

# UGBA UPDATE

Urban Growth Boundary Amendment

# Two Parts

- \* First Part: Informational – Staff presenting an update on the Urban Growth Boundary amendment process and the upcoming open house.
- \* Second Part: Direction – Staff seeking direction regarding the PALs (ISAs) and ESAs coordination and timing.

# Why UGBA?

- \* Urban Growth Boundary (UGB) is intended to provide a 20-year land supply for the city per Oregon Revised Statute (ORS) 197.296
- \* City's current UGB was adopted in 1990
- \* ORS 197.296(6) – meet need by
  - 1) Increasing the developable capacity within UGB
  - 2) Expanding UGB
  - 3) Or combination of these two

# UGBA Phase 1 and Phase 2

Staff recommended the combination approach to Council at the July 11, 2013 study session and Council concurred

- \* UGBA Phase 1: Proposed Amendment Locations (PALs) – Originally the Internal Study Areas (ISAs)
- \* UGBA Phase 2: External Study Areas (ESAs)

# History

- \* Population Element adopted November 2007
- \* Buildable Lands Inventory (BLI) adopted February 2008
- \* Economic Element adopted December 2008
- \* Housing Element adopted December 2010
- \* Regional Plan Element adopted August 2012
- \* ISAs (PALs) recommendation from PC April 2014

# Land Need

Before the PALs

- \* Total = 1,705 acres

After the PALs (assuming they are adopted as recommended by PC)

