



CITY OF MEDFORD

PLANNING DEPARTMENT

Date of Notice: December 20, 2013

File No.: CP 13-032
Contact: John Adam

NOTICE OF PUBLIC HEARINGS **PLANNING COMMISSION**

for areas North of Jackson Street

Thursday, January 23, 2014

**Medford City Council Chambers
City Hall, 411 West 8th Street, Third Floor**

5:30 PM

Note: Interested parties located **North** of Jackson Street are encouraged to attend this meeting.

for areas South of Jackson Street

Thursday, February 13, 2014

**Medford City Council Chambers
City Hall, 411 West 8th Street, Third Floor**

5:30 PM

Note: Interested parties located **South** of Jackson Street are encouraged to attend this meeting.

Notice is hereby given that the City of Medford will hold public hearings for the following:

- A legislative General Land Use Plan Map Amendment to reclassify 856 vacant or redevelopable acres (Internal Study Areas)(ISAs) within the City's Urban Growth Boundary (UGB) for the purpose of increasing the efficiency of land within the current boundary.

Notification: You are receiving this notice because you are the owner of property within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. Your property identified on the mailing label by Map and Tax Lot Number is not proposed to be changed.

Proposed Change: The General Land Use Plan Map amendment areas can be found on the attached map.

Viewing Maps and Information about this Project: This project can be found on the City website at www.ci.medford.or.us. Click on "City Departments" on the banner, and choose "Planning". On the Department's page, click on "Planning Projects" on the right hand side, then "Urban Growth Boundary Amendment." The project page contains maps and a guidebook to the ISA project.

How do I obtain additional information? You may visit the Planning Department on the second floor of the Lausmann Annex, 200 S. Ivy Street between the hours of 8 a.m. and 5 p.m. weekdays, to review the maps, application, and the criteria relating to this proposal. The agenda and staff report will be available seven (7) days prior to the public hearing, and can also be viewed on the City website (www.ci.medford.or.us). Copies may be obtained at the Planning Department at minimal cost.

Who do I contact? Questions can be directed to the planner listed above at 541-774-2380, or by visiting the Planning Department in person.

What happens at a Public Hearing? At the public hearing, the Chair will open the hearing and invite all interested parties to direct their testimony and evidence toward the regulations found in the *Medford Land Development Code*, specifically the criteria that apply to this project (Section 10.184(1)). You are invited to speak at the hearing stating why you favor or oppose this proposal. You may also write a letter to the Commission prior to the hearing that can be submitted as a part of the public record. You must testify to have standing; standing gives you the legal ability to appeal a decision that will ultimately be made by the City Council on this project. Oregon Revised Statutes state failure to raise an issue in a hearing, either in person or by letter, or failure to provide statements or evidence sufficient to afford the Commission or Council an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue.

Please be aware that communications made through Email and Messaging systems shall in no way be deemed to constitute legal notice to the City of Medford or any of its agencies, officers, employees, agents, or representatives, with respect to any existing or potential claim or cause of action against the City or any of its agencies, officers, employees, agents, or representatives, where notice to the City is required by any federal, state or local laws, rules, or regulations.

The Planning Commission will be making a recommendation on the proposal to the City Council. The Planning Commission's decision is not final and a legal notice identifying the date, time, and place of the City Council hearing will be mailed separately.


James E. Huber, AICP
Planning Director

Attachments: Applicable Criteria, GLUP/Zoning Designation Descriptions, & Map of ISA areas & associated table

Applicable Criteria (Medford Municipal Code, (Chapter 10):

10.184 Class "A" Amendment Criteria.

(1) Comprehensive Plan Amendment. Refer to the Review and Amendment section of the Comprehensive Plan.

[excerpt from "Review and Amendments" section of the Comprehensive Plan]:

Map Designations. Amendment shall be based on the following:

1. A significant change in one or more Goal, Policy, or Implementation strategy.
2. Demonstrated need for the change to accommodate unpredicted population trends, to satisfy urban housing needs, or to assure adequate employment opportunities.
3. The orderly and economic provision of key public facilities.
4. Maximum efficiency of land uses within the current urbanizable area.
5. Environmental, energy, economic, and social consequences.
6. Compatibility of the proposed changes with other elements of the City *Comprehensive Plan*.
7. All applicable Statewide Planning Goals.

GLUP designations

The General Land Use Plan (GLUP) map is part of the City's Comprehensive Plan. It establishes the underlying general land uses in the City of Medford. For each GLUP designation there are one or more zoning districts that correspond to it; for example, UR (urban residential, low density) allows SFR-2 through SFR-10 zoning (SFR means "Single-family Residential").

General Plan designations	Corresponding zoning districts	Example permitted uses
UR Urban Residential— Low Density	SFR-2, SFR-4, SFR-6, SFR-10 Single-family Residential, 2, 4, 6, and 10 dwelling units per gross acre	Single-family houses, including townhouses in SFR-10 and duplexes in SFR-4, -6, and -10
UM Urban Residential— Medium Density	MFR-15 Multiple-family Residential, 15 dwelling units per gross acre	Townhouses, duplexes, and apartment buildings
UH Urban Residential— High Density	MFR-20, MFR-30 Multiple-family Residential, 20 and 30 dwelling units per gross acre	Apartment buildings
CM Commercial	C-N, C-C, C-R, C-H Neighborhood, Community, Regional, and Heavy Commercial	Retail stores, repair shops, restaurants, filling stations, banks, personal services, hotels, etc.
SC Service Commercial	C-S/P Service Commercial and Professional Office	Professional and medical offices, hospitals, some retail allowed
HI and LI Heavy and Light Industrial	I-H and I-G allowed in HI I-G and I-L allowed in LI Heavy, General, and Light Industrial	Traded-sector manufacturing, fabrication, warehousing; some banking and restaurant allowed
PS Parks and Schools	Any	Parks and schools

Table of ISAs indicating analyzed GLUP and acreages. See map on previous page.

ISA no.	Current GLUP	Analyzed GLUP	Acres	ISA no.	Current GLUP	Analyzed GLUP	Acres
140	HI	CM	37	670	UR	UH	3
	HI	CM	56		UR	UH	5
211	UR	UH	49		UR	UM	20
212	UR	UH	22	718	UR	UH	5
213	UR	UH	23		UR	CM	5
214	GI	CM	8	719	UR	UM	0
215	GI	UR	1	730	UR	UM	18
	GI	UH	9	740	UH	CM	1
	GI	CM	12	750	HI	CM	8
	GI	CM	15	760	HI	CM	5
216	GI	CM	8	810	UR	UH	16
240	UR	UM	16	930	UR	CM	5
250	UR	UM	7		UR	CM	13
310	UR	CM	3		UR	UM	20
	UR	UM	7		UR	UM	27
510	UR	CM	26		UR	UM	28
	UR	CM	12	940	UR	CM	3
	UR	UH	23		UR	UM	3
540	CM	UM	8		UR	UM	7
	UR	UM	50	950	UR	UM	11
620	UR	UM	29				
630	UR	CM	2				
	UR	CM	2				
	UR	UM	4				
	UR	UM	35				
	UR	UM	40				
640	UR	CM	5				
	UR	UH	21				
	UR	UM	28				