



Oregon

Theodore R. Kubongski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

7/1/2010

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Medford Plan Amendment
DLCD File Number 008-10

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Friday, July 16, 2010

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

*NOTE: The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Carly Meske, City of Medford
Gloria Gardiner, DLCD Urban Planning Specialist
Angela Lazarean, DLCD Urban Planner
Thomas Hogue, DLCD Regional Representative
Bill Holmstrom, DLCD Regional Representative
Darren Nichols, DLCD Community Services Division Manager

<paa> YA



FORM 2

DLCD

Notice of Adoption

In person electronic mailed

DATE
STAMP

DEPT OF

JUN 28 2010

LAND CONSERVATION
AND DEVELOPMENT

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

Jurisdiction: **CITY OF Medford**

Local file number: **CP-10-019**

Date of Adoption: **6/17/2010**

Date Mailed: **6/24/2010**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: **3/25/2010**

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

A proposal by the City of Medford for an Urban Growth Boundary (UGB) mapping error correction to the Medford General Land Use Plan (GLUP) Map and the Medford Zoning Map to include in the UGB, 0.20 acres zoned Exclusive Farm Use (EFU) within a Commercial GLUP Map designation, located on the south side of West Main Street, east of Clover Lane.

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from: **HEAVY INDUSTRIAL**

to: **GENERAL INDUSTRIAL**

Zone Map Changed from: **N/A**

to: **N/A**

Location: **SW CORNER OF CRATER LAKE HIGHWAY & KINGSLEY DR** Acres Involved: **2.96**

Specify Density: Previous:

New:

Applicable statewide planning goals:

1 **2** **3** **4** **5** **6** **7** **8** **9** **10** **11** **12** **13** **14** **15** **16** **17** **18** **19**

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. 008-10 (18207) [16195]

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Local Contact: CARLY MESKE

Phone: (541) 774-2380 Extension:

Address: 200 S. IVY ST, RM 240

Fax Number: 541-774-2564

City: MEDFORD Zip: 97501
CARLY.MESKE@CITYOFMEDFORD.ORG

E-mail Address:

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting, please print this **Form 2** on light green paper if available.
3. **Send this Form 2 and One (1) Complete Paper Copy and One (1) Electronic Digital CD (documents and maps) of the Adopted Amendment to the address in number 6:**
4. **Electronic Submittals: Form 2 – Notice of Adoption will not be accepted via email or any electronic or digital format at this time.**
5. The Adopted Materials must include the final decision signed by the official designated by the jurisdiction. The Final Decision must include approved signed ordinance(s), finding(s), exhibit(s), and any map(s).
6. **DLCD Notice of Adoption must be submitted in One (1) Complete Paper Copy and One (1) Electronic Digital CD via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.** (for submittal instructions, also see # 5)] **MAIL the PAPER COPY and CD of the Adopted Amendment to:**

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

7. Submittal of this Notice of Adoption must include the signed ordinance(s), finding(s), exhibit(s) and any other supplementary information (see ORS 197.615).
8. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) of adoption (see ORS 197.830 to 197.845).
9. In addition to sending the Form 2 - Notice of Adoption to DLCD, please notify persons who participated in the local hearing and requested notice of the final decision at the same time the adoption packet is mailed to DLCD (see ORS 197.615).
10. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518.

ORDINANCE NO. 2010-143

AN ORDINANCE approving a minor amendment to the General Land Use Plan Map of the *Medford Comprehensive Plan* changing the designation from Heavy Industrial (HI) to General Industrial (GI) on one parcel totaling 2.96 acres, in an I-H (Heavy Industrial) zoning district, located on the west side of Crater Lake Highway, approximately 1,500 feet south of Vilas Road.

THE CITY OF MEDFORD ORDAINS AS FOLLOWS:

Section 1. That a minor amendment to the General Land Use Plan Map of the *Medford Comprehensive Plan* changing the designation from Heavy Industrial (HI) to General Industrial (GI) on one parcel totaling 2.96 acres, in an I-H (Heavy Industrial) zoning district, located on the west side of Crater Lake Highway, approximately 1,500 feet south of Vilas Road, as depicted on the maps attached as Exhibit "A" and incorporated herein, is hereby approved.

Section 2. The approval is based upon the Findings of Fact and Conclusions of Law attached as Exhibit B and incorporated herein.

PASSED by the Council and signed by me in authentication of its passage this 17 day of June, 2010.

ATTEST:

Gleuda Owens
City Recorder

APPROVED

June 17, 2010.

[Signature]
Mayor
[Signature]
Mayor

RECEIVED

MAR 0 2010

PLANNING DEPT.

