

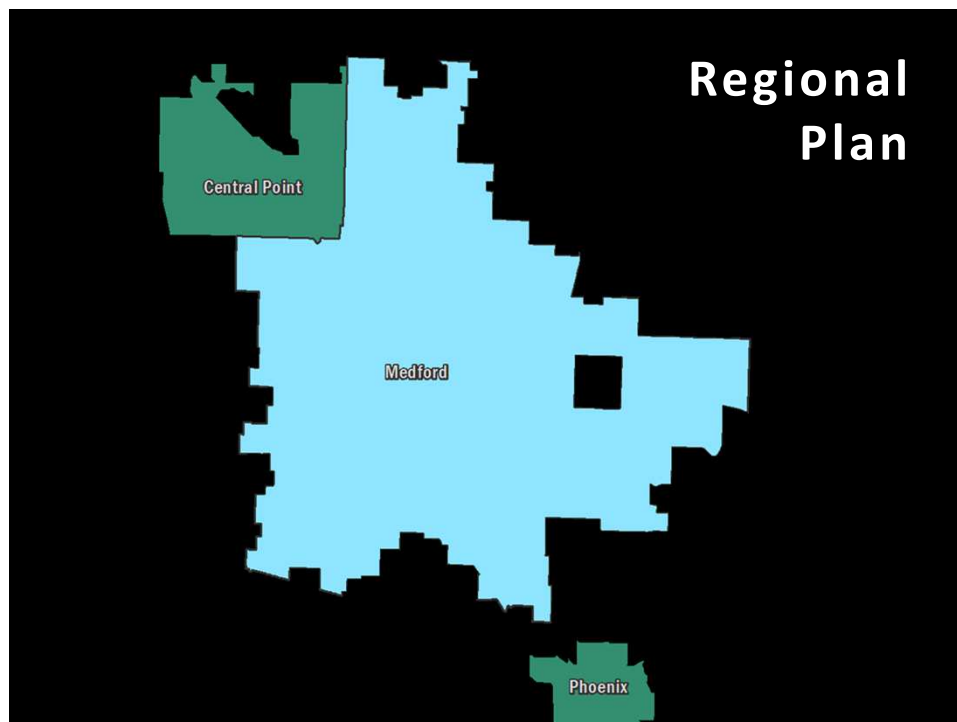
Urban Growth Boundary Amendment CP-14-114



