



# Oregon

Theodore R. Kulongoski, Governor

## Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2524

Phone: (503) 373-0050

First Floor/Coastal Fax: (503) 378-6033

Second Floor/Director's Office Fax: (503) 378-5518

Third Floor/Measure 37 Fax: (503) 378-5318

Web Address: <http://www.oregon.gov/LCD>



### 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 *MU*

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

<paa> ya/



# 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 5

MAR 13 2008

LAND CONSERVATION AND DEVELOPMENT

For DLCD Use Only

Jurisdiction: **CITY OF MEDFORD**

Local file number: **CP-07-232**

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:

Specify Density: Previous:

New:

Applicable statewide planning goals:

- |                                     |                                     |                          |                          |                          |                          |                          |                          |                                     |                                     |                          |                          |                          |                                     |                          |                          |                          |                          |                          |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>1</b>                            | <b>2</b>                            | <b>3</b>                 | <b>4</b>                 | <b>5</b>                 | <b>6</b>                 | <b>7</b>                 | <b>8</b>                 | <b>9</b>                            | <b>10</b>                           | <b>11</b>                | <b>12</b>                | <b>13</b>                | <b>14</b>                           | <b>15</b>                | <b>16</b>                | <b>17</b>                | <b>18</b>                | <b>19</b>                |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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

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](http://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](mailto: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.
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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.

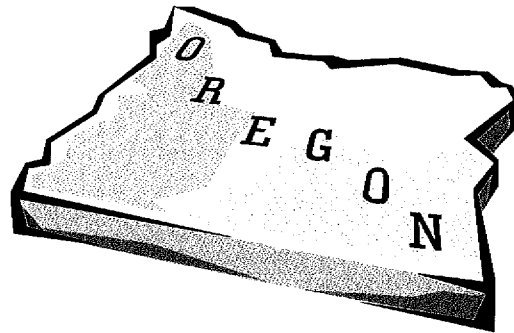
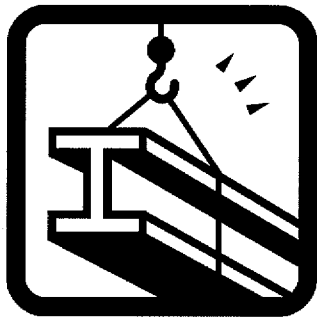
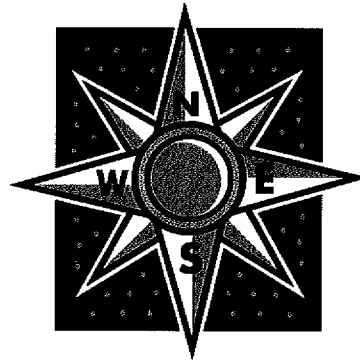
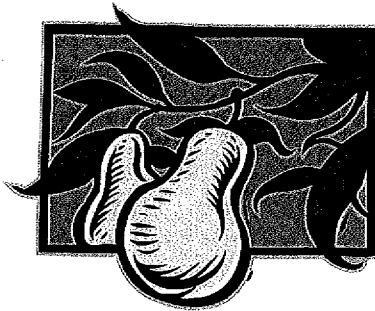
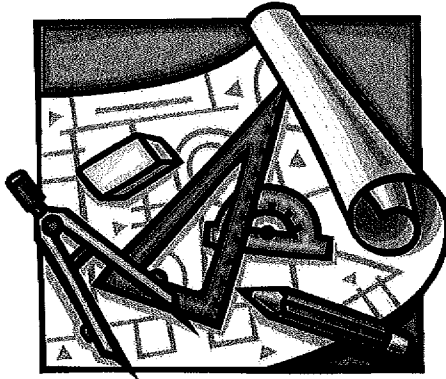
ATTEST: \_\_\_\_\_  
City Recorder

\_\_\_\_\_  
Mayor

APPROVED \_\_\_\_\_, 2008.

\_\_\_\_\_  
Mayor

# BUILDABLE LANDS INVENTORY MEDFORD COMPREHENSIVE PLAN



**MEDFORD PLANNING DEPARTMENT**

# Notice of Adoption

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Location: \_\_\_\_\_ Acres Involved: \_\_\_\_\_

Specify Density: Previous: \_\_\_\_\_ New: \_\_\_\_\_

Applicable statewide planning goals:

- |                                     |                                     |                          |                          |                          |                          |                          |                          |                                     |                                     |                          |                          |                          |                                     |                          |                          |                          |                          |                          |
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Zip: 97501-

E-mail Address:

suzanne.myers@cityofmedford.org

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ATTEST: \_\_\_\_\_  
City Recorder

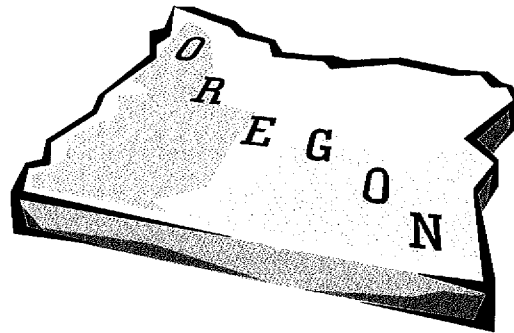
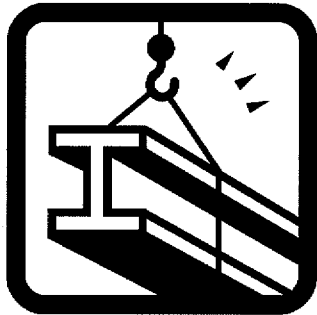
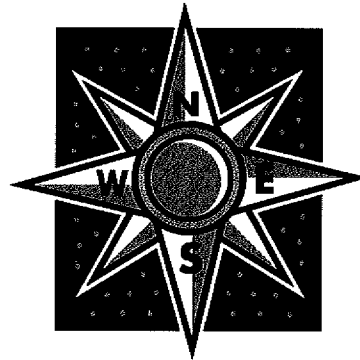
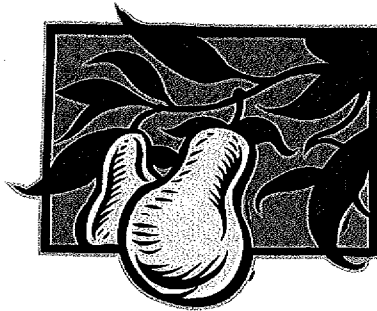
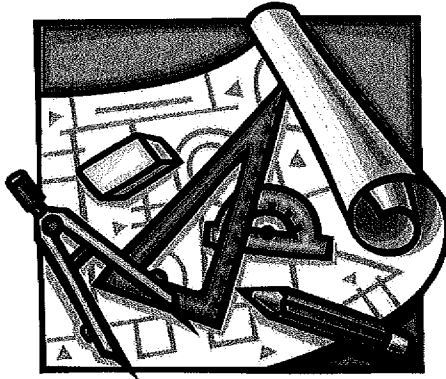
\_\_\_\_\_  
Mayor

APPROVED \_\_\_\_\_, 2008.

