



CITY OF MEDFORD

PLANNING DEPARTMENT

October 21, 2010

This is to notify you that the City of Medford has proposed land use regulations that may affect the permissible uses of your property and other properties.

Note that the wording of this notice is as required by Oregon Ballot Measure 56, adopted by the voters in 1998. The measure requires the same general wording in all notices.

NOTICE OF PUBLIC HEARING

On November 11, 2010, at 5:30 p.m., the Medford Planning Commission will hold a public hearing in the Medford Council Chambers, 411 West 8th Street, Medford, to consider the adoption of an amendment to the Medford Comprehensive Plan and Land Development Code that the City of Medford has determined may affect the permissible uses of your property and other properties in the affected corridor, and may change the value of your property.

Be aware that you will not be able to appeal any decision that is made unless you write a letter or speak at the public hearing. Please give specific reasons why you are in favor of or opposed to the ordinance so that the Planning Commission can respond. A public hearing before the Medford City Council will take place at a later date.

Proposal: The City of Medford is proposing to: (1) Amend the Environmental Element of the Medford Comprehensive Plan to (a) update the Riparian Corridors Map to include additional streams that will be subject to Medford's Riparian Corridor regulations, and (b) add descriptions of the newly protected streams; and (2) amend Sections 10.922 and 10.923 of the Medford Land Development Code to add descriptions of those additional streams to be protected by the Riparian Corridor ordinance, coinciding with amendments to the Environmental Element of the Comprehensive Plan.

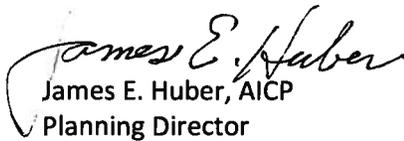
Here are some important facts about the proposal:

- The Oregon Department of Fish and Wildlife conducts periodic fish surveys to determine which streams or portions of streams are "fish-bearing."
- Currently, the City of Medford contains 12.98 miles of stream defined fish-bearing, and protected by the Riparian Corridor Ordinance of the Medford Land Development Code.
- This proposal will define an additional 6.8 miles of stream as fish-bearing. Properties abutting these 6.8 miles will then be regulated by the Riparian Corridor Ordinance of the Medford Land Development Code.

Lausmann Annex 🌿 **200 South Ivy Street** 🌿 **Medford OR 97501**
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www.ci.medford.or.us

- There are approximately 300 affected properties in the City that are adjacent to fish-bearing streams.

At least seven (7) days prior to the public hearing, the proposed ordinance and related staff report, including approval criteria, will be available for inspection at no cost at the Medford Planning Department, located in the Lausmann Annex, 200 South Ivy Street. Copies of the proposed ordinance and related staff report will also be available for purchase at a cost of ten cents per page. The materials and maps are posted on the City of Medford Internet Website under the Planning Department at www.ci.medford.or.us. If you have any questions, you may call the City of Medford Planning Department at (541) 774-2380 or contact the Department via email at planning@ci.medford.or.us.