EXHIBIT A - 1

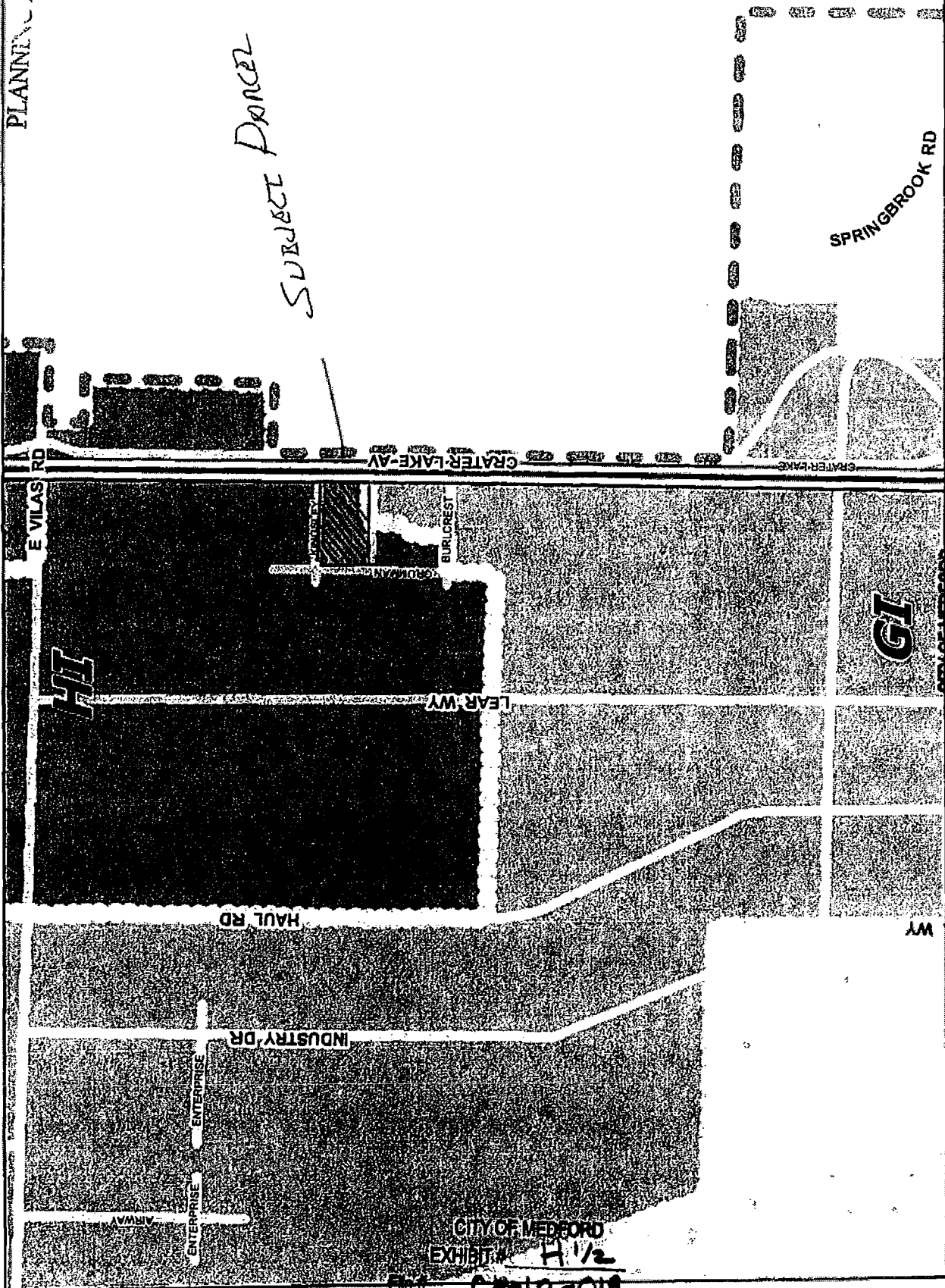
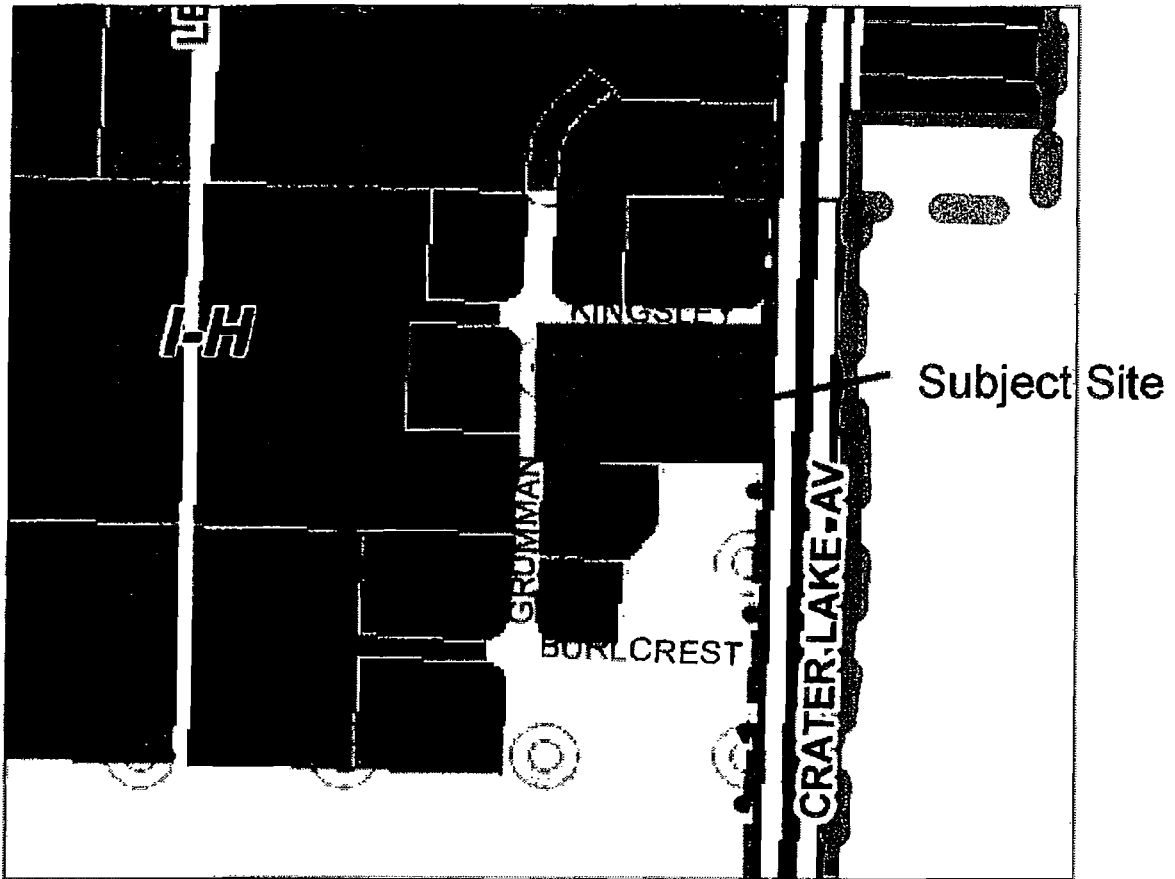