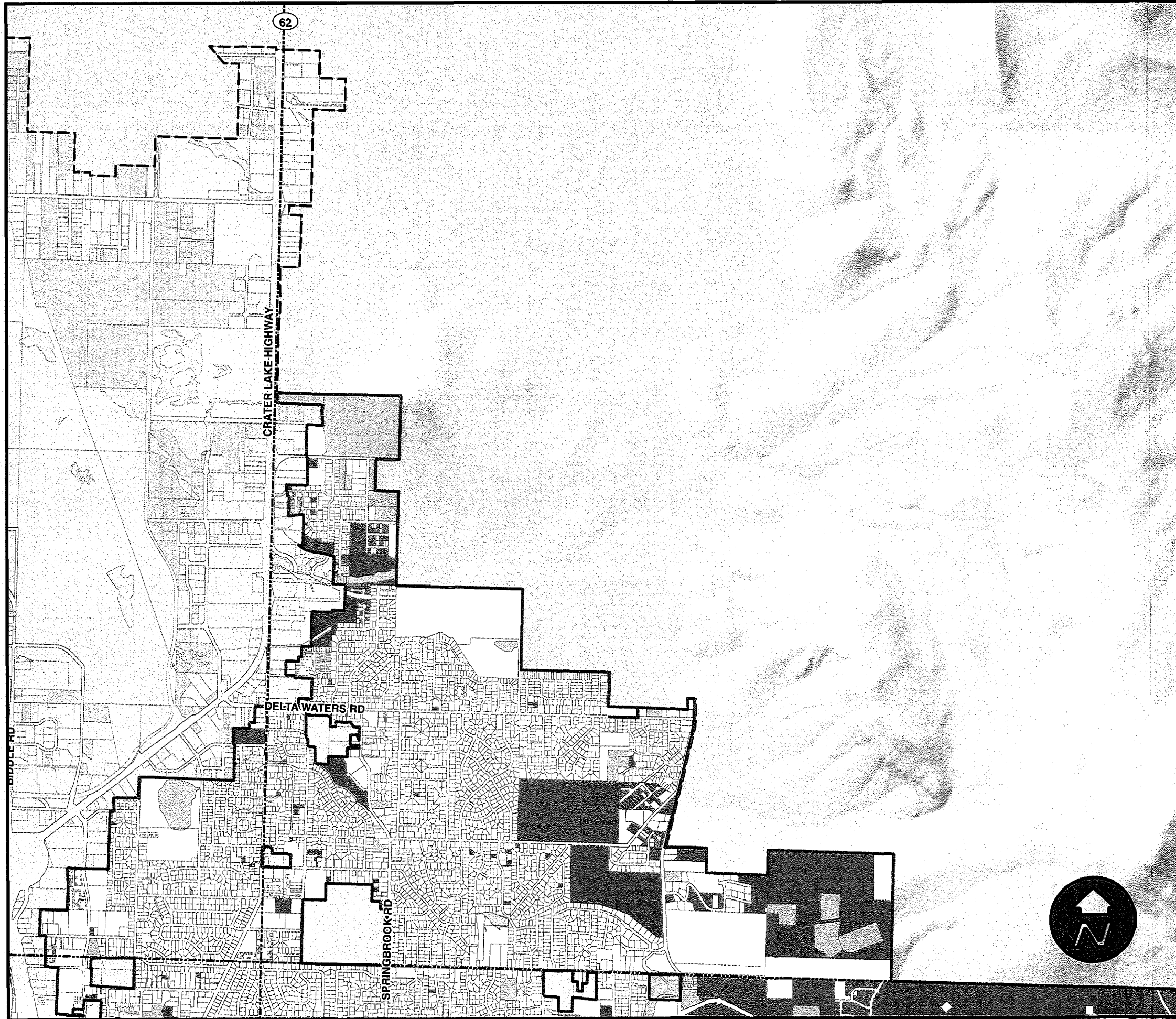
\_\_\_\_\_  
Mayor



# BUILDABLE LANDS INVENTORY MEDFORD COMPREHENSIVE PLAN



**MEDFORD PLANNING DEPARTMENT**



# MEDFORD 2007 BUILDABLE LANDS INVENTORY

**RESIDENTIAL LANDS**  
Includes GLUP Designations UR, UM & UH

**LEGEND**

GLUP (UR, UM & UH)  
 UGB

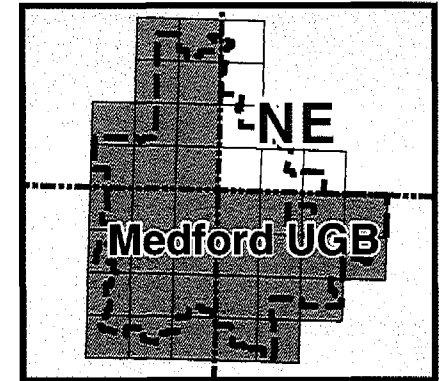
**Land Inventory\***

**Buildable Lands**

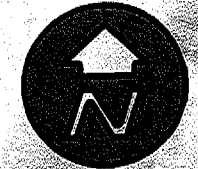
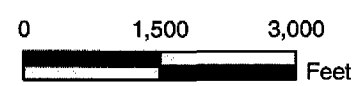
- Vacant
- Redevelopable
- Partially Developed Residential

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.



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




# MEDFORD 2007 BUILDABLE LANDS INVENTORY

## RESIDENTIAL LANDS

Includes GLUP Designations UR, UM & UH




### LEGEND




 GLUP (UR, UM & UH)

 UGB

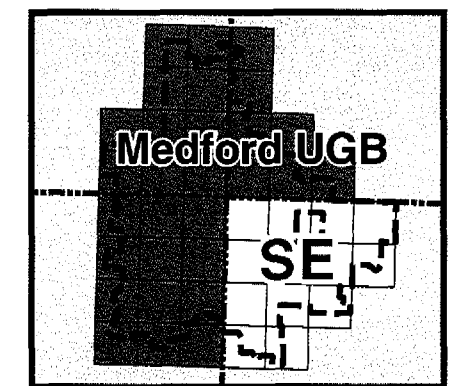
### Land Inventory\*

#### Buildable Lands

-  Vacant
-  Redevelopable
-  Partially Developed Residential

-  Unbuildable
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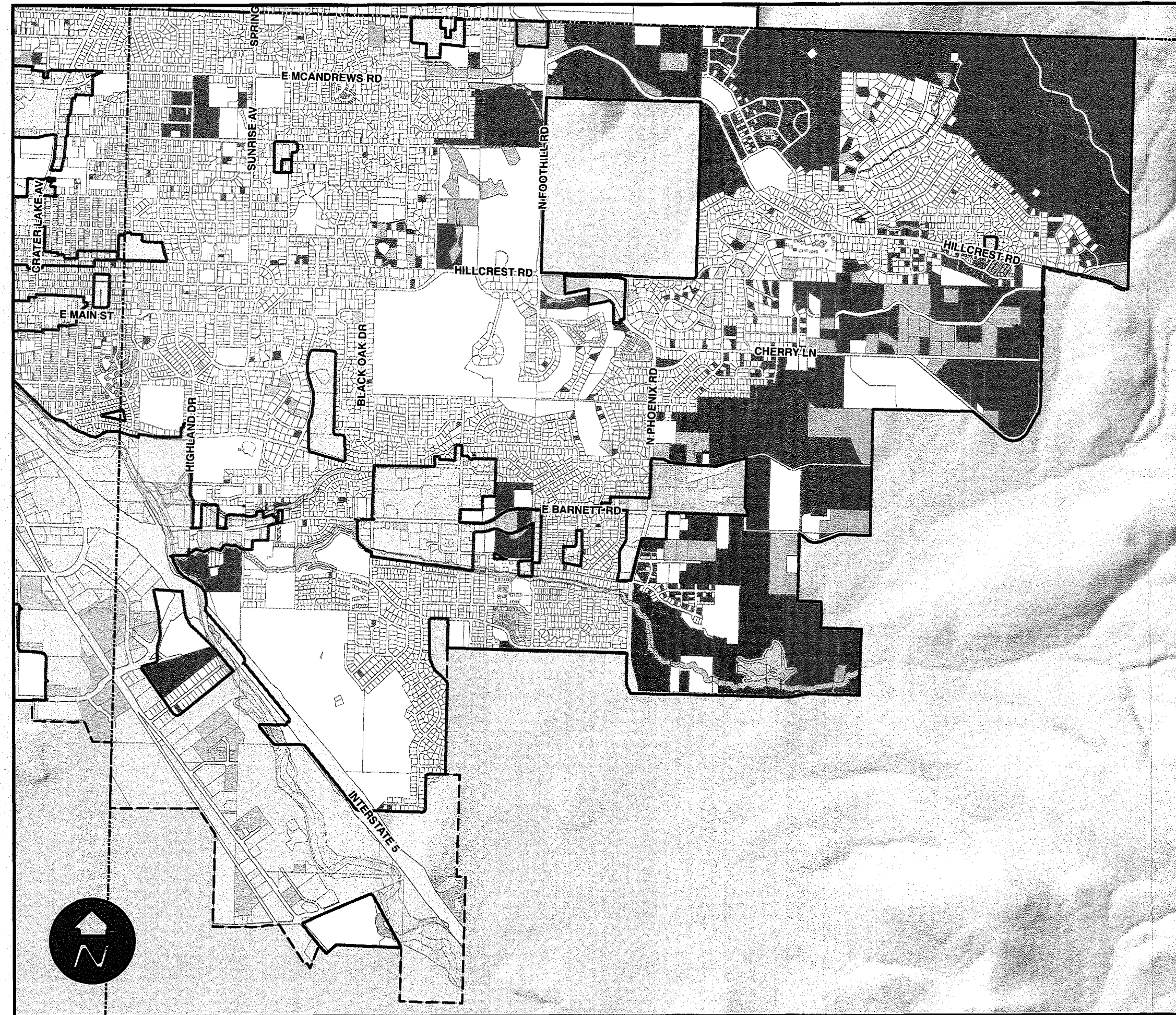


