Planning Commission Agenda
July 23, 2015

Commission Members

Tim D'Alessandro

Norman Fincher

Joe Foley

Bill Mansfield

David McFadden

Mark McKechnie

Patrick Miranda

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

Agenda

Public Hearing

July 23, 2015
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-15-061** Request to create two parcels on a 1.01 acre lot located on the south side of Barnett Road between Black Oak Road and Murphy Road, within a C-C (Community Commercial) zoning district. (John Batzer, Applicant; Polaris Land Surveying, LLC, Agent)

20.2 **LDS-15-067** Silky Oaks Subdivision Phase 4, creating six residential lots on 1.07 acres located on the north side of Maple Park Drive between Ross Lane and Silky Oaks Lane within the SFR-10 (single-family residential 10-dwelling units per gross acre) zoning district. (Ron Horton, Applicant; Scott Sinner Consulting, Inc., Agent)

20.3 **CUP-15-066** Consideration of a request for a Conditional Use Permit to allow an electronic message sign at a location within 150 feet of a residential zone district on a property zoned C-S/P (Service Commercial and Professional Office) located on the south side of Barnett Road, approximated 400 feet west of Ellendale Drive. (Oregon Retina Center, Applicant; Steve Morgan, Designer Signs, Agent)

30. Minutes

30.1 Consideration for approval of minutes from July 9, 2015, hearing.

40. Oral and Written Requests and Communications

50. Public Hearings

<u>New Business</u>

50.1 **CP-15-078** Consideration of a Class A major legislative amendment of the Medford Comprehensive Plan to make the following revisions to the Public Facilities Element: (1) Adopt by reference and incorporate into the City of Medford Comprehensive Plan Facilities Element the Medford School District 549C School District Long Range Facilities Plan, August 11, 2014 Update, along with findings, conclusions and appendices; (2) Provide revisions to the goals, policies and implementation measures of the School section of the Public Facilities Element. (City of Medford, Applicant)

50.2 **SV-15-053** Consideration of a request for the vacation of an approximate 20 foot by 225-foot long strip of public right-of-way which is a portion of an alley running in a northwesterly to southeasterly direction perpendicular to the north side of 10th street between South Holly Street and South Ivy Street. (City of Medford, Greg McKown, Applicant; David Wilkerson, Agent)

50.3 **CUP-14-128** Consideration of a request to remove a condition requiring public improvements on Berrydale Avenue related to the Conditional Use Permit to allow the construction of a replacement of Fire Station #4 on a 3.54 acre parcel located on the south side of Berrydale Avenue east of Table Rock Road within a MFR-20 (Multiple-Family Residential – 20 dwelling units per gross acre) zoning district. (City of Medford, Greg McKown, Applicant; David Wilkerson, Agent)

50.4 **LDS-15-055** Consideration of a request for tentative plat approval for Summerfield at South East Park Subdivision Phase 22, a 27 lot residential subdivision between Autumn Hills Drive and Waterstone Drive on approximately 10.50 acres. The request also includes a tentative plat for six reserve acreage tracts of Phases 16-21 of Summerfield at South East Park Subdivision, generally located south of Cherry Lane and north of Barnett Road within the SFR-4 & SFR-10/SE/RZ (Single Family Residential – 4 dwelling units per gross acre/Single Family Residential – 10 dwelling units per gross acre/Southeast Overlay/Restricted Zoning) zoning district. (Crystal Springs Development Group, A Joint Venture, Applicant; Neathamer Surveying, Inc., Agent)

50.5 **PUD-03-124** Consideration of a revision to the required agricultural buffer plantings and timing of the installation of those plantings for East McAndrews Village at Vista Pointe PUD, located southwest of East McAndrews Road and opposite Vista Pointe Drive and Chablis Terrace on approximately 29 acres within the SFR-4/PD (Single Family Residential-4 units per acre/Planned Development Overlay) zoning district. (Silver Oak Ridge, LLC, Applicant; Randy Jones, Agent)

60. Reports

60.1 Site Plan and Architectural Commission

60.2 Joint Transportation Subcommittee

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 OF)
) **ORDER**
JOHN BATZER [LDP-15-061])

ORDER granting approval of a request for tentative plat approval of File No. LDP-15-061.

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 to create two parcels on a 1.01 acre lot located on the south side of Barnett Road between Black Oak Road and Murphy Road, within a C-C (Community Commercial) zoning district, with a public hearing a matter of record of the Planning Commission on July 9, 2015; 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 John Batzer, stands approved per Planning Commission Report dated July 9, 2015, 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 July 9, 2015.

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 23rd day of July 2015.

CITY OF MEDFORD PLANNING COMMISSION

_____
Planning Commission Chair

ATTEST:

_____
Planning Department Representative

PLANNING COMMISSION REPORT

for a Type-C quasi-judicial decision: **Partition**

File no. LDP-15-061

Date July 09, 2015

BACKGROUND

Proposal

The creation of two parcels on a 1.01 acre lot located on the south side of Barnett Road between Black Oak Road and Murphy Road, within a C-C (Community Commercial) zoning district.

Subject Site Characteristics

Zoning	C-C	Community Commercial
GLUP	CM	Commercial
Use	Vacant	

Surrounding Site Characteristics

North	C-S/P	Hospital
South	C-C	Medical Offices
East	C-C	Medical Offices
West	C-C	Bank

Related Projects

AC-15-013 Starbucks Building & Site Development
E-15-060 Exception to Required Right-of-Way Dedication

Applicable Criteria

Medford Land Development Code (MLDC) §10.270.

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.

Corporate Names

The application lists Barnett Stage LLC as the owner of the subject property. As per the State of Oregon Business Registry, Dan Thomas is listed as the registered agent.

ISSUES AND ANALYSIS

Project Summary

The subject site is partially developed with a bank operating on the western portion of the site. For the undeveloped portion, the Site Plan and Architectural Commission (SPAC) recently approved a proposal for a Starbucks. A future phase of the development also includes an office building. This application seeks to partition the developed portion of the site (parcel 1) from the undeveloped portion (parcel 2).

Right-of-Way Dedication

As a part of the SPAC review, an exception was approved for a reduction in right-of-way dedication from 14-feet to eight-feet. It was determined that eight-feet of right-of-way dedication was adequate due to the fact that bicycle lanes would not be added to

Barnett Road because of the proximity of Larson Creek Trail. Per the Public Works Report (Exhibit H), the applicant will be required to dedicate, as shown on the tentative plat, eight-feet of right-of-way along Barnett Road for Parcel 2. In addition, a ten-foot Public Utility Easement is required behind the street dedication, as shown on Exhibit B.

Access

Access to the two lots created by this partition is provided via the shared access easement to the south, only. However there will be required cross access between the two lots. There is no access directly from Barnett Road, which is classified as a major arterial street.

Commercial Lot Standards

The lots in this partition are zoned C-C, community commercial. The site development standards for C-C lots are outlined in MLDC §10.721. The minimum lot area for C-C lots is 15,000 square feet. Parcel 1 is proposed to be 18,341 square feet and parcel 2 is proposed to be 24,260 square feet. Both parcels meet the minimum size requirement. In addition, both proposed parcels meet the frontage requirement of 70-feet. Lot coverage, maximum floor area, setbacks, and height restrictions are currently met with development on Parcel 1 and will continue to be applied as Parcel 2 develops in the future.

No other issues were identified by staff.

FINDINGS AND CONCLUSIONS

Staff has reviewed the applicant's findings and conclusions (Exhibit D) and recommends the Commission adopt the findings as presented.

ACTION TAKEN

Adopt the findings as recommended by staff and directed staff to prepare a Final Order for approval of LDP-15-061 per the Planning Commission Report dated July 09, 2015, including Exhibits A through I.

EXHIBITS

A Conditions of Approval, dated July 02, 2015
B Tentative Partition Map, received May 13, 2015
C Conceptual Grading and Drainage Plan, received May 21, 2015
D Applicant's Findings of Fact, received April 17, 2015
E Building Department Memo, received June 10, 2015
F Fire Department Report, received June 10, 2015
G Medford Water Commission Memo, received June 10, 2015

H Public Works Report, received June 10, 2015
I Letter from Huycke O'Connor Jarvis, LLP received July 07, 2015
Vicinity map

MEDFORD PLANNING COMMISSION

David McFadden, Chair

PLANNING COMMISSION AGENDA: **JULY 09, 2015**

JULY 23, 2015

RECEIVED
JUL 07 2015
PLANNING DEPT.

HUYCKE O'CONNOR JARVIS, LLP

ATTORNEYS AT LAW

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**Also admitted in Idaho

Writer's Direct E-mail:
sbd@medfordlaw.net

Writer's Assistant:
Leanne Perkins

July 7, 2015

Via email at Jennifer.Jones@cityofmedford.org

Commissioners
Medford Planning Commission
c/o Jennifer Jones
City of Medford Planning Department
200 South Ivy Street
Lausmann Annex
Medford, OR 97501

RE: LDP-15-061/E-15-060
Concerns regarding Access
Request for Copy of Notice of Final Decision

Dear Commissioners:

Our office represents Investor's One, LLC, the owner of property commonly referred to as the Black Oak Shopping Center, which abuts this project to the southwest (Tax Lot 428). The purpose of this letter is to ensure that the record is clear with regard to access and landscaping.

In particular, as indicated in the aerial map at page 29 of the Record, the driveway immediately west of the subject property is located on Tax Lot 428, owned by my client. See attached. My client has granted a revocable license to Bank of the Cascades for access along that driveway, but such access may be revoked at any time in the sole discretion of my client. A cross access easement was recently recorded providing cross access to a number of properties, including the subject property, which extends from Black Oak Drive, across Tax Lot 428, and out through the signal at Medical Center Drive. A copy of said easement is attached hereto. Any prior easements or licenses along the private driveway were quitclaimed and released as a condition of said cross-access easement. Thus the record should be clear that legal access is along the recorded cross-access easement, rather than the private driveway located on Tax Lot 428.

Additionally, as indicated on the plat at page 17, and the aerial map at page 29, of the Record, the landscaping installed by the Bank of the Cascades, as well as what appears to be mechanical equipment, encroaches upon Tax Lot 428. To rectify

CITY OF MEDFORD
EXHIBIT # I
File # LDP-15-061

this situation, my client granted a revocable license to Bank of the Cascades for such encroachment; however, no permanent easement for such landscaping and equipment has been granted. While my client does not object to the proposed partition, the record should be clear that the landscaping and mechanical equipment to the west of the subject property is an encroachment upon Tax Lot 428, subject to a revocable license.

I request to be copied with the Notice of Final Decision at the address above.

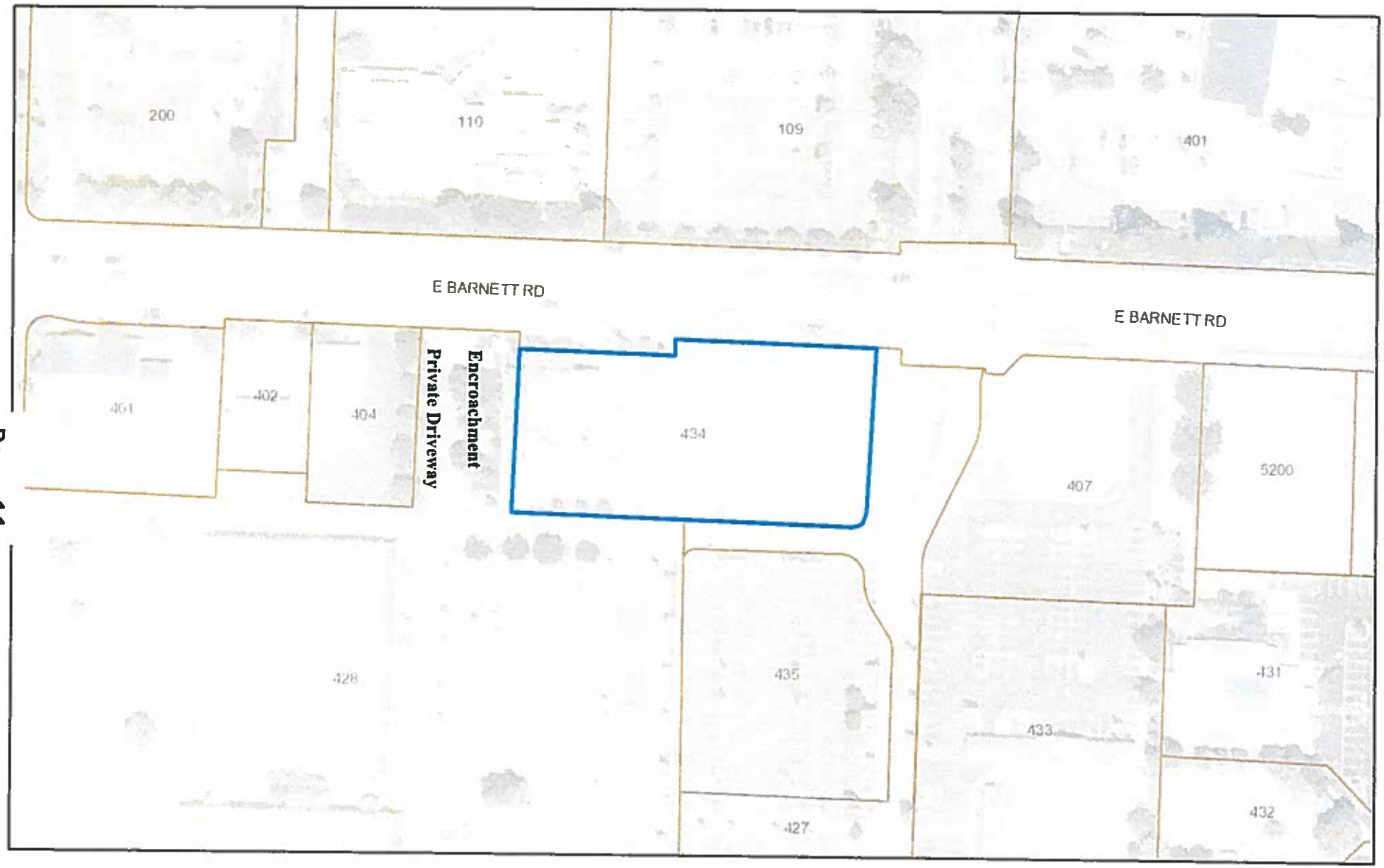
Yours truly,

HUYCKE O'CONNOR JARVIS, LLP

SYDNEE B. DREYER

SBD:lmp
Enclosures
cc: Client

Jackson County GIS



March 17, 2015

County Line

Streets - Label Only

Taxlots

1:1,370

0 0.01 0.02 0.04 mi

0 0.0175 0.035 0.07 km

Jackson County Gis

Jackson County Official Records 2015-000423
R-E
Cnt=1 BARROWCK 01/06/2015 03:38:54 PM
$70.00 $10.00 $5.00 $8.00 $11.00 Total:$127.00
$20.00 $3.00

01651338201500004230140147

I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Christine Walker - County Clerk

After Recording Return To:

Sydnee B. Dreyer
Huycke O'Connor Jarvis, LLP
823 Alder Creek Drive
Medford, OR 97504

UNLESS A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:

No Change.

RECIPROCAL ACCESS EASEMENT AND MAINTENANCE AGREEMENT

THIS RECIPROCAL ACCESS EASEMENT AND MAINTENANCE AGREEMENT is made effective the 6 day of January, 2015 by and among SURGERY CENTER OF SOUTHERN OREGON, LLC, an Oregon limited liability company, INVESTORS ONE, LLC an Oregon limited liability company ("Investors One"), BARNETT STAGE, LLC an Oregon limited liability company, and ORTHOPEDIC BUILDING, LLC, and Oregon limited liability company.

RECITALS

A. Surgery Center of Southern Oregon, LLC ("SCSO"), owns the real property in Jackson County, Oregon, described on Exhibit "A" attached hereto and made a part hereof.
Map 371W33B Tax Lots 407 and 433.

B. Investors One, LLC ("Investors One"), owns the real property in Jackson County, Oregon, described on Exhibit "B" attached hereto and made a part hereof.
Map 371W33B Tax Lot 428.

C. Barnett Stage, LLC ("Barnett"), owns the real property in Jackson County, Oregon, described on Exhibit "C" attached hereto and made a part hereof.
Map 371W33B Tax Lot 434.

D. Orthopedic Building, LLC ("Orthopedic"), owns the real property in Jackson County, Oregon described on Exhibit "D" attached hereto and made a part hereof.
Map 371W33B Tax Lots 427, 435, 400.

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Medford, OR 97504
(541)772-1977
(541)772-3443

E. In 2010 a Reciprocal Access Easement and Maintenance Agreement was recorded in Jackson County official records as Document No. 2010-006464. Barnett was not a party to that Reciprocal Access Easement. The parties desire to terminate the PUD and as a condition thereof are required to provide reciprocal access and maintenance to all of the properties described herein. The parties also desire to clean up title to the property by quitclaiming and releasing any interest in prior access easements and superseding and replacing said easements with this easement agreement.

F. An existing access agreement exists, granting a revocable right of ingress only to Barnett for its tenant, Bank of the Cascades recorded in the Official Records of Jackson County as Document No. 2007-023707. Barnett also recorded a Declaration of Reciprocal Access Rights across property it does not own to its tenant Bank of the Cascades recorded as Document No. 2006-065200. As a condition of this grant of cross access to Barnett, Barnett agrees to quitclaim and release any interest in such access agreements and to execute such further documents as necessary to terminate the foregoing access agreements.

The parties desire to establish certain reciprocal easements concerning access upon the terms and conditions set forth below.

NOW THEREFORE, IT IS AGREED AS FOLLOWS:

1. Recitals. The recitals are incorporated as fully set forth as part of this Agreement.

2. Grant of Investors One, SCSO, and Barnett, Easement. Orthopedic and SCSO do hereby grant, assign, convey and set over to Investors One, SCSO, and Barnett, its successors and assigns, a perpetual non-exclusive vehicular and pedestrian access easement to cross the Orthopedic property for ingress/egress to or from the Investors One property, SCSO property and the Barnett property, over the real property depicted on Exhibit "E", attached hereto and made a part hereof (the Orthopedic Easement).

3. Grant of SCSO, Orthopedic and Barnett Easement. Investors One does hereby grant, assign, convey and set over to SCSO, Orthopedic, and Barnett, its successors and assigns, a perpetual, non-exclusive vehicular and pedestrian access easement to cross the Investors One property for ingress/egress to and from the SCSO property, Orthopedic property and Barnett property, over the real property depicted on Exhibit "F", attached hereto and made a part hereof (the Investors easement). The Investors Easement may be relocated from time to time by Investors One at its expense, upon 30-days prior written notice, so long as the relocated easement continues to provide SCSO, Orthopedic and Barnett with access to and from Black Oak Road.

4. Quitclaim/Termination of Barnett Easement and Barnett License. As a condition of this grant of cross-access, Barnett hereby quitclaims, releases and gives up any interest in that revocable access agreement previously recorded in the Official Records of Jackson County as Document No. 2007-023707. As a further condition of this grant of cross-access, Barnett quitclaims, releases and gives up any interest in that Declaration of Reciprocal Access Rights previously recorded in the Official Records of Jackson County as Document No. 2006-065200. Barnett further agrees to execute any additional documents necessary to terminate and release the foregoing agreements.

5. Repairs and Maintenance. For purposes of the Agreement, the parties hereby agree and acknowledge that ORS 105.175(3) shall not apply. Each party shall be responsible for the maintenance, repair, replacement and improvement of that portion of any access road upon such party's property and shall maintain the same in a level, smooth and evenly covered condition with the type of surfacing material originally installed or such substance as shall be in all respects at least equal to such original material and

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quality, use, appearance and/or ability; provided, however, that any damage, excepting ordinary wear and tear, to any access road caused by a party, its employees, tenants, agents or invitees, shall be borne solely by such party.

6. Nature of Easements.

6.1 Not Severable From Property. Each and all of the easements and rights granted or created herein are appurtenances to the affected properties described herein and none may be transferred, assigned, or encumbered except as an appurtenance to the properties benefitted thereby.

6.2 Binding Effect. The easements contained in the Agreement are made for the direct, mutual, and reciprocal benefit of the parties hereto, create mutual equitable servitudes over each property described herein in favor of the other property described herein, and constitute covenants running with the land and shall bind every person or entity having any fee, leasehold or other interest in any portion of the properties described herein.

6.3 Effect of Conveyance. The acceptance of any transfer or conveyance of title or all or any part of any interest in either property described herein shall be deemed to require the prospective grantee to agree not to use, occupy, or allow any lessee or occupant of such property to use or occupy such property in any manner which would constitute a violation or breach of any of the easements and covenants contained herein.

7. Supersede, Quitclaim and Release. It is the intent of the parties herein that this easement agreement supersedes and replaces all prior easement agreements for vehicular and pedestrian access. As such, by executing this document below, the parties hereby release, terminate and give up any interest they have in the following easements and access agreements recorded in the Official Records of Jackson County as follows: Document No. 1994-31351; 1996-30492; 2004- 026745; 2006-065200; 2009-031357; and 2010-006464 . The parties further terminate, quitclaim and release all their right and interest in that certain variable width private access easement created pursuant to Partition Plat No. P-66-2000, recorded on November 7, 2000 in Volume 11, Page 66 of the Plat Records of Jackson County Oregon (Jackson County Survey No. 16698). The parties further agree to execute additional documents as necessary to effectuate the termination of said easement rights.

8. Enforcement/Injunctive Relief. In the event of any violation of any of the terms or covenants provided herein either party, or their respective successors and assigns, shall have in addition to the right to collect damages the right to enjoin such violation or threatened violation in a court of competent jurisdiction.

9. Attorney's Fees. In the event of a controversy or dispute concerning any terms or provisions of the Agreement, and in the event an action or suit is instituted as a result thereof, the prevailing party shall be entitled to be awarded reasonable attorney's fees to be set by the court or courts in which the matter is tried or heard, including any appear therefrom.

10. Duration and Termination. The benefit and burden of the easements and covenants contained in this document shall run with the land and shall be of perpetual duration. This Agreement may not be terminated or amended except by a written document executed by all of the owners of the properties described herein and duly recorded in the Official Records of Jackson County, Oregon.

11. Successors. These easements shall inure to the benefit of, and be binding upon, the parties and their respective heirs, executors, representatives, successors and assigns.

12. Waiver. No waiver or breach of this Agreement in one instance shall constitute or be construed as a waiver of the same or any other breach in any other instance.

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13. Applicable Law. This easement shall be construed and enforced in accordance with the laws of the State of Oregon.

14. Exhibits and Recitals. The recitals above and exhibits attached are incorporated herein and made a part hereof to the full extent as though each were set forth in it entirety in the body hereof.

15. Counterparts. This Agreement may be executed by the parties in separate counterparts, each of which when executed and delivered shall be an original, but all of which together shall constitute one and the same instrument.

Effective the day and year first hereinabove set forth.

SURGERY CENTER OF SOUTHERN OREGON, LLC

By _____

Its Executive Director

INVESTORS ONE

By _____

Eric Bunn, Manager

BARNETT STAGE, LLC.

By _____

Dan Thomas, Manager

ORTHOPEDIC BUILDING, LLC

By _____

Its

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823 Alder Creek Drive
Medford, OR 97504
(541)772-1977
(541)772-3443

13. Applicable Law. This easement shall be construed and enforced in accordance with the laws of the State of Oregon.

14. Exhibits and Recitals. The recitals above and exhibits attached are incorporated herein and made a part hereof to the full extent as though each were set forth in it entirety in the body hereof.

15. Counterparts. This Agreement may be executed by the parties in separate counterparts, each of which when executed and delivered shall be an original, but all of which together shall constitute one and the same instrument.

Effective the day and year first hereinabove set forth.

SURGERY CENTER OF SOUTHERN OREGON, LLC

By_____

Its

INVESTORS ONE

By_____
Eric Bunn, Manager

BARNETT STAGE, LLC.

By_____
Dan Thomas, Manager

ORTHOPEDIC BUILDING, LLC

By_____

Its

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(541)772-1977
(541)772-3443

STATE OF OREGON)
)ss
County of Jackson)

On this 10th day of January, 2015, personally appeared the above-named Michael Westmiller who being duly sworn, stated that he is the Executive Dir. of Surgery Center of Southern Oregon, LLC, and that the foregoing instrument was voluntarily signed on behalf of said company and by authority of its members.

Before me:

OFFICIAL STAMP
CHEYENNEA LYNN WEST
NOTARY PUBLIC-OREGON
COMMISSION NO. 930074
MY COMMISSION EXPIRES JULY 02, 2018

Cheyenna West
Notary Public for Oregon
My commission expires: July 2, 2018

STATE OF OREGON)
)ss
County of Jackson)

On this 10th day of January, 2014, personally appeared the above-named Eric Bunn, who being duly sworn, stated that he is the Manager of Investors One, LLC, and that the foregoing instrument was voluntarily signed on behalf of said company and by authority of its members.

Before me:

OFFICIAL STAMP
CHEYENNEA LYNN WEST
NOTARY PUBLIC-OREGON
COMMISSION NO. 930074
MY COMMISSION EXPIRES JULY 02, 2018

Cheyenna West
Notary Public for Oregon
My commission expires: July 2, 2018

STATE OF OREGON)
)ss
County of Jackson)

On this 10 day of January, 2015, personally appeared the above-named Dan Thomas who being duly sworn, stated that he is the Manager of Barnett Stage, LLC, and that the foregoing instrument was voluntarily signed on behalf of said company and by authority of its members.

Before me:

OFFICIAL SEAL
CYNTHIA L BALES
NOTARY PUBLIC-OREGON
COMMISSION NO. 456100
MY COMMISSION EXPIRES FEBRUARY 17, 2015

Cynthia L. Bales
Notary Public for Oregon
My commission expires: Feb. 17, 2015

STATE OF OREGON)
)ss
County of Jackson)

On this ____ day of _____, 2014, personally appeared the above-named _____who being duly sworn, stated that he is the _____of Orthopedic Building, LLC, and that the foregoing instrument was voluntarily signed on behalf of said company and by authority of its members.

Before me:

_____
Notary Public for Oregon
My commission expires:_____

HUYCKE O'CONNOR JARVIS, LLP
823 Alder Creek Drive
Medford, OR 97504
(541)772-1977
(541)772-3443

STATE OF OREGON)
)ss
County of Jackson)

On this ____ day of _____, 2014, personally appeared the above-named _____ who being duly sworn, stated that he is the _____ of Surgery Center of Southern Oregon, LLC, and that the foregoing instrument was voluntarily signed on behalf of said company and by authority of its members.

Before me:

_____
Notary Public for Oregon
My commission expires:_____

STATE OF OREGON)
)ss
County of Jackson)

On this ____ day of _____, 2014, personally appeared the above-named Eric Bunn, who being duly sworn, stated that he is the Manager of Investors One, LLC, and that the foregoing instrument was voluntarily signed on behalf of said company and by authority of its members.

Before me:

_____
Notary Public for Oregon
My commission expires:_____

STATE OF OREGON)
)ss
County of Jackson)

On this ____ day of _____, 2014, personally appeared the above-named Dan Thomas who being duly sworn, stated that he is the Manager of Barnett Stage, LLC, and that the foregoing instrument was voluntarily signed on behalf of said company and by authority of its members.

Before me:

_____
Notary Public for Oregon
My commission expires:_____

STATE OF OREGON)
)ss
County of Jackson)

On this 19 day of December, 2014, personally appeared the above-named Charles Verstreet who being duly sworn, stated that he is the President of Orthopedic Building, LLC, and that the foregoing instrument was voluntarily signed on behalf of said company and by authority of its members.

Before me:

Christina Dee Reynolds
Notary Public for Oregon
My commission expires: May 5, 2015

OFFICIAL SEAL
CHRISTINA DEE REYNOLDS
NOTARY PUBLIC-OREGON
COMMISSION NO. 466249
MY COMMISSION EXPIRES MAY 05, 2015

HUYCKE O'CONNOR JARVIS, LLP
823 Alder Creek Drive
Medford, OR 97504
(541)772-1977
(541)772-3443

EXHIBIT "A"

Surgery Center of Southern Oregon
2798 East Barnett Road
Medford, Oregon
25 October 2013

Map No. 371W33B, Tax Lot 407 - Legal Description (Metes and Bounds)

Commencing at a point for the most-Northerly Northeast corner of Parcel No. 1 of Partition Plat recorded November 7, 2000 as a Partition Plat No. P-66-2000 in the "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 16698 in the Office of the Jackson County Surveyor, said point being on the Southerly right-of-way line of Barnett Road; thence South 89°42'10" East along said right-of-way line, 1.37 feet to the Northwest corner of tract described per Instrument No. 2007-022614 of the Deed Records of said Jackson County; thence continue along the right-of-way line of Barnett Road, along the boundary of said tract, South 00°17'50" West 13.33 feet; thence South 89°42'10" East 68.79 feet to the **POINT OF BEGNINNING;** thence continue South 89°42'10" East 1.77 feet; thence South 00°17'50" West 4.00 feet; thence South 89°42'10" East 15.68 feet; thence North 42°30'26" East 23.39 feet to a point for the Northeast corner of said tract described per Instrument No. 2007-022614, said point being on the Northerly boundary tract described per Instrument No. 2004-000340, said Deed Records; thence along said boundary South 89°42'10" East 145.18 feet to the Northeast corner thereof; thence South 00°17'50" West along the Easterly boundary of said tract, 199.98 feet to the Southeast corner thereof; thence North 89°42'10" West along the Southerly boundary of the said tract 227.54 feet; thence leaving said boundary North 00°10'00" West 22.33 feet; thence along the arc of a 50.00 foot radius curve to the right (the long chord to which bears North 13°00'47" East 22.80 feet) an arc distance of 23.00 feet; thence North 26°11'34" East 83.33 feet; thence along the arc of a 60.75 foot radius curve to the left (the long chord to which bears North 13°07'12" East 27.48 feet) an arc distance of 27.72 feet; thence North 00°02'50" East 29.57 feet; thence along the arc of a 29.25 foot radius curve to the right (the long chord to which bears North 10°49'24" East 10.94 feet) an arc distance of 11.00 feet to the POINT OF BEGNNING. Containing 39,532 square feet, more or less.

Map No. 371W33B, Tax Lot 433 Legal Description (Metes and Bounds)

Parcel No. Two (2) of Minor Partition Plat recorded September 13, 1996 as Partition Plat No. P-76-1996 or "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey #15105 in the Office of the Jackson County Surveyor.

EXHIBIT "B"

INVESTORS ONE, LLC

TRACT A: Commencing at the east-southeast corner of Donation Land Claim No. 51, Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence along the easterly boundary of said Claim, North 00°04'00" West, 1319.22 feet; thence North 89°56'00" East, 60.00 feet to the easterly right of way line of Black Oak Drive for the True Point of Beginning; thence along said easterly right of way line, North 00°04'00" West, 420.16 feet; thence to and along the southerly boundary of the tract described in instrument No. 72-03737 of the Official Records of Jackson County, Oregon, South 89°42'10" East, 340.00 feet to the southeast corner thereof; thence along the easterly boundary of said tract, North 00°04'00" West, 154.00 feet to the relocated southerly right of way line of Barnett Road; thence along said southerly right of way line, being 36.00 feet Southerly at right angles from the monumented center line of Barnett Road, South 89°42'10" East, 80.00 feet; thence South 00°04'00" East, 153.99 feet (record 154.00 feet) to a 5/8" iron pin; thence South 89°41'55" East (record South 89°42'10" East), 145.01 feet; thence South 00°04'00" East, 522.44 feet to the south boundary of that tract described in instrument recorded as No. 81-16063 said Official Records; thence along said boundary, North 83°56'52" West, (record is North 83°56'23" West), 265.63 feet; thence North 66°20'00" West, 66.00 feet; thence North 83°56'00" West, 25.13 feet; thence North 76°42'00" West, 20.71 feet; thence North 83°12'00" West, 20.00 feet; thence North 87°30'00" West, 20.00 feet; thence South 88°38'00" West, 12.52 feet; thence North 83°56'00" West, 42.45 feet; thence North 70°25'00" West, 107.00 feet to the True Point of Beginning.

(Code 4-7, Account #1-69064-6, Map #371W33B, Tax Lot #428)

EXHIBIT "C"

BARNETT STAGE, LLC

PARCEL NO. TWO (2) OF PARTITION PLAT RECORDED MARCH 17, 1997, AS PARTITIONPLAT NO. P-25-1997 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 15321 IN THE OFFICE OF THE COUNTY SURVEYOR.
MAP NO. 37 1W33B TL 434

EXHIBIT "D" ORTHOPEDIC BUILDING, LLC

TRACT A:

BEGINNING at a point for the most-Northerly Northeast corner of Parcel No. 1 of Partition Plat recorded November 7, 2000 as Partition Plat No. P-66-2000 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 16698 in the Office of the Jackson County Surveyor, said point being on the Southerly right-of-way line of Barnett Road; thence South 89°42'10" East along said right-of-way line, 1.37 feet to the Northwest corner of tract described per Instrument No. 2007-022614 of the Deed Records of said Jackson County; thence continue along the right-of-way line of Barnett Road, along the boundary of said tract, South 00°17'50" West 13.33 feet; thence South 89°42'10" East 68.79 feet; thence leaving said boundary along the arc of a 29.25 foot radius curve to the left (the long chord to which bears South 10°49'24" West 10.94 feet) an arc distance of 11.00 feet; thence South 00°02'50" West 29.57 feet; thence along the arc of a 60.75 foot radius curve to the right (the long chord to which bears South13°07'12" West 27.48 feet) an arc distance of 27.72 feet; thence South 26°11'34" West 83.33 feet; thence along the arc of a 50.00 foot radius curve to the left (the long chord to which bears South 13°00'47" West 22.80 feet) an arc distance of 23.00 feet; thence South 00°10'00" East 22.33 feet to a point on the Northerly boundary of Parcel No. 2 of Partition Plat recorded September 13, 1996 as Partition Plat No. P-78-1996 of "Record of Partition Plats" in said Jackson County and filed as Survey No. 15105 in the Office of the Jackson County Surveyor; thence along said boundary North 89°42'10" West 1.00 feet to a point for the Northwest corner thereof, said point being an angle point on the Easterly boundary of the aforementioned Parcel No. I of Partition Plat No. P-66-2000; thence South 00°04'30" East along said Easterly boundary, a distance of 326.64 feet; thence South 89°44'09" East 205.04 feet; thence South 00°04'00" East 181.95 to the Southeast corner of said Parcel No. 1; thence along the Southerly boundary of said Parcel No. 1, North 84°23'56" West 32.97 feet; thence South 89°52'57" West 19.57 feet; thence North 83°55'21" West 90.02 feet; thence North 80°10'51" West 19.37 feet; thence North 83°21'35" West 30.03 feet; thence North 85°32'04" West 57.85 feet; thence North 83°53'06" West 56.76 feet; thence North 83°57'55" West 102.44 feet; thence continue along the boundary of said Parcel No. 1, North 00°03'33" West 287.69 feet; thence North 89°56'00" East 175.47 feet; thence North 00°04'30" West 128.73 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears North 15°59'03" West 10.96 feet) an arc distance of 11.11 feet; thence North 31°53'35" West 28.13 feet; thence along the arc of a 47.93 foot radius curve to the right (the long chord to which bears North 15°47'34" West 26.58 feet) an arc distance of 26.94 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears North 44°41'45" West 28.29 feet) an arc distance of 31.42 feet; thence North 89°41'55" West 120.45 feet; thence along the arc of a 10.00 foot radius curve to the left (the long chord to which bears South 45°07'16" West 14.19 feet) an arc distance of 15.77 feet; thence North 00°03'33" West 35.07 feet; thence South 89°41'55" East 141.69 feet; thence along the arc of a 10.00 foot radius curve to the left (the long chord to which bears North 45°18'14" East 14.14 feet) an arc distance of 15.71 feet; thence North 00°18'23" East 144.02 feet to the most Northerly Northwest corner of said Parcel No. I of Partition Plat No. P-66-2000; thence South 89°42'10" East along the Northerly boundary of said Parcel No. 1, a distance of 29.01 feet to the POINT OF BEGINNING.

(Account 1-069063-8, Levy Code 4-07, Map 371W33B - 427)

TRACT B:

Parcel No. Two (2) of Partition Plat recorded November 7, 2000, as Partition Plat No. P-66- 2000 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 16698 in the Office of the County Surveyor.