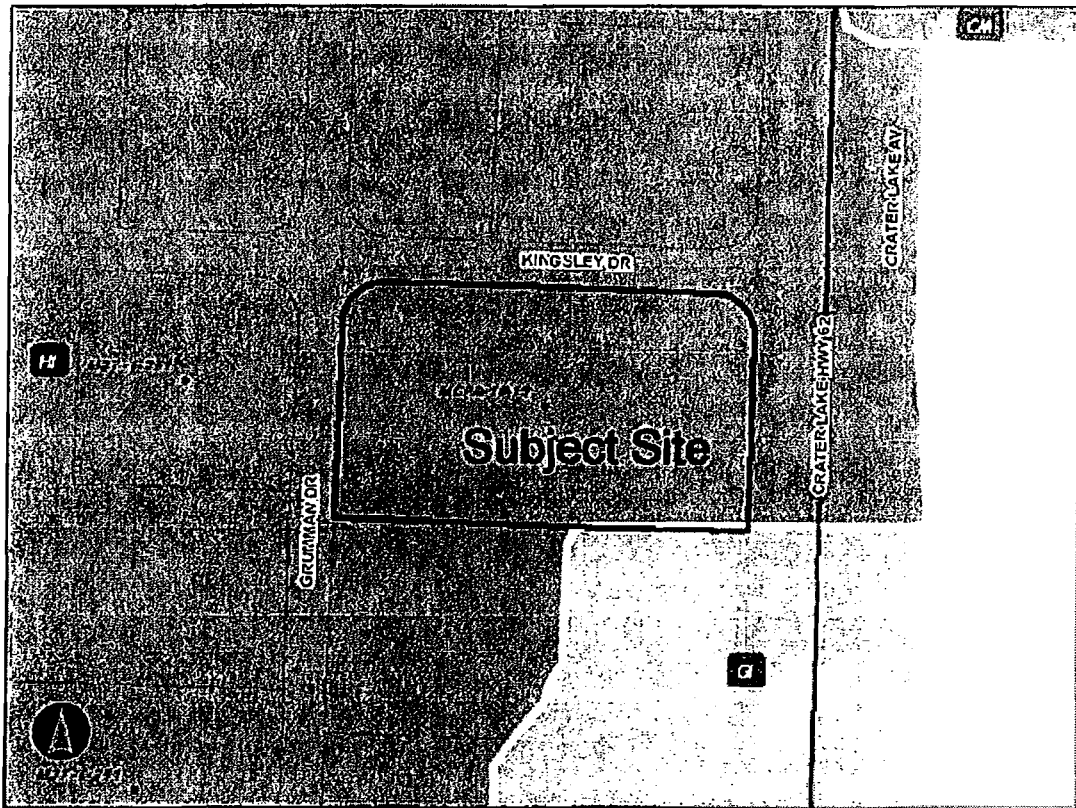
EXHIBIT # _____
 File # CP-10-019

CITY OF MEDFORD
 EXHIBIT # H-1/2
 File # CP-10-019

EXHIBIT A -2



Zoning Map: Heavy Industrial with the Airport Radar Overlay



General Land Use Plan Map: Heavy Industrial

CP-10-019

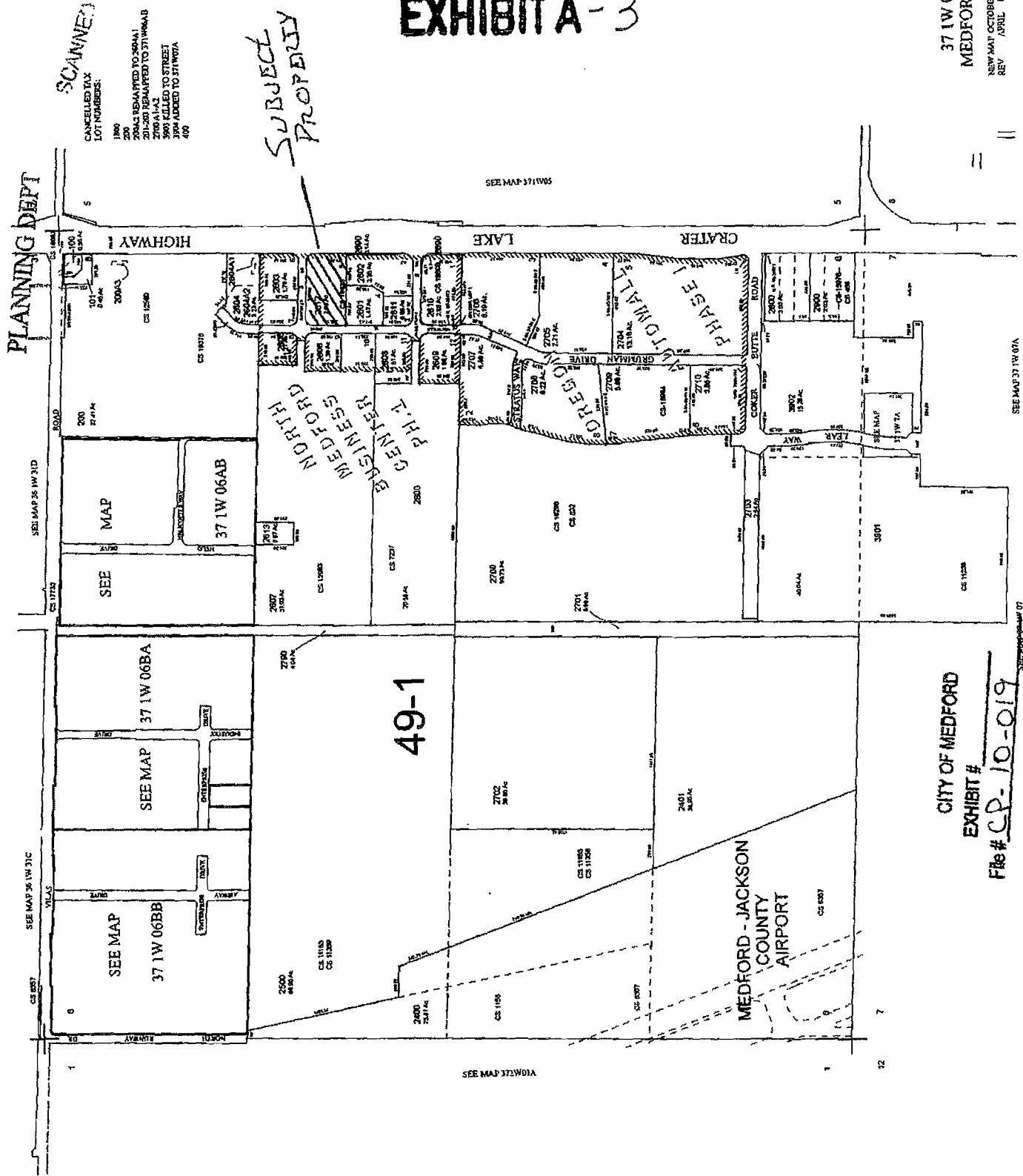
CITY OF MEDFORD
EXHIBIT # H-2-1
File # CP-10-019