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0 1,500 3,000  
Feet

ADOPTED February 21st, 2008  
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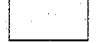
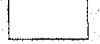
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**RESIDENTIAL LANDS**  
Includes GLUP Designations UR, UM & UH

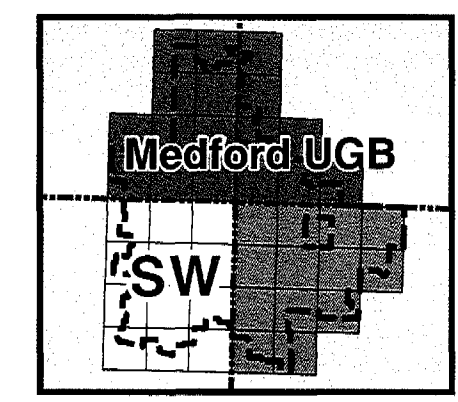
## LEGEND

-  GLUP (UR, UM & UH)
-  UGB

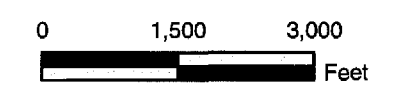
### Land Inventory\*

Buildable Lands	
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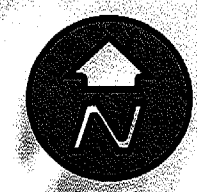
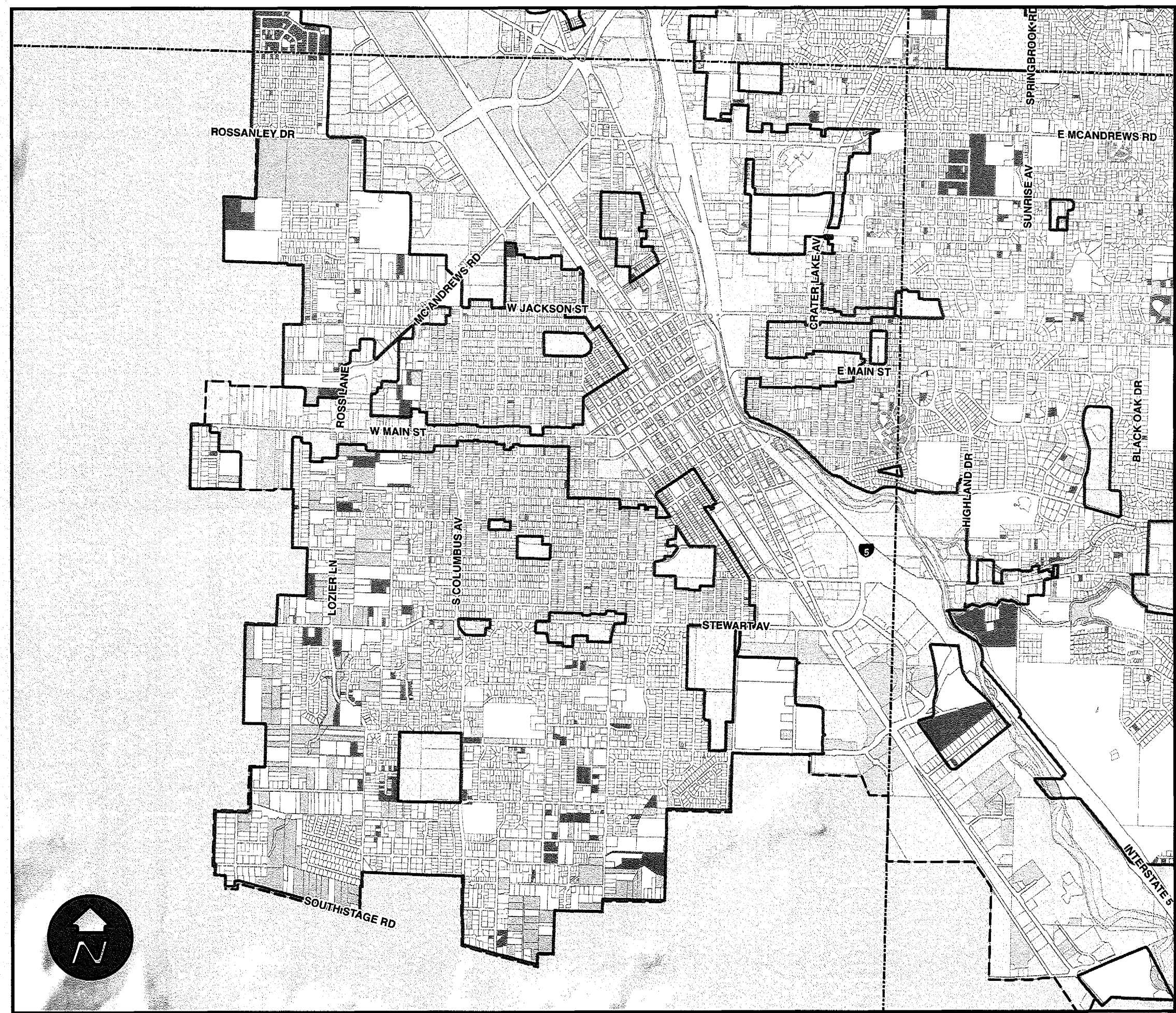
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# MEDFORD 2007 BUILDABLE LANDS INVENTORY






