



Oregon

Theodore R. Kulongoski, 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

June 12, 2007

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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Medford Plan Amendment
DLCD File Number 005-07



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: June 26, 2007

This amendment was submitted to DLCD for review 45 days 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 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.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
John Renz, DLCD Regional Representative
Suzanne Myers, City of Medford

<paa> ya/

PROP **2**

DLCD

Notice of Adoption

THIS FORM **MUST BE MAILED** TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

In person electronic mailed

DEPT OF

JUN 07 2007

**LAND CONSERVATION
AND DEVELOPMENT**
For DLCD Use Only

Jurisdiction: **Medford**

Local file number: **CP-07-001**

Date of Adoption: **5/17/2007**

Date Mailed: **6/4/2007**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: **3/22/2007**

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 request for a minor amendment to the General Land Use Plan Map of the Medford Comprehensive Plan changing the designation from Urban Residential (UR) to Urban Medium Density Residential (UM) on a site comprised of four parcels totaling 4.79 acres, in an SFR-00 zoning district, located on the west side of Lozier Lane, between West Main Street and Stewart Avenue.

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

Plan Map Changed from: **Urban Residential (UR)** to: **Urban Medium Density (UM)**

Zone Map Changed from: **NA** to: **NA**

Location: **West Medford in Transit-Oriented District** Acres Involved: **4**

Specify Density: Previous: **1 DU per lot** New: **15 DU/acre**

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. 005-07 (15984)

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

Rogue Valley Transportation District; School District 549c; Jackson County Public Works; Medford Water Commission; ODOT.

Local Contact: **Suzanne Myers**

Phone: (541) 774-2387 Extension:

Address: **200 South Ivy**

Fax Number: **541-774-2564**

City: **Medford, OR**

Zip: **97501-**

E-mail Address: **suzanne.myers@cityofmedford.org**

DEPT OF

ADOPTION SUBMITTAL REQUIREMENTS

JUN 07 2007

**LAND CONSERVATION
AND DEVELOPMENT**

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and **TWO Complete Copies** (documents and maps) 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**

2. **Electronic Submittals:** At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: **webserver.lcd.state.or.us**. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing **mara.ulloa@state.or.us**.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at **http://www.lcd.state.or.us/**. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

ORDINANCE NO 2007 101

AN ORDINANCE approving a minor amendment to the General Land Use Plan Map of the *Medford Comprehensive Plan* changing the land use designation from Urban Residential (UR) to Urban Medium Density Residential (UMDR) on four vacant parcels totaling 4.79 acres located on the west side of Lozier Lane approximately 600 feet south of West Main Street in an SFR 00 (Single Family Residential one unit per existing lot) zoning district

THE CITY OF MEDFORD ORDAINS AS FOLLOWS

Section 1 The minor amendment to the City of Medford General Land Use Plan Map of the *Medford Comprehensive Plan* changing the land use designation from Urban Residential (UR) to Urban Medium Density Residential (UMDR) on four vacant parcels totaling 4.79 acres located on the west side of Lozier Lane approximately 600 feet south of West Main Street in an SFR 00 (Single Family Residential one unit per existing lot) zoning district is approved

Section 2 The approval is based upon the Findings of Fact and Conclusions of Law contained in the Revised Staff Report dated March 19 2007 on file in the Planning Department and incorporated herein by reference

PASSED by the Council and signed by me in authentication of its passage this 17 day of May 2007

ATTEST

Glenda Owens
City Recorder

Wayne White
Mayor

APPROVED

May 17 2007

Wayne White
Mayor



City of Medford

REVISED STAFF REPORT

Date: March 19, 2007

To: City Council

From: Robert O. Scott, Director, Planning Department

By: Kathy Helmer, Planner IV

Subject: Lozier Lane (CP-07-001)
Lozier Townhomes, LLC, Applicant (Neathamer Surveying, Inc., Agent)

Background

Proposal

Consideration of a request for a minor amendment to the General Land Use Plan Map of the *Medford Comprehensive Plan* changing the designation from Urban Residential (UR) to Urban Medium Density Residential (UM) on a site comprised of four vacant parcels totaling 4.79 acres, in an SFR-00 (Single-Family Residential - one dwelling unit per existing lot) zoning district, located on the west side of Lozier Lane, between West Main Street and Stewart Avenue.

General Land Use Map (GLUP)/Zoning

All four subject parcels currently have an Urban Residential (UR) General Land Use Plan (GLUP) Map designation and zoning of SFR-00 (Single-Family Residential – one dwelling unit per existing lot).

To the north, the site abuts land with the Commercial (CM) GLUP designation. To the east of Lozier Lane, the site abuts land with the Urban High Density Residential (UH) GLUP designation (Exhibit G). To the south and west, all parcels have the Urban Residential (UR) GLUP designation.

The majority of abutting parcels are within the Urban Growth Boundary but have yet to be annexed (Exhibit H). They have county residential zoning districts, such as RR-2.5, SR-2.5, and UR-1. City Community Commercial (C-C) zoning directly abuts the subject site to the north, as does SFR-00 (Single-Family Residential - one dwelling unit per existing lot).

Surrounding Uses

North: Uses are generally commercial, with the dominant feature a shopping center anchored by Thunderbird grocery store in a County General Commercial (GC) zone within City limits. A nursery store and greenhouses abut the subject site, along with an empty field and a single-family home.

South and East: Rural residential housing in a County RR-2.5 (Rural Residential – one dwelling unit per 2.5 acre lot) zoning district.

West: Residential development along Clover Lane in a County UR-1 (Urban Residential – one dwelling unit per acre) zoning district.

Applicable Criteria

Medford Land Development Code Sections 10.190, 10.191 and 10.192 (Exhibit A), Minor Comprehensive Plan Amendment Criteria (Exhibit B), and compliance with the Oregon Transportation Planning Rule as per OAR 660-12-060(1) (Exhibit C).

Issues/Analysis

The following issues are central in determining whether or not to approve this General Land Use Plan Map Amendment: 1) the affect the amendment would have on public facilities, particularly transportation facilities; 2) the affect it would have on the supply of Urban Medium Density Residential and Urban Residential land; and, 3) the appropriateness of the site for the proposed land use designation. Each issue is treated below.

1) How will this change affect public facilities, particularly transportation facilities?