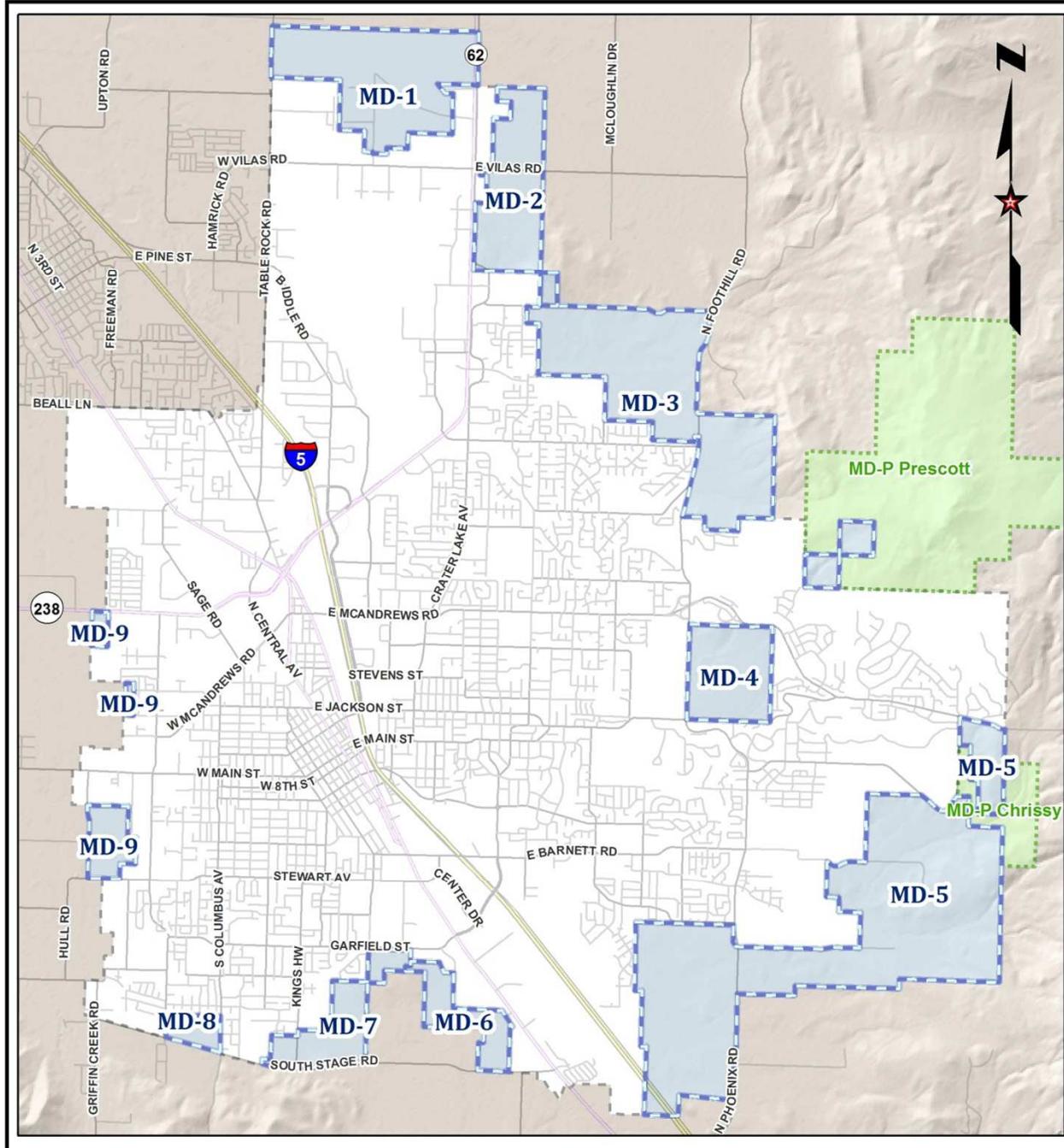
- \* Total = 1,640 acres

Difference

- \* 65 fewer acres

# Urban Reserve (UR)

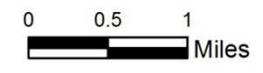
- \* Created through Regional Problem Solving (RPS)
- \* Adopted in Regional Plan Element
- \* 50-year land supply
- \* 4,410 acres (buildable and non-buildable)
- \* +1,877 acres for Prescott and Chrissy parks



