

Exhibit A Amendments

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Revision. Draft 02.

Key

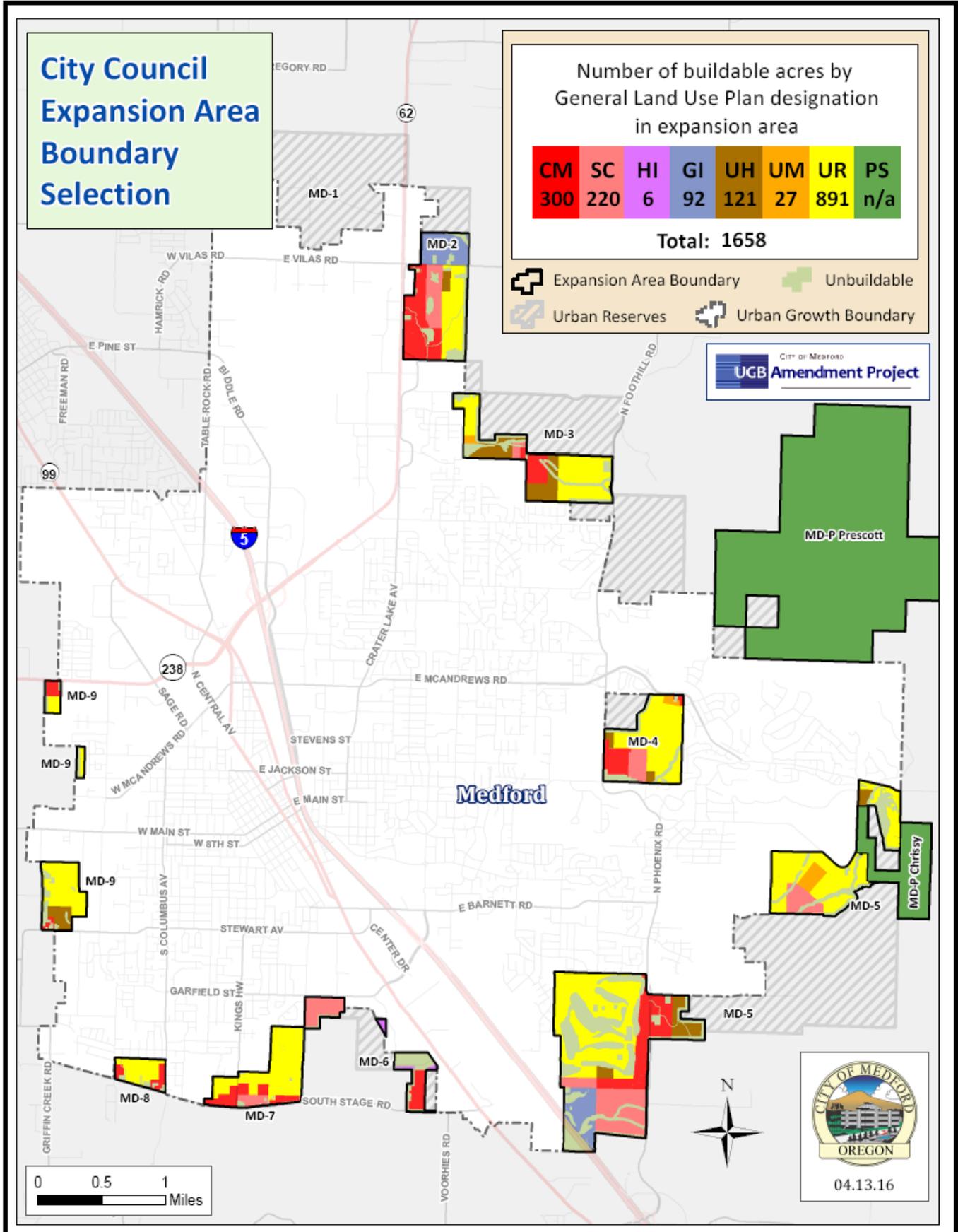
New (8/2015 draft)

New (4/2016 draft)

