

PLANNING COMMISSION AGENDA JANUARY 22, 2015



Commission Members

Robert Tull, Vice Chair

Bill Christie

Norman Fincher

Bill Mansfield

David McFadden

Patrick Miranda

Alec Schwimmer

Regular Planning Commission
meetings are held on the second &
fourth Thursdays of every month

Beginning at 5:30 p.m.

City of Medford

City Council Chambers

411 W Eighth Street, Third Floor

Medford, OR 97501

(541) 774-2380



MEDFORD PLANNING COMMISSION **AGENDA**
January 22, 2015
5:30 p.m.

Council Chambers
411 West Eighth Street, Medford, OR

- 10. Roll Call**
- 20. Consent Calendar/Written Communications (Voice Vote)**
- 30. Minutes**
 - 30.1 Approval of Minutes from the January 8, 2015, meeting.
- 40. Oral and Written Requests and Communications**
- 50. Public Hearings**
 - New Business**
 - 50.1 E-14-059 Consideration of an Exception to allow for the reduction of required street dedication along a northerly section of Cedar Links Drive adjacent to Cedar Landing Planned Unit Development within an SFR-4 (Single Family Residential – 4 units per acre) zoning district. (Cedar Investment Group LLC, Applicant, Hoffbuhr & Associates, Inc., Dennis Hoffbuhr, Agent).
- 60. Report of the Site Plan and Architectural Commission**
- 70. Report of the Joint Transportation Subcommittee**
- 80. Report of the Planning Department**
- 90. Messages and Papers from Chair of Planning Commission**
- 100. Remarks from the City Attorney**
- 110. Propositions and Remarks from the Commission**
- 120. Adjournment**



MINUTES
Planning Commission Meeting
January 8, 2015

The regular meeting of the Medford Planning Commission was called to order at 5:30 p.m. in the Council Chambers on the above date with the following members and staff in attendance:

Commissioners Present

Bill Christie
Norman Fincher
Bill Mansfield
David McFadden
Patrick Miranda
Alec Schwimmer

Staff

Kelly Akin, Principal Planner
Kevin McConnell, Deputy City Attorney
Terri Rozzana, Recording Secretary

Commissioners Absent

Robert Tull, Vice Chair, Excused Absence

10. **Roll Call**

20. **Consent Calendar/Written Communications.** None.

30. **Minutes.**

30.1 The minutes for December 11, 2014, were approved as submitted.

40. **Oral and Written Requests and Communications.** None.

Kevin McConnell, Deputy City Attorney, read the Quasi-Judicial Statement.

50. **Public Hearing.**

Continuance Request

50.1 **PUD-14-116/LDS-14-117** Consideration of a Preliminary Planned Unit Development Plan, including proposed modifications to Land Development Code standards pertaining to specific lots including: 1) modification of minimum lot area, width, depth, coverage, and frontage standards, and 2) implementation of private streets to be utilized as shared driveway easements; and consideration of a tentative subdivision plat to create 41 residential lots and two common area lots on an 8.16 gross acres located on the east side of Thomas Road, approximately 800 feet north of Sunset Drive, within the SFR-6 (Single Family Residential, 6 dwelling units per gross acre) zone district. (Stella Real Estate Investments, LLC, Applicant; CSA Planning, Ltd., Agent).

Kelly Akin, Principal Planner, reported that the applicant has requested that this item be continued to the February 12, 2015, Planning Commission meeting.

Motion: Approve the applicant's request that the item be continued to the February 12, 2015, Planning Commission meeting.

Moved by: Commissioner Miranda Seconded by: Commissioner Christie

Voice Vote: Motion passed, 6-0.

60. Report of the Site Plan and Architectural Commission.

60.1 Commissioner Miranda reported that the Site Plan and Architectural Commission met on Friday, December 19, 2014. The Commission heard an application for consideration of a request for a consolidated application to authorize development of a 160,074 square foot congregate living facility located on the southeast corner of Springbrook Road and East McAndrews. Also on the agenda were a 4,087 square foot medical office building on East Barnett Road that they continued to the January 16, 2015, Site Plan and Architectural Commission meeting. AC-14-105 was consideration of a 6,000 square foot storage building on Schultz and Hadley Drive. AC-14-106 was consideration of plans for a 3,059 square foot professional building in Westridge Village within the Vista Pointed Planned Unit Development. AC-07-005 was consideration of a request for phasing of the approval of West Main Estates. All applications were approved.