RECEIVED
MAR 08 2010
PLANNING DEPT

SECTION 6, T.37S., R.1W., W.M.
JACKSON COUNTY
1" = 400'

37 1W 06
MEDFORD

FOR ASSESSMENT AND
TAXATION ONLY



SCANNED
CANCELED TAX
LOT NUMBERS:
1800
200
2000
20000 REBUILT TO 200A1
20000 REBUILT TO 2000A0
2000A1-42
3000 KILLED TO STREET
3000 ADDED TO 371 W07A
400

SUBJECT
PROPERTY

EXHIBIT A-3

CITY OF MEDFORD
EXHIBIT # I
File # CP-10-019

37 1W 06
MEDFORD

NEW MAP OCTOBER 01, 1997
REV APRIL 02, 2008

CITY OF MEDFORD
EXHIBIT #
File # CP-10-019

MAR 08 2010

PLANNING DEPT.

EXHIBIT B

BEFORE THE PLANNING COMMISSION AND CITY COUNCIL FOR THE CITY OF MEDFORD, OREGON:

IN THE MATTER OF AN APPLICATION FOR)	
MINOR COMPREHENSIVE PLAN AMENDMENT)	FINDINGS OF FACT
FOR PROPERTY IDENTIFIED AS 371W06 TL 2612)	AND
COFFMAN FAMILY TRUST APPLICANT)	CONCLUSIONS OF LAW
<u>SCOTT SINNER CONSULTING INC. AGENT</u>)	

BACKGROUND INFORMATION

Applicant:

Adelia Coffman, Coffman Family Trust
 4902 McLaughlin Dr
 Medford, OR 97502

Agent:

Scott Sinner Consulting, Inc.
 4401 San Juan Drive
 Medford, OR 97504
 541-772-1494
 scottsinner@yahoo.com

Property:

Site
 371W06 TL 2612
 4645 Crater Lake Hwy
 Medford, OR 97501
 2.96 acres Industrial Heavy (I-H) Zoning District
 Current GLUP designation Heavy Industrial (HI)
 Proposed GLUP designation General Industrial (GI)

Summary:

This application is a request for a Minor Comprehensive Plan Amendment (CPA) from the current General Land Use Plan Map (GLUP) designation of Heavy Industrial (HI) to the General Industrial (GI) designation.

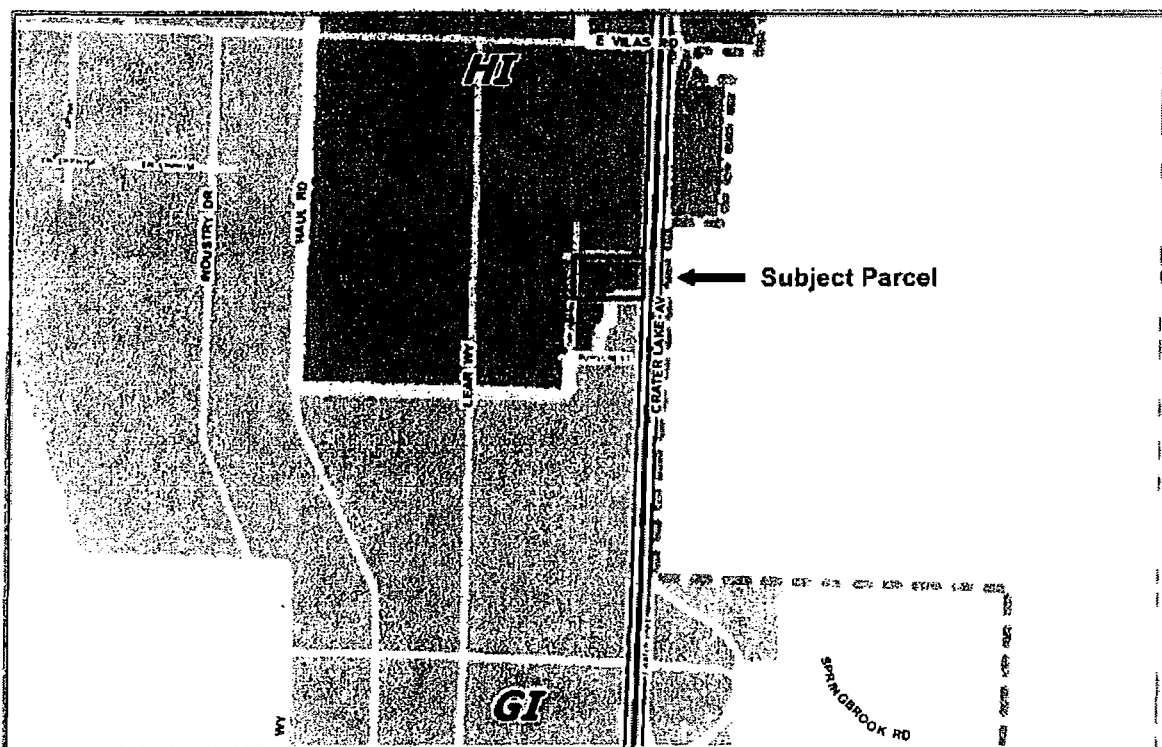
CITY OF MEDFORD

EXHIBIT # C

File # CP-10-019

The HI GLUP designation is appropriate for the Industrial Heavy (I-H) zoning district and the Industrial General (I-G) zoning district. The GI GLUP designation is appropriate for the I-G zoning district and Industrial Light (I-L) zoning district. The property is currently developed and used as a manufactured dwelling dealership. This current use was approved through a City process in 1996, where the use was an approved use. The applicant intends on redeveloping the property with the more intensive uses allowed in the Industrial Light zoning district.

The property is located with an excellent developed access, on Kingsley, and visibility on Highway 62. The uses allowed in the I-L zoning district would allow for new development and enhancements compatible with many of the other new developments in the Lear Way – Highway 62 corridor.



Relevant Approval Criteria

The Medford Land Development Code (MLDC) refers to the Medford Comprehensive Plan (Comp Plan) for the approval criteria for a Comprehensive Plan Amendment. The Comp Plan differentiates between Major and Minor Plan Amendments, and the procedures and criteria for amendments of each in the Review and Amendments section of the Plan.