## RESIDENTIAL LANDS

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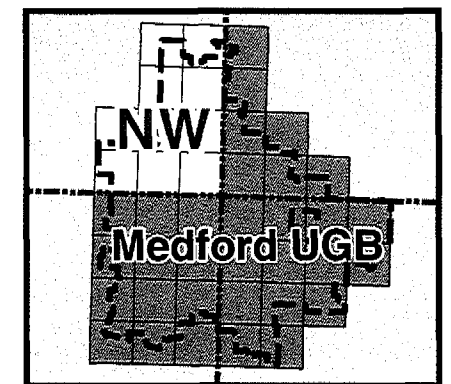
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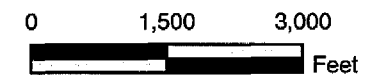
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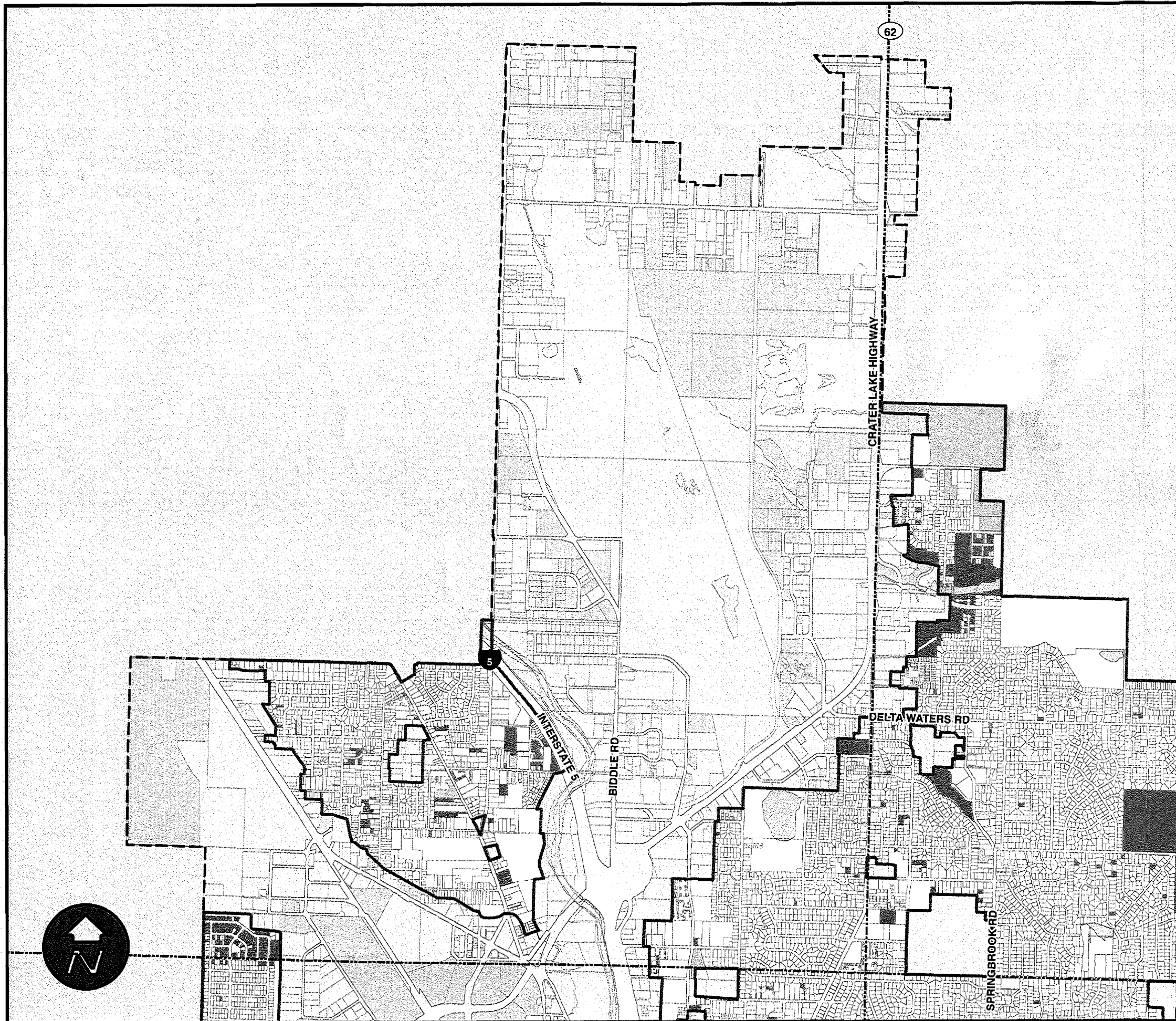


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# MEDFORD 2007 BUILDABLE LANDS INVENTORY

## COMMERCIAL LANDS




*Includes GLUP Designations CM, CC & SC*



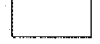
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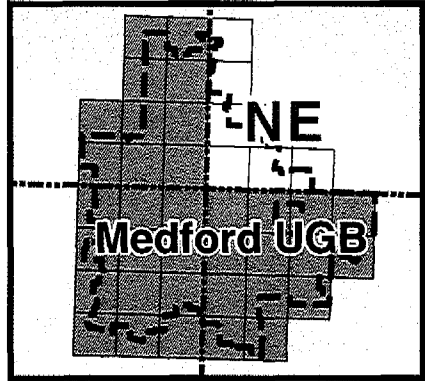
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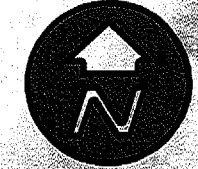
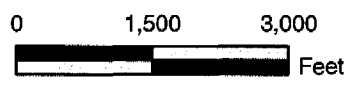
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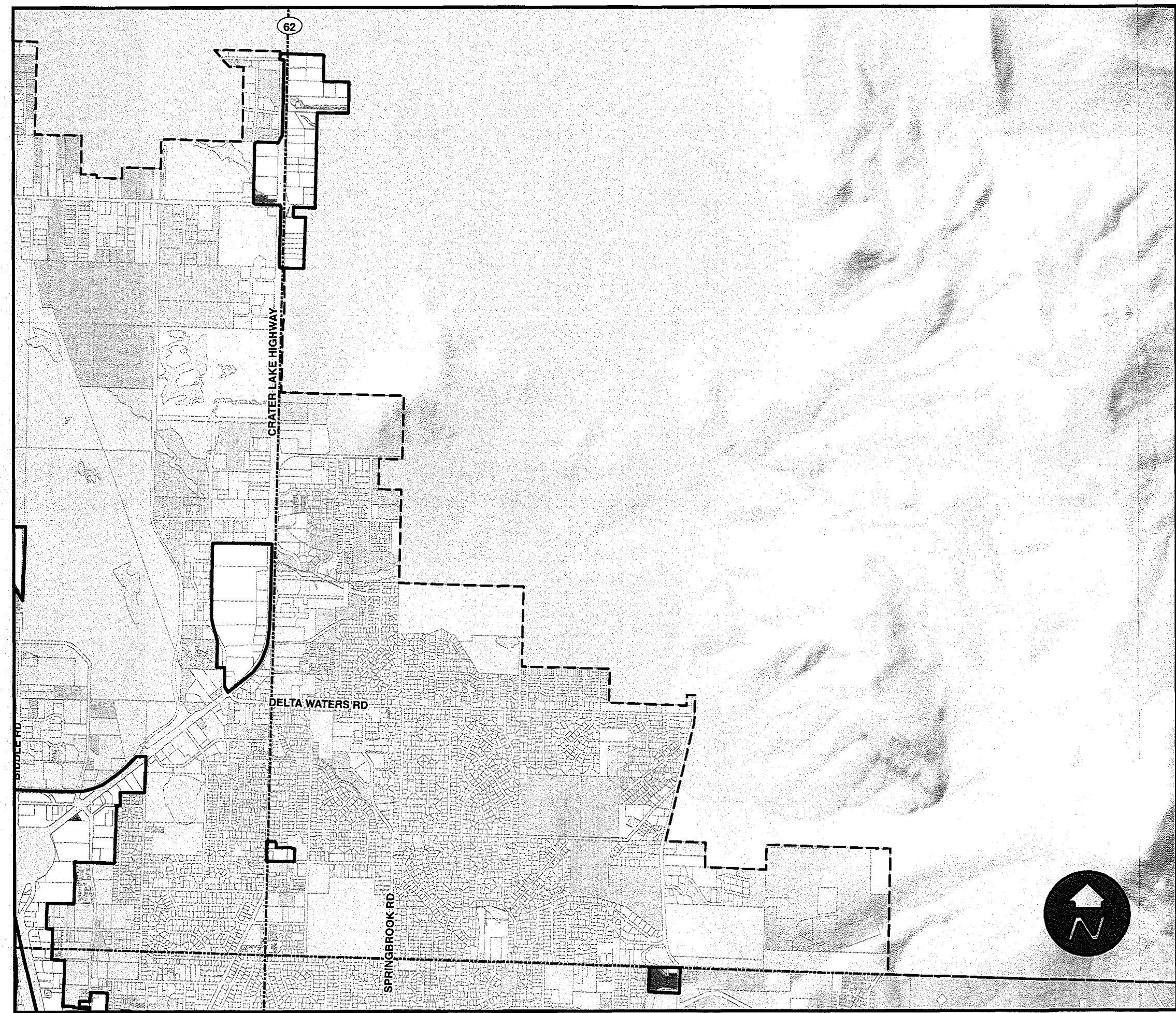
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# MEDFORD 2007 BUILDABLE LANDS INVENTORY







