



City of Medford

Planning Department

Working with the community to shape a vibrant and exceptional city

MEMORANDUM

Project UGBA Phase 2: ESA Boundary Amendment
File no. CP-14-114
To City Council
From Joe Slaughter, Planner IV, Long-Range Planning
Date July 16, 2015 *for 7/23/2015 study session*

OVERVIEW

Proposal

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: expanding 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.

History

The City of Medford, as all cities in Oregon, continues to have a goal of providing land to accommodate its 20-year land need for housing and employment, as required under Oregon Revised Statute (ORS) 197.296. The City of Medford's current UGB was adopted in 1990 and was expected to last through 2010. As demonstrated in the City's Comprehensive Plan the City does not currently have a 20-year land supply. ORS 197.296 subsection (6) recommends addressing the need by expanding the urban growth boundary, by increasing the developable capacity of the urban area, or by a combination of the two. Urban Growth Boundary Amendment (UGBA) Phase 1 (ISA GLUP Amendment) changed the General Land Use Plan (GLUP) designation of land in the existing urban area for the purpose of increasing its development capacity in order to accommodate some of the City's projected need for residential and employment land. The outcome of UGBA Phase 1 was the Selected Amendment Locations (SALs). The next phase, UGBA Phase 2 (External Study Area (ESA) Boundary Amendment), seeks to amend the City's UGB and make more land available for urban development.

The process of amending Medford's UGB began in the late 1990s with the start of the Regional Problem Solving (RPS) process. RPS was a joint effort between six local municipalities, Jackson County, and the State of Oregon, to determine future land need for the region and to determine the most appropriate locations for future growth. From RPS the City adopted the Regional Plan Element of the Comprehensive Plan in 2012. The Regional Plan Element specifies where Medford's future growth will occur by identifying the urban reserve. The urban reserve areas are meant to provide a 50-year land supply for the City.

In order to determine the land need for the next twenty years the City relies on the Buildable Lands Inventory (adopted in February 2008), the Population Element (adopted November 2007), the Economic Element (adopted December 2008), and the Housing Element (adopted December 2010) of the Comprehensive Plan. The Buildable Lands Inventory determined the amount of land available within the existing UGB. This total supply of land was adjusted to account for the effect of UGBA Phase 1. The Population Element was taken along with the Housing and Economic Elements to determine the total land demand for the 20-year period. The demand was then subtracted from the supply to determine the total land deficit by individual land type over the 20-year period. The UGB must be expanded by this total deficit amount in order to meet the land need for the 20-year period.

The entire urban reserve area was considered initially as part of the boundary expansion process. The Planning Department used a coarse filter, considering proximity and parcelization, to narrow the focus for further analysis from the available 50-year supply. The properties that passed through the coarse filter became known as the External Study Areas (ESAs). Data were collected for serviceability for transportation, water and sewer for the ESAs. The scores from each of the five factors (proximity, parcelization, transportation, water, and sewer) were used to guide the Planning Department's recommendation concerning the location of the UGB amendment. The Planning Department selected areas from the ESAs to fill the land need by type, and in total, for the 20-year period.

During the public hearings process before the Planning Commission a number of challenges to the City's adopted land need figures were raised. Based on these challenges, the Planning Commission decided it was prudent to remove approximately 153 acres from the City's land need, as well as reclassify a 22-acre parcel from "developed" to "developable". The Commission directed staff to present alternatives for where staff's recommendation could be altered to reflect the new land need. Staff prepared 3 alternative recommendations for consideration.

The Planning Commission also used the public hearings process to more fully develop findings for Goal 14 locational factor 3, which requires the City to consider the

comparative environmental, social, economic, and energy (ESEE) consequences of different boundary location alternatives. Based on these findings, and the revised land need figures, the Commission chose to alter staff's recommendation by removing the land recommended in staff's "Alternative 1" and most of the land recommended in staff's "Alternative 2". The Commission also chose to add approximately 180 gross acres south of Cherry Lane, north of Barnett Road, and east of the current UGB, to the recommendation. A small change was also made to the proposed boundary location south of Coal Mine Road and east of North Phoenix Road in order to avoid splitting a parcel of land with the new boundary.

In addition to expanding the urban growth boundary and assigning GLUP map designations to the areas added to the UGB, the City proposes to amend the Medford Street Functional Classification Plan of the Transportation Element of the Comprehensive Plan to include the expansion areas and portions of the Urbanization and GLUP Elements of the Comprehensive Plan to accommodate the UGB amendment. The recommended changes are shown in Exhibit A.

Staff recommended additions to Planning Commission recommendation

Since the close of the public hearing process for the Planning Commission three additions have been made to the recommended changes to the Comprehensive Plan text. These additions were made to insure that the proposed UGB amendment is consistent with both the Comprehensive Plan and State law. The first addition is to the Annexation Policies in the Urbanization Element. The addition requires coordination with applicable irrigation districts as part of the urbanization plan process prior to annexation. The second addition is also to the Annexation Policies in the Urbanization Element. Oregon Revised Statute (ORS) 197.186 requires the removal of land subject to open space tax assessment from the buildable lands inventory. The owners of the Centennial golf course plan to receive an open space assessment for the golf course once it is added to the UGB. Based on this intention, the golf course has been counted as unbuildable in the City's UGB expansion calculations. An annexation policy has been added to the Urbanization Element in order to insure that this land will receive the open space assessment as planned.

The third addition is to the Urban Growth Management Agreement (UGMA) in the Urbanization Element. This addition was made in order to implement a portion of the Urban Reserve Management Agreement (URMA) between Jackson County and the City of Medford which deals with jurisdictional transfer of certain roads and/or road segments. The URMA, which is a part of the Regional Plan Element, requires the City Council to request surrender of jurisdiction of several County roads that are found to have a nexus to traffic circulation from the proposed UGB expansion. These roads must then be annexed as applicable portions of the UGB are annexed to the City.

AMMENDMENT SUMARY

	Number of Acres
Total Expansion Proposal	3,795
Developed or Unbuildable Land	398
Prescott Park and Chrissy Park	1,877
Land for Future Development (Residential + Employment)	1,520
Residential Land Amount	884
Low-Density Residential (UR)	783
Medium-Density Residential (UM)	18
High-Density Residential (UH)	83
Employment Land Amount	636
Service Commercial (SC)	222
Commercial (CM)	317
General Industrial (GI)	90
Heavy Industrial (HI)	7

EXHIBITS

- A Proposed Urban Growth Boundary (UGB) amendment (proposed GLUP map changes, proposed changes to the Medford Street Functional Classification Plan, and proposed text changes to portions of the Urbanization and GLUP Elements)

