City, pursuant to ORS 222.115, shall be required for:
 - a. Single-family residential permits
 - b. Water hook-up permits¹
 - c. All land use actions subject to county Site Plan Review
 7. The city, county and affected agencies shall coordinate the expansion and development of all urban facilities and services within the urbanizable area.
 - a. Urban facilities and services shall be planned in a manner which limits duplication to provide greater efficiency and economy of operation.
 - b. A proposed single urban facility or service extension within the unincorporated urban area must be coordinated with the planned future development of all other urban facilities and services appropriate to that area prior to approval, and shall be provided at levels necessary for expected uses as designated on the Medford *Comprehensive Plan*.
 - c. The city shall be responsible for adopting and maintaining a public facilities plan for the city and unincorporated urban area pursuant to OAR 660-011.
 - d. When development occurs within an unincorporated urban area subject to a contract for annexation, or after proclamation of an annexation having a delayed effective date pursuant to ORS 222.180 (2), any or all city services may be extended to these areas. All associated fees and charges which are applicable within the city shall be applicable to these areas, and shall be paid to the city pursuant to city regulations.
 8. Provision of sewer and water services may only occur beyond the UGB after approval by the provider agency and Jackson County, and when a danger to public health as defined by ORS 431.705 (5) exists. The services thus authorized shall serve only the area in which the danger exists, and shall provide a level of service consistent with the Jackson County *Comprehensive Plan* designation.
 9. All county road construction and reconstruction resulting from new development, redevelopment, or land divisions in the urban area shall be built to urban standards, except that the term reconstruction does not include normal road maintenance by the county.
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10. Long range transportation and air quality planning for the urban area shall be a joint city/county process coordinated with all affected agencies.
11. Land within the urban area which currently supports a farm use, as defined by ORS 215.203, shall be encouraged, through zoning and appropriate tax incentives, to remain in that use for as long as is economically feasible for the property owner.
 - a. Economically feasible, as used in this policy, is interpreted to mean feasible from the standpoint of the property owner. Implementation of this policy will be done on a voluntary basis. Exclusive Farm Use (EFU) zoning may be applied to qualifying land by the county, with the understanding that such land is considered available over a period of time for urban uses.
 - b. This policy applies only to areas in the UGB identified by the city or county Comprehensive Plans as agricultural land, and shall not be used as a standard to review other land use applications within the urban area.
 - c. This policy is not intended to preclude the use of EFU land for essential public facilities and services to serve the urban and urban areas.
12. Proposed land use changes immediately inside the UGB shall be considered in light of their impact on, and compatibility with, existing agricultural and other rural uses outside the UGB. To the extent that it is consistent with state land use law, proposed land use changes outside the UGB shall be considered in light of their impact on, and compatibility with, existing urban uses within the UGB.
13. The city and county acknowledge the importance of permanently protecting agricultural land outside the UGB zoned EFU, and acknowledge that both jurisdictions maintain, and will continue to maintain, policies regarding the buffering of said lands, a position reinforced by the Regional Plan, which developed new buffering standards for cities to employ.
14. All UGB amendments shall include adjacent street and other transportation rights-of-way.