The City of Medford Engineering Division requires that a Traffic Impact Analysis (TIA) be prepared when a change in a *Comprehensive Plan* map designation creates the potential for more than 250 *additional* average daily trips (ADTs) to be generated as a result of the proposed change. With its current SFR-00 zoning (Single-Family Residential - one dwelling unit per existing lot), the 4-lot site would generate 38 ADT. With the proposed Urban Medium Density Residential designation and its associated MFR-15 zoning (Multi-Family Residential – 15 dwelling units per acre), the site would generate a maximum of 412 ADT. Given this difference, a TIA was required. The applicant produced a TIA and the Department of Public Works recommends approval without any requirement for mitigation (Exhibit D).

This proposal represents the potential for 71 dwelling units to be located on this site abutting Lozier Lane. Lozier Lane is under County jurisdiction; it is currently a two-lane structure with no sidewalks, curbs or gutters. The County has an identified project to widen Lozier Lane from Stewart Avenue to West Main Street to three lanes with bike lanes and sidewalks, as a Tier 1 Improvement – Medium Range, slated for construction between 2009 and 2013. The expected loss of federal O & C replacement funds, which were to pay for this project and others, may force the County to reconsider the timing of this project. In the meantime, the City will require improvement of Lozier Lane at the time of site development to Major Collector Street standards with half width plus 12 feet improvements along the site frontage.

2) *How will this amendment affect the supply of Urban Residential and Urban Medium Density Residential land?*

Urban Residential.

In 1994, it was determined that there would be a need for 1,838 gross vacant buildable acres of Urban Residential land between 1994 and 2010. This assumed the need for a yearly average of approximately 115 vacant acres of Urban Residential land during that same period. The most recent residential land inventory conducted by the Planning Department (*"2000 Year-End Report on Residential Development Activities"*, January 2001) indicated that there were 2,666 acres of vacant and underutilized residential land classified as Urban Residential inside Medford's Urban Growth Boundary (UGB). This suggests that there is enough Urban Residential land for the 20-year planning period within the UGB.

Urban Medium Density Residential.

In 1994, the Urban Medium Density Residential (UM) category did not exist. It was subsumed under Urban High Density Residential (UH), which permitted a density range from 10 to 30 dwellings per acre. In 1994, it was determined that 265 gross vacant buildable acres of Urban High Density Residential land would be needed between 1994 and 2010, and that there was a vacant land inventory of 200 acres designated for multiple-family use in the City and UGB, resulting in the need for at least 65 additional acres for that use.

The most recent residential land inventory of vacant and underutilized residential land inside the UGB was produced by the Planning Department in January 2001 (*"2000 Year-End Report on Residential Development Activities"*). That study indicated that there were a total of 3,023 vacant and underutilized acres within the UGB. Of that total, however, only 11.8% were in UM or UH categories. The remaining 88.2% was in the UR category. Recommendations for new development within the "Housing Element" of the *Medford Comprehensive Plan* call for a mix of 65% single-family dwelling units and 35% multiple-family dwelling units. If one assumes that the vacant UR lands develop at an average of six units per acre, and the UM/UH lands develop at an average of 20 units per acre, the resulting mix would be 69% single-family and 31% multi-family, indicating a potential need for more UM and UH lands. This proposal will serve that need.

Recently, Planning staff produced an analysis of City of Medford building permits for the period 2000 through 2006 (Exhibit E). A total of 4,706 permits were issued during that period, permits for multiple-family units were 29% of the total permits issued. Thus, this supports the continuing need for GLUP Map amendments that will result in higher numbers of multiple-family dwelling units.

As explained in the applicant's Findings (Exhibit F, pages 4 - 10), this proposal also supports a number of policies and implementation strategies in the *Medford Comprehensive Plan*. For example, "Housing Element" Policy 2-A states: *"The City of Medford shall strive to prevent sprawl and provide a compact urban form that preserves livability and adjacent resource lands."* Implementation 2-A (1): *"Prepare amendments to the GLUP Map for consideration by the City Council that provide for a minimum*

overall housing density of eight dwelling units per net acre of buildable land, including an increase in multiple-family housing types.”

This proposed GLUP Map amendment supports the policy of a more compact urban form and constitutes an amendment that provides for higher densities. It encourages the use of fewer acres to produce the same number of residences, and, thus, may result in lower costs to the consumer and reduced urban sprawl.

3) Is this site appropriate for the Urban Medium Density Residential designation?

This proposal supports the City's current efforts to plan a Transit-Oriented District (TOD) in the West Main Street neighborhood radiating out from the intersection of West Main Street and North Ross/Lozier Lane. The goal is to plan an environment that is pedestrian-, bicycle-, and transit-friendly, thus allowing people to be less dependent on the automobile. The development of the TOD is dependent on the intensification of residential uses around a central commercial mixed-use core and the provision of appropriate infrastructure to support those alternative modes of travel. Apart from commercial development along West Main Street, the TOD area is rather sparsely developed; portions only recently have been annexed, and there are vacant and underdeveloped parcels. Some parcels are still in the County. The re-designation of the subject parcels to facilitate higher densities will move the area closer to the TOD vision.

Looking at guidance provided by the *Medford Comprehensive Plan*, the "Housing Element" Policy 3-C states: "*The City of Medford shall designate areas that are or will be conveniently located close to pedestrian, bicycle, and transit or high capacity transportation routes, and community facilities and services, for higher density residential development.*" According to Figure 7-1 "Medford Designated Major RVTD Transit Routes and Stops" of the City's Transportation System Plan, the subject site is located within one-quarter mile of major transit stops at the intersection of West Main Street and North Ross/Lozier Lane. There are several bus stops within the TOD boundaries along West Main Street.

With respect to compatibility with surrounding uses, future MFR-15 zoning on this site would be compatible with the commercial properties to the north and the Urban High Density Residential (UH) designation to the east.

Staff concurs with applicant's Findings (Exhibit F) that the proposal meets all approval criteria.

Recommended Action

The Medford Planning Commission, at their meeting of March 8, 2007, voted to forward a favorable recommendation to City Council for approval CP-07-001, per the staff report dated March 8, 2007, including Exhibits A – H.

Exhibits

- A *Medford Land Development Code*, Sections 10.190 – 10. 192.
- B Comprehensive Plan Amendment Criteria
- C Transportation Planning Rule - OAR 660 -12-060(1)
- D Department of Public Works Memo dated February 21, 2007
- E City of Medford New Residential Units, 2000 - 2006
- F Applicant's Findings of Fact and Conclusions of Law received January 3, 2007
- G Comprehensive Plan Map of Vicinity
- H Assessor's Map
- I Vicinity/Zoning Map

Exhibit A

Excerpt from Medford Land Development Code

10.190 Application, Minor Comprehensive Plan Amendment.

A minor revision to the Comprehensive Plan is one typically focused on specific individual properties and therefore considered quasi-judicial. Applications for minor Comprehensive Plan amendments shall contain the information as herein required.

