



Agenda

Study Session

November 23, 2015

Noon

**Lausmann Annex — Room 151-157
200 S. Ivy Street, Medford, Oregon**

Subject:

1. CP-11-007, CP-11-008. Limited Services Overlay Plan revision. Consideration of Class "A" Major Legislative amendments to the General Land Use Plan Element, the Public Facilities Element and the General Land Use Plan Map of the Comprehensive Plan to remove the Limited Service Overlay from the Lone Pine/Foothill area.

GLUP MAP DESIGNATIONS

The GLUP Map has 13 different land use designations, as listed below.

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12. **Limited Service Area Overlay** This overlay designation represents those areas within the Urban Growth Boundary (UGB) that are not presently serviced with adequate public facilities or other services required for development to urban densities. The fundamental objective of distinguishing such areas is to provide development management programs that will eventually facilitate the provision of necessary facilities and services. ~~One such area is identified on the GLUP Map. The "Lone Pine/Foothills Limited Service Area," located in the northeast part of the city, lacks a sufficient water system. (See the *Public Facilities Element* for additional information regarding this area.)~~
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 UGB amendment there was a total of 17,889 acres (27.95 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.

I. INTRODUCTION

The fundamental purpose of the Public Facilities Element is to establish and maintain a general but timely view of where, when, and how public facilities and services will be provided to support planned urban growth within Medford's Urban Growth Boundary. Each year, decisions are made to commit considerable funds for acquisition, construction, expansion, and repair of public facility systems. One important role of this *Comprehensive Plan* element is to describe the principles and criteria underlying these decisions and to integrate them with the overall land use planning process.

Public facilities elements are required by state law (ORS 1197.175 and OAR 660-011) for all cities with a population greater than 2,500. The Public Facilities Element implements Statewide Planning Goal 11, which is intended to assure that cities plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban development. This element was written in accordance with Oregon Administrative Rules (OAR) 660-011 (Public Facilities Planning).

Public Facilities Categories

Public facilities and services are divided into two categories.

Category "A" includes:

- Water Service
- Sanitary Sewer and Treatment
- Storm Drainage
- Transportation Facilities*

*Transportation will be temporarily covered in this element until adoption of the new Transportation Element when Medford's Transportation System Plan (TSP) is completed.

These are the key minimum physical facilities necessary for urban development and are those for which specific documentation is required by state rule.

Category "B" include:

- Fire Protection
- Law Enforcement
- Parks and Recreation
- Solid Waste Management
- Schools
- Health Services

Category "B" public facilities and services enhance and protect development within the city and are provided in response to development that occurs. Because of this they will generally be discussed in less intensive detail than Category "A" facilities. The division of public facilities into these two categories is useful when determining facility adequacy prior to development. Creation of these two

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categories complies with OAR 660-011. This document identifies Category "A" facilities and the improvements to city infrastructure and services that are necessary to support land uses allowed by the *Comprehensive Plan*. Because this plan element also describes potential funding mechanisms, the plan is essential to long range financial planning of capital facilities, and provides general guidance for the cost and location of future facilities.

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Service Areas

Each facility system serves different geographic sub-areas of the City. While facilities such as parks and schools relate more to neighborhoods defined by population size and travel time/distance, systems such as sewers, water, and storm water drainage are more logically defined by topography, soils, and other natural constraints. Such disparities can interfere with coordination of planning for public facilities, affecting different client populations.

To help overcome these barriers, the "Public Facilities Element" is organized, where possible, in relation to a common set of geographic sub-areas. These sub-areas are the nine Drainage Basins as defined in the 1996 *Comprehensive Medford Area Drainage Master Plan*.

Limited Service Areas

The timely provision of essential urban facilities and services is a policy of the City of Medford. The City's ability to provide public facilities and services relates directly to the location and type of the new development being served. In cases, where the timely provision of essential urban facilities and services cannot be accomplished so as to achieve minimum adequate service levels, then that portion of the city subject to inadequate facilities or services is with a **Limited Service Area** and any or all development may be restricted until threshold levels of essential urban services can be achieved. Limited Service Areas are considered as priority areas for public facility planning subject to other growth and development factors. Timely provision of essential urban facilities and services mean that such services will be provided in adequate condition and capacity prior to or concurrent with development of the subject area.

