



AGENDA
February 9, 2015
12:00 Noon Meeting

MEDFORD PLANNING COMMISSION
STUDY SESSION

ROOM 151 – LAUSMANN ANNEX
200 South Ivy Street

Subject:

1. CPA-14-114 UGBA Phase 2: ESA Boundary Amendment.



CITY OF MEDFORD

PLANNING DEPARTMENT

STUDY SESSION TO DISCUSS:

URBAN GROWTH BOUNDARY AMENDMENT (UGBA)

Date of Notice: February 4, 2015

To: Planning Commission

From: Joe Slaughter, Planner IV

Subject: UGBA Phase 2: ESA Boundary Amendment file no. CPA-14-114

Study Session Date: February 9, 2015

Contact: Joe Slaughter, Planner IV

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Description: The City of Medford is proposing to amend the Urban Growth Boundary (UGB) for the purpose of providing a twenty-year land supply based on the City's projected need for residential and employment land. The proposed changes include: amending the Urban Growth Boundary, assigning General Land Use Plan (GLUP) map designations to the areas added to the UGB; amending the Medford Street Functional Classification Plan of the Transportation Element of the Comprehensive Plan to include the expansion areas; and amending some portions of the Urbanization and GLUP Elements of the Comprehensive Plan to accommodate the UGB amendment.

The attached map shows the full extent of the proposed UGB amendment which contains a total of 3,948 acres of land, of which 402 acres are either already developed or unbuildable, resulting in a total of 3,546 usable acres: 1,877 acres for Prescott and Chrissy Parks and 1,669 acres for future development. The developable acres consist of 1,032 acres for residential development (885 acres of Urban Low-Density Residential (UR), 27 acres of Urban Medium-Density Residential (UM), and 120 acres of Urban High-Density Residential (UH)) and 637 acres for employment uses (222 acres of Service Commercial (SC), 318 acres of Commercial (CM), 90 acres of General Industrial (GI), and 7 acres of Heavy Industrial (HI)).

Attachments: Map of proposed amendment, revised Medford Street Functional Classification Plan Map, and proposed Comprehensive Plan amendments. Additional project information can be viewed at <http://www.ci.medford.or.us/Page.asp?NavID=2140>

The Medford Planning Commission will consider this amendment at a public meeting on March 12, 2015. It will be scheduled for a public hearing before the Medford City Council at a later date.