10.191 Application Form.

An application for a minor Comprehensive Plan amendment shall contain the following items:

- (1) Vicinity map drawn at a scale of 1" = 1,000' identifying the proposed area to be changed on the General Land Use Map.
- (2) Written findings which address the following:
 - (a) Consistency with applicable Statewide Planning Goals.
 - (b) Consistency with the goals and policies of the Comprehensive Plan.
 - (c) Consistency with the applicable provisions of the Land Development Code.

[Amd. Sec. 7, Ord. No. 5820, March 19, 1987.]

10.192 Minor Comprehensive Plan Amendment Criteria.

See the Review and Amendment section of the Comprehensive Plan text.

EXHIBIT A
CP 07-001

Exhibit B

PLAN REVIEW and AMENDMENT PROCEDURE

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.

Conclusions – Amendments shall be based on the following:

1. 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 Plan provision.
5. Statutory changes affecting the 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 Plan.
5. Demonstrable budgetary constraints in association with at least one of the above criteria.
6. All applicable Statewide Planning Goals.

Street Re-classifications, that include the re-classification of a lower order street to either a collector or arterial street, or when re-classifying a collector street to an arterial street, and when the re-classification is not a part of a major (Class A) legislative amendment, shall be based on the following:

EXHIBIT B
CP-01001

1. A demonstrated change in need for capacity which is consistent with other plan provisions.
2. Consideration of alternatives to the proposed revision which includes alternative vehicle routes and alternative travel modes that would better preserve the livability of affected residential neighborhoods.
3. A significant change in one or more Goal or Policy.
4. Statutory changes affecting the Plan.
5. Demonstrable budgetary constraints in carrying out the existing plan.
6. All applicable Statewide Planning Goals.

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.
-

Exhibit C

Oregon Administrative Rules (OAR) 660-012-060(1)

Plan and Land Use Regulation Amendments

(1) Where an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation would significantly affect an existing or planned transportation facility, the local government shall put in place measures as provided in section (2) of this rule to assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility. A plan or land use regulation amendment significantly affects a transportation facility if it would:

- (a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);
- (b) Change standards implementing a functional classification system; or
- (c) As measured at the end of the planning period identified in the adopted transportation system plan:
 - (A) Allow land uses or levels of development that would result in types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;
 - (B) Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP or comprehensive plan; or
 - (C) Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan.

CP 07 001

CITY OF MEDFORD
INTER - OFFICE MEMORANDUM

TO: Kathy Helmer, Planning Department
Cc: Steve Wadleigh
FROM: David Jiao
SUBJECT: RE: Lozier Lane comp plan amendment (CP-07-01)
DATE: February 21, 2007

A traffic impact study was prepared by RDK Engineering for the proposed Lozier Lane townhouse development located south of Main St along west and east side of Lozier Lane. The site is currently zoned SFR-00. And the target zoning for this site is City MFR-15. The proposed development will allow developing 71 townhouse units or generating 421 ADT.

The study analyzed five scenarios: Year 2006, Existing; Year 2007, No Build; Year 2007, Build; Year 2023, No Build; and Year 2023, Build. The findings of the traffic study all intersections in the study area will operate to City's LOS standard in the year 2007 with the project completed. And the level of service is not shown to be made worse as a result of development under the future year 2023 condition with and without the project.

The study also states tree limbs and bushes will need to be cut with the purpose of maintaining adequate sight distance for motorists from the site onto Lozier Lane.

Based on the traffic impact analysis, Public Works recommends the approval without mitigation requirement.

CITY OF MEDFORD
PROJECT: D
CP-07-01

Exhibit E

**City of Medford
New Residential Units 2000 – 2006**

YEAR	SINGLE FAMILY UNITS	DUPLEX UNITS	MULTIPLE FAMILY UNITS	TOTAL UNITS
2000	268	16	74	358
2001	319	25	224	568
2002	393	12	92	497
2003	654	30	396	1080
2004	555	32	215	802
2005	569	30	220	819
2006	383	52	147	582
2000-2006	3141	197	1368	4706

Source: City of Medford Building Permits Data

City of Medford
Exhibit E
CP-01-011

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BEFORE THE CITY COUNCIL
OF THE CITY OF MEDFORD
JACKSON COUNTY, OREGON

IN THE MATTER OF A REQUEST FOR A MINOR)
AMENDMENT TO THE GENERAL LAND USE PLAN) FINDINGS OF FACT AND
MAP OF THE COMPREHENSIVE PLAN, FROM) CONCLUSIONS OF LAW
URBAN RESIDENTIAL (UR) TO URBAN MEDIUM)
DENSITY RESIDENTIAL (UM), ON FOUR PARCELS)
TOTALING 4.79 ACRES, LOCATED ON THE WEST)
SIDE OF LOZIER LANE, BETWEEN WEST MAIN)
STREET AND STEWART AVENUE, IN THE CITY OF)
MEDFORD, JACKSON COUNTY, OREGON)

APPLICANT: LOZIER TOWHOMES, LLC

AGENT: NEATHAMER SURVEYING, INC.

I. SCOPE OF APPLICATION

The subject property is currently designated Urban Residential, which allows the single-family residential zoning designations SFR-00, SFR-2, SFR-4, SFR-6, and SFR-10. It is zoned SFR-00 (Single-Family Residential, 1 dwelling unit per existing lot), a holding zone assigned to the property upon annexation to the City. The applicant is requesting to change the General Land Use Plan (GLUP) map designation of the Comprehensive Plan from UR to Urban Medium Density Residential (UM).

II. RELEVANT BACKGROUND INFORMATION

The property consists of disturbed annual grassland, scattered ornamental trees and bare earthen areas formerly occupied by dilapidated structures and motor vehicles. Additional information regarding the property is contained in Table 1.