70. Report of the Joint Transportation Subcommittee.

70.1 Commissioner Christie reported that the Joint Transportation Subcommittee has not met.

80. Report of the Planning Department.

80.1 Kelly Akin, Principal Planner, reported that on Monday, January 12, 2015, the Planning Commission will have a study session regarding a text amendment for revision language to the Code for Site Plan and Architectural Commission review applications as well as conditional use permits.

There is business scheduled for Thursday, January 22, 2015 and Thursday, February 12, 2015.

On December 18, 2015, City Council adopted the Southeast Core master plan and the housekeeping amendments that the Planning Commission recommended.

Staff received an appeal on a zone change that the Planning Commission heard and approved on December 11, 2014. It was a zone change from SFR-00 to MFR-20 by Lewis Park at the end of West 8th Street. A neighboring property owner did not receive notice so he appealed on that basis and also on traffic inadequacy. He thought that the Commission's findings were incomplete. City Council will hear this on January 15, 2015. Staff will keep the Commission posted.

Today, the City Council appointed Commissioner's for the Planning Commission. Ms. Akin congratulated Commissioner Mansfield on his reappointment. There are four new members. The City Council appointed Jared Pulver, Mark McKechnie, and Bill Mansfield for full terms.

The two partial term vacancies are filled by Christopher McMillan and Tim D'Alessandro. They will begin their terms on February 1, 2015. The first meeting in February the Planning Commission will elect a new chair and vice chair. Following the chair election the chair will make appointments to the Site Plan and Architectural Commission and the Joint Transportation Subcommittee.

The Boards and Commission luncheon is scheduled for Friday, January 23, 2015.

The Code requires staff to inform the Planning Commission when the Planning Director approves reductions of the Riparian Corridor. Two have happened recently. One is for the City parking lot on the northeasterly corner of 10th Street and Riverside where Dollar GMC was. The City demolished the building and is building a new parking lot. The decision was to reduce maximum permitted from 50 feet to 25 feet along Bear Creek. The other reduction was related to the project Commissioner Miranda mentioned on Barnett near Black Oak. It is a medical office that the encroachment was approximately 150 square feet into Larson Creek Riparian Corridor.

90. **Messages and Papers from Chair of Planning Commission.** None.

100. **Remarks from the City Attorney.** None.

110. **Propositions and Remarks from the Commission.** None.

120. **Adjournment.**

The meeting was adjourned at 5:43 p.m. The proceedings of this meeting were digitally recorded and are filed in the City Recorder's office.

Submitted by:

Terri L. Rozzana
Recording Secretary

Planning Commission Chair

Approved: January 22, 2015



CITY OF MEDFORD

PLANNING DEPARTMENT

STAFF REPORT

Date: January 15, 2015 for meeting of January 22, 2015
To: Planning Commission
From: Sarah Sousa, Planner IV
Reviewed By: Kelly Akin, Principal Planner 
Subject: Cedar Landing Exception (E-14-059)
Cedar Investment Group, LLC (Hoffbuhr & Associates, Agent)

BACKGROUND

Proposal

Consideration of an Exception to allow for the reduction of required street dedication along a northerly section of Cedar Links Drive adjacent to Cedar Landing Planned Unit Development within an SFR-4 (Single Family Residential – 4 dwelling units per gross acre) zoning district.