Proposed Urban Growth Boundary Amendment

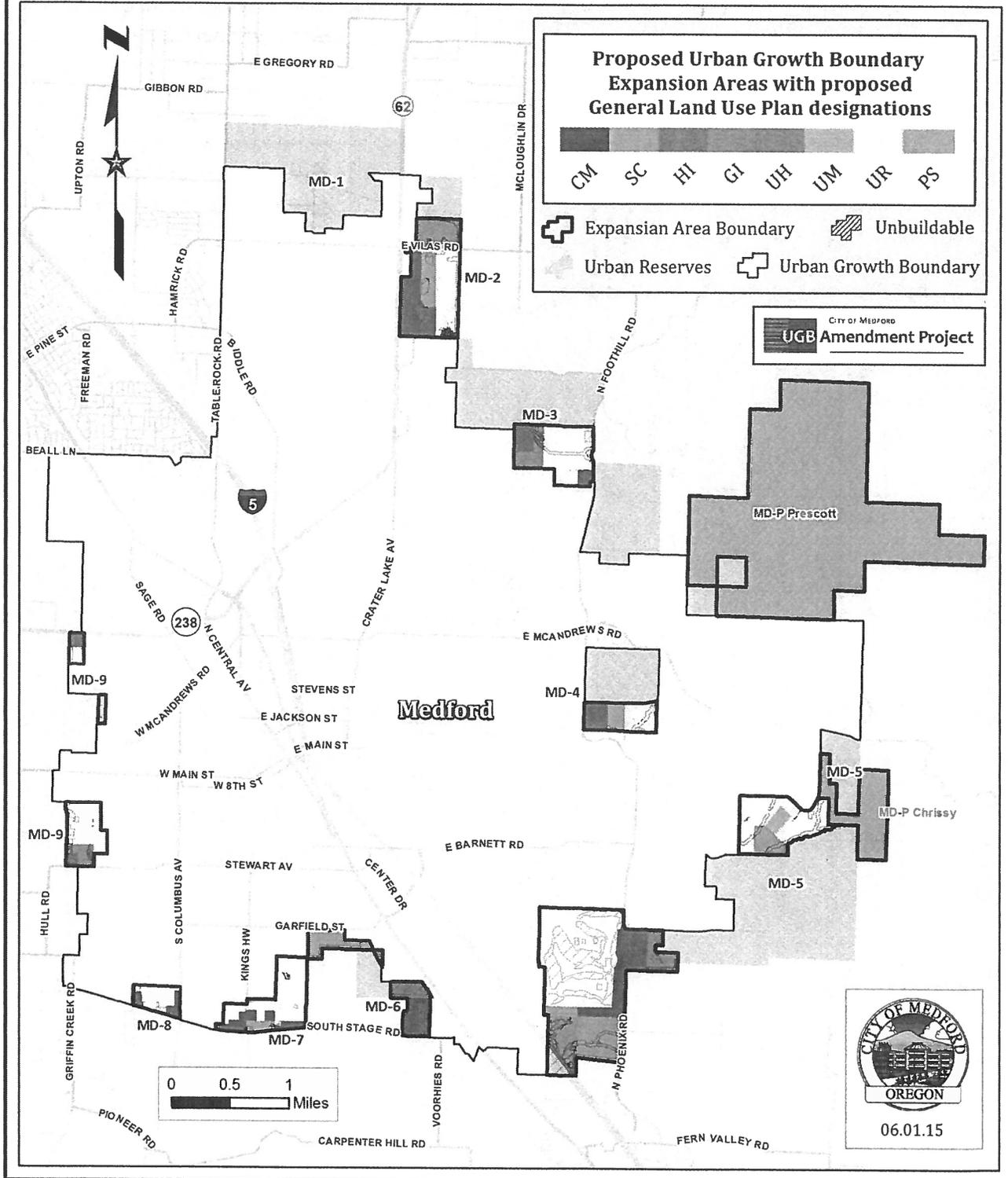
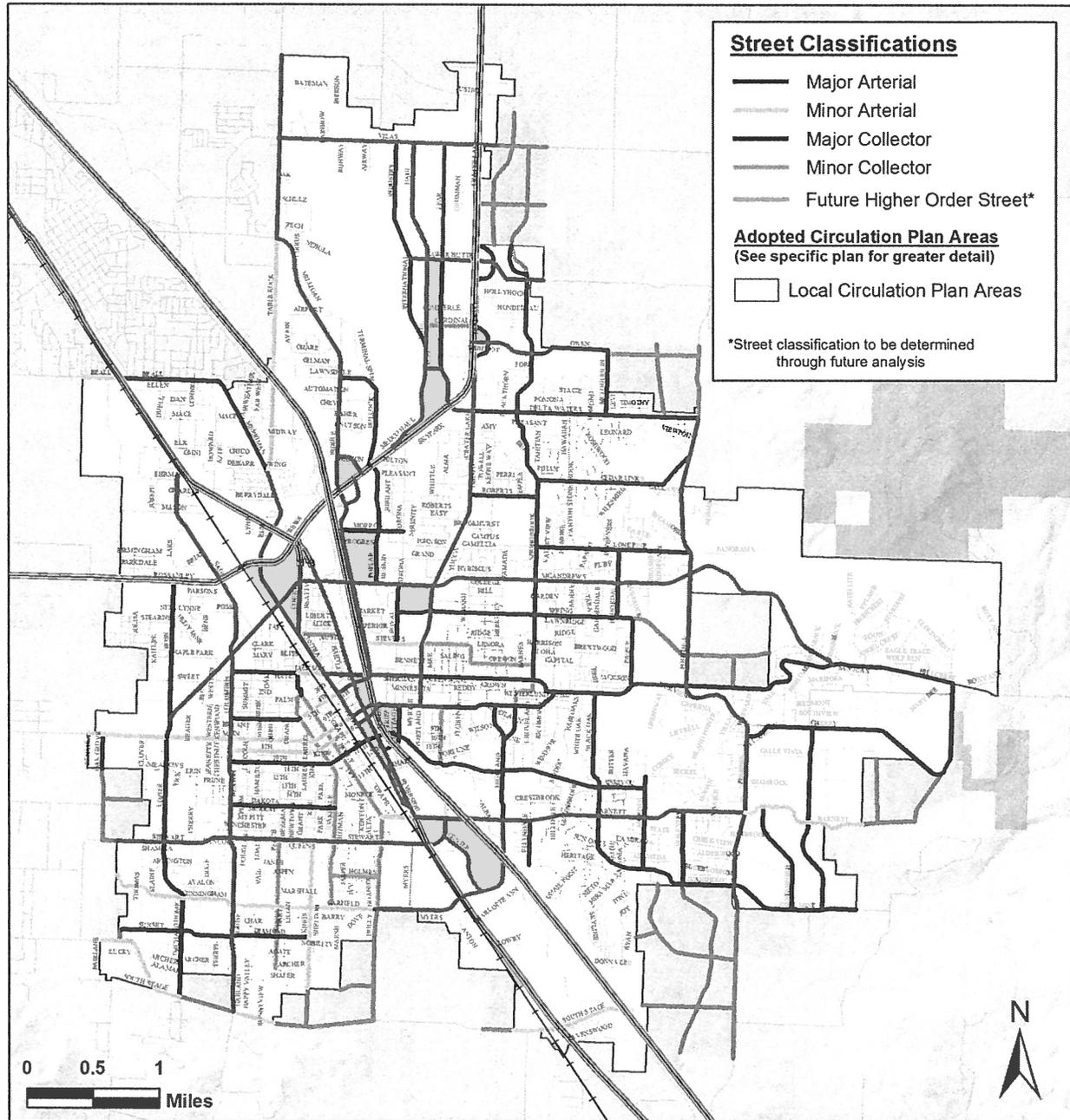


Figure 1-2: Medford Street Functional Classification Plan



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



5.22.15

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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Proposed Text Changes

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. **An urbanization 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 urbanization plan must demonstrate how the planned residential development will meet the minimum density requirement of 6.6 units per gross acre assuming all areas within the development will build out to the minimum allowed densities. 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 residential GLUP map changes—from a lower density designation to a higher-density designation—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. Although this process may cause slight deviation from the Housing Element it is necessary to ensure success in meeting the Regional plan obligations.**
 - 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).**
 - d. **Coordination with applicable irrigation district(s).**
5. **The Centennial golf course must receive an open space assessment from Jackson County for approximately 120 acres of land prior to the annexation of any of the 417.26 acres that make up the following tax lots:**
 - TL-100 (38 1W 04-100)**
 - TL-101 (38 1W 04-101)**
 - TL-700 (37 1W 33-700)**

TL-801 (37 1W 33-801)
TL-900 (37 1W 33-900)
TL-1000 (37 1W 33-1000)
TL-1100 (37 1W 33-1100)
TL-1200 (37 1W 33-1200)
TL-2000 (37 1W 33CA-2000)
TL-4700 (37 1W 33CD-4700)

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**.
 - a. Annexation to the City of Medford shall occur only within the officially adopted UGB.
 - b. Specific annexation decisions shall be governed by the official annexation policies of the City of Medford. The city shall provide an opportunity for Jackson County to respond to pending requests for annexation.
2. **In accordance with the “Agreement Between the City of Medford, Oregon, and Jackson County, Oregon, for the Joint Management of the Medford Urban Reserve” (URMA) and as a requirement for the approval of the 2015 Urban Growth Boundary expansion, the parties agree that the City Council will request County surrender of jurisdiction of several County Roads as listed below upon annexation. The City Council will make the request for County surrender of jurisdiction in accordance with ORS 373.270(6)(a) before the County will approve the 2015 Urban Growth Boundary expansion. Following annexation by the City (which in many cases will be years later), County will surrender jurisdiction in accordance with ORS 373.270(6)(b).**

The City Council will request surrender of the following nexus roads, as defined in the URMA, upon annexation of any portion of the identified urban reserve area:

- **MD-2; East Vilas Road, Crater Lake Highway to 570’ east of Crater Lake Highway.**
- **MD-3; Foothill Road, McAndrews Road to 405’ north of Delta Waters Road.**
- **MD-4; Foothill Road, Hillcrest Road to McAndrews Road.**

The City Council will request surrender of the following roads within the UGB expansion area upon annexation of the road. City shall not annex property fronting any of these roads without also annexing the full road width.

