

PLANNING COMMISSION AGENDA MAY 24, 2018



Commission Members

David Culbertson
Joe Foley
Bill Mansfield
David McFadden
Mark McKechnie
E. J. McManus
Patrick Miranda
Alex Poythress
Jared Pulver

Regular Planning Commission meetings
are held on the second and fourth
Thursdays of every month
Meetings begin at 5:30 PM

City of Medford
City Council Chambers
411 W. Eighth Street, Third Floor
Medford, OR 97501
541-774-2380



Planning Commission

Agenda

Public Hearing

May 24, 2018

5:30 PM

**Council Chambers, City Hall, Room 300
411 West Eighth Street, Medford, Oregon**

10. Roll Call

20. Consent Calendar/Written Communications (voice vote)

- 20.1 LDP-18-028** Final Order of a request for tentative plat approval of a proposed two-lot partition on a 0.44-acre parcel located at 2815 Lone Pine Road within the SFR-4 (Single-Family Residential, four dwelling units per gross acre) zoning district (371W17DD1400); Applicant: Tom Gaffey; Agent: Hoffbuhr & Associates Inc.; Planner: Dustin Severs.

30. Minutes

- 30.1** Consideration for approval of minutes from the May 10, 2018, hearing.

40. Oral and Written Requests and Communications

Comments will be limited to 3 minutes per individual or 5 minutes if representing an organization. **PLEASE SIGN IN.**

50. Public Hearings

Comments are limited to a total of 10 minutes for applicants and/or their representatives. You may request a 5-minute rebuttal time. All others will be limited to 3 minutes per individual or 5 minutes if representing a group or organization. **PLEASE SIGN IN.**

Continuance Request

- 50.1 PUD-18-031/
ZC-18-036/
LDS-18-044** Consideration of a Preliminary PUD Plan for Springbrook Park Planned Unit Development, including a request for tentative plat approval for a 51-lot residential subdivision, and a request for a change of zone from SFR-6 (Single-Family Residential, six dwelling units per gross acre) to MFR-15 (Multiple Family Residential, fifteen dwelling units per gross acre) on an approximate 9.51-acre portion of the property; on a 19.66-acre tract of land located at the corner of Springbrook Road and Hondeleau lane within the SFR-6 zoning district (371W08BD500); Applicant, Springbrook Park, LLC.; Agent, Steven Swartsley; Planner, Dustin Severs. **The applicant requests to continue this time to the Thursday, June 14, 2018, Planning Commission meeting.**

60. Reports

- 60.1** Site Plan and Architectural Commission
60.2 Joint Transportation Subcommittee

Meeting locations are generally accessible to persons with disabilities. To request interpreters for hearing impaired or other accommodations for persons with disabilities, please contact the ADA Coordinator at (541) 774-2074 or ada@cityofmedford.org at least three business days prior to the meeting to ensure availability. For TTY, dial 711 or (800) 735-1232.

- 60.3 Planning Department
- 70. Messages and Papers from the Chair
- 80. Remarks from the City Attorney
- 90. Propositions and Remarks from the Commission
- 100. Adjournment

**BEFORE THE MEDFORD PLANNING COMMISSION
STATE OF OREGON, CITY OF MEDFORD**

IN THE MATTER OF TENTATIVE PLAT APPROVAL FOR)
TOM GAFFEY) **ORDER**
[LDP-18-028])

ORDER granting approval of a request for tentative plat approval of File No. LDP-18-028, as follows:

Consideration of a request for tentative plat approval of a proposed two-lot partition on a 0.44-acre parcel located at 2815 Lone Pine Road within the SFR-4 (Single-Family Residential, four dwelling units per gross acre) zoning district (371W17DD1400).

