



MEMORANDUM

Subject UGB Amendment, Phase 2: ESA Boundary Amendment
Supplemental Findings memo no. 6
Reversion to adopted Housing Element

File no. CP-14-114

To Mayor and City Council

From John Adam, Principal Planner

Date February 17, 2016 *for 2/25/2016 study session*

COUNCIL DIRECTION

Council directed staff to abide by the adopted Housing Element instead of removing 153 “double-counted” acres from the expansion. Doing that resets the need numbers to what they were at the beginning of this phase of the UGB Amendment project.

Table 1. Residential Land Need in gross acres

Plan Designation	Need	Plan Description
UR	885	Low-density Residential, 2–10 units/acre
UM	27	Medium-density Residential, 10–15 units/acre
<u>UH</u>	<u>120</u>	High-density Residential, 15–30 units/acre
Total Residential	1,032	

Table 2. Employment Land Need in gross acres

Plan Designation	Need	Plan Description
SC	222	Service Commercial: office, services, medical
GI & HI	97	General & Heavy Industrial: manufacturing
<u>CM</u>	<u>318</u>	Commercial: retail, services
Total Employment	637	
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Total need	1,669	

The Council also wanted to redistribute the renewed cache of land to reduce the likelihood of appeals to the City's adopted expansion. The direction on where to distribute was clear: restore MD-4 (Hillcrest Orchards) beginning with their modified version offered in Exhibit UUUU; put in as much of Carpenter and Skinner in MD-3 as possible.

To achieve those objectives, Council directed staff to cull from the LDS-owned property in MD-3, the Starlite Lane and Myers Lane areas, and from Centennial golf course, as necessary, to supplement the restored land supply.

RESULTS

After adding back the acres from the Housing Element, cutting out the LDS property and Starlite/Myers, distributing the land to MD-3 and MD-4, and recalculating the amount of unbuildable land, staff found this result was shy of the 1,669-acre need by more than 40 acres, so we created three distribution options for the Council to consider.

Staff followed three principles when developing the options: (1) add back only what was in the original proposal, (2) eliminate gaps along rights-of-way, and (3) facilitate street connections.

Option 1

Complete MD-4 instead of leaving an even smaller "doughnut hole." This conforms to the original staff recommendation.

Option 2

Restore the LDS-owned land on North Foothill Road and fill in the gap in the area east of North Phoenix Road and Centennial golf course. The first one gives the City continuous jurisdiction over North Foothill Road. The other reduces excessive and inefficient agricultural buffers.

Option 3

Include yet more land in the northwest of MD-3 (Carpenter, Skinner, and others) to further restore the original staff recommendation.