Planning Commission

March 12, 2015

Presented by: John Adam and Joe Slaughter



Land Need components

Buildable Lands
Inventory

2007

Housing
Element

2010

Population
forecast

2007

Economic
Element

2008

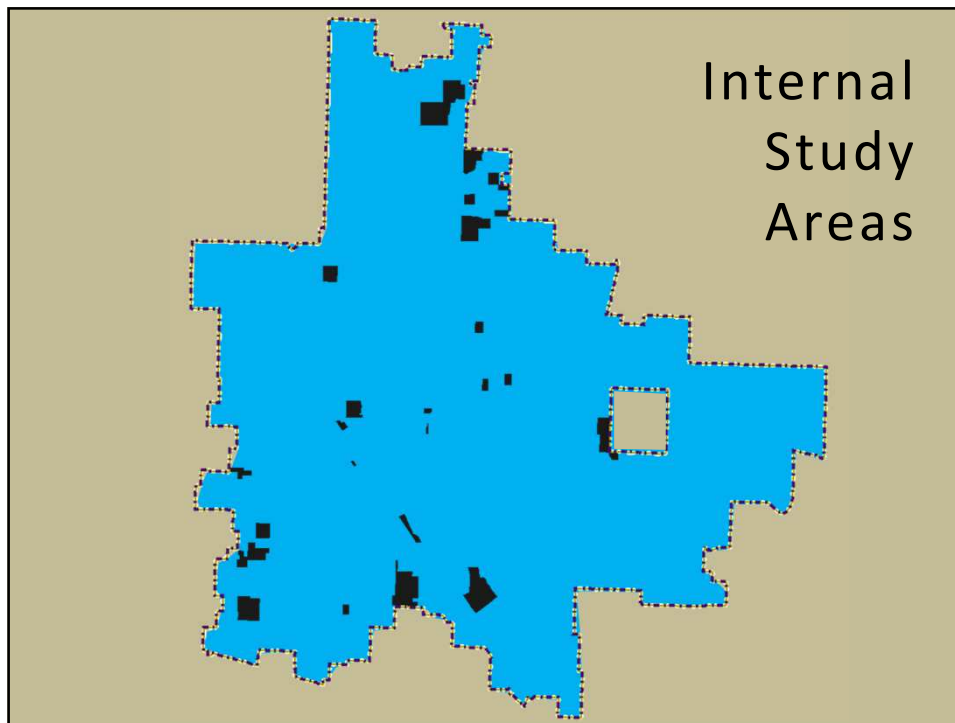
Regional Plan

Central Point

2012

Milford

Phoenix



Planning Commission Authority

- Class "A" legislative Comprehensive Plan Amendment
- Planning Commission authorized to recommend, and City Council to approve, amendments to the Comprehensive Plan under Medford Municipal Code, sections 10.102, 10.110, 10.111, 10.122, 10.164, and 10.180

Review Criteria

- Medford Municipal Code section 10.184(1) refers to the Urbanization Element of the Comprehensive Plan for Urban Growth Boundary Amendments (UGBA)
- Approval criteria found in section 1.2.3 of the Urbanization Element
- This UGBA consists of two parts: the map amendments and the text amendments

Criteria

1.2.3 Approval Criteria

The City will base its decision for both major and minor amendments on:

- a. Goal 14 and other State Goals, Statutes, and Rules
- b. Goals and Policies of the Medford Comprehensive Plan
- c. Jackson County's requirements
- d. Urban Growth Management Agreement (UGMA) between the City and Jackson County

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)