WHEREAS:

1. The Planning Commission has duly accepted the application filed in accordance with the Medford Land Development Code, Sections 10.265 through 10.267; and
2. The Medford Planning Commission has duly held a public hearing on the request for consideration of tentative plat approval described above, with a public hearing a matter of record of the Planning Commission on May 10, 2018; and
3. At the public hearing on said tentative plat, evidence and recommendations were received and presented by the developer and Planning Department Staff; and
4. At the conclusion of said hearing, after consideration and discussion, the Medford Planning Commission, upon a motion duly seconded granted tentative plat approval and directed staff to prepare a final order with all conditions and findings set forth for the granting of the tentative plat approval.

THEREFORE LET IT BE HEREBY ORDERED that the tentative plat for Chris Adderson, stands approved per the Planning Commission Report dated May 10, 2018, and subject to compliance with all conditions contained therein.

AND LET IT FURTHER BE OF RECORD, that the action of the Planning Commission in approving this request for tentative plat approval is hereafter supported by the findings referenced in the Planning Commission Report dated May 10, 2018.

BASED UPON THE ABOVE, the Planning Commission determined that the tentative plat is in conformity with the provisions of law and Section 10.270 Land Division Criteria of the Land Development Code of the City of Medford.

Accepted and approved this 24th day of May, 2018.

CITY OF MEDFORD PLANNING COMMISSION

Planning Commission Chair

ATTEST:

Planning Department Representative



City of Medford

Planning Department

Working with the community to shape a vibrant and exceptional city

PLANNING COMMISSION REPORT

for a type-C quasi-judicial decision: Land Division – Partition

PROJECT Gaffey Partition
Applicant: Tom Gaffey
Agent: Hoffbuhr & Associates, Inc.

FILE NO. LDP-18-028

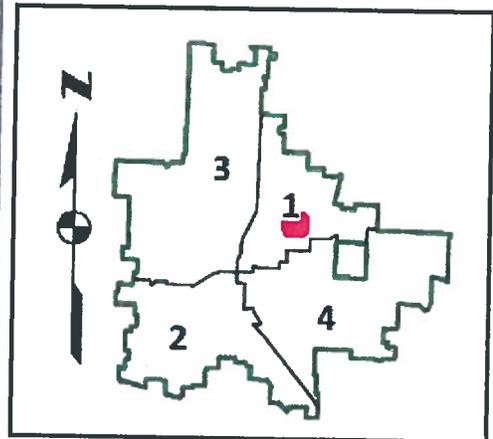
DATE May 10, 2018

BACKGROUND

Proposal

Consideration of a request for tentative plat approval of a proposed two-lot partition on a 0.44-acre parcel located at 2815 Lone Pine Road within the SFR-4 (Single-Family Residential, four dwelling units per gross acre) zoning district (371W17DD1400).

Vicinity Map



Subject Site Characteristics

Zoning: SFR-4
GLUP: UR (Urban Residential)
Overlay(s): AC (Airport Area of Concern)
Use(s): Single-Family residence

Surrounding Site Characteristics

North Zone: SFR-4
Use(s): single-family residential
South Zone: SFR-4
Use(s): single-family residential
East Zone: SFR-4
Use(s): single-family residential
West Zone: SFR-4
Use(s): single-family residential

Related Projects

None

Applicable Criteria

MLDC 10.270: Land Division Criteria

The approving authority (Planning Commission) shall not approve any tentative plat unless it first finds that, the proposed land division together with the provisions for its design and improvement:

- (1) Is consistent with the Comprehensive Plan, any other applicable specific plans thereto, including Neighborhood Circulation Plans, and all applicable design standards set forth in Article IV and V;*
- (2) Will not prevent development of the remainder of the property under the same ownership, if any, or of adjoining land or of access thereto, in accordance with this chapter;*
- (3) Bears a name that has been approved by the approving authority and does not use a word which is the same as, similar to, or pronounced the same as a word in the name of any other subdivision in the City of Medford; except for the words "town", "city", "place", "court", "addition", or similar words; unless the land platted is contiguous to and platted by the same applicant that platted the land division bearing that name; or unless the applicant files and records the consent of the party who platted the land*

division bearing that name and the block numbers continue those of the plat of the same name last filed;