## COMMERCIAL LANDS

*Includes GLUP Designations CM, CC & SC*

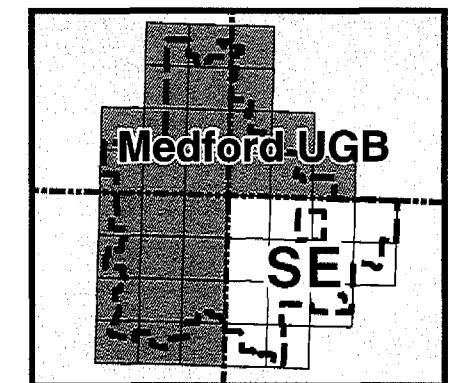
### LEGEND

-  GLUP (CM, CC & SC)
-  UGB

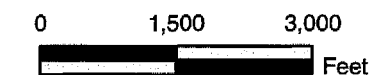
### Land Inventory\*

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

*\*Colors are muted in non-commercial areas*

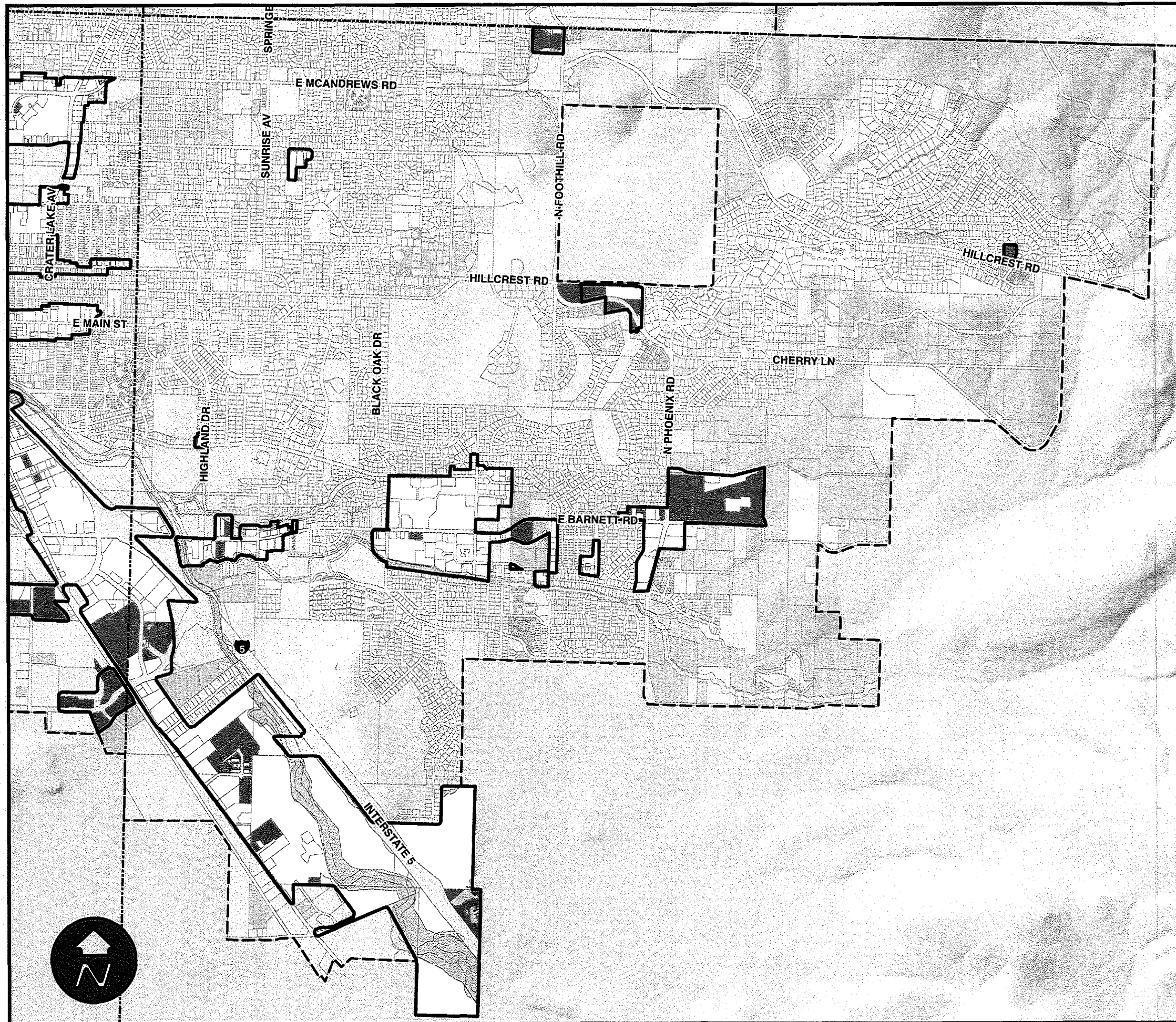


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ADOPTED February 21st, 2008  
ORDINANCE #2008-03

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Jackson County Assessor data, March 2007