TABLE 1
DESCRIPTION OF SUBJECT PROPERTY

Assessor's Map and Tax Lot	Owners	Zoning Designation	Net Acreage	Existing Land Use
37-2W-26DB TL 1200	Lozier Townhomes, LLC	SFR-00	2.67	Vacant
37-2W-26DB TL 1300	Lozier Townhomes, LLC	SFR-00	0.46	Vacant
37-2W-26DB TL 1400	Lozier Townhomes, LLC	SFR-00	0.19	Vacant
37-2W-26DB TL 1500	Lozier Townhomes, LLC	SFR-00	1.47	Vacant
Total Acreage			4.79 acres	

RECEIVED

JAN 03 2007

Planning Dept

F
CP-07-001

Surrounding Properties – Surrounding land uses include commercial to the north and residential to the south, east and west. Zoning includes SFR-00 and GC (a Jackson County commercial zone) to the north and east and SR-2.5 (a County residential zone) to the south and west. There is also a small parcel zoned SR-2.5 to the east. Properties to the south, west and northeast are outside of the City Limits. General Land Use Plan (GLUP) map designations include Commercial to the North, Urban Residential to the south and west and Urban High Density Residential to the east.

Public Streets – The property currently has two access points to Lozier Lane, a Major Collector street, via two private driveways.

Domestic Water – Access to Medford Water Commission lines is available via an existing 6-inch line within Lozier Lane.

Sewer Service – The property lies within the service area of Rogue Valley Sewer Services. There is an 18-inch sewer main within Lozier Lane.

Storm Drainage Facilities – The property lies within the Elk Creek Drainage Basin. There are no curbs, gutters or sidewalks along the property frontage to Lozier Lane.

III. APPROVAL CRITERIA

The approval criteria for Comprehensive Plan Amendments are found in Sections 10.190-10.192 of the City of Medford *Land Development Code (MLDC)*. The Review and Amendment Procedure section of the Comprehensive Plan text are incorporated as criteria by reference. Said approval criteria are:

10.191 Application Form

An application for a minor Comprehensive Plan amendment shall contain the following items:

- (1) Vicinity map drawn at a scale of 1" = 1,000' identifying the proposed area to be changed on the General Land Use Map.*
- (2) Written findings which address the following:*
 - (a) Consistency with applicable Statewide Planning Goals.*
 - (b) Consistency with the goals and policies of the Comprehensive Plan.*
 - (c) Consistency with the applicable provisions of the Land Development Code*

10.192 Minor Comprehensive Plan Amendment Criteria

See the Review and Amendment section of the Comprehensive Plan text.

Comprehensive Plan Text

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.*

IV. FINDINGS RELATED TO CONSISTENCY WITH STATEWIDE GOALS

State law requires local Comprehensive Plans to be consistent with each of the 19 Statewide Planning Goals. The City of Medford has a Comprehensive Plan that has been deemed consistent by the State of Oregon. Amendments to the Comprehensive Plan must also be consistent with the Statewide Goals.

The statewide goals that appear to apply to the requested change are **Goal 2, Land Use Planning, Goal 10, Housing, Goal 11, Public Facilities and Services, Goal 12, Transportation and Goal 14 Urbanization.**

Finding – Goal 2 establishes the criteria for local government planning processes. The “Review and Amendment Procedures” of the Comprehensive Plan have been acknowledged by the Land Conservation and Development Commission (LCDC). Since the requested change is being processed pursuant to these acknowledged procedures, compliance with Goal 2 is hereby established.

Finding – Goal 10 is to supply the housing needs for citizens of the state and requires local governments to inventory buildable lands and plan for an adequate supply of housing for people of all income ranges. Pursuant to Goal 10, the City of Medford has an acknowledged Housing Element that reflects the accommodation of housing types such as multi-family and manufactured housing. Buildable lands have been inventoried and future needs of all types have been projected. Both the Housing Element and the buildable lands inventory establish the need for additional multi-family residential land within Medford.

Finding – Goal 11 requires the efficient planning of public services in accordance with community needs rather responding to development as it occurs. Pursuant to Goal 11, the City of Medford has an acknowledged Public Facilities Element and implementing regulations that require the presence or provision of key public facilities prior to approval of zone changes and subsequent development projects. Higher densities help achieve an economy of scale with regard to the provision of public facilities.

Finding – Goal 12 requires the provision of a safe, convenient and economic transportation system. Chapter 660, Division 12 of the Oregon Administrative Rules (OARs) provides implementation of Goal 12 by directing local governments create Transportation System Plans (TSPs). Medford has a state-acknowledged TSP. OAR 660-12-060 requires that amendments to comprehensive plans which “significantly”

affect a transportation facility shall assure that allowed land uses are consistent with the function, capacity and level of service of the facility. This can be done by limiting the allowed land uses to be consistent with the planned function, level of service, etc., amending the TSP, or altering land use designations, densities or design requirements to reduce demand for automobile travel. An affect is considered "significant" if it results in changing the standards or functional classification of a transportation facility, allows uses which would result in levels of traffic or access inconsistent with the existing functional classification, or reduce performance levels of the facility below the minimum acceptable levels identified in the TSP. A Traffic Impact Analysis (TIA) has been prepared by RDK Engineering, which demonstrates that the proposed change would not result in significant impacts to the local transportation system. Said TIA is incorporated herein by this reference.

Finding – Goal 14 requires cities to estimate future growth and land needs and then plan and zone enough land to meet those needs. It calls for each city to establish an Urban Growth Boundary (UGB) to identify and separate urbanizable land from rural land and specifies seven factors that must be considered in establishing a UGB. It also lists criteria to be applied when undeveloped land within the UGB is to be converted to urban uses. Pursuant to Goal 14, the City of Medford has an acknowledged Urbanization Element. Compliance with Goal 14 may not apply, provided intensification of the existing urban uses, by amending the plan, follows existing City procedures. The requested change represents infill of an existing urban area within the UGB, with adequate public facilities such as water, sewer, police and fire service available to serve the site.

Conclusion – The requested change is consistent with the relevant statewide planning goals.

V. FINDINGS RELATED TO THE COMPREHENSIVE PLAN

The Medford Comprehensive Plan contains nine (9) elements; Housing, Urbanization, Public Facilities, Environmental, Neighborhoods, Economic, General Land Use Plan, Transportation System Plan and Population.

The Neighborhoods Element is specific to the Southeast Plan area of the City and the General Plan Use Plan Element contains only general goals and policies pertaining to maintaining the GLUP map for its intended purpose. The Population Element contains two (2) goals and two (2) policies pertaining to accepting the City's role as the major urban center of the Southwest Oregon/Northern California region and recognizing and accommodating the diverse needs of the projected population. The Economic Element contains goals pertaining primarily to stimulating business, ensuring an adequate commercial and industrial land base and creating favorable site development standards. The Urbanization Element contains goals and policies regarding the treatment of unincorporated land within the UGB, annexation and UGB amendment procedures and does not pertain specifically to the requested GLUP map change.