# ESA Scoring Urban Reserves

**LEGEND**

-  Urban Reserves
-  Urban Reserve Parks
-  Urban Growth Boundary



10.10.14

# Conceptual Plan

## LEGEND

### Conceptual GLUP

- CM
- SC
- HI
- UH
- UM
- UR
- PS

% Open Space in UR

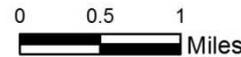
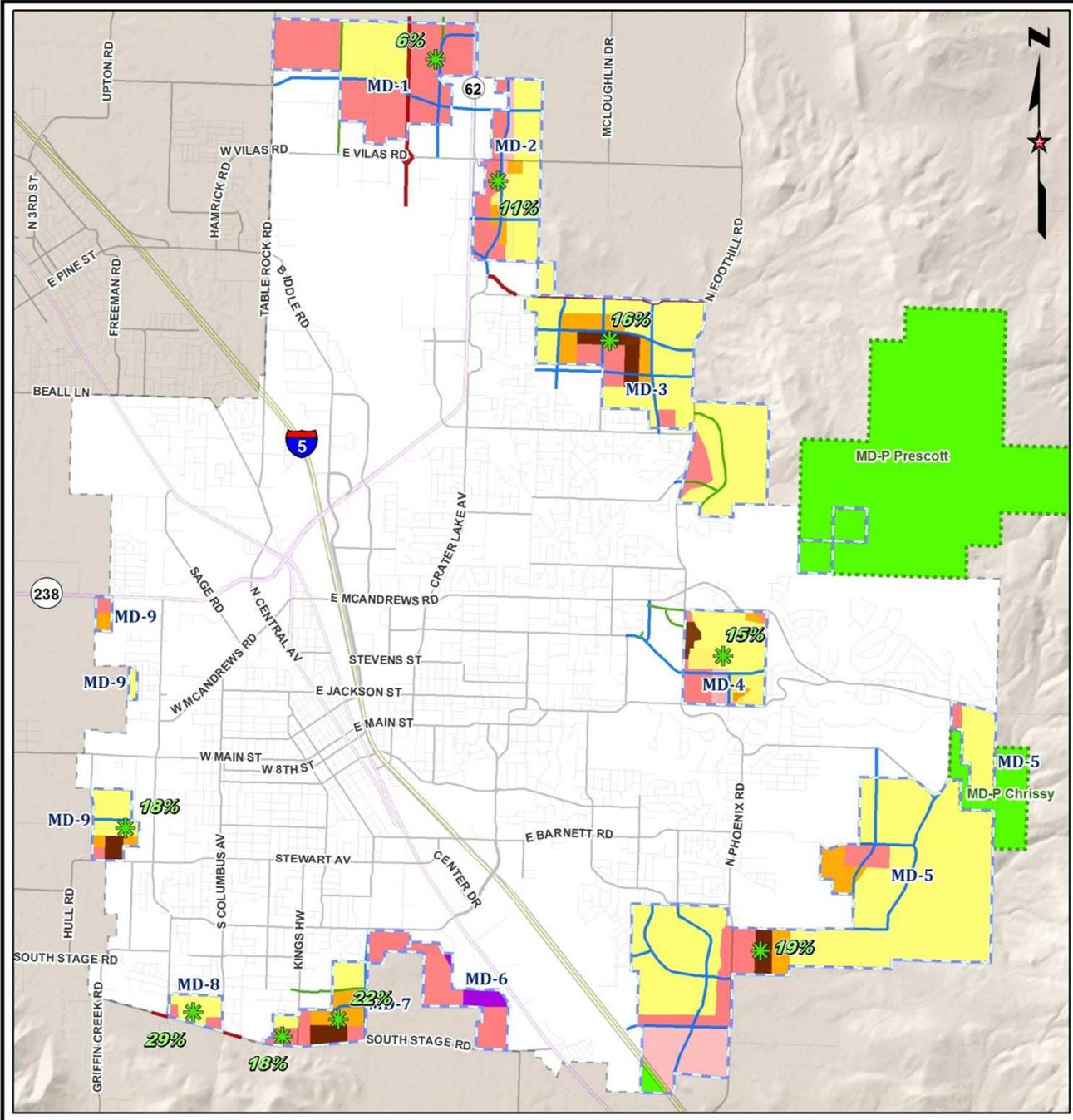
Urban Reserves (no parks)