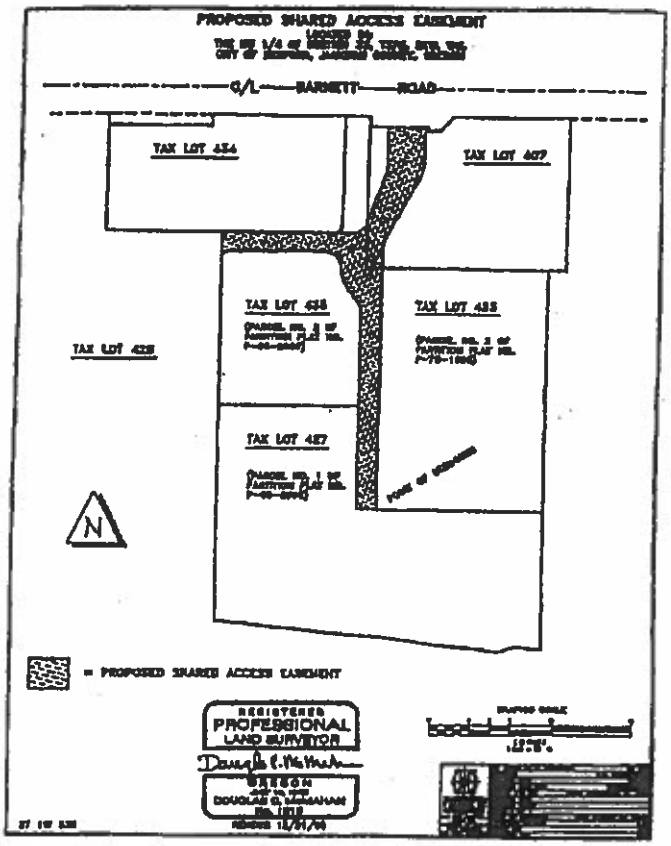
(Account 1-094265-1, Levy Code 4-07, Map 371W33B - 435)

TRACT C:

Commencing at the east southeast corner of Donation Land Claim No. 51, Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence along the east line of said claim, North 0°04'21" West, 1184.42 feet to a 1-1/2" iron pipe; thence South 83°56'42" East, 60.35 feet to a 1" iron pipe; thence North 0°04'21" West along the west right of way line of Black Oak Drive 160.93 feet to the northwest corner of that tract described in No. 75-04550 of the Official Records of Jackson County, Oregon for the true point of beginning; thence along the northerly line of said tract as follows: South 70°25'06" East 106.92 feet, South 83°56'42" East 140.54 feet, South 66°19'58" East, 66.10 feet and South 83°56'42" East 618.88 feet to a point on the northerly line of that tract described in No. 74- 09916, said Official Records; thence North 70°22'39" East, along said northerly line, 3.47 feet to a point on the southerly line of that tract described in No. 80-23840, said Official Records, thence along said southerly line as follows: North 83°56' West 90.01 feet, North 80°02" West 19.38 feet, North 83°22' West 30.00 feet, North 85°32' West 57.82 feet, North 83°56' West 424.78 feet, North 66°20' West 66.00 feet, North 83°56' West 25.13 feet, North 76°42' West 20.71 feet, North 83°12' West, 20.00 feet, North 87°30' West 20.00 feet, South 88°38' West 12.52 feet, North 83°56' West 42.45 feet and North 70°25' West 107.00 feet to a point on the east line of Black Oak Drive; thence South 0°04' East, along said east line, to the true point of beginning.

(Account 1-002185-7, Levy Code 4-07, Map 371W33B - 400)

EXHIBIT "E"
ORTHOPEDIC BUILDING, LLC AND
SURGERY CENTER OF SOUTHERN OREGON EASEMENT

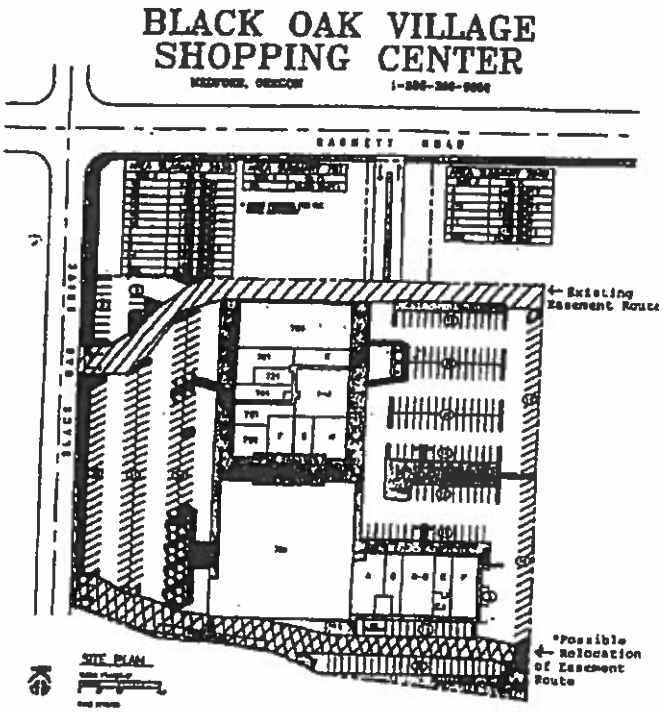


RECORDER'S MEMO,
POOR RECORD IS DUE TO
QUALITY OF ORIGINAL DOCUMENT

EXHIBIT "F" Page 1 of 2

INVESTORS ONE EASEMENT

Depiction of Easement



* Possible Relocation of Easement Route is for demonstrative purposes only and should not be construed to limit Investor's One's rights to relocate the Reciprocal Easement in accordance with the terms of the Agreement

RECORDER'S MEMO.
POOR RECORD IS DUE TO
QUALITY OF ORIGINAL DOCUMENT

10

EXHIBIT F

Investors One Easement

BEGINNING the Southwest corner of Parcel No. 2 of Partition Plat recorded September 13, 1996 as Partition Plat No. P-76-1996 of the "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 15105 in the Office of the Jackson County Surveyor; thence North 89°44°09" West 25.00 feet; thence North 00°04°30" West 139.00 feet to the Southeast corner of Parcel No. 2 of Partition Plat recorded November 7, 2000 as Partition Plat No. P-66-2000 in said "Record of Partition Plats"; thence continue North 00°04°30" West along the boundary of said Parcel No. 2, a distance of 128.73 feet; thence continue along said boundary, along the arc of a 20.00 foot radius curve to the left (the long chord to which bears North 15°59°03" West 10.96 feet) an are distance of 11.11 feet; thence North 31°53°35" West 25.13 feet; thence along the arc of a 47.93 foot radius curve to the right (the long chord to which bears North 15°47°34" West 26.58 feet) an arc distance of 26.94 feet; thence along the arc of a 20.00 foot radius curve to the left (the long cord to which bears North 44°41°45" West 28.29 feet) an arc distance of 31.42 feet; thence North 89°41°55 West 120.45 feet; thence along the arc of a 10.00 foot radius curve to the left (the long cord which bears South 45°07°16" West 14.19 feet) an arc distance of 15.77 feet to a point for the most-Westerly Northwest corner of said Parcel No. 2, said point also being on the Westerly boundary of Parcel No. 1 of said Partition Plat No. P-66-2000; thence along the boundary of said Parcel No. 1, North 00°03°33" West 35.07 feet; thence South 89°41°55 East along said boundary, 141.69 feet; thence continue South 89°41°55" East, leaving said boundary, 20.19 feet; thence along the arc of a 19.25 foot radius curve to the left (the long cord to which bears North 54°11°38" East 22.69 feet) an arc distance of 24.26 feet; thence North 18°05°10" East 68.95 feet; thence along the arc of a 68.25 food radius curve to the left (the long chord to which bears North 09°04°00" East 21.40 feet) an arc distance of 21.49 feet; thence North 00°02°50" East 30.02 feet; thence along the arc of a 29.25 food radius curve to the left (the long chord to which bears North 10°28°55" West 10.75 feet to a point on the Southerly right-of-way line of Barnett Road; thence South 89°42°10" East along said right-of-way line, 48.50 feet; thence leaving said right-of-way line, along the arc of a 29.25 foot radius curve to the left (the long chord to which bears South 10°49°24" West 10.94 feet) an arc distance of 11.00 feet; thence South 00°02°50" West 29.57 feet; thence along the arc of a 60.75 foot radius curve to the right (the long chord to which bears South 13°07°12" West 27.48 feet) an arc distance of 27.72 feet; thence South 26°11°34" West 83.33 feet; thence along the arc of a 50.00 foot radius curve to the left (the long chord to which bears South 13°00°47" West 22.80 feet) an arc distance of 23.00 feet; thence South 00°10°00" East 22.00 feet to a point on the Northerly boundary of the aforementioned Parcel No. 2 of Partition Plat No. P76-1996; thence North 89°42°10" West along said boundary, 1.00 foot to the Northwest corner thereof; thence South 00°04°30" East along the Westerly boundary of said Parcel No. 2, a distance of 326.64 feet to the POINT OF BEGINNING.

SBEFORE THE MEDFORD PLANNING COMMISSION

STATE OF OREGON, CITY OF MEDFORD

IN THE MATTER OF TENTATIVE PLAT APPROVAL OF)
) **ORDER**
SILKY OAKS SUBDIVISION PHASE 4 [LDS-15-067])

ORDER granting approval of a request for Silky Oaks Subdivision Phase 4, creating six residential lots on 1.07 acres located on the north side of Maple Park Drive between Ross Lane and Silky Oaks Lane within the SFR-10 (single-family residential 10-dwelling units per gross acre) zoning district.

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 Silky Oaks Subdivision Phase 4, creating six residential lots on 1.07 acres located on the north side of Maple Park Drive between Ross Lane and Silky Oaks Lane within the SFR-10 (single-family residential 10-dwelling units per gross acre) zoning district, with the public hearing a matter of record of the Planning Commission on July 9, 2015.

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 Silky Oaks Subdivision Phase 4, creating six residential lots on 1.07 acres located on the north side of Maple Park Drive between Ross Lane and Silky Oaks Lane within the SFR-10 (single-family residential 10-dwelling units per gross acre) zoning district, 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 Silky Oaks Subdivision Phase 4, creating six residential lots on 1.07 acres located on the north side of Maple Park Drive between Ross Lane and Silky Oaks Lane within the SFR-10 (single-family residential 10-dwelling units per gross acre) zoning district, stands approved per the Staff Report dated July 2, 2015, 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 Silky Oaks Subdivision Phase 4, creating six residential lots on 1.07 acres located on the north side of Maple Park Drive between Ross Lane and Silky Oaks Lane within the SFR-10 (single-family residential 10-dwelling units per gross acre) zoning district, is hereafter supported by the findings referenced in the Staff Report dated July 2, 2015.

BASED UPON THE ABOVE, the Planning Commission determined that the Silky Oaks Subdivision Phase 4, creating six residential lots on 1.07 acres located on the north side of Maple Park Drive between Ross Lane and Silky Oaks Lane within the SFR-10 (single-family residential 10-dwelling

units per gross acre) zoning district, 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 23rd day of July 2015.

CITY OF MEDFORD PLANNING COMMISSION

_____

Planning Commission Chair

ATTEST:

_____

Planning Department Representative

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

IN THE MATTER OF PLANNING COMMISSION FILE CUP-15-066	)	
APPLICATION FOR A CONDITIONAL USE PERMIT SUMBITTED BY	)	**ORDER**
OREGON RETINA CENTER	)	

ORDER granting approval of a request for a Conditional Use Permit to allow an electronic message sign at a location within 150 feet of a residential zone district on a property zoned C-S/P (Service Commercial and Professional Office) located on the south side of Barnett Road, approximated 400 feet west of Ellendale Drive, as provided for in the City of Medford's Land Development Code.

WHEREAS:

1. The Planning Commission has duly accepted the application filed in accordance with the Land Development Code, Section 10.246 and 10.247; and,

2. The Medford Planning Commission has duly held a public hearing on the matter of an application for a conditional use permit to allow an electronic message sign at a location within 150 feet of a residential zone district on a property zoned C-S/P (Service Commercial and Professional Office) located on the south side of Barnett Road, approximated 400 feet west of Ellendale Drive, with a public hearing a matter of record of the Planning Commission on July 9, 2015.

3. At the public hearing on said application, evidence and recommendations were received and presented by the applicant's representative and Planning Department staff; and,

4. At the conclusion of said public hearing, after consideration and discussion, the Medford Planning Commission, upon a motion duly seconded, granted a conditional use permit to allow an electronic message sign at a location within 150 feet of a residential zone district on a property zoned C-S/P (Service Commercial and Professional Office) located on the south side of Barnett Road, approximated 400 feet west of Ellendale Drive, and directed staff to prepare a final order with all conditions and findings set forth for the granting of a conditional use permit.

THEREFORE LET IT BE HEREBY ORDERED that the application of Oregon Retina Center stands approved in accordance per the Staff Report dated July 2, 2015.

AND LET IT FURTHER BE OF RECORD, that the action of the Planning Commission in approving this to allow an electronic message sign at a location within 150 feet of a residential zone district on a property zoned C-S/P (Service Commercial and Professional Office) located on the south side of Barnett Road, approximated 400 feet west of Ellendale Drive, is hereafter supported by the findings referenced in the Staff Report dated July 2, 2015.

Accepted and approved this 23rd day of July 2015.

CITY OF MEDFORD PLANNING COMMISSION

_____
Planning Commission Chair

ATTEST:

_____
Planning Department Representative

Minutes

from Public Hearing on **July 9, 2015**

The regular meeting of the Planning Commission was called to order at 5:33 PM in the Council Chambers on the above date with the following members and staff in attendance:

Commissioners Present
David McFadden, Chair
Patrick Miranda, Vice Chair
Tim D'Alessandro
Norman Fincher
Joe Foley
Bill Mansfield
Mark McKechnie
Jared Pulver

Staff Present
Kelly Akin, Principal Planner
Kevin McConnell, Deputy City Attorney
Alex Georgevitch, City Engineer
Terri Rozzana, Recording Secretary
Jennifer Jones, Planner II
Desmond McGeough, Planner II

Commissioners Absent
None

10. Roll Call

10.1 Commissioner D'Alessandro volunteered to be on the Site Plan and Architectural Commission for 2015.

Commissioner Pulver volunteered to be on the Joint Transportation Subcommittee for 2015.

20. Consent Calendar/Written Communications.

20.1 CUP-15-054 Final Order for a request for a Conditional Use Permit to allow the construction of two multi- use trail ramp connections, portions of which lie within the Bear Creek Riparian Corridor. Subject trail connections will connect Bear Creek Greenway to the Highway 62/Interstate 5 interchange, located on the southwest and northwest corners of the interchange within the SFR-4 (Single Family Residential – 4 dwelling units per gross acre) and C-R (Regional Commercial) zone districts. (Jackson County, James Philp, Applicant/Agent)

Motion: Adopt the consent calendar.

Moved by: Chair McFadden Seconded by: There was no second

Voice Vote: Motion passed, 7–0-1, with Commissioner Mansfield abstaining.

30. Minutes

30.1. The minutes for June 25, 2015, were approved as submitted.

40. Oral and Written Requests and Communications. None.

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

50. Public Hearings—New business

50.1 LDP-15-061 Request to create two parcels on a 1.01 acre lot located on the south side of Barnett Road between Black Oak Road and Murphy Road, within a C-C (Community Commercial) zoning district. (John Batzer, Applicant; Polaris Land Surveying, LLC, Agent)

Chair McFadden inquired whether any Commissioners have a conflict of interest or ex parte communication they would like to disclose. Commissioner McKechnie stated that he is involved in the project and recused himself. Commissioner Pulver stated that he has a potential conflict and recused himself.

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

Jennifer Jones, Planner II, read the land division criteria. Ms. Jones stated that there is an additional exhibit that was provided to the Planning Commission and will be submitted into the record as Exhibit I. Ms. Jones gave a staff report.

The public hearing was opened.

a. Shawn Kampmann, Polaris Land Surveying, LLC, P. O. Box 459, Ashland, Oregon, 97520. Mr. Kampmann stated this is a simple partition and was available if the Commission had any questions.

The public hearing was closed.

Motion: Adopt the findings as recommended by staff and direct staff to prepare a Final Order for approval of LDP-15-061 per the staff report dated July 2, 2015, including Exhibits A through I.

Moved by: Commissioner D'Alessandro Seconded by: Vice Chair Miranda

Roll Call Vote: Motion passed, 6–0-2, with Commissioner McKechnie and Commissioner Pulver recused.

50.2 LDS-15-067 Silky Oaks Subdivision Phase 4, creating six residential lots on 1.07 acres located on the north side of Maple Park Drive between Ross Lane and Silky Oaks

Lane within the SFR-10 (single-family residential 10-dwelling units per gross acre) zoning district. (Ron Horton, Applicant; Scott Sinner Consulting, Inc., Agent)

Chair McFadden inquired whether any Commissioners have a conflict of interest or ex parte communication they would like to disclose. Commissioner McKechnie stated that the agent for this application is his neighbor but it would not affect his views on the project.

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

Jennifer Jones, Planner II, stated that she read the land division criteria with the previous application and gave a staff report.

Commissioner McKechnie asked if Lot 28 had a shared access agreement with Lots 29 and 30? Ms. Jones replied there is an access easement.

Commissioner McKechnie asked if there was an agreement for maintenance and the details on how it is managed among the three lots? Ms. Jones replied that staff is not aware of specific details and deferred the question to the applicant's agent.

Chair McFadden asked if this qualifies as a minimum access street? Ms. Jones replied that it does.

The public hearing was opened.

a. Scott Sinner, Scott Sinner Consulting, Inc., 4401 San Juan Drive, Medford, Oregon, 97504. Mr. Sinner stated that he is the agent for the applicant. Mr. Sinner reported that Lot 28 owns the flag going down lots 29 and 30. It is created as a minimum access easement and the language on the final plat covers the maintenance.

Chair McFadden asked if there were drainage issues on this phase? Mr. Sinner replied no. Phase 3 was engineered to accommodate Phase 4.

b. Joan Bowen, 771 Silky Oaks Lane, Medford, Oregon, 97501-6657. Ms. Bowen's concern is the access and egress of all the properties in this phase. Has the police and fire agencies signed off on this project? She would like to have a written answer to what they said and when wants to know what the said about how they are going to get in. She would like to see the remarks that both those agencies made as to how they are going to face an accident or an emergency as the subdivision grows.

Chair McFadden stated that the report would be available through the Planning Department. The minimum access street is only for lots 28, 29 and 30. It will not impact traffic flow in the rest of the subdivision.

Ms. Jones stated that the Planning Department has on record the Fire Department comments on this project.

Ms. Bowen is in favor of this project but she is really worried about the traffic.

Mr. Sinner reminded the Commission that this is Silky Oaks Phase 4. This is the final six lots in this area that will be developed by this applicant. Silky Oaks Phases 1, 2, and 3 have been approved, developed and under construction. He will pass on to the applicant to try and minimize the impact of construction. Phases 1, 2 and 3 were set up for incremental development. There are street stubs planned that will eventually connect. The Fire Department has commented on Silky Oaks Phase 4 and this application meets their current standards and codes.

Chair McFadden asked if there was consideration of designing this phase with a partial street down the west property line allowing for half street development down to Maple Park in the configuration of the homes on the other side of the fence so that there would be two streets creating a second access? Mr. Sinner reported that the applicant looked at various design potential. There are two houses on this development that the applicant is retaining. Lots 28 and 32 had a significant impact in how this project was planned. The applicant submitted a circulation plan that was reviewed for Silky Oaks Phases 3 and 4 with this application.

The public hearing was closed.

Motion: Adopt the findings as recommended by staff and direct staff to prepare the Final Order for approval of LDS-15-067 per the staff report dated July 2, 2015 including Exhibits A through H.

Moved by: Vice Chair Miranda Seconded by: Commissioner D'Alessandro

Roll Call Vote: Motion passed, 8–0.

50.3 CUP-15-066 Consideration of a request for a Conditional Use Permit to allow an electronic message sign at a location within 150 feet of a residential zone district on a property zoned C-S/P (Service Commercial and Professional Office) located on the south side of Barnett Road, approximated 400 feet west of Ellendale Drive. (Oregon Retina Center, Applicant; Steve Morgan, Designer Signs, Agent)

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

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

Desmond McGeough, Planner II, read the conditional use permit criteria and gave a staff report.

Commissioner McKechnie asked if the sign moves back 5 feet what is the building setback from the property line? Mr. McGeough reported that the building setback is 10 feet.

Commissioner McKechnie asked what was the width of the sign? Mr. McGeough deferred the question to the applicant's agent.

Commissioner McKechnie asked if is possible for the applicant to move the sign someplace so that it is outside the 150 foot requirement? Mr. McGeough reported that would be challenging. They might be able to move it 20 feet to the east.

The public hearing was opened.

a. Steve Morgan, Designer Signs, 842 S. Front Street, Central Point, Oregon, 97502. The sign cannot be placed closer to the driveway because of visibility issues. The reason they are asking it to be placed 5 feet forward you get zero setback. The Oregon Department of Transportation had owned that area for widening Barnett Road then they turned it over to Public Works. Instead of a normal setback on the back of the sidewalk there is an extra 10 feet to the property line then another 10 feet to the building. By the time the sign is installed it is a 20 foot setback from the road.

Commissioner D'Alessandro asked if consideration was given to flag mounting the sign and elevating the sign to take care of visual issues with the traffic? Mr. Morgan stated that a sign cannot be over 9 feet tall in a C-S zone.

b. Leslie Morgan, Designer Signs, 842 S. Front Street, Central Point, Oregon, 97502. The reasoning for the desire to have the zero setbacks because of being pushed back from the Oregon Department of Transportation easement is for traffic. People that are approaching the eye center will be able to see the signage. It is going to be set deep because of the current conditions. If any of the Commissioners have any creative thoughts about how the applicant can approach that issue they would appreciate knowing them now.

Commissioner Pulver asked if the exhibit in the agenda packet depict the zero setbacks or a 5 foot setback? Commissioner Miranda stated it depicts the zero setbacks.

Commissioner McKechnie suggested eliminating the electronic reader board part of the signage and moves the sign further to the west. There would be plenty of visibility in both directions. The applicant would not have the issue with the conditional use permit. Ms. Morgan stated that she does not know if that would solve the visibility issues. There is a lot of vegetation that would create issues.

c. Yujen Wang, 2859 State Street, Suite 103, Medford, Oregon, 97504. Dr. Wang stated that most of his patients are low vision and visibility is very important. A lot of them are not from this area. If they keep recessing the sign back they could totally miss the eye center.

Chair McFadden stated that it sounds like property is being held by the City or the Oregon Department of Transportation that there is no use for. Alex Georgevitch, City Engineer, stated that there is additional right-of-way that was purchased by the Oregon Department of Transportation for the utilities both overhead and underground. If there is a desire to remove potential additional public right-of-way they would have to go through a vacation process. It may have complications because the right-of-way may have been purchased with federal funds therefore may require the fund to be repaid.

The public hearing was closed.

Motion: Deny the conditional use permit.

Moved by: Commissioner McKechnie Seconded by: There was no second

Commissioner McKechnie stated that it does not satisfy Criteria 1 because it is a severe impact and it does not satisfy Criteria 2. There are other options for full visibility.

Commissioner Mansfield agreed with Commission McKechnie. He proposed that the motion should be made in a positive. If there is a tie vote it fails. If you put it in negative terms then there are obstacles to get around.

Motion: Adopt the findings as recommended by staff and direct staff to prepare a Final Order for approval of CUP-15-066 per the staff report dated July 2, 2015, including Exhibits A through J.

Moved by: Commissioner McKechnie Seconded by: Commissioner Mansfield

Commissioner Mansfield stated that he intended to vote no for the same reason Commissioner McKechnie intends to vote no.

Mr. McConnell stated that there is a motion and a second for the sign as presented in the staff report. If the Commission wants to consider amending the motion it should be done as amending the motion on the table.

Commissioner Pulver recommended that at a future date staff discuss unique circumstances on conditional use permits.

Roll Call Vote: Motion passed, 5–3, with Commissioner Fincher, Commissioner Mansfield and Commissioner McKechnie voting no.

50.4 CUP-15-075 Request for Conditional Use Permit to allow establishment and operation of a three-grade middle school, within an approximate 6,000 square foot building located on the west side of Riverside, approximately 60 feet south of Walnut Street, within a C-C (Community Commercial) zone district. (Valley School of Southern Oregon, Applicant; Maize & Associates, Inc., Agent)

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

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

Desmond McGeough, Planner II, stated the conditional use permit criteria was read in the previous application and gave a staff report.

Commissioner Fincher asked if a school zone would be placed on Riverside in that area? Mr. Georgevitch stated that there would not be a school zone placed on Riverside in that area. The applicant could request one through a standard procedure through a citizen request form. Currently the speed limit is 30 mph on a one-way street. It could be as little as 20 mph, 7:00 a.m. to 5:00 p.m. on school days.

Mr. Georgevitch stated that originally the applicant submitted a site plan with a drop-off zone. Public Works had requested a traffic analysis. The applicant made changes to remove the drop-off zone that Public Works is fine with. If there becomes a problem with traffic backing up on Riverside that a traffic analysis would be required to make the conditional use permit valid. Public Works wants that to be a condition of approval. All of this information is in the Public Works staff report.

Commissioner Fincher asked if staff knew the capacity of the school? Mr. Georgevitch deferred the question to the applicant.

Commissioner D'Alessandro asked if the nearest signal light crossing was Manzanita? Mr. Georgevitch replied yes. Walnut would technically be a crossing under state law. If it is a school zone Public Works would encourage and paint a crosswalk if requested if there was a crossing guard or some other type of positive control to cross at Walnut.

Commissioner McKechnie asked if there was one exit onto Riverside and two entrances off of Riverside? Mr. McGeough deferred the question to the applicant.

Commissioner Fincher asked what is the number of parking spaces associated with this area? Mr. McGeough replied that there are 116 parking spaces. Some of those will be used for the play area.

The public hearing was opened.

a. Jim Maize, Maize and Associates, Inc., P. O. Box 628, Medford, OR 97501-0042. Mr. Maize stated that he was present tonight representing the applicant The Valley School of Southern Oregon. Mr. Maize reported that Amy Mankonen, who is present tonight, is the founder of the Valley School of Southern Oregon and she will be the site administrator. Ms. Mankonen will discuss the school and how it works. She will address the Commissioner's questions.

b. Amy Mankonen, 2120 Oakwood Drive, Medford, Oregon, 97504-7635. Ms. Mankonen stated that there will be 75 students in the first year with 5 teachers. They have formed a parent committee for transportation. They have a parent that is highly involved with running RVTD. There is an opportunity for them to tap into one of their car pooling resources. They have also started discussing with Medford School District 549C the opportunity to have a bus. They are not an open campus. They have a kitchen where lunches will be provided. They are not proposing a request for a dropped school zone. Kids Unlimited is down the street and they do not have a dropped school zone.

Commissioner Pulver asked if there are any perimeters for re-approval. Ms. Mankonen stated that they have a three year approval. They have submitted the application to enroll up to 75 students the first year and up to 100 for years 2 and 3.

Mr. Maize recognized school board members and interested parents from The Valley School of Southern Oregon in the audience this evening.

Mr. Maize stated that in the findings that were submitted both sets of criteria were addressed. The Charter school is not going to create any adverse impacts on the surrounding area above those that would be created from uses that are permitted in the Community Commercial zone. The applicant has addressed those issues. The second criteria in case the Planning Commission feels that there are some adverse impacts that could be addressed and they have included conditions of that approval to mitigate those conditions. In that case the Code states that Criteria 2 must be addressed. That is the reason for both sets of criteria included in their findings.

There are two southern ingresses and one egress.

Mr. Georgevitch mentioned in the original application included a drop-off plan. If stacking occurred jeopardizing the ingress people could flow back out to the south and park or circle around and try again. Public Works was concerned about that and how it would operate and asked for a traffic study. Because time is of the essence in this situation and they are looking to open the first part of September it precluded going through a traffic analysis so the applicant chose to eliminate a formal designated drop-off and pick-up area. The site offers three side streets that have low volumes of traffic. The school will keep an eye on the impact of Riverside.

Chair McFadden asked how many businesses are in this development? Mr. Maize stated that he believes there are twenty businesses with about 60% occupancy.

Vice Chair Miranda asked if there were going to be any designated parking spaces for staff or is it open parking? Staff will be utilizing ten spaces in the furthest parking spaces away from the other commercial businesses in the southern parking lot.

Vice Chair Miranda asked if the most southern portion of the development was going to be a recreational area for the students? Mr. Maize reported that part of it would be an exercise area.

Mr. Georgevitch pointed out that at one point Public Works was supportive of using Niantic as a drop-off area without a traffic study. If the applicant determines that a designated drop-off area is needed and they choose to use that area Public Works would not require any further analysis.

The public hearing was closed.

Motion: Adopt the applicant's findings for Criterion 2 and adopt the Final Order for approval of CUP-15-075 per the staff report dated July 2, 2015, including Exhibits A through J.

Moved by: Vice Chair Miranda Seconded by: Commissioner Fincher

Roll Call Vote: Motion passed, 8–0.

60. Reports

60.1 Site Plan and Architectural Commission. None

60.2 Report of the Joint Transportation Subcommittee. None.

60.3 Planning Department

Kelly Akin, Principal Planner, reported that the next Planning Commission study session is scheduled for Monday, July 27, 2015. The study session will be a follow-up on the Thursday, July 9, 2015, joint study session with the City Council. Staff's plan is to draft some language regarding time, manner and place restrictions on marijuana facilities.

Chair McFadden asked if staff would appreciate the Planning Commissions comments from the Thursday, July 9, 2015, joint study session before the Monday, July 27, 2015 study session? Ms. Akin replied that anything that the Planning Commission would like to give, staff is happy to take. It would be helpful.

There is business scheduled for the Planning Commission through August.

Last week the City Council heard the 2015 Spring Cleaning amendments that were before the Planning Commission on June 11, 2015. The temporary storage container proposal to lift the sunset clause came into effect June 30, 2015. It went before the City Council on July 2, 2015, so it already sunset. The Planning Commission will see it again on Thursday, August 13, 2015. The City Council approved the Lozier Lane Transportation Facility improvement that the Planning Commission heard in June.

The City Council at their next meeting will hear the airport general land use plan map amendment that the Planning Commission heard at their June 25, 2015 meeting.

60. Messages and Papers from the Chair. None.

70. Remarks from the City Attorney. None.

80. Propositions and Remarks from the Commission.

90. Adjournment

The meeting was adjourned at 7:31 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

David McFadden
Planning Commission Chair

Approved: July 23, 2015

STAFF REPORT

for a Class-A legislative decision: **Comprehensive Plan Amendment**

PROJECT	Medford School District Long-Range Facilities Plan	
FILE NO.	CP-15-078	
TO	Planning Commission	*for 7/23/2015 hearing*
FROM	Aaron Harris, Long-Range Planning	
REVIEWER	John Adam, Senior Planner JA	
DATE	July 13, 2015	

BACKGROUND

Proposal

Consideration of a Class-A (major) legislative amendment of the Medford Comprehensive Plan Public Facilities Element to adopt by reference and incorporate the Medford School District 549C Long-Range Facilities Plan, August 11, 2014 Update, into the Comprehensive Plan, Public Facilities Element (Exhibit B).

History

In 2007, the State legislature created new provisions and amended ORS 195.110 to establish the required content of a facilities plan for "Large School Districts" (Senate Bill 336). ORS 195.110 directs an affected city or county with a Large School District to include a school facilities plan prepared by the district in consultation with the affected city or county as an element of its comprehensive plan.

The 2012 School Facilities Plan was adopted into the Medford Comprehensive Plan Public Facilities Element by City Council on January 16, 2014.

The school district provided City Council with an updated school facilities plan in January 2015. City Council directed staff to initiate a General Land Use Plan amendment to accommodate the revised school facilities plan on January 15, 2015.

Authority

This proposed plan authorization is a Class-A legislative Comprehensive Plan Amendment. The Planning Commission is authorized to recommend, and the City Council to

approve, amendments to the Comprehensive Plan under Medford Municipal Code §§10.102–122, 10.164, and 10.184.

ANALYSIS

The new plan updates information such as existing school capacities (Tables 3.1 through 3.4), enrollment forecasts (Chapter 5.B), facility needs (Chapter 6), costs (Chapter 7), and recommendations for future facilities (Chapter 8). In particular, Chapter 6.C identifies potential school site options and identifies a property in the MD-2 portion of the Urban Reserve. Chapter 6.C also discusses a property site on Hull Road that was a concern to the Planning Commission and City Council in the 2012 Plan. While the school district's latest facilities plan retains the Hull Road property as a potential school site, it is identified as a "long-range option" that would need to be brought into the City's UGB before it could be utilized.

FINDINGS AND CONCLUSIONS

Applicable criteria

For the applicable criteria the Medford Municipal Code §10.184(1) redirects to the criteria in the "Review and Amendments" chapter of the Comprehensive Plan. The applicable criteria in this action are those for conclusions, and goals and policies. The criteria are set in italics below.

Comprehensive Plan, Review and Amendments chapter: Amendments [to Conclusions] shall be based on the following:

1. *A change or addition to the text, data, inventories, or graphics which substantially affects the nature or one or more conclusions.*

   Findings

   The Schools Section Conclusions portion of the Public Facilities Element of the Comprehensive Plan contains 13 conclusions. The School District's 2014 plan results in changes to five of these conclusions (Exhibit A).

   Conclusion no. 8 has been revised to recognize that the land donation agreement between Medford School District and property owners at the southeast intersection of Bellinger Avenue and Hull Road has expired. The property is considered only as a potential long-range option for a school site because it is located outside the City's urban growth boundary and urban reserve.

   Conclusion no. 9 has been deleted because the 2014 School Facilities Plan does not include the previous analysis of potential suitable school sites. The revised plan includes discussion of a potential suitable school site within the MD-2 urban reserve subarea and a property at the southeast intersection of Bellinger Avenue and Hull

Road that is now considered only as a potential long-range option because it is located outside the City's urban growth boundary and urban reserve.

Conclusion no. 10 has been revised to reflect Medford School District's acknowledgment that the potential school site located at the southeast intersection of Bellinger Avenue and Hull Road lies outside of the City's urban reserve and urban growth boundary and is therefore only a long-range option. Use of this site would require a Regional Plan Major Amendment and associated corrective measures to be taken.

Conclusions

Several new Comprehensive Plan Conclusions are prompted by new information contained within the Medford School District Facilities Plan. Statutory requirements (Comprehensive Plan Goals and Policies Criterion no. 5) compel the City to incorporate the School District Plan, which contains a significant amount of new data, text, and information. The new plan precipitates a need for the City to amend the Conclusions section. Criterion 1 is satisfied.

Comprehensive Plan, Review and Amendments chapter: Amendments [to Goals and Policies] shall be based on the following [criteria 1–6]:

1. *A significant change in one or more Conclusion.*

Findings

The school district has revised five conclusions.

Conclusions

A significant change in the Conclusions has been demonstrated.

2. *Information reflecting new or previously undisclosed public need.*

Findings

The updated School Facilities Plan reveals new information regarding student population projections, the ability of existing facilities to accommodate the projected population, and the assessment of potential school sites. Combined, this information identifies a previously unknown public need for additional capacity in Medford School District facilities and new sites to accommodate those facilities.

Conclusions

New public needs have been demonstrated by the Long-Range Facilities Plan. Criterion 2 is satisfied.

3. *A significant change in community attitudes or priorities.*

Findings

The changes do not result from a change in community attitudes or priorities.

Conclusions

This criterion does not apply.

4. *Demonstrable inconsistency with another Plan provision.*

Findings

There are no inconsistencies requiring the changes.

Conclusions

This criterion does not apply.

5. *Statutory changes affecting the Plan.*

Findings

There are no statutory changes affecting the Plan.

Conclusions

This criterion does not apply.

6. *All applicable Statewide Planning Goals.*

Goal 1—Citizen Involvement

Findings

The City has an adopted Citizen Involvement Element in compliance with Statewide Planning Goal 1. This City initiated proposal was provided to the State (the Department of Land Conservation and Development) for review and comment. Hearing notices are published in the Mail Tribune and posted on the City's website along with meeting agendas in order to engage citizen participation in the process and provide comments. The review bodies (Planning Commission and City Council) will consider and vote on the proposed amendment during televised public hearings, providing an open forum to discuss the proposal.

Amendments to the Public Facilities Element Schools section were prepared by the City of Medford Planning Department. The School Facilities Plan proposed to be adopted by reference was prepared by the Medford School District in consultation with City Staff. The Planning Commission reviewed the amendment in a study session on June 22, 2015 (Exhibit C). The public hearing before the Planning Commis-

sion is scheduled for July 23, 2015, and the City Council public hearing is scheduled for August 20, 2015.

Conclusions

Statewide Planning Goal 1 is satisfied.

Goal 2—Land-use Planning

Findings

Goal 2 and its implementing Oregon Administrative Rules and Oregon Revised Statutes require city land use actions to be consistent with the adopted comprehensive plan. Comprehensive plans must demonstrate how the Statewide Planning Goals are to be achieved. The plan must contain specific implementation strategies that are consistent with and adequate to carry out the plan, and which are coordinated with the plans of other affected governmental units.

The proposed amendment affects all areas within the City, UGB, and Urban Reserve that are within the School District's boundaries. The proposal provides revised conclusions and policies in the Comprehensive Plan, which support the Public Facilities Element Schools section Goals.

Conclusions

Statewide Planning Goal 2 is satisfied.

Goal 3—Agricultural Lands does not apply in this case.
Goal 4—Forest Lands does not apply in this case.
Goal 5—Natural Resources, Scenic and Historic Areas, and Open Spaces does not apply in this case.

Goal 6—Air, Water, and Land Resources Quality

Findings

Goal 6 is implicated in that the School District Facilities Plan site selection criteria accounts for environmental factors. Any potential site should be free from air, water, and soil pollution.

Conclusions

Statewide Planning Goal 6 is satisfied.

Goal 7—Areas Subject to Natural Hazards

Findings

Goal 7 is implicated in that the School District Facilities Plan includes site selection criteria for future school facilities. Natural hazards considered in the selection criteria include proximity to earthquake fault zone locations and active faults, dam inundation areas, 100-year floodplains, soil subsurface bearing capacity, landslide and/or liquefaction potential, and drainage flows.