# MEDFORD 2007 BUILDABLE LANDS INVENTORY

## COMMERCIAL LANDS




*Includes GLUP Designations CM, CC & SC*

**LEGEND**


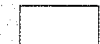
 GLUP (CM, CC & SC)  
 UGB

**Land Inventory\***

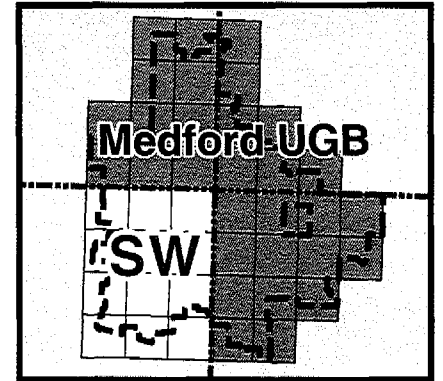
**Buildable Lands**

-  Vacant
-  Redevelopable
-  Partially Developed Residential

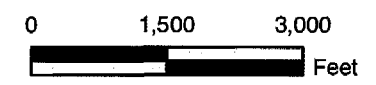
**Unbuildable**

-  Public Right-of-Way
-  Developed

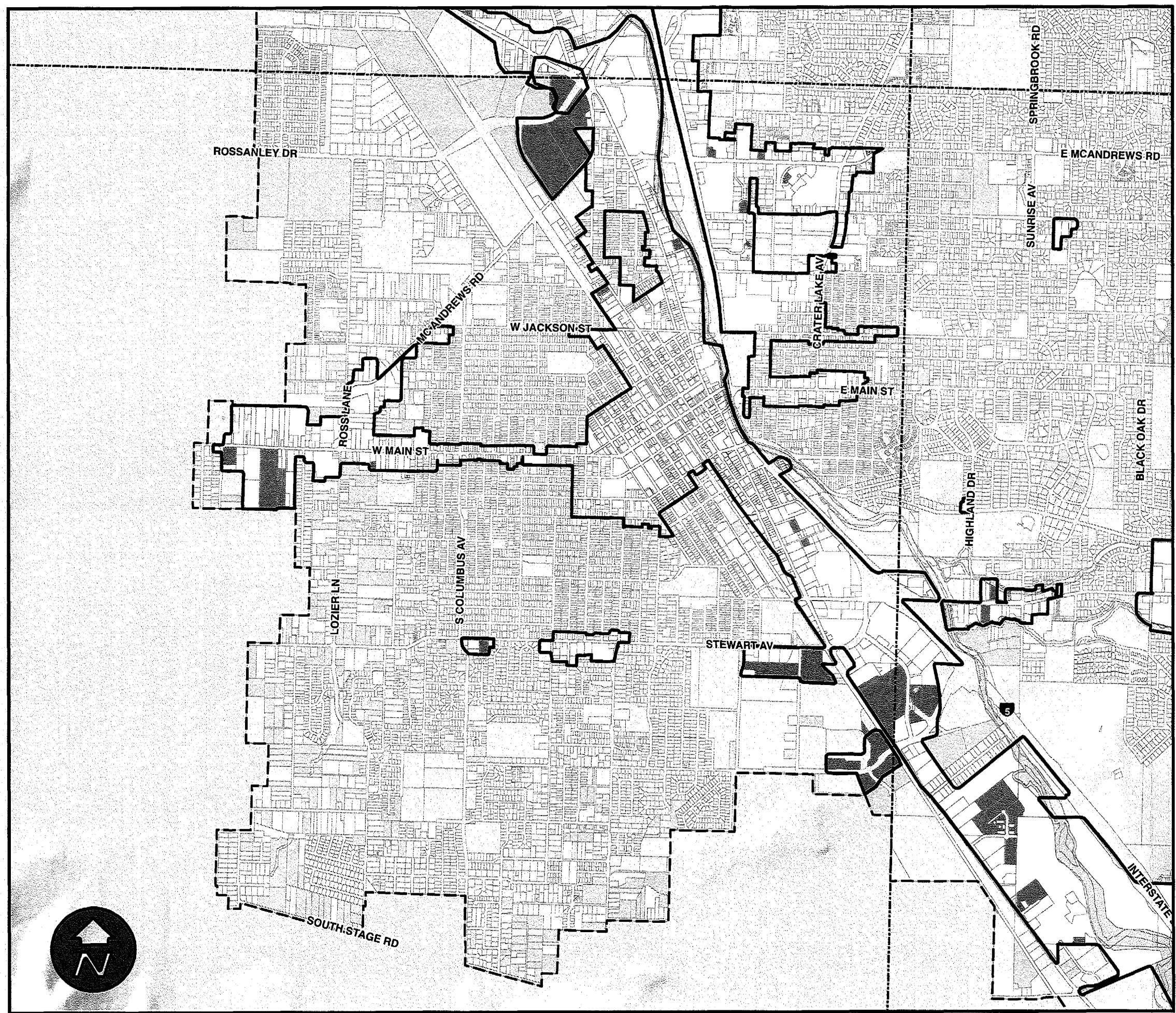
*\*Colors are muted in non-commercial areas*



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# MEDFORD 2007 BUILDABLE LANDS INVENTORY

## COMMERCIAL LANDS




*Includes GLUP Designations CM, CC & SC*




**LEGEND**

 GLUP (CM, CC & SC)  
 UGB

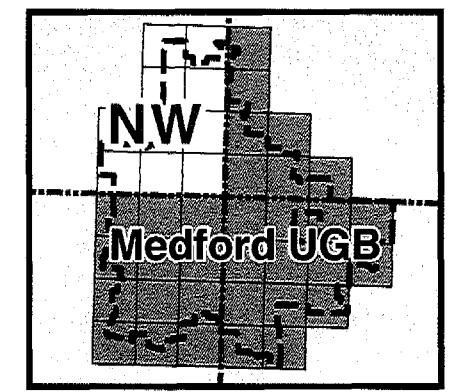
**Land Inventory\***

**Buildable Lands**

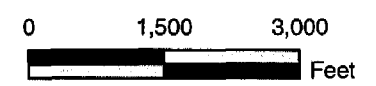
 Vacant  
 Redevelopable  
 Partially Developed Residential

 Unbuildable  
 Public Right-of-Way  
 Developed

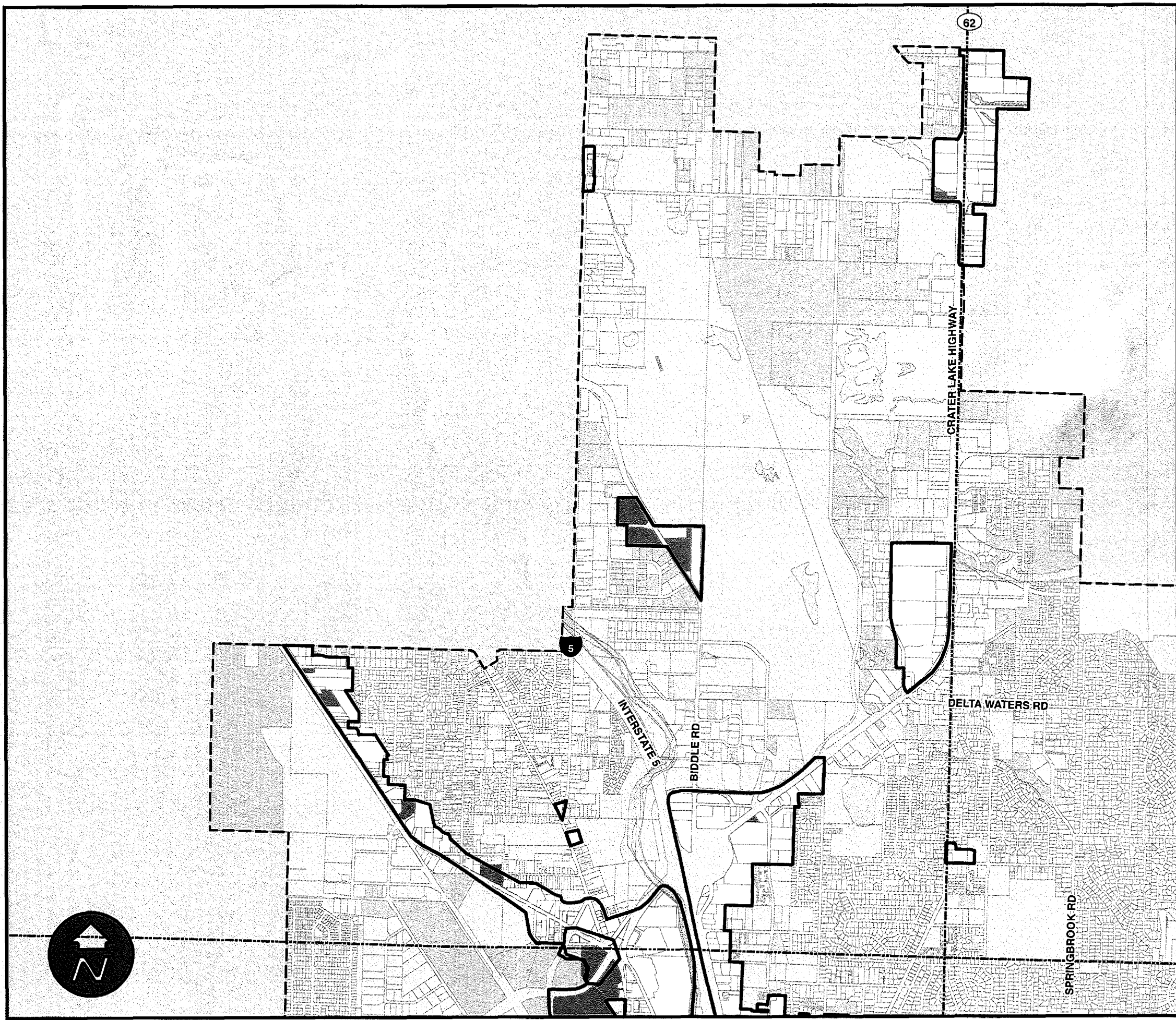
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 Jackson County Assessor data, March 2007



# MEDFORD 2007 BUILDABLE LANDS INVENTORY **INDUSTRIAL LANDS**

*Includes GLUP Designations GI & HI*







## LEGEND

 GLUP (GI & HI)