Urban Reserve Parks

Urban Growth Boundary

### Future Urban Reserve Streets

- Arterial
- Collector
- Lower-order



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# The Ranking Process

- \* 4,410 acre supply
- \* 1,640 acre need
- \* Process to objectively rank External Study Areas
- \* Scores will be use to formulate a recommendation
- \* No recommendation yet
- \* Explain the ranking process
- \* Information for October 28<sup>th</sup> open house

# Ranking the UR

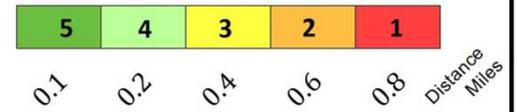
## Coarse Filter

- \* Proximity
- \* Parcel Size

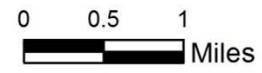
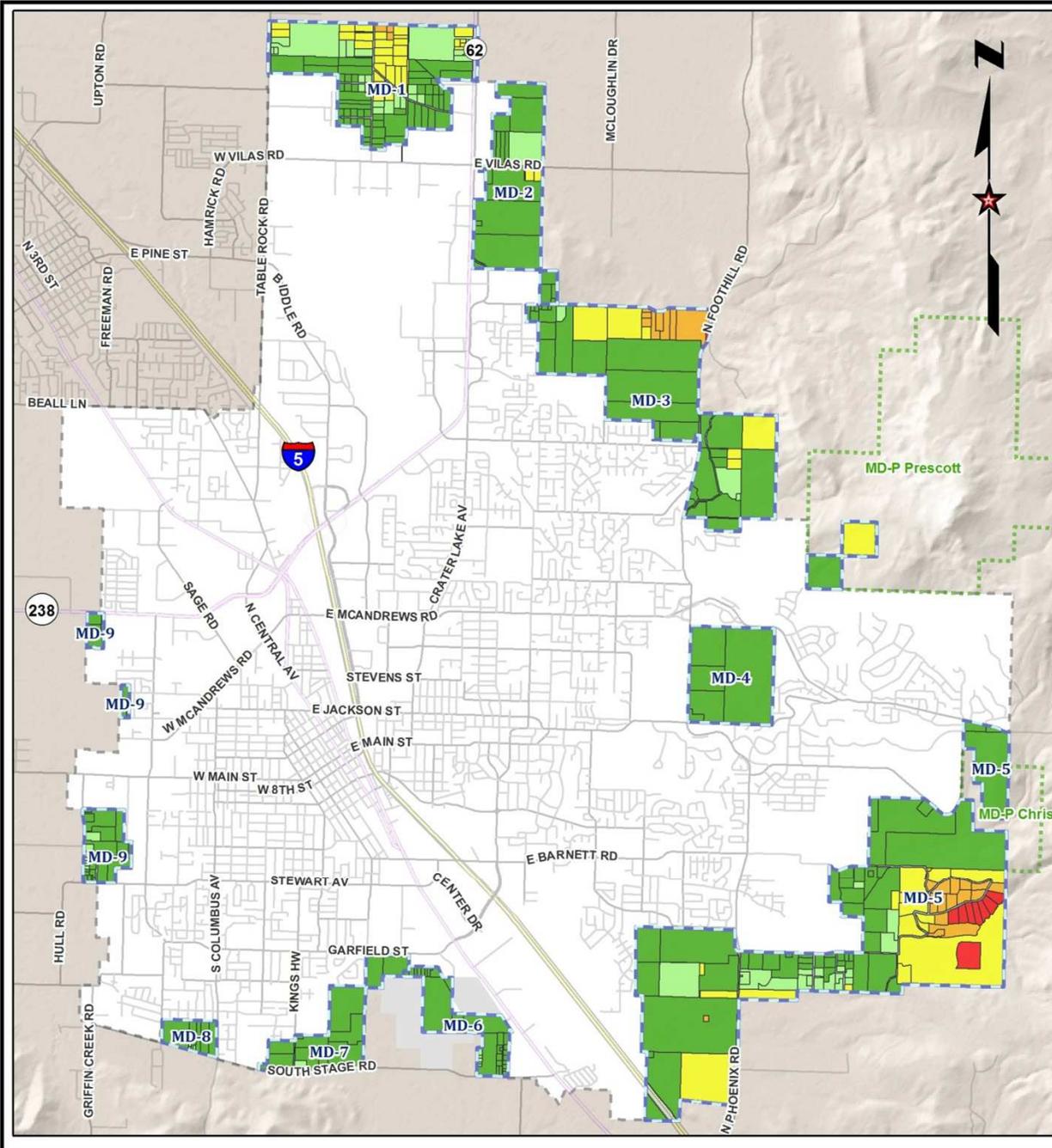
# ESA Scoring Proximity