~~The area identified as the Lone Pine/Foothill Limited Service Area on the General Land Use Plan Map represents those parcels either within the city or the urban growth boundary that are unable to obtain public water as required for development at urban densities. Identification of this area as a limited service area provides notice to those concerned that the Lone Pine/Foothill Limited Service Area is subject to development restrictions as specifically set forth in the Lone Pine/Foothill Limited Service Area policies.~~

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Conclusions, Goals, Policies, and Implementation Strategies

Each section of the "Public Facilities Element" contains its own conclusions, goals, policies, and implementation strategies. The conclusions are drawn from the information assembled and analyzed in each section. These conclusions are then used as a basis for the goals, policies, and implementation strategies.

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General Public Facilities Conclusions

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5. In areas of the Medford Urban Growth Boundary where the timely provision of essential urban facilities and services cannot be accomplished so as to achieve minimum established service levels, a "Limited Service Area" is designated. Development within a designated Limited Service Area may be restricted until threshold levels of essential urban services can be achieved.

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General Public Facilities Goals, Policies, and Implementation Measures

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Goal 2: To assure that General Land Use Plan (GLUP) designations and the development approval process remain consistent with the City of Medford's ability to provide adequate levels of essential public facilities and services.

Policy 2-A: In cases where the timely provision of essential urban facilities and services cannot be accomplished so as to achieve minimum adequate service levels, that portion of the Medford urban growth area subject to inadequate services shall be designated **limited service area**, and any or all development may be restricted until threshold levels of essential services can be achieved. Limited service areas should be considered as priority areas for public facility planning subject to other growth and development factors. "Timely provision of essential urban facilities and services" shall mean that such services can be provided in adequate condition and capacity prior to or concurrent with development of the subject area. "Essential urban facilities and services" shall mean sanitary sewers, water systems, stormwater management facilities, and transportation facilities. A determination of minimum adequate service levels for essential urban facilities and services shall be based on the following:

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II. CATEGORY "A" FACILITIES

WATER SERVICE

Level of Service

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~~There is one area in the UGB where the MWC is able to provide only limited service, north of Lone Pine Road and east of Foothill Road. This area has been designated as a Limited Service Area, and the Fordyce Water Association provides water service in this area. This area consists of about 16 households and a number of undeveloped parcels, all above the elevation of 1,650 feet. The Fordyce~~

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~~Water Association has a metered pump on a MWC line. The water is pumped up to a cedar holding tank for all the households in the area. In return for being allowed to tap into the MWC system, the Fordyce Water Association has agreed to hook up to the MWC system when the MWC is able to provide full service to this area. With increasing residential development in this area, it is expected that the Fordyce Water Association will be able to hook up to the MWC system within five to ten years.~~

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Water Service Conclusions

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~~4. There is one area in the Medford Urban Growth Boundary, located north of Lone Pine Road and east of Foothill Road above the 1,650 foot elevation contour, where the Medford Water Commission is able to provide only limited service. This area is designated as a Limited Service Area in the Medford Comprehensive Plan.~~

5.4. The Medford Water Commission has begun water conservation efforts to facilitate improved conservation efficiencies over time.

6.5. The "Water Fund" is the general operating fund of the Medford Water Commission, and is generated from the sale of water, the income from the sale of service extensions and improvements, and system development charges (SDCs) applied to new customers.