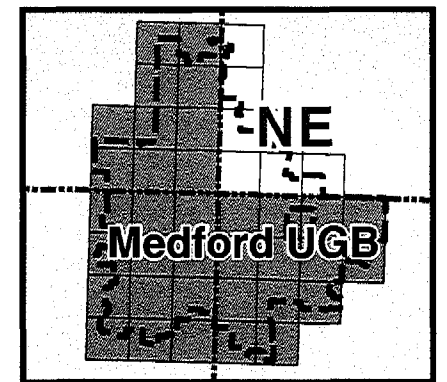
 UGB

### Land Inventory\*

#### Buildable Lands

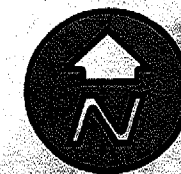
-  Vacant
-  Redevelopable
-  Partially Developed Residential
-  Unbuildable
-  Public Right-of-Way
-  Developed

*\*Colors are muted in non-industrial areas*



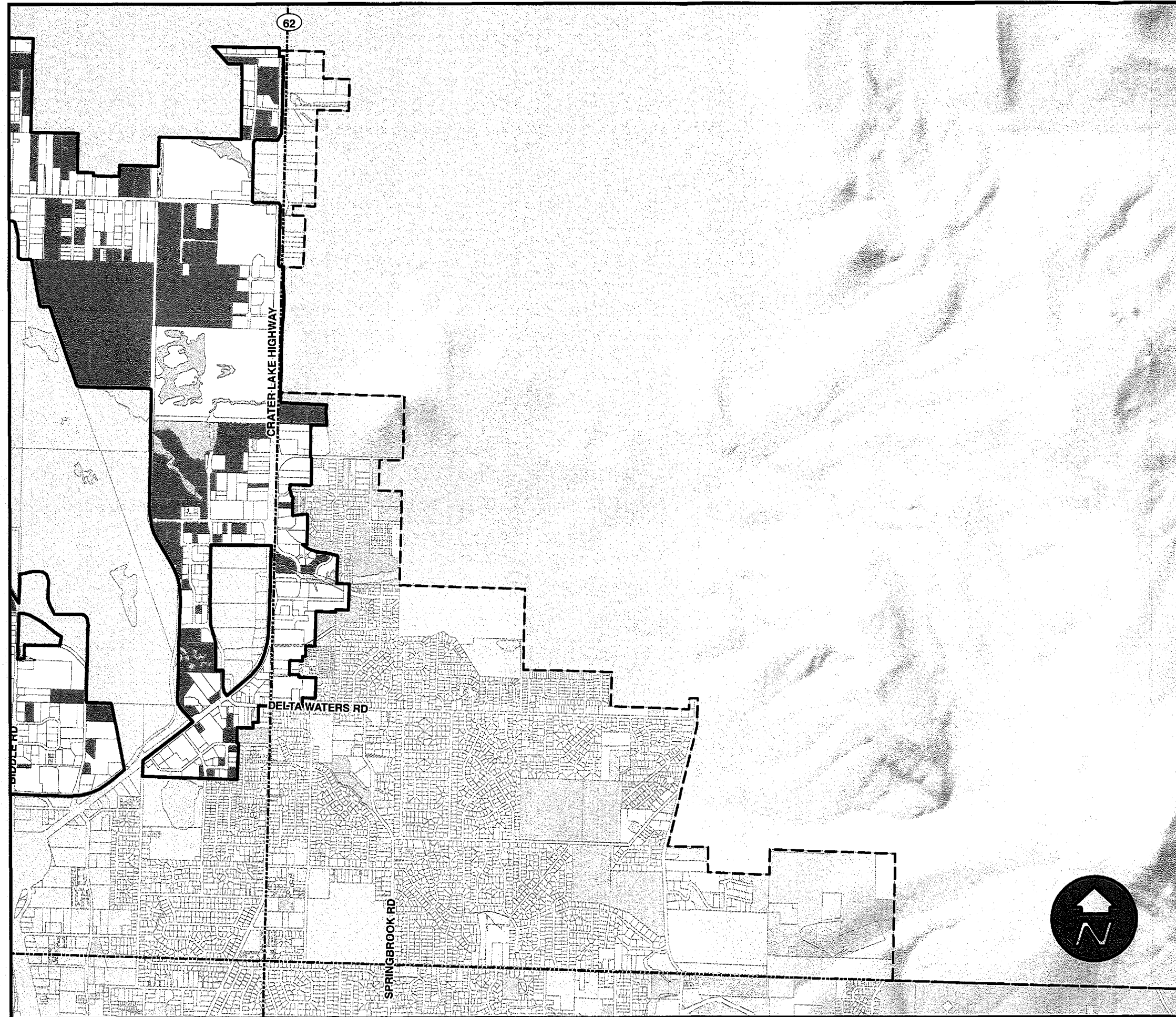
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0 1,500 3,000  
Feet



ADOPTED Febuary 21st, 2008  
ORDINANCE #2008-03

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# MEDFORD 2007 BUILDABLE LANDS INVENTORY

**INDUSTRIAL LANDS**  
Includes GLUP Designations GI & HI

## LEGEND

 GLUP (GI & HI)