Subject Site Zoning, GLUP Designation and Existing Uses

Zoning District: SFR-4/PD
GLUP Designation: UR (Urban Residential)
Existing Uses: Vacant Golf Course

Surrounding Property Zoning and Uses

North	Zone: SFR-4 Use: Vacant Golf Course / Single Family Dwellings
South	Zone: SFR-4 Use: Vacant Golf Course / Single Family Dwellings
East	Zone: SFR-4 Use: Vacant Golf Course / Single Family Dwellings
West	Zone: SFR-4 Use: City Park

"Working with the Community to Shape a Vibrant and Exceptional City"

Related Projects

PUD-05-035 PUD
LDS-05-036 Cascade Terrace Subdivision
LDS-05-037 Sky Lakes Subdivision
PUD-05-035 Termination of 5.47 acre portion of PUD for park property in 2011
LDS-13-121 Sky Lakes Village Subdivision Phases 7A & 7B
PUD-13-119 PUD Revision

Exception Criteria - Medford Land Development Code Section 10.253

No exception, in the strict application of the provisions of this chapter, shall be granted by the approving authority (Planning Commission/Site Plan and Architectural Commission) having jurisdiction over the plan authorization unless it finds that all of the following criteria and standards are satisfied. The power to authorize an exception from the terms of this code shall be sparingly exercised. Findings must indicate that:

- (1) The granting of the exception shall be in harmony with the general purpose and intent of the regulations imposed by this code for the zoning district in which the exception request is located, and shall not be injurious to the general area or otherwise detrimental to the health, safety, and general welfare or adjacent natural resources. The Planning Commission/Site Plan and Architectural Commission shall have the authority to impose conditions to assure that this criterion is met.
- (2) The granting of an exception will not permit the establishment of a use which is not permitted in the zoning district within which the exception is located.
- (3) There are unique or unusual circumstances which apply to this site which do not typically apply elsewhere in the City, and that the strict application of the standard(s) for which an exception is being requested would result in peculiar, exceptional, and undue hardship on the owner.
- (4) The need for the exception is not the result of an illegal act nor can it be established on this basis by one who purchases the land or building with or without knowledge of the standards of this code. It must result from the application of this chapter, and it must be suffered directly by the property in question. It is not sufficient proof in granting an exception to show that greater profit would result.

Corporate Names

The State of Oregon Business Registry lists Eric Arner as the registered agent for the Cedar Investment Group.

ISSUES/ANALYSIS

Project History

On April 27, 2006, the Planning Commission approved Cedar Landing Planned Unit Development (PUD-05-035), a master plan for the redevelopment of the 122.12-acre site to provide a mixture of residential uses, commercial development and a preservation of existing open space. The overall project is organized into four sub areas (High Cedars, the Village at Cedar Landing, Cascade Terrace, and Sky Lakes Village) with multiple phases.

Project Update

Only two phases of the original project have final plan and plat approvals. Sky Lakes Village Phases 5 & 6 have received final plat and plan approvals. In addition, a request was approved to allow the termination of portions of Cascade Terrace and Sky Lakes Village. The 5.47 acre terminated portion of the project was sold to the City for park use.

In 2013, the Commission approved a tentative plat for Sky Lakes Subdivision Phases 7A & 7B as well as a PUD revision to allow for some minor changes to phase names, lot numbering, lot configuration, and street design (Exhibit B).

Scope of Review

The scope of review includes an Exception request to allow for the reduction of required street dedication along a northerly section of Cedar Links Drive adjacent to the Cedar Landing Planned Unit Development.

The area requested for a reduced right-of-way dedication is along Phase 1 of The Village at Cedar Landing, a subarea of Cedar Landing PUD. It is on the north side of Cedar Links Drive and begins where the project abuts the city parkland to the west and is 570 feet east (Exhibit A).

Cedar Links Drive Street Dedication

The Planning Commission approved modifications to the street design as part of the original PUD approval in order to preserve existing trees on the north side of Cedar Links Drive. Specifically, the Commission allowed for a meandering sidewalk around a group of mature cedar and oak trees. Because this meandering sidewalk is located outside of the right-of-way as an easement, the City does not need the standard street dedication normally required for a major collector street. As described in the Public Works Report, additional right-of-way is not necessary in this section of Cedar Links Drive as the existing right-of-way width is adequate (Exhibit D). However, the Public Works Department does not have the authority to reduce the required street dedication without the approval of an Exception.

