Exhibit D

Medford Comprehensive Plan
Plan Review and Amendments

REVIEW AND AMENDMENTS

INTRODUCTION

Planning is a process. It is naïve to assume that a single document can answer all the questions or resolve all the problems for all the problems for all times. Conditions change, resources are shifted and community goals are altered. For this reason it is essential that the means exist to keep the Plan dynamic. Oregon's statewide planning program addresses this need in two ways. First, a *post acknowledgement review process* exists to assure that local amendments to a state acknowledged plan or its implementing ordinances are consistent with the statewide planning goals and with the plans of other affected agencies. The second statewide approach to assuring the maintenance of local comprehensive plans is by means of a more thorough *periodic review* program which will occur cyclically beginning at least five years after plan acknowledgment. The *periodic review* program emphasizes internal plan consistency as well as overall compliance with new and revised state rules and statutes.

In addition to these state administered programs, a well defined local process to review and revise the *Comprehensive Plan* is essential. The local plan amendment process should reflect a balance between the desire for maintaining a dynamic and locally responsive plan, and the need to provide a reasonable degree of certainty and stability in the rules and processes governing land use. Such a plan amendment process is presented below.

TYPES OF AMENDMENTS

Because of the diverse structural nature of the *Comprehensive Plan*, it is necessary to categorize plan amendments in several different ways (bearing in mind that all plan amendments are land use actions as defined by state statutes). It is apparent that this Plan contains a variety of components, i.e., Data, Conclusions, Goals and Policies, Implementation Strategies, a General Land Use Plan Map, a City–County adopted Urban Growth Boundary and Urbanization Policies and several other components. Specific procedural requirements for all land use actions are codified in Article II of the *Land*

Development Code. Two different procedural categories will apply to *Comprehensive Plan* amendments as follows:

Procedural Requirements
For
Comprehensive Plan Amendments

Class A	Class B
Conclusions	General Land Use Plan Map (minor)
Goals and Policies	Urban Growth Boundary (minor)
Implementation Strategies	
General Land Use Plan Map (major)	
Urban Growth Boundary (major)	
Citizen Involvement Program	
Review and Amendment Procedures	

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

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

CRITERIA FOR PLAN AMENDMENTS

Because of the important functional differences among the various Plan components, no common set of criteria can be used to assess all proposed Plan amendments. Below are listed the criteria with 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:

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 hosing 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.

Urban Growth Boundary – Amendments should 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 hosing 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.

It should be noted that amendments to the Urban Growth Boundary and Urbanization Policies must also be approved by a majority vote of the Jackson County Board of Commissioners pursuant to applicable County procedures and the joint Urban Area Management Agreement.

Citizen Involvement Program – Amendments shall be based on recommendations from the Committee For Citizen Involvement (CCI) and on Statewide Goal 1 and any other applicable Statewide Goals.

Review and Amendment Procedure – Amendments shall be based on Statewide Goal 2 and any other applicable Statewide Goals.

REVISIONS OF DATA, INVENTORIES AND GRAPHICS

Revisions of those portions of the Plan document which do not affect a Plan Conclusion, Goal, Policy, Implementation Strategy, General Land Use Plan Map designation, Urban Growth boundary, Citizen Involvement Program or Review and Amendment Procedures may be made when needed by order of the Planning Director. Such revision shall be transmitted to the Planning Commission, City Council, and all other recorded holders of the *Comprehensive Plan.*