- **MD-2; East Vilas Road, 570' east of Crater Lake Highway to 2540' east of Crater Lake Highway.**
- **MD-3; Foothill Road, 405' to 2875' north of Delta Waters Road.**
- **MD-5; North Phoenix Road, Coal Mine Road to 2780' north of Grove Way (southern boundary of MD-5).**
- **MD-6; South Stage Road, 1830' to 3015' west of Highway 99.**
- **MD-7; South Stage Road, 2735' east of Kings Highway to 1335' west of Kings Highway.**
- **MD-7; Kings Highway, 1470' south of Agate Street to South Stage Road.**
- **MD-8; South Stage Road, Dark Hollow Road to Orchard Home Drive.**
- **MD-8; Orchard Home Drive, 140' north of Alamar Street to South Stage Road.**
- **MD-9; Oak Grove Road, 1320' south of West Main Street to Stewart Avenue.**
- **MD-9; Stewart Avenue, 562' west of Woodlake Avenue to Oak Grove Road.**

The City Council shall request surrender of jurisdiction of the roads identified above regardless of the design standard used to construct the road(s) and regardless of when and how the road(s) became County Roads. The transfer(s) shall occur without compensation and the City shall not impose other conditions that might otherwise be allowed under ORS 373.270(6). County shall ensure the pavement condition of the road(s) is in good or better condition at the time of the transfer as determined by County's Pavement Management Grading System.

When new County Roads are constructed within City's UGB or UR, County shall adhere to City's structural road section specifications. When existing County Roads within City's UGB or UR are widened, County shall adhere to City's structural road section specifications for the widened portion of the County Road. The structural section of the existing road width shall be as specified by the County Engineer.

If County proposes to construct new County Road(s) within the City UGB, County will not begin construction until City Council has requested surrender of jurisdiction of the new road(s) upon annexation.

23. The City of Medford General Land Use Plan (GLUP) Map and zoning designations for unincorporated urbanizable land, and all other city development and building safety standards, shall apply only after annexation to the city; or through a contract of annexation between the city, Jackson County, and other involved parties; or after

proclamation of an annexation having a delayed effective date pursuant to ORS 222.180 (2).

- a. Urban development shall be encouraged to occur on undeveloped and underdeveloped land within city limits prior to the annexation and conversion of other land within the UGB.

34. Except in cases where a contract for annexation has been executed, or after proclamation of an annexation having a delayed effective date pursuant to ORS 222.180 (2), Jackson County shall retain jurisdiction over land use decisions within the unincorporated urbanizable area, and such decisions shall conform to these adopted policies:

- a. Prior to annexation, no land divisions shall be approved by the county which create lots of less than forty (40) acres in size.
- b. Recognizing that unincorporated areas within the UGB could ultimately become part of Medford, the city's recommendations will be given due consideration. It is the intent of the county to administer mutually adopted city/county policies in the unincorporated urbanizable area until the area is annexed to the city.
- c. The city will be requested to respond to pending applications for all land use actions in the unincorporated urbanizable area. If no response is received within 14 days, the county may assume that the city has no objections to the request.
- d. The county will be requested to respond to pending applications for all land use actions within the incorporated area that may affect land under county jurisdiction. If no response is received within 14 days, the city may assume that the county has no objections to the request.
- e. If the city and county have mutually approved, and the city has adopted, conversion plan regulations for the orderly conversion of property from county to city jurisdiction, the county will require that applications for subdivisions, partitions, or other land divisions within the UGB be consistent with the city's *Comprehensive Plan*. Once developed, the mutually agreed upon conversion plan shall be the paramount document, until incorporation occurs.

45. Any land use actions within the unincorporated urbanizable area shall conform to urban standards and public improvement requirements as contained in the city and county Land Development Codes, except that in the case of a conflict between the two, the more restrictive shall apply.

56. Within the unincorporated urbanizable area, execution and recording of an Irrevocable Consent to Annex to the City, pursuant to ORS 222.115, shall be required for:
- a. Single-family residential permits
 - b. Sanitary sewer and water hook-up permits¹
 - c. All land use actions subject to county Site Plan Review
67. The city, county and affected agencies shall coordinate the expansion and development of all urban facilities and services within the urbanizable area.
- a. Urban facilities and services shall be planned in a manner which limits duplication to provide greater efficiency and economy of operation.
 - b. A proposed single urban facility or service extension within the unincorporated urbanizable area must be coordinated with the planned future development of all other urban facilities and services appropriate to that area prior to approval, and shall be provided at levels necessary for expected uses as designated on the Medford *Comprehensive Plan*.
 - c. The city shall be responsible for adopting and maintaining a public facilities plan for the city and unincorporated urbanizable area pursuant to OAR 660-11.
 - d. When development occurs within an unincorporated urbanizable area subject to a contract for annexation, or after proclamation of an annexation having a delayed effective date pursuant to ORS 222.180 (2), any or all city services may be extended to these areas. All associated fees and charges which are applicable within the city shall be applicable to these areas, and shall be paid to the city pursuant to city regulations.
78. Provision of sewer and water services may only occur beyond the UGB after approval by the provider agency and Jackson County, and when a danger to public health as defined by ORS 431.705 (5) exists. The services thus authorized shall serve only the area in which the danger exists, and shall provide a level of service consistent with the Jackson County *Comprehensive Plan* designation.
89. All county road construction and reconstruction resulting from new development, redevelopment, or land divisions in the urbanizable area shall be built to urban standards, except that the term reconstruction does not include normal road maintenance by the county.

¹ This policy, with reference to sewer hook-ups provided by Bear Creek Valley Sanitary Authority (BCVSA), has been disallowed by the Oregon Court of Appeals.

- 910.** Long range transportation and air quality planning for the urbanizable area shall be a joint city/county process coordinated with all affected agencies.
- ~~1011.~~ Land within the urbanizable area which currently supports a farm use, as defined by ORS 215.203, shall be encouraged, through zoning and appropriate tax incentives, to remain in that use for as long as is economically feasible for the property owner.
- a. Economically feasible, as used in this policy, is interpreted to mean feasible from the standpoint of the property owner. Implementation of this policy will be done on a voluntary basis. Exclusive Farm Use (EFU) zoning may be applied to qualifying land by the county, with the understanding that such land is considered available over a period of time for urban uses.
 - b. This policy applies only to areas in the UGB identified by the city or county Comprehensive Plans as agricultural land, and shall not be used as a standard to review other land use applications within the urbanizable area.
 - c. This policy is not intended to preclude the use of EFU land for essential public facilities and services to serve the urban and urbanizable areas.
- ~~1112.~~ Proposed land use changes immediately inside the UGB shall be considered in light of their impact on, and compatibility with, existing agricultural and other rural uses outside the UGB. To the extent that it is consistent with state land use law, proposed land use changes outside the UGB shall be considered in light of their impact on, and compatibility with, existing urban uses within the UGB.
- ~~1213.~~ The city and county acknowledge the importance of permanently protecting agricultural land outside the UGB zoned EFU, and acknowledge that both jurisdictions maintain, and will continue to maintain, policies regarding the buffering of said lands. Urban development will be allowed to occur on land adjacent to land zoned EFU when the controlling jurisdiction determines that such development will be compatible with the adjacent farm use. Buffering shall occur on the urbanizable land adjacent to the UGB. The amount and type of buffering required will be considered in light of the urban growth and development policies of the city, and circumstances particular to the agricultural land. The controlling jurisdiction will request and give standing to the non-controlling jurisdiction for recommendations concerning buffering of urban development proposals adjacent to lands zoned EFU. Buffering options may include:
- a. Physical separation through special setbacks for new urban structures adjacent to the UGB;
 - b. Acquisition by public agencies;
 - c. Lower densities at the periphery of the UGB than those allowed elsewhere in the city;

- d. Strategic location of roads, golf courses, or other visible public or semi-public open spaces;
- e. Use of vegetative screens, earthen berms, and fences of sufficient height and substance to help reduce the trespass of people, animals, and vehicles;
- f. Orientation of structures and fencing relative to usable exterior space, such as patios, rear yards, and courts, so that the potential impacts from spray drift, dust, odors, and noise intrusion are minimized;
- g. Design and construction of all habitable buildings, including window and door locations, so that the potential impacts of spray drift, dust, odors, and noise intrusion are minimized;

In addition, a deed declaration recognizing common, customary, and accepted farming practices shall be required for all development occurring within 300 feet of EFU zoned land.

