



Agenda

Study Session

May 11, 2015

Noon

Lausmann Annex — Room 151-157
200 S. Ivy Street, Medford, Oregon

Subjects

1. **DCA-15-052.** “Spring Cleaning” 2015 code amendment
Brew pubs allowance and manufacturing use re-categorizations for C-H district.
2. **CP-14-114.** UGB Amendment, Phase 2
Commission questions about the material submitted for the resumption of the UGB discussion at 5/14/2015 meeting.



MEMORANDUM

SUBJECT Spring Cleaning Amendments
FILE NO. DCA-15-052
TO Planning Commission
FROM Aaron Harris, Comprehensive Planning
DATE May 5, 2015 *for 5-11-2015 study session*

OVERVIEW

The Planning Department will propose four code amendments at the June 11th Planning Commission meeting. These amendments are intended to (1) allow the use “Brewery-Public House” in all commercial zoning districts except the C-S/P, (2) to allow a new industrial use in the C-H zoning district, (3) to grant staff the authority to add referral agencies to the Schedule of Referral Agency Distribution, and (4) to modify 10.667(A)(3) Security for Public Improvements language and protocol (see attachments). Staff will review each proposal at the May 11th Planning Commission study session.

Added text is underlined in green; deletions are ~~struck through in red~~

Amendment One: Brewery-Public House

10.012 Definitions

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Brewery–Public House – An establishment where beer is brewed and served on site. A brewery –public house requires a brewery–public house license issued by the State of Oregon and is subject to all conditions set forth in ORS 471.200.

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10.337 Uses Permitted in Commercial and Industrial Zoning Districts

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58 EATING AND DRINKING PLACES. This major group includes establishments selling prepared foods and drinks for consumption on the premises; and also lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption. Restaurants, lunch counters, and drinking places operated as a subordinate service facility by other establishments are not included in this group unless they are operated as leased departments by outside operators. Thus, restaurants and lunch counters operated by hotels are classified in Services, Major Group 70; those operated by department stores in Major Group 53. Bars and restaurants owned by and operated for members of civic, social, and fraternal associations only are classified in Industry 8641.

		C-S/P	C-N	C-C	C-R	C-H	I-L	I-G	I-H
581	Eating and Drinking Places								
5814	- with entertainment	X	X	P	P	P	X	X	X
5815	- without entertainment	P	P	P	P	P	Ps	Ps	Ps
5816	- with outdoor eating	Ps							
5817	Temporary Food Vendors	Ps	X						
5818	Small Food Vendors	Ps	X						
<u>5819</u>	<u>Brewery–Public House</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>

Amendment Two: Addition to Use Table 34

10.337 Uses Permitted in Commercial and Industrial Zoning Districts

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34 FABRICATED METAL PRODUCTS. This major group includes establishments engaged in fabricating ferrous and nonferrous metal products such as metal cans, tinware, hand tools, cutlery, general hardware, nonelectric heating apparatus, fabricated structural metal products, metal forgings, metal stamping, ordnance products (except vehicles and guided missiles) and a variety of metal and wire products not classified elsewhere.

		C-S/P	C-N	C-C	C-R	C-H	I-L	I-G	I-H
341	Metal Cans and Shipping Containers	X	X	X	X	X	X	P	P
342	Cutlery, Hand Tools, and Hardware	X	X	X	X	<u>P</u>	P	P	P
343	Plumbing and Heating, Except Electric	X	X	X	X	P	P	P	P
344	Fabricated Structural Metal Products	X	X	X	X	P	P	P	P
345	Screw Machine Products, Bolts, etc.	X	X	X	X	X	X	P	P
346	Metal Forgings and Stampings	X	X	X	X	X	X	P	P
347	Coating, Engraving, and Allied Services	X	X	X	X	X	P	P	P
348	Ordnance and Accessories, Nec	X	X	X	X	X	X	P	P
349	Misc. Fabricated Metal Products	X	X	X	X	X	X	P	P

Amendment Three: Referral Agency Distribution

10.146 Referral Agencies, Distribution

This Chapter employs the use of referral agencies for the review of those plan authorizations indicated below, as shown on the Schedule which follows:

- A. Major Comprehensive Plan Amendment
- B. Land Development Code Amendment
- C. Minor Comprehensive Plan Amendment
- D. Annexation, except as provided in Section 10.199
- E. Vacation
- F. Zone Change, Major and Minor
- G. Conditional Use Permit
- H. Exception
- I. Planned Unit Development
- J. Land Division
- K. Site Plan and Architectural Review
- L. Transportation Facility Development
- M. Historic Review

Numerical references in the Schedule refer to the following:

- 1. When the proposal is within, abutting, or affecting the referral agency's jurisdiction.
- 2. When the proposal is within, or abutting the Airport Approach or Airport Radar Overlay Districts.
- 3. When the proposal includes new buildings or building additions that are within the referral agency's jurisdiction.
- 4. When the proposal is within the Southeast Overlay District and in a Parks or Schools land use category on the Southeast Plan Map.
- 5. When the proposal is within or abutting a Greenway General Land Use Plan Map designation.

Referral agencies may be asked to review certain proposals not indicated on the Schedule if, in the judgment of the Planning Director, the agency may have an interest in the proposal. [Additional referral agencies may be added to the Schedule at the discretion of the Planning Director.](#)

Amendment Four: Security for Public Improvements

10.667 Security for Public Improvements

A. Security: The developer shall file with the agreement in Section 10.666, to secure full and faithful performance thereof, one (1) or a combination of the following:

(1) A surety bond executed by a surety company authorized to transact business in the State of Oregon, or

(2) Cash, or

(3) An irrevocable letter of credit, or assignment of deposit or loan disbursement agreement from a bank or savings and loan association, redeemable at a location within ~~city limits~~ the State of Oregon. The security shall be in an amount approved by the City Engineer as sufficient to cover the cost of the improvements, engineering, inspection and incidental expenses, and must be approved by the City Attorney as to form. Such security arrangements may provide for reduction of the amount in increments as improvements are completed and approved by the City Engineer. However, the number of reductions or disbursements and the amount of retainage required shall be at the discretion of the City Engineer.