According to the Comp Plan:

The distinction between major and minor plan amendments is based on the following definitions which were derived from the Guidelines associated with statewide Goal 2:

- *Major Amendments are those land use changes that have widespread and significant impact beyond the immediate area such as quantitative changes producing large volumes of traffic; a qualitative change in the character of the land use itself, such as conversion of residential to industrial use; or a spatial change that affects large areas or many different ownerships.*
- *Minor Amendments are those which do not have significant effect beyond the immediate area of the change, should be based on special studies or other information which will serve as the factual basis to support the change. The public need and justification for the particular change should be established.*

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 which 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.

Map Designations – *Amendments shall be based on the following:*

- 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.*

Finding of Fact

The City Council is the approving authority for the requested Comprehensive Plan Amendment. A General Land Use Plan (GLUP) map amendment is specifically identified as a Minor Amendment to the Comprehensive Plan.

All seven of the identified approval criteria will be addressed for this request for a GLUP map amendment.

Criteria 1. A significant change in one or more Goal, Policy, or Implementation strategy.

The City Council adopted the current Economic Element of the Medford Comprehensive Plan on December 4, 2008. The Employment Land Demand Supply Conclusions Section 4 is excerpted below:

4. Medford's employment base is shifting to a greater proportion of firms with a range of on-site activities that have traditionally been characterized as either commercial or industrial. The City's current GLUP map distinction between Heavy Industrial and General Industrial serves a limited purpose now in the local economy and this purpose is expected to diminish over the planning horizon. The diminishing distinction is due to environmental regulations that reduce the potential for land use conflicts.

To support the conclusions stated above, the Economic Element also included the following Policies and Implementation Strategies.

Policy 1-2: The City of Medford shall encourage the redevelopment of underutilized employment sites.

Policy 1-3: The City of Medford shall, as appropriate under the Goal above, support the retention and expansion of existing businesses.

Policy 1-4: The City of Medford shall strive to retain and attract firms with higher wage rates relative to other industries, as well as those with higher wage rates within their respective industry classification.

Policy 1-5: The City of Medford shall assure that adequate commercial and industrial lands are available to accommodate the types and amount of economic development needed to support the anticipated growth in employment in the City of Medford and the region.

Implementation 1-5(d): Ensure that demand projections for medium and large Commercial, Industrial and Office sites are captured in aggregate land demand projections during GLUP map amendments and/or UGB expansions.

Policy 1-9: The City of Medford shall re-evaluate existing industrial and commercial GLUP map designations to better fit current business practices.

This application requests a GLUP Map change from the current Heavy Industrial (HI) designation to the General Industrial (GI) designation. The HI GLUP designation allows for the Industrial Heavy (I-H) and the Industrial General (I-G) zoning districts, while the GI GLUP Map designation allows for the I-G and Industrial Light (I-L) zoning districts.

The approval on the requested GLUP Map request is in harmony with the policies and implementation strategies indicated above. These policies and implementation strategies are contained in the amended Economic Element of the Comprehensive Plan and reflect a "A significant change in one or more Goal, Policy, or Implementation strategy" in the time period of the original GLUP designation for the property and the current needs for industrial lands in the City.

The map change will not affect the number of parcels or acreages of industrial land within the city limits or the Urban Growth Boundary (UGB). This request will allow for an intensification of industrial uses in the light and general industrial classifications.

The subject property is currently utilized as a dealership for manufactured housing. The site is developed with an office for that use and an expansive area for the inventory of manufactured homes. The approval of this request will allow for the redevelopment of the site with more intensive industrial uses and greater opportunities for employment at the site consistent with Policy 1-2.

The site was reviewed and approved by the appropriate city process in 1996. The current manufactured housing dealership was a permitted use in the heavy industrial zoning district in 1996. The use is not permitted in the current Code, and the current use is now a permitted as a pre-existing nonconforming use. This land use action will allow the applicant to eliminate the nonconforming use and the property will be consistent with Policy 1-3 as the land use action will support the retention and the expansion of the existing business located on the site.

The proposed GLUP Map amendment will allow for the retention of the existing business, and will allow for opportunities for the owner of the property to

redevelopment the property with more intensive uses suitable for the light industrial zoning district. The owner has the intention to develop a campus of Class A light industrial buildings to enhance employment opportunities in this very visible Highway 62 frontage.

The prospective light industrial uses are compatible with recent development in the vicinity for transportation management firms, Lithia Motors, and insurance firms with typically higher wage opportunities that would be available as production labor in the heavy industrial uses. The future development of the property targeted to appropriate light industrial uses is consistent with Policy 1-4 and would attract higher wage employment opportunities.

The subject property is 2.96 acres and as such is classified in the Economic Element as a medium sized industrial site. The site currently has a significant underutilization of the exposure on Highway 62. The re-evaluation of the HI GLUP designation for the current business practices is consistent with Policy 1-9. The GI GLUP designation and the ability to rezone to the I-L zoning district will allow for the development of the property to meet the current business trends of this area.

Conclusions of Law, Criteria 1.

The City Council can conclude the request for a General Land Use Plan Map amendment is consistent Criteria 1 as there is a significant change in one or more Goal Policy or implementation strategy, as the Economic Element of the Comprehensive Plan adopted in 2008 contains Policies and Implementations Strategies revised to reflect changes in the City since the property was designated.

The Policies and Strategies adopted by the City Council reflect the need to provide better utilization of existing industrial lands and current business practices.

Criteria 2. Demonstrated need for the change to accommodate unpredicted population trends, to satisfy urban housing needs, or to assure adequate employment opportunities.

The subject property is employment property and the reference to urban housing needs does not apply. The approval of the application will not have an impact on the amount of industrial land available for employment as the request is to amend the GLUP Map designation from HI to GI, one industrial designation to the other, with no net change to the industrial land base.

The proposed amendment will accommodate more intensive development and employment opportunities with the more intensive uses allowed by the GI GLUP designation. The population trends used for the justification of the existing HI GLUP designation did not predict the current development patterns and uses along the Highway 62 corridor.