Proposed Urban Growth Boundary Amendment

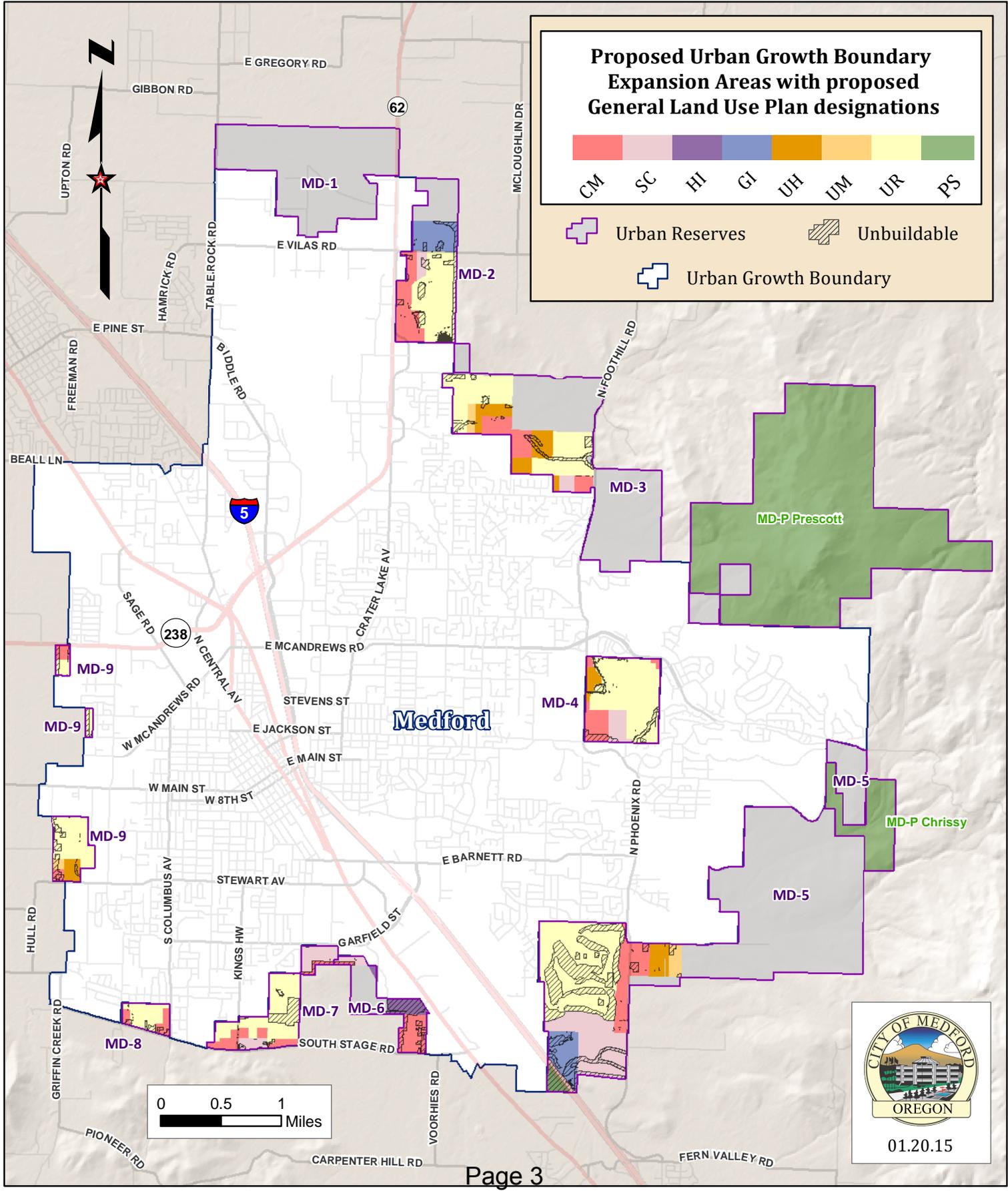
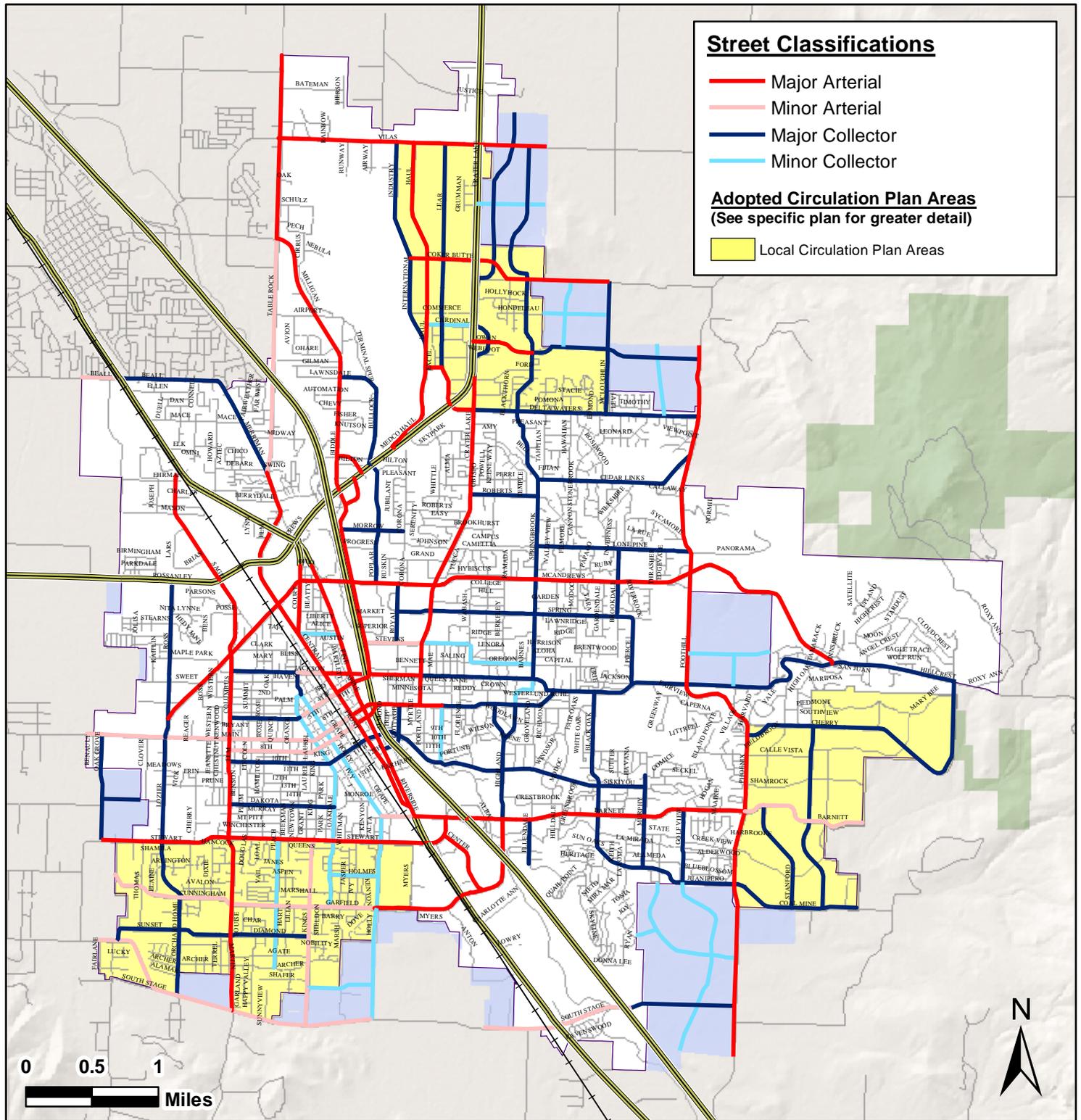


