MEDFORD
PLANNING

Date of Notice: October 28, 2026 **File No.:** CP-26-318, GLUP-26-319, ZC-26-320, & DCA-26-321
Planner Assigned: Carla Angeli Paladino

NOTICE OF PUBLIC HEARING – CITY COUNCIL

Hearing Date:	**Wednesday, November 18, 2026**
Hearing Time:	**6:00 PM**
Hearing Location:	**Medford City Council Chambers** **City Hall, 411 W 8th Street, Third Floor**

This is to notify you the City of Medford has proposed a land use regulation(s) that may affect the permissible uses of your property and other properties. You are invited to participate in a public hearing before the City Council where they will decide on the proposed amendments.

The City has determined that adoption of one or more of these amendments may affect the permissible uses of your property, and other properties in the affected zones, and may change the value of your property. *(The above language is in accordance with Oregon Revised Statutes (ORS) 227.186).*

What is being considered: The City is proposing the adoption of a Downtown Boundary (to serve as the City's Climate Friendly Area according to state law), amended zoning and General Land Use Plan maps, and modified land use regulations and Comprehensive Plan amendments.

The specific projects are outlined below:

CP-26-318: A Major Comprehensive Plan Amendment to modify the Environmental Element and General Land Use Plan (GLUP) Element as it relates to language associated with the Central Business overlay converting into a zoning district.

GLUP-26-319: A Major General Land Use Plan Map (GLUP) Amendment to expand the City Center GLUP to the proposed Downtown boundary generally bound by Jackson Street on the north, Genessee Street/Almond Street on the east, 11th/12th Streets on the south, and Newtown Street on the west.

ZC-26-320: A Major Zone Map Amendment to convert existing properties located in the proposed Downtown Boundary zoned Community Commercial, Heavy Commercial, Neighborhood Commercial, Regional Commercial, Service Commercial and Professional Office, General Industrial, and Multi-Family Residential -20 to the Central Business zone.

DCA-26-321: A Development Code Amendment to modify regulations associated with the proposed Central Business zoning district and compliance with designation of a Climate Friendly Area in accordance with state law (OAR 660-012-0310 through 660-012-0330).

How do I obtain additional information? You may visit the Planning Department on the second floor of the Lausmann Annex, 200 S. Ivy Street between the hours of 8 a.m. and 5 p.m. weekdays, to review the application, all documents and evidence submitted, and the criteria relating to this proposal. The agenda and the report for this project will be available seven (7) days prior to the public hearing, and can also be viewed on the City web site (www.medfordoregon.gov/). Copies may be obtained at the Planning Department at minimal cost.

Who do I contact? Questions can be directed to the contacts listed above at 541-774-2395, via email at carla.paladino@cityofmedford.org, or by visiting the Planning Department in person.

How do I participate? The City Council encourages written comments. Public comments will be accepted via first class mail or email until 12:00 noon on Wednesday, November 18, 2026. Please email comments or public hearing testimony pertaining to this agenda item to planning@cityofmedford.org. Be sure to include your name, address and phone number. All comments pertaining to this item, received by 12:00 noon, will be provided to the City Council at the meeting.

If you would like to watch the meeting but cannot attend in person, the meetings are televised live on the RVTV Civic – Jackson County & Medford Government Access Channel (antenna channel 14, cable channel 181) and live streamed on the city website. To access the live stream, go to www.medfordoregon.gov and click on the *Meetings* tab in the middle of the page. Click on the meeting you're interested in and scroll to *Related Information* at the bottom of the page. Click on the *Watch Live and Recorded Meetings* link.

What happens at a Public Hearing? At the public hearing, the Mayor will open the hearing and invite all interested parties to direct their testimony and evidence toward the regulations found in the *Medford Land Development Code and Comprehensive Plan*, specifically the criteria that apply to this project. The applicable criteria are included with this notice. You are invited to speak at the hearing stating why you favor or oppose this proposal. You may also write a letter to the Council prior to the hearing that can be submitted as a part of the public record. You must provide oral or written testimony to have standing; standing gives you the legal ability to appeal a decision that is made by the Council on this project. Oregon Revised Statutes state that failure to raise an issue in a hearing, either in person or by letter, or failure to provide statements or evidence sufficient to afford the Council an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

Meeting locations are generally accessible to persons with disabilities. To request interpreters for hearing impaired or other accommodations for persons with disabilities, please contact the ADA Coordinator at 541-774-2074 or ada@cityofmedford.org at least three business days prior to the meeting to ensure availability. For TTY, dial 711 or (800) 735-1232.

If you would like to testify but are unable to attend in person or submit written comments, you may participate via Zoom. Please contact the Planning Department at 541-774-2380 at least **one business day** in advance of the hearing to make arrangements.

Please be aware that communications made through Email and Messaging systems shall in no way be deemed to constitute legal notice to the City of Medford or any of its agencies, officers, employees, agents, or representatives, with respect to any existing or potential claim or cause of action against the City or any of its agencies, officers, employees, agents, or representatives, where notice to the City is required by any federal, state or local laws, rules, or regulations.

Respectfully,

Michelle King
Planning Director

Attachment (criteria and map)

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Project Criteria

Comprehensive Plan Amendment: Municipal Code 10.220(2), Type IV, Refers to Review and Amendment Section of Comprehensive Plan

CONCLUSIONS

Amendments shall be based on the following:

A change or addition to the text, data, inventories, or graphics which substantially affects the nature of one or more conclusions.