Consistency with the goals and policies of all other elements must be specifically addressed.

ENVIRONMENTAL ELEMENT

Finding – The Environmental Element is a series of goals, policies and implementation measures to protect the quality of the environment while growth continues. It implements Statewide Goal 5. The subject property does not contain wetlands, soil or geologic hazards, steep slopes, drainage issues, historic resources, or any other resources inventoried by the City. By comparison, the property can be considered preferable for increased density in relation to other properties inside or outside of the UGB which may contain environmental constraints.

Finding – The City implements the Environmental Element through Land Development Code regulations that protect wetlands, riparian corridors, drainage facilities and floodplains, ambient noise levels and air and water quality. These site development and, in some cases, performance standards are enforced through the development review processes and, to a lesser extent, during review of zone changes.

Conclusion – The requested change is consistent with the goals and policies of the Environmental Element of the Comprehensive Plan.

HOUSING ELEMENT

The Housing Element is a series of goals, policies and implementation measures to identify housing needs for present and future residents and to help meet those needs. The Housing Element implements Statewide Goal 10. Statewide Planning Goals have been adopted by the state as administrative rules (ORS - Oregon Revised Statutes). Compliance is mandatory. A series of guidelines pertaining to each goal have also been adopted. The guidelines (OARS - Oregon Administrative Rules) are courses of action for local governments to follow when developing a comprehensive plan and implementing it. Goal 10, Housing, states:

GOAL: TO PROVIDE FOR THE HOUSING NEEDS OF CITIZENS OF THE STATE.

Buildable lands for residential use shall be inventoried, and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels that are commensurate with the financial capabilities of Oregon households, and allow for flexibility of housing location, type, and density.

To achieve Goal 10, the OARS recommend that cities consider using a variety of methods to provide affordable housing throughout the planning area. They also recommend that ordinances and incentives be used to increase population densities in urban areas.

The following Housing Element goals, policies and implementation measures appear relevant to the proposed change:

Goal 2: To ensure that residential development in the City of Medford is designed to minimize the consumption or degradation of natural resources, promote energy conservation, and reduce the potential effects of natural hazards.

Policy 2-A: The City of Medford shall strive to prevent sprawl and provide a compact urban form that preserves livability and adjacent resource lands.

Implementation 2-A (1): Prepare amendments to the GLUP Map for consideration by the City Council that provide for a minimum overall housing density of eight dwelling units per net acre of buildable land, including an increase in multiple-family housing types. Encourage development outside the city or UGB, where permitted, to facilitate a future urban form and density.

Finding –According to a recent Planning Department staff report for a similar and recently approved GLUP map amendment (CP-06-012, Thompson), the most recent inventory of vacant and underutilized residential land in the UGB was completed by the Planning Department in January 2001. This report concluded that there are 3,023 acres of vacant/underutilized acres within the UGB. Approximately 11.8 percent were designated UM or UHDR (Urban High Density Residential) compared to 88.2 percent designated Urban Residential. This report states that the Comprehensive Plan calls for a mix of 65% single-family dwelling units and 35% multiple-family residential units, indicating a potential need for more UM and UHDR lands. The requested change will help satisfy this need.

Finding – Based on a review of the City of Medford's Zoning Map dated October 1, 2006 (www.ci.medford.or.us) and acreages obtained from Jackson County assessment records, there are less than 14 acres of land zoned MFR-15 (i.e., the corresponding zone for the UM GLUP Map designation) within the City. Approximately 2.36 acres of UM were approved through CP-06-12.

Conclusion – The requested change furthers Goal 2, Policy 2-A and Implementation 2-A (1) regarding compact urban form and reduction of urban sprawl by increasing residential densities.

Goal 3: To ensure a coordinated balance among the provision of public services, the location of employment centers, and the production of appropriate housing within the City of Medford.

Policy 3-C: The City of Medford shall designate areas that are or will be conveniently located close to pedestrian, bicycle, and transit or high capacity transportation routes, and community facilities and services, for higher density residential development.

Implementation 3-C (1): Identify areas where upzoning would best support infrastructure improvements, including transit.

Finding – The subject area is located within the West Medford TOD (Transit Oriented District), with West Main Street designated as a transit route. There are two (2) RVTD transit routes along West Main Street and two (2) Major Transit Stops are planned at the northwest and southeast quadrants of West Main Street and Lozier Lane.

Finding –According to the City's Transportation System Plan (TSP), major improvements to Lozier Lane are planned for the mid-term (2009-2013), including widening, pedestrian sidewalks and bicycle facilities.

Finding –The subject area is located a short walk (less than ¼ mile) from West Main, an arterial street with existing and planned transit facilities and commercial shopping centers.

Conclusion – The requested change is consistent with Goal 3, Policy 3-C and Implementation 3-C (1) regarding production of needed high-density housing near shopping and employment centers, pedestrian, bicycle and transit facilities

Goal 5: To ensure opportunity for the provision of adequate housing units in a quality living environment, at types and densities that are commensurate with the financial capabilities of all present and future residents of the City of Medford.

Policy 5-B: The City of Medford shall continue to assist regional housing agencies, nonprofit organizations, private developers, and other entities in their efforts to provide affordable housing for renters and homeowners, and the homeless.

Policy 5-C: to provide greater flexibility and economy of land use, the *City of Medford Land Development Code* shall provide opportunities for alternative housing types and patterns, planned developments, mixed uses, and other innovations that reduce development costs and increase density.

Implementation 5-C (3): Investigate methods for promoting a mix of dwelling types in new residential areas, and compatible higher density infill and redevelopment in existing residential areas.

Finding – The requested change would facilitate infill development of an existing residential area with higher densities. Rezoning to MFR-15 and constructing rental housing would increase the supply of affordable housing in Medford.

Conclusion – The requested change is consistent with Goal 5, Policy 5-B and Implementation 5-C regarding the provision of affordable housing, economy of land use and increased density.

Goal 6: To ensure opportunity for the provision of Medford's fair share of the region's needed housing types, densities, and prices, with sufficient buildable land in the city to accommodate the need.

Policy 6-A: The City of Medford shall assure that adequate buildable land for all housing types and price ranges is available in the city in the amount and timing necessary to meet the identified need for the planning period. Multiple-family, affordable, or assisted housing shall not be concentrated in any particular areas, but dispersed throughout the city.

Implementation 6-A (3): Initiate GLUP Map amendments for consideration by the City Council which designate sufficient buildable land to satisfy housing need by type and density range as determined in the housing need projection.