- ~~13~~**14.** All UGB amendments shall include adjacent street and other transportation rights-of-way.
- ~~14~~**15.** An Area of Mutual Planning Concern may be delineated on the county Comprehensive Plan and Zoning maps along with the UGB. This is an area within which Medford and Jackson County have mutual concern over the land use planning decisions that may occur. The area may be significant in terms of its agricultural, scenic, or open space characteristics, or may be designated as an urban reserve to facilitate long range, inter-jurisdictional planning for future urbanization. The area may also provide an important buffer between Medford and other urban areas. The Area of Mutual Planning Concern is not subject to annexation, and is an area in which the county will coordinate all land use planning and activity with Medford.

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~~**21,684** acres (~~27.95~~**33.88** 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 Reserve* The Urban Reserve was created through the Regional Problem Solving (RPS) process and adopted into the Comprehensive Plan in the Regional Plan Element in 2012. 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.

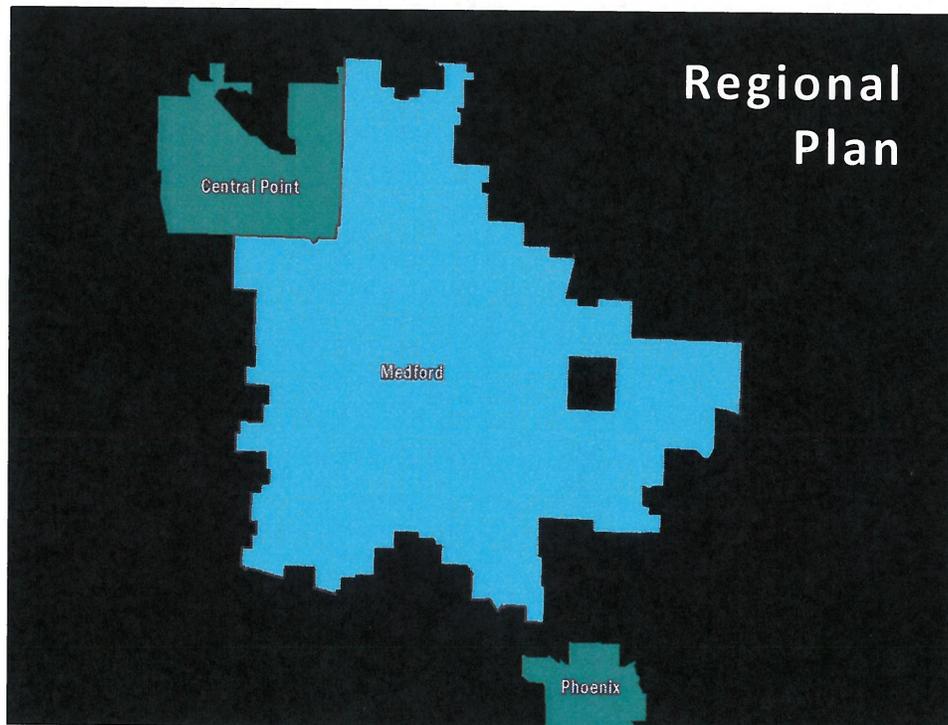
Urban Growth Boundary Amendment CP-14-114



City Council Study Session

July 23, 2015

Presented by: John Adam and Joe Slaughter



Land Need components

Buildable Lands
Inventory

2007

Housing
Element

2010

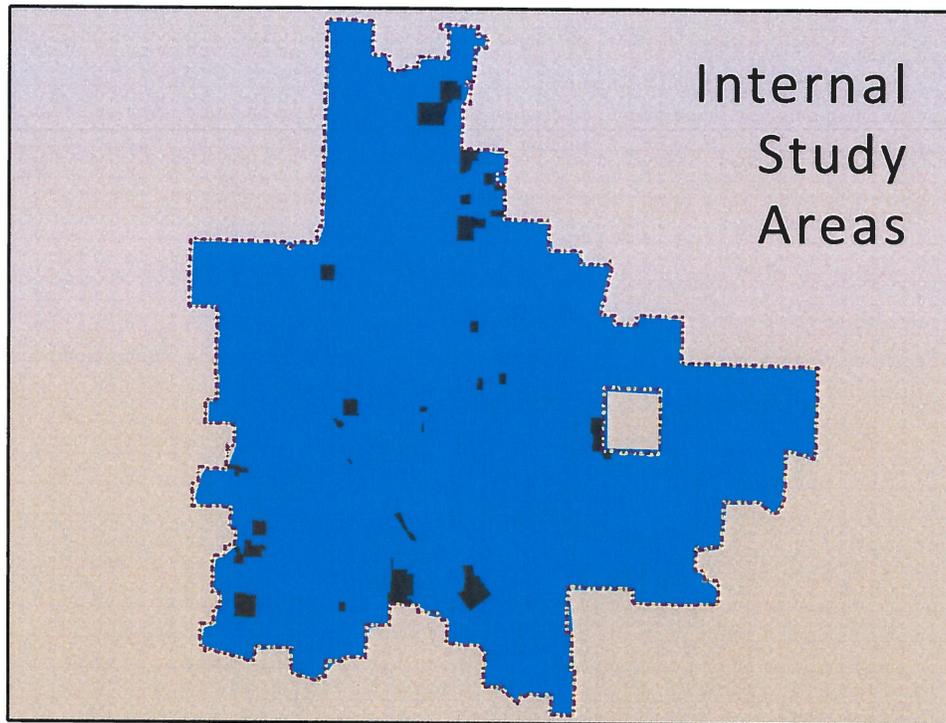
Population
forecast

2007

Economic
Element

2008





Criteria

Goal 14

- Land Need
- Boundary Location
 - 1) Efficient accommodation of identified land need
 - 2) Orderly and economic provisions of public facilities and services
 - 3) Comparative environmental, social, economic, and energy (ESEE) consequences
 - 4) Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside of the UGB

Land Need

The City of Medford has demonstrated a need for additional land to meet its 20-year supply in its Comprehensive Plan

- Population Element
- Buildable Land Inventory (BLI)
- Economic Element
- Housing Element
- Regional Plan Element
- Efficiency measures (SALs)

Land Need

Total Need 1,669 acres

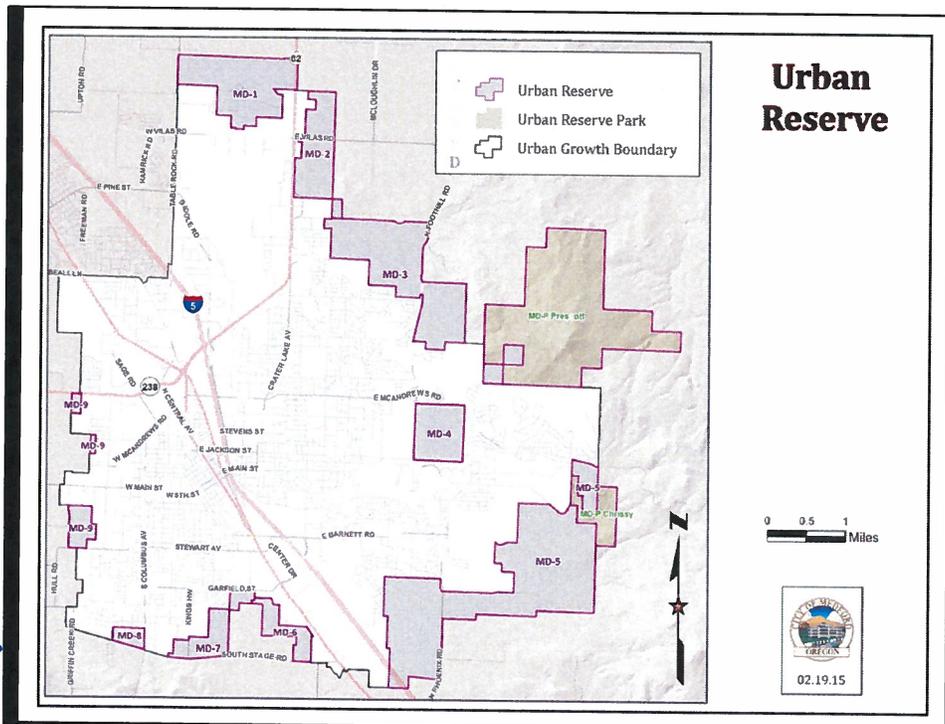
- Residential = 1,032 acres
 - 885 acres UR
 - 27 acres UM
 - 120 acres UH
- Employment = 637 acres
 - 222 acres SC
 - 318 acres CM
 - 97 acres GI & HI