FINDINGS OF FACT

Staff has reviewed the applicant's Findings of Fact and Conclusions of Law (Exhibit C) and recommends that the Commission adopt the Findings, with the following:

MLDC Section 10.253 – Exception Criteria

- (1) *The granting of the exception shall be in harmony with the general purpose and intent of the regulations imposed by this code for the zoning district in which the exception request is located, and shall not be injurious to the general area or otherwise detrimental to the health, safety, and general welfare or adjacent natural resources. The Planning Commission/Site Plan and Architectural Commission shall have the authority to impose conditions to assure that this criterion is met.*

Criterion 1 Response

The proposed Exception does not negatively impact the adjacent sites or the vicinity. The reduction in the right-of-way dedication does not prevent the necessary functionality of a Major Collector street. A meandering sidewalk, approved by the Commission to preserve existing trees, will be constructed to serve the proposed development and the surrounding neighborhood. From an aesthetic perspective, the preservation of the mature trees is a benefit to the area. The existing trees also provide shade for pedestrians on the sidewalk. Lastly, the Public Works Department has provided written comments verifying that the existing right-of-way is adequate.

Criterion 1 is met.

- (2) *The granting of an exception will not permit the establishment of a use which is not permitted in the zoning district within which the exception is located.*

Criterion 2 Response

The granting of the Exception will not prevent the establishment of a use which is not permitted in the zoning district within which the Exception is located. The residential use proposed for the adjacent development is consistent with the SFR-4 zoning district.

Criterion 2 is met.

- (3) *There are unique or unusual circumstances which apply to this site which do not typically apply elsewhere in the City, and that the strict application of the standard(s) for which an exception is being requested would result in peculiar, exceptional, and undue hardship on the owner.*

Criterion 3 Response

The unusual circumstance in this case is that the Planning Commission allowed a meandering sidewalk in this 570-foot northerly section of Cedar Link Drive in order to

preserve existing trees. Generally, the Public Works Department does not ask for the preservation of trees and prefers the standard right-of-way sections. In this special instance, the size and maturity of the subject trees prompted the Public Works Department to recommend a meandering sidewalk around the trees. If the full amount of street dedication is required, the extra right-of-way would be an unused area, void of public benefit.

Criterion 3 is met.

- (4) The need for the exception is not the result of an illegal act nor can it be established on this basis by one who purchases the land or building with or without knowledge of the standards of this code. It must result from the application of this chapter, and it must be suffered directly by the property in question. It is not sufficient proof in granting an exception to show that greater profit would result.

Criterion 4 Response

The need for the Exception is not the result of an illegal act. In fact, the Public Works Department made the recommendation to save the existing trees by having a meandering sidewalk out of the right-of-way and the Planning Commission conditioned the project as such. The Public Works Department supports the Exception because otherwise the City will be paying for unneeded right-of-way.

Criterion 4 is met.

RECOMMENDED ACTION

Adopt the Findings as recommended by staff and direct staff to prepare a Final Order for approval of E-14-059 per the Staff Report dated January 15, 2015, including Exhibits A through G.

EXHIBITS

- A Exhibit Map received June 4, 2014
- B Revised Cedar Landing Preliminary PUD Plan received December 9, 2013
- C Applicant's Findings of Fact and Conclusions of Law received June 4, 2014
- D Public Works Memo received July 16, 2014
- E Fire Department Report received July 16, 2014
- F Building Department Memo received July 16, 2014
- G Medford Water Commission Memo received July 16, 2014
Vicinity Map