(4) If it includes the creation of streets or alleys, that such streets or alleys are laid out to be consistent with existing and planned streets and alleys and with the plats of land divisions already approved for adjoining property unless the approving authority determines it is in the public interest to modify the street pattern;

(5) If it has streets or alleys that are proposed to be held for private use, that they are distinguished from the public streets or alleys on the tentative plat, and reservations or restrictions relating to the private streets or alleys are set forth;

(6) Will not cause an unmitigated land use conflict between the land division and adjoining agricultural lands within the EFU (Exclusive Farm Use) zoning district.

ISSUES AND ANALYSIS

Project Summary

The subject site consists of a single 0.44-acre lot, which currently contains a single-family residence. The applicant is proposing to split the lot, creating a two-lot partition consisting of a vacant 7,080 square foot lot, identified as Parcel 1 on the tentative plat; and a 11,849 square foot lot, which will contain the existing one-story house, identified as Parcel 2 on the tentative plat.

Access

The existing residence takes access from Lone Pine Road – classified as a Major Collector Street – and the tentative plat shows Parcel 2 continuing to take access off of Lone Pine Road from the existing driveway. However, access to Parcel 1 is proposed to take access from Victoria Court, a fully developed cul-de-sac to the north of the subject site. The applicant's submitted *Findings of Fact and Conclusions of Law* (Exhibit D) state that the subject site does not have frontage on Victoria Court; however, it is the applicant's intent to obtain an access easement from the abutting property along the subject site's northwesterly boundary in order to take access from Victoria Court in the future. The applicant's findings further state that, "Preliminary permission has been obtained in this matter."

Per MLDC 10.425, titled *Street Access and Dedication Requirements*, all newly created lots are required to have access to a public street. As a condition of approval, the applicant will be required to provide staff with documentation, recorded in the official records of Jackson County, of an access easement granting vehicular access to the subject site from Victoria Court, prior to final plat approval.

Code Compliance

Lot dimensional standards

SFR-4	Allowed/Required	Shown (Parcel 1 / Parcel 2)
Lot Area Range (min./max.)	6,500 to 18,750	7,080 / 11,849
Lot Width	60 feet Min.	60 feet / 100 feet
Lot Depth	90 feet Min.	118 feet / 118 feet
Lot Frontage	30 feet Min.	60 feet / 100 feet

As shown in the table above, both proposed parcels identified on the tentative plat meet all of the minimum dimensional standards of the Code for the SFR-4 zoning district, as per the site development standards found in MLDC 10.710.

Bulk standards

SFR-4	Allowed/Required	Existing or Shown
Height	35 feet Max.	< 35 feet
Lot Coverage	45% Max.	< 45%
Setback (front)	15 feet Min.	28 feet
Setback (sides)	6 feet Min.	12.9 / 42.8 feet
Setback (rear)	6 feet Min.	55.7 feet

As shown in the table above, the site's existing single-family house – proposed to be located within Parcel 2 as identified on the tentative plat – complies with all bulk standards for the SFR-4 zoning district, as per the site development standards found in MLDC 10.710.

Facility Adequacy

Per the agency comments submitted to staff (Exhibits E-F), it can be found that there are adequate facilities to serve the future development of the site.

Other Agency Comments

Rogue Valley International-Medford Airport (Exhibit G)

In an email received by staff, the airport requests that the applicant contact the Federal Aviation Administration (FAA) regarding filing a form 7460-1 to assure compliance with FAA requirements. As a condition of approval, the applicant will be required to provide

documentation to staff confirming compliance with all Federal Aviation Administration (FAA) requirements, prior to final plat approval.

Committee Comments

No comments were received from a committee, such as BPAC.