~~Deleted~~

Moved to here

~~Moved from here~~



Street Functional Classification Plan

City of Medford
UGB Amendment Project

Street Classifications

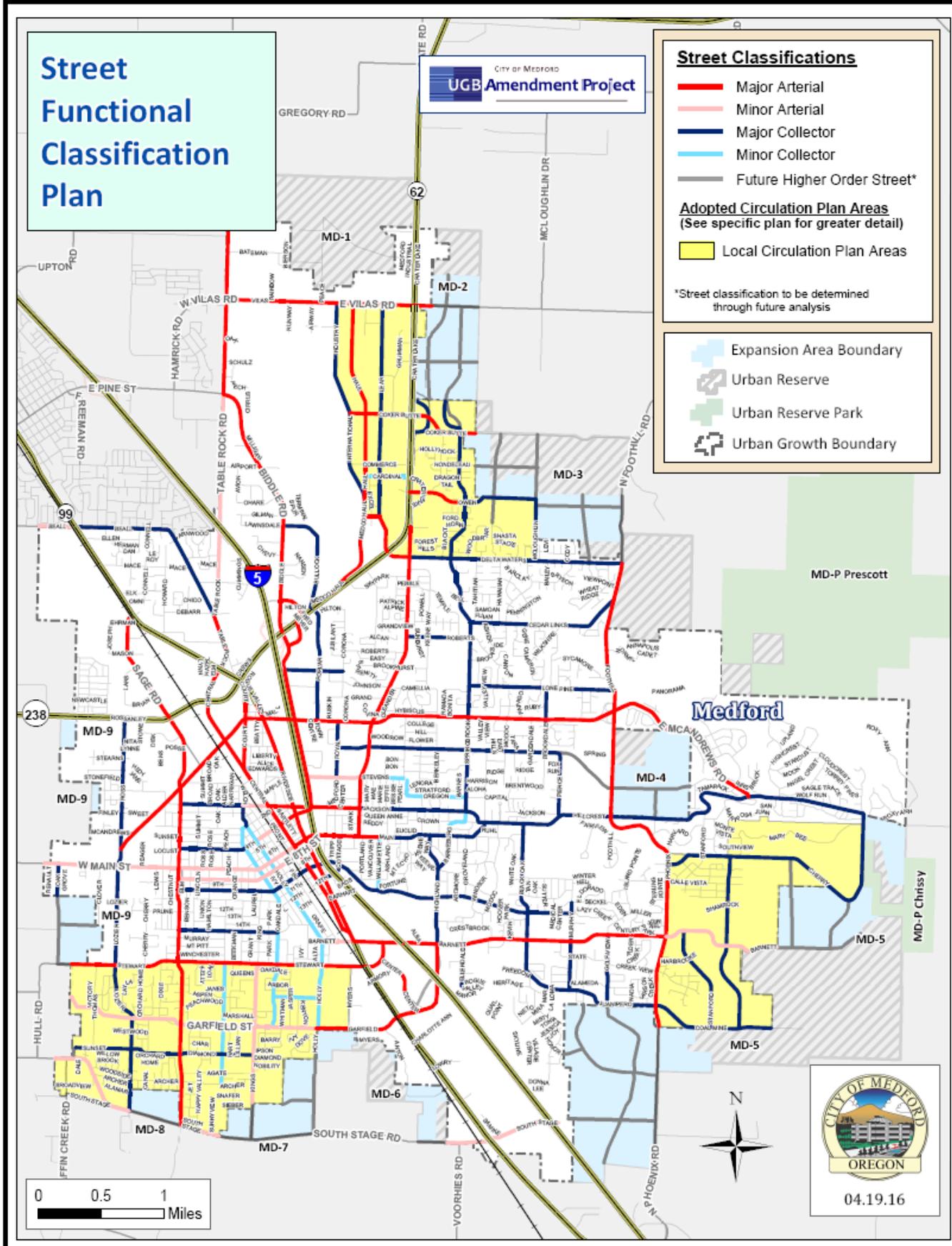
- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Future Higher Order Street*

Adopted Circulation Plan Areas (See specific plan for greater detail)

- Local Circulation Plan Areas

*Street classification to be determined through future analysis

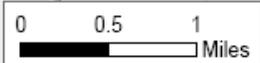
- Expansion Area Boundary
- Urban Reserve
- Urban Reserve Park
- Urban Growth Boundary



MD-P Prescott

Medford

MD-P Chrissy



04.19.16

PROPOSED TEXT CHANGES

The following text sections will be changed through the proposed UGB amendment. Proposed additions shown in **bold** and proposed deletions shown ~~struck through~~.