EXHIBIT MAP

REGISTERED
PROFESSIONAL
LAND SURVEYOR

ELECTRONIC COPY

OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

Expires 8/30/2015



DELTA PARK SUBDIVISION UNIT NO. 1 ROYAL GREENS ESTATES UNIT 2

CEDAR HILLS UNIT NO. 3
CEDAR HILLS UNIT NO. 2

SKY LAKES VILLAGE AT CEDAR LANDING PHASES B & C

81
14.80 +/- ACRES
RESERVE AREA

80
12.17 +/- ACRES
RESERVE AREA

82
6.24 +/- ACRES
RESERVE AREA

RESERVE AREA
PHASE D
4.80 +/- ACRES

R/R 100111
CITY OF MEDFORD

83
6.11 +/- ACRES
RESERVE AREA

AREA OF EXCEPTION

CEDAR LINDER DRIVE

84
7.82 +/- ACRES
RESERVE AREA

HERRINGTON HEIGHTS SUBDIVISION UNIT NO. 1

CEDAR VALE SUBDIVISION

RECEIVED
JUN 04 2014
PLANNING DEPT

(13082 EXCPT EDWBT.DWG)

FINDINGS OF FACT AND CONCLUSIONS OF LAW

**BEFORE THE CITY OF MEDFORD
PLANNING COMMISSION**

RECEIVED

JUN 04 2014

PLANNING DEPT.

IN THE MATTER OF AN APPLICATION FOR AN EXCEPTION TO THE CITY OF MEDFORD LAND DEVELOPMENT ORDINANCE SECTION 10.248 IN REGARDS TO THE MINIMUM RIGHT-OF-WAY WIDTH FOR A COLLECTOR STREET. CEDAR LANDING PUD (PUD 13-119) LOCATED ON CEDAR LINKS DRIVE WEST OF FOOTHILLS ROAD.

**APPLICANT'S
EXHIBIT 1**

APPLICATION:

**APPLICANT/
OWNER:** Cedar Investment Group
2728 West Main
Medford, OR 97501

AGENT: Hoffbuhr & Associates, Inc.
880 Golf View Drive
Suite #201
Medford, OR 97504

ASSESSORS MAP: 37S RIW 16BD.TL 200
37S RIW 16 TL 800

A. BACKGROUND AND GENERAL INFORMATION

As a part of the original approval of Cedar Landing PUD (PUD-35-05) a deviation was granted to allow meandering sidewalks outside of the public right of way along the north side of Cedar Links Drive. The purpose of this was to save a row of mature trees which exist immediately adjacent to the north right of way line. The

CITY OF MEDFORD

EXHIBIT # C

File # E-14-059

Public Works Department has chosen to not seek any additional right of way along this portion of Cedar Links Drive see attached (exhibit 2) PW staff report dated January 13, 2014 PUD 13-119. The applicant has been directed by City Staff to request an exception to minimum ROW standards to allow the substandard ROW width.

B. SCOPE, PURPOSE, AND OVERVIEW OF THE APPLICATION

This application is to comply with the Conditions of Approval for Sky Lakes Village Subdivision Phases 7A & 7B (LDS-13-121) dated February 20, 2014 attached as Exhibit 3.

C. FINDINGS OF FACT ADDRESSING EXCEPTION CRITERIA OUTLINED IN SECTION 10.253 OF THE CITY OF MEDFORD LAND DEVELOPMENT ORDINANCE

1. This exception is in harmony with the general purpose and intent of the regulations imposed by the code for the SFR 4 zoning district and will not be injurious to the general area or detrimental to the health, safety, and general welfare or adjacent natural resources. The exception will simply allow a reduction Cedar Links right of way to save a row of trees and save the City from purchasing unneeded right of way. A pedestrian path outside of the right of way will provide a safe and pleasant place for pedestrians.
2. The granting of this exception will not allow the establishment of a use not allowed in the SFR-4 zoning district.
3. There are unique and unusual circumstances which apply to this site which do not typically appear elsewhere in the City. The row of beautiful mature trees along the Cedar Links right of way and the provision of a meandering walking path to avoid their destruction is unique to this property. Strict compliance with the Collector Street standards contained in the Land Development Ordinance would have a detrimental impact and create hardship on not only the applicant's project but the surrounding neighborhood and the entire City.

4. The need for this exception was not created by any illegal act or lack of knowledge about code standards. The need for the exception is unique to this property and will not result in additional profit to the applicant.

Based on the above findings the City of Medford Planning Commission can find that the proposed exception is in compliance with Section 10.253 of the City of Medford Land Development Code.