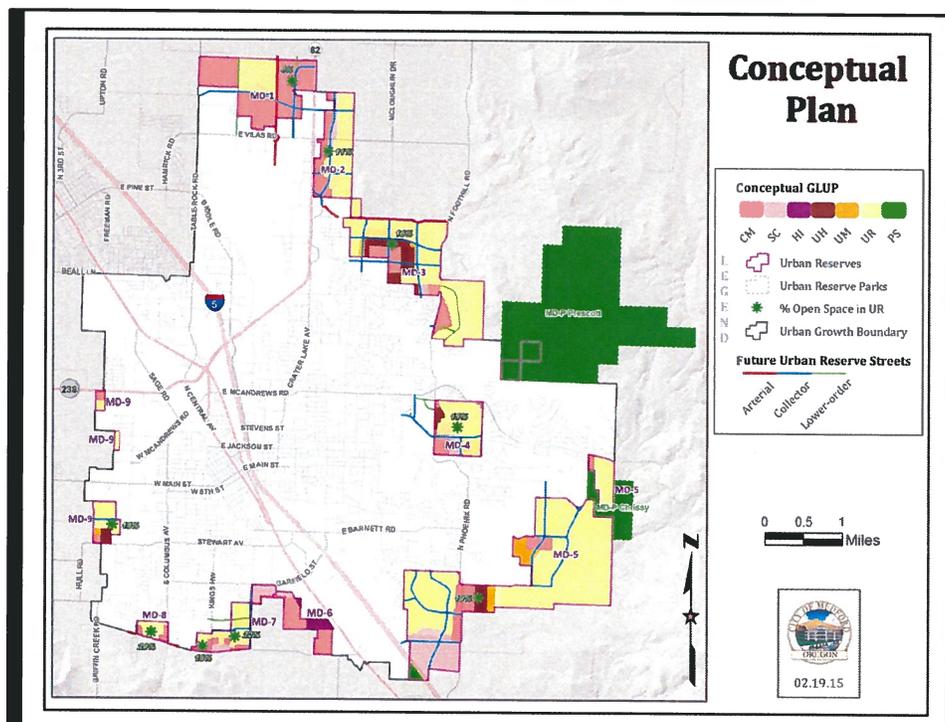
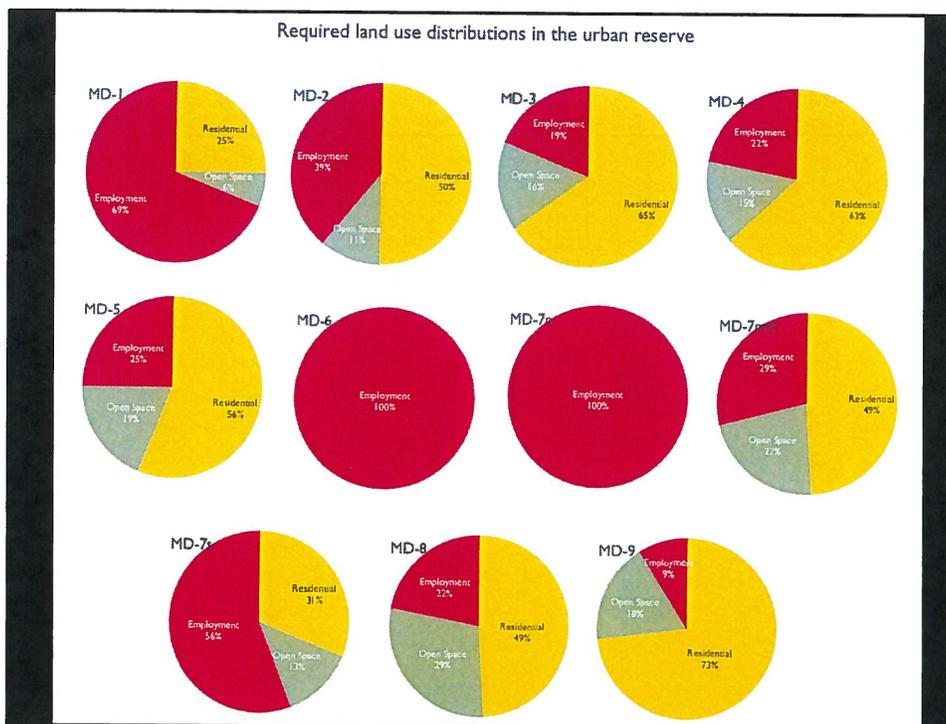
These numbers went to the Planning Commission

Urban Reserve

- Created through Regional Problem Solving (RPS)
- Adopted in Regional Plan Element
- 50-year land supply

