NOTICE OF ADOPTED AMENDMENT

March 10, 2008

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 015-07

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: March 21, 2008

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 Planner

<ppa> ya/
Notice of Adoption

Jurisdiction: CITY OF MEDFORD
Date of Adoption: 2/21/2008

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes
Date: 10/1/2007

Comprehensive Plan Text Amendment

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".
Amendment of the Medford Comprehensive Plan to include a Buildable Land Inventory. The document contains an inventory of all land, the methodology and assumptions for determining the amount of buildable land, and the 2007 Buildable Land Inventory for the Medford Urban Growth Boundary.

Does the Adoption differ from proposal? Yes, Please explain below:
Includes 100% of redevelopable land instead of only 50% of redevelopable land. In addition, parcels designated for commercial and industrial use that are vacant and less than .50 acre in size and those that are partially developed and less than 5.0 acres have been included in this category per the Oregon Administrative Rules.

Plan Map Changed from: to:
Zone Map Changed from: to:
Location: Acres Involved:

Specify Density: Previous: New:

Applicable statewide planning goals:

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

Local Contact: SUZANNE MYERS
Address: 200 S. IVY ST.
Phone: (541) 774-2387
Fax: -
City: MEDFORD Zip: 97501
E-mail Address: suzanne.myers@cityofmedford.org

ADOPTION SUBMITTAL REQUIREMENTS
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 maraulloa@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
PROPOSED ORDINANCE NO. 2008-03

AN ORDINANCE approving a major amendment to the Medford Comprehensive Plan to include a Buildable Land Inventory document which contains a land inventory, the methodology and assumptions for determining the amount of buildable land, and the 2007 Buildable Land Inventory for the Urban Growth Boundary.

THE CITY OF MEDFORD ORDAINS AS FOLLOWS:

Section 1. The major amendment to the Medford Comprehensive Plan to include a Buildable Land Inventory document which contains a land inventory, the methodology and assumptions for determining the amount of buildable land, and the 2007 Buildable Land Inventory for the Urban Growth Boundary is hereby approved and adopted.

Section 2. This major amendment to the Medford Comprehensive Plan is supported by the Findings of Fact and Conclusions of Law dated November 28, 2007, which are included in the Staff Report dated January 23, 2008, on file in the Planning Department and incorporated herein by reference, as amended by the City Council on February 21, 2008, after public hearing.

PASSED by the Council and signed by me in authentication of its passage this _____ day of ____________________, 2008.

ATTEST: ____________________________

City Recorder

______________________________

Mayor

APPROVED ________________________, 2008.

______________________________

Mayor
BUILDABLE LANDS INVENTORY
MEDFORD COMPREHENSIVE PLAN

MEDFORD PLANNING DEPARTMENT
Jurisdiction: CITY OF MEDFORD
Date of Adoption: 2/21/2008
Date Mailed: 2/28/2008

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes
Date: 10/1/2007

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".

Amendment of the Medford Comprehensive Plan to include a Buildable Land Inventory. The document contains an inventory of all land, the methodology and assumptions for determining the amount of buildable land, and the 2007 Buildable Land Inventory for the Medford Urban Growth Boundary.

Does the Adoption differ from proposal? Yes, Please explain below:

Includes 100% of redevelopable land instead of only 50% of redevelopable land. In addition, parcels designated for commercial and industrial use that are vacant and less than .50 acre in size and those that are partially developed and less than 5.0 acres have been included in this category per the Oregon Administrative Rules.

Plan Map Changed from: to:
Zone Map Changed from: to:
Location:
Acres Involved: 2
Specify Density: Previous: New:
Applicable statewide planning goals:

<table>
<thead>
<tr>
<th></th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
<th>9</th>
<th>10</th>
<th>11</th>
<th>12</th>
<th>13</th>
<th>14</th>
<th>15</th>
<th>16</th>
<th>17</th>
<th>18</th>
<th>19</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment... Yes No

45-days prior to first evidentiary hearing?

If no, do the statewide planning goals apply?

Yes No

DLCD # 015-07 (16443)
If no, did Emergency Circumstances require immediate adoption?  □ Yes  □ No

DLCD file No.
Please list all affected State or Federal Agencies, Local Governments or Special Districts:
NA

Local Contact:  SUZANNE MYERS
Phone:  (541) 774-2387  Extension:
Address:  200 S. IVY ST.
Fax Number:  -  -
City:  MEDFORD  Zip:  97501-
E-mail Address: suzanne.myers@cityofmedford.org

ADOPTION SUBMITTAL REQUIREMENTS
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
AN ORDINANCE approving a major amendment to the *Medford Comprehensive Plan* to include a Buildable Land Inventory document which contains a land inventory, the methodology and assumptions for determining the amount of buildable land, and the 2007 Buildable Land Inventory for the Urban Growth Boundary.

THE CITY OF MEDFORD ORDAINS AS FOLLOWS:

Section 1. The major amendment to the *Medford Comprehensive Plan* to include a Buildable Land Inventory document which contains a land inventory, the methodology and assumptions for determining the amount of buildable land, and the 2007 Buildable Land Inventory for the Urban Growth Boundary is hereby approved and adopted.