E. APPLICANT'S SUBMITTALS

- Exhibit 1 Findings
- Exhibit 2 PW Staff Report
- Exhibit 3 Conditions of Approval
- Exhibit 4 Assessors Map
- Exhibit 5 Site Plan
- Exhibit 6 Mailing Labels

Respectively Submitted,



Dennis Hoffbuhr
Hoffbuhr & Associates, Inc.

agent for Cedar Investment Group LLC

Dated: June 2, 2014

CITY OF MEDFORD
INTER-OFFICE MEMORANDUM

RECEIVED
JUL 16 2014
PLANNING DEPT

DATE: July 16, 2014
TO: Planning Department
FROM: Public Works Department
SUBJECT: E-14-059 Exception to the Major Collector Standards for right-of-way dedication on Cedar Links Drive, adjacent to Cedar Landing Planned Unit Development
APPLICANT: Cedar Investment Group L.L.C.
PREPARED BY: E. Lighthill, Engr. Tech. 3
APPROVED BY: Larry Beskow, P.E., City Engineer

The Department of Public Works conditionally supports the applicant's request for Exception to the Planning Commission's subject requirement for right-of-way dedication as it pertains to LDS-13-121. The condition of support by Public Works is that the final plat for Sky Lakes Village, Phase 7A, shows the granting of a public pedestrian/sidewalk easement along an approved alignment along the north side of the subject cedar trees. The said easement shall be five feet wide, and accommodate smooth transition to the existing and proposed sidewalk alignments at both ends.

As Public Works has previously recommended in its staff report dated 1/3/14 (PUD-13-119), additional right-of-way is not needed along this 570 foot portion of Tracts "A" and "D", as the existing 30 foot wide northerly portion of right-of-way, as measured north of the right-of-way centerline, is adequate for the existing half-street width of twenty-one (21) feet through this section.

The Planning Commission requirement originated from a recommendation by Public Works, and is based on the standard right-of-way width for a major collector street classification in accordance with the adopted Transportation System Plan. The standard major collector right-of-way width is intended to accommodate one travel lane in each direction, a center turn refuge lane, a bicycle lane for each direction, sidewalks on both sides, and a planter strip between curb and sidewalk along each side of the street.

The existing street is approximately 42 feet wide, and while this is two feet narrower than the standard width for a major collector street, it is substantially adequate for the provision of the standard lane components. Reconstruction of the existing street section to provide the additional two feet of pavement width would be injurious to the established root system of the trees that are desired to be saved.

As referenced by the applicant, an alternative sidewalk route is proposed for the purpose of eliminating the necessity of clearing the existing cedar trees. The alternative route is intended to run along a course that is generally situated north of the existing trees, and would parallel the segment of Cedar Links Drive fronting the applicant's proposed development site. The proposed alternative alignment is sufficient to provide for pedestrian travel consistent with the intent of the standards for a major collector street section.

CITY OF MEDFORD
EXHIBIT # D
FILE # E-14-059



Medford Fire Department

200 S. Ivy Street, Room #180
Medford, OR 97501
Phone: 774-2100; Fax: 541-774-2514
E-mail: www.fire@ci.medford.or.us

RECEIVED

JUL 16 2014

PLANNING DEPT.

LAND DEVELOPMENT REPORT - PLANNING

To: Sarah Sousa

LD Meeting Date: 07/16/2014

From: Fire Marshal Kleinberg

Report Prepared: 07/16/2014

File #: E - 14 - 59

Site Name/Description: Cedar Landing Planned Unit Development

Consideration of an Exception to allow for the reduction of required street dedication along a northerly section of Cedar Links Drive adjacent to Cedar Landing Planned Unit Development, within an SFR-4 (Single Family Residential - 4 units per acre) zoning district; Cedar Investment Group L.L.C. Applicant (Hoffbuhr & Associates, Agent); Sarah Sousa, Planner.

DESCRIPTION OF CORRECTIONS	REFERENCE
<u>Approved as Submitted</u> Meets Requirement: No Additional Requirements	

Development shall comply with access and water supply requirements in accordance with the Fire Code in affect at the time of development submittal.