Conclusions

Statewide Planning Goal 7 is satisfied.

Goal 8—Recreational Needs does not apply in this case.
Goal 9—Economic Development does not apply in this case.
Goal 10—Housing does not apply in this case.

Goal 11—Public Facilities and Services

Findings

The fundamental purpose of the amendment is to establish a general but timely view of where, when and how public school services and facilities will be provided to support urban development within the City of Medford and how the City coordinates with the districts. School services and facilities are categorized as Category "B" public facilities. This category of facilities and services enhances and protects development in the City and is provided in response to development that occurs.

Conclusions

Statewide Planning Goal 11 is satisfied.

Goal 12—Transportation does not apply in this case.
Goal 13—Energy Conservation does not apply in this case.

Goal 14—Urbanization

Findings

New conclusions have been prepared for the Public Facilities Element, specifically Conclusions No. 5, No. 6, and No. 8–10, which address urban land needs and location and recognize the adopted corrective measures and plan adjustments established in the Regional Plan Element and Greater Bear Creek Valley Regional Plan. The proposed Conclusions recognize Comprehensive Plan requirements for a Major Regional Plan amendment when a City proposes to include property into the UGB that is not within the established Urban Reserves.

Conclusions

Statewide Planning Goal 14 is satisfied.

Goals 15–19 do not apply to this part of the State.

RECOMMENDED ACTION

Adopt the findings as recommended and direct staff to prepare a Commission Report per the staff report dated July 13, 2015, including Exhibits A through E.

EXHIBITS

A Proposed amendment
B Medford School District 549C Long Range Facilities Plan, August 11, 2014 Update
C Minutes from the June 22, 2015 Planning Commission Study Session
D DLCD Comments
E 1000 Friends of Oregon Comments

PLANNING COMMISSION AGENDA: JULY 23, 2015

Exhibit A

Public Facilities Element Schools Section

Deleted text is ~~highlighted and struck through~~; added text is <u>underlined</u>

SCHOOLS

Revised Schools Section adopted August [???] 2014 by Ordinance 2015-[??]

INTRODUCTION

This Schools section of the Public Facilities Element addresses primary, secondary and higher education facilities located in the Medford Urban Growth Boundary (UGB). The City of Medford is served by a number of educational institutions providing primary, secondary and higher education. The City is served by two public school districts, Medford 549C and Phoenix-Talent, providing for the primary and secondary (K-12) educational needs of the population, as well as two higher education institutions.

Rogue Community College (RCC) offers higher educational opportunities to Medford and the greater Rogue Valley. RCC has facilities at several valley locations, including a downtown Medford campus, facilities located just north of the Medford UGB, and facilities in Grants Pass. Four-year and post-graduate educational opportunities are also provided within a short distance of Medford: Southern Oregon University (SOU), located 15 miles down Interstate 5 in the City of Ashland, offers both baccalaureate and master's programs. SOU and RCC also provide combined facilities in downtown Medford at the Higher Education Center.

This Schools section of the Public Facilities Element also provides specific information about the current enrollment, educational standards, facilities inventories, projected enrollments and needed expansions of the two public school districts from the Long-Range School Facilities plans adopted by the school districts (Medford 549C and the Phoenix-Talent).

EXISTING FACILITIES OVERVIEW

Public Primary and Secondary Education - Medford 549C and Phoenix-Talent School Districts

In 2010, 81% of the population in the Medford 549C School District lived within the Medford City limits and 25% of the Phoenix-Talent School District population lived within the Medford City limits. The Medford 549C School District serves approximately 85% of the Medford UGB, including all of the UGB west of Interstate 5 and all of the UGB east of Interstate 5 north of Barnett Road. The Phoenix-Talent School District serves the southeastern portion of Medford, east of the Interstate and south of Barnett Road, totaling approximately 15% of the UGB.

In November 2006, voters in the Medford 549C School District approved Measure 15-73, which authorized issuance of $189 million dollars in bonds to renovate, improve and expand district facilities. Improvements included significant renovations to North Medford High School and the construction of a new South Medford High School on a larger site. Elementary school improvements included the reconstruction of the Jackson and Roosevelt facilities. Lone Pine Elementary received significant renovation and new facilities. All other campuses within the District received significant enhancements.

The Phoenix-Talent School District serves the southeastern portion of Medford and currently has one elementary school (Orchard Hill) within the UGB. In 2010, the district acquired an 11.7-acre site at the northeast corner of N. Phoenix Road and Coal Mine Road for the future development of an elementary

school when additional population in the Southeast Area precipitates the need for an additional school. The City of Medford has inter-governmental agreements for the collection of a development excise tax with both the Medford 549C and Phoenix-Talent school districts. In 2007, the Oregon State Legislature passed Senate Bill 1036 (ORS 320.170) to help school districts pay for new and expanded school facilities. ORS 320.170 authorizes school boards, in cooperation with cities and counties, to tax new residential and non-residential development. In January 2012, the City Council approved Ordinance 2012-11 authorizing the collection of an excise tax for the continuing development of Medford 549C School District facilities. In September 2012, the City Council approved Ordinance 2012-139, authorizing the collection of an excise tax for the continuing development of Phoenix-Talent School District facilities.

Primary and Secondary Education - Existing Facilities

Within the Medford UGB, there are currently (2013) 17 public schools (not including charter schools). In addition to public schools, there are several private schools serving the kindergarten through 12th grade student population. Public schools located outside Medford's UGB also serve areas within the UGB. There are two elementary schools within the Phoenix-Talent School District that serve a portion of the UGB. One of these schools (Orchard Hill) is within Medford's UGB and serves the southeastern portion of the UGB.

Figure 51 shows the location and type of public schools within Medford's UGB.

Medford 549C School District Facilities

- 11 elementary schools within the UGB
- 3 elementary schools outside the UGB (Griffin Creek, Ruch, and Jacksonville)
- 2 middle schools within the UGB
- 3 high schools within the UGB
- ~~1~~3 public charter schools

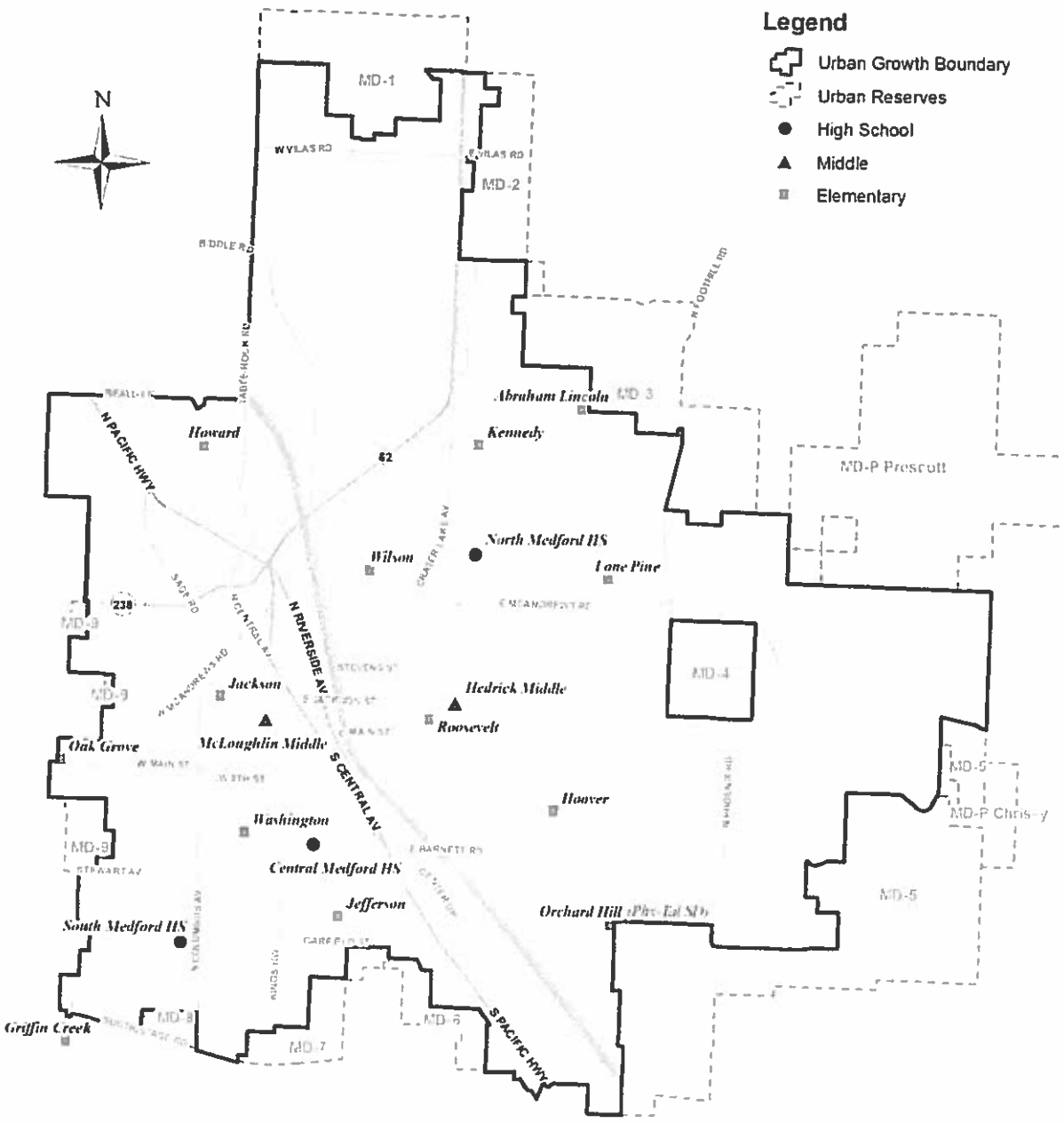
Phoenix-Talent School District Facilities

- 1 elementary schools within the UGB
- 2 elementary schools outside the UGB (Phoenix Elementary, Talent Elementary)
- 1 middle school outside the UGB (Talent Middle School)
- 1 high school outside the UGB (Phoenix High School)

Private Schools

- New Dimensions Elementary
- Sacred Heart Elementary
- Grace Christian Elementary
- St. Mary's High School
- Rogue Valley Adventist School
- Medford Montessori School
- Crossroads School
- Cascade Christian High School

SCHOOLS FIGURE 1: Public School Facilities, Medford Urban Growth Boundary



Higher Education Facilities

Rogue Community College

Rogue Community College (RCC) was established in November 1970 by vote of the Josephine County electorate. On May 21, 1996, voters in Jackson and Josephine counties approved expansion of RCC's district boundaries to include all of Jackson County, allowing a wider range of educational programs, more job-training opportunities, and greater access for students throughout the Rogue Valley.

Each year, the college provides educational experiences to more than 17,000 students (5,700 full-time

equivalent) (2012) in lower-division transfer, job training, and development studies programs. RCC has the Riverside Campus in downtown Medford, located along Ninth Street, Bartlett Street, and Riverside Avenue. Responding to increasing enrollment, the college developed programs in a number of nearby facilities in Medford's downtown area. Enrollment at the RCC downtown campus has grown by over 600 students in recent years (2005/06 – 2009/10), an increase of 42.3%.

In 2008, RCC and Southern Oregon University (SOU) collaborated in the development of a 68,700-square foot building located near the Riverside Campus in downtown Medford, known as the Higher Education Center (HEC). Both SOU and RCC needed additional classroom space in downtown to adequately meet the needs of the population. The sharing of a single facility saves the two institutions in operating costs and avoids duplication of resources. Total facility cost was $22.2 million dollars, with each school contributing half of the construction cost. Funding for the facility received support from many sectors of the community, including state bonding, bonds approved by Jackson County voters, and $2.6 million dollars raised locally in matching funds. Prior to the construction of the HEC, many RCC and SOU classrooms were located in several older remodeled commercial buildings. This facility provides state-of-the-art labs and classrooms in a building designed for academic purposes.

The Table Rock Campus is the newest of the RCC locations. The campus opened in 2005 on the site of a former electronics manufacturing facility located just north of the Medford UGB in White City. The facility offers a wide range of programs such as Diesel Technology, Manufacturing, Electronics Technology, Fire Science, Emergency Medical Technology and Public Safety. The vision for this campus is to maintain and expand its focus on career and technical training, while adding academic skills, continuing education classes and support services to create a more comprehensive campus.

RCC offers Associate Degrees with specific articulation agreements established with SOU, for the completion of four-year degrees in the areas of Business, Criminology, Computer Science, Early Childhood Education and Human Services. RCC also offers Associate Degrees with articulation agreements with the Oregon Institute of Technology (OIT) in the areas of Manufacturing, Engineering and Informatics Technology. OIT and RCC are planning to include articulation agreements for several health education programs, such as Medical Imaging, Dental Hygiene and Medical Laboratory Science.

In September 2009, the RCC Board of Education contracted with local design firms for a master facilities plan. The process included college beneficiaries and constituents in a collaborative planning process. Significant background information was documented regarding the college facilities, including the creation of a digital database of all buildings and program areas, allowing a better understanding of facility capacities. The *RCC College Master Plan* was completed and accepted by the RCC Board of Education in April 2011.

Southern Oregon University

Southern Oregon University (SOU) is an accredited four-year public university offering Baccalaureate and Master's Degree programs. Although the main campus is in Ashland, as noted, the university maintains a satellite campus in Medford located in the Higher Education Center. In a cooperative arrangement with Rogue Community College (RCC), SOU also offers college courses to RCC students. These courses are designed to provide supplemental coursework for students interested in transferring to the university.

PUBLIC SCHOOL DISTRICT FACILITIES PLANNING

Long-Range Planning for Public School Facilities

Long-range school facilities planning is an important and somewhat complex process requiring the cooperation and coordination of school districts, local governments and citizens. Long-range planning by the Medford and Phoenix-Talent School Districts is continuous. It is a different type of planning, however, from the long-range planning activities of local "general-purpose" governments, whose responsibility is to direct the location and intensity of community growth and development, and to perform functions of community and regional planning that fall within their jurisdictional and statutory authority. Conversely, school districts are "special-purpose" government entities, whose role is to coordinate with city and county agencies, and react appropriately to the service demands generated by the growth and development policy decisions of general-purpose governments. State statutes, particularly ORS 195.110, define the City's role and responsibilities in the required facilities planning of large (defined by ORS 195.110 as having more than 2,500 students) school districts.

A school district's estimates of future enrollment and school needs are based on the district's forecasted student population, including in its urban and rural areas. Both Medford 549C and Phoenix-Talent school districts have developed enrollment projections utilizing a variety of information, including population and residential development forecasts. These school districts also coordinate with the City of Medford and Jackson County, utilizing land use studies and adopted plans to better evaluate ways to ensure the timely development of new schools.

The identification of locations for new public schools is an important function of any facilities plan adopted by a school district. The need for new schools is closely related to residential development and the various housing densities within the community. It is important that new schools be located with reference to development patterns planned in the local jurisdictions' (cities and counties) adopted comprehensive plans.

ORS 195.110 Facilities Plan, Summary

ORS 195.110 requires a city and/or county containing large school districts to include, as an element of its comprehensive plan, school facilities plans prepared by the districts in consultation with the affected city and county. (Both the Medford 549C and Phoenix-Talent school districts are considered "large school districts".)

Facilities plans submitted by a district must cover a period of at least 10 years and must include the following elements:

- Population projections by school age group.
- Identification by the city or county and the large school district of desirable school sites.
- Descriptions of physical improvements needed in existing schools to meet the minimum standards of the large school district.
- Financial plans to meet school facilities needs, including an analysis of available tools to ensure facilities needs are met.
- Analysis of:
    - The alternatives to new school construction and major renovation; and
    - Measures to increase the efficient use of school sites, including multiple-story buildings and multipurpose use of sites.
- Ten-year capital improvement plans.

- Site acquisition schedules and programs.

Large school districts must identify in their school facilities plans, school facilities needs based on population growth projections and land use designations contained in the city's and/or county's comprehensive plan. Facilities plans must provide an analysis of the land inside the UGB that is suitable, as a permitted or conditional use, for school facilities required for the 10-year period covered by the plan. If a large school district finds that there is an inadequate supply of suitable land for facilities for the 10-year period, the city or county, or both, and the district must cooperate in identifying land for school facilities and take necessary actions, such as adopting appropriate zoning, aggregating existing parcels in separate ownership, or adding one or more sites designated for school facilities to a UGB pursuant to applicable law.

Educational Service Standard

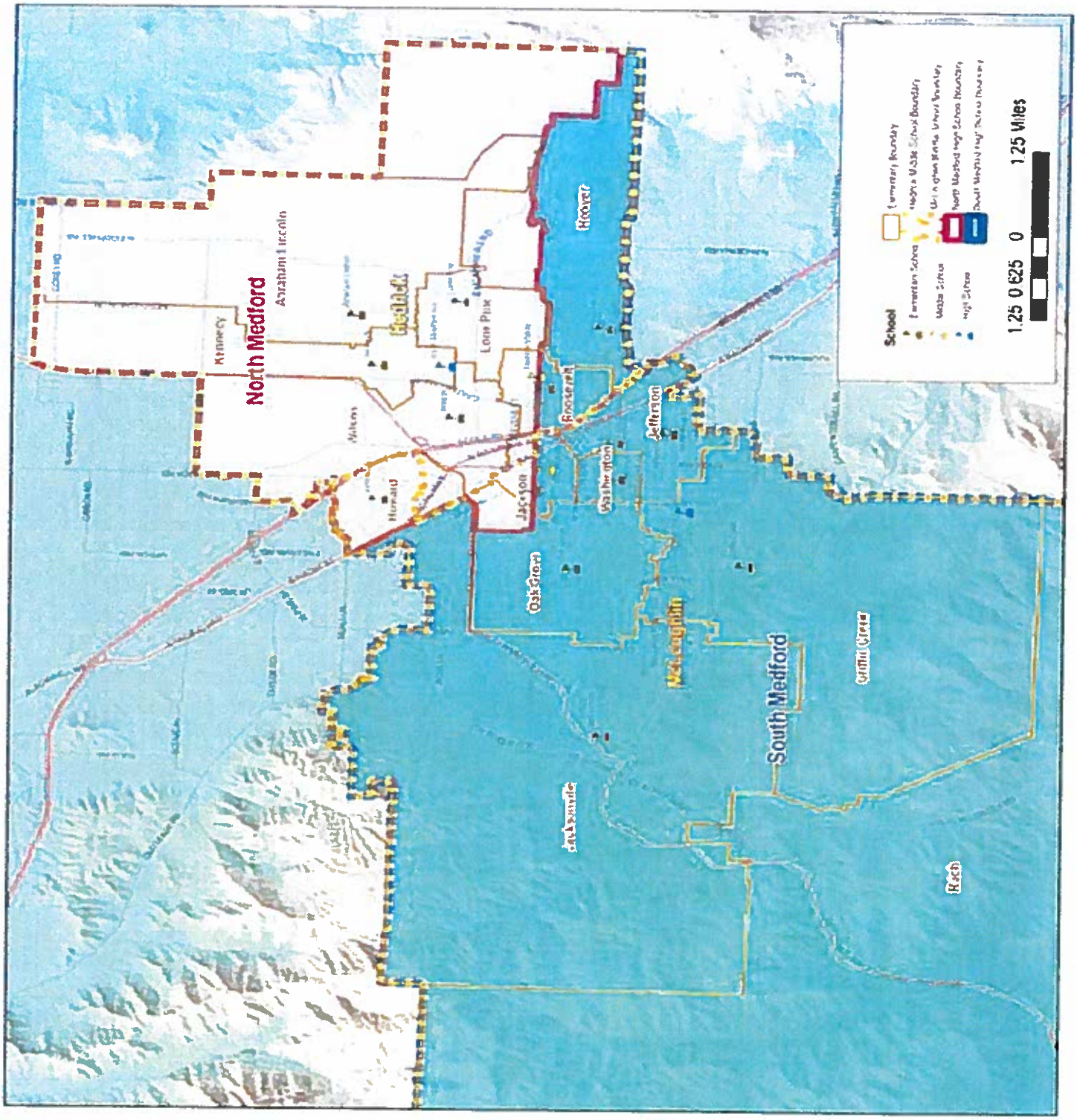
Overcrowding of classrooms is an important factor affecting a school's ability to provide quality educational services. The measurement most often used as a level of service standard is the ratio of students per classroom. Students per classroom is suggested as the level of service measurement for schools because (1) it is easily understood as a measure of facilities capacity, (2) it is frequently used as a workload barometer in teacher contracts, and (3) analyses of schools often use class size as an indicator of educational quality and facilities adequacy. Both Medford 549C and Phoenix-Talent School Districts have adopted similar level of service educational standards:

SCHOOLS TABLE 1: Educational Level of Service Standard

Grade Level	Average Students per Classroom
K–3	~~22~~25
~~3~~4–6	~~28~~30
7–8	~~29~~32
9–12	~~29~~32

Source: *Medford 549C School District Long Range Facilities Plan Update – ~~May 15, 2012~~*August 11, 2014

SCHOOLS FIGURE 2: Medford School District 549C Boundaries



Source: *Medford 549C Long Range Facilities Plan Update* – ~~*May 15, 2012*~~August 11, 2014

Medford 549C School District

The Medford 549C School District is the largest school district in Jackson County. The District enrollment for ~~In~~ the ~~2011~~2013-~~12~~14 school year is 13,547 students.~~, the district included 41% of Jackson County's overall population and enrolled 11,779 students.~~ The district's geographic area includes approximately 370 square miles, extending from the southwest corner of the County to approximately three miles northeast of the City of Medford. Communities within the district include unincorporated Ruch, all of the City of Jacksonville, most of the City of Medford, a portion of the City of Central Point, and the rural areas in between.

The Medford 549C School District adopted its current Long Range Facilities Plan in ~~May~~August ~~2012~~2014. The plan is divided into ~~seven~~ eight chapters that serve to meet the specified components required by ORS Section 195.110, and which include the following:

- District Planning
- District Educational Program Standards
- Facilities Inventory
- ~~Education Program Standards~~
- School Capacity
- Enrollment Projections
- Facilities ~~Planning~~ Needs
- Capital Facilities Financing
- Conclusions and Recommendations

District-Wide Enrollment Forecast

The Medford 549C School District Facilities Plan projects an average of 2.3% district-wide annual student enrollment growth over its first 10 years (2011–2020), and a growth in student enrollment of 1.4% over the following 10 years, through the end of the planning horizon (2021–2030). This is an average of 1.8% over the entire forecast period, adding approximately ~~4,800~~ 4,500 students ~~to~~ through the year ~~2030~~ 2035. This translates ~~in~~to ~~2,670~~ 2,470 more elementary school students, ~~802~~ 655 more middle school students, and ~~1,323~~ 1,360 more high school students under the current grade distribution. However, these increases are not forecasted to distribute evenly across the district. Schools near vacant residentially-zoned land are forecasted to have the largest marginal increases in population and will exceed the existing capacity soonest.

Enrollment Forecast by School

The following table details the forecasted growth of each school, except the enrollment for Central High School. ~~The study data for the forecast are also depicted geo-spatially for elementary, middle and high schools on maps contained in the *Medford 549C Long Range Facilities Plan, May 15, 2012 Update.*~~

Enrollment Forecast by School, Medford School District

From Demographic and Enrollment Forecasts Johnson Reid, December 2011

	ACTUAL ENROLLMENT							FORCAST ENROLLMENT				2011-2020		2020-2030		2011-2030	
School	2005	2006	2007	2008	2009	2010	2011	2015	2020	2025	2030	Δ	AARG	Δ	AARG	Δ	AARG
North Schools																	
Wilson	572	540	547	559	565	485	485	447	417	433	442	-68	-1.7 %	25	0.6 %	-43	-0.5 %
Hoover	484	487	468	521	560	638	603	782	935	1,056	1,115	322	4.3 %	179	1.8 %	512	3.0 %
Lone Pine	558	547	569	547	532	537	564	650	706	743	759	142	3.1 %	52	0.7 %	195	1.8 %
Kennedy	547	547	587	561	555	515	519	566	624	658	673	105	2.2 %	49	0.8 %	154	1.4 %
Roosevelt	385	404	354	372	368	407	406	416	435	458	469	29	0.7 %	34	0.8 %	63	0.7 %
Lincoln	525	543	524	510	475	466	449	510	581	652	689	132	2.5 %	107	1.7 %	240	2.1 %
Hedrick	956	930	922	935	894	908	894	917	1,109	1,153	1,249	215	2.2 %	139	1.2 %	355	1.7 %
North Medford	1,941	1,877	1,890	1,759	1,757	1,775	1,734	1,884	2,039	2,224	2,431	305	1.6 %	392	1.8 %	697	1.7%
South Schools																	
Griffin Creek	560	550	538	599	562	683	580	704	836	951	1,008	256	3.9 %	174	1.9 %	428	2.8 %
Oak Grove	465	508	514	500	474	471	492	571	693	820	877	201	4.4 %	185	2.4 %	385	3.3 %
Jacksonville	401	366	361	361	326	391	400	459	528	597	630	128	3.4 %	103	1.8 %	230	2.5 %
Jefferson	548	526	549	542	542	495	505	580	617	631	637	112	2.5 %	20	0.3 %	132	1.8 %
Jackson	380	378	320	309	317	388	398	445	489	519	582	95	2.6 %	48	0.9 %	168	1.7 %
Washington	448	421	439	418	405	420	448	488	515	527	534	72	2.3 %	19	0.4 %	91	1.3 %
Howard	549	544	591	535	501	547	501	568	697	682	701	196	1.7 %	64	1.0 %	200	1.3 %
Ruch	191	189	214	174	197	171	176	147	120	102	139	-56	-3.9 %	19	1.5 %	-37	-1.1 %
McLoughlin	882	837	866	919	895	887	789	864	1,071	1,128	1,286	282	2.8 %	165	1.4 %	447	2.1 %
South Medford	1,887	1,920	1,920	1,893	1,777	1,804	1,821	1,838	2,019	2,221	2,447	198	1.3 %	428	1.9 %	626	1.6 %
K-6	6,593	6,585	6,515	6,503	6,378	6,524	6,517	7,329	8,131	8,859	9,206	1,614	2.5 %	1,075	1.2 %	2,689	1.8 %
7-8	1,838	1,767	1,788	1,854	1,789	1,745	1,683	1,782	2,180	2,277	2,485	497	2.9 %	305	1.3 %	802	1.9 %
9-12	3,828	3,797	3,810	3,592	3,534	3,579	3,555	3,722	4,058	4,445	4,878	503	1.5 %	820	1.9 %	1,323	1.6 %
Total	**12,259**	**12,149**	**12,113**	**11,949**	**11,701**	**11,848**	**11,755**	**12,833**	**14,369**	**15,581**	**16,569**	**2,614**	**2.3 %**	**2,200**	**1.4 %**	**4,814**	**1.8 %**

SCHOOLS TABLE 2: Enrollment Forecast by School, Medford School District

School Capacity

School conditions and capacity in ~~2011~~ 2013 were inventoried as part of school district facilities planning. Then, combined with the population forecasts, a forecast was developed projecting what year school population might exceed the capacity of each school. The following tables provide the ~~2011~~ 2013 school facilities capacity and the projected 2020 school facilities capacity. The Table 4 figures are adjusted to allocate for space requirements for partnerships and district programs.

SCHOOLS TABLE 3: Overall School Facility Capacity, Medford 549C District

Schools	Teaching Stations	Permanent Capacity	Oct 201~~2~~3 Enrollment	Available Capacity
Elementary Schools	~~334~~330	~~7,240~~7,714	~~6,517~~6,746	~~723~~968
Middle Schools	86	~~2,120~~2,339	~~1,683~~1,789	~~437~~550
High Schools	~~187~~176	~~4,573~~4,787	~~3,779**~~3,714	~~794~~1,073
Total Available Capacity	~~607~~592	~~13,993~~14,840	~~11,979~~12,249	~~1,954~~2,591
Total enrollment does not include chartered schools because Medford School District does not provide or manage the facilities for these schools. ~~** Includes Central High School enrollment~~				

SCHOOLS TABLE 4: Projected School Facility Capacity 2020 – Medford 549C District K–6, 7–8, 9–12 Configuration

Schools	Adjusted Teaching Stations	Adjusted Permanent Capacity	Projected ~~2020~~19/20 Enrollment	~~Student~~ Change in Capacity ~~Short / Excess~~
Elementary Schools	~~334~~309	~~7,240~~7,224	~~8,131~~7,450	~~-891~~ -226
Middle Schools	~~86~~85	~~2,120~~2,312	~~2,180~~2,105	~~-60~~ +207
High Schools	~~187~~176	~~4,573~~4,787	~~4,058~~4,227	~~+515~~ +560
~~***Total Available Capacity 2020***~~	~~607~~576	~~13,993~~14,323	~~13,958~~13,782	-436 541
~~From Demographic and Enrollment Forecasts, Table 23. Johnson Reid, December 2011~~				

Facilities Needs

As of ~~2013~~ 2014, public school facilities within the Medford 549C School District were adequate to meet the needs of the community. However, the adopted Medford 549C School District Facilities Plan indicates a need for at least one additional elementary school ~~facilities on both the east and west sides of Medford~~ by ~~2020~~ 2024. The enrollment forecast, using the year 2011 grade configuration, results in the need for at least one elementary school, with a likelihood of needing two by 2020. ~~One will be needed on the west side of Medford to prevent overcrowding at Oak Grove and Griffin Creek elementary schools, and another on the east side of Medford to relieve overcrowding at Hoover and Lone Pine elementary schools. The reasons for these forecasted enrollment increases are slightly different. On the west side of Medford, existing schools are already near their maximum capacity, and this area is anticipated to have a high student population increase due to potential increases in both housing inventories and household size. On the east side of Medford there is a large supply of un-built residential land, which, when built out and occupied, will increase the number of students in the area.~~

~~*New Sites - Long-Term*~~Future School Site Options

~~The Medford 549C School District Facilities Plan determined that there is an inadequate supply of land under their ownership to meet the identified long-term needs of the student population. As noted, there is a projected need for two additional elementary schools school within the next 10 years (one to relieve Hoover/Lone Pine elementary schools and one to relieve Griffin Creek/Oak Grove elementary schools). An east side site is identified on the Southeast Plan Map, a refinement plan to the General Land Use Plan Map in the Medford Comprehensive Plan. The Plans indicates that a west side site will need to be located in the vicinity between Griffin Creek and Oak Grove elementary schools to accommodate projected enrollment growth in that area.~~

MD-2 Property: The District has a Letter of Intent for a land donation of 20 acres located within an adopted Urban Reserve Area near Coker Butte Road and Springbrook Road. The property is located in the city's urban reserve and might be adopted into the Urban Growth Boundary in the near future. The location of this property meets the District's requirements for future school sites as established in the School Facilities Plan's site selection criteria. This property is large enough to fit either a future elementary or middle school.

The District desires to cooperate with the City and landowners to bring the property into the urban growth boundary to provide additional capacity to meet further growth needs. An amendment to the existing urban growth boundary must be mutually reviewed and approved by the City and County and acknowledged by the State. The procedure would include a comprehensive plan amendment and zone change so that the site will be appropriately zoned.

Property Purchase: The District should also consider purchasing land to meet the need for future school sites. The cost for a 10-acre plot to meet the standard for an elementary school within the existing Urban Growth Boundary would range between $500,000 and $1,000,000. The cost for a 20-acre lot to meet the recommended middle school standard within the Urban Growth Boundary would range between $1,000,000 and $2,000,000. Property located in the Urban Growth Boundary to meet future land needs is becoming more difficult to locate. Property located in the Urban Reserve to meet future land needs could be purchased at a lower cost but will still need to be incorporated into the Urban Growth Boundary.

This City has designated a future elementary school site on the Southeast Area Plan Map in a planned residential area to the east of North Phoenix Road and north of East Barnett Road. Although the site has not been acquired by the District, the Southeast Plan provides for notification to and coordination with the District through a required Planned Unit Development review process as the area is built out.

Hull Road Property: The owners of property on Hull Road had pledged to gift to the District a 20-acre school site on the southwest quarter of their property. The initial agreement to work through a process to potentially accept the gift expired in 2012. The Hull Road property is located outside of the Urban Growth Boundary and Urban Reserve and, as such, is currently viewed by the District as a potential long-range option for a school site. A new agreement between the property owner and the District must be established if the Hull Road property is to be considered for a future school site. In addition, before the property could be utilized as a school site it would need to be included within the City of Medford's Urban Growth Boundary.

Evaluating Potential School Sites

In evaluating potential sites, many factors must be considered, including health and safety, location, accessibility, environment, physical characteristics (soil and topography), acquisition and development costs (including utilities), and coordination with local comprehensive plans. The criteria adopted by the Medford 549C School District outlined in the following table from the Facilities Plan are intended to select sites that provide for both a safe and supportive environment for students.

Medford School District School Site Selection Criteria

Location

- Allows for efficient and logical school area boundaries (students within the enrollment area live within one-half mile of an elementary school, one mile of a middle schools, or 1.5 miles of a high school)
- Proximate to residential neighborhoods
- Safe walking areas can be provided
- Multiple street approaches available (three frontages ideal)
- Ability to maintain at least a 200-foot setback from nearby farm and forest practices
- Favorable orientation

Safety

- If near arterial roadways, elementary school sites must maintain sufficient setbacks to be conducive to a good learning environment
- These factors must be avoided:
    - Within 1,500 feet of railroad tracks
    - Within Airport Approach overlay zone
    - Crossed by high-voltage (500 KV) power lines
    - Close to high-pressure lines, such as natural gas, gasoline, sewer, or water
    - Contaminants/toxics in the soil or groundwater, such as from landfills, chemical plants, refineries, fuel tanks, nuclear plants, or agricultural use of pesticides or fertilizer
    - Close to high decibel noise sources

- Close to open-pit mining
- On or near a fault zone or active fault
- In a dam inundation area or 100-year floodplain
- Social hazards in the neighborhood, such as high incidence of crime or drug or alcohol abuse

Environment

- Has a variety of trees and plants or a wooded area for use in education programs such as biology or outdoor learning
- Free from sources of noise that may impede the instructional process
- Free from air, water and soil pollution
- Provides aesthetic view from and of the site
- Environment compatible with the educational program

Soils

- Proximate to faults or fault traces
- Unstable subsurface and bearing capacity
- Danger of slides or liquefaction
- Positive drainage

Topography

- Generally level
- If flat site unavailable, choose site with minimum need for major excavation
- Rock ledges or outcroppings
- Surface and subsurface drainage
- Level area for playfields

Size and Shape

- Length-to-width ratio does not exceed 2:1
- Sufficient open play area and open space
- Potential for expansion for future needs
- Area for adequate and separate bus loading and parking

Accessibility

- Obstacles such as crossings on major streets and intersections, narrow or winding streets, heavy traffic patterns
- Access and dispersal roads
- Natural obstacles, such as grades or gullies
- Access for bus transportation
- Routing patterns for foot traffic
- Remote areas (with no sidewalks) where students walk to and from school
- Easily reachable by emergency response vehicles

Public Services

- Available and feasible at time of construction

- Fire and police protection, including fire water lines

Cost

- Reasonable costs for purchase of property, severance damages, relocation of residents and businesses, and legal fees
- Reasonable costs for site preparation, including, but not limited to, drainage, parking, driveways, removal of existing buildings, and grading
- Reasonable costs for environmental mitigation
- Reasonable maintenance costs

Availability

- On the market for sale or likely to be available
- Title clearance – unencumbered
- Condemnation of buildings and relocation of residents to be avoided

School Sites Analysis – West Side

In assessing potential sites, the Facilities Plan combines the adopted site criteria with half-mile radii walk-able school service area boundaries around the existing elementary schools (Figure 12 – District Plan). The Plan finds that a new west side school site should be located close to the axis between the half-mile boundaries around the existing schools. A site so located would service the centroid of the projected enrollment growth in west Medford with a half-mile walk-able area that would not encroach within a half-mile of any existing school. A school site within this target area would also be well-placed for adaption to (or co-location of) a middle school with a one-mile service boundary that would be adjacent to and west of the one-mile area around McLoughlin Middle School.

The Medford 549C School District evaluated five potential sites within the adopted Facilities Plan. The City of Medford, in working with the District, requested that a sixth site, located at the southwest corner of Cunningham Road and Orchard Home Drive also be analyzed as a potential site for school location. Sites 1-4 and Site 6 analyzed by the District are located within the City's current (2013) UGB. Based on an examination of vacant, re-developable and partially developed tracts within the UGB of at least eight acres, and sited in the area that could provide for a reasonable redistribution of forecasted student population for projected over-capacity schools on the west side of Medford, the District determined that there is no suitable site within the current UGB that can meet District needs, and, therefore, a site outside of the current UGB for future west side facilities must be considered.

Site Acquisitions

By 2020, the Medford 549C School District will need to acquire sites for additional elementary schools on both the east and west sides of Medford. A potential site on the east side of Medford has been designated on the adopted Southeast Plan but not yet acquired. The District has also secured the rights to acquire property located southeast of the intersection of Hull Road and Bellinger Lane (the "Hull Road Property"). The District acquired the rights to Site 5 as a donation to accommodate projected enrollment increases, and potentially to prevent overcrowding at Oak Grove and Griffin Creek elementary schools. An option to acquire additional land adjacent to the donation site to provide for a middle school and other future west side facility needs has also been secured.