**City Council
Direction on
Expansion Area
Boundary**

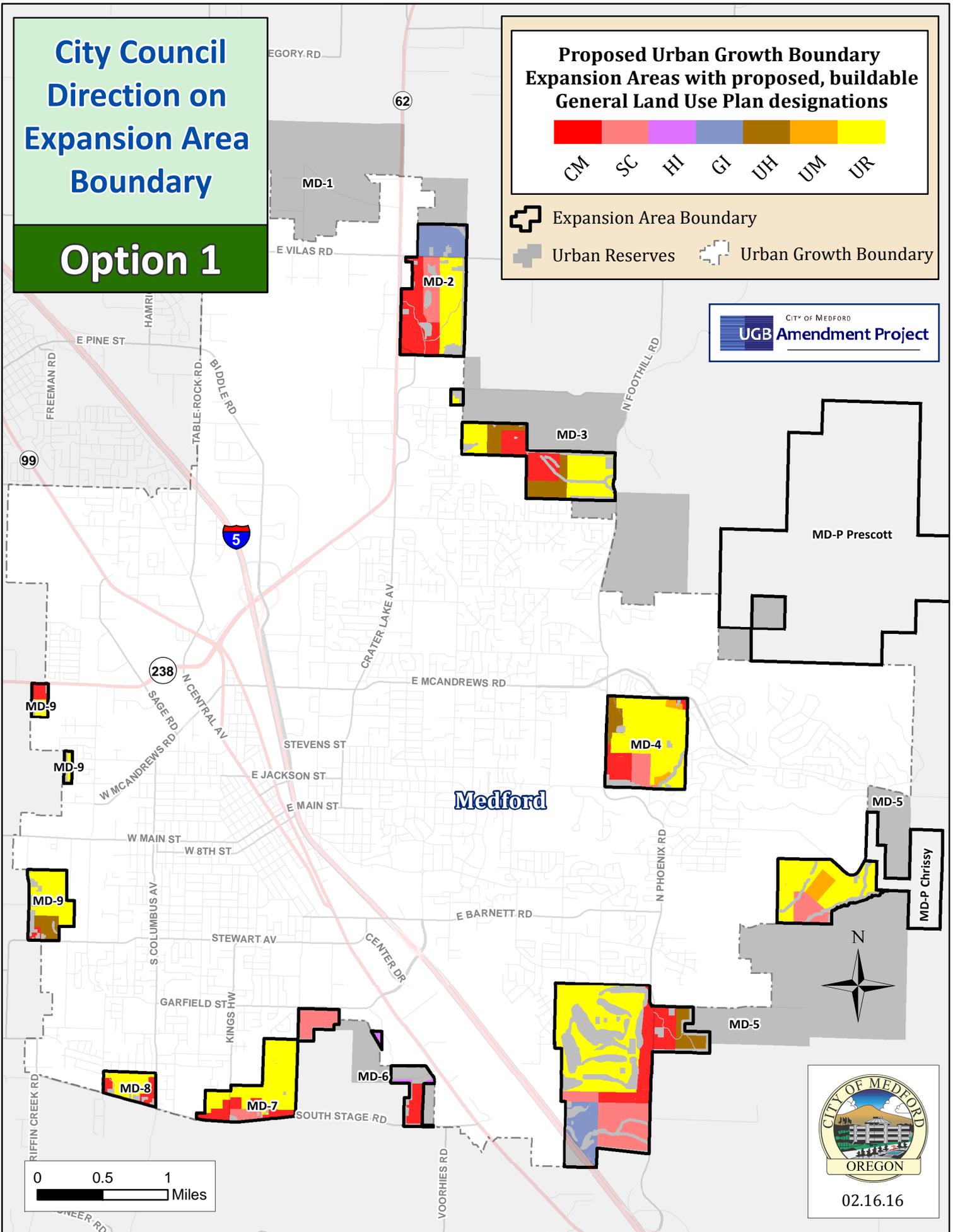
Option 1

**Proposed Urban Growth Boundary
Expansion Areas with proposed, buildable
General Land Use Plan designations**

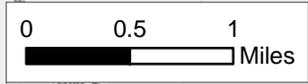


- Expansion Area Boundary
- Urban Reserves
- Urban Growth Boundary

CITY OF MEDFORD
UGB Amendment Project



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**City Council
Direction on
Expansion Area
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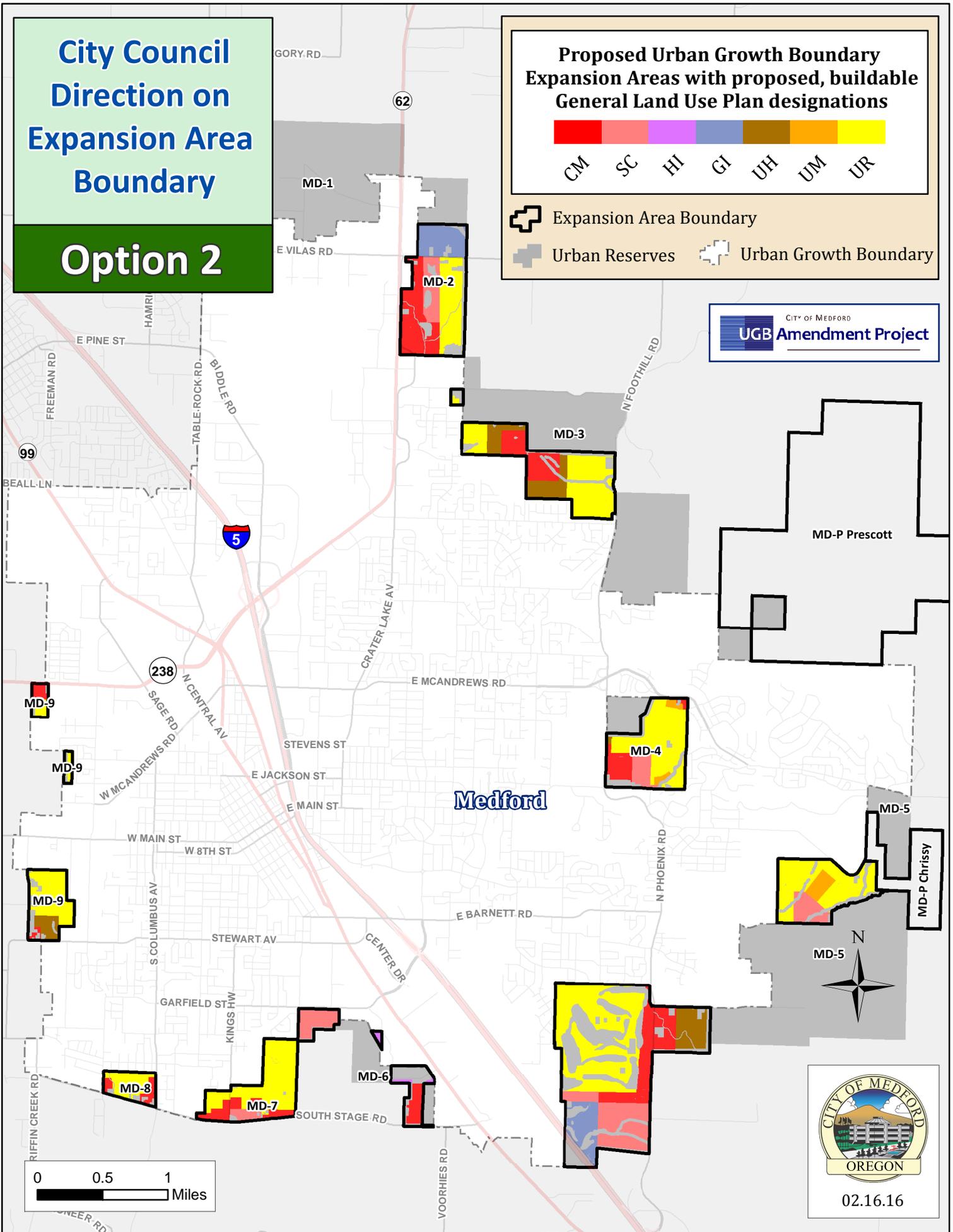
Option 2