The adopted Economic Element acknowledges the unpredicted development patterns on page 41:

“The surplus of industrial lands is not extremely large and one large industrial use could easily consume the entire potential surplus. It is also important to keep in mind that approximately two thirds of the office site needs are projected to be met on industrial designated lands. This is based on recent trends in the Medford area. The 2004 Hovee study recommended making some adjustments to the land use designations that would allow more office needs to be met by the industrial land base. However, the projected office and commercial land deficits are too large to be met solely through conversion of industrial lands without putting undue pressure on industrial land pricing.”

The approval of this application would allow for the approval of a zone change to the I-L zoning district and allow for the opportunity of office site development on an industrial land designation as described above.

Conclusions of Law, Criteria 2.

The City Council can conclude there is a demonstrated need for the change to accommodate unpredicted population trends, to satisfy urban housing needs, or to assure adequate employment opportunities. The adopted Economic Element has identified recent trends indicating the need for employment opportunities afforded by the more intensive utilization of industrial lands.

Criteria 3. The orderly and economic provision of key public facilities.

The property is currently served with key public facilities. The key public facilities are the Category A urban services which include water, storm sewer, sanitary sewer and public streets.

According to The Medford Water Commission, the property is currently served with water and there is adequate capacity to serve the uses available in the requested GLUP Designation.

According to the Medford Public Works Department, sanitary sewer facilities are also located in the improved street frontages, one lateral serves the existing facilities and

there is adequate capacity to serve the uses available in the requested GLUP Designation.

The site is also served with public storm sewer facilities maintained by the City of Medford. Any future development will be subject to the City review process and a condition of approval will require the development of onsite storm water detention facilities designed by a licensed civil engineer. Public Works representatives stated there are adequate storm sewer facilities to serve the uses available in the requested GLUP Designation.

The Medford Land Development Code requires a traffic impact analysis for any land use action capable of creating an impact of more than 250 Average Daily Trips. The applicant has requested a Traffic Impact Scoping Letter from Public Works, and a licensed Traffic Engineer has submitted an analysis for Public Works review. The report indicated there is transportation system has adequate capacity serve the uses available in the requested GLUP Designation, without mitigation.

Conclusions of Law, Criteria 3.

The City Council can conclude key public facilities currently exist at the site and there is adequate capacity of the key facilities serve the uses available in the requested GLUP Designation, without mitigation.

Criteria 4. Maximum efficiency of land uses within the current urbanizable area.

The subject property is identified on the adopted Medford 2007 Buildable Lands Inventory, Industrial Lands Map as a "Redevelopable" parcel. The definition of Redevelopable Lands is as follows:

Redevelopable Land is made up of developed parcels that have a low improvement value and therefore have the potential to be redeveloped.

The parcel is currently under developed with the existing uses, and new development within the existing HI GLUP Designation will not maximize the efficiency of the land uses within the current urbanizable area.

The 2.96 acre site has been identified as a medium sized Industrial property and has developed street frontages on Grumman Drive to the west, Kingsley Drive to the north, and Highway 62 frontage to the east. The site does not have any direct access to Highway 62. The site also abuts the I-L zoning district and the requested GI GLUP designation. As stated above, and upon an approval of this application, the applicant

intends to precede with the development of a Class A light Industrial Campus on the site.

The requested GI GLUP designation and the I-L zoning district allows for the development of higher intensity uses and the ability to develop office spaces, a need that was identified Economic Element. The ability to redevelop this parcel in the I-L zoning district will provide a maximum efficiency of this urbanizable land.

Conclusions of Law, Criteria 4.

The City Council can conclude approval of the requested GLUP Map Amendment will allow for the development of higher intensity uses and provide the maximum efficiency of land uses within the current urbanizable area.

5. Environmental, energy, economic and social consequences.

The subject property is currently in the City of Medford's Urban Growth Boundary, and the (re)development of the parcel with the uses allowed in the GI GLUP designation and the I-L zoning district will reduce the environmental impacts in the area by infilling appropriate development inside the UGB and utilizing the facilities and services existing at the site, without the need to extend these services to outlying areas as identified in the Environmental Element of the Comprehensive Plan.

Policy 10-A: The City of Medford shall plan and approve growth and development with consideration to energy efficient patterns of development, utilizing existing capital infrastructure whenever possible, and incorporating compact and urban centered growth concepts.

Any future development of the property will comply with the adopted goals and policies relating to energy conservation whether the GLUP designation is approved or not. This criteria is considered in these findings, however there is no significant change in this goal, policy, or implementation strategy.

As stated above in the Finding of Fact for Criteria 2, the requested GLUP Map amendment does have a positive economic impact in the area. The Economic Element States "approximately two thirds of the office site needs are projected to be met on industrial designated lands". The approval of this application will allow for the

There are no identified social consequences impacting this application. This criteria is considered in these findings, however there is no significant change in this Goal, Policy, or Implementation Strategy.

The recently adopted Economic Element, Buildable Lands Inventory, and Environmental Element all indicate a need for maximizing the utilization of developable lands, particularly inside the Urban Growth Boundary and the need to utilize employment lands and existing facilities. The approval of this application is consistent with the significant changes reflected in these referenced Comprehensive Plan Elements, and is also consistent with the adopted Goals, Policies and Implementation Strategies.

Conclusions of Law, Criteria 5.

The City Council can conclude adoption of the requested GLUP Map Amendment is consistent with the Environmental Energy and Economic Elements of the adopted Comprehensive Plan, and there are no significant social impacts relating to this requested GLUP Map Amendment.

6. Compatibility of the proposed change with other elements of the City Comprehensive Plan.

The Comprehensive Plan contains the following Elements.

- *Environmental Element;*
- *Population Element;*
- *Economic Element;*
- *Urbanization Element;*
- *Housing Element;*
 - *2007 Buildable Lands Inventory;*
- *Public Facilities Element;*
- *General Land Use Plan Element;*
- *Neighborhood Element;*
- *Transportation System Plan Element.*
- *Conclusions, Goals, Policies and Implementation Strategies*
- *Review and Amendment Procedures*
- *General Land Use Plan Map*
- *Citizen Involvement*

These Findings of Fact have identified and addressed several of the Elements listed above. Additional findings are provided.

- *Environmental Element;*

A review of the site and surrounding area indicates there are no identified environmental issues at the site. There are no floor plains, wetlands, vernal pools, streams or ditches identified on the site according to Jackson County records.