1900
acres of
parkland
Prescott -
Chrissy
Park

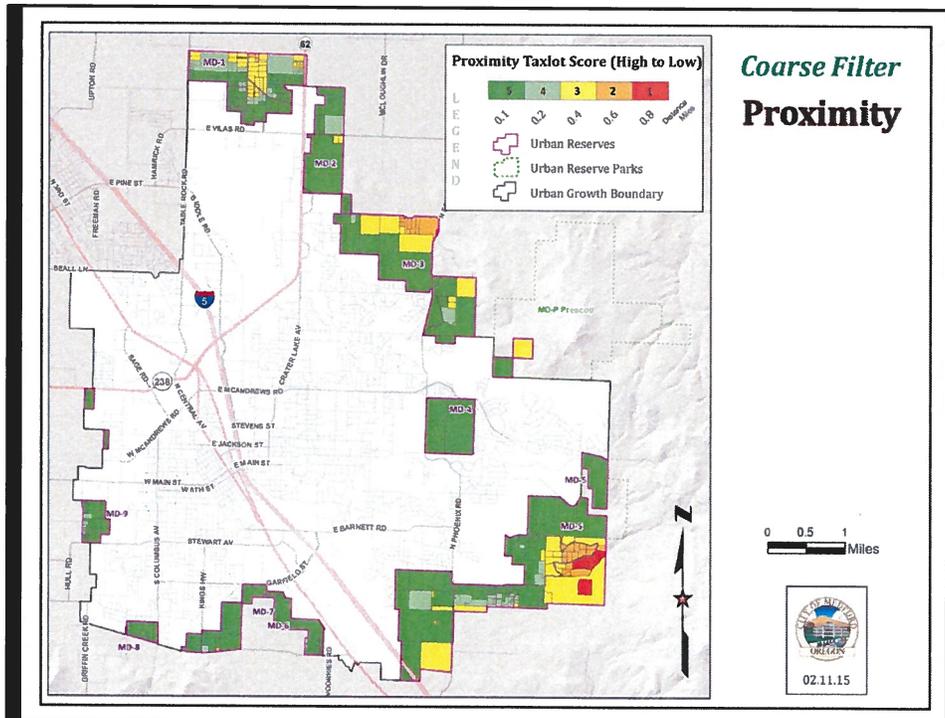


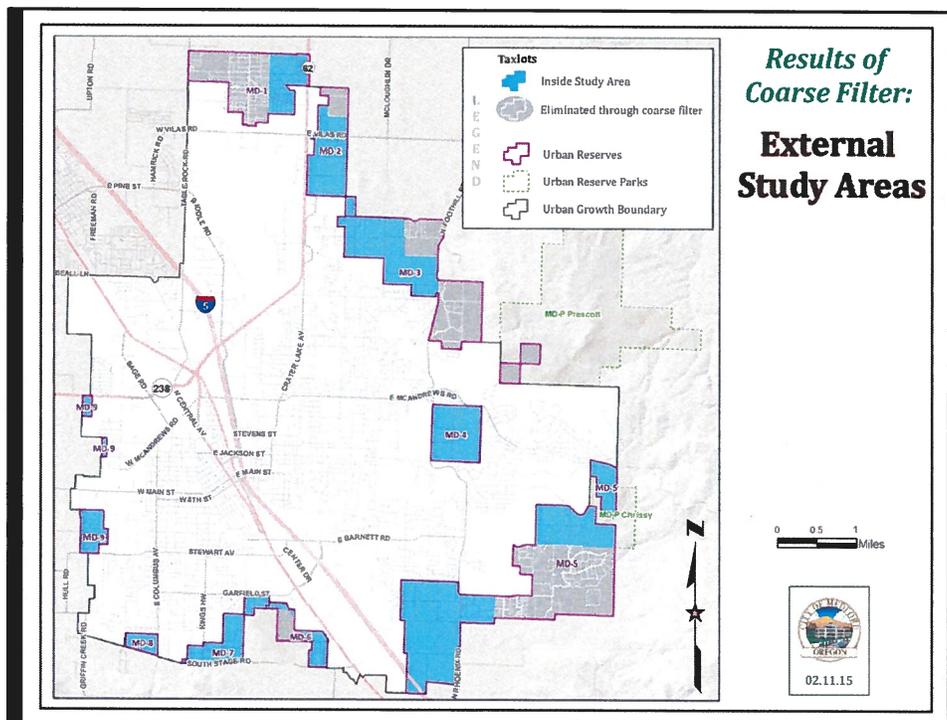
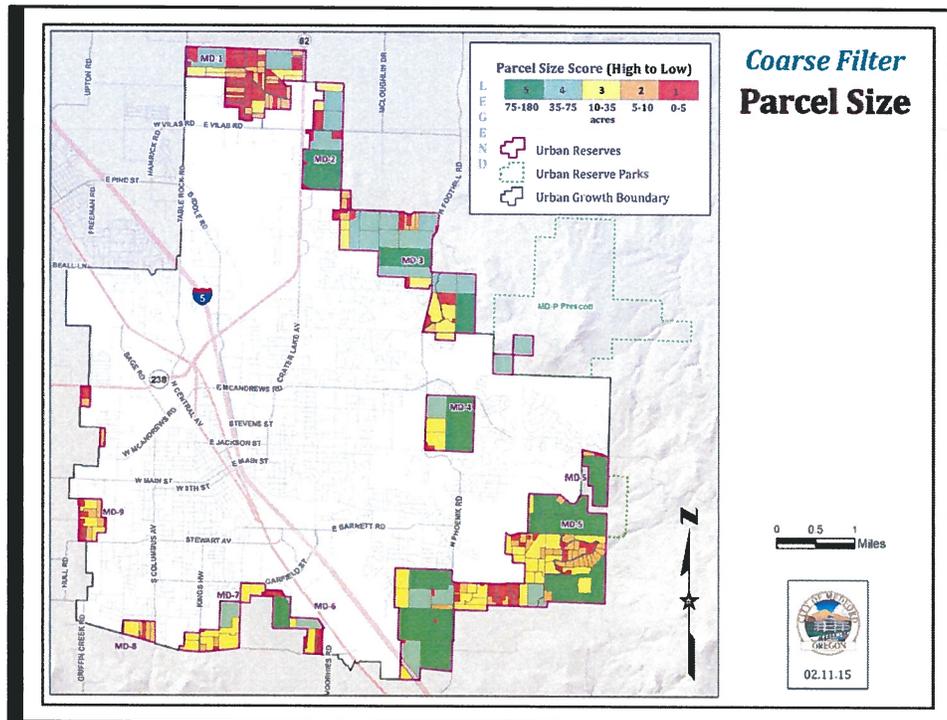


From Goal 14

Boundary Location

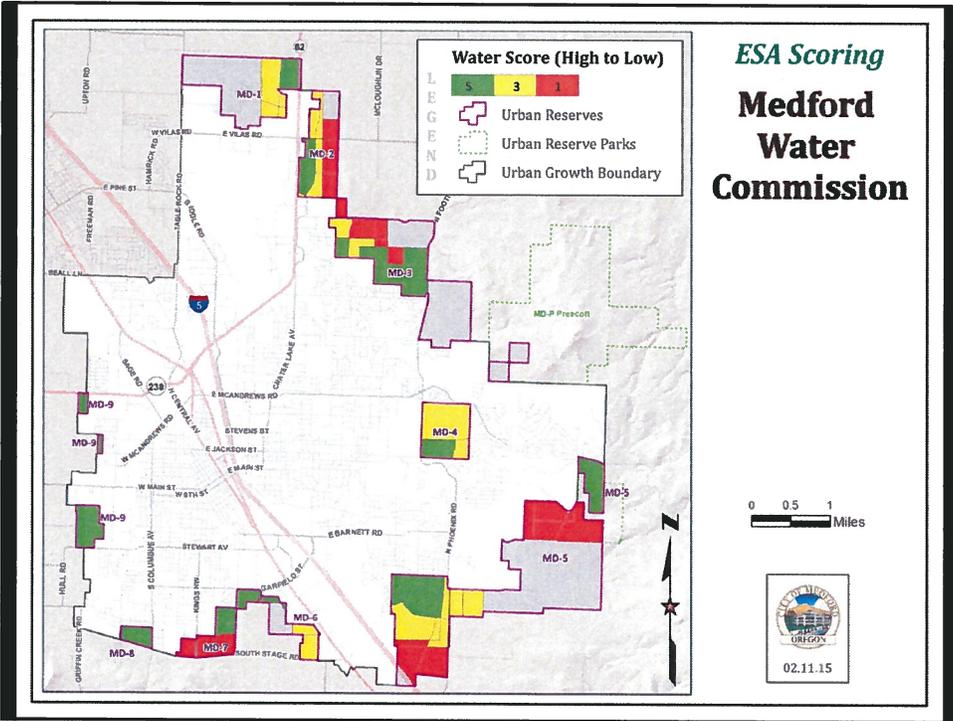
- 1) Efficient accommodation of identified land need
 - Coarse Filter
 - ✓ Proximity
 - ✓ Parcel Size (parcelization)

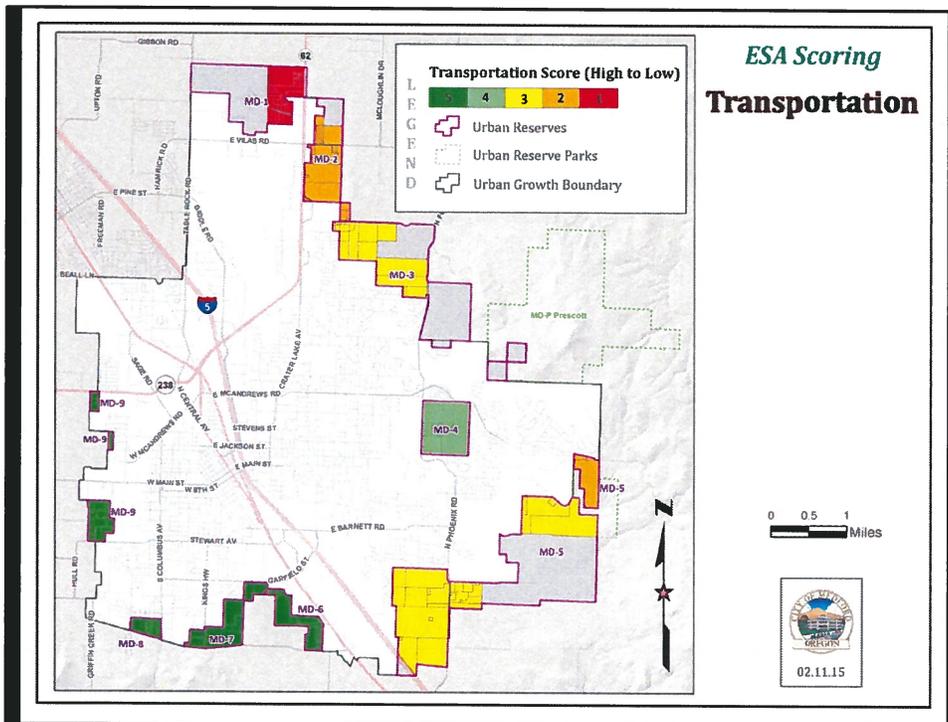
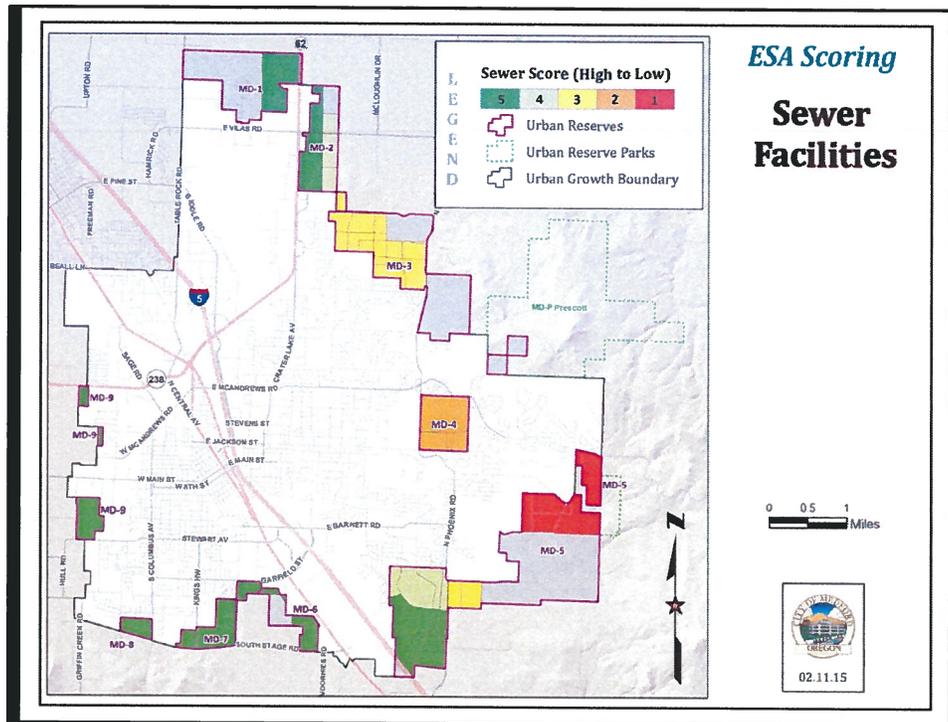