**Proposed Urban Growth Boundary
Expansion Areas with proposed, buildable
General Land Use Plan designations**



- Expansion Area Boundary
- Urban Reserves
- Urban Growth Boundary

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**City Council
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Option 3

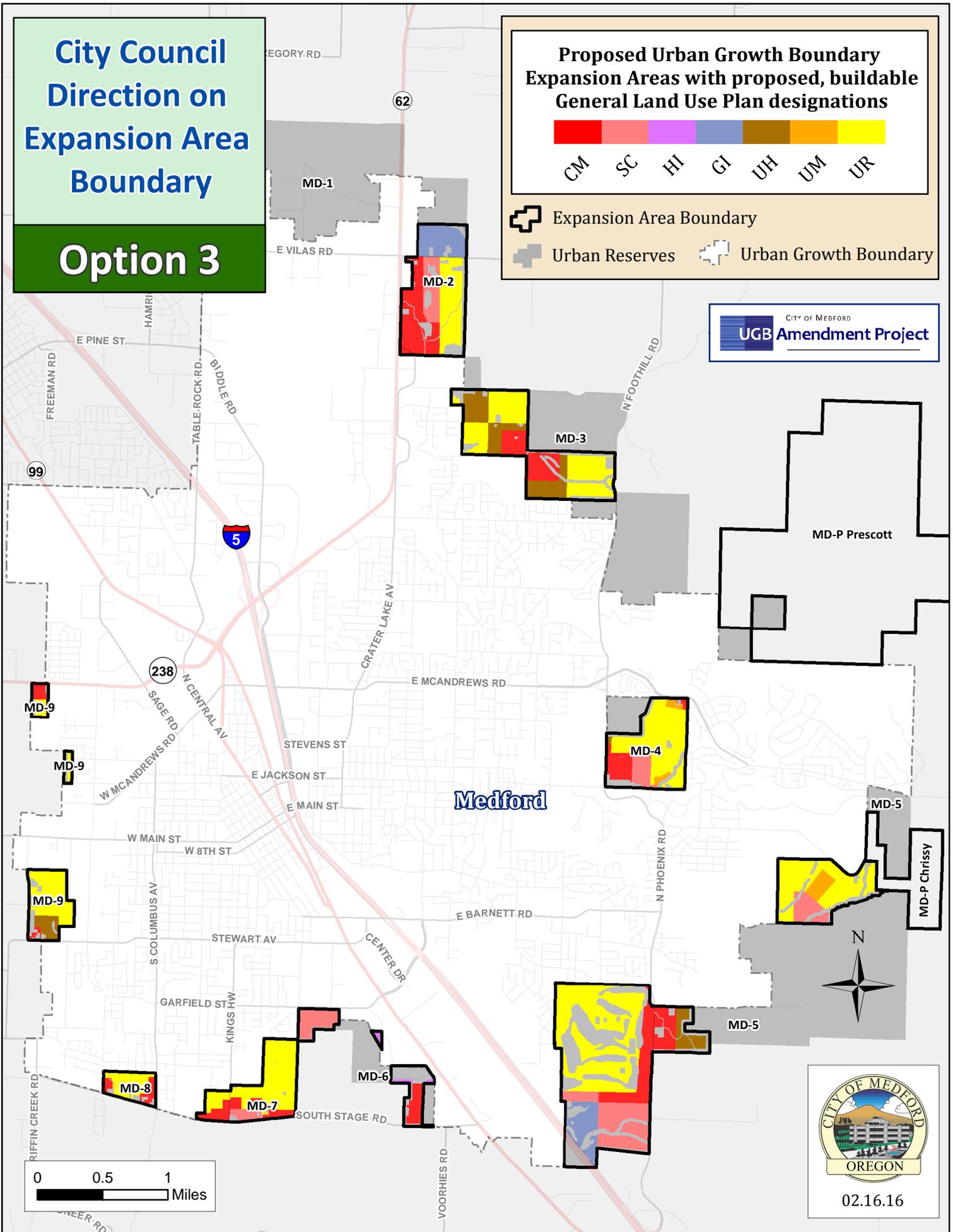
**Proposed Urban Growth Boundary
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