URBANIZATION ELEMENT

* * *

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 ~~1990~~**2015-2016** 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 ~~urbanizable land~~**urban area** from rural land. Land within the boundary is referred to as the “urban area” in accordance with OAR 660-024-0010.

* * *

2. ANNEXATION

The transfer of ~~urbanizable land~~**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.

* * *

2.1 Annexation Policies

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

* * *

2.1.7. Annexation of Property Added to the Urban Growth Boundary ~~in 2015~~**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 Growth Boundary~~ urban area from the Urban Reserve~~in 2015~~:

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 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 Planning 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 acres that make up the following tax lots:**
- | | |
|---------------------|---------------------|
| 38-1W-04-100 | 37-1W-33-700 |
| 38-1W-04-101 | 37-1W-33-801 |

37-1W-33-900
37-1W-33-1000
37-1W-33-1100

37-1W-33-1200
37-1W-33CA-2000
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 concurrent 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.

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APPENDIX 1—URBAN GROWTH MANAGEMENT AGREEMENT

This agreement was mutually adopted ~~in 1993~~ by Jackson County (~~Ord. no. 93-31~~) and the City of Medford (~~Ord. no. 7183 (1992); minor text correction via Ord. no. 7502 (1993)~~). 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 ~~2010~~**2029**.
 - a. Annexation to the City of Medford shall occur only within the ~~officially adopted UGB~~ **officially 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 ~~2015~~ 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 ~~2015~~ 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 subarea:

- MD-2 East Vilas Road, from Crater Lake Highway to 570 feet east of Crater Lake Highway.
- MD-3 North Foothill Road, from East McAndrews Road to 405 feet north of Delta Waters Road.
- MD-4 North Foothill Road, from Hillcrest Road to East 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 2,540 feet east of Crater Lake Highway.
- MD-3 North Foothill Road, from 405 feet to 2,875 feet north of Delta Waters Road.
- MD-5 North Phoenix Road, from Coal Mine Road to 2,780 feet north of Grove Way (southern boundary of MD-5).
- MD-6 South Stage Road, from 1,830 feet to 3,015 feet west of Highway 99.
- MD-7 South Stage Road, from 2,735 feet east of Kings Highway to 1,335 feet west of Kings Highway.
- MD-7 Kings Highway, from 1,470 feet south of Agate Street to South Stage Road.

- MD-8 South Stage Road, from 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 1,320 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 roads and regardless of when and how the roads became County Roads. Transfers 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 a transferred road 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 roads within the City UGB, County will not begin construction until City Council has requested surrender of jurisdiction of the new roads upon annexation.

- 23. The City of Medford General Land Use Plan (GLUP) Map and zoning designations for unincorporated ~~urbanizable land~~ **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).

~~a. Urban development shall be encouraged to occur on undeveloped and underdeveloped land within city limits prior to the annexation and conversion of other land within the UGB.~~

- 34. 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 with-

- in the unincorporated ~~urbanizable~~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 ~~forty (40)~~ acres in size.
 - b. Prior to annexation, no property may be rezoned. This restriction applies solely to any area brought into the urban area from the urban reserve. This restriction advances the purposes and policies of the Regional Plan to make more efficient use of urbanizable land.
 - b. 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 ~~urbanizable~~urban area until the area is annexed to the city.
 - c. The city will be requested to respond to pending applications for all land use actions in the unincorporated ~~urbanizable~~urban area. If no response is received within 14 days, the county may assume that the city has no objections to the request.
 - d. 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.
 - e. 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.
45. Any land use actions within the unincorporated ~~urbanizable~~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, ~~the more restrictive~~ City standards shall apply.
56. Within the unincorporated ~~urbanizable~~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. ~~Sanitary sewer and water~~ Water hook-up permits⁴
 - c. All land use actions subject to county Site Plan Review
67. 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 urbanizable 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 urbanizable area pursuant to OAR 660-11.
 - d. When development occurs within an unincorporated urbanizable 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.
78. 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.
89. All county road construction and reconstruction resulting from new development, redevelopment, or land divisions in the urbanizable area shall be built to urban standards, except that the term reconstruction does not include normal road maintenance by the county.