DECISION

At the public hearing held on May 10, 2018, the Commission voted unanimously to approve the request while adding one exhibit into the record. During the public hearing, the applicant's agent presented a document provided by the applicant and signed by the Carol Sage, the adjacent property owner at 2792 Victoria Court, granting an easement to the subject property for vehicular access. The motion forwarded by the Commission included the document into the record as Exhibit J.

FINDINGS AND CONCLUSIONS

Staff finds the partition plat consistent with the Comprehensive Plan and all applicable design standards set forth in Articles IV and V; furthermore, the partition will not prevent development of the remainder of the property under the same ownership or of adjoining land; and criteria 4 through 6 are not applicable to the subject development. Staff recommends that the Commission adopt the Applicant's Findings of Fact (Exhibit D) as presented.

ACTION TAKEN

Adopted the findings as recommended by staff and directed staff to prepare a Final Order for approval of LDP-18-023 per the Planning Commission report dated May 10, 2018, including Exhibits A through J.

EXHIBITS

- A Conditions of Approval, drafted May 3, 2018.
- B Tentative Plat, received March 8, 2018.
- C Conceptual Grading & Drainage Plan, received March 8, 2018.
- D Applicant's Findings of Fact and Conclusions of Law, received March 8, 2018.
- E Public Works Staff Report, received April 11, 2018.
- F Medford Water Commission memo and associated Water Facility Map, received April 11, 2018.
- G Rogue Valley International-Medford Airport email, received April 2, 2018.
- H Building Department Memo, received April 11, 2018
- I Fire Department Report, received April 11, 2018.
- J **Signed document granting easement to applicant, presented May 10, 2018.**
Vicinity map

PLANNING COMMISSION AGENDA:

MAY 10, 2018
MAY 24, 2018

MEDFORD PLANNING COMMISSION

Patrick Miranda, Chair

Carol A Sage
2792 Victoria Court,
Medford, Ore. , 97504
1-909-367-9530

5/10/18

To whom it may concern;

I, Carol Sage, grant this described easement to the adjacent property
(2815 Lone Pine Road, Medford) owned by Mark Reaves this date of
5/10/18.

Carol A. Sage
5-10-2018

At and between the parties herein named and persons of like name and address as hereinafter mentioned, the following description follows:

Commencing at the point of intersection of the south west corner of Lot 11 of CASCADE CIRCLE SUBDIVISION in the southeast one-quarter of T12S, R12E, S12W, Oregon County Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon according to the official Plat thereof now of record thereon at the South West corner of Lot 11, South 99.18 feet East, that South 89.88 feet East 200 feet to the POINT OF BEGINNING thence easterly along said South 89.18 feet East North 89.18 feet East 200 feet to the South 89.88 feet East 200 feet thence leaving said South 89.18 feet East 200 feet West 34.78 feet to the South 89.18 feet East 200 feet to the Point of Beginning thence South 89.18 feet East 200 feet to the Point of Beginning thence South 89.18 feet East 200 feet to the Point of Beginning.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13 1989
DAVID M. MINNECI
2340

David M. Minnici
2340 Oregon
Medford, Oregon 97504
H. Brown and Associates, Inc.

CITY OF MEDFORD
EXHIBIT # J
File # LOP-18-028

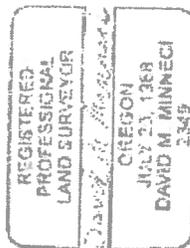
From: David Minneci dminneci@hoffbuhr.com
Subject: Easement
Date: May 9, 2018 at 11:02 AM
To: ttgaff@gmail.com

Here is the legal description for the ingress/egress easement.