~~In accordance with ORS 195.110(5)(a)(B), the Hull Road Property (Site 5) is identified as a desirable school site for the west side. Per the Facilities Plan, the site meets the Medford 549C School District Site Selection Criteria (Table 16 of the Medford 549C School District Facilities Plan). Site 5 is located outside the City's UGB and Urban Reserves. To include this site within the UGB, the District's Facilities Plan acknowledges that amendments to the City's Comprehensive Plan and the Bear Creek Valley Regional Plan would need to be mutually reviewed and approved by the City and County and acknowledged by the State.~~

SCHOOLS SECTION CONCLUSIONS

1. For public primary and secondary education, the Medford 549C and Phoenix-Talent school districts serve the City of Medford, its Urban Growth Boundary, and its Urban Reserves.

2. Funding for public primary and secondary schools comes primarily from state income taxes and state lottery proceeds (50%), local property taxes (35%), and the federal government (15%). In addition, both the Medford 549C and Phoenix-Talent school districts now collect a construction excise tax via the City of Medford in accordance with Oregon Statutes to help pay for school facilities. (ORS 320.170 authorizes school boards, in cooperation with cities and counties, to tax new residential and non-residential development.)

3. Through continuing analyses of changes in demographic trends and in geographic demands for various types of school facilities, and through coordination with local governments such as the City of Medford, school districts can keep pace with the changing demand for the facilities and services they provide.

4. The location and design of school facilities can affect neighborhood formation and traffic patterns.

5. Upon review of the enrollment forecasts (which uses the current (2013) grade configuration) and the analysis from the Medford School District 549C Long-Range Facilities Plan, ~~May 15, 2012~~ August 11, 2014 Update, the City of Medford concurs with District findings that Medford 549C School District school facilities are adequate to meet District short-term needs, but acknowledges the need for ~~an additional elementary school on both the east and west sides of Medford by 2020~~ at least one additional elementary school by 2024.

6. Upon review of the facility inventory and analysis in the Medford School District 549C Long-Range Facilities Plan, ~~May 15, 2012~~ August 11, 2014 Update, the City of Medford concurs with District findings that there is an inadequate supply of suitable land under Medford School District 549C ownership to meet the identified long-term needs of the student population.

7. Medford's adopted Southeast Plan identifies a general location for a future Medford 549C School District school on the east side within the Medford City limits.

8. Medford School District 549C ~~has~~ had, through a donation, obtained rights to property ~~("Site 5" in the *Medford School District 549C Long-Range Facilities Plan, May 15, 2012 Update*)~~ located southeast of the intersection of Bellinger Avenue and Hull Road, which is outside of Medford's Urban Growth Boundary and Urban Reserves. The initial agreement to work through a process to potentially accept the land donation expired in 2012. The Hull Road property is located outside of the Urban Reserve and, as such, is currently viewed as a potential long-range option for a school site for the District. A new agreement between the property owner and the District must be established if the Hull Road property is to be considered for a future school site. In addition, before the property could be utilized as a school site it would need to be included within the City of Medford's Urban Growth Boundary.

~~9. Upon review of the Medford 549C School District's site selection criteria and the characteristics of each of the five potentially suitable school sites in the Urban Growth Boundary (UGB) from the *Medford School District 549C Long-Range Facilities Plan, May 15, 2012 Update*, the City understands but does not concur with District findings that none of the potential sites inside the UGB are suitable to meet District needs for future west side schools.~~

9. ~~10.~~ The City of Medford does not concur with the Medford 549C School District's finding that Site 5 from the *Medford School District 549C Long-Range Facilities Plan, May 15, 2012 Update* is a desirable west side school location. A determination that Site 5 is a desirable location for a west side school(s) cannot be rendered by the City of Medford at the present time. Such a determination can be made by the City only after an "alternatives analysis" of land within and outside the Urban Reserves based on the "priority of land scheme" and the land use decision process in Oregon Urban Growth Boundary (UGB) expansion laws and rules are conducted.

   ~~Additionally,~~ The Greater Bear Creek Valley Regional Plan, Chapter 5, Monitoring and Implementation (Section 5.1.2), provides that UGB expansion into land not designated as an Urban Reserve will require a Regional Plan Minor or Major Amendment prior to or concurrent with any other process. ~~Section 5.2.4 of the Regional Plan identifies that a "Major Amendment" is any amendment that does not meet the definition of a "Minor Amendment". Since~~ By Section 5.2.4, the 80-acre Hull Road property ~~size of Site 5 exceeds the 50-acre maximum for a Minor Amendment such a proposal~~ would be deemed a Major Amendment. Processing amendments to the adopted Regional Plan are the responsibility of Jackson County and can only be proposed by the governing authority of a participating ~~RPS~~ Regional Plan jurisdiction. Approval of a Major Amendment to the *Greater Bear Creek Valley Regional Plan* is also subject to providing corrective measures and plan adjustments per Section 4.4 of the Regional Plan. The City ~~could~~ might concur with the suitability of ~~Site 5~~ the Hull Road property only after a 'Major' Amendment to the Regional Plan was adopted and associated corrective measures were approved by the appropriate approving authorities."

   In addition, any consideration of the Medford 549C School District's proposal to bring its desirable site into the City's UGB runs directly counter to the City's long-established plan for its growth. After lengthy deliberations and public hearings by both the Planning Commission and the City Council, the City decided that it would not plan to expand into the Exclusive Farm Use (EFU)-zoned land to the west of its current UGB. For the City, this decision is fundamental to its compliance with the Statewide Planning Goals that seek to deter the expansion of urban development into immediately-adjacent agricultural land.

10. Future inclusion of a school district's desirable school site(s) within the City's growth boundaries will require that all applicable state, regional, county, and city land use regulations, as may be in effect at the time, are fully met.

11. Additional work with the Phoenix-Talent School District is needed towards the development and adoption of a long-range facilities plan into the City of Medford Comprehensive Plan Public Facilities Element.

    The following Phoenix-Talent School District-adopted documents were previously provided by the District.

    a) Phoenix-Talent School District Daily Class Load Policy, 2/3/83 (adopted).

b) Phoenix-Talent School District Class Size Policy, 2/3/83 (adopted).
c) Phoenix-Talent School District enrollment summaries, 10/1/98.
d) Phoenix-Talent School District Map, Jackson County GIS Files, 1/1/99.

12. The Phoenix-Talent School District has acquired an 11.7-acre site at the northeast corner of North Phoenix Road and Coal Mine Road for the future construction of elementary school facilities, which will accommodate district students residing in the Southeast Area, south of Barnett Road.

SCHOOLS SECTION
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Goal 1: To support excellent public education for Medford's citizens.

Policy 1-A: The City of Medford hereby adopts by reference the District-adopted *Medford School District Long-Range Facilities Plan, ~~May 12, 2012~~* August 11, 2014 *Update*, along with Appendices. [A complete copy of the referenced document, along with appendixes and supplemental appendix, is on file in the Medford Planning Department.]

Policy 1-B: The City of Medford will cooperate with Medford 549C School District and Phoenix-Talent School District in providing public improvements and services needed to support adopted educational programs.

Implementation 1-B(1): Provide a section of the Comprehensive Plan which:

(a) Describes how the City will involve the school districts in comprehensive planning, including plan amendments and amendments to land use regulations; and,
(b) Describes the responsibilities of the school districts in comprehensive planning, including plan amendments and amendments to land use regulations affecting provision of education services; and,
(c) Establishes the role and responsibilities of the City and the school districts with respect to approval of new development; and,
(d) Establishes the role and responsibilities of the City with respect to school district interests regarding matters such as public facilities, capital facilities and real property, and rights-of-way and easements.

Implementation 1-B(2): Continue meeting and conferring with the Medford 549C and Phoenix–Talent school districts to accomplish the planning required by Oregon Revised Statutes for local government planning coordination, and, in particular, with the Phoenix-Talent School District towards the development and adoption of a long-range facilities plan into the City of Medford Comprehensive Plan Public Facilities Element.

Implementation 1-B(3): Cooperate in identifying land suitable for school facilities when a school district determines that there is an inadequate supply of land for the 10-year period covered by the adopted school facilities plan, and take necessary actions, including, but not limited to, adopting appropriate zoning, aggregating existing parcels in separate ownership, or

adding one or more sites designated for school facilities to the Urban Growth Boundary, pursuant to applicable law.

Implementation 1-B(4): Continue to cooperate in collecting a construction excise tax in accordance with Oregon Statutes to help pay for school facilities.

Implementation 1-B(5): Provide notice to school districts when considering a proposed plan, amendment, or development that may impact school capacity.

Implementation 1-B(6): If a school district adopts objective criteria in its school facilities plan to be used by the City to determine whether adequate capacity exists to accommodate projected development, utilize those criteria for purposes of evaluating applications for comprehensive plan amendments or residential land use regulation amendments. [Note: Per the Oregon Revised Statutes, the City may deny a residential development application based on a lack of school capacity only if the issue is raised by the school district, the lack of school capacity is based on a formally adopted school facilities plan and the City has considered options to address school capacity.]

Implementation 1-B(7): Work with school districts to identify barriers and hazards to children walking or bicycling to school and to develop plans for funding improvements designed to reduce such barriers and hazards.

Goal 2: For Medford's public and private educational facilities to be positive community assets.

Policy 2-A: The City of Medford shall discourage the location of primary and secondary schools in or next to industrial zoning districts or the Airport.

Policy 2-B: The City of Medford shall encourage secondary schools or higher education facilities over 10-acres in size to be located on at least one higher order street.

Policy 2-C: The City of Medford shall encourage public school districts to allow community use of school facilities when the use does not conflict with the primary use of the facility and student safety.

Goal 3: Promote ongoing partnerships with public, private and alternative educational providers in Medford to deliver varied life-long learning opportunities.

Policy 3-A: The City of Medford shall support life-long learning and training programs with high schools, the community college, and the university.

Exhibit B

Medford School District 549C Long Range Facilities Plan, August 11, 2014 Update

Medford School District 549C

Successful Students Today - Successful Citizens Tomorrow

Long Range Facilities Plan

August 11, 2014 Update

Medford School District 549C
LONG RANGE FACILITY PLAN 2014 UPDATE

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Mission Statement

Medford School District 549C

We are a high quality teaching and learning organization dedicated to preparing all students to graduate with a sound educational foundation, ready to succeed in post-secondary education, and to be contributing community members.

INTRODUCTION

The Medford School District is committed to provide safe, secure and comfortable schools that promote a learning environment for students, teachers, staff, parents and the community. The long-range facility plan was initially developed following new construction and renovations completed at all facilities funded from the community's approved 2006 Facilities Bond.

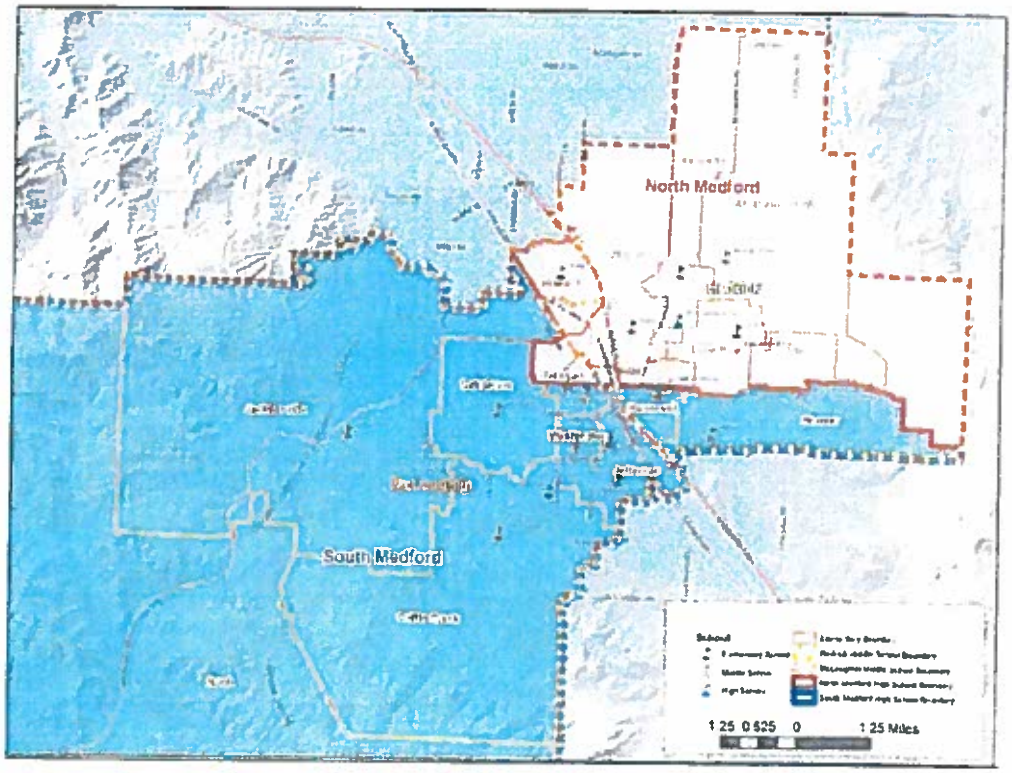
The facility plan assesses the state of the existing facilities in relation to the District's educational program standards, enrollment trends and forecast, capital maintenance and improvement financing, and projected facility demands for the next 20 years. The primary goal of the long range facility plan is to ensure that the Community support and investments in the District's facilities are honored, protected, and utilized in ways that best achieve the District's Mission to prepare its students to be successful contributing community members with a sound educational foundation. A well-considered facility plan will also ensure that facilities are maintained and developed in a manner that contribute to the identity and well-being of community neighborhoods and general population. This is to be accomplished over a 20-year period in which enrollment is forecasted to increase by 7,400 students.

Finally, the plan includes conclusions and recommendations to provide for good stewardship of the existing capital facilities, ongoing monitoring for changes in population and educational needs, and strategies to respond to population growth and distribution through both program flexibility and facility readiness. The District will coordinate its long range facility plan with the City of Medford, Jacksonville, Central Point, Jackson County, and other agencies in order to succeed in its Mission.

CHAPTER 1 DISTRICT PLANNING

A. District Overview

The Medford School District is the largest school district in Jackson County. The District enrollment for the 2013-14 school year is 13,547 students. The District's geographic area includes approximately 370 square miles extending from southwest corner of the county to approximately three miles northeast of the City of Medford. Communities within the district include unincorporated Ruch, all of the City of Jacksonville, most of the City of Medford, a portion of the City of Central Point, and the rural areas in between. *(See,* Figure I). In all, the District owns and operates fourteen elementary schools, two middle schools, three high schools, and support facilities. The oldest facility was originally constructed in 1891, and the newest in 2010.



Medford School District 549C District Boundaries
(Figure 1)

B. Bond Facilities Planning Process: 2005 to 2007

The Medford School District commissioned a Long-Range Facilities Committee in 2005 to study facility conditions and make recommendations to the Board of Education regarding asset management, planning, and financing. The process included extensive community involvement to identify the most urgent facility issues at each campus and to determine what improvements were needed to support education services. Committee members toured every school, consulted with citizens, parents, teachers, and administrators; looked at enrollment trends; and worked with facilities experts. The Committee also held public forums about building needs in every one of the District's 18 schools plus one community level forum.

The data gathered through teacher, administration, and public input was refined to form a

recommendation which was presented to the School Board on May 2, 2006. On June 6th of that year, the School Board by – unanimous vote – passed a motion to bring the facility bond to the community for a vote in the amount of **$188,979,485** based on the Committee's proposal with some changes as approved by the Board. In November 2006, voters approved Measure 15-73 to authorize the issuance of $188.98 million to renovate, improve, and expand district school facilities. See, Appendix A for the complete project list.

The School Board also elected to co-locate the alternative high school, special education programs, and the District's administration and support services at the old South Medford High site. After interest and premiums were added, the actual amount spent on bond-funded construction was just over $200 million.

C. Bond Funded Construction and Renovation Projects: 2007 to 2012

Refer to Appendix A for school construction and renovation information.

2007

- New South High School-Design and wetland mitigation Started
- North High School-Phase I of the Renovation Completed
- Jackson Elementary-Relocated to Westside and McLoughlin, design started for new facility
- Roosevelt Elementary-Relocated to Hoover and Hedrick, design started for new facility
- Abraham Lincoln Elementary-Upgrades completed
- Griffin Creek Elementary-Renovation Completed
- Hoover Elementary-Renovation Completed
- Jefferson Elementary-Renovation Completed
- Kennedy Elementary-Renovation Completed
- Washington Elementary-Phase I Completed-Classrooms
- Lone Pine Elementary-Design Started
- Oak Grove Elementary-Design Started

2008

- New South High School-Construction Started
- North High School-Phase II of Renovation Completed
- Howard Elementary-Renovation Completed
- Jacksonville Elementary-Renovation Completed
- Ruch Elementary-Renovation Completed
- Washington Elementary-Phase II Completed-Cafeteria/Kitchen
- Wilson Elementary-Renovation Completed
- Lone Pine Elementary-Construction Started
- Oak Grove Elementary-Construction Started

2009

- New South High School-Construction continued
- North High School-Phase III of renovation (Media Center) completed
- Hedrick Middle School-Renovation Completed
- McLoughlin Middle School-Renovation Completed
- Lone Pine Elementary-Construction Completed
- Oak Grove Elementary-Construction Completed

2010

- Jackson Elementary-Construction Completed, Opened in January

- Roosevelt Elementary-Construction Completed, Opened in January
- New South High School-Opened in September to begin the school year
- North High School-Final Renovation Phase was completed
- Central Medford High School-Opened in September at MSDEC

2011/12

- Medford School District Administration relocated into MSDEC
- Medford School District Support Services relocated into the MSEC-Annex

CHAPTER 2 DISTRICT EDUCATIONAL PROGRAM STANDARDS

The educational program standards establish the types of space needed at each school facility. The following educational standards have been adopted by the Medford School District:

A. District Educational Standards

- Core classroom space for all curriculum areas which includes space for group learning, directed instruction, and individual student work to meet the rigors set forth in state standards.
- High school and middle school science lab space that supports advanced coursework including water, sinks, gas, hoods, and safety equipment. Students must achieve rigorous state mandated science standards.
- Physical education space is needed for students to meet health and fitness standards. This includes covered areas, fields, tracks, gymnasiums, and other multi-use spaces.
- Technological competency is expected for all students. Spaces must be allocated for technological equipment and applications in classrooms and specialty spaces.
- Art, music, and theatre arts spaces are necessary to adequately meet the requirements of these programs.
- Library/media services (research, technology, collaboration) space for students to achieve the rigors in the core program. In an information-driven environment, student access to information through appropriately sized library/media spaces is essential.
- Extra-curricular activities need adequate space in order to safely support programs

B. Special Educational Services

- Special Education Services are delivered at each of the schools within the district. Program standards and services vary in response to the requirements of students' individual education plans (IEP). Implementing each student's IEP often requires large and small specialty spaces provided by the district. Program standards change as a result of various external or internal influences. External influences include federal mandates and funding changes, and the introduction of new technological applications which meet the needs of students. Internal influences include increase in numbers of high needs IEP students, modifications to the program year, class size, grade configurations, and facility changes.
- Special populations receive additional support. Federal and State programs, including Title I, ELL, and Special Education provide limited funding for facility space.
- Supplementary services in core academic areas (tutoring, on-line learning) and providing multiple pathways to prepare students for a broader range of post-secondary learning opportunities require additional spaces that have not been calculated in square footage allowance formulas.

C. ELEMENTARY EDUCATIONAL PROGRAM STANDARDS

The district's educational program standards affected by elementary school capacity include:

- Grades K-3 class size standard is not to exceed an average of 25 students per class, but will be impacted by budget constraints.
- Grades 4-6 class size standard is not to exceed 30 students per class, but will be impacted by budget constraints.
- Music will be provided in separate classrooms and performance areas.
- Space must be available to provide physical education instruction indoors during inclement weather.
- Special education services are provided in a self-contained classroom for some children, while others need highly specialized spaces to address their specific conditions.
- Specialty programs require instructional areas similar to regular classrooms. All elementary schools will have a media center, which includes space for the literature collection and technology.
- Computer labs will be available for all students at all schools and space for technology in the classroom will also be provided.
- Full day kindergarten is expected to be mandated in 2015.

D. MIDDLE AND HIGH SCHOOL PROGRAM STANDARDS

The district's educational programs affected middle school and high school capacity include:

- Grades 7-8 class sizes strive not to exceed 32 students per class, with the exception of physical education, band, and choir.
- High school grades 9-12 class sizes have various targets depending on a variety of program and safety needs. However, the district strives to meet an average of 32 students in the core classrooms with the exception of physical education, band, and choir.
- The middle and high school classroom utilization standard is set at a factor of **85%** (based on a regular school day).
- Special education services are provided in a self-contained classroom for some children, while others need highly specialized spaces to address their specific conditions.
- Students will also be provided other programs in classroom designated as follows:
- Specialty rooms (computer labs, individual and large group study rooms, practice labs, production rooms, and art areas).
- Media Center
- A specialized science lab for grades 7-12 will be available.
- Vocational education requires specialized spaces suited to the curriculum including, but not limited to, 220 power, gas, water, flame and heat resistant surfaces, equipment storage, materials storage, and specialized safety systems.
- Space for physical education instruction must be provided for both indoor and outdoor instruction.

E. SUPPORT SERVICES

Support services are essential to a quality educational program. Food service delivery, storage, and preparation all require specialized space. As student populations increase, calculating space needs for this core service is crucial to the overall planning of the facility. Facilities are required for administrative support services including:

- Superintendent, Human Resources, Business Office, Information Technology, Education Services and Student Services departments. Meeting and storage space is also required for administration.
- Facilities, Distribution Center, Publications, Network Telecom Services (NTS), Instructional Media Center (IMC) and administration space for Sodexo Food Service.

CHAPTER 3 FACILITIES INVENTORY

The facilities inventory establishes the baseline to determine the existing capacity and the space needs for additional future growth. This section provides an inventory of capital facilities owned and operated by the Medford School District 549C including schools and support facilities. Further detailed information is provided in Appendix A.

A. School Facilities

The District maintains fourteen elementary schools, two middle schools and three high schools. The elementary schools accommodate K-6, the middle schools serve grades 7-8, and the high schools accommodate grades 9-12. The exception is Ruch School which serves grades K-8. The following tables show the current capacity in relation to permanent capacity[4] of existing schools.

Table 3.1
Elementary Schools Inventory

Elementary Schools	Location	Building Area Sq. Ft.	Teaching Stations	Permanent Capacity*	Oct 2013 Enrollment**	Available Capacity
Abraham Lincoln	3101 McLoughlin Drive	63,438	24	561	465	96
Griffin Creek	2430 Griffin Creek Road	54,930	25	584	622	-38
Hoover	2323 Siskiyou Boulevard	53,611	27	631	644	-13
Howard	286 Mace Road	59,530	28	655	494	161
Jackson	713 Summit Avenue	55,804	19	444	415	29
Jacksonville	655 Hueners Lane Jacksonville	57,561	22	514	435	79
Jefferson	333 Holmes Drive	52,943	24	561	486	75
Kennedy	2860 Keene Way	54,788	28	655	567	88
Lone Pine	3158 Lone Pine Road	73,458	24	561	620	-59
Oak Grove	2838 West Main Street	59,355	25	584	497	87
Roosevelt	1212 Queen Anne Avenue	51,002	20	468	374	94
Ruch	156 Upper Applegate Road	34,590	14	327	205	122
Washington	610 Peach St.	58,146	25	584	457	127
Wilson	1400 Johnson	49,972	25	584	465	119
Total Available Capacity						**967**

* Permanent capacity is calculated by multiplying the number of teaching stations times the students per classroom as defined in the educational standards times an 85% utilization factor. The utilization factor is based on the amount of time during the day a regular classroom is not occupied by students and the balance of students at grade levels

** Current Enrollment does not include non-district and district special programs.

Table 3.2
Middle Schools Inventory

Middle Schools	Location	Building Area Sq. Ft.	Teaching Stations	Permanent Capacity*	Oct 2013 Enrollment	Available Capacity
Hedrick	1501 E. Jackson St.	158,990	44	1,197	937	260
McLoughlin	320 W. 2nd Street	161,072	42	1,142	852	290
Total Available Capacity						**550**

Table 3.3
High Schools Inventory

High Schools	Location	Building Area Sq. Ft.	Teaching Stations	Permanent Capacity*	Oct 2013 Enrollment	Available Capacity
North	1900 N. Keene Way	234,121	78	2,122	1,681	441
South	1551 Cunningham Avenue	255,000	82	2,230	1,794	436
Central	815 Oakdale Ave.	44,215	16	435	239	196
Total Available Capacity						**1,073**

Table 3.4
Chartered Schools* Inventory

Middle Schools	Location	Building Area Sq. Ft.	Oct 2013 Enrollment	Available Capacity
Madrone Trail	3700 Ross Lane	17,121	176	N/A
LOGOS	1551 Cunningham Avenue	10,000	557	N/A
Vibes	821 N. Riverside Avenue		140	N/A
Total Available Capacity			***These Facilities do not effect District Capacity***	

*Medford School District does not own or manage Charter School Facilities

B. Support Facility Inventory

Tables 3.5 and 3.6 identify space allocations for support services located at the Medford School District Education Center.

Table 3.5
Medford School District Education Center – Main Building Inventory

Space Use	Occupied Area (Square Feet)	Site Location
Central Medford High School	44,215	Main Building, First Floor
Administration	42,395	Main Building, Second Floor
Board Room /Conf. Rooms	12,641	Main Building, First Floor
Auditorium / Lobby	14,400	Main Building, First Floor
Leased / or Available for Lease	56,814	Main Building
Total Main Building	**170,465**	

Table 3.6
Medford School District Education Center – Annex / Gym Inventory

Space Use	Occupied Area (Square Feet)	Site Location
Facilities	12,414	Annex
Purchasing/Warehouse	11,364	Annex
Network Telecom Services	6,221	Annex
Instructional Media Center	5,100	Annex
Publications	1,200	Annex
Sodexo-Food Service	5,225	Annex
Total Annex	**41,524**	
Gymnasiums (3)	16,241	Gym

CHAPTER 4 SCHOOL CAPACITY

A. EXISTING SCHOOL CAPACITY

The existing school conditions and capacity were inventoried as part of the planning process. Forecasts were developed to project what year each existing school population might exceed capacity. In addition to student population, other factors such as collective bargaining agreements, government mandates, and community expectations affect classroom space requirements. Space is necessary for regular classrooms, the fine and performing arts, physical education, special education, Title I, tutorial support, technological applications, career and technical education programs, and computer labs. Space must be provided for common areas such as media centers, cafeterias, kitchens, and auditoriums. Space is needed for groups of students/staff to work together. These programs can have a significant impact on the available capacity within school facilities. Further, the community expects all spaces to be well utilized during the school day and available after the school day for school and community use.

1. **Determining Capacity**

Available capacity varies at each school and across the district. The district uses the following utilization formula to determine facility capacity:

 # Teaching stations x class size x 85% utilization factor = Total Capacity

The utilization factor is based on the amount of time during the day a regular classroom is not occupied by students and the balance of students at grade level. The number of students per teaching station used to calculate capacity is 25 for K-3, 30 for 4-6 and 32 for grades 7-12.

Table 4.1
School Capacity

Schools	Teaching Stations	Permanent Capacity	Oct 2013 Enrollment	Available Capacity
Elementary Schools	330	7,714	6,746	968
Middle Schools	86	2,339	1,789	550
High Schools	176	4,787	3,714	1,073
Total Available Capacity	**592**	**14,840**	**12,249**	**2,591**

*Total enrollment does not include chartered schools because Medford School District does not provide or manage the facilities for these schools.

B. ADJUSTED SCHOOL CAPACITY TO INCLUDE SPECIAL PROGRAMS

Several Schools partner with other agencies to provide student support services within the school. These partnerships are very beneficial for the community but also result in a reduction of available space. School capacity adjustments are needed to allocate for space requirements for partnerships and district programs. The following programs require school space:

ELEMENTARY

- Hoover: 2 Classrooms-FOCUS
- Howard: 4 Classrooms-SOESD/Kids Unlimited
- Jackson: 1 Classroom-SMART and 1 modular for Kids Health Connection
- Jacksonville: 2 Classrooms-SOESD
- Jefferson: Modular-DESD Child Development Services
- Kennedy: 2 Classrooms-SMART/YMCA
- Oak Grove: 1 Classroom –SMART and 1 modular for Kids Health Connection
- Wilson: 4 Classrooms-Head Start/SMART/YMCA
- Washington: 2 Classrooms-Head Start
- Ruch: 1 Classroom-YMCA preschool

SECONDARY

- Hedrick: 1 Classroom-SOESD

Table 4.2
Capacity Adjustment Elementary

Elementary Schools	Building Area Sq. Ft.	Teaching Stations	Available Stations	Adjusted Capacity	Oct 2013 Enrollment	Available Capacity
Abraham Lincoln	63,438	24	24	561	465	96
Griffin Creek	54,930	25	25	584	622	-38
Hoover	53,611	27	25	584	644	-60
Howard	59,530	28	24	561	494	67
Jackson	55,804	19	18	421	415	6
Jacksonville	57,561	22	20	468	435	33
Jefferson	52,943	24	24	561	486	75
Kennedy	54,788	28	26	608	567	41
Lone Pine	73,458	24	23	538	620	-82
Oak Grove	59,355	25	24	561	497	64
Roosevelt	51,002	20	19	444	374	70
Ruch	34,590	14	13	304	205	99
Washington	58,146	25	23	538	457	81
Wilson	49,972	25	21	491	465	26
Total Available Elementary Capacity						**478**

Table 4.3
Capacity Adjustment Secondary

Secondary Schools	Building Area Sq. Ft.	Teaching Stations	Available Stations	Adjusted Capacity	Oct 2013 Enrollment	Available Capacity
Hedrick	158,990	44	43	1,170	937	233
McLoughlin	161,072	42	42	1,142	622	290
North	234,121	78	78	2,122	1,681	441
South	255,000	82	82	2,230	1,794	436
Central	44,215	16	16	435	239	196
Total Available Secondary Capacity						**1,596**

Elementary school capacity has been reduced from 967 to 478 due to special educational programs in addition to core classroom instruction. Secondary school capacity was only reduced by one classroom.

CHAPTER 5 ENROLLMENT PROJECTIONS

A. District Growth Projections

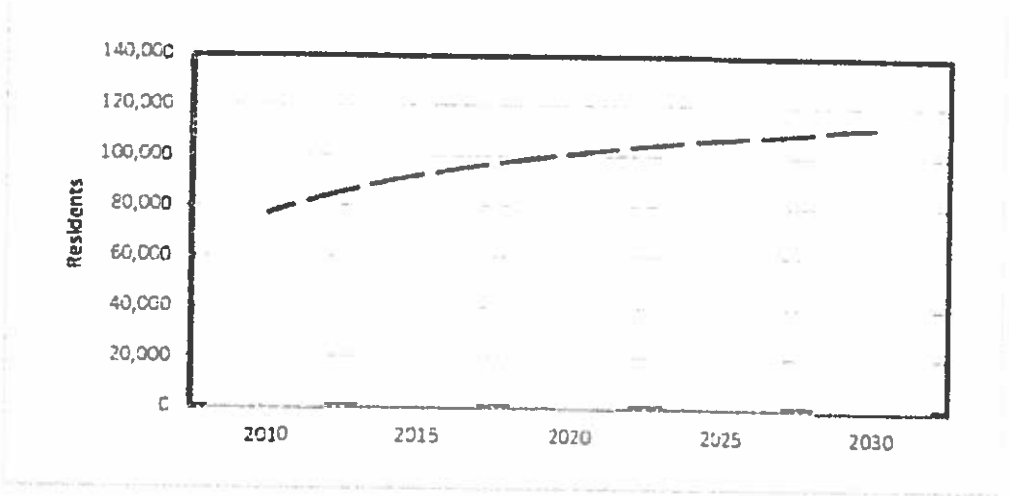
1. Johnson Reid- Demographic and Enrollment Forecasts

In 2011, the District engaged Johnson Reid, LLC, a land use economics firm, to develop population projections by school age group from 2011 through 2030. The study, attached as Appendix C, concludes as follows:

"Over the 20- year period, we forecast roughly 35,000 new residents in the district, an average annual rate of 1.9% growth. These findings and this rate of growth is consistent with Medford's adopted 1.9% rate in its Comprehensive Plan. The student age population is expected to grow at slightly slower rate, while adding over 5,500 new student age residents."

Note that the 1.9% growth rate cited above is the projected rate of growth for the general population district-wide, and that the 5,500 new student age residents are the total projected including those that may not attend a District school facility (e.g., some will attend private or charter schools). The Johnson-Reid analysis then converts general population projection to a District enrollment projection as summarized in Table 5.2 later in this report.

Table 5.1
District-wide Population Growth
Medford School District (2010 – 2030)
From Figure 17, Demographic and Enrollment Forecasts Johnson Reed, LLC (December 2011)



2. City of Medford Population Projections

The City of Medford adopted population projections as part of the Medford Comprehensive Plan in September 2007. In the City of Medford's projections, a growth rate of 2.2% per year is estimated for the general population.[6] The Medford Comprehensive Plan states that growth will continue to include larger than previous numbers of retired or soon-to-be retired residents, however, Medford will also continue to experience growth in the under 18 age group.

In 2009, the City of Medford updated the Economic Element of its Comprehensive Plan for the 2010-2030 planning period. This process involved the development of an economic

opportunities analysis and adoption of an employment growth forecast over a 20-year planning horizon. The City's adopted economic forecast calls for an average annual growth rate of 2.0% adding 33,000 new jobs through 2030.

B. District Enrollment Forecast

District-Wide Forecast

The Johnson Reid Study, Appendix C, projects an average of 2.3% district-wide annual enrollment growth over the first 10 years and a growth in student enrollment of 1.4% over the following 10 years through the end of the planning horizon, with an overall average of 1.8% over the entire forecast period, adding approximately 4,500 students through 2035. This translates to 2,470 more elementary students, 655 more middle school students, and 1,360 more high school students under the current grade distribution. However, these increases are not forecast to distribute evenly across the district. Schools near vacant residential zoned land are forecast to have the largest marginal increases in population and will exceed the existing capacity soonest. Growth rates also vary by K-6, 7-8, and 9-12 over time. Enrollment forecasts for elementary, middle schools and high schools are projected in Table 5.2.

Table 5.2
Enrollment Forecast*

Using the forecast growth projections from Johnson Reid, 2.3% growth is projected until 2021 and 1.4 % growth is projected from 2021 to 2035.

	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	25/26	30/31	35/36
KG			995	989	1,012	1,034	1,057	1,080	1,103	1,125	1,213	1,282	1,351
Grade 1			930	997	1,020	1,043	1,066	1,089	1,112	1,135	1,222	1,292	1,362
Grade 2			994	938	960	981	1,003	1,024	1,046	1,067	1,150	1,216	1,281
Grade 3			937	965	987	1,009	1,032	1,054	1,076	1,098	1,183	1,251	1,318
Grade 4			906	967	989	1,011	1,034	1,056	1,078	1,100	1,186	1,253	1,321
Grade 5			897	923	944	965	987	1,008	1,029	1,050	1,132	1,196	1,261
Grade 6			869	903	924	945	965	986	1,007	1,028	1,107	1,170	1,233
ELEMENTARY	**6,514**	**6,520**	**6,528**	**6,682**	**6,836**	**6,989**	**7,143**	**7,297**	**7,450**	**7,604**	**8,192**	**8,660**	**9,128**
Grade 7			991	862	882	902	921	941	961	981	1,057	1,117	1,177
Grade 8			878	988	1,011	1,033	1,056	1,079	1,102	1,124	1,211	1,280	1,350
MIDDLE SCHOOL	**1,745**	**1,683**	**1,869**	**1,850**	**1,893**	**1,935**	**1,978**	**2,020**	**2,063**	**2,105**	**2,268**	**2,398**	**2,527**
Grade 9			930	892	913	933	954	974	995	1,015	1,094	1,156	1,218
Grade 10			915	916	937	958	979	1,000	1,021	1,042	1,123	1,187	1,251
Grade 11			924	886	906	927	947	968	988	1,008	1,086	1,148	1,210
Grade 12			1,023	1,020	1,043	1,067	1,090	1,114	1,137	1,161	1,251	1,322	1,393
HIGH SCHOOL	**3,579**	**3,555**	**3,792**	**3,714**	**3,799**	**3,885**	**3,970**	**4,056**	**4,141**	**4,227**	**4,553**	**4,813**	**5,073**
Total Students	**11,838**	**11,758**	**12,189**	**12,246**	**12,528**	**12,809**	**13,091**	**13,373**	**13,654**	**13,936**	**15,014**	**15,871**	**16,728**

*Enrollment projections on Table 5.2 do not include Charter Schools

CHAPTER 6 FACILITY NEEDS

A. Future Capacity Requirements

The Medford School District currently has capacity to add an additional 968, K-6 students in Elementary and 1,623, 7-12 students in secondary schools. Available capacity is reduced to allow space for partnering education and special programs to 478 students in Elementary and 1,596 students in secondary schools. Table 6.1 shows the facility capacity needs over the next 5, 10 and 20 years. These projections are shown for each grade level in Table 5.2.