⁴ ~~This policy, with reference to sewer hook-ups provided by Bear Creek Valley Sanitary Authority (BCVSA), has been disallowed by the Oregon Court of Appeals.~~

- 910.** Long-range transportation and air quality planning for the urbanizable area shall be a joint city/county process coordinated with all affected agencies.
- 1011.** Land within the urbanizable 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 urbanizable 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 urbanizable areas.
- 1112.** 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.
- 1213.** 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. Urban development will be allowed to occur on land adjacent to land zoned EFU when the controlling jurisdiction determines that such development will be compatible with the adjacent farm use. Buffering shall occur on the ~~urbanizable land~~ urban area adjacent to the UGB. The amount and type of buffering required will be considered in light of the urban growth and development policies of the city, and circumstances particular to the agricultural land. The controlling jurisdiction will request and give standing to the non-controlling jurisdiction for recommendations concerning buffering of urban development proposals adjacent to lands zoned EFU. Buffering options may include:
- a. Physical separation through special setbacks for new urban structures adjacent to the UGB;

- b. Acquisition by public agencies;
- c. Lower densities at the periphery of the UGB than those allowed elsewhere in the city;
- d. Strategic location of roads, golf courses, or other visible public or semi-public open spaces;
- e. Use of vegetative screens, earthen berms, and fences of sufficient height and substance to help reduce the trespass of people, animals, and vehicles;
- f. Orientation of structures and fencing relative to usable exterior space, such as patios, rear yards, and courts, so that the potential impacts from spray drift, dust, odors, and noise intrusion are minimized;
- g. Design and construction of all habitable buildings, including window and door locations, so that the potential impacts of spray drift, dust, odors, and noise intrusion are minimized;

In addition, a deed declaration recognizing common, customary, and accepted farming practices shall be required for all development occurring within 300 feet of EFU zoned land.

1314. All UGB amendments shall include adjacent street and other transportation rights-of-way.

~~1415. An Area of Mutual Planning Concern may be delineated on the county Comprehensive Plan and Zoning maps along with the UGB. This is an area within which Medford and Jackson County have mutual concern over the land use planning decisions that may occur. The area may be significant in terms of its agricultural, scenic, or open space characteristics, or may be designated as an urban reserve to facilitate long range, inter-jurisdictional planning for future urbanization. The area may also provide an important buffer between Medford and other urban areas. The Area of Mutual Planning Concern is not subject to annexation, and is an area in which the county will coordinate all land use planning and activity with Medford.~~

GENERAL LAND USE PLAN (GLUP) ELEMENT

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GLUP MAP DESIGNATIONS

The GLUP Map has ~~1312~~ different land use designations **that are applied to all land within the Urban Growth Boundary (UGB). The GLUP map also identifies the Urban Reserve by the nine subareas, which will not have GLUP designations applied to them until they are included in the UGB. These designations are defined as listed below.** Permitted land uses, as well as the development standards associated with each zoning district noted, are listed in [Chapter 10](#), Article III of the ~~[Municipal Code-Land Development Code](#)~~. The City's SFR-00 (Single-Family Residential – one dwelling unit per existing lot) zone is permitted in all GLUP Map designations because it is considered a holding zone for parcels that are being converted from County to City zoning. These parcels are not eligible for development to urban density or intensity until facility adequacy has been determined through the zone change process. It is the City's intent to have these parcels converted to zoning that is consistent with the following GLUP Map designations as soon as a property owner can show that urban facilities are adequate or will be made adequate to serve the uses permitted by the proposed urban zoning.

13. **Urban Growth Boundary** The City of Medford and Jackson County have established an Urban Growth Boundary (UGB), which delineates Medford's urban ~~and urbanizable~~ areas. Following the ~~1990~~[2015](#)[2016](#) UGB amendment ~~there was a total of~~[of the urban area is](#) ~~17,889~~[21,684](#) acres (~~27.95~~[33.88](#) square miles) ~~within the UGB including that land within the City in extent~~. The UGB is site specific. Since the GLUP Map does not indicate lot lines, the ~~UGB~~[boundary](#) is also specified on the City of Medford Zoning Map, a map having lot lines, so that the location of specific parcels inside or outside of the ~~UGB~~[boundary](#) can be determined.
14. **Urban Reserve** The Urban Reserve was created through the Regional Problem Solving (RPS) process and adopted into the Comprehensive Plan in the Regional Plan Element in 2012. The method of establishing an urban reserve is defined in state law (see ORS 195.137–145). The urban reserve is the first priority supply of land when the City considers expanding its UGB. The urban reserve is meant to provide a 50-year land supply for the City.