Implementation 6-A (5): Initiate an amendment to the *Comprehensive Plan* for consideration by the City Council that would add an *Urban Medium Density Residential* designation, with which SFR-10 zoning would be consistent, including designation of such areas on the GLUP Map. Consider changing the name of SFR-10 to a title that would place more emphasis on the duplex use rather than the single-family use.

Finding – According to the City's GLUP and Zoning Maps (www.ci.medford.or.us), there is no land designated UM or zoned MFR-15 in West Medford. There is relatively little land zoned MFR-15 or designated UM in the entire City.

Finding – There is an identified need for additional land designated UM in the City of Medford, as evidenced by Goal 6, Implementation 6-A (5) and the Medford Planning Department’s analysis of a similar GLUP Map Amendment application (CP-06-012).

Conclusion – The requested change is consistent with Goal 6, Policy 6-A and Implementation- 6-A (3) and 6-A (5) regarding supplying buildable land for all identified housing needs and not concentrating that supply in any particular area.

PUBLIC FACILITIES ELEMENT

The Public Facilities Element is intended to assure that public facilities and services are planned to accommodate projected growth. Relevant goals and policies include:

Goal 1: To assure that development is guided and supported by appropriate types and levels of urban facilities and services, provided in a timely, orderly, and efficient arrangement.

Policy 1-A: The City of Medford shall provide, where feasible and as sufficient funds are available from public or private sources, the following facilities and services at levels appropriate for all land use types within the City:

- Water service;
- Sanitary sewers;
- Stormwater management facilities;
- Fire and emergency services;
- Law enforcement;
- Parks and recreation;
- Planning, zoning, and subdivision control.

Goal 2: To assure that General Land Use Plan (GLUP) designations and the development approval process remain consistent with the City of Medford’s ability to provide adequate levels of essential public facilities and services.

Policy 2-A: In cases where the timely provision of essential urban facilities and services cannot be accomplished so as to achieve minimum adequate service levels, that portion of the Medford urban growth area subject to inadequate services shall be designated a **limited service area**, and any or all development may be restricted until threshold levels of essential services can be achieved. Limited service areas should be considered as priority areas for public facility planning subject to other growth and development factors. “Timely provision of essential urban facilities and services” shall mean that such services can be provided in adequate condition and capacity prior to or concurrent with development of the subject area. “Essential urban facilities and services” shall mean sanitary sewers, water systems, stormwater management facilities, and transportation facilities.

Finding – The subject property is not located within a Limited Service Area. Public water, sewer, streets, police and fire facilities and services are available and in adequate condition to support increased residential development in the subject area. Consistent with the Public Facilities Element and the Stormwater Management Program, the City’s zone change criteria and development review processes ensure that adequate storm drainage facilities are, or will be made available, prior to issuance of building permits for vertical construction on site.

Conclusion – The requested change is consistent with Goal 1, Policy 1-A and Goal 2, Policy 2-A regarding public facilities planning.

TRANSPORTATION SYSTEM PLAN

The Medford TSP addresses Oregon Statewide Planning Goal 12 and the *Oregon Transportation Planning Rule* (TPR). The TPR directs cities and counties to develop local plans that will promote changes in land use patterns and transportation systems that make it more convenient for people to walk, bicycle, use transit, and drive less to meet their daily needs. Relevant goals and policies include:

GOAL 3: To facilitate the increased use of public transportation in the Medford planning area, as the adequacy of transit service is a measure of the quality of life in a community.

Policy 3-A: The City of Medford shall undertake efforts to increase the percentage of total daily trips taken in the Medford planning area by transit, consistent with the target benchmarks in the “Alternative Measures” of the *2001-2023 Rogue Valley Regional Transportation Plan* (RTP).

Policy 3-B: The City of Medford shall support the provision of convenient and accessible transit service to, from, and within the Medford planning area, especially to higher density residential areas, employment centers, and major commercial areas.

Implementation 3-B (4): Assure that land use planning activities promote transit service viability and accessibility, including locating mixed residential-commercial, multiple-family residential, and employment land uses on or near (within ¼-mile walking distance) transit corridors.

Policy 3-C: The City of Medford shall undertake efforts to increase the percentage of dwelling units in the Medford planning area located within one-quarter mile walking distance of transit routes, consistent with the target benchmarks in the “Alternative Measures” of the *2001-2023 Rogue Valley Regional Transportation Plan* (RTP).

GOAL 8: To maximize the efficiency of Medford’s transportation system through effective land use planning.

Policy 8-A: The City of Medford shall facilitate development or redevelopment on sites located where best supported by the overall transportation system that reduces motor vehicle dependency by promoting walking, bicycling and transit use. This includes altering land use patterns through changes to type, density, and design.

Implementation 8-A (1): Through revisions to the *Medford Comprehensive Plan* and *Land Development Code*, provide opportunities for increasing residential and employment density in locations that support increased use of alternative travel modes, such as along transit corridors.

Policy 8-B: The City of Medford shall undertake efforts to increase the percentage of dwelling units and employment located in Medford’s adopted Transit Oriented Districts (TODs), consistent with the targeted benchmarks in the “Alternative Measures” of the *2001-2023 Rogue Valley Regional Transportation Plan* (RTP).

Implementation 8-B (1): Through revisions to the *Medford Comprehensive Plan* and *Land Development Code*, pursue changes to planned land uses to concentrate employment, commercial, and high density residential land uses in Transit Oriented Districts (TODs).

Finding – The proposed change would increase residential density within walking distance (less than ¼ mile) from an existing and planned Transit Route and planned Major Transit Stop.

Finding – The subject property is within the West Medford TOD.

Finding – The subject property has frontage on Lozier Lane, a Major Collector street for which public pedestrian, bicycle and auto improvements are prescribed by the City's TSP in the next few years.

Conclusion – The requested change is consistent with Goal 3 and Goal 8 of the TSP, along with their associated policies and implementation measures.

VI. FINDINGS RELATED TO LAND DEVELOPMENT CODE CRITERIA

The following findings of fact are made with regard to the above referenced approval criteria for changes to map designations:

Criterion 1

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

Finding – The requested change to the GLUP map is not necessitated by a change to community goals, policies or implementations measures.

Conclusion – Criterion 1 is not applicable.

Criterion 2

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

Although the requested change is intended, in part, to accommodate population trends, these trends cannot be considered unpredicted due to the presence of various types of population information at all levels of government. The project is residential in nature and not intended to provide ongoing employment. The request is intended to satisfy very real urban housing needs as further described below.