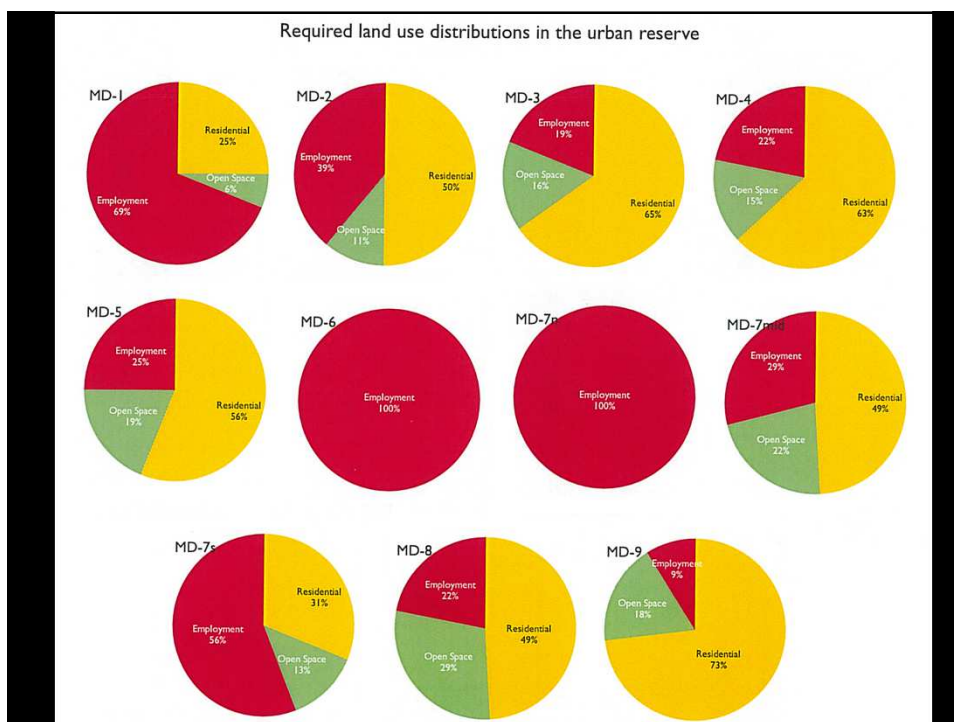
Land Need

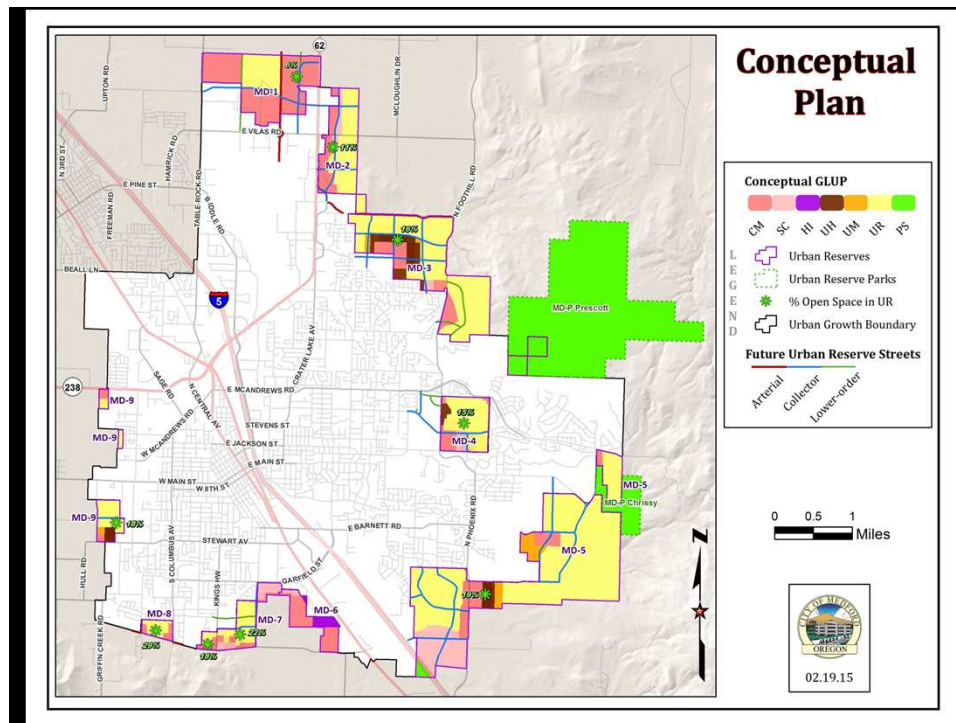
Total Need 1,669 acres

- 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

Urban Reserve