LEGEND

Proximity Taxlot Score  
 (High to Low)



- Urban Reserves
- Urban Reserve Parks
- Urban Growth Boundary



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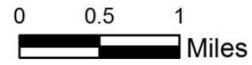
# ESA Scoring Parcel Size

**LEGEND**

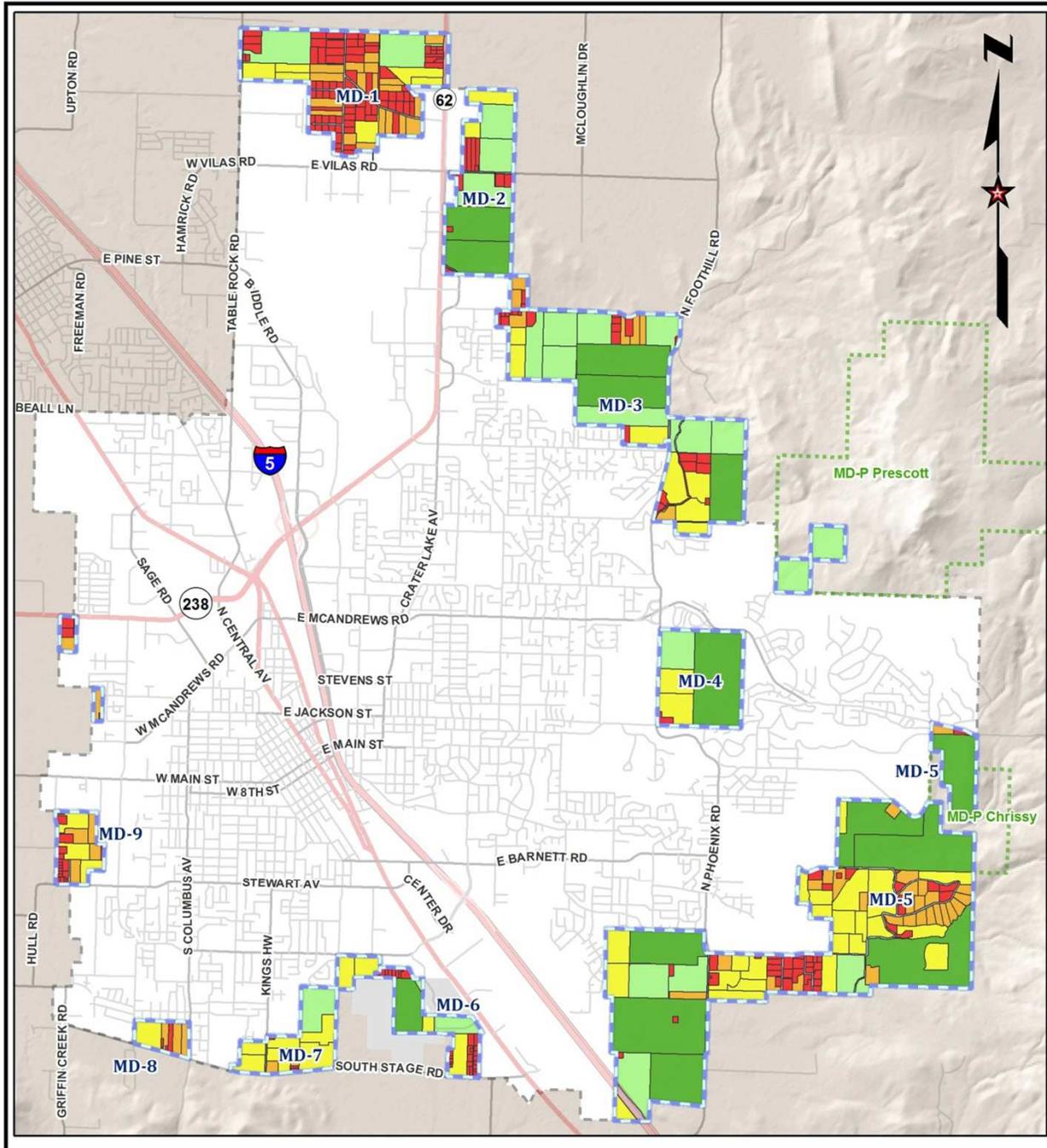
**Parcel Size Score (High to Low)**

5	4	3	2	1
75-180	35-75	10-35	5-10	0-5
acres				

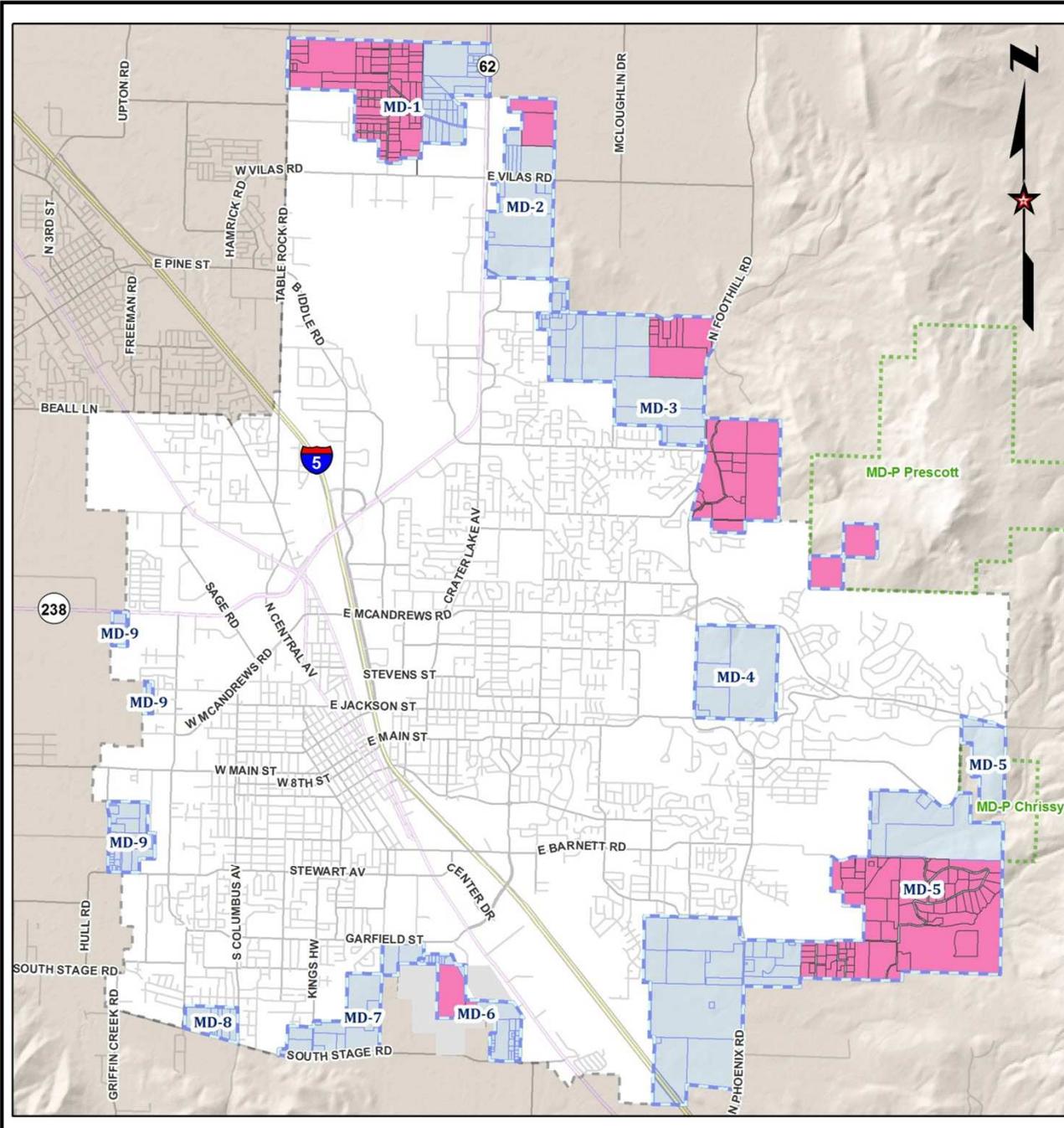
-  Urban Reserves
-  Urban Reserve Parks
-  Urban Growth Boundary