Table 6.1
Capacity Requirements

Schools	Adjusted Teaching Stations	Adjusted Permanent Capacity	Projected 19/20 Enrollment	Change in Capacity	Projected 25/26 Enrollment	Change in Capacity	Projected 35/36 Enrollment	Change in Capacity
Elementary Schools	309	7,224	7,450	-226	8,192	-968	9,128	-1,904
Middle Schools	85	2,312	2,105	+207	2,268	+44	2,527	-215
High Schools	176	4,787	4,227	+560	4,553	+234	5,073	-286
Capacity	**576**	**14,323**	**13,782**	**541**	**15,013**	**-690**	**16,728**	**-2,405**

B. MEETING INCREASED SPACE DEMANDS

1. Phase I: 1-5 years

From Table 4.2, Capacity Adjustment, there are three (3) elementary schools that exceed current district education program capacity standards. These schools include Griffin Creek, Hoover, and Lone Pine. The immediate space needs will be at the elementary schools to accommodate the expansion to full day kindergarten in 2015. The following options are available to address future capacity needs:

OPTION 1: Boundary adjustments to balance school capacities. Minor monetary costs.

OPTION 2: Add capacity with modular units. One modular will add capacity for approximately 48 students. Modular classrooms could be added to the following sites: Griffin Creek, Hoover, Jackson, Jefferson, Kennedy, Lone Pine, Oak Grove, Ruch, and Wilson. Howard could also add a modular with an approved agreement from the City of Medford to access park land.

a. Lease modular units for short term increased capacity. The cost to lease a modular unit is approximately $1,000 per month with a onetime approximate setup cost of $16,000. Each site will have variable setup costs depending on existing conditions.
b. Purchase modular units for long-term increased capacity. The cost for a new modular with setup is approximately $120,000. Used modular units are available at a lower cost.

OPTION 3: Relocate Elementary students into the secondary schools. There is still capacity available at the secondary schools to either relocate students or special programs.

2. **Phase II: 5-10 years**

Within the 10 year projections, there will be a need to increase capacity for an additional 968 elementary students, see Table 6.1. The middle schools will be reaching the capacity limit while the High schools should still have adequate capacity with only minor adjustments to accommodate specific program needs. The following options are available to address future capacity needs over the next 5-10 years:

OPTION 1: To keep the K-6 configuration, capacity will need to be added at the elementary level. Add one new elementary school. This will increase capacity by 500-600 students. This option would be practical if modular units from Phase I were to remain at school sites.

OPTION 2: Add two new elementary schools. This will increase capacity by 1,000-1,200 students and meet future growth projections.

OPTION 3: To shift to a K-5 and 6-8 configuration, capacity would only need to be added at the secondary level to meet the 10 year growth projection. Add a new middle school and shift the 6 grade class from the elementary to middle schools. The 6th grade class size is projected to be 1,107 in 10 years, see Table 5.2. Also in 10 years the projected 7th and 8th grade class sizes together is projected to be 2,268, see Table 5.2. A new middle school would need to be built to accommodate 1,100 students to meet the projected growth needs in 10 years.

a. New middle school construction, cost approximately $78,860,000 See Appendix D.
b. Renovate MSDEC to accommodate a middle school, cost approximately $55,500,000 See Appendix D.

OPTION 4: Additional modular units could be added at the elementary and secondary levels to manage the increased capacity demands.

3. **Phase III: 10-20 years**

To meet the projected capacity demands for 20 years, elementary and secondary school capacity will need to be added. If no modular units or grade level adjustments are made, the elementary space needs will exceed capacity by 1,904 students and the secondary space needs will exceed capacity by 501 students. The following options are available to address future capacity needs over the next 20 years:

OPTION 1: If the K-6 configuration remained, three to four Elementary schools would need to be added. This would increase the elementary capacity by 1,500 to 2,400 students. Secondary sites could have capacity increased with building additions or modular units to accommodate student growth.

OPTION 2: With a K-5 configuration, one elementary, and three modular units would provide the needed capacity for the next 20 years. With a 6-8 and 9-12 configuration for secondary schools would require a third middle school and expansions at both high schools to accommodate an increased need for 1,734 6-12 students in 20 years.

OPTION 3: To shift to a K-5 configuration, two new elementary schools and no modular units would accommodate the 20 year growth in elementary students. With a 6-8 and 9-12 configuration for secondary schools would require a third middle school and expansions at both high schools to accommodate an increased need for 1,734 6-12 students in 20 years.

C. **Future School Site Options**

MD-2 Property: The District has a Letter of Intent for a land donation of 20 acres located within an adopted Urban Reserve Area near Coker Butte Road and Springbrook Road, see Figure 2. The property is located in the city's urban reserve and is likely to be adopted into the Urban Growth Boundary in the near future. The location of this property meets the District's requirements for future school sites identified in Table 6.2. This property is large enough to fit either a future elementary or middle school.

The District desires to cooperate with the City and landowner to bring the property into the urban growth boundary to provide additional capacity to meet further growth needs. An amendment to the existing urban growth boundary must be mutually reviewed and approved by the City and County and acknowledged by the State. The procedure would include a comprehensive plan amendment and zone change so that the site will be appropriately zoned.

Property Purchase: The District should also consider purchasing land to meet the need for future school sites. The cost for a 10 acre plot to meet the standard for an elementary school within the existing Urban Growth Boundary would range between $500,000 and $1,000,000. The cost for a 20 acre lot to meet the recommended middle school standard within the Urban Growth Boundary would range between $1,000,000 and $2,000,000. Property located in the Urban Growth Boundary to meet future land needs is becoming more difficult to locate. Property located in the Urban Reserve Area to meet future land needs could be purchased at a lower cost but will still need to be incorporated into the Urban Growth Boundary.

The City has designated a future elementary school site on the Southeast Area Plan Map in a planned residential area to the east of North Phoenix Road and north of East Barnett Road. Although the site has not been acquired by the District, the Southeast Plan provides for notification to and coordination with the District through a required Planned Unit Development review process as the area is built out.

Hull Road Property: The owners of property on Hull Road have pledged to gift to the District a 20 acre school site on the southwest quarter of their property. The initial agreement to work through a process to potentially accept the gift expired in 2012. The Hull Road property is located outside of the Urban Growth Boundary and, as such, is currently viewed as a potential long-range option for a school site for the District. A new agreement between the property owner and the District must be established if the Hull Road property is to be considered for a future school site. In addition, before the property could be utilized as a school site it would need to be included within the City of Medford's Urban Growth Boundary.

D. **Evaluating Potential School Sites**

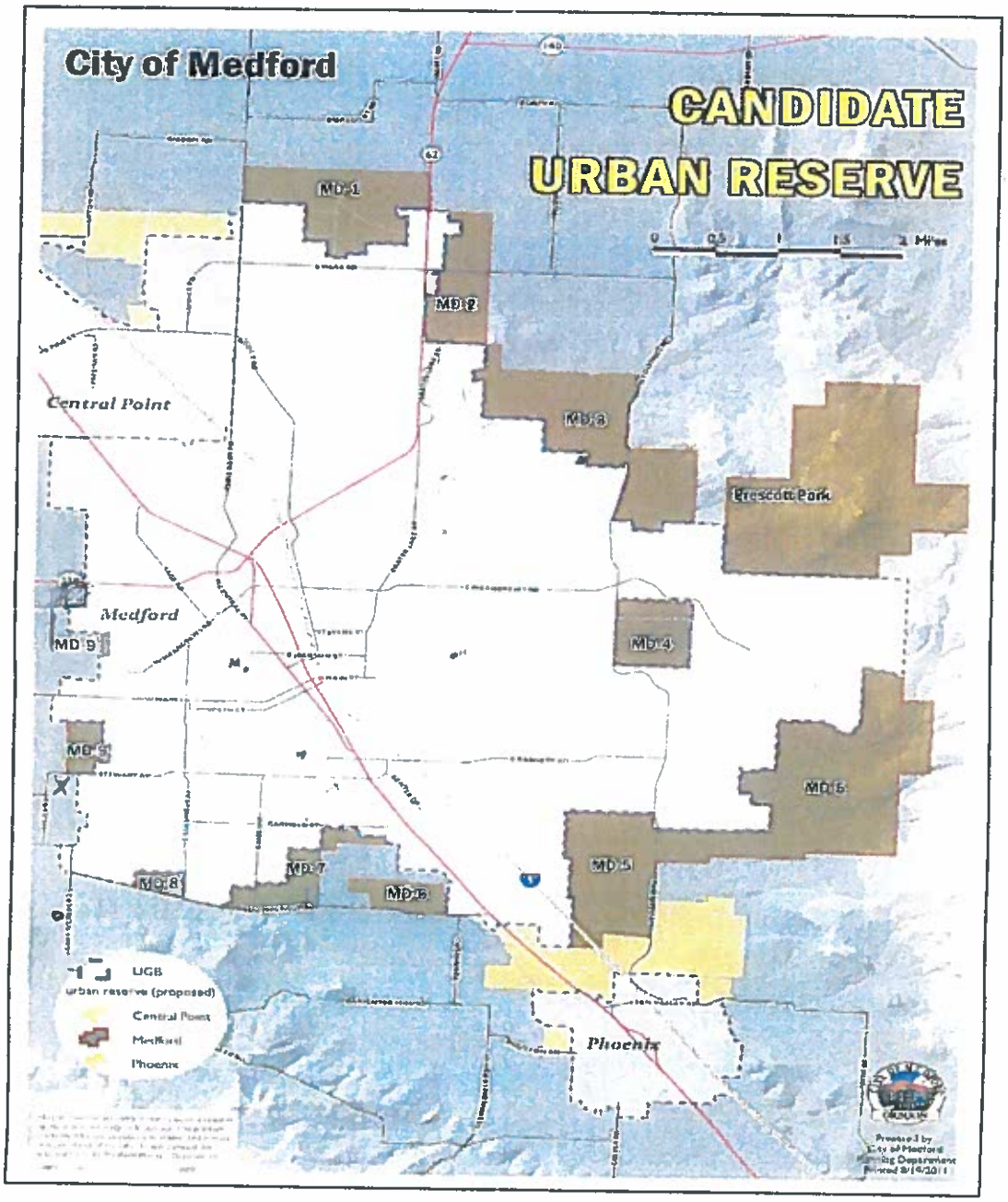
Upon determining that there is a need for new facilities, a review of potential sites must consider many factors including health and safety, location, accessibility, environment, physical characteristics (soil and topography), acquisition and development costs (including utilities), and coordination with the local comprehensive plans. The criteria outlined in Table 6.2 below are designed to select sites that provide for both a safe and supportive environment for the instructional program and the learning process.

Table 6.2
School Site Selection Criteria

Medford 549C Schools Site Selection Criteria
Safety
▪ If adjacent to our near arterial roadways, elementary school site must have adequate room on property to maintain sufficient setback conducive to good learning environment These factors must be avoided: ▪ Within 1,500 feet of railroad tracks ▪ Within airport approach overlay ▪ Crossed by high-voltage (500 KV) power lines ▪ Close to high-pressure lines, for example natural gas, gasoline sewer or water lines ▪ Contaminants/toxics in the soil or groundwater, such as from landfills, chemical plants, refineries, fuel tanks, nuclear plants, or agricultural use of pesticides or fertilizer, etc. ▪ Close to high decibel noise sources ▪ Close to open-pit mining ▪ On or near a fault zone or active fault ▪ In a dam inundation area or 100-year flood plain ▪ Social hazards in the neighborhood, such as high incidence of crime and drug or alcohol abuse
Location
▪ Location conducive to allow for efficient and logical school area boundaries (promotes boundaries where students within the enrollment area live within half mile of elementary schools, one mile of middle schools, and 1.5 miles of high schools) ▪ Proximate to residential neighborhoods ▪ Safe walking areas can be provided ▪ Multiple street approaches available (3 frontages ideal) ▪ Ability to maintain at least a 200-foot setback of nearby farm and forest practices ▪ Favorable orientation
Environment
▪ Desirable features include a variety of trees and plants or a wooded area for use in education programs such as biology or outdoor learning ▪ Free from sources of noise that may impede the instructional process ▪ Free from air, water and soil pollution ▪ Provides aesthetic view from and of the site ▪ Compatible with the educational program
Soils
▪ Proximity to faults or fault traces ▪ Stable subsurface and bearing capacity ▪ Danger of slides or liquefaction ▪ Positive drainage

Medford 549C Schools Site Selection Criteria
Topography
▪ Generally level ▪ Flat sites preferred; If flat site unavailable, choose site with minimum need for major excavation ▪ Rock ledges or outcroppings ▪ Surface and subsurface drainage ▪ Level area for playfields
Size and Shape
▪ Length-to-width ratio does not exceed 2:1 ▪ Sufficient open play area and open space ▪ Potential for expansion for future needs ▪ Area for adequate and separate bus loading and parking
Accessibility
▪ Obstacles such as crossings on major streets and intersections, narrow or winding streets, heavy traffic patterns ▪ Access and dispersal roads ▪ Natural obstacles such as grades or gullies ▪ Access for bus transportation ▪ Routing patterns for foot traffic ▪ Remote areas (with no sidewalks) where students walk to and from school ▪ Easily reachable by emergency response vehicles
Public Services
▪ Available and feasible at time of construction ▪ Fire and police protection, including fire water lines
Cost
▪ Reasonable costs for purchase of property, severance damages, relocation of residents and businesses, and legal fees ▪ Reasonable costs for site preparation including, but not limited to, drainage, parking, driveways, removal of existing buildings, and grading ▪ Environmental mitigation ▪ Reasonable maintenance costs
Availability
▪ On the market for sale or likely to be available ▪ Title clearance – unencumbered ▪ Condemnation of buildings and relocation of residents to be avoided

City of Medford-Candidate Urban Reserve
(Figure 2)



CHAPTER 7 CAPITAL FACILITIES FINANCING

A. Capital Improvements for Existing Facilities

Scheduled capital improvement projects include large projects that cannot be funded from the maintenance operating budget. These projects would include roof replacements, mechanical and electrical system upgrades, parking lot and sidewalk replacements, floor finish replacements, painting, sports fields and track replacements and building renovations.

Scheduled capital improvement requirements for every district site from 2014 through the 2033-2034 school year are provided in **Appendix B** of the Long Range Facilities Plan. It shows that the average annual capital improvements cost over the next five years to be $1,307,700. Over the next twenty years, the average is projected to be **$1,153,650.** When furniture, computers and vehicle replacement is included in the average expenditure, the projected amount is $1,825,605 (in 2014 dollars) over the next ten years. Assuming an average 2% annual inflation over the next twenty years, the projected average annual expenditure increases to **$2,262,287.** This amount does not include any new construction or major renovation projects.

Table 7.1
20-Year Capital Improvement Plan Summary

No. of Years	Average Capital Expenditures	Average Annual Replacement Costs	Total
5	$ 1,307,700	$ 498,180	$ 1,805,880
10	$ 1,311,950	$ 594,690	$ 1,906,640
20	$ 1,153,650	$ 637,155	$ 1,825,605

B. Capital Improvement Funding

The District has four primary sources of funding for anticipated capital improvements:

1. *Construction Excise Tax:* On November 21, 2011, the School Board voted to implement a construction excise tax. The funds collected from this tax could be applied to the annual capital improvement plan.

2. *Project Reserves:* An annual amount is transferred from the general fund into a facilities reserve account to fund the capital improvement plan.

3. *Established Revenue from Energy Incentive Grants:* The Oregon Department of Energy administers the SB 1 149 program. This program will provide the Medford School District an annual revenue stream of approximately $200,000 for the next 12 years to reimburse the district for energy efficient projects that were funded from the 2006 Bond.

4. *Liquidation of Surplus Properties:* Two district properties were liquidated in the 13/14 school year. The Administrative Annex sold for $200,000 and the Merriman property sold for 191,000. The old warehouse is in the process of being liquidated. These funds could be applied to assist in the funding of the Long Range Facilities Plan.

C. **New Construction Funding**

With the forecasted increase need for capacity, one or two elementary schools will need to be built within ten years. The money to support this can come from a new bond or other funding sources. Bonds are typically used to fund construction of new schools or other capital improvement projects. The District passed a $188.9 million bond in November 2006 that funded renovations and new construction at all 19 sites and created the centralized support facility.

A bond is usually necessary for the purchase of land and subsequent construction of new schools which is needed to serve future growth in enrollment. The rate of enrollment growth will control future facility demands. In the case of potential construction on the MD-2 site, the land is being donated eliminating the cost of purchasing the land. Land costs will need to be considered for construction of a second elementary or a middle school.

CHAPTER 8 CONCLUSIONS AND RECOMMENDATIONS

A. **Future Capital Improvements for Existing Facilities**

Medford's existing facilities are in very good condition thanks to the bond funded construction of the past several years. The focus now is on maintaining the facilities and performing timely preventative maintenance to preserve facility assets. For this, ongoing funding needs to be available for necessary capital expenditures such as reproofing, painting, upgrading HVAC, etc. This will be key to keeping these facilities ready to support current and future students.

B. **Recommendations for Future Facilities**

The potential growth rate of 2.3% is very aggressive compared to historic trends. The growth rate will need to be continually monitored and reviewed, then adjusted to reflect actual trends. If the growth rate is substantially less, the need for additional capacity extends further into the future.

With the projected growth rate of 2.3%, within the next ten years, the District will need to acquire land for two additional elementary schools and a potential third middle school. To meet projected long term facility needs, the District should review and include the following site acquisition guidelines when considering property purchases:

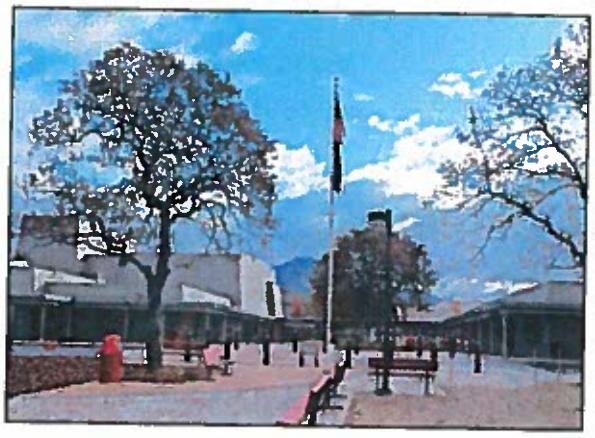
1. Efficiency: The District has recently completed major renovation and new construction projects and has re-adapted its existing facilities in substantive ways. Operational logistics should be considered in the evaluation of efficiency as well. For example, schools that are at over capacity should be considered into a full facility master plan to create an even distribution of students.
2. Siting Criteria: Adopt site selection criteria to provide critical guidance in advance of future needs, see Table 6.2.
3. Property Purchase: Coordinate with the owner of the donated and purchase sites, to secure acquisition of the property and to assure the site is adequately accommodated in the design plans for the District and community.
4. Agency Review: Continue to work with local agencies such as the City of Medford, City of Jacksonville, City of Central Point, and Jackson County to ensure growth and land locations are consistent with regional goals.

APPENDIX A – Site Information

APPENDIX A

SITE INFORMATION

NORTH MEDFORD HIGH SCHOOL
1900 N. Keene Way, Medford, OR



CAMPUS INFORMATION

Principal	Ron Beick
Main Office Phone	541-842-3670
Year of Original Construction	1967
Major Renovation	2007-2011
Site Size (acres)	61.31
Building Size (square feet)	234,121
Teaching Stations	78
Grades	9-12
Enrollment	1,681
Capacity	2,122

CAMPUS ASSESSMENT

Major renovations have occurred from 2007 to 2011. The campus condition has improved significantly. The renovation projects at the North campus have contributed to improved student safety and facility durability. The campus should not need any further major upgrades for at least 20 years.

CAMPUS IMPROVEMENTS

North campus renovations included: Revised space layouts, structural seismic upgrades, new siding, new roofing, mechanical system replacement, security upgrades, asbestos removal, parking lot upgrade, landscape upgrade, new flooring, and new interior finishes. New windows and skylights were added to increase natural light for the interior space.

New construction on campus consists of a new media center and three new classrooms. The previous media center was turned into a student commons area.

The final bond project on the North campus replaced the main gym wood floor in the summer of 2011.

CAMPUS INVESTMENT

Budget: $33.5 Million
Source: General Obligation Bond Proceeds and General Fund
Major Completion: Fall 2010

SOUTH MEDFORD HIGH SCHOOL

1551 Cunningham Ln, Medford, OR

CAMPUS INFORMATION

Principal	Kevin Campbell
Main Office Phone	541-842-3680
Construction Completion	2010
Site Size (acres)	38
Building Size (square feet)	255,000
Teaching Stations	82
Grades	9-12
Enrollment	1,794
Capacity	2,230

CAMPUS ASSESSMENT

New construction, the campus should not need any major upgrades for the next 20 years.

CAMPUS IMPROVEMENTS

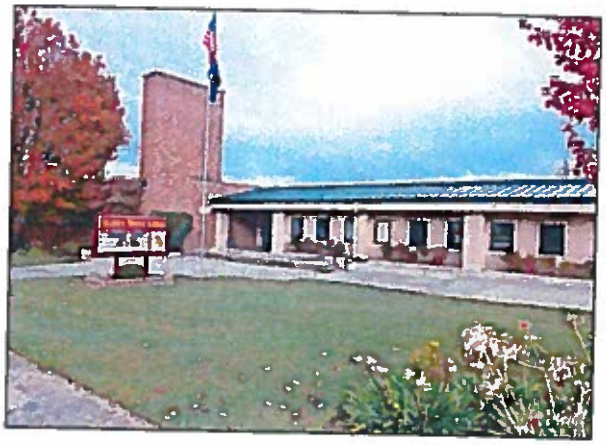
The new campus construction project includes a 255,000 sq. ft. building with a competition gym, auxiliary gym and a theater. The project also includes athletic fields with a track, tennis courts, baseball field, two softball fields, soccer field, and artificial turf at the football field. The campus is designed to be energy efficient with natural lighting and efficient mechanical systems. The campus is designed to be safe for students and has been constructed with durable materials.

CAMPUS INVESTMENT

Budget: $79,800,000
Source: General Obligation Bond Proceeds
Completion: Fall 2010

HEDRICK MIDDLE SCHOOL

1501 E. Jackson Street, Medford, OR



CAMPUS INFORMATION

Principal	Dan Smith
Main Office Phone	541-842-3700
Year of Original Construction	1955
Site Size (acres)	11.00
Building Size (square feet)	158,990
Teaching Stations	44
Grades	7-8
Enrollment	937
Capacity	1,197

CAMPUS ASSESSMENT

Facility is a two-story structure built more than 57 years ago. The building is structurally sound and received a major upgrade in 1996. Heating, ventilating and cooling systems are operational, but aging. Asbestos still does exist in the facility but limited to non-exposed areas were the material can be safely contained. The building requires better general access to become compliant with the Americans with Disabilities Act (ADA). The campus does not provide adequate parking.

CAMPUS IMPROVEMENTS

This facility received minor upgrades in the summer of 2009. Improvements included: mechanical duct system, lighting, floor finishes, roofing, new bleachers, and painting. Asbestos was removed in open areas. In the summer of 2014, the boiler was replaced to provide heating in the main building.

CAMPUS INVESTMENT

Budget: $1.8 Million
Source: General Obligation Bond Proceeds
Completion: Fall 2009

MCLOUGHLIN MIDDLE SCHOOL

320 W. Second Street, Medford, OR

CAMPUS INFORMATION

Principal	Linda White
Main Office Phone	541-842-3720
Year of Original Construction	1926
Site Size (acres)	9.80
Building Size (square feet)	161,072
Teaching Stations	42
Grades	7-8
Enrollment	852
Capacity	1,142

CAMPUS ASSESSMENT

Facility is a multi-story structure built more than 80 years ago. The building is structurally sound and received major system improvements with minor seismic upgrades in 1996. Heating, ventilating and cooling (HVAC) systems are aging but functional. Asbestos still does exist in the facility but limited to non exposed areas were the material can be safely contained. The campus does not provide adequate parking. The building and site are small but adequate for current sizing standards.

CAMPUS IMPROVEMENTS

This facility received minor upgrades in the summer of 2009. Improvements included: mechanical duct system, lighting, floor finishes, roofing, new bleachers, and painting. Asbestos was removed in open areas. Due to its extremely poor condition and the costs for renovations, the annex was removed in the summer of 2011 and replaced with a storage and restrooms. In 2013, a security upgrade improved access to the office entry.

CAMPUS INVESTMENT

Budget: $1.4 Million
Source: General Obligation Bond Proceeds
Completion: 2009

ABRAHAM LINCOLN SCHOOL

3101 McLoughlin Dr., Medford, OR

CAMPUS INFORMATION

Principal	Patti Frazier
Main Office Phone	541-842-3730
Year of Original Construction	1996
Site Size (acres)	19.98
Building Size (square feet)	63,438
Teaching Stations	24
Grades	K-6
Enrollment	465
Capacity	561

CAMPUS ASSESSMENT

Facility is a single-story structure built in 1996. The building is structurally sound and requires only minimal improvements. Flooring and interior finishes are beginning to show wear and will need replaced within the next three years.

CAMPUS IMPROVEMENTS

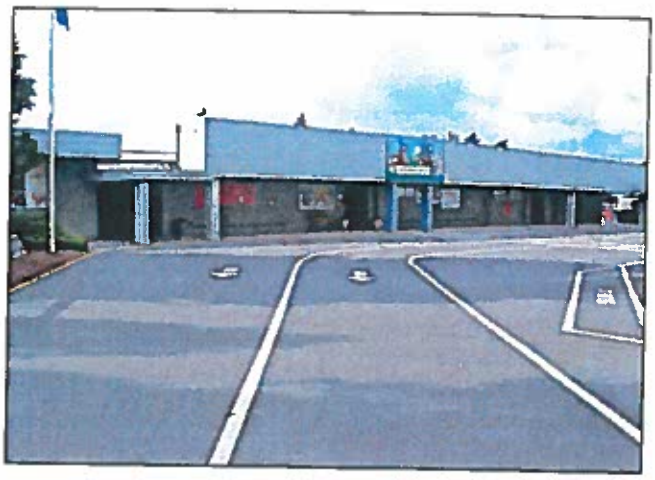
The exterior was painted in the summer of 2007 as part of the district bond building improvement plan. Site fencing was added in 2009 to improve campus security.

CAMPUS INVESTMENT

Budget: $120,000 for painting and site fencing
Source: General Obligation Bond Proceeds
Completion: 2009

GRIFFIN CREEK SCHOOL

2430 Griffin Creek Road, Medford, OR



CAMPUS INFORMATION

Principal	Louis Dix
Main Office Phone	541-842-3740
Year of Original Construction	1902
Site Size (acres)	8.98
Building Size (square feet)	54,930
Teaching Stations	25
Grades	K-6
Enrollment	622
Capacity	584

CAMPUS ASSESSMENT

Facility is a single story structure with the original building constructed over 105 years ago. The building was renovated in 2007. The staff parking lot surface is gravel. This school is currently over capacity based on the District's education standards.

CAMPUS IMPROVEMENTS

This facility was significantly renovated in 2007. It received new HVAC systems and controls to improve efficiency and comfort for learning. Flooring was replaced with easy-to-maintain durable material, the interior was refurbished and exterior was painted. The campus was connected to city water. The roof was also replaced.

In 2009, additional fencing was added to improve school security.

In 2010, an additional parking lot was added to improve safety.

In 2013, a security upgrade improved access to the office entry.

CAMPUS INVESTMENT

Budget: $2.47 Million

Source: General Obligation Bond Proceeds and General Fund

Completion: 2009

HOOVER SCHOOL

2323 Siskiyou Blv, Medford, OR

CAMPUS INFORMATION

Principal	Lynn Cataldo
Main Office Phone	541-842-3750
Year of Original Construction	1958
Site Size (acres)	7.00
Building Size (square feet)	53,611
Teaching Stations	27
Grades	K-6
Enrollment	644
Capacity	631

CAMPUS ASSESSMENT

Facility is a single story structure built 54 years ago. The building was recently renovated in 2007.

CAMPUS IMPROVEMENTS

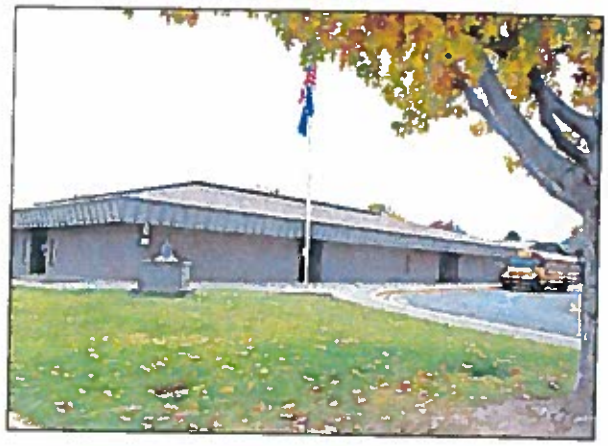
This facility was significantly renovated in 2007. It received new HVAC systems and controls to improve efficiency and comfort for learning. Flooring was replaced with easy-to-maintain durable material, the interior was refurbished and exterior was painted. Additional parking was added in 2008. Windows were replaced in 2009. In 2013, a security upgrade improved access to the office entry.

CAMPUS INVESTMENT

Budget: $3.3 Million
Source: General Obligation Bond Proceeds and General Fund
Completion: 2009

HOWARD SCHOOL

286 Mace Road, Medford, OR



CAMPUS INFORMATION

Principal	Javier del Rio
Main Office Phone	541-842-3760
Year of Original Construction	1972
Site Size (acres)	3.03
Building Size (square feet)	59,530
Teaching Stations	28
Grades	K-6
Enrollment	494
Capacity	655

CAMPUS ASSESSMENT

Facility is a single story structure built 40 years ago. The building is in good condition. The school site is limited in size. Grounds are available at the adjacent City Park. The site needs further security fencing added.

CAMPUS IMPROVEMENTS

In the summer of 2008, the building was renovated with new floor finishes and paint. In 2009, the boiler was replaced and the roof was replaced on the main building. In the summer of 2011, a fence was added on City property to secure the playground area.

CAMPUS INVESTMENT

Budget: $1.11 Million
Source: General Obligation Bond Proceeds and General Fund
Completion: 2009

JACKSON SCHOOL

713 Summit Ave, Medford, OR

CAMPUS INFORMATION

Principal	Kelly Soter
Main Office Phone	541-842-3770
Year of Construction/Renovations	2009
Site Size (acres)	4.52
Building Size (square feet)	55,804
Teaching Stations	19
Grades	K-6
Enrollment	415
Capacity	444

CAMPUS ASSESSMENT

The main building and gym are newly constructed in 2009. The 1949 addition, media center and cafeteria were newly renovated. The site has limited available parking.

CAMPUS IMPROVEMENTS

The new construction and renovation project provides students with a learning environment with air conditioning, natural light and durable materials.

CAMPUS INVESTMENT

Budget: $12.96 Million
Source: General Obligation Bond Proceeds
Completion: January 2010

JACKSONVILLE SCHOOL

655 Hueners Lane, Jacksonville, OR

CAMPUS INFORMATION

Principal	Joe Frazier
Main Office Phone	541-842-3790
Year of Original Construction	1954
Site Size (acres)	10.25
Building Size (square feet)	57,561
Teaching Stations	22
Grades	K-6
Enrollment	435
Capacity	514

CAMPUS ASSESSMENT

Facility is a single story structure built over 58 years ago. The building is in good condition.

CAMPUS IMPROVEMENTS

In the summer of 2007, a sidewalk was added at the school exit road to provide students a safe route to school. This facility was renovated in the summer of 2008. Current HVAC systems had minor upgrades. Asbestos and other hazardous materials were removed or properly contained. Flooring was replaced and the building interior and exterior was repainted. In 2009, security fencing was added to the campus.

CAMPUS INVESTMENT

Budget: $ 915,000
Source: General Obligation Bond Proceeds and General Fund
Completion: 2009

JEFFERSON SCHOOL

333 Holmes Avenue, Medford, OR

CAMPUS INFORMATION

Principal	Rick Snyder
Main Office Phone	541-842-3800
Year of Original Construction	1955
Site Size (acres)	13.14
Building Size (square feet)	52,943
Teaching Stations	24
Grades	K-6
Enrollment	486
Capacity	561

CAMPUS ASSESSMENT

Facility is a single story structure built over 57 years ago. The building was renovated in 2007. Additional classroom space will still need to be assessed in the future.

CAMPUS IMPROVEMENTS

This facility was significantly renovated in 2007. It received new HVAC systems and controls to improve efficiency and comfort for learning. Flooring was replaced with easy-to-maintain durable material, the interior was refurbished. To improve site security corridors were added to connect campus buildings. Site fencing was added in 2009 to improve campus security.

CAMPUS INVESTMENT

Budget: $4.64 Million
Source: General Obligation Bond Proceeds and General Fund
Completion: 2007

KENNEDY SCHOOL

2860 N. Keene Way Drive, Medford, OR

CAMPUS INFORMATION

Principal	Tom Ettel
Main Office Phone	541-842-3810
Year of Original Construction	1977
Site Size (acres)	10.12
Building Size (square feet)	54,788
Teaching Stations	28
Grades	K-6
Enrollment	567
Capacity	655

CAMPUS ASSESSMENT

Facility is a single story structure built over 35 years ago. The building was recently renovated in 2007.

CAMPUS IMPROVEMENTS

This facility was significantly renovated in 2007. It received new HVAC systems and controls to improve efficiency and comfort for learning. Flooring was replaced with easy-to-maintain durable materials. Site fencing was added in 2009 to improve campus security. In 2013, a security upgrade improved access to the office entry.

CAMPUS INVESTMENT

Budget: $2.37 Million
Source: General Obligation Bond Proceeds and General Fund
Completion: 2007

LONE PINE SCHOOL

3158 Lone Pine Road, Medford, OR

CAMPUS INFORMATION

Principal	Kristi Anderson
Main Office Phone	541-842-3820
Year of Original Construction	1926
Site Size (acres)	9.22
Building Size (square feet)	73,458
Teaching Stations	24
Grades	K-6
Enrollment	620
Capacity	561

CAMPUS ASSESSMENT

The campus is in very good condition with the new construction and full renovation of existing buildings. Modifications to the office entry are still needed to complete the security upgrade. This school is currently over capacity based on the District's education standards.

CAMPUS IMPROVEMENTS

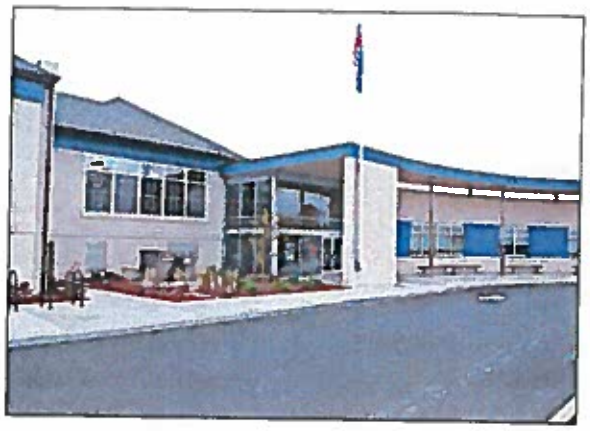
Two newly constructed building were completed in 2009. Two classroom wings with the media center were fully renovated. The new construction and renovated buildings will provide students with a learning environment with natural day lighting, air conditioning and durable materials.

CAMPUS INVESTMENT

Budget: $15 Million
Source: General Obligation Bond Proceeds
Completion: 2009

OAK GROVE SCHOOL

2838 Jacksonville Highway, Medford, OR



CAMPUS INFORMATION

Principal	Jeanne Grazioli
Main Office Phone	541-842-3830
Year of Original Construction	1891
Site Size (acres)	12.50
Building Size (square feet)	59,355
Teaching Stations	25
Grades	K-6
Enrollment	497
Capacity	584

CAMPUS ASSESSMENT

The original building was built in 1891 with an addition of eight class rooms in 1996. The campus is in very good condition with the new construction and full renovation of existing buildings.

CAMPUS IMPROVEMENTS

New construction replaced the existing gym and administration space. All remaining classrooms, cafeteria, and media center were fully renovated with new mechanical and electrical systems, windows, flooring, interior finishes, casework, and roofing. The new construction and renovation provides students with a learning environment with air conditioning and durable materials.

CAMPUS INVESTMENT

Budget: $10.1 Million
Source: General Obligation Bond Proceeds
Completion: 2009

ROOSEVELT SCHOOL

1212 Queen Anne Ave., Medford, OR

CAMPUS INFORMATION

Principal	Isis Contreras-Harrison
Main Office Phone	541-842-3840
Year of Construction/Renovations	2009
Site Size (acres)	4.50
Building Size (square feet)	51,002
Teaching Stations	20
Grades	K-6
Enrollment	374
Capacity	468

CAMPUS ASSESSMENT

In 2009, the main building and gym were constructed and the 1949 addition, media center and cafeteria were renovated. The new construction and renovation project provides students with a learning environment with air conditioning, natural light and durable materials. The site has no off street parking available. There is space availible to add off street parking at the tennis courts.