David Minneci, PLS 2349
Hoffbuhr & Associates, Inc.
880 Golf View Drive Suite 201
Medford, Oregon 97504
Office: 541.779.4641
Direct: 541.200.3067

An easement for ingress/egress and private utility cover and drains an area of land more particularly described as follows:

Commencing at the most Southerly, Southwest corner of Lot 11 of CASCADIA CIRCLE SUBDIVISION in the Southeast one-quarter of Block Section 27, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon according to the Official Plat thereof, now of record, thence along the Southerly line of said Lot 11, South 89°48'34" East of 101 South 89°55'10" East 310 feet to the **POINT OF BEGINNING**; thence continue along said Southerly line, South 89°48'34" East 111 South 89°55'10" East 53.00 feet, thence, bearing said Southerly line, North 52°58'58" West 58.78 feet to the Southerly right-of-way line of Victoria Court, thence, along said Southerly line, along the arc of a 45.00 foot radius curve to the right (the long chord is 100.00 feet), South 54°31'04" West 37.06 feet, an arc distance of 27.06 feet, thence, leaving said Southerly line, South 03°21'57" East 7.53 feet to the Point of Beginning.



David M. Minneci
1368
Expires 7-23-18
Hoffbuhr and Associates, Inc

17-130
Hoffbuhr & Associates, Inc.
May 7, 2018
11:11 AM PST



Planning Commission

Minutes

From Public Hearing on **May 10, 2018**

The regular meeting of the Planning Commission was called to order at 5:30 PM in the City Hall Council Chambers on the above date with the following members and staff in attendance:

Commissioners Present

Patrick Miranda, Chair
David McFadden, Vice Chair
David Culbertson
Joe Foley
Bill Mansfield
Jared Pulver

Staff Present

Kelly Akin, Assistant Planning Director
Eric Mitton, Deputy City Attorney
Alex Georgevitch, City Engineer
Terri Rozzana, Recording Secretary
Dustin Severs, Planner III

Commissioners Absent

Mark McKechnie, Excused Absence
E.J. McManus, Excused Absence
Alex Poythress, Excused Absence

10. Roll Call

20. Consent Calendar/Written Communications.

20.1 LDP-18-023 Final Order of a request for tentative plat approval of a proposed three-lot partition on a 42.4-acre parcel located at 3202 Cheltenham Way within the SFR-6 (Single-Family Residential, six dwelling units per gross acre) and the SFR-10 (Single-Family Residential, ten dwelling units per gross acre) zoning districts (371W081101); Applicant: Delta Waters Properties, LLC; Agent: CSA Planning Ltd.; Planner: Dustin Severs.

20.2 LDP-17-165 / E-17-164 Final Orders of a request for tentative plat approval for a proposed three lot partition with an Exception to standard street improvements on 1.73 acres located at the southeasterly corner of South Riverside Avenue and Earhart Street within the C-H (Heavy Commercial) zoning district (371W30DB TL 8800). Applicant: Hamlin Properties, LLC; Agent: Polaris Land Surveying, LLC; Planner: Liz Conner.

20.3 CUP-18-026 Final Order for a revision of an existing CUP to allow for a firewood ministry accessory use of Westminster Presbyterian Church located at 2000 Oakwood Drive on the southeast corner of Oakwood Drive and South Barneburg Drive within a SFR-4 (Single Family Residential – four dwelling units per gross acre) zoning district (371W29BD TL 3700). Applicant: Westminster Presbyterian Church, Barnabas Sprinkle; Planner: Liz Conner.

20.4 LDS-16-044 Consideration of request for a time extension for High Cedars Subdivision, a 176-lot residential subdivision on 116.58 acres located on the south side of Cedar Links Drive, approximately 1,000 feet west of Foothill Drive within the SFR-4/PD (Single Family Residential, four dwellings per gross acre/Planned Unit Development Overlay) zone district. Applicant: Cedar Investment Group LLC; Agent: CSA Planning, Ltd.; Planner: Kelly Akin.

Motion: The Planning Commission adopted the consent calendar as submitted.

Moved by: Vice Chair McFadden

Seconded by: Commissioner Foley

Voice Vote: Motion passed, 6–0.

30. Minutes

30.1. The minutes for April 26, 2018, were approved as submitted.

40. Oral and Written Requests and Communications. None.

Eric Mitton, Deputy City Attorney, read the Quasi-Judicial Statement.