The site is within the Air Quality Management Area, as is the entire City of Medford, and any development on the property will comply with the existing Code requirements in place to protect and enhance the regional air quality .

As stated in the findings for Criteria 5 above maximizing the development potential of parcels inside the UGB reduce the environmental impacts in the area by utilizing existing developed services and facilities and reducing or slowing the need to expand the UGB.

The Site is located in the Midway Drainage Basin and new development will be subject to the established requirements for storm water management, an implementation established to address environmental concerns of urban development.

- *Population Element;*

The Population Element states the City of Medford has historically made up 30% to 33% of the County's population with forecasts indicating an increase in the City's population to 44% in 2040.

With the expected increase in population expected, maximizing development and redevelopment opportunities in existing lands in the UGB become more important and the requested GLUP amendment is consistent with the Goals and Policies established in this Element.

IV. POPULATION ELEMENT GOALS AND POLICIES

GOAL 1: To accept the role and responsibilities of being the major urban center in a large and diverse region that includes portions of southwest Oregon and northern California.

GOAL 2: To assure that land uses and public facilities and services are planned, located, and conducted in a manner that recognizes the size and the diverse characteristics and needs of Medford's existing and future residents.

- *Economic Element;*

The unanticipated impact of population growth and employment needs and opportunities has been discussed in detail above and the approval of this request is consistent with the Goals and Policies adopted by the City Council.

- *Urbanization Element;*

The Urbanization Element of the Comprehensive Plan identifies the City's Goals and Policies adopted to comply with Statewide Planning Goal 14. The City has an adopted Urban Growth Boundary (UGB), policies regulating the lands within the UGB, an annexation procedure, and an intergovernmental agreement with the County for Urban Development.

2. 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

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.

The relevance of the Urbanization Element on this application is primarily associated with the maximizing the utilization of this underdeveloped parcel than the expansion of the UGB of the Annexation of a property into the City Limits of Medford.

The approval of requested GLUP Map Amendment is consistent with the policy of encouraging urban development inside the UGB and at a higher level of utilization of the uses allowed in the GI GLUP Designation and the I-L Zoning district is higher intensity and allows for uses identified to be needed in the planning cycle.

- *Housing Element;*
 - *2007 Buildable Lands Inventory;*

The Housing Element in effect at the time of submission of this application was adopted in 1995. The City has developed a Draft Housing Element under consideration for adoption by the City Council. The Buildable Lands Inventory has been adopted by Council, and provides the support for the adoption of the Draft Housing Element.

The impact of this application on the Housing Element is limited in that the subject property is not residential land. The relevance of the application on the Housing Element relates to the need for the City to provide land for employment uses, particularly employment uses with higher wage positions. The intensification associated with a change in uses from the Heavy Industrial uses to Light Industrial uses generally provides for non retail employment opportunities, and these uses are typically higher wage positions than retail oriented positions.

- *Public Facilities Element;*

While the subject property is has been identified in the Comprehensive Plan as Redevelopable land, the property is currently served with Category A facilities, and according to Medford Public Works, and the Medford Water Commission, There is adequate capacity for water, storm sewer and sanitary sewer associated with the requested GLUP Map amendment from the HI designation to the GI designation.

The impact of this application to the street system required an analysis to study the traffic impacts due to the potential to generate an impact of over 250 Average Daily Trips (ADT). The Applicant retained the services of a licensed Traffic Engineering firm to study the impact of the requested action and at the time of submittal of this application, the City of Medford Public Works, Traffic Department is reviewing the Traffic Impact Analysis.

Maximizing infill (re)development opportunities on parcels inside the Urban Growth Boundary utilizes the existing facilities without the need to extend these facilities.

- *General Land Use Plan Element;*

The General Land Use Plan Element has been the central focus of these Finding of Fact and the descriptions of the uses. The descriptions contained in the GLUP Element are consistent and compatible with this application.

6. General Industrial This designation permits the I-L (Light Industrial) and the I-G (General Industrial) zoning districts. The most appropriate zoning district for each site designated General Industrial shall be determined based on the following:

The I-L zone is intended for office uses and light manufacturing. The I-L zoning district is suitable for areas near residential and commercial properties.

The I-G zone provides land for industrial uses in which production and processing activities involve a degree of noise, vibration, air pollution, radiation, glare, and fire and explosive hazards. The I-G zoning district is suitable for areas near the Heavy Commercial and the Heavy Industrial zoning districts due to the higher intensity of uses permitted in this zone.

7. Heavy Industrial *This designation permits uses with a large amount of noise, vibration, air pollution, or other nuisance. It permits the I-G (General Industrial) and I-H (Heavy Industrial) zoning districts. The most appropriate zoning district for each site designated Heavy Industrial shall be determined based on the following:*

The I-G zone provides land for industrial uses in which production and processing activities involve a degree of noise, vibration, air pollution, radiation, glare, and fire and explosive hazards. The I-G zoning district is suitable for areas near the Heavy Commercial and the Heavy Industrial zoning districts due to the higher intensity of uses permitted in this zone.

The subject property is the Heavy Industrial / General Industrial interface on the Highway 62 frontage. The uses allowed in the GI designation and I-L zoning district are compatible with the planning activity south of the property since 2000. The recent development trend is significantly more compatible with the light industrial uses than the existing and older heavy industrial development patterns to the west and north.

The most recently revised elements of the Comprehensive Plan clearly support Conclusions 1 and 2 of the General Land Use Plan element:

- 1. The General Land Use Plan (GLUP) Map represents Medford's future land use patterns based on anticipated growth and land needs.*
- 2. The GLUP Map is dynamic, and, as such, must be amendable, to guide and reflect the needs and tastes of the city's residents.*

The Comprehensive Plan has identified a need for employment lands in the industrial designations and a need for industrial office spaces, and this area has demonstrated a development trend utilizing the assets of the vicinity.

- *Neighborhood Element;*

The Neighborhood Element is primarily concerned with specific plans for specific areas and the area of the subject property is not included in the referenced areas with the

exception of the North Medford Circulation Plan. A review of the North Medford Circulation Plan indicates the existing site is surrounded by developed streets and the request for a GLUP Map amendment will have no significant impact on this Plan.

The property does not have any residential lands in the vicinity and the approval of the requested amendment will not impact residential lands.

- Transportation System Plan Element.