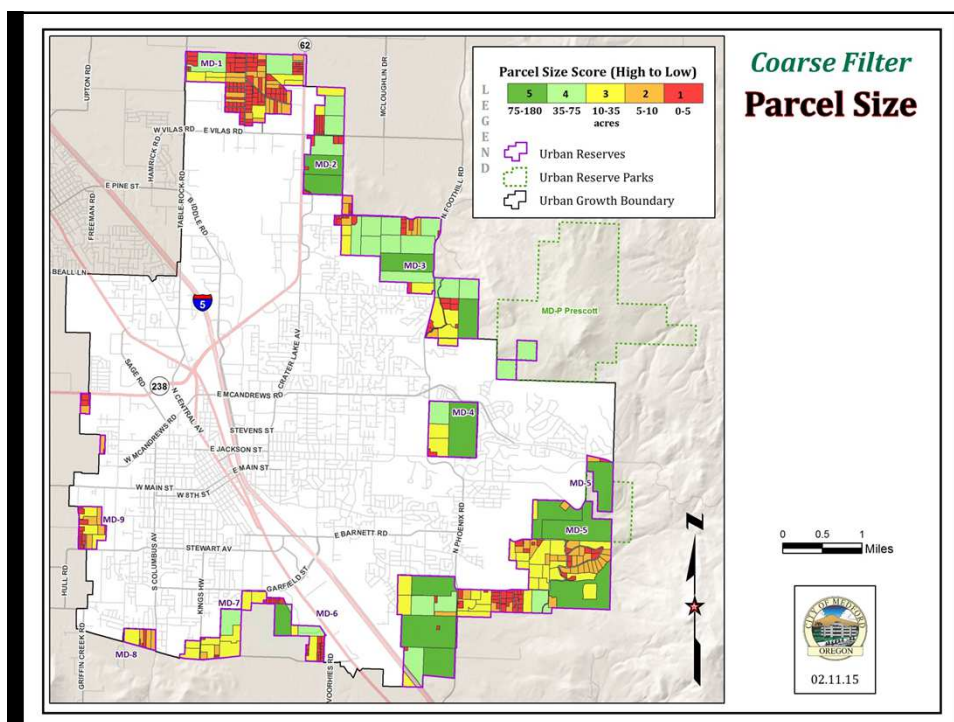
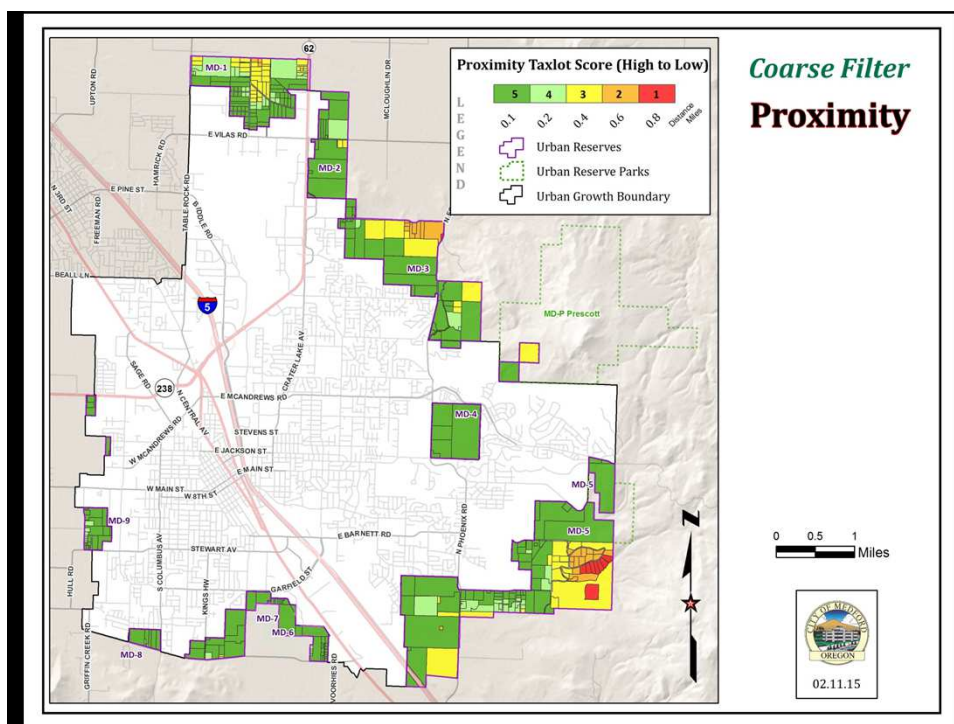
- Created through Regional Problem Solving (RPS)
- Adopted in Regional Plan Element
- 50-year land supply

