



Medford City Council Meeting

Special Agenda

August 13, 2015

7:00 p.m.

**Medford City Hall, Council Chambers
411 West Eighth Street, Medford, Oregon**

10. Roll Call

20. Public Hearing

20.1 Consideration of a proposed Comprehensive Plan/Urban Growth Boundary Amendment affecting the General Land Use Plan (GLUP) map, the Medford Street Functional Classification Plan of the Transportation Element, and portions of the text of both the Urbanization and GLUP Elements.

30. Adjournment



CITY OF MEDFORD
AGENDA ITEM COMMENTARY

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Item No: 20.1

DEPARTMENT: Planning Department

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STAFF CONTACT: James E. Huber, AICP, Planning Director

AGENDA SECTION: Public Hearing

MEETING DATE: August 13, 2015

PUBLIC HEARING:

Consideration of a proposed Comprehensive Plan/Urban Growth Boundary Amendment affecting the General Land Use Plan (GLUP) map, the Medford Street Functional Classification Plan of the Transportation Element, and portions of the text of both the Urbanization and GLUP Elements.

ISSUE STATEMENT & SUMMARY:

File number CP-14-114 is a proposed Comprehensive Plan/Urban Growth Boundary Amendment affecting the General Land Use Plan (GLUP) map, the Medford Street Functional Classification Plan of the Transportation Element, and portions of the text of both the Urbanization and GLUP Elements.

The proposed UGB amendment contains a total of 3,795 acres of land, of which 398 acres are either already developed or unbuildable, resulting in a total of 3,397 usable acres: 1,877 acres for Prescott and Chrissy Parks and 1,520 acres for future development. The developable acres consist of 884 acres for residential development and 636 acres for employment uses.

BACKGROUND:

The process of expanding the City's UGB has been ongoing in some capacity for the past 10 years and staff has been actively working on the expansion proposal since the adoption of the Regional Plan in 2012. The Planning Commission held a hearing on staff's recommendation for expansion on March 12, 2015. The Commission then met with staff at an April 6, 2015, study session to work through issues related to the project before continuing deliberation on the matter at the May 14, 2015, meeting. At that meeting, the Commission passed the attached recommendation for UGB expansion on a 4-3 vote.

A. Council Action History

Council approved Urban Growth Boundary Amendment (UGBA) Phase 1 (city file number CP-13-032) in December 2014, which intensified land uses for more than 500 acres of land within the existing UGB. This action was taken to maximize the efficiency of land uses within the existing UGB prior to expanding the boundary.

B. Analysis

UGBA Phase 1 allowed the City to meet a greater portion of its residential and employment land need for the next 20 years within its existing UGB, but more land is still needed to meet the overall demand. The City is limited to selecting from its identified Urban Reserve when choosing where to expand to meet the need. The Planning Commission used the boundary locational factors of statewide planning Goal 14 in selecting properties from the Urban Reserve to include in its recommendation for boundary expansion.

C. Financial and/or Resource Considerations

Discussion of water, sewer, and transportation conditions is contained in the commission report.

D. Timing Issues

The Department of Land Conservation and Development (DLCD) has agreed that the City can continue to use the population figures from the Population Element of the Comprehensive Plan because the City had initiated the UGB amendment process prior to the



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adoption of the Portland State University (PSU) population figures. This agreement does not have a specific expiration date, but it could be argued that the City must use the new population numbers if the process is stopped, or restarted.

STRATEGIC PLAN:

Theme: Healthy Economy

Goal 6: Maintain and enhance community livability

Action 6.2b: Maintain a current inventory of buildable residential land and periodically compare it to the needs identified in the Housing Element of the Comprehensive Plan.

Goal 7: Encourage a diverse economy

Objective 7.1: Ensure there is a long term supply of appropriately located and serviceable commercial and industrial land.

Theme: Quality Public Services

Goal 8: Provide recreational activities and opportunities to improve the lives of Medford residents.

Action 8.1b: Pursue the inclusion of Prescott and Chrissy Parks into the City's Urban Growth Boundary.

Goal 9: Provide a safe, multi-modal, efficient and well planned transportation system.

Goal 10: Provide efficient and effective sewer and storm water services.

COUNCIL OPTIONS:

1. Adopt the recommendation of the Planning Commission as amended by staff as indicated in the commission report dated July 21, 2015
2. Modify the recommendation of the Planning Commission

STAFF RECOMMENDATION:

The Planning Commission recommended approval of the urban growth boundary amendment, as shown in "Exhibit A" of the commission report (minus the three additions from staff indicated in the commission report dated July 21, 2015), at their May 14, 2015, hearing by a 4-3 vote.

SUGGESTED MOTION:

I move to adopt the urban growth boundary amendment recommended by the Planning Commission and amended by staff as indicated in the commission report dated July 21, 2015, and return to the August 20, 2015, Council meeting for adoption of the ordinance.

EXHIBITS:

Previously Distributed:

Commission report for CP-14-114 dated July 21, 2015, including Exhibits A through P.

A copy of the slideshow presentation is on file in the Planning Department.

Exhibits Q – SS

To be Distributed at Meeting:

Any additional exhibits