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Lone Pine/Foothill Limited Service Area Goals and Policies

~~Goal 1: To identify the specific geographic area that is affected by the lack of a sufficient public water system as required to develop to urban densities. The area identified includes parcels that are all or partially above the 1,650 foot elevation contour in the Lone Pine/Foothill Area and within the Medford Urban Growth Boundary.~~

~~Policy 1 A: The 1,650 foot elevation contour represents the Medford Water Commission's present service boundary for the Lone Pine/Foothill Limited Service Area. This particular boundary identifies the Water Commission's present service limits for providing urban water service based on existing storage and distribution facilities.~~

~~Goal 2: To manage the development of the Lone Pine/Foothill Limited Service Area in an acknowledged manner conducive to the ultimate provision of a public water system meeting urban service requirements as per the "Water System Plan for the City of Medford Water Commission, September 1999."~~

~~Policy 2 A: Within the Medford City limits, existing parcels on January 1, 1983 designated as in the Lone Pine/Foothill Limited Service Area, are permitted to develop at a density of one single family residence per existing tax lot. All such new development shall be serviced by an on-site private~~

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~~well, and, prior to the issuance of building permits, the property owner shall sign and record an agreement which runs with the land and commits same to participate in a local improvement district for the development of a public water system.~~

~~**Policy 2-B:** Final plats for land divisions within the City of Medford in the Lone Pine/Foothill Limited Service Area shall not be approved until a local improvement district for the development of a public water system is formed and construction commenced. However, tentative plats will be reviewed, and can be approved subject to the property owner(s) signing an agreement per Policy 2-A above. All tentative plats shall identify thereon, using City datum, the 1,650-foot elevation contour. A licensed land surveyor shall certify said contour line.~~

~~**Policy 2-C:** Those parcels within the Lone Pine/Foothill Limited Service Area that are only partially above the 1,650 foot elevation contour shall be permitted to subdivide and record a final plat as per City of Medford standards provided that the following is complied with:~~

- ~~a) — Lots that are not serviceable by a public water system due to their proximity to the 1,650-foot elevation contour shall be identified on the tentative plat, and separated from the serviceable lots by a phase line drawn and identified in a manner prescribed by the Planning Director.~~
- ~~b) — Prior to final plat approval for the serviceable phase of a subdivision, a final partition plat shall be prepared segregating the serviceable phase from the unserviceable phase of the subdivision as per the tentative plat. This final partition plat must be approved by the City and recorded with the Jackson County Recorder in conjunction with an agreement per Policy 2-A.~~

~~**Policy 2-D:** Lone Pine/Foothill Limited Service Area land located outside the Medford City limits, but within the Urban Growth Boundary, may subdivide and develop as per Jackson County regulations. Such development proposals that exceed RR 5 (Rural Residential 5 acre minimum lot size) density are not permitted.~~

~~**Policy 2-E:** As a prerequisite to urban development within the Lone Pine/Foothill Limited Service Area, annexations may be approved subject to the Limited Service Area designation and policies. Upon annexation, existing County zoning may remain in effect and be administered by the City.~~

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IV. CATEGORY "B" FACILITIES

FIRE AND EMERGENCY SERVICES

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Future Facilities

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General sites have been selected for the relocation of two existing stations. Fire Station #3 will be