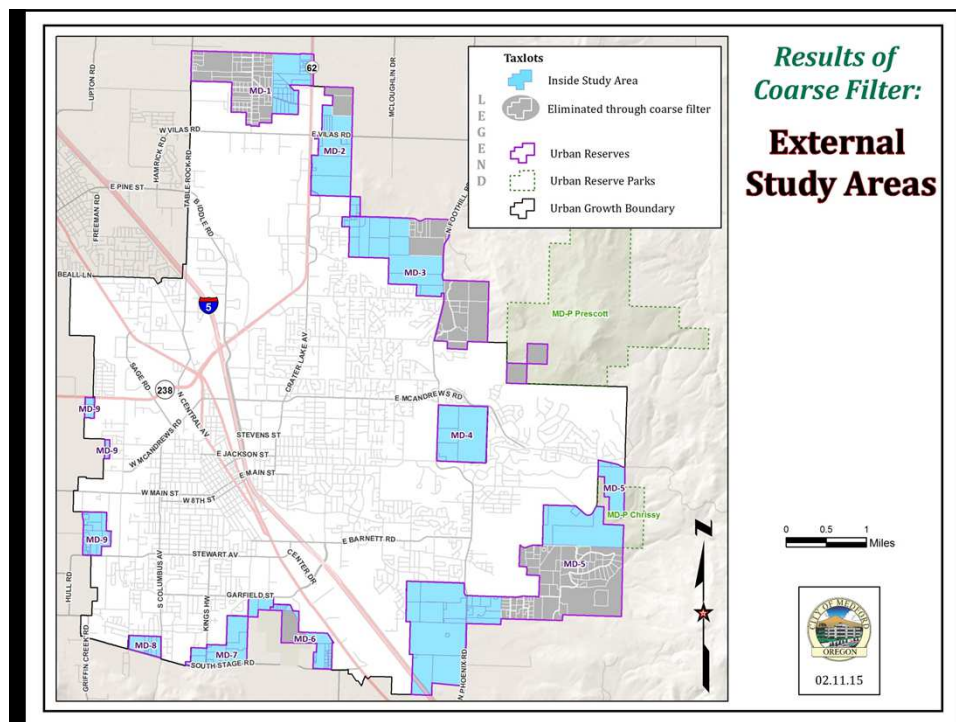




Boundary Location

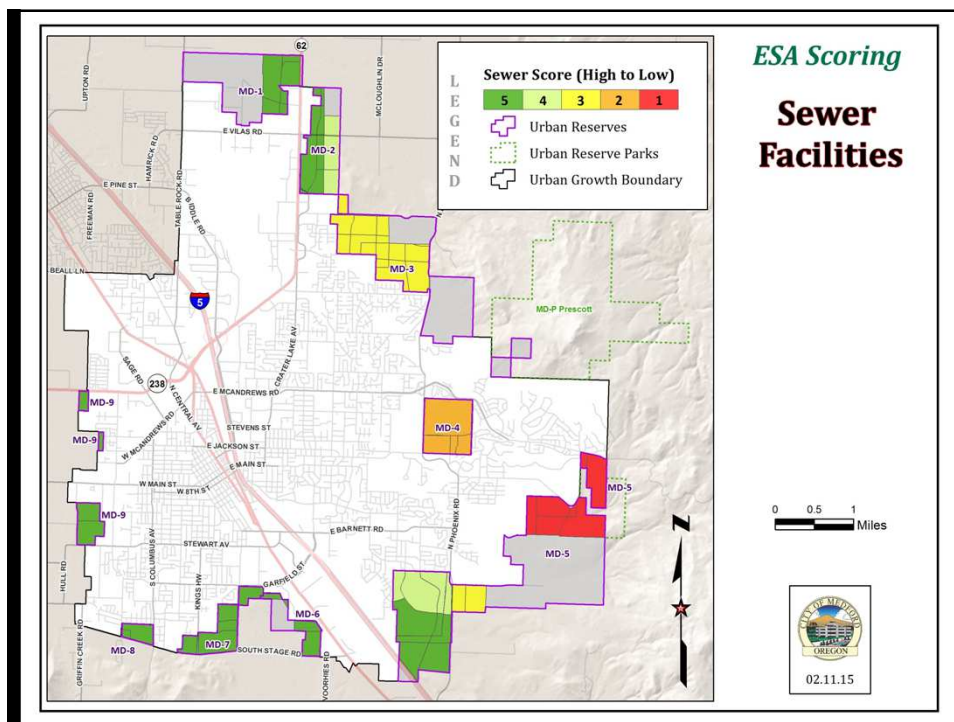
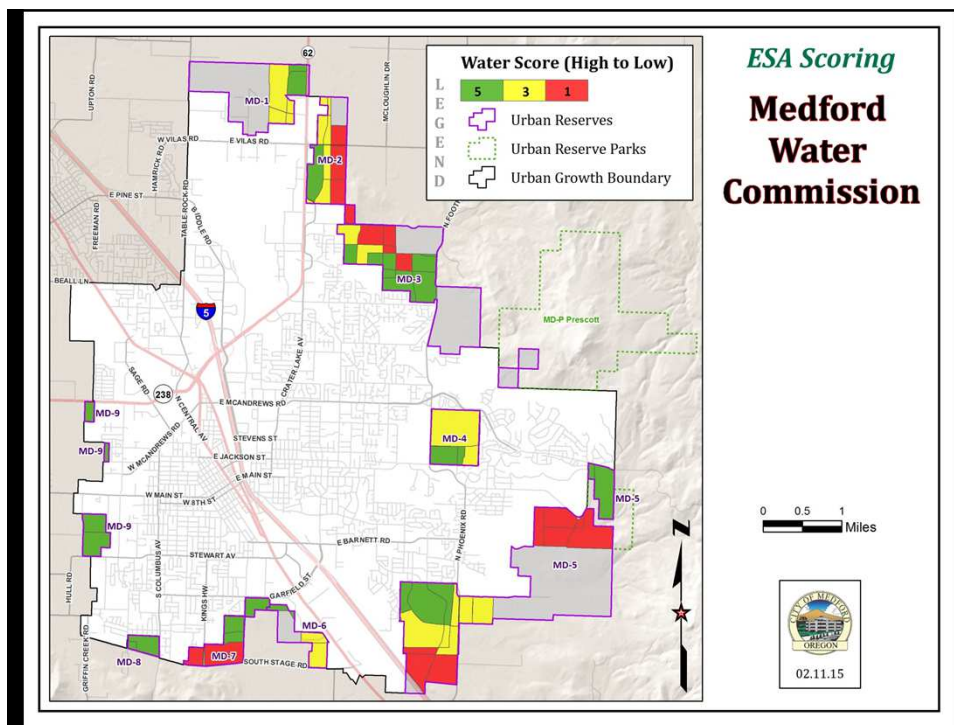
- 1) Efficient accommodation of identified land need
 - Coarse Filter
 - ✓ Proximity
 - ✓ Parcel Size (parcelization)