Figure 1-2: Medford Street Functional Classification Plan



Street Classifications

- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector

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

- Local Circulation Plan Areas



+ Proposed UGB Boundary Expansion Areas	— Other Streets
+ Urban Reserve Parks	= Highway
+ Urban Growth Boundary	+ + Railroad



The Geographic Information Systems (GIS) data made available on this map are developed and maintained by the City of Medford and Jackson County. GIS data is not the official representation of any of the information included. The maps and data are made available to the public solely for informational purposes.

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1.28.15

PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENTS

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

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** 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 from rural land.

2. ANNEXATION

The transfer of urbanizable land 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**

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 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; and**
4. **A master 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 master plan must demonstrate how the planned residential development will meet the minimum density requirement of 6.6 units per acre assuming all areas within the development will build out to the minimum allowed densities. Since the required density is in excess of the density supported by the Housing Element (after the adoption of the SALs) 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 GLUP map changes 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.**
 - 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).**

APPENDIX 1—URBAN GROWTH MANAGEMENT AGREEMENT

This agreement was mutually adopted in 1993 by Jackson County (Ord. no. 93-31) and the City 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**.

GENERAL LAND USE PLAN (GLUP) ELEMENT

GLUP MAP DESIGNATIONS

The GLUP Map has ~~13~~**12** different land use designations that are applied to all land within the Urban Growth Boundary (UGB). The GLUP map also identifies the Urban Reserves, 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 "Article III" of the *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** UGB amendment there was a total of ~~17,889~~**21,835** acres (~~27.95~~**34.12** square miles) within the UGB including that land within the City. The UGB is site specific. Since the GLUP Map does not indicate lot lines, the UGB 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 can be determined.

14. *Urban Reserves* The Urban Reserves were created through the Regional Problem Solving (RPS) process and adopted into the Comprehensive Plan in the Regional Plan Element. The method of establishing an urban reserve is defined in state law (see ORS 195.137-145). The urban reserve areas are the first priority supply of land when the City considers expanding its UGB. The urban reserve areas are meant to provide a 50-year land supply for the City.