50. Public Hearings – New Business

50.1 LDP-18-028 Consideration of a request for tentative plat approval of a proposed two-lot partition on a 0.44-acre parcel located at 2815 Lone Pine Road within the SFR-4 (Single-Family Residential, four dwelling units per gross acre) zoning district (371W17DD1400); Applicant: Tom Gaffey; Agent: Hoffbuhr & Associates Inc.; Planner: Dustin Severs.

Chair Miranda inquired whether any Commissioners have a conflict of interest or ex-parte communication they would like to disclose. None were disclosed.

Chair Miranda inquired whether anyone in attendance wishes to question the Commission as to conflicts of interest or ex-parte contacts. None were disclosed.

Dustin Severs, Planner III, stated that the land division criteria can be found in the Medford Land Development Code Section 10.270. The applicable criteria were addressed in the staff report, property owner notices and hard copies are available at the entrance of Council Chambers for those in attendance. Mr. Severs gave a staff report.

The Public Hearing was opened.

a. Mike Savage, CSA Planning Ltd., 4497 Brownridge Terrace, Suite 101, Medford, Oregon, 97504. David Minnici with Hoffbuhr and Associates, Inc., had a scheduling conflict and requested that CSA Planning, Ltd., step in at the last minute.

Mr. Savage has reviewed the report and met with the client. There was one little quirk with the proposed access off the cul-de-sac which they did not have frontage. They have secured an agreement with the neighbor to verify they have a legal right to use that for access. The client is comfortable with the staff report and conditions proposed.

Mr. Severs reported that the access easement agreement will be added to the record as Exhibit J.

The Public Hearing was closed.

Motion: The Planning Commission adopted the findings as recommended by staff and directs staff to prepare the Final Order for approval of LDP-18-028 per the staff report dated May 3, 2018, including Exhibits A through J.

Moved by: Vice Chair McFadden

Seconded by: Commissioner Culbertson

Roll Call Vote: Motion passed, 6-0.

60. Reports

60.1 Site Plan and Architectural Commission.

Commissioner Culbertson reported that the Site Plan and Architectural Commission met Friday, May 4, 2018. They heard and approved a proposal for the construction an 8,460 square foot industrial building to be located within the Vilas Business Center, an existing industrial development currently containing two industrial buildings on a 2.5-acre lot located at 540 E Vilas Road in the Light Industrial (I-L) zoning district. They also heard and approved the construction of a 7,849 square foot two-story office building to be located within the Tower Business Park PUD, on a 0.5-acre lot located at 3553 Arrowhead Drive in the Light Industrial (I-L) zoning district.

60.2 Report of the Joint Transportation Subcommittee.

Commissioner Pulver reported that the Joint Transportation Subcommittee has not met since the last Planning Commission meeting.

60.3 Planning Department

Kelly Akin, Assistant Planning Director, congratulated Commissioner Mansfield as the 2018 recipient of the William V. Deatherage Pro Bono Award.

There is a study session scheduled for Monday, May 14, 2018. Discussion will be on Senate Bill 1051. It is a housing bill.

The Planning Commission has business scheduled for Thursday, May 24, 2018, Thursday June 14, 2018 and Thursday, June 28, 2018.

Last week the City Council declared May as National Historic Preservation month. They reviewed the regional housing study and considered the CDBG substantial amendment to the action plan. They will also hear another Neighborhood Stabilization Program grant. The City received money to acquire repossessed properties and rehabilitate them and work with Access.

The City Council will have a study session on the draft Transportation System Plan scheduled for the end of May, June and a final plan to them in August. At the end of August they will hear the Urbanization Plan and adopting the Wetland Inventory and regulations. There will be a study session on marijuana growth. These will also be brought to the Planning Commission.

City Council will re-discuss allowing chickens in the City limits.

