

John K. Adam

From: LeBombard, Josh <josh.lebombard@state.or.us>
Sent: Thursday, 13 August 2015 7:48 AM
To: John K. Adam
Subject: Comments- Medford UGB Amendment

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PLANNING DEPT

Mr. Adam,

Unfortunately I will not be able to attend the City Council meeting tonight. And, not knowing whether the Council will close the record after receiving public testimony, we thought it would be best to provide some basic comments for the record.

To begin, thank you for the opportunity to comment on Medford's consideration of expansion to the city's Urban Growth Boundary. The city has properly looked at the issue of urban growth boundary expansion as the culmination of a long and thoughtful process of determining, in a comprehensive manner, its future growth. Assisted by the competent professional efforts of the city's planning staff, the city has properly looked at how best to maximize the potential of land within the existing urban growth boundary.

Now the city has identified the amount and location of additional lands that can feasibly serve to meet 20-year urban growth needs. To determine future growth projections upon which the city's overall land needs are to be based, Medford has relied on the 2007 Jackson County population forecast for the city. On June 30, 2015 the Jackson County population forecast was officially replaced by a new population forecast issued by Portland State University. The new population forecast projects population increases for Medford that are significantly lower than shown in the 2007 Jackson County forecast. For example, in 2007 Jackson County forecasted Medford's population for the year 2040 as 133,397, while in 2015 Portland State forecasted Medford's population for 2040 as 104,598, a 21 percent decrease from the Jackson County forecast.

Because Medford began the process of amending its urban growth boundary well before issuance of the Portland State forecast on June 30, 2015, the city is not required to use the new forecast in its urban growth boundary expansion determinations. However, the new forecast should give the city confidence that, when weighing the ultimate size of an urban growth boundary necessary to meet a 20-year land need, it is highly probable that an expansion at the lower range of boundary options will provide enough land for the city's growth.

Sincerely,

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