 UGB

### Land Inventory\*


#### Buildable Lands


 Vacant

 Redevelopable

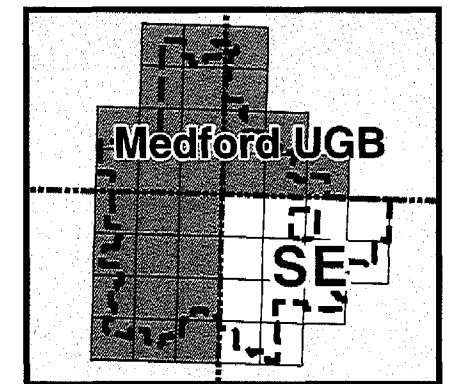
 Partially Developed Residential

 Unbuildable

 Public Right-of-Way

 Developed

\*Colors are muted in non-industrial areas



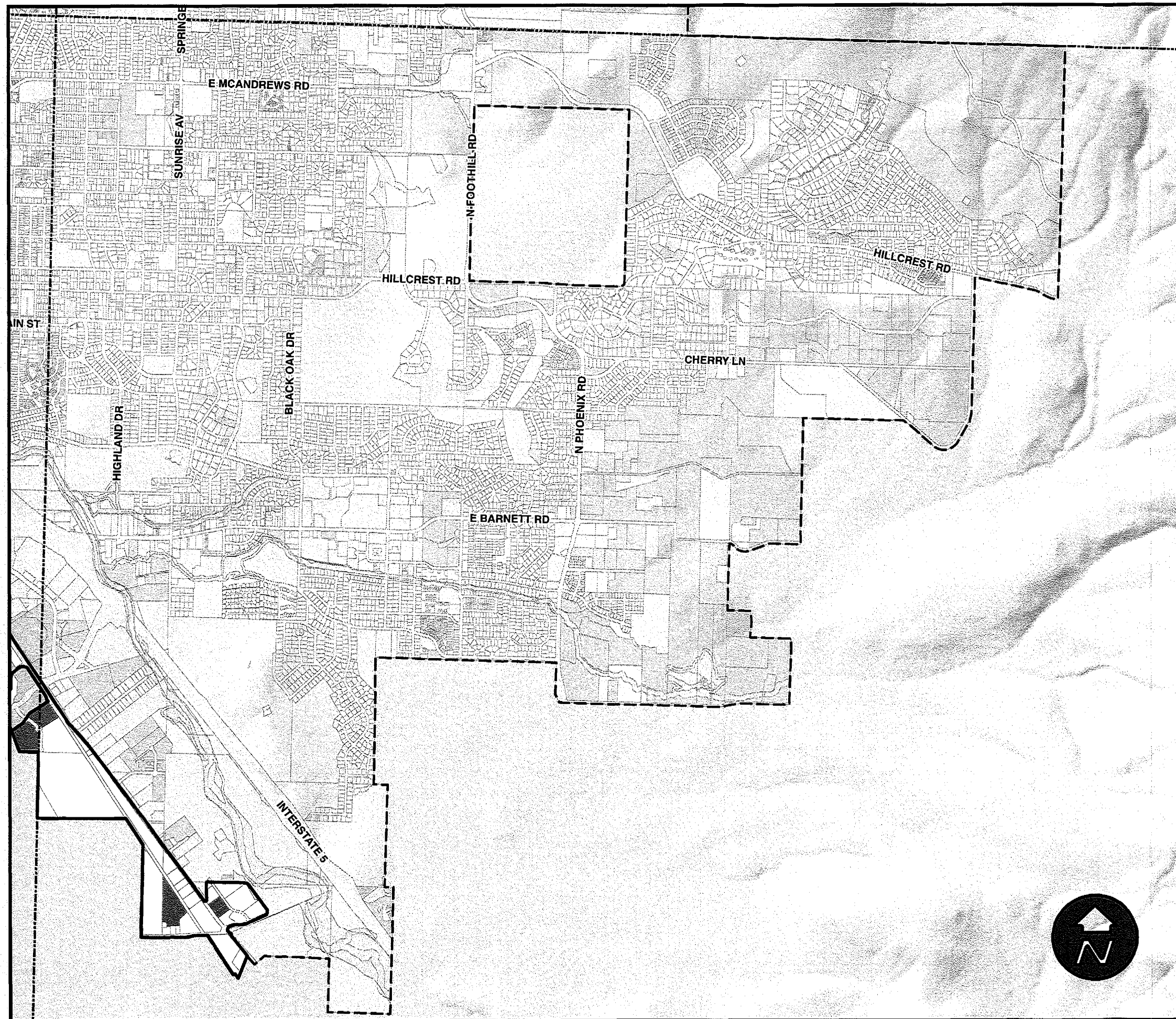
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0 1,500 3,000  
Feet



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# MEDFORD 2007 BUILDABLE LANDS INVENTORY







## INDUSTRIAL LANDS

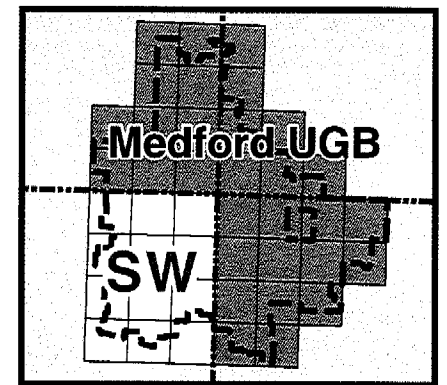
*Includes GLUP Designations GI & HI*

### LEGEND

-  GLUP (GI & HI)
-  UGB

### Land Inventory\*

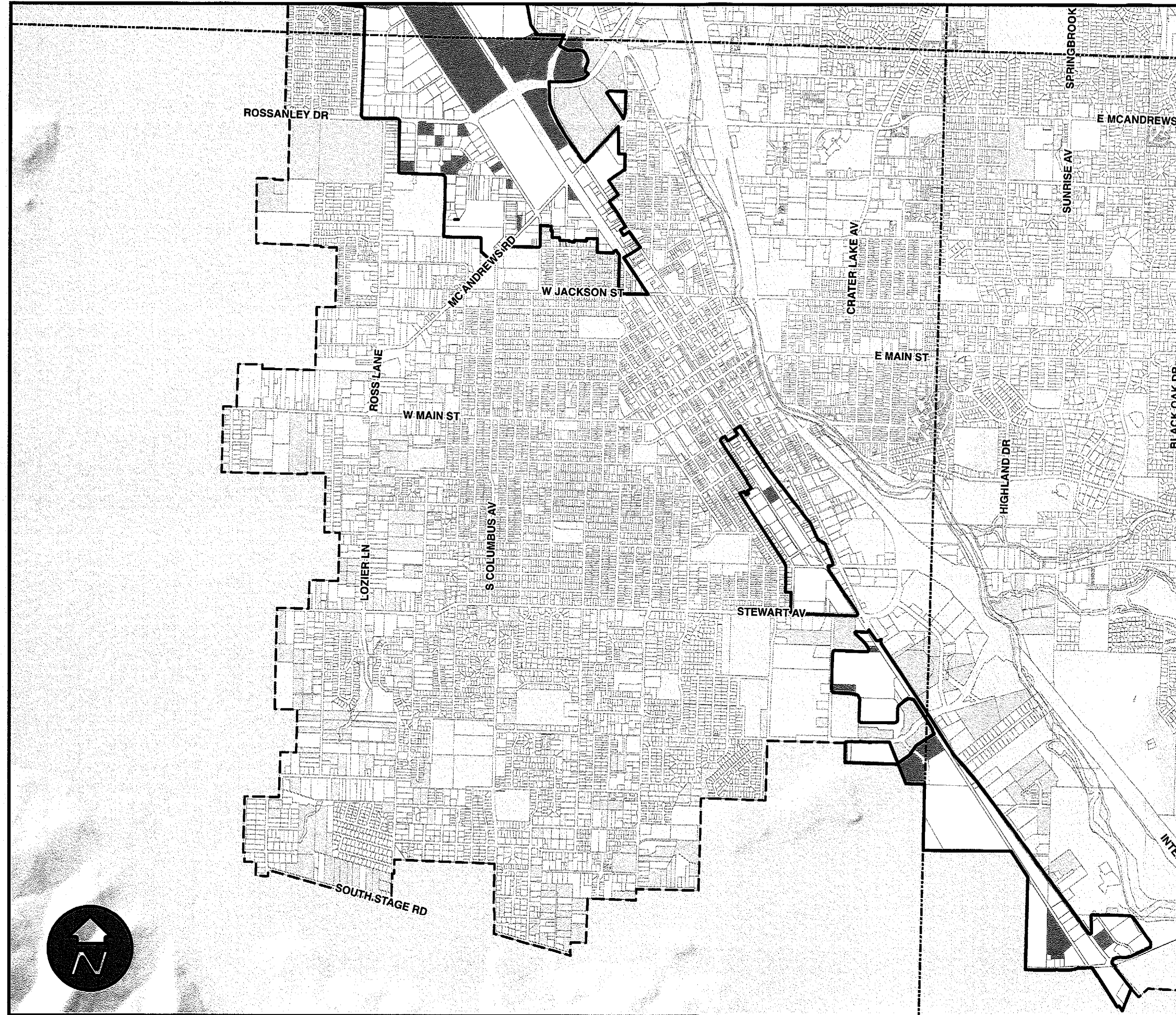
- Buildable Lands**
-  Vacant
  -  Redevelopable
  -  Partially Developed Residential
  -  Unbuildable
  -  Public Right-of-Way
  -  Developed
- \*Colors are muted in non-industrial areas*



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

**MEDFORD  
2007 BUILDABLE  
LANDS  
INVENTORY**  
**INDUSTRIAL LANDS**  
*Includes GLUP Designations GI & HI*

**LEGEND**

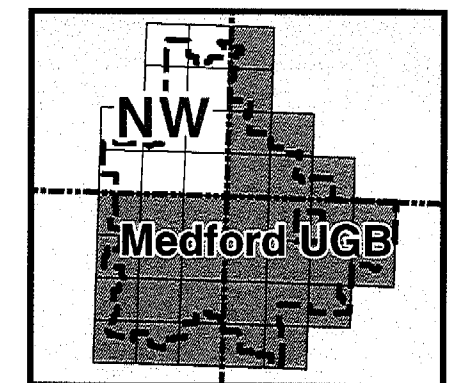
-  GLUP (GI & HI)
-  UGB

**Land Inventory\***

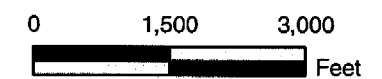
**Buildable Lands**

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

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