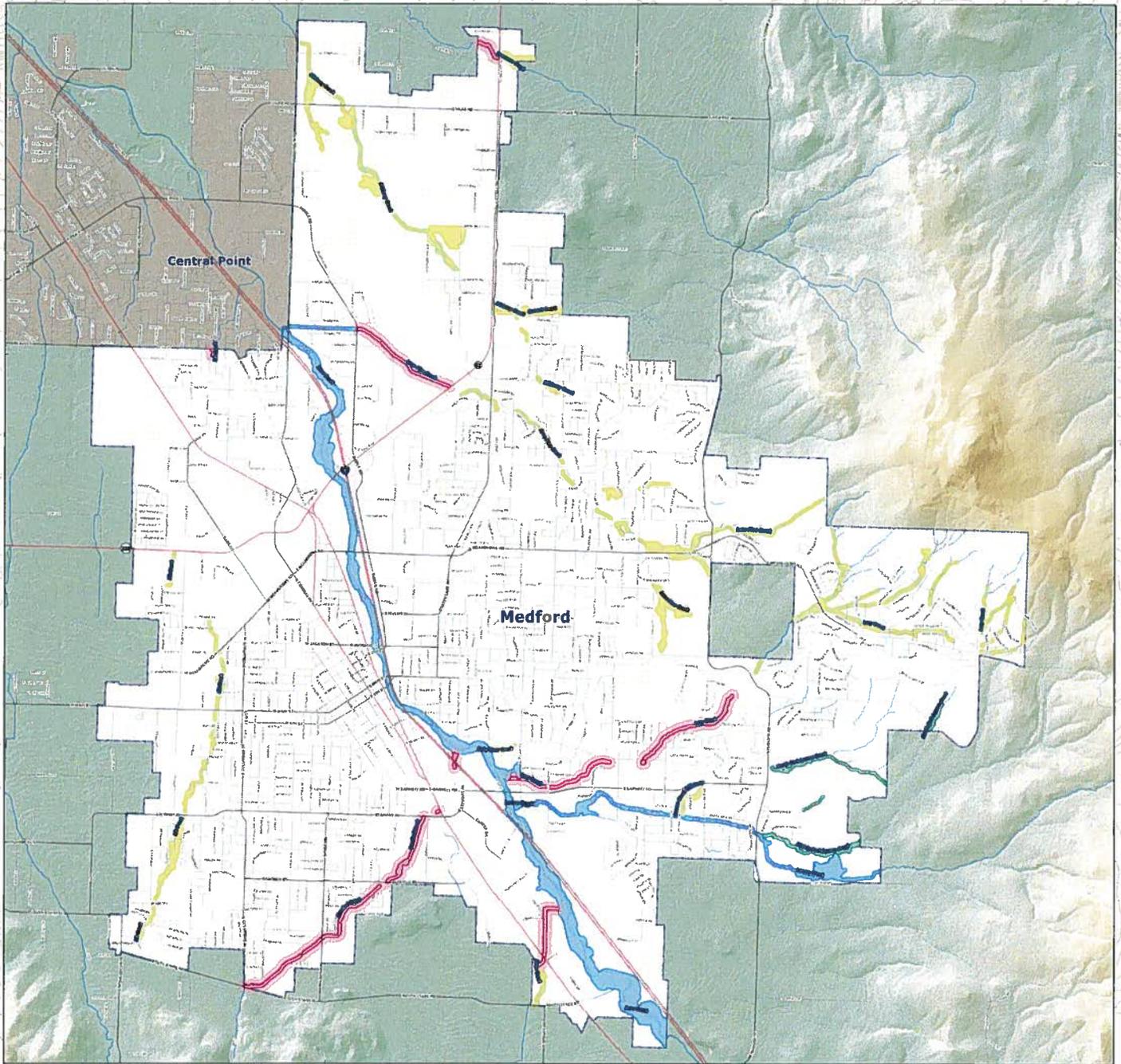

James E. Huber, AICP
Planning Director

kg/Attachments: Map and criteria

FILE NUMBER: CP-09-098/DCA-10-075

RIPARIAN CORRIDORS

Status Map



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Riparian Corridor Status *Length (# Miles)*

 **Proposed - Phase 1** *6.80 mi*

 **Proposed - Phase 2** *17.91 mi*

 **Existing** *10.40 mi*

 **Existing (Protected - SE Plan)** *2.43 mi*

 Streams

 Medford Urban Growth Boundary



Date: 9.20.10

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APPROVAL CRITERIA FOR COMPREHENSIVE PLAN AMENDMENTS

Medford Land Development Code Section 10.184, Major Comprehensive Plan Amendment Criteria

*See the Review and Amendment section of the Comprehensive Plan text.
(Provided Below)*

Medford Comprehensive Plan – Review and Amendments

Criteria for Plan Amendments

Because of the important functional differences among the various Plan components, no common set of criteria can be used to assess all proposed Plan amendments. Below are listed the criteria with must be considered when evaluating proposed amendments to each of the specified Plan components. While all of the criteria may not apply to each proposed amendment, all must be considered when developing substantive findings supporting final action on the amendment, and those criteria which are applicable must be identified and distinguished from those which are not.

Implementation Strategies – Amendments shall be based on the following:

- 1. A significant change in one or more Goal or Policy.*
- 2. Availability of new and better strategies such as may result from technological or economic changes.*
- 3. Demonstrable ineffectiveness of present strategy(s).*
- 4. Statutory changes affecting the Plan.*
- 5. Demonstrable budgetary constraints with at least one of the above criteria.*
- 6. All applicable Statewide Planning Goals.*