Finding –According to a recent staff report for a similar and recently approved GLUP map amendment (CP-06-012, Thompson), the most recent residential land inventory of vacant and underutilized residential land in the UGB of Medford was completed by the Planning Department in January 2001. This report concluded that there are 3,023 acres of vacant/underutilized acres within the UGB. Approximately 11.8 percent were designated UM or UHDR (Urban High Density Residential) compared to 88.2 percent designated Urban Residential. Said report states that the Comprehensive Plan calls for a mix of 65% single-family dwelling units and 35% multiple-family residential units, indicating a potential need for more UM and UHDR lands. The requested change will help satisfy this need.

Finding –Policy 2-A of the Housing Element of the Comprehensive Plan states, “The City of Medford shall strive to prevent sprawl and provide a compact urban form that preserves livability and adjacent resource lands.”

Finding –Implementation measure 2-A (1) is to, “Prepare amendments to the GLUP Map for consideration by the City Council that provide for a minimum overall housing density of eight dwelling units per net acre of buildable land, including an increase in multiple-family housing types.”

Finding –The requested amendment would further the policy of a more compact urban form and presents an amendment to the GLUP map that increases density, avoiding urban sprawl by placing less pressure on the fringes of the City.

Conclusion – The requested amendment is based on Criterion 2 regarding satisfaction of urban housing needs.

Criterion 3

The orderly and economic provision of key public facilities.

Finding – Key public facilities are present in the immediate project vicinity and are available to the serve the property. Lozier Lane is a Major Collector with a 74-foot planned right-of-way for bicycle lanes, planter strips, and pedestrian sidewalks and will be improved as residential density increases in the area. Frontage improvements to Lozier Lane will occur with future development of the subject property.

Finding – Using less land to construct the same number of homes should promote the orderly, efficient provision of public facilities and services and potentially lower consumer costs.

Finding – The City’s zone change criteria ensures that Category A urban services and facilities are available or can and will be provided to adequately serve the subject property. Any upgrades or extensions determined to be necessary must be paid for by future developers. Storm drainage, sanitary sewer, and water facilities must already be adequate in condition, capacity, and location to serve the property or be extended or otherwise improved to adequately serve the property at the time of issuance of a building permit for vertical construction.

Conclusion – The requested change is based on Criterion 3 regarding orderly and economic provision of public facilities.

Criterion 4

Maximum efficiency of land uses within the current urbanizable area.

Finding – Since a greater number of people can be served in a smaller geographic area, the proposed increase in density represents a move toward the efficient and economic provision of essential public facilities and services.

Finding – The subject property’s location abutting existing and planned commercial areas makes sense in terms of proximity to shopping and entertainment and reducing reliance on automobiles.

Finding – The proposed change to UM makes sense from a land use compatibility standpoint since multi-family residential should serve as a transition or buffer between the commercial areas to the north and the single-family residential areas to the south. The proposed change also mimics the land use pattern on the east side of Lozier Lane, where these transitions already exist.

Conclusion – The requested change is based on Criterion 4 regarding efficiency of land uses within the urbanizable area.

Criterion 5

Environmental, energy, economic and social consequences.

Finding – A Traffic Impact Analysis has been prepared by RDK Engineering, which demonstrates that the proposed change would not result in significant impacts to the local transportation system. The proposed change is consistent with the acknowledged TSP, and therefore, the Oregon Transportation Planning Rule.

Finding – Increasing residential density inside the urbanizable area reduces the need for residential acreage outside of the UGB, thus preventing long infrastructure extensions, environmental impacts, and fundamental changes to community character.

Finding – Multiple-family development is a valuable form of housing. An adequate supply of sound housing units of all types is necessary to ensure consumer choice and affordability. Multiple-family units near shopping and employment centers are also economically and socially beneficial to tenants.

Conclusion – The application is based on Criterion 5 regarding environmental, energy, economic and social consequences.

Criterion 6

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

Finding – Policy 2-A of the Housing Element encourages the prevention of sprawl and a compact urban form. Implementation measure 2-A (1) encourages amendments to the GLUP Map to increase multiple-family housing.

Finding – Numerous other goals and policies of the Comprehensive Plan, some of which are recited above, appear to encourage the higher densities that are being sought.

Finding – Since the Comprehensive Plan already contains policies encouraging an increase in multiple-family housing, including map amendments to achieve this, the requested change should not result in the need to change the goals or policies of other elements of the Plan.

Conclusion – The requested change is based on Criterion 6 regarding compatibility with other elements of the Comprehensive Plan.

Criterion 7

All applicable Statewide Planning Goals.

Finding – By law, Comprehensive Plans must be consistent with the Statewide Goals to be formally acknowledged by the Oregon Land Conservation and Development Commission (LCDC). The City of Medford has a State-acknowledged Comprehensive Plan. As such, if an application for a Minor Amendment to the GLUP Map is internally consistent with other elements of the Plan, said Minor Amendment is, by definition, consistent with the Statewide Goals.

Conclusion – The requested amendment is based on Criterion 7 regarding the applicable statewide planning goals, particularly those pertaining to the planning and production of needed housing units.

VII. SUMMARY

The proposed Minor Amendment to the GLUP Map satisfies the approval criteria contained in Sections 10.190-10.192 of the City of Medford *Land Development Code*.

The City Council may approve the requested change.

Respectfully submitted,

NEATHAMER SURVEYING, INC.

By: 
Jason Haley, Land Use Planning Consultant

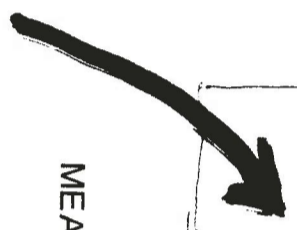
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Proposa for UM
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Vicinity Map