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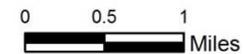
# ESA Scoring Filters



## LEGEND

### Taxlots

-  Eliminated through coarse filter
-  Inside Study Area
-  Urban Reserves
-  Urban Reserve Parks
-  Urban Growth Boundary



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# Result of Coarse Filter

4,410 acres (buildable and non-buildable)

2,314 acres (buildable only)

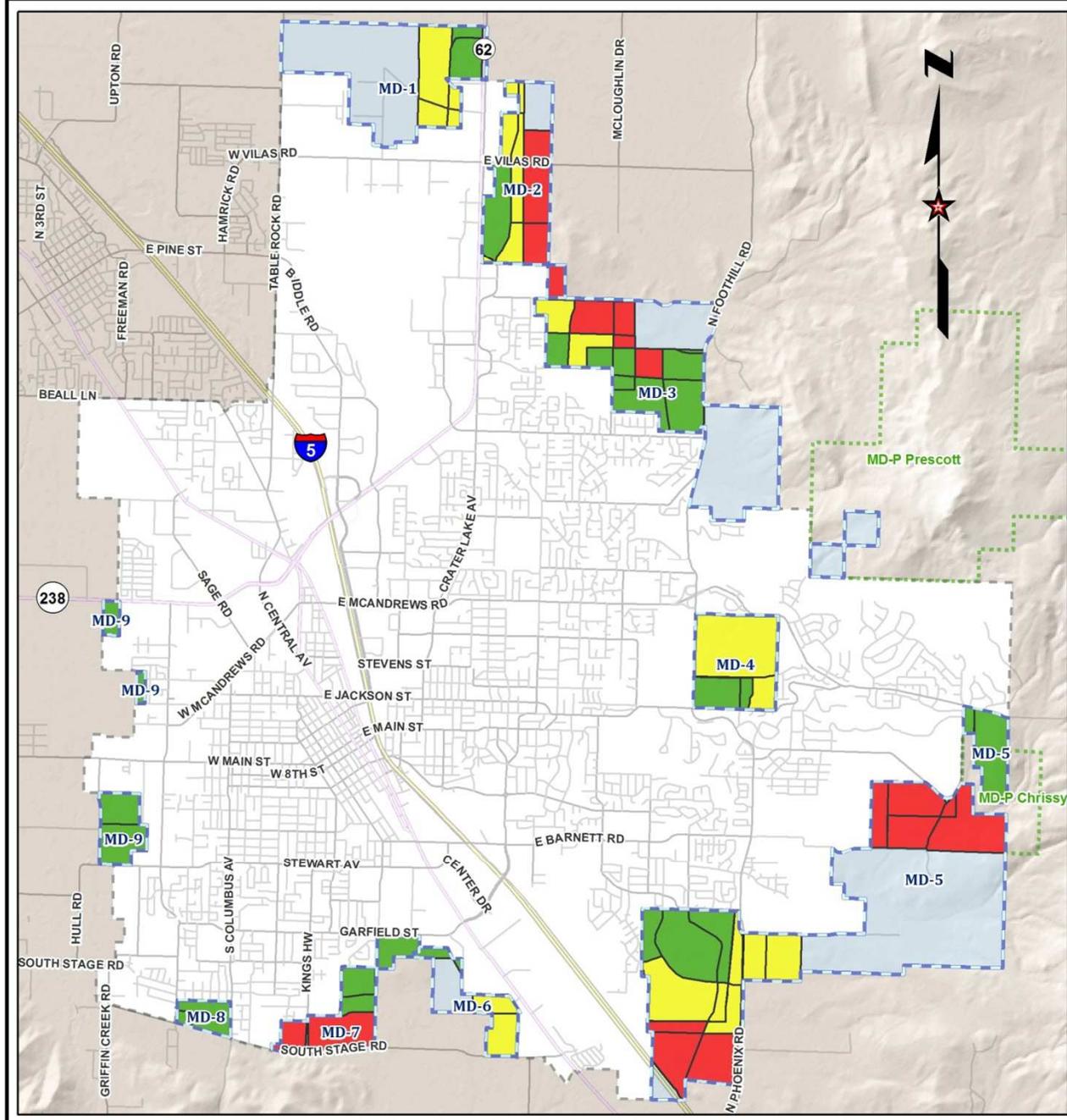
We need: 1,640 acres

# Ranking the UR

## Additional Factors

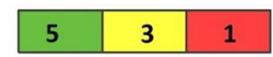
- \* Water
- \* Sewer
- \* Transportation