Boundary Location

- 2) Orderly and economic provisions of public facilities and services
 - Rank serviceability for
 - ✓ Water
 - ✓ Sewer
 - ✓ Transportation





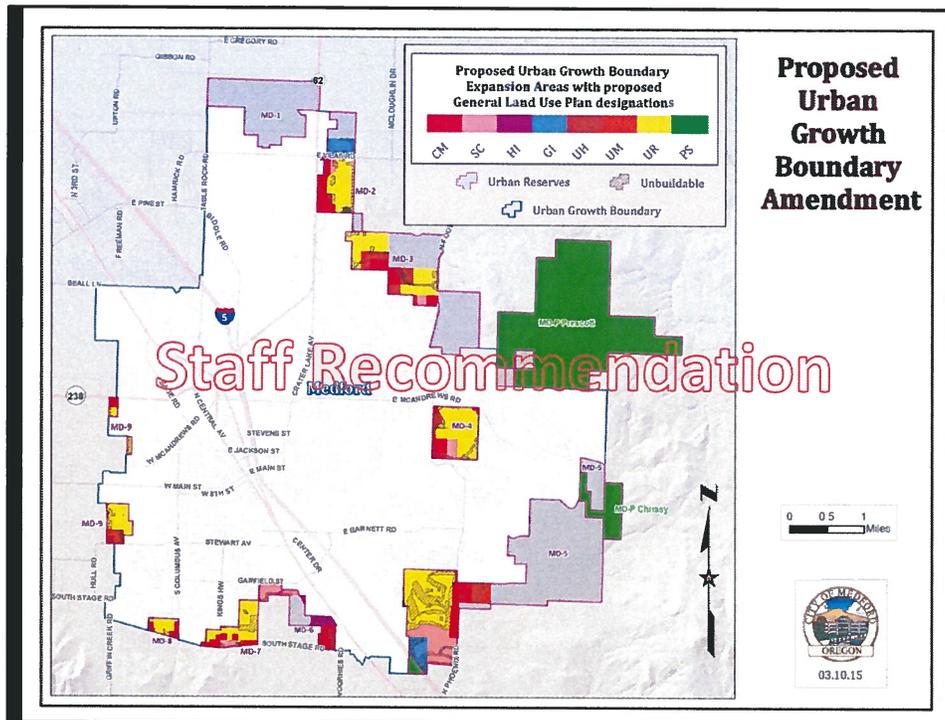
Based on vehicle trips

Boundary Location

- 3) Comparative environmental, social, economic, and energy (ESEE) consequences
 - Staff's recommendation evaluated based on the objective criteria used to determine efficiency and serviceability
 - Public testimony expected to more fully address this factor
 - Policy and values

Boundary Location

- 4) Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside of the UGB
 - The existence of the urban reserve and the buffer yard requirements of the code allow the City to meet this factor fairly uniformly wherever it chooses to expand



Summary of Staff Recommendation

	Number of Acres
Total Expansion Proposal	3,948
Developed or Unbuildable Land	402
Prescott Park and Chrissy Park	1,877
Land for Future Development (Residential + Employment)	1,669
Residential Land Amount	1,032
Low-Density Residential (UR)	885
Medium-Density Residential (UM)	27
High-Density Residential (UH)	120
Employment Land Amount	637
Service Commercial (SC)	222
Commercial (CM)	318
General Industrial (GI)	90
Heavy Industrial (HI)	7

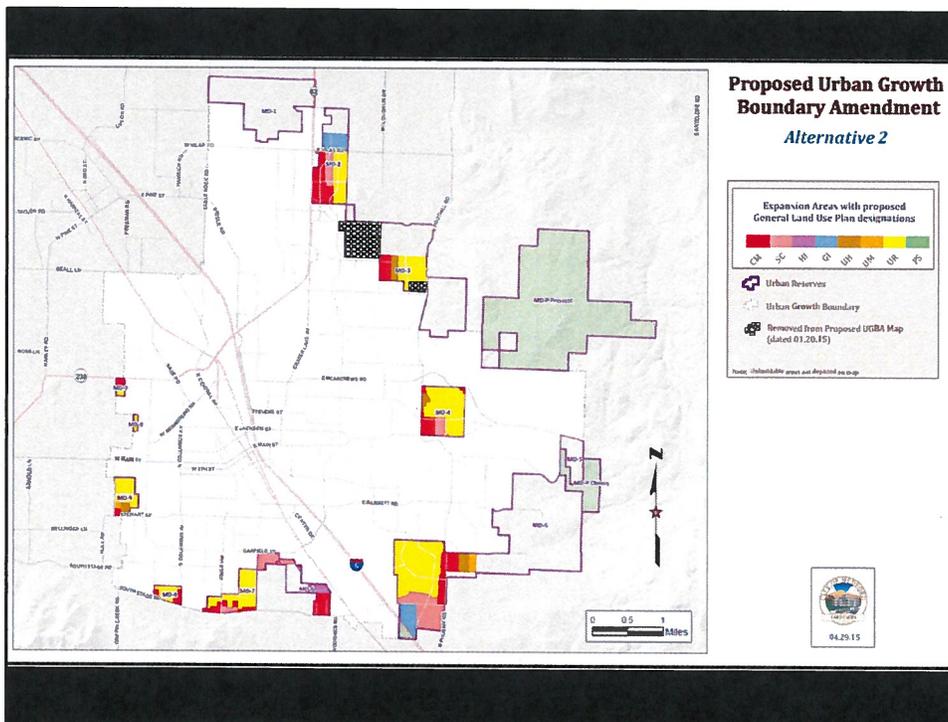
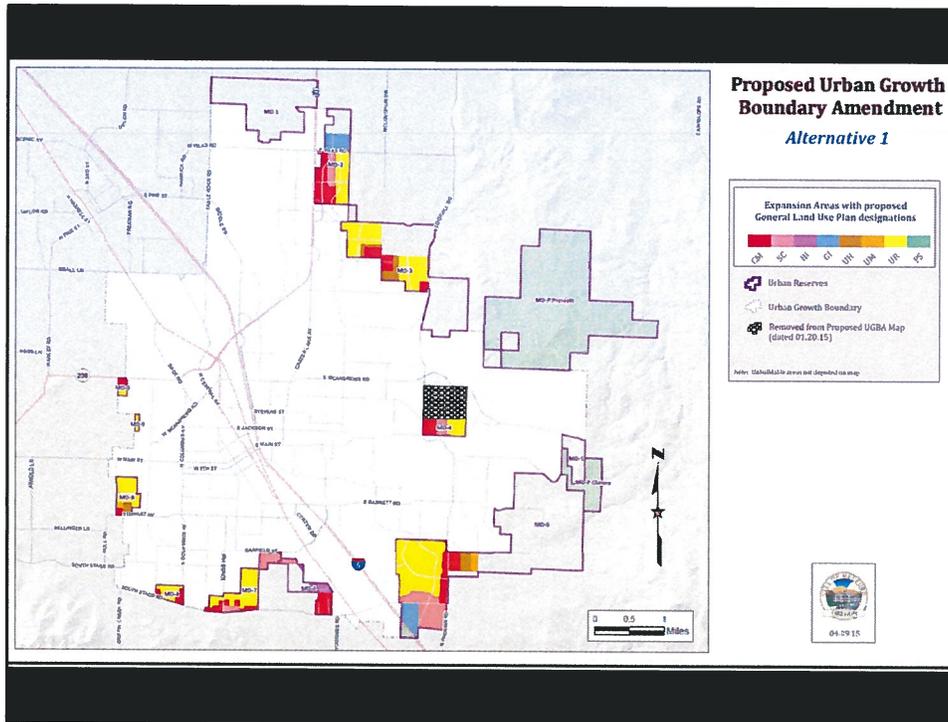
Challenges to Land Need