CAMPUS IMPROVEMENTS

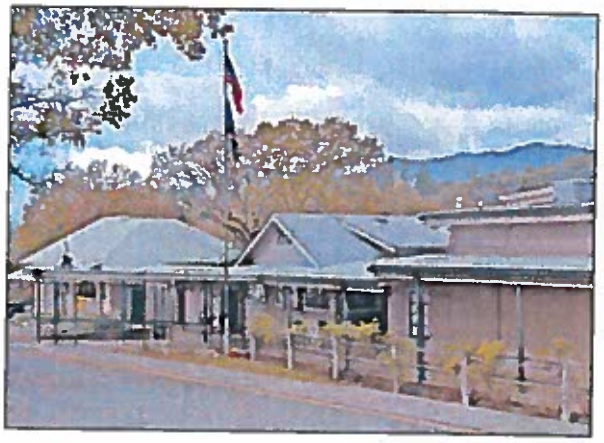
The new construction and renovation project provides students with a learning environment with air conditioning, natural light and durable materials.

CAMPUS INVESTMENT

Budget: $13.15 Million
Source: General Obligation Bond Proceeds
Completion: January 2010

RUCH SCHOOL

156 Upper Applegate Road, Jacksonville, OR



CAMPUS INFORMATION

Principal	Julie Hill
Main Office Phone	541-842-3850
Year of Original Construction	1913
Site Size (acres)	11.86
Building Size (square feet)	34,590
Teaching Stations	14
Grades	K-6
Enrollment	205
Capacity	327

CAMPUS ASSESSMENT

Facility is a single story structure. The original building is 99 years old. The buildings are in good condition. A modular building was recently added to replace to structures that were in poor condition.

CAMPUS IMPROVEMENTS

This facility was renovated in the summer of 2008. Current HVAC systems had minor upgrades. Asbestos and other hazardous materials were removed or properly contained. Flooring and other interior surfaces were replaced and renewed. The office was also reconfigured to improve security and day lighting.

In 2006, seismic upgrades were completed to the gym truss system.

CAMPUS INVESTMENT

Budget: $1.24 Million
Source: General Obligation Bond Proceeds and General Fund
Completion: 2009

WASHINGTON SCHOOL

610 South Peach Street, Medford, OR

CAMPUS INFORMATION

Principal	Sallie Johnson
Main Office Phone	541-842-3860
Year of Original Construction	1931
Site Size (acres)	6.42
Building Size (square feet)	58,146
Teaching Stations	25
Grades	K-6
Enrollment	457
Capacity	584

CAMPUS ASSESSMENT

Facility is a multi-story structure built more than 81 years ago. This building was renovated in 2007 which included the construction of a new cafeteria. This building is registered as a historic building.

CAMPUS IMPROVEMENTS

This facility was significantly renovated in 2007. It received new HVAC systems and controls to improve efficiency and comfort for learning. Flooring was replaced with easy-to-maintain durable materials; the interior was refurbished and painted. An elevator, front ramp and restroom upgrades have improved school accessibility. Additional parking and security fencing was added to the school in the summer of 2008.

In 2011, a seismic upgrade to the main building was completed. This project of $270,000 was funded through a state grant.

CAMPUS INVESTMENT

Budget: $7.02 Million
Source: General Obligation Bond Proceeds
Completion: 2009

WILSON SCHOOL

1400 Johnson Street, Medford, OR

CAMPUS INFORMATION

Principal	Gerry Flock
Main Office Phone	541-842-3870
Year of Original Construction	1958
Site Size (acres)	10.56
Building Size (square feet)	49,972
Available Teaching Stations	25
Grades	K-6
Enrollment	465
Capacity	584

CAMPUS ASSESSMENT

The facility is a single-story structure built more than 54 years ago. The building is in good condition and is structurally sound. The cafeteria space is not adequate.

CAMPUS IMPROVEMENTS

This facility was significantly renovated in 2008. It received new HVAC systems and controls to improve efficiency and comfort for learning. Flooring was replaced with easy-to-maintain durable material, the interior was refurbished and exterior was painted.

CAMPUS INVESTMENT

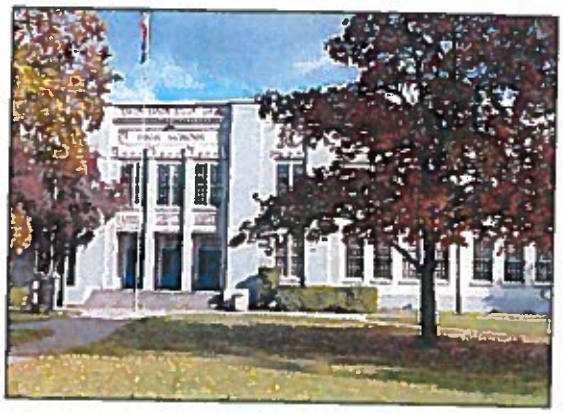
Budget: $3.5 Million
Source: General Obligation Bond Proceeds and General Fund
Completion: 2008

MEDFORD SCHOOL DISTRICT EDUCATION CENTER/ CENTRAL HIGH SCHOOL

815 S. Oakdale, Medford, OR

CAMPUS INFORMATION

Central HS Principal	Amy Herbst
Main Office Phone	541-842-3669
Year of Original Construction	1931
Site Size (acres)	19.20
Total Building Size (square feet)	251,721
Central HS Space	44,215
Classrooms	16
Grades -MOHS	9-12
Enrollment	239
Capacity	435



CAMPUS ASSESSMENT

Facility is a multi-story structure built 84 years ago. It previously served this community as Medford High School (1931-1967), Medford Mid High School (1967-1986), and South Medford High School (1986-2010). Campus contains asbestos and lead throughout. All hazardous material is contained to prevent exposure. Interior finishes, flooring and painting are in fair to good condition.

CAMPUS IMPROVEMENTS

The 2006 Bond Measure 15-73 anticipated the opportunity to preserve this community asset and to consolidate district support services on this campus. The main building and annex have been renovated.

The athletic stadium, gym and athletic fields will be used for district and community events. The main building renovaton was completed in 2011 and the annex renovation was completed in 2012.

The artificial turf will need to be replaced in 2015.

CAMPUS INVESTMENT

Budget: $5.7 million
Source: General Obligation Bond Proceeds and from the liquidation of surplus properties.
Completion: Spring 2012

MASLOW
500 Monroe St., Medford, OR

SITE INFORMATION

Manager	Mary Ferrell
Main Office Phone	541-608-6868
Year of Original Construction	1952
Site Size (acres)	.5
Building Size (square feet)	6,081
Office rooms	7
MSD employees	16
Capacity	20

SITE ASSESSMENT

Single story structure built more than 60 years ago. Asbestos material exists throughout the facility, but is contained. The building requires better general access to become compliant with the Americans with Disabilities Act (ADA). The back open parking lot is granite.

SITE IMPROVEMENTS

The parking area could be used for future district parking.

SITE INVESTMENT

Minimal investment while building remains occupied.

This site is currently being leased to Maslow Project. Tenant improvements to the building included exterior painting, HVAC upgrades, and interior finishes.

DISTRIBUTION CENTER
750 N. Columbus Ave., Medford, OR

SITE INFORMATION

Year of Original Construction	1959
Site Size (acres)	1
Building Size (square feet)	18,083
Office rooms	7
Employees	0
Capacity	10

SITE ASSESSMENT

Main building is a single story warehouse. A refrigeration building is located 4 ft behind warehouse; a storage building is attached to the side of the warehouse. Two Additional buildings are carports one with concrete floors & rear walls the other open on two ends. Large gravel parking and open area for outdoor storage.

SITE IMPROVEMENTS

This site is available to liquidate.

SITE INVESTMENT

If the property is not liquidated soon, roofing will be required.

APPENDIX B – 2014 Annual Capital Improvement Plan (See Supplement)

APPENDIX C – Demographic and Enrollment Forecasts

JOHNSON REID
LAND USE ECONOMICS

DEMOGRAPHIC AND ENROLLMENT FORECASTS
MEDFORD SCHOOL DISTRICT 549C

Prepared By:
JOHNSON REID, LLC

December 2011

JOHNSON REID
LAND USE ECONOMICS

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I. INTRODUCTION

The Medford School District retained Johnson Reid to prepare demographic analysis and enrollment forecasts to inform the District's long range planning process. This analysis utilized a range of informative parameters, particularly making use of recently released local level 2010 Census information. The methodology produces a district-wide enrollment forecast by grade level for the period between 2010 and 2020. We also extend the forecast through a 20-year horizon to coordinate with recent 20-year planning efforts conducted by the City of Medford. We then evaluate characteristics within the district's 14 Elementary School Service Areas (ESAAs) to determine the likely capture of total enrollment growth in each school boundary. Factors informing this "top down" allocation include recent development trends, relative demographic characteristics, housing characteristics, and existing development capacity. The objective of this process is to determine the "path of growth" likely to be realized geographically throughout the district to allocate resources accordingly.

The Medford School District serves a large geographic area reaching from the California and Josephine County borders to Central Point. It is the largest school district in Jackson County, encompassing 41% of the county population.

II. POPULATION AND HOUSING TRENDS

Between 2000 and 2010, population in the district grew at an average annual rate of just under 1%, while adding 7,773 new residents. Over the same interval the countywide population grew at a slight more accelerated pace (1.16%).

FIGURE 1: JACKSON COUNTY AND MEDFORD S.D.
POPULATION GROWTH, (2000-2010)

	Population		
Geography	2000	2010	AAGR
Jackson County	181,269	203,340	1.16%
Medford S.D.	76,725	84,498	0.97%

SOURCE: U.S. Census Bureau

Between the two census periods, the population of students in their "schooling years" (age 5-18) actually dropped during the decade, declining from 15,741 to 15,404 students. With growth in total population, this represented a decrease in the "student share" of population in the district. The decrease in student age population is not a local phenomenon, as the same was exhibited at the county level.

FIGURE 2: JACKSON COUNTY AND MEDFORD S.D. GROWTH IN SCHOOL AGE POPULATION, (2000-2010)

	2000			2010			'00-'10
Geography	Total Population	School Age Population	School Age Share	Total Population	School Age Population	School Age Share	School Age Pop AAGR
Jackson County	181,269	35,896	19.8%	203,340	35,036	17.2%	-0.24%
Medford S.D.	76,725	15,741	20.5%	84,498	15,404	18.2%	-0.22%

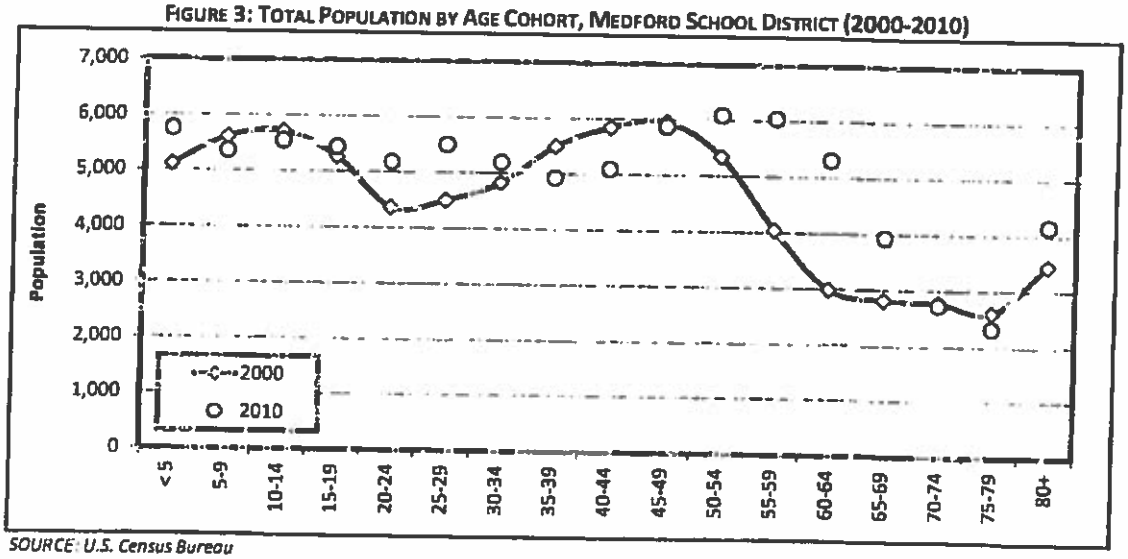
SOURCE: U.S. Census Bureau

Reductions in student populations in the district are likely to be driven by several factors. First, declines began concurrently with the onset of the housing boom, where accelerated housing values likely drove family households to more affordable locations. This is evidenced by accelerated growth rates in neighboring jurisdictions, specifically Central Point and Eagle Point. Secondly, in the second half of the decade, the economic recession and subsequent "lagged recovery" have certainly stagnated recent in-

migration, with mobility declined at a national level. Economic conditions have been particularly poor in Southern Oregon, and it's probable that highly mobile demographic groups (who are also disproportionately parents) have sought work elsewhere during the latter half of the decade. While growth in these "labor" cohorts has been positive, the observed trend is well below the level that would have been likely since 2005.

The highest growth rates in the district population have been concentrated in 55-69 "baby boomer" population. This group combined for 70% of net population growth during the decade. A significant share of growth in this cohort is simply the aging in place of existing households, which is observed by the high concentration of 40-54 year olds in 2000. A second growth segment in the district includes those between 20 and 34 years. This group has accounted for 28% of net population growth. Further, this segment exhibits the highest fertility rates in the population and can explain the small "baby bump" exhibited over the last five years (the 0-4 age cohort).

FIGURE 3: TOTAL POPULATION BY AGE COHORT, MEDFORD SCHOOL DISTRICT (2000-2010)



SOURCE: U.S. Census Bureau

Growth in both households and housing units has exceeded general population growth in the district, with growth in housing units exceeding household growth by over 30%. This characteristic sign of the housing boom is reflected by both higher housing vacancy rates in Medford and Medford's growth as a retirement location. As mentioned above, family growth in the district has been a smaller share of total household growth. The ratio of family households to total households in the district has fallen from 68% to 65%

FIGURE 4: CHANGE IN HOUSING AND HOUSEHOLD CHARACTERISTICS, MEDFORD SCHOOL DISTRICT, (2000-2010)

	2000	2010	Δ	AAGR
Households	29,950	33,617	3,667	1.2%
Housing Units	31,422	36,321	4,899	1.5%
Family Households	20,463	22,029	1,566	0.7%

SOURCE: U.S. Census Bureau

III. Births Trends, Fertility, and Migration

The number of births that occur annually within a given geography is a function of the number of females in their "child bearing years" (age 15-44) and the rate at which those women have children.

Figure 5: Female Population in Child Bearing Years and Fertility Rates, Medford School District and Jackson County, (2000-2010)

Geography/ Year	Total Population	Females Pop in Bearing Years 1/	Child Bearing Age Female Share	Births	Fertility Rate 2/	Total Fertility Rate (TFR) 3/
2000						
Jackson County	181,269	35,630	19.7%	2,045	57.4	1.86
Medford S.D.	76,725	15,354	20.0%	963	62.7	1.96
2010						
Jackson County	203,340	36,077	17.7%	2,345	65.0	2.02
Medford S.D.	84,498	15,667	18.5%	1,148	73.3	2.17

1/ Female population age 15-44

2/ Births per 1,000 child bearing females

3/ Total Fertility Rate (TFR) equals the average number of children a women will have in her lifetime

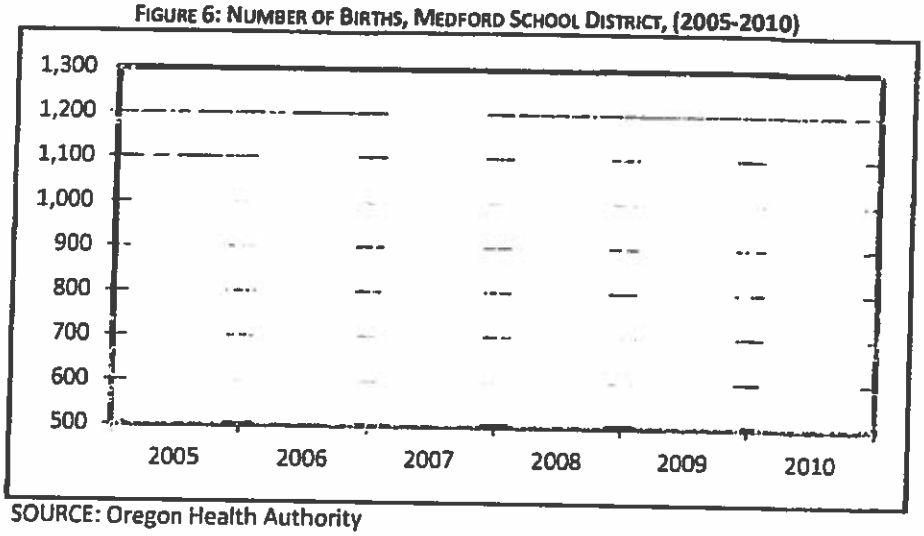
SOURCE: U.S. Census Bureau, Oregon Heath Authority, and Johnson Reid

Over the last decade, the number of women in the district in their child bearing years has remained relatively flat, growing from 15,354 to 15,667. The concentration of this demographic segment has decreased slightly from 20% to 18.5%, which remains above the countywide average. Despite the small increase in mothers, the ratio of births to mothers has increased measurably, indicating an increase in fertility. All told, the fertility rate in the district has increased from 62.7 babies per 1,000 mothers in 2000 to 73.3, an increase of 16%. The total fertility rate, equal to an estimation of the total number of children a women will have in her lifetime, has also increased considerably. Both measures remain well above the countywide averages. Figure 5 illustrates that despite flat growth in both family households and child bearing mothers, these segments are having more children on average than in past years.

Two factors can explain the growth in these rates. First, the district has seen a 65% increase in the Hispanic population over the decade. Hispanic households tend to have much higher fertility rates than the general population. Secondly, the trend for women to delay having their first child into their late 20s and early 30s has played into the district's demographic composition of having a higher proportion of women age 25-34.

Over the last five years, the number of births in the district has exhibited little variance, falling between 1,144 and 1,225 since 2006 and a low of 1,018 in 2005. These birth levels will serve as a basis for Kindergarten age classes in our 2011-2016 forecast years.

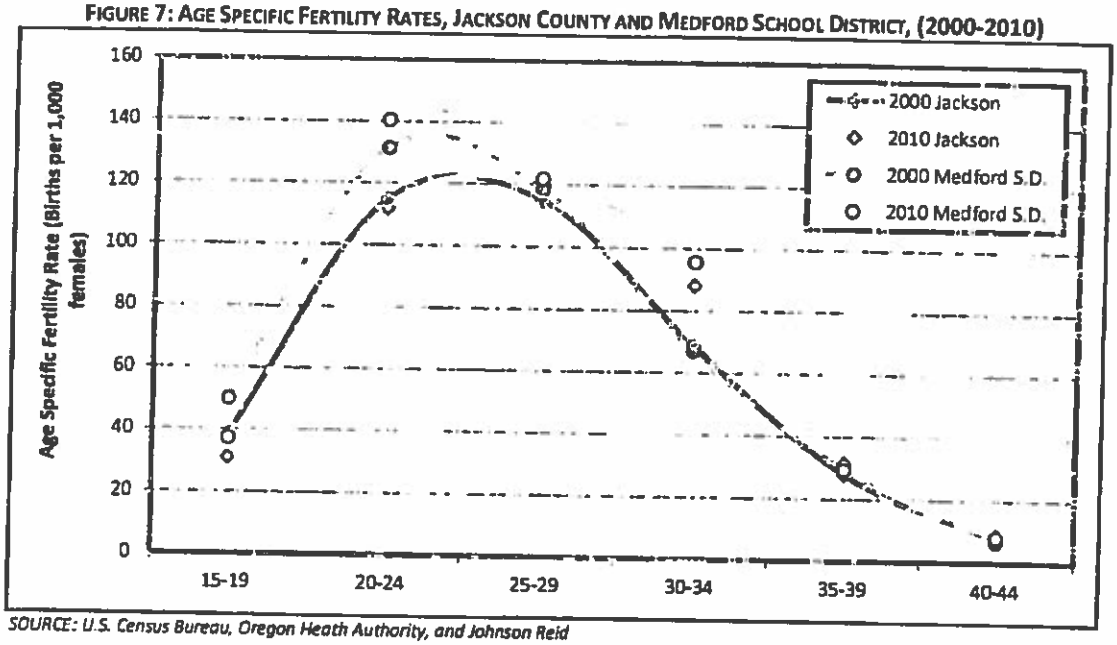
FIGURE 6: NUMBER OF BIRTHS, MEDFORD SCHOOL DISTRICT, (2005-2010)



SOURCE: Oregon Health Authority

Our forecast model in Section V will use age-specific fertility rates to estimate future birth rates. Age-specific fertility rates are expressed as the number of birth per 1,000 females in a give age cohort. For example, in 2010 there was an average of 140 births per year to mothers in the 20-24 age cohort. Highlighted in Figure 7, we observe that fertility rates have increased in the district in every age group with the exception of 15-19 year olds. Our forecast assumes age-specific rates will continue their current trend for the first five years of the forecast before leveling off at stabilized rates.

FIGURE 7: AGE SPECIFIC FERTILITY RATES, JACKSON COUNTY AND MEDFORD SCHOOL DISTRICT, (2000-2010)



SOURCE: U.S. Census Bureau, Oregon Heath Authority, and Johnson Reid

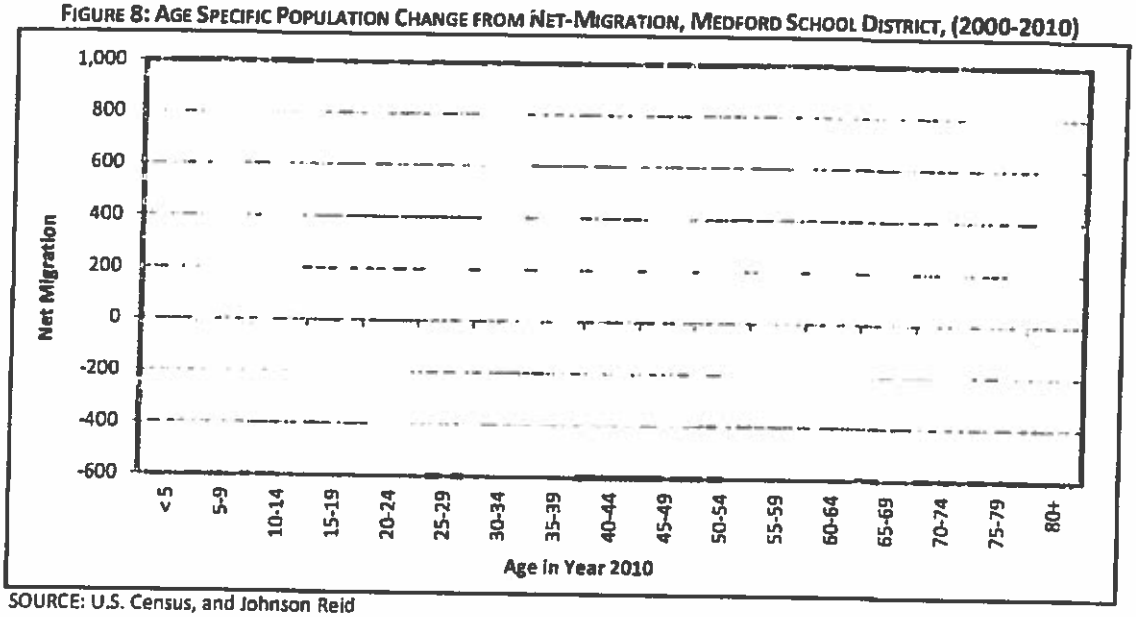
Total population growth in any given geography is a function of two inputs, natural increase and net-migration. The first element, natural increase, is simply the reconciliation of the number of births and deaths over a given time period. Migration however, requires further analytical effort, as measures of the

net flow of the population, particularly by age cohort, are rarely available at the local level. However, the recent release of 2010 local Census data provides an opportunity to develop timely estimate of recent migratory trends by age group in the district.

We begin with estimates of population by age and sex from two census periods. We then age in place the population of one cohort into the next, applying age specific survival rates to each group. Using a hypothetical example, in 2000, assume 1,000 residents age 40-44 are aged or "survived" to become 987 residents age 45-49 in 2005. This is what we would expect absent any migration effects. We can also observe that in 2005 we have a known population 1,200 residents age 45-49. By reconciling our actual population counts with "survived" estimates, we approximate the net-migration that occurred during the five year period, 213 in the case of our example.

The process above is repeated for every age and sex cohort through the 2010 census year. The residual provides in estimates of migration by cohort (which we can then convert to a migration rate, expressed as "x" persons per 1,000 residents).

FIGURE 8: AGE SPECIFIC POPULATION CHANGE FROM NET-MIGRATION, MEDFORD SCHOOL DISTRICT, (2000-2010)



SOURCE: U.S. Census, and Johnson Reid

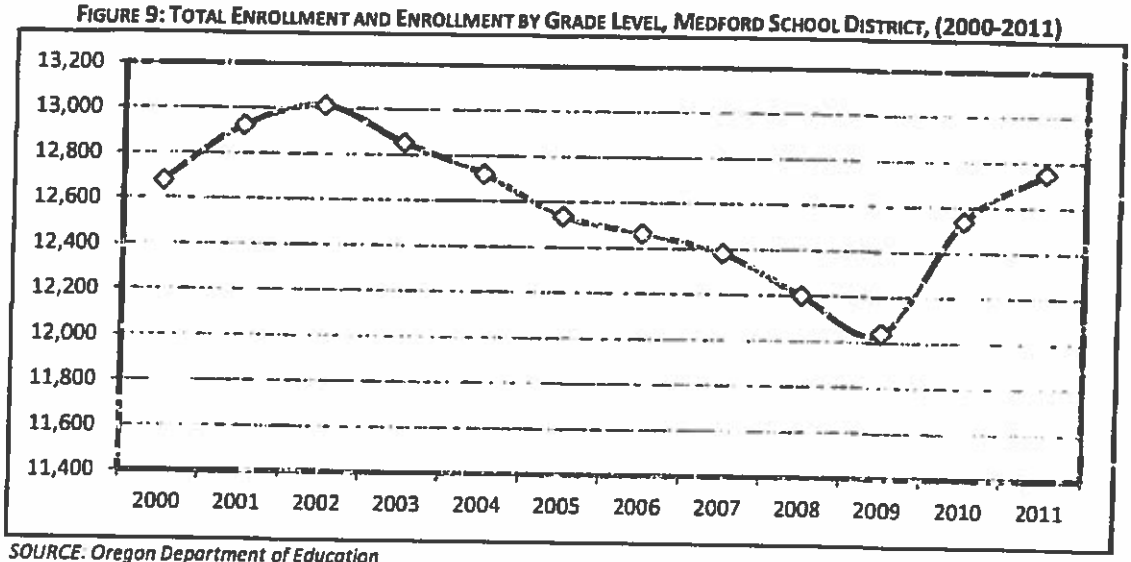
Figure 8 is supportive of our intuitive knowledge of population dynamics in the Medford area. The region has consistently exhibited negative net-migration in the college age and early career cohorts, as people leave to pursue education or better employment opportunities elsewhere. The large influx of residents over the age of 80 is reflective of Medford's concentration of assisted living opportunities. We estimate that nearly 4,800 more residents moved into the district than out of it over the previous ten-years. This converts to a total net-migration rate of 6.2 persons per 1,000 residents. This estimate is well below the countywide average of 14.0 exhibited between 2000 and 2009[1]. The migration rates converted from Figure 8 above will serve as baseline "structural" migration rates in our forecast analysis.

1 *Portland State University Population Research Center, intercensal estimates of components of population change. These estimates do not yet reflect a 2010 census revision, and are likely subject to change.*

IV. ENROLLMENT TRENDS

Total K-12 enrollment peaked in 2002-2003, as the children born during the boomtown 1990's worked their way through the education system. In the early half to middle of the decade, rapid appreciation in housing values and lagging effects of the 2000-01 recession led to growth in affordable areas outside of the district. This is evidenced by observed declines in transition grades (1st, 7th) over that interval. Kindergarten classes have remained relatively stable, hovering within 5% of 900 students from 2000-2009.

FIGURE 9: TOTAL ENROLLMENT AND ENROLLMENT BY GRADE LEVEL, MEDFORD SCHOOL DISTRICT, (2000-2011)



SOURCE: Oregon Department of Education

	Enrollment Year												2000-2011	
Grade	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	Δ	AAGR
K	901	914	886	885	873	923	856	897	896	904	1,025	962	61	0.6%
1	943	977	958	939	927	941	988	920	933	940	1,003	1038	95	0.9%
2	932	927	953	947	922	904	916	984	900	904	939	1013	81	0.8%
3	982	940	958	956	956	906	901	908	1,022	876	961	971	-11	-0.1%
4	1,060	982	949	975	954	978	926	911	919	1,004	928	955	-105	-0.9%
5	1,080	1,055	1,030	932	974	955	988	944	944	881	1,061	960	-120	-1.1%
6	984	1,083	1,048	992	925	947	961	967	930	923	899	1039	55	0.5%
7	981	968	1,097	1,052	970	908	909	937	960	901	925	927	-54	-0.5%
8	971	993	989	1,066	1,057	969	907	900	933	948	929	929	-42	-0.4%
9	954	1,064	1,027	1,015	1,130	1,069	997	914	901	953	1,003	977	23	0.2%
10	1,016	967	1,054	1,023	1,010	1,090	1,055	1,000	923	914	962	992	-24	-0.2%
11	928	1,014	938	1,023	967	942	1,057	1,013	934	876	896	970	42	0.4%
12	946	1,040	1,127	1,048	1,054	1,006	1,004	1,088	1,006	1,017	1,008	1018	72	0.7%
Total	*12,678*	*12,924*	*13,014*	*12,853*	*12,719*	*12,538*	*12,465*	*12,383*	*12,201*	*12,041*	*12,539*	*12,751*	*73*	0.1%
K-6	6,882	6,878	6,782	6,626	6,531	6,554	6,536	6,531	6,544	6,432	6,816	6,938	56	0.1%
7-8	1,952	1,961	2,086	2,118	2,027	1,877	1,816	1,837	1,893	1,849	1,854	1,856	-96	-0.5%
19-12	3,844	4,085	4,146	4,109	4,161	4,107	4,113	4,015	3,764	3,760	3,869	3,957	113	0.3%

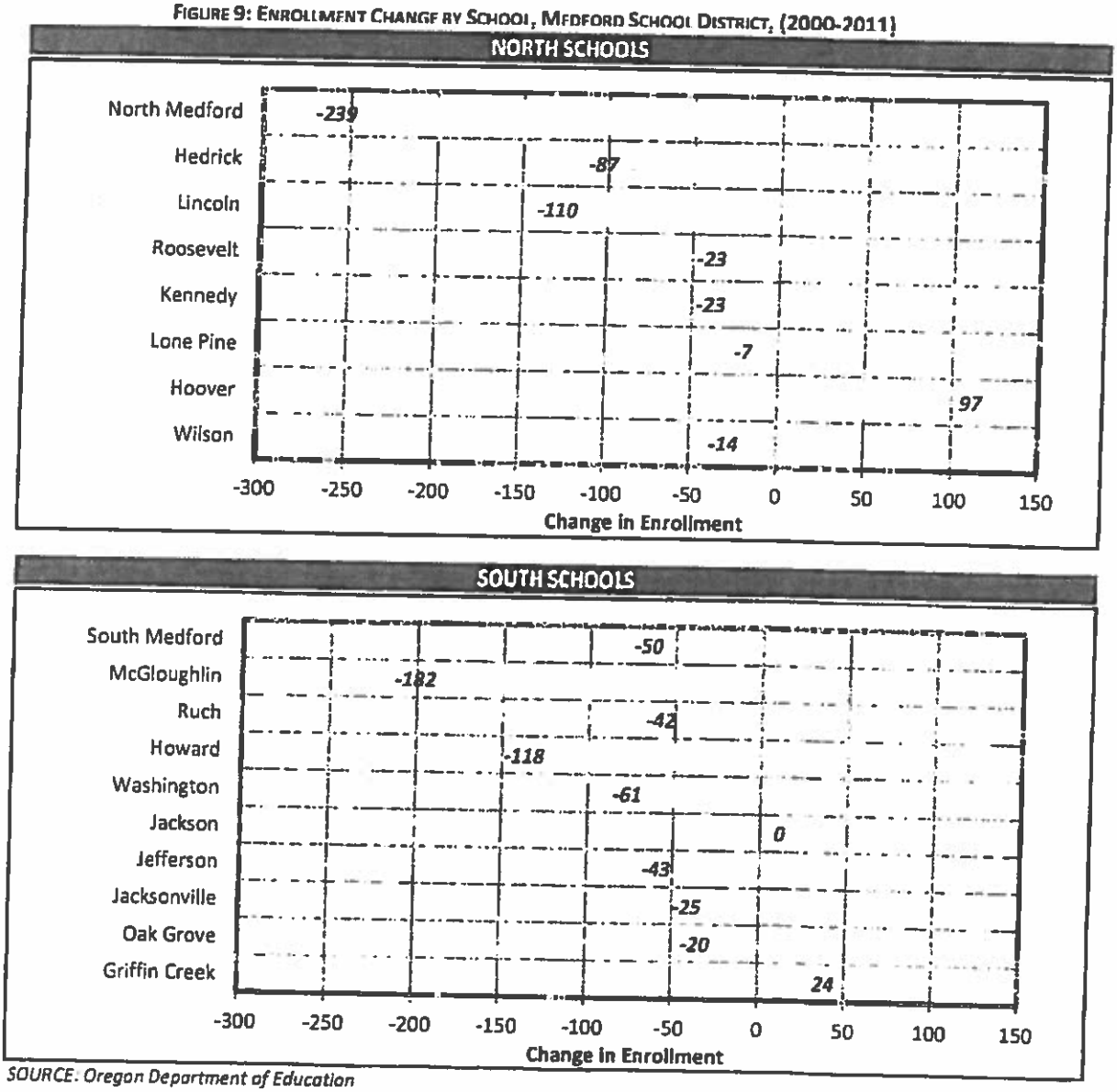
SOURCE: Oregon Department of Education and Johnson Reid

Early enrollment growth was driven by older students in middle, and to a greater extent high school. Growth was quickly offset by the small elementary school classes that subsequently worked their way through the system until enrollment troughed in 2009. However, the last two years have exhibited a sharp reversal in enrollment. The shift has been most prevalent at the elementary school level, exhibiting nearly 8% enrollment growth in just two years. This trend is not likely to be an anomaly, as the growth in fertility exhibited this decade (and subsequent babies born) are just now hitting the education system. This is

exemplified by the ratio of births during the last five years to kindergarten grade size over the same interval, with births (a proxy for future kindergarten size) exceeding the average class size by 22%.

Geographically within the district, enrollment is down in most every school since the 2000 fall term. Losses have been concentrated the Abraham Lincoln, Howard, and Washington ESAAs. Only Hoover and Griffin Creek have net gains over this time period. Several ESAAs have exhibited notable gains since enrollment reversed course in 2009, however recent 2009-2011 growth has been entirely located in the southern ESAAs.

FIGURE 9: ENROLLMENT CHANGE BY SCHOOL, MEDFORD SCHOOL DISTRICT, (2000-2011)



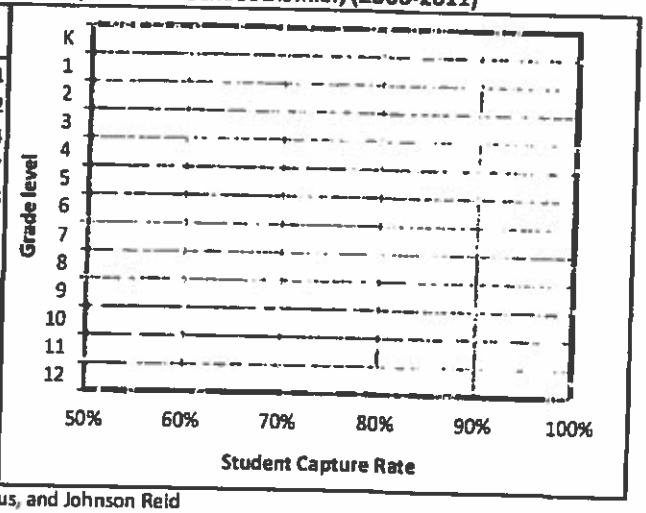
SOURCE: Oregon Department of Education

In Section V of this analysis we convert forecasts of the student age population to forecasts of enrollment in the district using two inputs, Student Capture Rates and Grade Progression Ratio's. The capture rate is simply the ratio of students whose age is within a given grade level compared to the observed enrollment by grade in that year. Because we do not have a measure of the actual age of all of the students in any given grade level (which is constantly changing), we make assumptions about the age distribution of students within a given grade. In this analysis we stratify children in any given cohort at a rate of 60% to the lower bound class and 40% to the upper bound class. For example, 100 students aged 10 years would see 60 students allocated to the 5th grade and 40 students allocated to the 4th grade. When this process is applied to our student population and compared to 2010 enrollment, we arrive at the capture rates in Figure 10. The total enrollment capture for the district in 2010 was roughly 88%. In other words, 12% of the resident student population in 2010 is either home schooled, attend schools in other districts, or attend public schools.

The major drawback of the capture rate variable is that capture rates tend to be more volatile *and* we only have a point in time estimate calculated against the 2010 Census population. We could conceivably work backwards population estimates but precision is likely to decline as small variances in population could reveal large changes in capture assumptions. Therefore, in our analysis we rely primarily on the transition grade capture rates (which tend to be more stable) to inform the forecast.