*ESA Scoring*  
**Medford  
 Water  
 Commission**



**LEGEND**

**Water Score (High to Low)**



- Urban Reserves
- Urban Reserve Parks
- Urban Growth Boundary

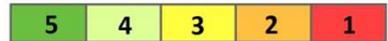


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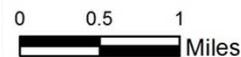
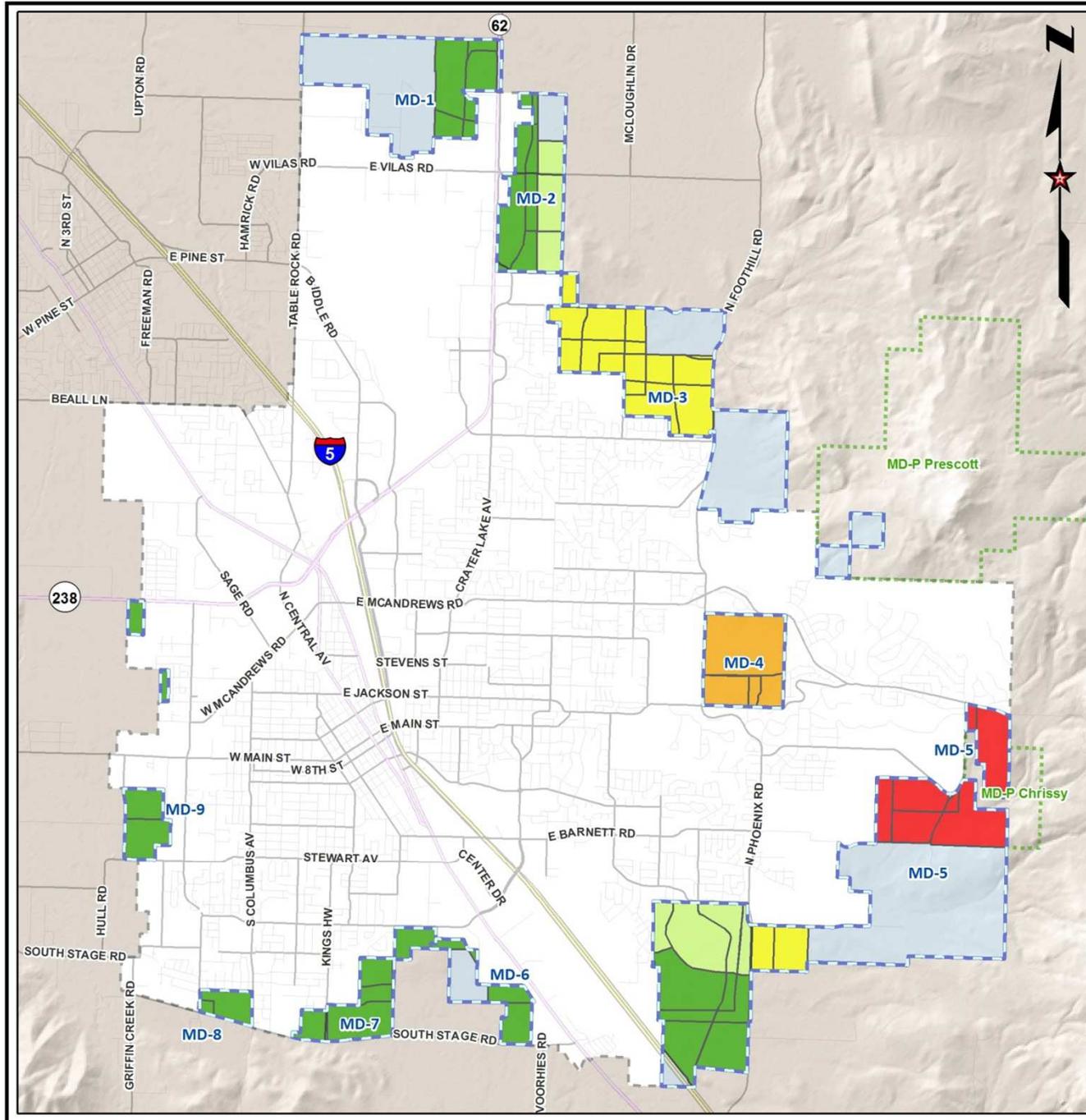
# ESA Scoring Sewer Facilities