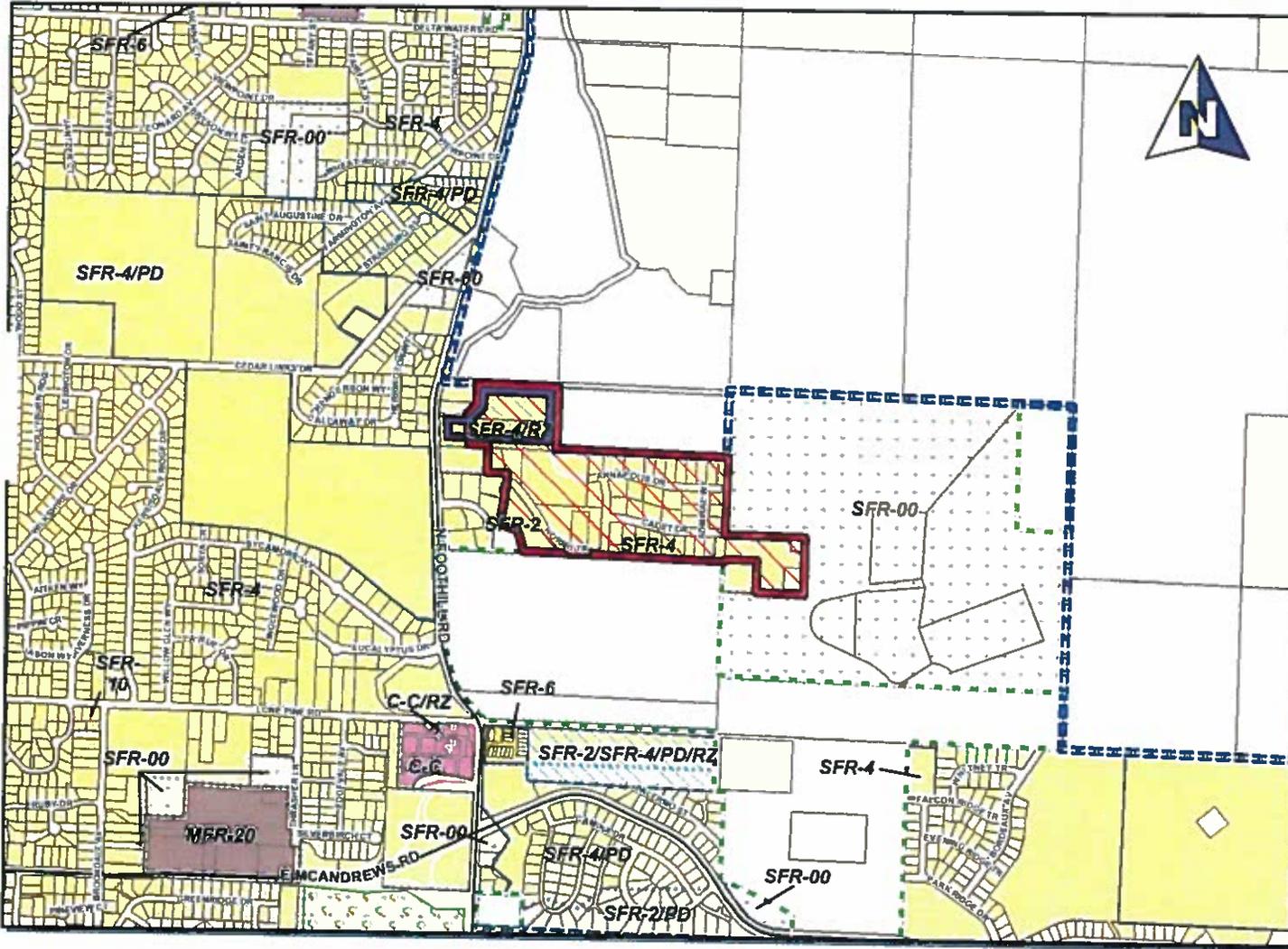
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relocated into the downtown (West) area. This location supports both a large population (representing potential loss of life) and a high-assessed valuation (representing potential loss of property). Fire Station #2 (Southwest) will be relocated to the general area of Columbus Avenue and Cunningham Street/Garfield Avenue. This location would meet the service demands of the increasing population in the Southwest area, including District #2. The proposed location is near the intersection of two future arterial streets and a future school-park site. Southwest Medford has been one of the City's major residential growth areas since its Limited Services Area designation was lifted in 1994. Much of the development there has consisted of infill among scattered subdivisions developed prior to inclusion in the UGB.

Limited Service Zoning Map Amendments

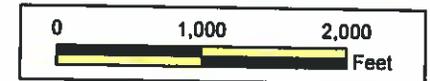
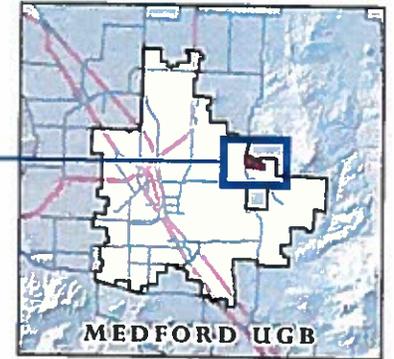
ZC-11-015

Medford Zoning
Map Update



LEGEND

-  Removal of Limited Service Administrative Mapping Category
-  Removal of Restricted Zoning Administrative Mapping Category
-  City Limits
-  Urban Growth Boundary
-  Tax Lots
-  Zoning (labeled w/ bkgd color)



Date: 4.18.13