There is a study session scheduled for Friday, May 18, 2018, with the Site Plan and Architectural Commission. Staff will discuss Senate Bill 1051 related housing design standards with them and the question of whether the duties of the Landmarks and Historic Preservation Commission and Site Plan and Architectural Commission be joined.

Commissioner Culbertson asked, does Ms. Akin have information on where does RPS stand with the State, when it is coming back and when is the hearing? Ms. Akin reported that she has not heard. She will find out and email the status.

Commissioner Culbertson asked, does Ms. Akin if the State approves the RPS, what steps does the City have before the implementation and the Planning Commission starts seeing applications for zoning and annexation changes? Ms. Akin replied that the steps would be the finalization of the Transportation System Plan, Urbanization Plan, Wetlands and housing items. There is a lot of work to be done before beginning the process.

Chair Miranda stated that if memory serves him correct the Planning Commission had study sessions with the Site Plan and Architectural Commission. Why is it that they do not do that anymore? Ms. Akin stated that staff did it when doing the visual preference survey work. It was simpler to do it all at once. There is not a reason they cannot have joint study sessions if there is a need. Sometimes it is difficult for staff to come up with topics unless the Planning Commission has something they would like to discuss with the Site Plan and Architectural Commission. Maybe as staff moves forward with Senate Bill 1051 design standards that might warrant some joint study sessions.

70. Messages and Papers from the Chair. None.
80. Remarks from the City Attorney. None
90. Propositions and Remarks from the Commission. None.

100. Adjournment

The meeting was adjourned at 5:50 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

Patrick Miranda
Planning Commission Chair

Approved: May 24, 2018



City of Medford

Planning Department

Working with the community to shape a vibrant and exceptional city

STAFF REPORT – CONTINUANCE REQUEST

for a Type-C quasi-judicial decision: Preliminary PUD, Land Division and Zone Change

PROJECT Springbrook Park - PUD/Zone Change/Land Division
Applicant: Spring Brook Park, LLC.
Agent: Steven Swartsley

FILE NO. PUD-18-031/ZC-18-036/LDS-18-044

TO Planning Commission

for May 24, 2018 hearing

FROM Dustin Severs, Planner III

REVIEWER Kelly Akin, Assistant Planning Director

DATE May 17, 2016

BACKGROUND

Proposal

Consideration of a Preliminary PUD Plan for Springbrook Park Planned Unit Development, including a request for tentative plat approval for a 51-lot residential subdivision, and a request for a change of zone from SFR-6 (Single-Family Residential, six dwelling units per gross acre) to MFR-15 (Multiple Family Residential, fifteen dwelling units per gross acre) on an approximate 6.76-acre portion of the property; on a 19.66-acre tract of land located at the corner of Springbrook Road and Hondeleau lane within the SFR-6 zoning district (371W08BD500).

Request

The applicant has requested that the item be continued to June 14, 2018, in order to allow additional time to prepare the application.

EXHIBITS

- A Continuance request, received May 15, 2018.
Vicinity Map

PLANNING COMMISSION AGENDA:

May 24, 2018

Dustin J. Severs

From: Steve Swartsley <swartsley@charter.net>
Sent: Tuesday, May 15, 2018 2:05 PM
To: Dustin J. Severs; Kelly A. Akin
Subject: Reset of Public Hearing

Dustin; this will confirm our conversation this afternoon wherein it was agreed the Public Hearing for Springbrook Park PUD, Zone Change and Land Division would be set over to June 14, 2018. Thanks for your help this afternoon and I will try to have all updated material to you by no later than this Friday. Steve

CITY OF MEDFORD
EXHIBIT # A
File # PUD-18-031 / ZL-18-036 /
LDS-18-044



Project Name:

**Springbrook Park
 Planned Unit Development**

Map/Taxlot:

371W08BD TL 500



05/03/2018

Legend

-  Subject Area
-  Zoning Districts
-  Tax Lots
-  City Limits