GOALS AND POLICIES

Amendments shall be based on the following:

1. A significant change in one or more Conclusion.
2. Information reflecting new or previously undisclosed public needs.
3. A significant change in community attitude or priorities.
4. Demonstrable inconsistency with another Comprehensive Plan provision.
5. Statutory changes affecting the Comprehensive Plan.
6. All applicable Statewide Planning Goals.

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 Comprehensive Plan.
5. Demonstrable budgetary constraints in association with at least one of the above criteria.
6. All applicable Statewide Planning Goals.

Major General Land Use Plan (GLUP) Map Amendment: Municipal Code 10.220(1), Refers to Comprehensive Plan – Criteria for Plan Amendments

1. A significant change in one or more Goal, Policy, or Implementation strategy.
2. Demonstrated need for the change to accommodate unpredicted population trends, to satisfy urban housing needs, or to assure adequate employment opportunities.
3. The orderly and economic provision of key public facilities.
4. Maximum efficiency of land uses within the current urbanizable area.
5. Environmental, energy, economic and social consequences.
6. Compatibility of the proposed change with other elements of the City Comprehensive Plan.
7. All applicable Statewide Planning Goals.

Major Zone Change Amendment and Land Development Code Amendment: Municipal Code Sections 10.220(2) and 10.218

(1) Explanation of the public benefit of the amendment.

(2) The justification for the amendment with respect to the following factors:

(a) Conformity with goals and policies of the Comprehensive Plan considered relevant to the decision.

(b) Comments from applicable referral agencies regarding applicable statutes or regulations.

(c) Public comments.

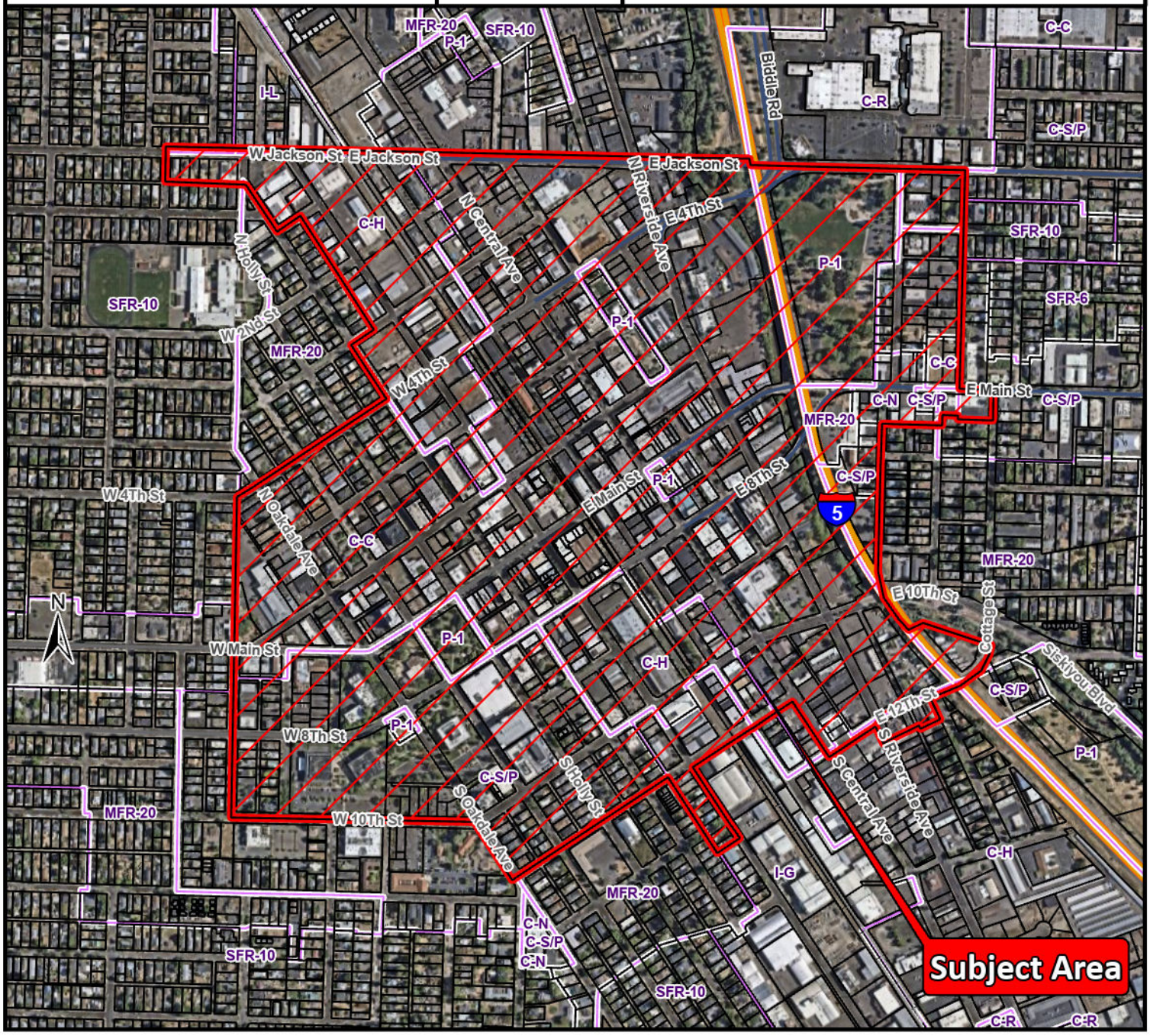
(d) Applicable governmental agreements.

MEDFORD PLANNING

Vicinity Map

File Number:

CP-26-318/GLUP-26-319
ZC-26-320/DCA-26-321



Project Name:

Downtown Boundary

Legend

- Subject Area
- Tax Lots
- Zoning Districts

0 500 1,000 Feet

Date: 9/30/2026