Fire apparatus access roads are required to be installed prior to the time of construction. The approved water supply for fire protection (hydrants) is required to be installed prior to construction when combustible material arrives at the site.

Specific fire protection systems may be required in accordance with the Oregon Fire Code.

This plan review shall not prevent the correction of errors or violations that are found to exist during construction. This plan review is based on the information provided only.

Design and installation shall meet the Oregon requirements of the IBC, IFC, IMC and NFPA standards.



RECEIVED

JUL 16 2014

PLANNING DEPT

Memo

To: Sarah Sousa, Planning Department
From: Mary Montague, Building Department
CC: Cedar Investment Group, LLC
Date: 07/16/2014
Re: E-14-059

Building Department:

Please Note: This is not a plan review. These are general notes based on general information provided. Plans need to be submitted and will be reviewed by a commercial plans examiner to determine if there are any other requirements for this occupancy type. Please contact the front counter for fees.

1. Applicable Building Codes are 2010 OSSC; ICC/ANSI A117.1-2003 Edition; 2010 ADA Standards for Accessible Design (2010 Standards); and 2010 OEE5C (Energy Code).
2. All plans are to be submitted electronically. Information on the website: www.ci.medford.or.us
Go to City Departments, Building; click on ELECTRONIC PLAN REVIEW for information.
3. Building Department has no comments regarding this application.



Staff Memo

TO: Planning Department, City of Medford
FROM: Rodney Grehn P.E., Water Commission Staff Engineer
SUBJECT: E-14-059
PARCEL ID: 371W16BD TL 200 & 371W16 TL 800
PROJECT: Consideration of an Exception to allow for the reduction of required street dedication along a northerly section of Cedar Links Drive adjacent to Cedar Landing Planned Unit Development, within an SFR-4 (Single Family Residential – 4 units per acre) zoning district. Cedar Investment Group L.L.C., Applicant (Hoffbuhr & Associates, Agent) Sarah Sousa, Planner.
DATE: July 10, 2014