Section 2. This major amendment to the *Medford Comprehensive Plan* is supported by the Findings of Fact and Conclusions of Law dated November 28, 2007, which are included in the Staff Report dated January 23, 2008, on file in the Planning Department and incorporated herein by reference, as amended by the City Council on February 21, 2008, after public hearing.

PASSED by the Council and signed by me in authentication of its passage this ______ day of ____________________, 2008.

ATTEST: ____________________________________________

City Recorder

__________________________________________

Mayor

APPROVED ____________________________, 2008.

__________________________________________

Mayor
LEGEND

<table>
<thead>
<tr>
<th>GLUP (UR, UM &amp; UH)</th>
</tr>
</thead>
<tbody>
<tr>
<td>UGB</td>
</tr>
</tbody>
</table>

Land Inventory*

- Buildable Lands
  - Vacant
  - Redevelopable
  - Partially Developed Residential
- Unbuildable
- Public Right-of-Way
- Developed

*Colors are muted in non-residential areas.

No guarantee or warranty is expressed or implied in terms of data accuracy or legitimacy. This product is intended for use as a public information and geographic representation of the official record. For official data, contact the Medford Planning Department.

ADOPTED February 21st, 2008
ORDINANCE #2008-03
Source: Jackson County Assessor data, March 2007
LEGEND

GLUP (UR, UM & UH)

UGB

Buildable Lands

Vacant

Redevelopable

Partially Developed Residential

Unbuildable

Public Right-of-Way

Developed

*Colors are muted in non-residential areas

No guarantee or warranty is expressed or implied in terms of data accuracy or legitimacy. This product is intended for use as public information and precise interpretations of the official record should be solicited from the Medford Planning Department.

Adopted February 21st, 2008

Ordinance #2008-03

Source: Jackson County Assessor data, March 2007
LEGEND

GLUP (UR, UM & UH)

UGB

Land Inventory*

Buildable Lands

Vacant

Redevelopable

Partially Developed Residential

Unbuildable

Public Right-of-Way

Developed

*Colors are muted in non-residential areas

No guarantee or warranty is expressed or implied in terms of data accuracy or legitimacy. This product is intended for use as public information and precise interpretations of the official record should be solicited from the Medford Planning Department.
LEGEND

GLUP (UR, UM & UH)

UBG

Land Inventory*

Buildable Lands

Vacant

Redevelopable

Partially Developed Residential

Unbuildable

Public Right-of-Way

Developed

*Colors are muted in non-residential areas

No guarantee or warranty is expressed or implied in terms of data accuracy or legitimacy. This product is intended for use as public information and precise interpretations of the official record should be solicited from the Medford Planning Department.

ADOPTED February 21st, 2008
ORDINANCE #2008-03

Source:
Jackson County Assessor data, March 2007
No guarantee or warranty is expressed or implied in terms of data accuracy or legitimacy. This product is intended for use as public information and precise interpretations of the official record should be solicited from the Medford Planning Department.
LEGEND

GLUP (CM, CC & SC)

UGB

Land Inventory*

Buildable Lands

Vacant

Redevelopable

Partially Developed Residential

Unbuildable

Public Right-of-Way

Developed

*Colors are muted in non-commercial areas

ADOPTED February 21st, 2008
ORDINANCE #2008-03

Source: Jackson County Assessor data, March 2007
LEGEND

GLUP (CM, CC & SC)

UBG

Land Inventory*

Buildable Lands

Vacant

Redevelopable

Partially Developed Residential

Unbuildable

Public Right-of-Way

Developed

*Colors are muted in non-commercial areas

No guarantee or warranty is expressed or implied as to

source of data accuracy or legitimacy. This product

is intended for use as public information and

precise interpretation of the official record should

be solicited from the Medford Planning Department.

ADOPTED February 21st, 2008
ORDINANCE #2008-03

Source:
Jackson County Assessor data, March 2007
MEDFORD 2007 BUILDABLE LANDS INVENTORY

INDUSTRIAL LANDS

Includes GLUP Designations GI & HI

LEGEND

GLUP (GI & HI)

UGB

Land Inventory*

Buildable Lands

Vacant

Redevelopable

Partially Developed Residential

Unbuildable

Public Right-of-Way

Developed

*Colors are muted in non-industrial areas

No guarantee or warranty is expressed or implied in terms of data accuracy or legitimacy. This product is intended for use as public information and precise interpretations of the official record should be solicited from the Medford Planning Department.

ADOPTED February 21st, 2008
ORDINANCE #2008-03

Source:
Jackson County Assessor data, March 2007
MEDFORD 2007 BUILDABLE LANDS INVENTORY
INDUSTRIAL LANDS
Includes GLUP Designations GI & HI

LEGEND

- GLUP (GI & HI)
- UGB

Land Inventory*

Buildable Lands

Vacant
Redevelopable
Partially Developed Residential

- Unbuildable
- Public Right-of-Way
- Developed

*Colors are muted in non-industrial areas

No guarantee or warranty is expressed or implied in terms of data accuracy or legality. This product or likeness for any public information and/or legal interpretations of the official record should be solicited from the Medford Planning Department.

ADOPTED February 21st, 2008
ORDINANCE #2008-03
Source: Jackson County Assessor data, March 2007
No guarantee or warranty is expressed or implied as to accuracy or legitimacy. This product is intended for use as public information and precise interpretations of the official record should be solicited from the Medford Planning Department.