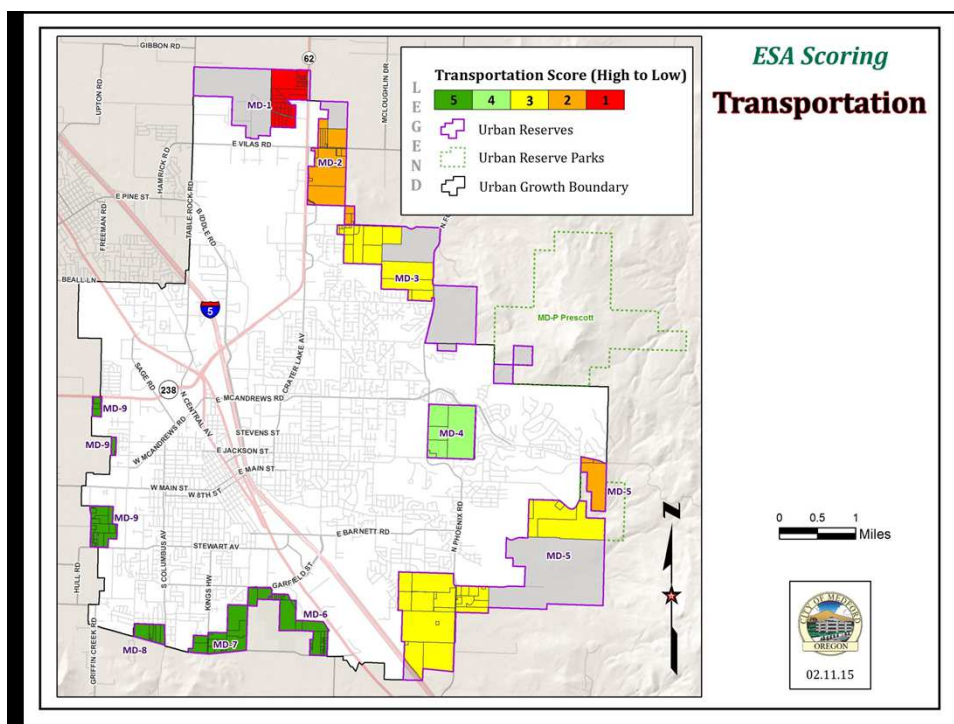




Boundary Location

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





Boundary Location

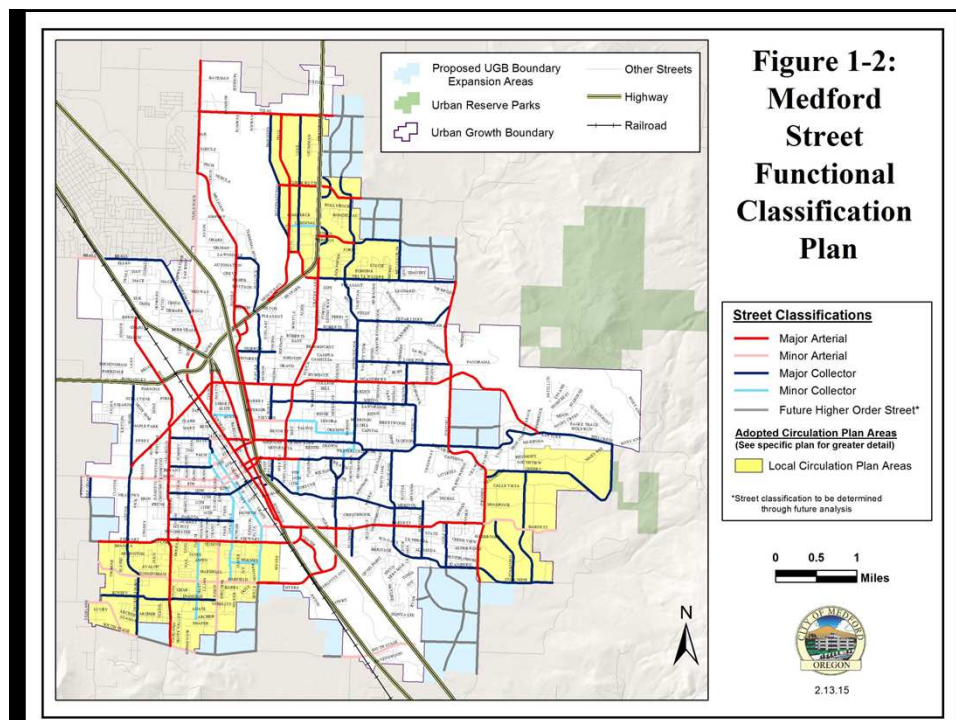
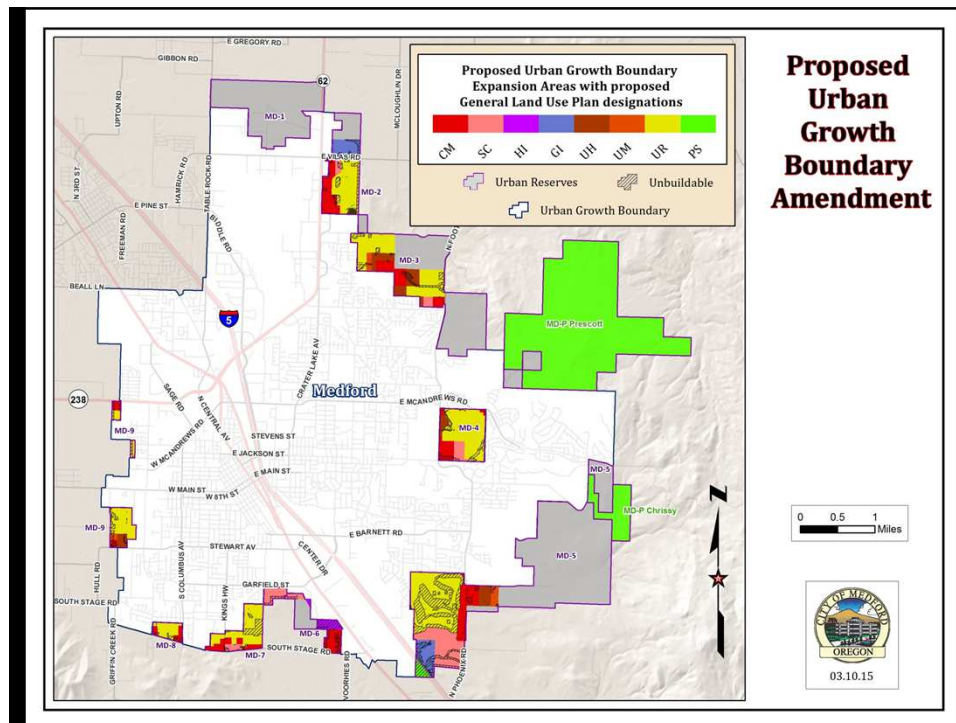
- 3) Comparative environmental, social, economic, and energy (ESEE) consequences
 - Staff's recommendation evaluated based on the objective criteria used to determine efficiency and serviceability
 - Public testimony expected to more fully address this factor
 - Policy and values

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

Proposed Amendments

1. Expand UGB and assign General Land Use Plan (GLUP) designations to the areas added
2. Revise the Street Functional Classification Plan map to include the areas added
3. Revise portions of the Urbanization Element and the General Land Use Plan Element of the Comprehensive Plan to accommodate the boundary amendment and to demonstrate compliance with the Regional Plan



Proposed Amendment

	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 (pg. 353)
2. 18 acres out of residential (public and semi-public land) – error in counting golf course and error in calculating land need for schools (pg. 353)
3. 22 acres from unbuildable to developable – reclassify Oregon State University experiment station property (pg. 342)

Recommended Action

- Open the public hearing and take testimony
- Analyze the challenges to the land need: Do they have merit?
- Analyze the arguments regarding boundary location with respect to the locational factors
- Affirm or adjust land need
- Determine appropriate boundary location

Staff Recommendation

Based on the findings and conclusions that all the approval criteria are met, and based on the testimony received in writing and at the hearing, the Planning Commission should either:

1. Recommend approval to the City Council per the recommendations in the staff report dated March 12, 2015, including Exhibits A-J, or
2. Direct staff to modify the proposal and findings, and return with the modifications at a future hearing for consideration by the Planning Commission.