RECEIVED

JUL 16 2014

PLANNING DEPT

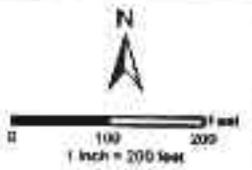
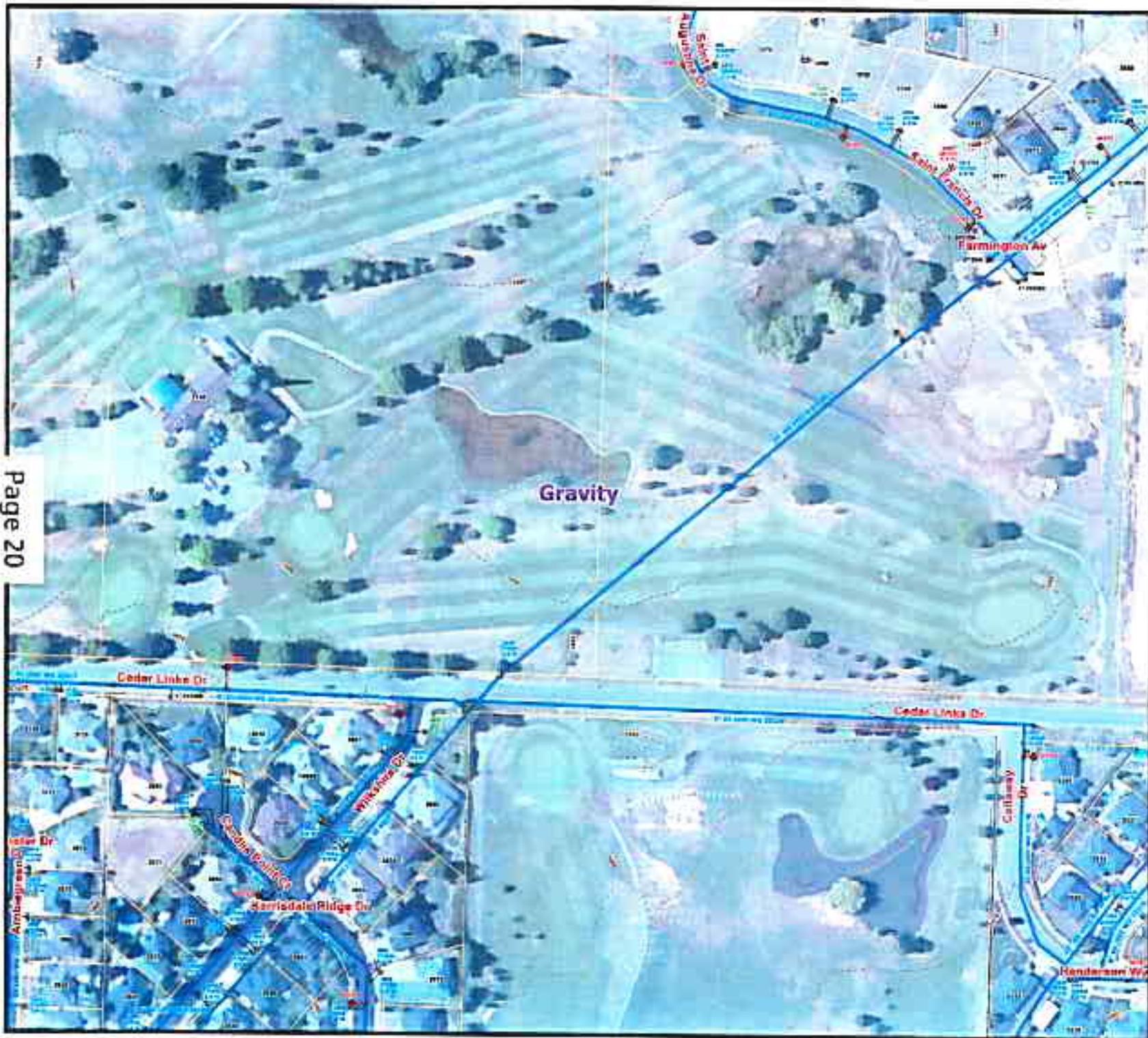
I have reviewed the above plan authorization application as requested. Conditions for approval and comments are as follows:

CONDITIONS

1. No conditions.

COMMENTS

1. No comments.



**Water Facility Map
For
E-14-059**

Legend

- Air Valve
 - Sample Station
 - Fire Service
 - Hydrant
 - Resour
 - (T) Street CP
 - Plug Caps
- Water Meters:**
- Active Meter
 - City Mtr
 - Unmeter
 - Stopped
- Water Valves:**
- Hubberly Valve
 - Gate Valve
 - Tapping Valve
- Water Mains:**
- Active Main
 - - - Abandoned Main
 - Reverse Drain Pipe
 - Pressure Force Line
- Boundaries:**
- Urban Growth Boundary
 - City Limits
 - Tax Lots
- MWC Facilities:**
- G Conduit Station
 - P Pump Station
 - R Reservoir



Map Date: 08/20/2014
Map Scale: 1 inch = 200 feet
Map Projection: NAD 83 UTM Zone 18N
Map Contour Interval: 5 feet
Map Contour Elevation: 100 feet
Map Contour Color: Blue
Map Contour Width: 2 pixels
Map Contour Style: Solid
Map Contour Label: 100
Map Contour Label Color: Black
Map Contour Label Size: 10
Map Contour Label Offset: 0
Map Contour Label Angle: 0
Map Contour Label Font: Arial
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Map Contour Label Weight: Normal
Map Contour Label Style: Plain

Vicinity Map



Application Name/Description:
Cedar Landing PUD

Proposal:
Exception to R-O-W width for a portion of Cedar Links Drive

File Number:
E-14-059

Applicant:
Cedar Investment Group

Map/Taxlot:
371W16BD T.L. 200
371W 16 T.L. 800

-  Subject Area
-  Medford Zoning
-  UGB
-  Tax Lots
-  City Limits
-  PUD



6/24/2014