**LEGEND**

**Sewer Score (High to Low)**



- Urban Reserves
- Urban Reserve Parks
- Urban Growth Boundary



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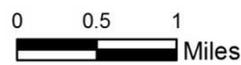
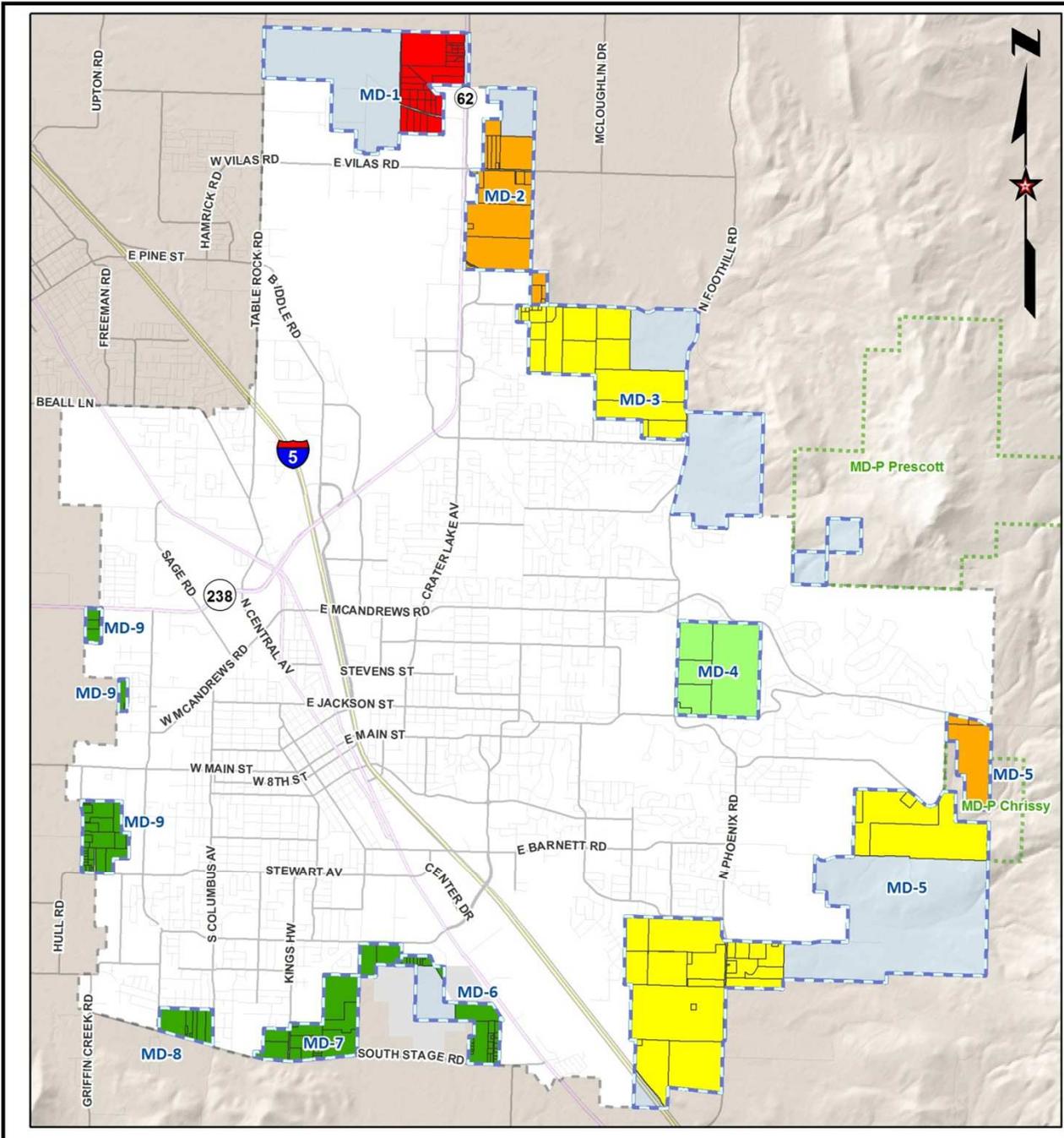
# ESA Scoring **Transportation**

LEGEND

**Transportation Score (High to Low)**



- Urban Reserves
- Urban Reserve Parks
- Urban Growth Boundary



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# Next Steps

- \* Open House (Tuesday, October 28<sup>th</sup>, from 4-7 at the Carnegie)
- \* Staff Recommendation
- \* PC Hearing(s) (first quarter 2015)
- \* CC Hearing(s)

# Part 2

Bianca to discuss

- \* Direction regarding the PALs (ISAs) and ESAs coordination and timing.