FIGURE 9: ENROLLMENT CHANGE BY SCHOOL, MEDFORD SCHOOL DISTRICT, (2000-2011)

Grade	2010 Enrollment	2010 Pop. BY Grade
K	1,025	1,081
1	1,003	1,072
2	939	1,064
3	961	1,067
4	928	1,118
5	1,061	1,095
6	899	1,084
7	925	1,113
8	929	1,119
9	1,003	1,121
10	962	1,113
11	896	1,124
12	1,008	1,133
Total	12,539	14,302



SOURCE. Oregon Department of Education, U.S. Census, and Johnson Reid

The second forecasting tools we utilize are grade progression ratios (GPRs). A grade progression ratio is simply the share of students in any given grade that move into the next progressive grade. For example, in 2010 there were 1,003 1st Grade students enrolled in the district. In 2011 there were 1,013 2nd Grade students enrolled, resulting in a GPR of 1.01. A GPR of 1.00 indicates a stable progression whereas on average the number students moving (out-migration) dropping out, or attending private school are roughly equal to the number of students entering school (from private or home school), or moving in (in-migration). A GPR greater than 1.00 typically indicates positive net-migration (especially in elementary grades) with a ratio below 1.00 indicating the converse, or students dropping out or transferring. A positive of grade progression ratios are that we have observable annual data going back many years. In our analysis we use multi-year averages in our forecast application.

FIGURE 10: ANNUAL GRADE PROGRESSION RATIOS, MEDFORD SCHOOL DISTRICT, (2000-2011)

	ANNUAL GRADE PROGRESSION RATIOS										
Grade	'00-'01	'01-'02	'02-'03	'03-'04	'04-'05	'05-'06	'06-'07	'07-'08	'08-'09	09-'10	'10-11
1	1.08	1.05	1.06	1.05	1.08	1.07	1.07	1.04	1.05	1.11	1.01
2	0.98	0.98	0.99	0.98	0.98	0.97	1.00	0.98	0.97	1.00	1.01
3	1.01	1.03	1.00	1.01	0.98	1.00	0.99	1.04	0.97	1.06	1.03
4	1.00	1.01	1.02	1.00	1.02	1.02	1.01	1.01	0.98	1.06	0.99
5	1.00	1.05	0.98	1.00	1.00	1.01	1.02	1.04	0.96	1.06	1.03
6	1.00	0.99	0.96	0.99	0.97	1.01	0.98	0.99	0.98	1.02	0.98
7	0.98	1.01	1.00	0.98	0.98	0.96	0.98	0.99	0.97	1.00	1.03
8	1.01	1.02	0.97	1.00	1.00	1.00	0.99	1.00	0.99	1.03	1.00
9	1.10	1.03	1.03	1.06	1.01	1.03	1.01	1.00	1.02	1.06	1.05
10	1.01	0.99	1.00	1.00	0.96	0.99	1.00	1.01	1.01	1.01	0.99
11	1.00	0.97	0.97	0.95	0.93	0.97	0.96	0.93	0.95	0.98	1.01
12	1.12	1.11	1.12	1.03	1.04	1.07	1.03	0.99	1.09	1.15	1.14

SOURCE: Medford School District and Johnson Reid

V. ENROLLMENT FORECAST

There are two fundamental inputs to enrollment growth. First, the natural change in the student population resulting from net births of the existing population entering the system; and second, enrollment growth resulting from net-migrants both bringing existing children into the district and adding to the potential velocity of new births.

In this section we develop district-wide forecasts of enrollment utilizing two methods. First, Johnson Reid's cohort-migration model relies on existing and anticipated age specific rates of mortality, fertility, and migration to estimate future population by age and sex cohort. Secondly, we utilize a standard capture-grade progression model as an additional forecast scenario.

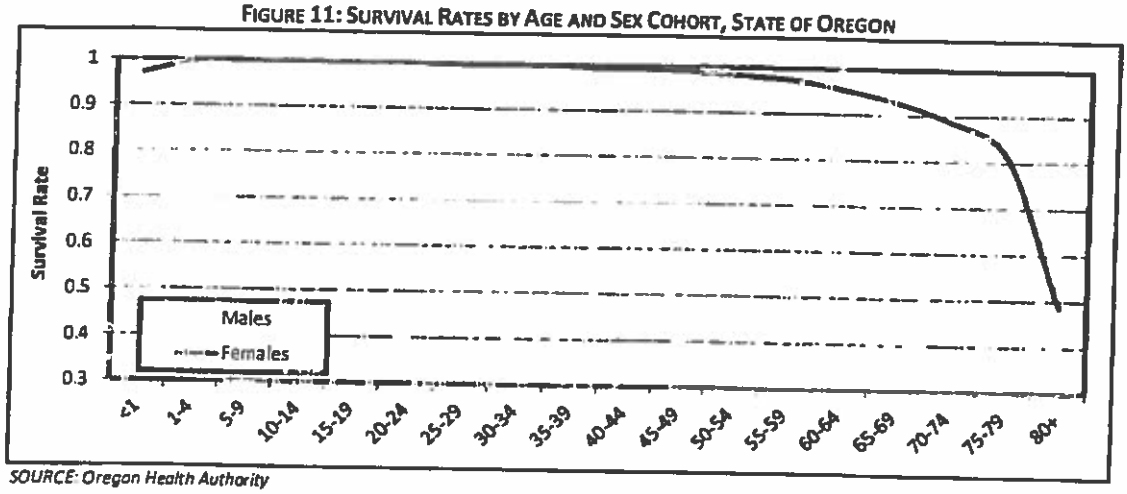
A. COHORT MIGRATION MODEL

The Cohort-Migration Model forecasts future populations by age and sex simply by surviving the existing population in each age/sex cohort, adding the estimated number of births in the current year, and adding anticipated migration via anticipated age/sex specific migration rates.

Surviving the Population

The first analytical step, "surviving", relies on assumptions of mortality by age and sex. Because timely local data are rarely available, and survival rates remain relatively constant at younger cohorts, we utilized from the State of Oregon.

FIGURE 11: SURVIVAL RATES BY AGE AND SEX COHORT, STATE OF OREGON



SOURCE: Oregon Health Authority

These survival rates indicate each age/sex cohort's propensity to survive into the next five-year age cohort. For example, in 2010 there were 2,738 males aged 5-9 years in the Medford School District. Under the assumptions in Figure 11, 2,736 are expected to survive into the 10-14 age cohort. Excluding any migration impacts, this would become the new population base in 2015 for 10-14 year-old males. Because survival rates are very high among both student age and child bearing age mothers, survival rates have very little impact on the underlying enrollment forecast.

Birthing the Population

The second analytical step involves adding the estimated number of annual births to the population of each subsequent year. For this process, we utilize the district specific assumptions of fertility rates discussed in Section III above. Continuing with an example, in 2010 the female population and assumed age-specific fertility rates are represented in the following table. Taken together we assume that females age 15-44 in the Medford School District will have 1,192 babies in 2011 (which are "survived " according to the aforementioned method). These births are then distributed by the natural sex ratio at birth[2] and added to the district population. These persons are then subjected to rates of survival and migration just as the remainder of the population.

Mother's Age	Female Population	Fertility Rate	Estimated Births
15-19	2,813	35.7	101
20-24	2,651	139.7	370
25-29	2,818	123.0	347
30-34	2,757	100.7	278
35-39	2,442	30.2	74
40-44	2,647	8.5	23
TOTAL	***16,128***	***73.9***	***1,192***

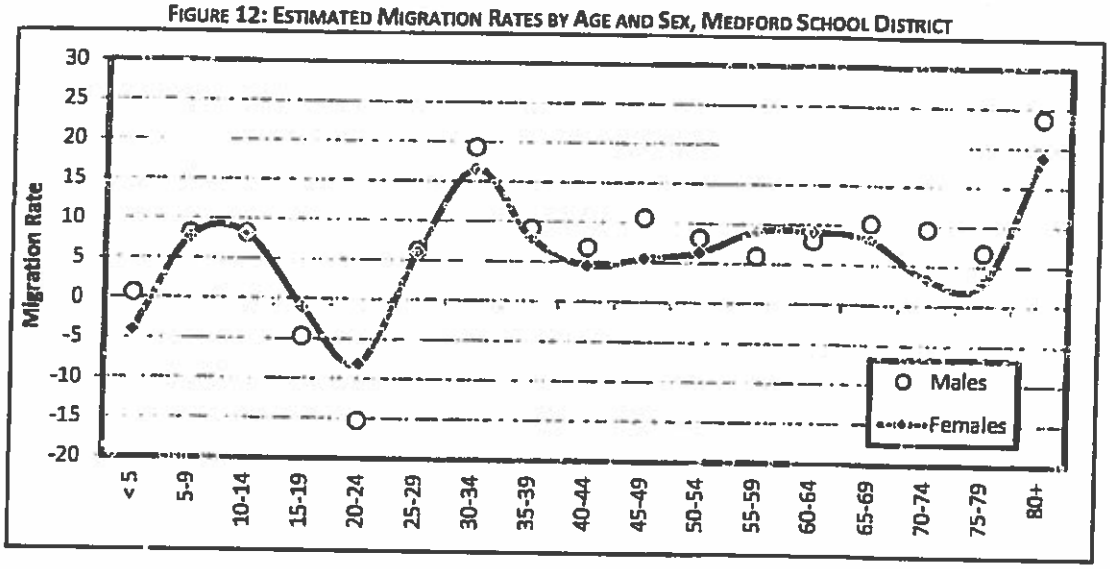
SOURCE: Johnson Reid

2 *The natural sex ratio at birth in the United States in 105 males, 100 females*

Migration Impacts

In our analysis we consider migration to be a function livability or trended migration, and employment driven migration. The latter is discussed below. Here we evaluate the impacts of existing migration trends exhibited in the population. We revisit Section III above, which identifies exhibited migration trends over the last ten years.

FIGURE 12: ESTIMATED MIGRATION RATES BY AGE AND SEX, MEDFORD SCHOOL DISTRICT



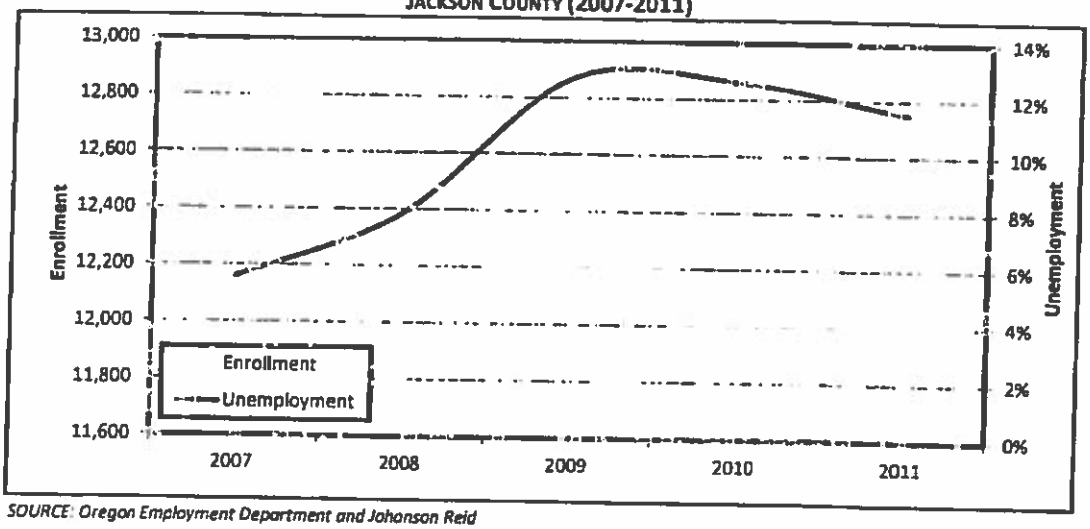
The total migration rate in the district has been moderate over the last decade, averaging 6.2 persons per 1,000 residents. In our component-migration model, we apply age and sex specific-migration rates in Figure 12 to population levels to reflect structural migration. We allow these rates to moderate over time to reflect demographic changes in the general population and the District's likelihood to capture a larger share early retirement age households through migration. Continuing our example, our assumed net-migration rate for 40-44 year old females is 4.5 persons per 1,000 residents. In other words, we expect that in any given year, a net 4.5 females age 40-44 will move into the district for every 1,000 40-44 year old female residents. In 2010 there were 2,543 females age 40-44 living in the district. Therefore, over the five-year period we would expect roughly 57 net-new female residents in the 40-44 age cohort as a result of migration.

Employment Driven Migration

In addition to structural migration, we forecast additional net-new migration among highly mobile demographic segments in response to a recovery, and acceleration of economic growth in the coming years. Referring back to enrollment estimates from Section IV, we observe elementary enrollment peaking around 2002, and falling sharply in the district thereafter. A similar trend is observed in a leveling of births in the early half of the decade. This trend reflects our expectations of what we know about the relationship between economic and demographic conditions. The children attending school in the early 2000's were those born during the boomtown 1990's. Subsequently, at the local level, we begin to see a sharp drop off in student enrollment leading up to the housing boom, where housing affordability concerns surfaced, and family household fled to more affordable options. This "stall" in enrollment has been compounded by the subsequent housing bust, recession, and persistently high unemployment, where unemployment in Jackson County has exceeded 12% since the middle of 2008. Figure 13 exemplifies this association in terms of enrollment. Note the inverse relationship of unemployment and enrollment observed in the current

business cycle. Enrollment tends to fall in worsening economic conditions and increase during stabilization[3]. As detailed below, the relationship between jobs, population, and planning coordination with the City of Medford is critical element of our forecast analysis.

FIGURE 13: OBSERVED ENROLLMENT AND UNEMPLOYMENT RATE, MEDFORD SCHOOL DISTRICT, JACKSON COUNTY (2007-2011)



SOURCE: Oregon Employment Department and Johanson Reid

Planning Coordination

Strong facilities planning should include coordination at the local and regional level. In 2010 roughly 83% of all households within the Medford School District were also located within the Medford Urban Growth Boundary. As such, anticipated changes in City of Medford policy are likely to be observed within the district. In an effort toward regional coordination, this analysis made strong use of recent planning efforts at the city level, namely recent updates to the City's Comprehensive Plan:

City of Medford Comprehensive Plan, Goal 9: Economic Element

In 2009 the City of Medford completed its periodic update of the economic element of its Comprehensive Plan for the 2010-2030 planning period. By statute, this process involved the development of an economic development strategy and adopting estimates of employment growth over a 20-year planning horizon. Even before the recent recession lowered its economic base, the City is planning on accelerated economic growth over the next 20-years. It's adopted economic forecast calls for an average annual growth rate of 2.0%, adding 33,000 new jobs through 2030.

City of Medford Comprehensive Plan, Goal 10, Housing Element

The City's Goal 10 housing element was adopted in December of 2010. By statute this process requires the City to plan for long range housing growth and develop forecasts of population and households. By statute, this process involves a 20-year forecast of population. In its Comprehensive Plan, the City's adopted growth rate averaged 1.9% annual growth with the addition of 35,600 new residents over the planning period.

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3 *We have already discussed the historic birth/fertility impacts on the three-year enrollment trend. Without rigorous econometric analysis and/or survey data we cannot tease out the actual marginal contribution of natural increase and migration, respectively. However, the relationship between employment and population is well accepted.*

As the aforementioned planning documents indicate, the region is planning on growth above and beyond what has been the status quo over the past decade. Therefore, our forecast makes assumptions about future population growth as function of these anticipated paths of growth.

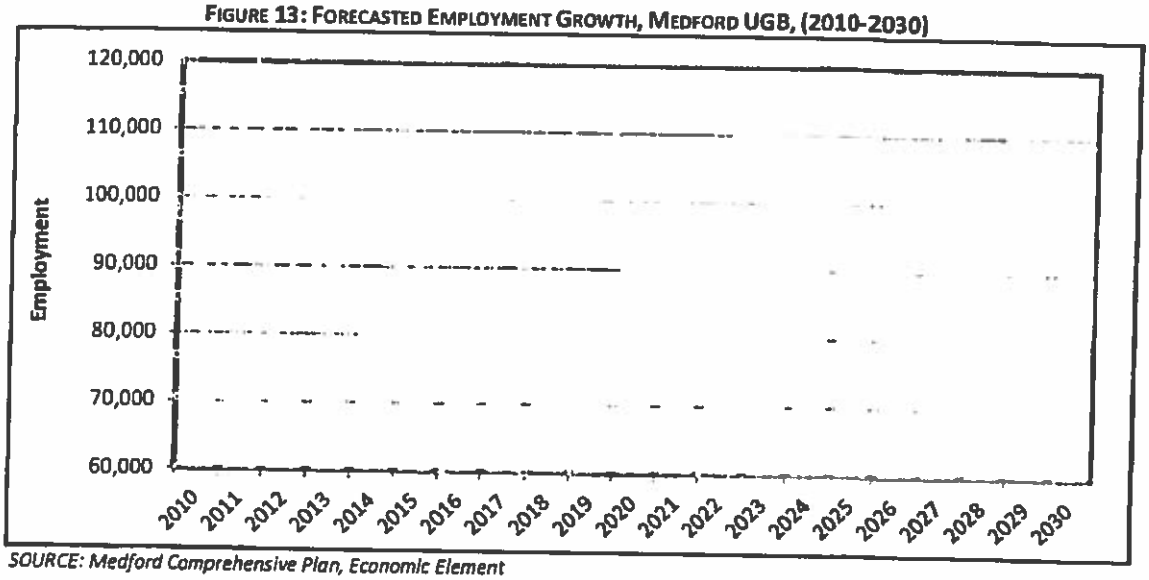
Labor Migration Model

Our labor migration model is predicated on the fact that where economic expansion occurs, population growth typically follows. Further, this characteristic is a particularly important element for enrollment forecasting as the most "mobile" demographic segments, with the ability to move for employment opportunities, also have the highest propensity to be parents. In the analysis that follows, we document forecasted economic growth adopted by the City of Medford, calculate residual resident labor demand supported by economic growth, and translate findings into likely labor driven migration above and beyond status quo migration rates.

Forecasted Employment Growth

Over the next 20-years, the City of Medford has adopted an average annual employment growth rate of 2.0% annually. This rate of growth translates into roughly 35,400 net new jobs within the Medford UGB over the next 20-years.

FIGURE 13: FORECASTED EMPLOYMENT GROWTH, MEDFORD UGB, (2010-2030)



SOURCE: Medford Comprehensive Plan, Economic Element

However, not all employment growth is likely to be filled by residents of the school district. According to the U.S. Census Bureau's Local Employment Dynamics program, an estimated 47% of School District residents worked in Medford[4] in 2009. We allowed this ratio to trend to an average 60% rate on the margin given the on-going trend toward urbanization in the region. Reconciling these figures we estimated a need for roughly 21,000 net new workforce participants over the 20-year period as a result of planned economic growth in the region.

[4] *Actual count was 40% within the City of Medford. Johnson Reid revised this figure by the ratio of employment inside and outside of the UGB, plus no-covered workers.*

Estimated Labor Force Growth

In light of the preceding analysis, we can forecast the future workforce balance under existing migration assumptions. The existing and forecasted working age population is stratified by age specific labor force participation rates to arrive at an estimate of the future labor force. Concerns over future labor force dynamics are immediately clear. If existing trends held true, the future local labor force is likely to get older and considerably less productive. Further, we forecast labor force growth of only 4,458 new workers over the 20-year period. When reconciled with the City's adopted employment forecast, we have a shortfall of over 16,700 workers. Therefore, if the City's forecasts are realized, as it is prudent to assume for planning purposes, either a drastic increase in labor force participation or additional net-migration growth[5] will be required to meet anticipated workforce needs.

FIGURE 14: WORKING AGE AND LABOR FORCE GROWTH UNDER EXISTING MIGRATION TRENDS, MEDFORD SCHOOL DISTRICT, (2010-2030)

	Labor Force Age Population					Participation	Estimated Labor Force				
Age	2010	2015	2020	2025	2030	Rate	2010	2015	2020	2025	2030
16-19	4,228	4,376	4,318	4,380	4,979	40.2%	1,700	1,759	1,736	1,761	2,002
20-24	4,886	4,990	5,164	5,078	5,160	74.4%	3,635	3,712	3,842	3,778	3,839
25-29	4,942	5,021	5,126	5,303	5,222	83.3%	4,117	4,182	4,270	4,417	4,350
30-34	5,049	5,366	5,470	5,585	5,772	83.3%	4,206	4,470	4,557	4,652	4,808
35-39	5,263	5,254	5,567	5,684	5,803	84.1%	4,426	4,418	4,682	4,780	4,880
40-44	5,596	5,388	5,373	5,681	5,804	84.1%	4,706	4,531	4,519	4,778	4,881
45-49	6,001	5,780	5,572	5,549	5,846	81.9%	4,915	4,734	4,563	4,545	4,788
50-54	5,883	6,124	5,916	5,706	5,677	81.9%	4,818	5,016	4,845	4,673	4,650
55-59	5,237	5,960	6,216	6,016	5,799	73.1%	3,828	4,357	4,544	4,397	4,239
60-64	4,277	5,255	5,991	6,264	6,077	54.1%	2,314	2,843	3,241	3,389	3,288
65-69	3,597	4,204	5,149	5,880	6,167	30.7%	1,104	1,291	1,581	1,805	1,893
70-74	2,944	3,376	3,944	4,810	5,495	17.8%	524	601	702	856	978
75-79	2,830	2,591	2,971	3,479	4,229	10.3%	291	267	306	358	436
80+	4,785	4,777	4,592	4,809	5,358	2.0%	96	96	92	96	107
Total:	***65,518***	***68,461***	***71,369***	***74,222***	***77,387***		***40,680***	***42,276***	***43,479***	***44,286***	***45,138***
Share of Laborforce Age 55 or older							20%	22%	24%	25%	24%
Share of Laborforce Peak Productive Years (25-54):							67%	65%	63%	63%	63%

SOURCE: Bureau of Labor Statistics and Johnson Reid

Labor Force Driven Migration

In light of figure's 13 and 14 above, we calculated the additional number of people likely to reside in the district as a function of economic growth. Assuming the district's capture of future labor driven residents and stability in labor force participation, we estimate future migratory growth in the vicinity of roughly 1,300 residents annually over the 20-year period. Further, we allocated labor force driven migration across each demographic segment. We began with the distribution of workers within the existing labor force, and shifted allocation slightly to reflect the likelihood of the most mobile cohorts to migrate for employment. Figure 15 presents our distribution of labor force driven migration by cohort.

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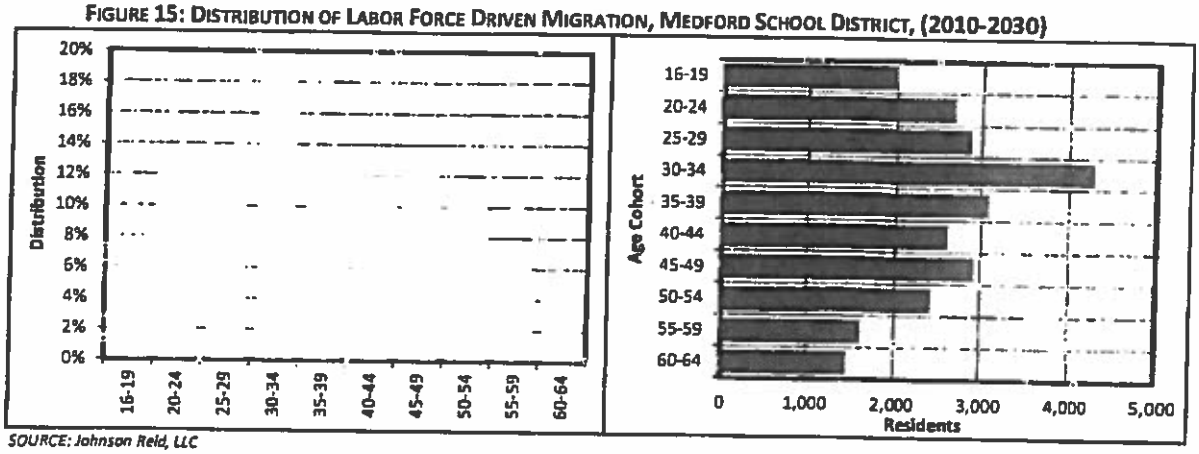
5 *Or a combination of both. this analysis assumes static labor force participation rates, which tend to move slowly over short time periods.*

FIGURE 15: DISTRIBUTION OF LABOR FORCE DRIVEN MIGRATION, MEDFORD SCHOOL DISTRICT, (2010-2030)



SOURCE: Johnson Reid, LLC

School Age Children of New Migrants

While the results in Figure 15 demonstrate the likely impacts of economic growth on the workforce age population, it does not reflect the school age population associated with new migrants. People in these demographic segments have the highest propensity to be parents, who will both bring their existing children into the district and enter the population pool, having children at the same rate. To approximate the distribution of children associated with their migrating parents, we utilized and age-specific total fertility rate methodology. In other words, we assume that migrating mothers have the same propensity in each stage of their life to have children as the existing population (likely a conservative assumption as the exhibit trend has been migrants with higher fertility rates). For example, on average 100 random mothers age 25-29 were likely to have 3 children when they were 15-19 (child is now 10-14), 13.6 children when they were 20-24 (child is now 5-9), and 12.7 children in their current age cohort (child is < 5), for a total of 29 children. In our model, these children are considered the labor force driven increase in the child population.

FIGURE 16: PROPENSITY FOR MIGRATING MOTHERS TO HAVE EXISTING CHILDREN BY CHILD'S AGE
MEDFORD SCHOOL DISTRICT

	Child's Age					
Mother's Age	0-4	5-9	10-14	15-19	20-24	25+
15-19	0.030	0.000	0.000	0.000	0.000	0.000
20-24	0.137	0.030	0.000	0.000	0.000	0.000
25-29	0.127	0.137	0.030	0.000	0.000	0.000
30-34	0.123	0.127	0.137	0.030	0.000	0.000
35-39	0.033	0.123	0.127	0.137	0.030	0.000
40-44	0.010	0.033	0.123	0.127	0.137	0.030
45-49	0.000	0.010	0.033	0.123	0.127	0.137
50-54	0.000	0.000	0.010	0.033	0.123	0.127

Over the 20-year period, this model translates into roughly 175 children age 5-17 migrating to the district annually with their parents. The represents the student age population, not assumed enrollment impacts.

Adjusting for Existing Migration Trends

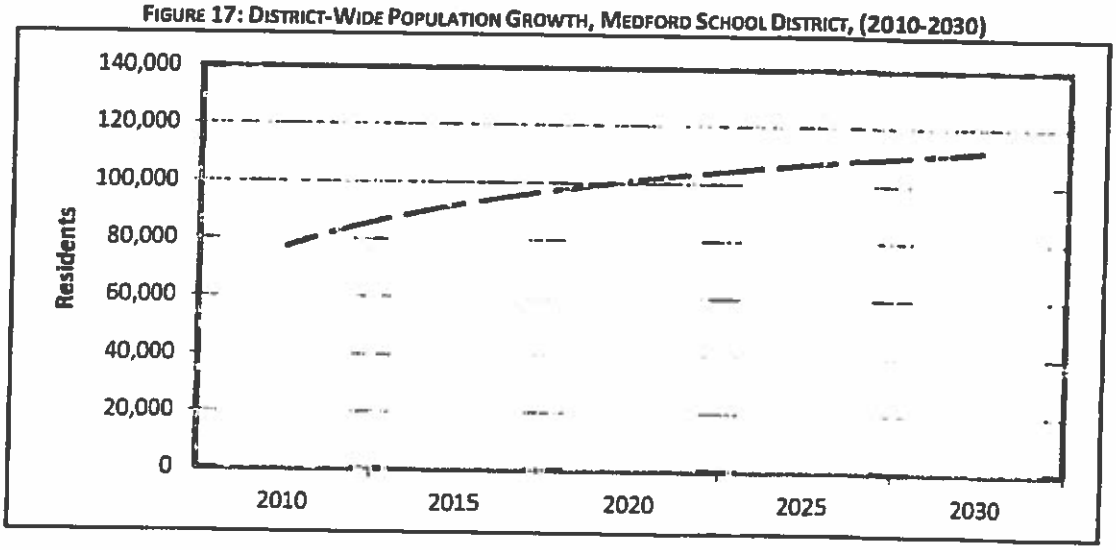
The results in this section reflect the likely migratory path we expect to occur given planned economic growth. However, we must acknowledge that migratory trends are likely already in effect in the district. In other words, a share of this net-new growth is going to be met by what we have already called structural or

trended migration. For example, we estimate that over the next 20-years the district will exhibit a net-migration of 2,875 residents age 25-29 to maintain the current labor force balance and meet future economic need. However, the existing migration rate will generate 764 new residents in this group. The net-new growth above and beyond the existing trend is 2,111 residents, not 2,875. Therefore, for each age and sex cohort we "net out" existing migration and consider the labor driven totals to represent the migratory "ceiling".

District-Wide Population Forecast

The analytical tasks presented above combine to produce a forecast of the district population over the 20-year period. For simplicity, our model only considers the population aged zero to 80 years[6]. Over the 20-year period, we forecast roughly 35,000 new residents in the district, an average annual rate of 1.9% growth. These findings and this rate of growth is consistent with Medford's adopted 1.9% rate in its Comprehensive Plan. The student age population is expected to grow at slightly slower rate, while adding over 5,500 new student age residents.

FIGURE 17: DISTRICT-WIDE POPULATION GROWTH, MEDFORD SCHOOL DISTRICT, (2010-2030)



Conversion to Enrollment

Finally, our model converts student age population to forecasts of district-wide enrollment. As mentioned in Section IV, we utilize capture rates and Grade Progression Ratio's to convert student population to enrollment. Our model applies observed and anticipated capture rates by grade level to predict the number of students by grade level in the district. This process captures the effects of some grade levels to have a higher propensity to have alternative education options (private school, home schooling, out of district). This forecast scenario anticipates 1.8% average annual growth over the forecast period. Growth is expected to be higher in the first ten-year period, and moderate slightly from 2020-2030. The baby boom which began in 2006 is expected to continue during the first half of our forecast, creating accelerated growth in elementary and middle school enrollment. As these students progress through their grade years at expected grade progression rates, high school enrollment will grow substantially in the second half of the

6 *Available data from the Census, Oregon Health Authority etc. aggregate all persons older than 80 into one group, because this group does not impact enrollment or labor considerably, we do not program the dynamics of this segment.*

forecast. At the same time, high school enrollment growth is likely to lag in the first ten-years, as the low elementary school enrollment observed in recent years begins to reach high school.

FIGURE 19: ENROLLMENT FORECAST BY GRADE LEVEL, COHORT-MIGRATION MODEL, MEDFORD SCHOOL DISTRICT, (2010-2030)

	ACTUAL ENROLLMENT							FORECAST ENROLLMENT*				2010-2020		2020-2030		2010-2030	
Grade	2005	2006	2007	2008	2009	2010	2011	2015	2020	2025	2030	Δ	AAGR	Δ	AAGR	Δ	AAGR
BIRTHS:*		*1,141*	*1,225*	*1,182*	*1,146*	*1,148*	*1,189*	*1,324*	*1,409*	*1,498*							
K	923	856	897	896	904	1,025	962	1,090	1,234	1,314	1,390	209	1.9%	156	1.2%	365	1.5%
1	941	988	920	933	940	1,003	1,038	1,161	1,284	1,374	1,427	281	2.5%	144	1.1%	424	1.8%
2	904	916	984	900	904	939	1,013	1,122	1,237	1,344	1,365	298	2.8%	128	1.0%	426	1.9%
3	906	901	908	1,022	876	961	971	1,162	1,212	1,351	1,348	251	2.3%	136	1.1%	387	1.7%
4	978	926	911	919	1,004	928	955	1,124	1,182	1,347	1,399	254	2.5%	217	1.7%	471	2.1%
5	955	988	944	944	881	1,061	960	1,074	1,192	1,338	1,429	131	1.2%	237	1.8%	368	1.5%
6	947	961	967	930	923	899	1,039	1,039	1,188	1,299	1,391	289	2.8%	203	1.6%	492	2.2%
7	908	909	937	960	901	925	927	1,008	1,153	1,254	1,358	228	2.2%	206	1.7%	433	1.9%
8	969	907	900	933	948	929	929	995	1,170	1,209	1,340	241	2.3%	170	1.4%	411	1.8%
9	1,069	997	914	901	953	1,003	977	1,062	1,159	1,215	1,366	156	1.5%	208	1.7%	363	1.6%
10	1,090	1,055	1,000	923	914	962	992	1,028	1,094	1,213	1,344	132	1.3%	249	2.1%	382	1.7%
11	942	1,057	1,013	934	876	896	970	979	1,036	1,183	1,282	140	1.5%	245	2.1%	386	1.8%
12	1,006	1,004	1,088	1,006	1,017	1,008	1,018	1,091	1,113	1,274	1,377	105	1.0%	264	2.1%	369	1.6%
Total	*12,538*	*12,465*	*12,383*	*12,201*	*12,041*	*12,539*	*12,751*	*13,936*	*15,255*	*16,714*	*17,818*	*2,716*	*2.0%*	*2,562*	*1.6%*	*5,279*	*1.8%*
K-6	*6,554*	*6,536*	*6,531*	*6,544*	*6,432*	*6,816*	*6,938*	*7,772*	*8,530*	*9,367*	*9,751*	*1,714*	*2.3%*	*1,221*	*1.3%*	*2,935*	*1.8%*
7-8	*1,877*	*1,816*	*1,837*	*1,893*	*1,849*	*1,854*	*1,856*	*2,003*	*2,323*	*2,463*	*2,698*	*469*	*2.3%*	*375*	*1.5%*	*844*	*1.9%*
9-12	*4,107*	*4,113*	*4,015*	*3,764*	*3,760*	*3,869*	*3,957*	*4,161*	*4,403*	*4,884*	*5,368*	*534*	*1.3%*	*966*	*2.0%*	*1,499*	*1.7%*

B. GRADE PROGRESSION MODEL

To ensure accuracy of forecast methodology, we produced a second forecast scenario using a standard grade progression model. This method assumes the observed and forecasted level of births, and captures this "entry" student population in the transition Kindergarten and 1st Grade years. Once captured into the enrollment pool, students are progressed through the system using observed GPRs identified in Figure 10 of Section IV. Our analysis utilized the three year average GPR for the first eight years of the forecast to incorporate recent trends, and allowed GPRs to trend toward the 10-year average. Further, we utilized a constant Kindergarten/1st Grade capture rate of 92%. This is below the 2010 observed rate of 95%, which we consider to be anomalously high.

FIGURE 20: ASSUMED AVERAGE GRADE PROGRESSION RATIOS, GRADE PROGRESSION MODEL SCENARIO

Grade	3-year Avg GPR	10-year Avg GPR
1	1.06	1.06
2	0.99	0.98
3	1.02	1.01
4	1.01	1.01
5	1.02	1.01
6	0.99	0.99
7	1.00	0.99
8	1.01	1.00
9	1.04	1.04
10	1.00	1.00
11	0.98	0.97
12	1.13	1.08

SOURCE: Medford School District and Johnson Reid

For example, in 2007 there were 1,225 births. The Grade Progression Model survives these births to their schooling years, and captures them at a 92% rate, yielding an estimated 2012 Kindergarten class of 1,096 students. This Kindergarten class is progressed through each grade in their schooling years by the assumed average GPRs for each grade. Because the Grade Progression Model is based on birth data generated in the same population growth model as the Cohort forecast, it is best to think of the GPR model as a calibration of the cohort model, filtering results through time tested observable (not estimated) data on the movement of students through the school system.

When applied, the GPR model yields results outlined in Figure 21. Despite using an entirely different methodology, we arrive at strikingly similar results when compared to the cohort model. The historic trend based Grade Progression Model actually yields slightly higher overall growth. The primary discrepancy of the two models is the timing of enrollment changes at different grade levels. For example, the GPR Model predicts that high school enrollment growth will still lag in the first ten years, but to a lesser magnitude.