The City of Medford has an adopted Transportation System Plan (TSP). The TSP contains the following policies:

***Policy 2-H:** The City of Medford shall manage and maintain the transportation system in an efficient, clean, and safe manner.*

***Implementation 2-H(1):** Require Traffic Impact Analyses (TIAs), as appropriate, in conjunction with development applications to assess impacts on the existing and planned transportation system, and require transportation system improvements that are identified through the TIA or by other Medford Municipal Code requirements as a condition of approval of development permits and land use actions.*

The applicant has prepared and submitted a Traffic Impact Analysis (TIA) as required by the Medford Land Development Code. The Neighborhood Element contains the North Medford Circulation Plan. The existing developed streets at the subject property are consistent with the North Medford Circulation Plan, and the approval of this requested GLUP Map Amendment will have no impact the circulation plan.

The MLDC requires a land use action must be consistent with the Oregon Transportation Rule (OAR 660 Division 12). OAR 660 is designed to assure local agencies comply with State goals and regulations regarding transportation issues and provides an explanation to local agencies to demonstrate compliance with a Transportation System Plan (TSP).

"Cities and counties shall prepare, adopt and amend local TSPs for lands within their planning jurisdiction in compliance with this division:

Local TSPs shall establish a system of transportation facilities and services adequate to meet identified local transportation needs and shall be consistent with regional TSPs and adopted elements of the state TSP"

The City of Medford has adopted TSP for the area. The TSP requires consideration of all modes of transportation including rapid transit, air, water, rail, highway, bicycle, and pedestrian.

A review of the Property determines water and rail transportation are not available. The Property takes access from Kingsley Avenue off of Crater Lake Highway. Crater Lake Highway is a State highway maintained by the Oregon Department of Transportation. Kingsley and Grumman are classified as industrial streets.

Industrial streets are identified in the TSP and do not include bicycle lanes in the specifications. Sidewalks are provided to connect to the established pedestrian facilities.

Rapid transit is available from Rogue Valley Transportation District (RVTD) via Route 60 with stops located at Wal-Mart with a scheduled stop within 1/2 mile of the subject property.

Connection to Interstate 5 is approximately 2.1 miles from the subject site. Rogue Valley International Airport is also approximately 2.1 miles from the Property. The property is within the area identified as the Airport Radar Overlay and any future (re)development will be required to comply with all provisions of the overlay identified in the MLDC.

- *Conclusions, Goals, Policies and Implementation Strategies*

These Findings of Fact have included detailed discussions of the relevant conclusions, Goals, Policies and Implementation Strategies adopted by the City Council. This application has been prepared to be consistent with the Comprehensive Plan and the Medford Land Development Code.

- *Review and Amendment Procedures*

This application has been prepared to be consistent with the amendment procedures of Comprehensive Plan and the Medford Land Development Code.

- *General Land Use Plan Map*

The Comprehensive Plan contains the procedures and methods for amending the GLUP Map. This application has been prepared to be consistent with the amendment procedures of Comprehensive Plan and the Medford Land Development Code.

- *Citizen Involvement*

This application has been prepared to be consistent with the notification requirements of the Comprehensive Plan and the Medford Land Development Code.

Conclusions of Law Criteria 6

The City Council can conclude approval of the requested GLUP Map Amendment is compatible with other elements of the City of Medford Comprehensive Plan as identified in the applicant's Finding of Fact.

Criteria 7 All Applicable Statewide Planning Goals.

The applicable Statewide Planning Goal relating to a Comprehensive Plan Amendment is the Land Use Planning Goal.

The Land Use Planning Goal identifies the Approval Criteria established for an amendment to the Comprehensive Plan, and those criteria have been identified and addressed in these findings.

The current City of Medford Comprehensive Plan has been adopted by the City Council and acknowledged by the State of Oregon. To be acknowledged, the Comprehensive Plan had to be found to be consistent with all Statewide Planning Goals. This application has been prepared to be consistent with the Medford Comprehensive Plan and therefore can be found to be consistent with all Statewide Planning Goals.

Summary and Conclusion

The Planning Commission and City Council can conclude this application for a Comprehensive Plan Amendment is classified as Minor Amendment. The results of approving this application will not have a significant effect beyond the immediate area of the change, and the Comprehensive Plan specifically identifies GLUP Map amendments as Minor Amendments.

Additionally, the Approval Criteria for a Minor Comprehensive Plan Amendment have been included and addressed, and this application can be found to be consistent with the amendment procedures identified in the Comprehensive Plan and the Medford Land Development Code.

The Traffic Analysis submitted with these Findings of Fact demonstrates the traffic impact resulting from approval of this application can be considered not significant to the City of Medford's local street system.

The need to amend the General Land Use Plan Map is a result of a development pattern that no longer reflects the needs of the residents of the City of Medford. All of the recently adopted elements of the Medford Comprehensive Plan indicate an

identified need for better utilization of employment lands within the City of Medford's Urban Growth Boundary within the Planning Horizon.

The General Industrial General Land Use Plan Designation will allow for a zone change to the I-L Light Industrial zoning district. The uses allowed in the I-L zoning district are identified in the Medford Land Development Code, and these permitted uses will allow for the redevelopment of the property into the specific uses identified as needed maximizing the utilization of employment lands in the City of Medford.

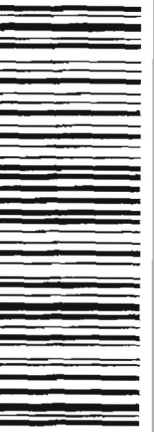
The subject property has been identified as a medium sized industrial property with good redevelopment potential. As such, this 2.96 acre parcel has excellent potential for a master planned development along the prominent highway 62 frontage to enhance the gateway image of the City of Medford.

On behalf of the applicant, and respectfully request approval of this application for a Comprehensive Plan Amendment from the Heavy Industrial General Land Use Plan Map designation to the General Industrial General Land Use Plan Map designation

Respectfully,

Scott Sinner President
Scott Sinner Consulting, Inc.

City Of Medford
Planning Department
200 South Ivy Street
Medford, OR 97501



7000? 0710 0001 056? 1671

ATTN: Plan Amendment Specialist
Dept. of Land Conser. & Develop.
635 Capitol St. NE, Ste. 150
Salem, Or 97301-2540



Hasler

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