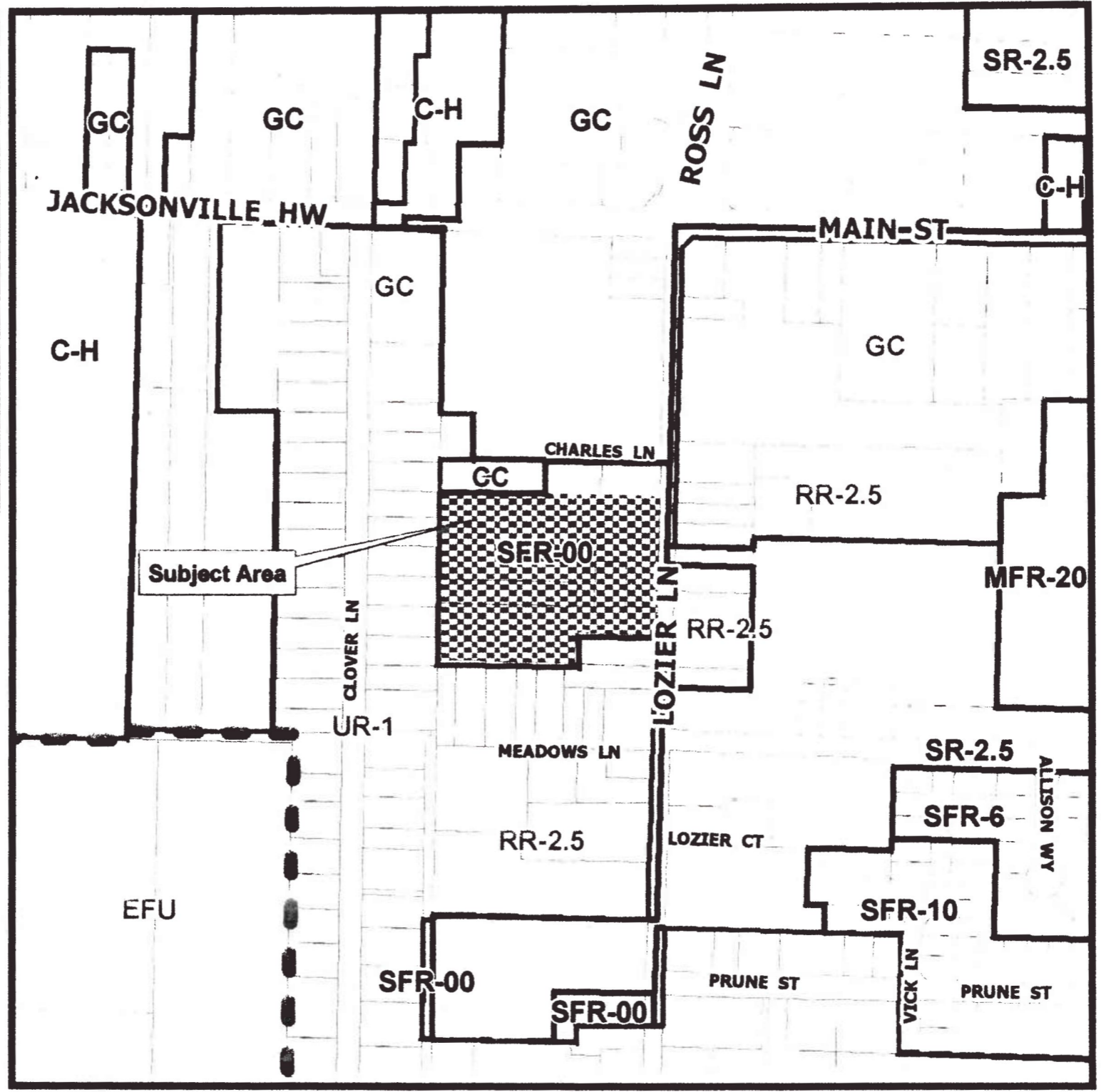
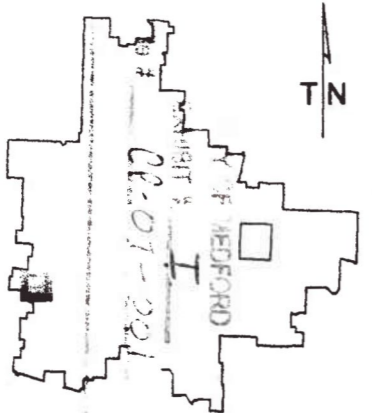
- UGB
- City Limits

OVERLAY

- Airport Approach
- Airport Radar
- Central Business
- Exclusive Agricultural
- Freeway
- Historic Outline
- Limited Industrial
- Limited Service
- Planned Development
- Southeast

FILE NUMBER:
CP-07-001

APPLICANT:
Lozier
Townhomes, LLC
Map: 372W26DB
TL's: 1200, 1300,
1400 & 1500



EXCERPT

PLANNING COMMISSION MINUTES

March 8, 2007

20.8 CP-07-001 Consideration of a request for a minor amendment to the General Land Use Plan Map of the Medford *Comprehensive Plan* changing the designation from Urban Residential (UR) to Urban Medium Density Residential (UM) on a site comprised of four parcels totaling 4.79 acres, in an SFR-00 zoning district, located on the west side of Lozier Lane, between West Main Street and Stewart Avenue. Lozier Townhomes, LLC, Applicant, (Neathamer Surveying, Inc., Agent).

Motion: Approve Consent Calendar Item #20.8 as presented.

Moved by: Commissioner Tull

Seconded by: Commissioner Ruffing

Discussion:

Commissioner Tull pulled this off the consent calendar to give this minor amendment the attention that it warranted. He remarked that the staff report was comprehensive, clear and very expertly written. He commended staff for their efforts in this regard. He indicated that a favorable recommendation should be given to the City Council for this minor amendment to the General Land Use Plan Map of the Medford Comprehensive Plan.

Commissioner Nelson indicated he could not support the motion because this was well within the West Main TOD area and that it is premature to make this kind of a change to the GLUP Map at this time. Also, he is concerned that there may be too many multi-family constructions in the west side of Medford.

Voice Vote: 6-1 Commissioner Nelson voted "no".

30. Minutes

30.1 The Minutes for the January 25, 2007, February 8, 2007, and February 22, 2007, were submitted for approval.

Motion: To accept the Minutes from the January 25, 2007, February 8, 2007, and February 22, 2007, Planning Commission meetings, as submitted.

Moved by: Commissioner Shean

Seconded by: Commissioner Cabler

Voice Vote: 7-0

40. Oral and Written Requests and Communications:

50. Public Hearings

Assistant City Attorney, Lori Cooper, read the Quasi Judicial Statement.

50.1 LDP-06-343 Consideration of tentative plat approval for a 3-lot partition on two parcels totaling 0.75-net acres, located on the south side of De Hague Street and north of Salyer Street, within an SFR-6 (Single Family Residential - 6 units per acre) zoning district. Reeder, Knouff, Salyer, (Donald Burt, Agent).

Kelly Akin, Senior Planner, reported that a continuance had been requested by the applicant in order to discuss issues related to access and lot frontage. The applicant has granted an extension of time and has requested that the hearing be scheduled for the March 22, 2007, meeting. Staff recommends continuing LDS-06-343.