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TO: Land Conservation and Development Commission

FROM: Jim Rue, Director
Josh LeBombard, Southern Oregon Regional Representative

SUBJECT: **Agenda Item 10, January 14, 2016, LCDC Meeting**

CITY OF MEDFORD UPDATE

I. AGENDA ITEM SUMMARY

Jim Huber, city of Medford Planning Director, will brief the commission on the status of the urban growth boundary (UGB) amendment process currently underway in Medford, with an emphasis on how the Greater Bear Creek Valley Regional Problem Solving (RPS) Plan has affected the process. Mr. Huber will also discuss the citywide zoning intensification project, which is related to but was completed separate from the UGB amendment. Finally, Mr. Huber will discuss recent development activity in the community.

For additional information about this report, please contact Josh LeBombard, Regional Representative at 541-414-7932 or at josh.lebombard@state.or.us

II. REGIONAL PROBLEM SOLVING BACKGROUND

The Greater Bear Creek Valley Regional Problem Solving Plan (Regional Plan) was acknowledged by the commission on March 7, 2013, culminating a 12-year process involving six communities in Southern Oregon. The Regional Plan designated approximately 8,529 acres of urban reserves for the cities of Central Point, Eagle Point, Medford, Phoenix, and Talent using the RPS process authorized by ORS 197.652-197.658 (2007 edition). The RPS statute allows regions to adopt plans that do not comply with all provisions of applicable administrative rules as long as the result is consistent with the intent of the statewide planning goals.

The Regional Plan also commits the cities to developing at certain minimum densities and in mixed-use, pedestrian-friendly form. The Regional Plan also requires conceptual land use and transportation planning to be conducted prior to UGB amendments.

While the urban reserves designated through the Regional Plan, and the associated policies contained in the Regional Plan, guide where and how the region may grow in the future, it is important to understand that these decisions do *not* commit particular lands to urban development. That will occur only if and when each participating city is able to justify a UGB expansion under other applicable law. The urban reserves and associated policies enable communities in the region and their partners in the private and public sectors to plan more effectively and efficiently in order to create the foundation for great communities that can sustain long-term job creation and provide needed housing.