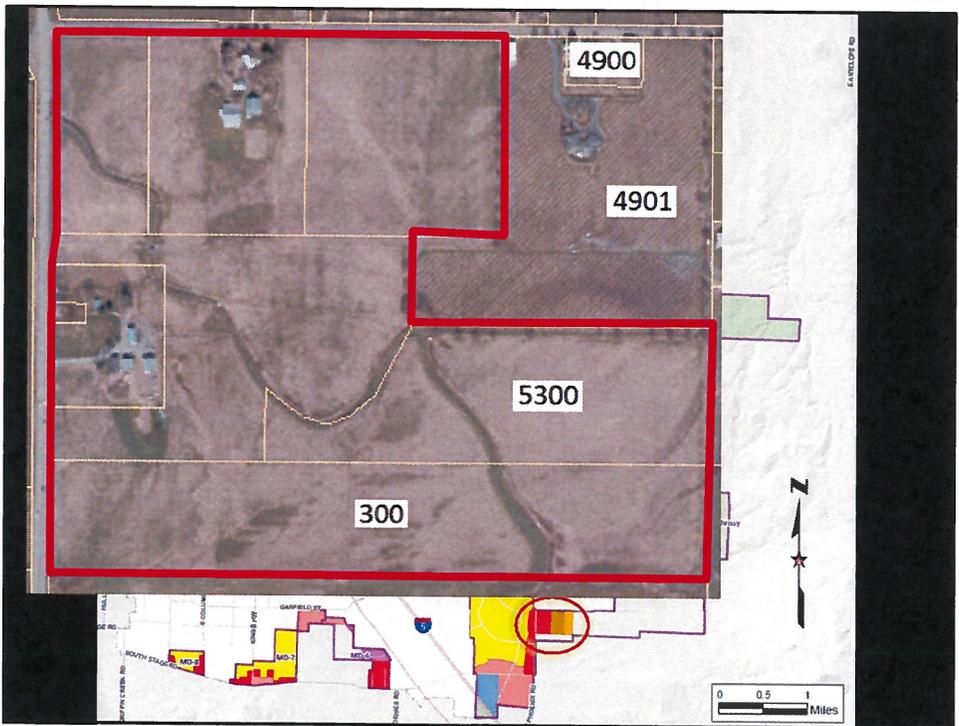
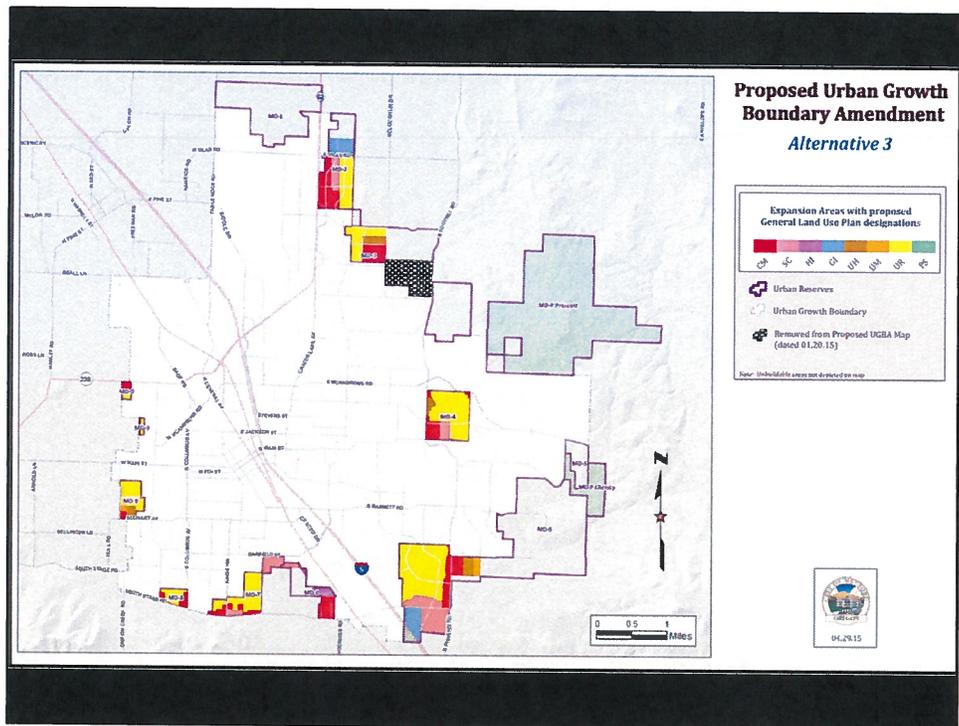
1. 135 acres out of residential (public and semi-public land) – double count of public administration
2. 18 acres out of residential (public and semi-public land) – error in counting golf course and error in calculating land need for schools
3. 22 acres from unbuildable to developable – reclassify Oregon State University experiment station property

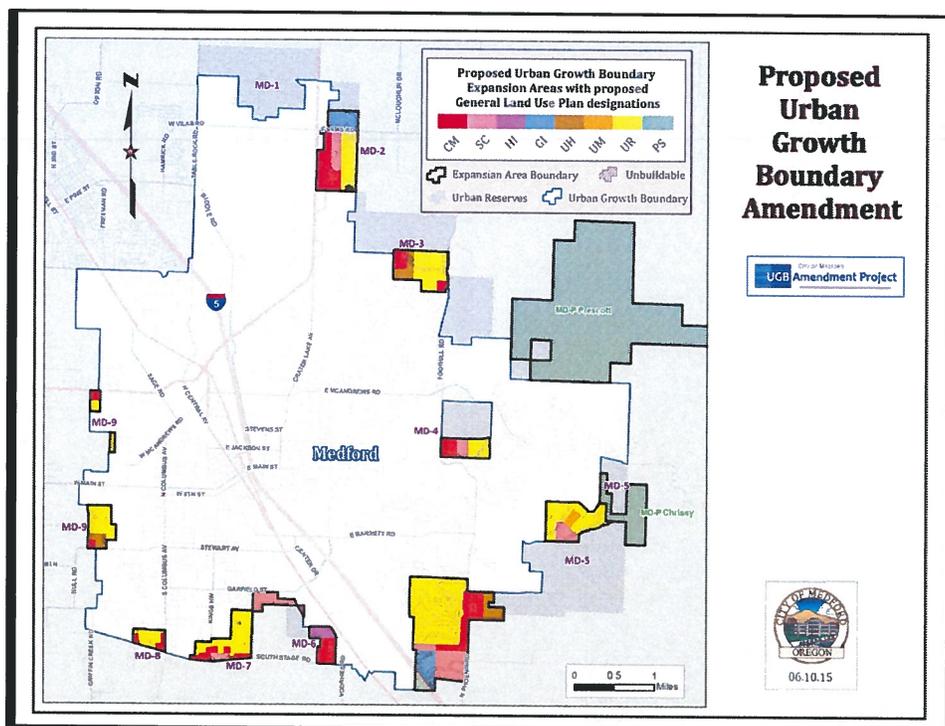
Land Need

Total Need 1,516 acres

- Residential = 879 acres
 - 778 acres UR
 - 17 acres UM
 - 84 acres UH
- Employment = 637 acres
 - 222 acres SC
 - 318 acres CM
 - 97 acres GI & HI







Summary of PC Recommendation

	Number of Acres
Total Expansion Proposal	3,795
Developed or Unbuildable Land	398
Prescott Park and Chrissy Park	1,877
Land for Future Development (Residential + Employment)	1,520
Residential Land Amount	884
Low-Density Residential (UR)	783
Medium-Density Residential (UM)	18
High-Density Residential (UH)	83
Employment Land Amount	636
Service Commercial (SC)	222
Commercial (CM)	317
General Industrial (GI)	90
Heavy Industrial (HI)	7