FIGURE 21: ENROLLMENT FORECAST BY GRADE LEVEL, GRADE PROGRESSION MODEL, MEDFORD SCHOOL DISTRICT, (2010-2030)

	ACTUAL ENROLLMENT*							FORECAST ENROLLMENT*				2010-2020		2020-2030		2010-2030	
Grade	2005	2006	2007	2008	2009	2010	2011	2015	2020	2025	2030	Δ	AAGR	Δ	AAGR	Δ	AAGR
BIRTHS:*		*1,141*	*1,225*	*1,182*	*1,146*	*1,148*	*1,189*	*1,324*	*1,409*	*1,498*							
K	923	856	897	896	904	1,025	962	1,094	1,240	1,320	1,396	215	1.9%	157	1.2%	371	1.6%
1	941	988	920	933	940	1,003	1,038	1,163	1,285	1,381	1,434	282	2.5%	149	1.1%	431	1.8%
2	904	916	984	900	904	939	1,013	1,127	1,243	1,344	1,364	304	2.8%	121	0.9%	425	1.9%
3	906	901	908	1,022	876	961	971	1,177	1,226	1,345	1,338	265	2.5%	112	0.9%	377	1.7%
4	978	926	911	919	1,004	928	955	1,045	1,194	1,345	1,391	266	2.6%	196	1.5%	463	2.0%
5	955	988	944	944	881	1,061	960	1,085	1,209	1,344	1,430	148	1.3%	221	1.7%	369	1.5%
6	947	961	967	930	923	899	1,039	1,058	1,206	1,297	1,394	307	3.0%	188	1.5%	495	2.2%
7	908	909	937	960	901	925	927	992	1,179	1,262	1,364	254	2.5%	185	1.5%	439	2.0%
8	969	907	900	933	948	929	929	972	1,212	1,232	1,351	283	2.7%	139	1.1%	422	1.9%
9	1,069	997	914	901	953	1,003	977	1,003	1,110	1,228	1,383	107	1.0%	273	2.2%	380	1.6%
10	1,090	1,055	1,000	923	914	962	992	1,098	1,138	1,224	1,361	176	1.7%	223	1.8%	399	1.7%
11	942	1,057	1,013	934	876	896	970	959	1,096	1,193	1,283	200	2.0%	188	1.6%	387	1.8%
12	1,006	1,004	1,088	1,006	1,017	1,008	1,018	1,073	1,155	1,272	1,362	147	1.4%	207	1.7%	354	1.5%
Total	*12,538*	*12,465*	*12,383*	*12,201*	*12,041*	*12,539*	*12,751*	*13,847*	*15,493*	*16,787*	*17,851*	*2,954*	*2.1%*	*2,358*	*1.4%*	*5,312*	*1.8%*
K-6	*6,554*	*6,536*	*6,531*	*6,544*	*6,432*	*6,816*	*6,938*	*7,750*	*8,605*	*9,376*	*9,747*	*1,789*	*2.4%*	*1,143*	*1.3%*	*2,931*	*1.8%*
7-8	*1,877*	*1,816*	*1,837*	*1,893*	*1,849*	*1,854*	*1,856*	*1,964*	*2,391*	*2,493*	*2,714*	*537*	*2.6%*	*324*	*1.3%*	*860*	*1.9%*
9-12	*4,107*	*4,113*	*4,015*	*3,764*	*3,760*	*3,869*	*3,957*	*4,133*	*4,498*	*4,918*	*5,390*	*629*	*1.5%*	*891*	*1.8%*	*1,521*	*1.7%*

* Includes all Medford School District Enrollment, including Public Charter Schools.

SOURCE: Medford School District and Johnson Reid, LLC

VI. ENROLLMENT FORECAST BY SCHOOL

In this section we allocate forecasted district-wide enrollment growth to individual schools within the district. While the importance of understanding total future enrollment as it relates to capacity is certainly clear, it's equally important to evaluate the *path of growth*, or where localized stress on school capacity may occur.

We utilize a "top-down" allocation method relying on a series of variables affecting the likely housing and migratory trends, in addition to birth trends in each school area. We also make assumptions by geography about the ratio of students who attend school in the ESAA they reside in, as well as propensity for alternative education options such as private school. However, we must use caution when interpreting results at small geographies for longer-term forecasts. Input variables among small area geographies tend to be more volatile, change quickly, and with small changes yielding measurable results. As such, we do not attempt to forecast any significant cyclicality beyond the near-term.

Factors affecting Capture/Allocation[7]

Because enrollment growth is a function of net-births and migration, we evaluate the area specific conditions relating to each component. For example, the Kennedy ESAA may have produced nearly 9% of births over the last 5 years; however, this same area is largely built out and is not likely to exhibit considerable net new housing growth on the margin. At the same time, areas like Jacksonville have exhibited considerable net new housing growth, and maintain a large amount of vacant buildable land. However, growth occurring in this ESAA has been disproportionately retirement age households, and the impact on enrollment is expected to be far more measured. What follows is a brief summary of a series of input variables we employ to predict the likely path of growth over the forecast period.

Fertility Rates

Average fertility rates are higher in the southern part of the district, averaging 76.8 per 1,000 mothers compared to 69.4 in the north. In 2010 the highest fertility rates were observed in the Jackson ESAA, followed by Howard and Washington. Ruch, Lone Pine, and Lincoln exhibit relatively low fertility rates during the same period.

Hispanic Population

Higher marginal birth rates are likely to be correlated with growth in the district's Hispanic population, as Hispanic households tend to have higher fertility rates. In 2010 Hispanic residents make up nearly 13% of the population. Over the last 10-years growth in the Hispanic population has been concentrated in Howard (+ 847), Oak Grove (+ 608), and Kennedy (+ 437). As a percentage, Griffin Creek also more than doubled its Hispanic population. In 2010 over 65% of the district's Hispanic Residents lived in the southern part of the district.

Females in Child Bearing Years

The ratio or number of females in child bearing years is strongly correlated with the number of babies born on the margin. In 2010, nearly 54% of females age 15-44 lived in the southern portion of the district. Howard (9.8% share), Kennedy (9.5%), and Oak Grove (8.7%) have the highest share of potential mothers. With these ESAAs all having above average fertility rates, we can reasonably expect an above average number of mothers having an above average number of babies in these ESAAs.

Recent Birth Activity

The babies born in each district over the last five years have the greatest likelihood of becoming the "next" elementary school class within that district. Now, some of these children will not survive, move out of district, or even to other ESAAs. Some will attend private school or home school. However, on average, we can reasonably expect a correlation between births within an ESAA in one year and a Kindergarten class size five and half years later. However, to determine if five year lagged births translate into a net increase in enrollment, we have to compare those births to current enrollment in that grade range. Here, we compare births from 2006-2010 to the 2010 K-4th Grade levels. A higher ratio indicates a greater likelihood of near term increase in elementary enrollment. As it stands, again, the highest ratios are in the south, with Jackson (2.32), Howard (1.86), Washington (1.81), and Oak Grove (1.72) leading the way.

Housing Unit Growth

In addition to birth related trends, which are likely to carry stronger enrollment correlation in the near-term, longer-term trends have a greater likelihood of being driven by migratory impacts, particularly as it

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7 *This section organizes ESAAs into "North Schools" and "South Schools". This distinction is determined by the Middle School boundary line. This delineation classifies the Howard ESAA in the south because it feeds McLaughlin Middle School.*

pertains to the path of net-new residential growth. Johnson Reid tallied growth in new housing units in each ESAA over the last five years. We found that over 60% of housing unit growth was concentrated in the south. The largest share of residential growth was in the Howard and Hoover ESAAs at 18.9% each. Strong growth also occurred in Griffin Creek (12%), Kennedy (11%) and Oak Grove (9%). Areas in the district that are largely built-out exhibited expected anemic housing growth, most notably Washington, Roosevelt, and Jefferson.

Vacant Land Inventory

Among the most important variables, the inventory of vacant residential land will arguably determine the path of population growth more than any other variables. Under the current urban growth boundaries (including Jacksonville), vacant residential land is roughly equally distributed between the north and south. In the north, nearly all vacant land is located in either Hoover (37%) or Lincoln (8%). In the South, Jacksonville has the largest share of vacant land (32%) followed by Griffin Creek (7%) and Oak Grove (5%). Taken together, these four ESAA comprise 89% of vacant land inventory in the district. We stress however, that household growth does not directly correlate to enrollment growth, and simply having vacant land does not ensure that growth will occur. For example, in the case of Jacksonville, household growth has not translated into enrollment growth, as Jacksonville has both a higher propensity of non-family households and with higher incomes, a greater propensity to attend private school.

Family Households

We consider growth and concentration of family households to determine an area's propensity to have net-migrants with children locating in the ESAA. Over the last 10-years, the majority of net-new family households located in Jacksonville (+26%), Oak Grove (+24%), Hoover (+14%), and Griffin Creek (+13%). Some districts, such as Ruch, Wilson, Washington, Lone Pine, and Jackson, have fewer family households today than they did in 2000. Certain ESAAs simply have a lower concentration of family households. For example, in 2010 56% of households in Roosevelt were family households compared to 80% in Lincoln and 75% in Griffin Creek.

2nd - 5th Grade Average Grade Progression

A consistent indicator of net-migration into a district is the average grade progression ratio for grades 2-5, since these grades are not transitory or typically exhibit a drop-out rate. In other words, once a child is enrolled in the second grade, as long as her parents do not move out of the district, she typically remains in the same school through the 5th grade. Therefore, average GPRs greater than 1.00 indicate in-migration while GPRs less than 1.00 indicate students moving out of the ESAA. Over the last five years, areas that have exhibited growth display high GPRs, namely Hoover (1.09), Jacksonville (1.05), and Griffin Creek (1.01). We see low GPRs in areas where we know birth rates may be high, but little growth is occurring. Examples include Jefferson, Jackson, and Washington.

Figure 22 summarizes the observed variables outlined above. Johnson Reid combined these input parameters to make estimates of the likely migratory and birth patterns around the district over the forecast period.

FIGURE 22: SUMMARY OF ALLOCATION VARIABLES BY SCHOOL AREA, MEDFORD SCHOOL DISTRICT

School	Fertility Rate	Hispanic Population #	Hispanic Population Share	Females 15-44 #	Females 15-44 Share	5-year Birth Share	5-year Births to K-4	Housing Unit Growth	Vacant Land	Family HH Propensity	5-year 2-5 GPR
NORTH SCHOOLS											
Wilson	82.8	800	7.4%	1,316	8.4%	8.4%	1.66	4%	0%	47%	0.95
Hoover	72.1	466	4.3%	1,179	7.5%	6.1%	0.97	19%	37%	74%	1.09
Lone Pine	49.8	401	3.7%	1,004	6.4%	6.5%	1.20	1%	3%	75%	1.05
Kennedy	79.5	859	7.9%	1,485	9.5%	8.8%	1.67	11%	2%	67%	0.98
Roosevelt	69.7	905	8.3%	1,277	8.2%	7.7%	1.75	0%	1%	56%	1.00
Lincoln	51.4	356	3.3%	992	6.3%	4.4%		5%	8%	80%	1.02
Hedrick	69.2	3,787	34.9%	7,253	46.3%	42%	N/A	40%	52%	65%	
North Medford	N/A	4,966	45.7%	7,688	49.1%	49%	N/A	48%	30%	65%	
SOUTH SCHOOLS											
Griffin Creek	69.4	603	5.6%	1,152	7.4%	6.6%	1.11	12%	7%	75%	1.01
Oak Grove	75.4	1,323	12.2%	1,366	8.7%	8.7%	1.72	9%	5%	67%	0.98
Jacksonville	61.7	375	3.5%	859	5.5%	3.8%	0.96	10%	32%	68%	1.05
Jefferson	71.5	838	7.7%	1,049	6.7%	8.3%	1.66	3%	2%	66%	0.97
Jackson	100.9	1,259	11.6%	991	6.3%	10.1%	2.32	3%	0%	53%	0.97
Washington	80.6	1,101	10.1%	1,079	6.9%	7.9%	1.81	1%	0%	61%	0.99
Howard	85.3	1,441	13.3%	1,536	9.8%	10.9%	1.86	19%	2%	63%	0.98
Ruch	44.5	135	1.2%	382	2.4%	1.9%	1.98	2%	0%	72%	1.03
McGlaughlin	76.8	7,075	65.1%	8,414	53.7%	58%	N/A	60%	48%	66%	
South Medford	N/A	5,896	54.3%	7,979	50.9%	51%	N/A	52%	70%	67%	

We developed allocation ratios for each school within the district which were then applied to our enrollment forecast by grade level in the previous section. We assumed that the district's public charter schools would maintain their trended enrollment levels, allocating remaining growth on the margin around the district. In the near-term (through 2015), greater weight was placed on recent birth and grade progression trends. For example, observable births within each area were captured and progressed through the system. Over the long-term 2015-2030, marginal enrollment growth is likely to be driven by recent and anticipated migratory trends, and greater weight is placed on factors such as land availability, planned housing unit growth, and propensity for family household growth.

Enrollment Growth by School

Figure 23 highlights our forecast of enrollment growth by individual school. Overall, the district's schools are expected to exhibit 1.8% average annual growth over the forecast period, adding nearly 4,800 students through 2030. A brief summary of the results in Figure 23 follows below:

FIGURE 23: ENROLLMENT FORECAST BY SCHOOL, MEDFORD SCHOOL DISTRICT

School	ACTUAL ENROLLMENT							FORECAST ENROLLMENT				2011-2020		2020-2030		2011-2030	
	2005	2006	2007	2008	2009	2010	2011	2015	2020	2025	2030	Δ	AAGR	Δ	AAGR	Δ	AAGR
NORTH SCHOOLS																	
Wilson	572	540	547	559	565	485	485	447	417	433	442	-68	-1.7%	25	0.6%	-43	-0.5%
Hoover	484	487	468	521	560	618	603	782	935	1,056	1,115	332	4.3%	179	1.8%	512	3.0%
Lone Pine	558	547	569	547	532	537	564	650	706	743	759	142	3.1%	52	0.7%	195	1.8%
Kennedy	547	547	587	561	555	515	519	566	624	658	673	105	2.2%	49	0.8%	154	1.4%
Roosevelt	385	404	354	372	368	407	406	416	435	458	469	29	0.7%	34	0.8%	63	0.7%
Lincoln	525	543	524	510	475	466	449	510	581	652	689	132	2.5%	107	1.7%	240	2.1%
Hedrick	956	930	922	935	894	908	894	917	1,109	1,153	1,249	215	2.2%	139	1.2%	355	1.7%
North Medford	1,941	1,877	1,890	1,759	1,757	1,775	1,734	1,884	2,039	2,224	2,431	305	1.6%	392	1.8%	697	1.7%
SOUTH SCHOOLS																	
Griffin Creek	560	550	538	599	562	593	580	704	835	951	1,008	255	3.9%	174	1.9%	428	2.8%
Oak Grove	455	538	514	500	474	471	492	571	693	820	877	201	4.4%	185	2.4%	385	3.3%
Jacksonville	401	366	361	361	325	391	400	459	528	597	630	128	3.4%	103	1.8%	230	2.5%
Jefferson	543	526	549	542	542	495	505	580	617	631	637	112	2.5%	20	0.3%	132	1.3%
Jackson	380	373	320	309	317	388	394	445	489	519	532	95	2.6%	43	0.9%	138	1.7%
Washington	443	421	439	413	405	420	443	488	515	527	534	72	2.3%	19	0.4%	91	1.3%
Howard	549	544	531	535	501	547	501	563	637	682	701	136	1.7%	64	1.0%	200	1.3%
Ruch	191	199	214	174	197	171	176	147	120	132	139	-56	-3.9%	19	1.5%	-37	-1.1%
McLoughlin	882	837	866	919	895	837	789	864	1,071	1,123	1,236	282	2.8%	165	1.4%	447	2.1%
South Medford	1,887	1,920	1,920	1,833	1,777	1,804	1,821	1,838	2,019	2,221	2,447	198	1.3%	428	1.9%	626	1.6%
K-5	*6,593*	*6,585*	*6,515*	*6,503*	*6,378*	*6,524*	*6,517*	*7,329*	*8,131*	*8,859*	*9,206*	*1,614*	*2.5%*	*1,075*	*1.2%*	*2,689*	*1.8%*
7-8	*1,838*	*1,767*	*1,788*	*1,854*	*1,789*	*1,745*	*1,683*	*1,782*	*2,180*	*2,277*	*2,485*	*497*	*2.9%*	*305*	*1.3%*	*802*	*1.9%*
9-12	*3,828*	*3,797*	*3,810*	*3,592*	*3,534*	*3,579*	*3,555*	*3,722*	*4,058*	*4,445*	*4,878*	*503*	*1.5%*	*820*	*1.9%*	*1,323*	*1.6%*
TOTAL:	*12,259*	*12,149*	*12,113*	*11,949*	*11,701*	*11,848*	*11,755*	*12,833*	*14,369*	*15,581*	*16,569*	*2,614*	*2.3%*	*2,200*	*1.4%*	*4,814*	*1.8%*

Summary of School Enrollment Forecast

- At the elementary school level, we anticipate the largest share of long-term enrollment growth will continue to be captured in the Hoover ESAA. Between 2005 and 2011 enrollment in Hoover grew by 25% while exhibiting 19% of the District's household growth. Hoover has average fertility rates and concentration of potential mothers. However, Hoover has 37% of the vacant residential land in the district and families locate there at an above average rate.

- Behind Hoover, Oak Grove and Griffin Creek are expected to exhibit significant enrollment growth. Both ESAAs have average fertility rates, above average concentration of potential mothers, and strong growth in the Hispanic population. Further, these ESAAs, on the fringe of the urban growth boundary, are clearly in the path of residential growth in the district. Taken together they combined for 22% of housing unit growth since 2005 and have 12% of vacant residential land in the district. With strong housing affordability relative areas like Hoover and Jacksonville, we expect Oak Grove and Griffin Creek to capture a growing share of net-migration on the margin.

- Jacksonville and Lincoln are two ESAAs that are likely to exhibit a capture of migratory growth on the margin. Each has a significant share of vacant land, and has exhibited housing unit growth. Jacksonville's growth will be tempered by its demographic characteristics, which are likely to produce a smaller than average number of children and families. However, migration will keep Jacksonville's enrollment growth above average. Lincoln, which has seen enrollment decline in recent years, has the highest concentration of families in the district, but below average fertility rates. Like Jacksonville, its growth will be predicated on net-new household growth and path of residential development.

- Unlike Jacksonville and Lincoln, the Howard and Kennedy ESAAs have strong fertility rates, strong family growth, and a concentration of mothers well above average. Further, since 2005 they have combined for 20% of the district's births and 30% of housing unit growth. However, each has

declined in enrollment since 2005. With a combined ratio of children under 5 to K-4 enrollment of over 1.75, we expect enrollment growth to be strong in these ESAAs over the next 5-8 years. However, each has less than 2% of the residential land in the district, and the capacity for future housing unit growth is limited. We expect the effects of recent growth to influence enrollment in Howard and Kennedy over the near-term, with slower marginal growth over a long-term horizon.

- Lone Pine is largely built out and likely to exhibit measured long-term growth. However, Lone Pine had a small baby bump in 2007-2008, a share of which is likely to begin entering the school system in 2012 and 2013. This anomaly will elevate enrollment in short-term. However, low birth rates and limited capacity for marginal housing unit growth will keep long-term enrollment growth at bay.

- Roosevelt, Jackson, Jefferson, and Washington are a basket of ESSA's that we expect to capture a smaller share of long-term marginal growth. Each is largely built-out with little capacity for housing unit growth. In other words, these ESAAs are less likely to experience net-migration or net-new household growth. However, growth in the near-term is likely given demographic characteristics and recent birth activity. However, in the long-run we would not anticipate any of these districts capturing greater than 5% of long-term K-6 enrollment growth.

- Wilson and Ruch are the ESAAs least likely to exhibit positive enrollment growth. Ruch is an entirely rural location, which has exhibited negative birth, enrollment, and migration trends. The regional trend toward urbanization is likely to limit any growth in Ruch. With the exception of an above average fertility rate, Wilson exhibits poor input variables across the board. We expect Wilson to continue to exhibit negative enrollment growth in the near-term before stabilizing at a slow growth rate equal to a 2% capture of long-term growth.

- Based on the existing composition of elementary school students by age and school in the district, we expect McGlouglin middle school to capture the lion's share of 7-8 grade enrollments in the near-term. However, over the long-term the growth differential narrows between the two schools, as recent child-age growth in north progresses through the grade system and into middle school.

- At the High School level, growth is expected to be distributed roughly similar to the Middle School distribution in the long-term. However, in the near term, the north will grow rapidly as strong recent enrollment at Hedrick filters into high school. Conversely, enrollment at McGlouglin has been relatively low, tempering short-term enrollment growth at South Medford.

VII. Conclusion

In recent years, the Medford School District has exhibited declining enrollment among most of the District's facilities. The combination of housing affordability in the middle of the decade and a deepest economic recession in a generation had combined to reverse economic and demographic interest in the region. However, when broad based stabilization occurs, the City of Medford is planning on an accelerated period of economic and demographic expansion. Recent planning efforts have adopted an economic and housing growth rate of 2.0% and 1.9%, respectively. These planning objectives are likely to have influential impacts on district-wide enrollment, as roughly 84% of all housing units in the Medford School District are located within the Medford UGB.

In the preceding analysis, we identified the likely pattern of growth for the district over both a 10-year and 20-year planning horizon. Consistent with Medford's recent Comprehensive Plan updates, we forecast

average annual growth in the range of 1.9%. Because we expect labor driven net-migration to the principal contributor to population growth, we document how net-migrants have a higher propensity to be in more mobile age segments, who are also disproportionately parents.

In addition to planed migratory impacts, we have observed a measurable rebound in fertility rates throughout the district. This has in part been driven by a 65% increase in district's Hispanic population. For example, between 2005 and 2010 we observe an average annual number of births 19% higher than the 2000 level, indicating a mini-baby boom on the horizon of the early school enrollment.

Taken together, planned demographic growth translates into notable capacity concerns for the district. Outlined in Figure 24, several schools in the district are already at or near capacity. Specifically, Griffin Creek, Hoover, and Lone Pine elementary Schools are over capacity, with five additional schools within 10% of their cap.

FIGURE 24: EXISTING SCHOOL CAPACITY, MEDFORD SCHOOL DISTRICT FACILITIES (2010)

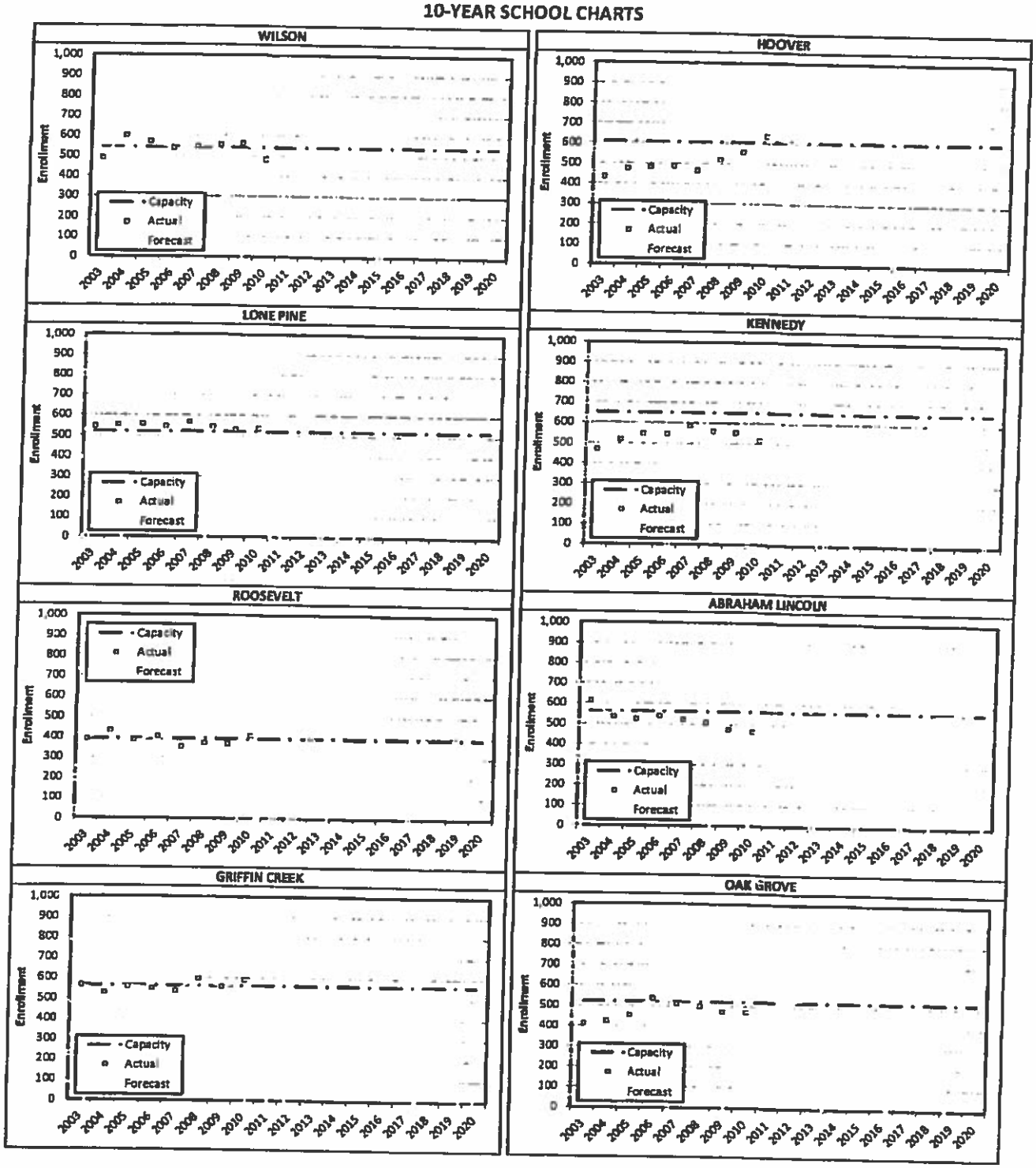
School/ Address		Building Size / SF	Teaching Stations	Student Capacity	2010 Enrollment	Residual Capacity
Abraham Lincoln	3101 McLoughlin Drive	63,438	26	564	466	98
Griffin Creek	2430 Griffin Creek Road	54,930	26	563	593	-30
Hoover	2323 Siskiyou Boulevard	53,611	28	607	638	-31
Howard	286 Mace Road	59,530	28	607	547	60
Jackson	713 Summit Avenue	55,804	18	390	388	2
Jacksonville	655 Hueners Lane	57,561	22	477	391	86
Jefferson	333 Holmes Drive	52,943	24	520	495	25
Kennedy	2860 Keene Way Drive	54,788	30	650	515	135
Lone Pine	3158 Lone Pine Road	73,458	24	520	537	-17
Oak Grove	2838 West Main Street	59,355	24	520	471	49
Roosevelt	1212 Queen Anne Avenue	51,002	18	390	407	-17
Ruch	156 Upper Applegate Road	34,590	15	325	171	154
Washington	610 Peach Street	58,146	26	564	420	144
Wilson	1400 Johnson Street	49,972	25	542	485	57
ELEMENTARY:			***334***	***7,239***	***6,524***	***715***
Hedrick	1501 E. Jackson Street	158,990	44	1,085	908	177
McLoughlin	320 W. 2nd Street	161,072	42	1,035	837	198
MIDDLE:			***86***	***2,120***	***1,745***	***375***
North Medford	1900 N. Keene Way Drive	234,121	82	2,021	1,775	246
South Medford	1551 Cunningham Avenue	255,000	90	2,218	1,804	414
HIGH:			***172***	***4,239***	***3,579***	***660***

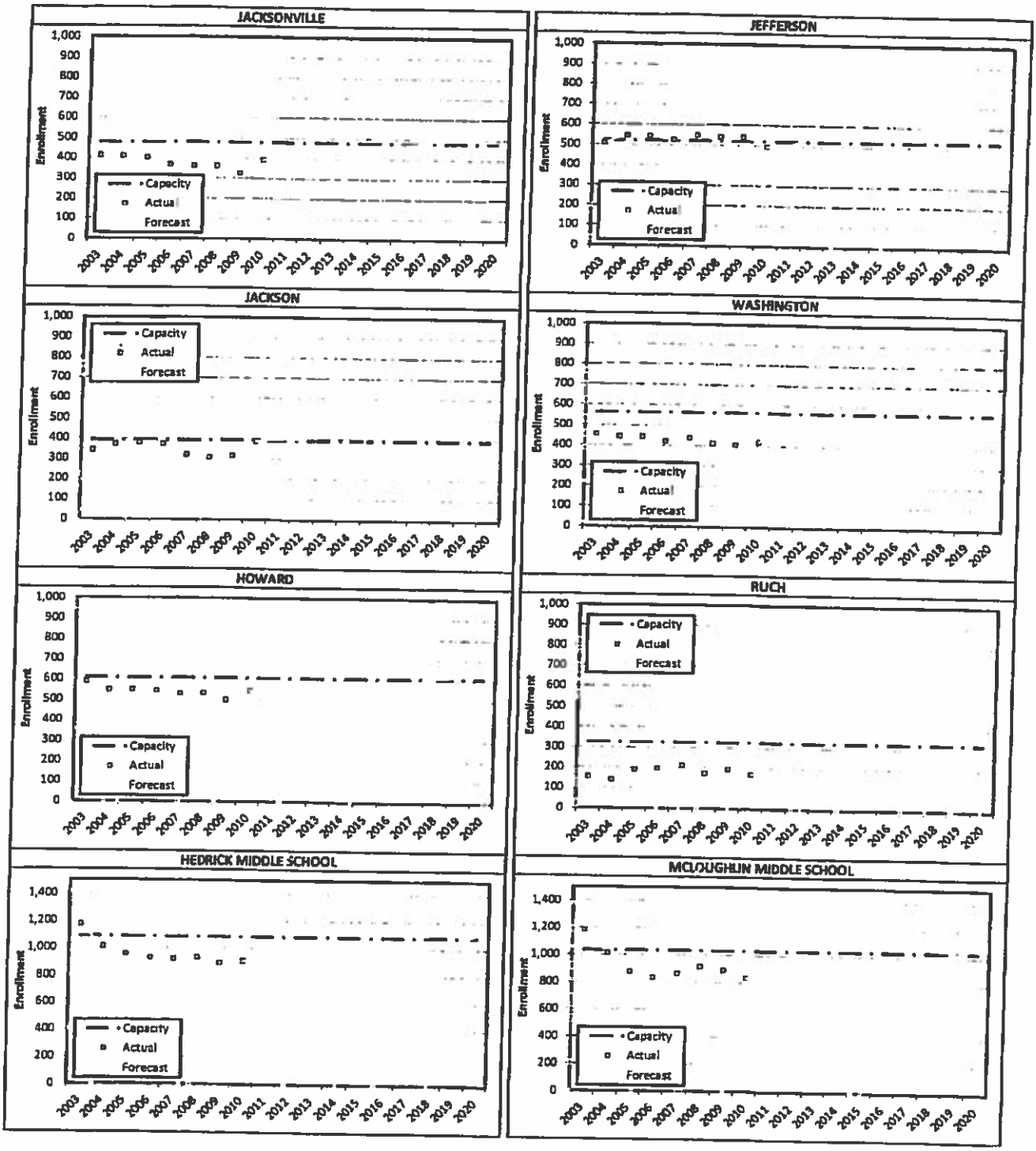
Over the next ten years, elementary school growth of over 1,600 students will create a need for at least one additional elementary school in the district. However, a look at growth on a geographic level compounds the issue. Specifically, the two schools currently exceeding capacity, Griffin Creek and Hoover, are expected to capture a significant share of growth on the horizon. All told, 10 of 14 elementary schools in the district are expected to at least approach capacity in the next 10-years under existing conditions. The largest deficiencies over a ten-year period are in Hoover (+328 students), Griffin Creek (+272 students), Lone Pine (+186 students), and Oak Grove (+173 students).

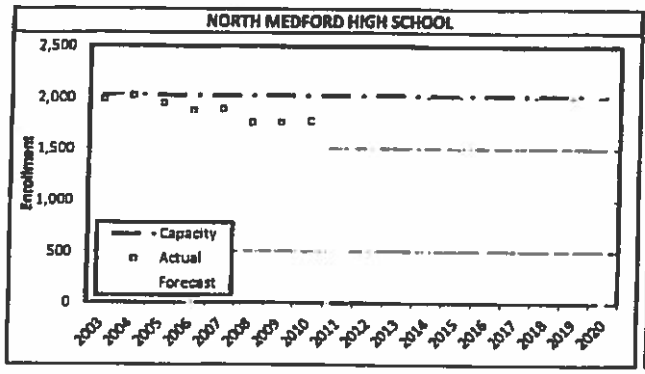
At the 7-8 grade level, Hedrick and McLoughlin Middle Schools are 16% and 19% below capacity, respectively. These current low enrollment levels are a function of the elementary school enrollment trough exhibited in the mid-2000s. However, the early grade enrollment bump underway since 2009 is likely to continue given recent birth and anticipated migration trends. Middle school enrollment growth is likely to trigger the need for an additional middle school by the end of the decade, as both schools exceed capacity.

Finally, at the high school level, the combination of currently low enrollment levels and existing low enrollment at the middle school level is likely to keep high school enrollment below capacity over the 10-year horizon. Between 2005 and 2011, high school enrollment at North and South Medford fell by 7%. In recent years high school enrollment growth at Central Medford and Logos Public Charter has relieved pressure from the district's high school system considerably. Through 2010, high school enrollment is expected to grow by 503 students. At the forecasted trend, North and South Medford High Schools reach capacity in 2020 and 2024, respectively.

10-YEAR SCHOOL CHARTS




JACKSONVILLE
JEFFERSON
JACKSON
WASHINGTON
HOWARD
RUCH
HEDRICK MIDDLE SCHOOL
MCLOUGHLIN MIDDLE SCHOOL
Enrollment
Capacity
Actual
Forecast


NORTH MEDFORD HIGH SCHOOL
Enrollment
2,500
2,000
1,500
1,000
500
0
Capacity
Actual
Forecast
2003
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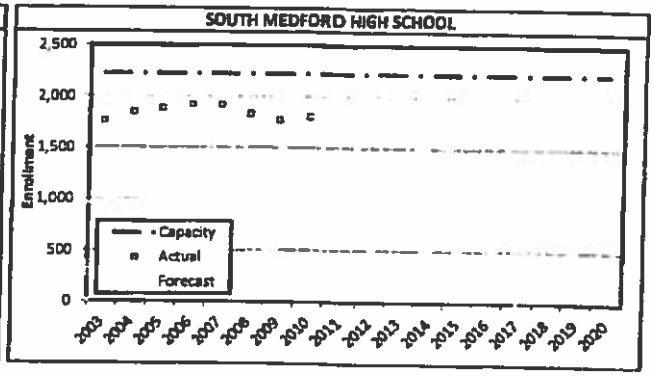
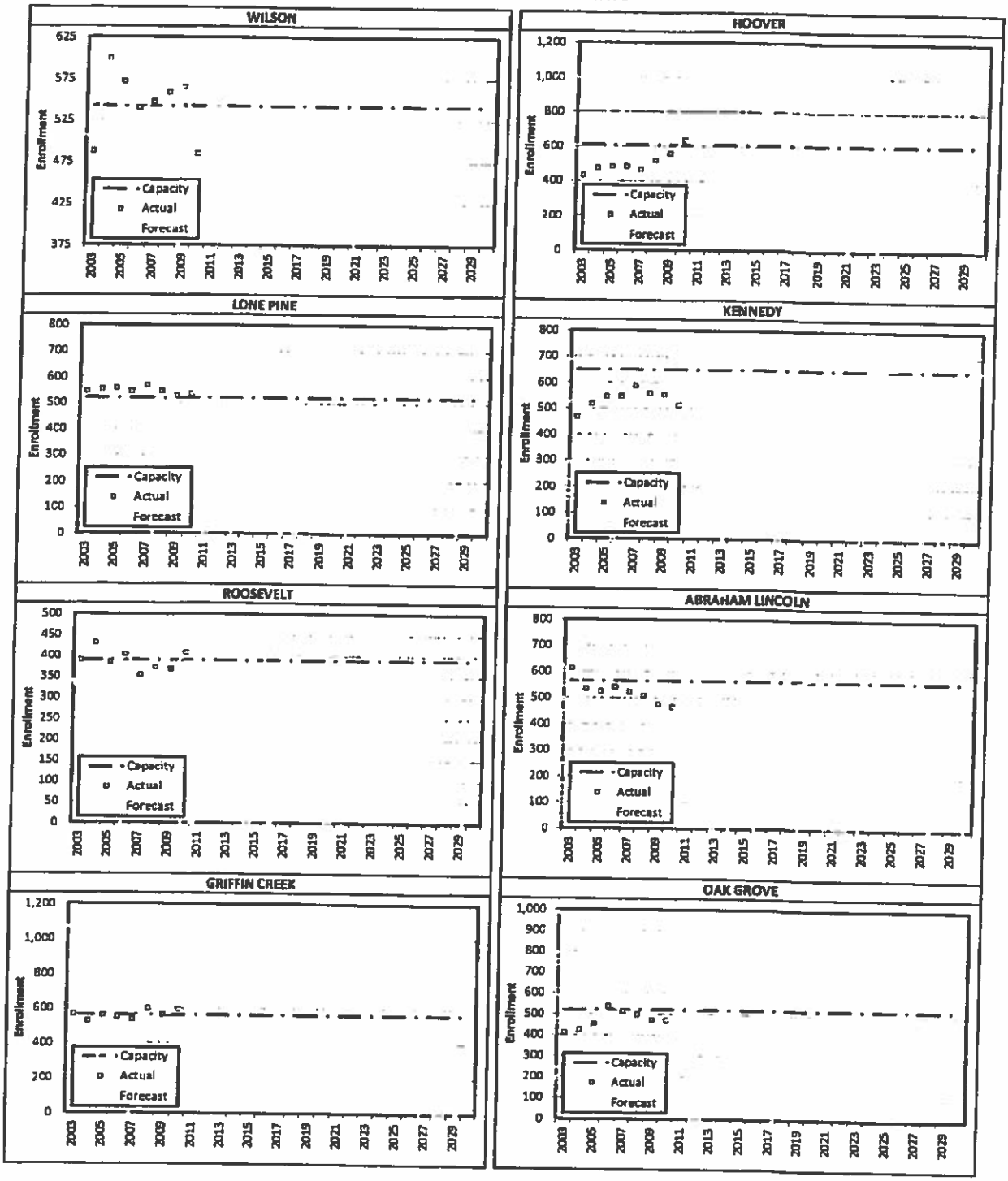
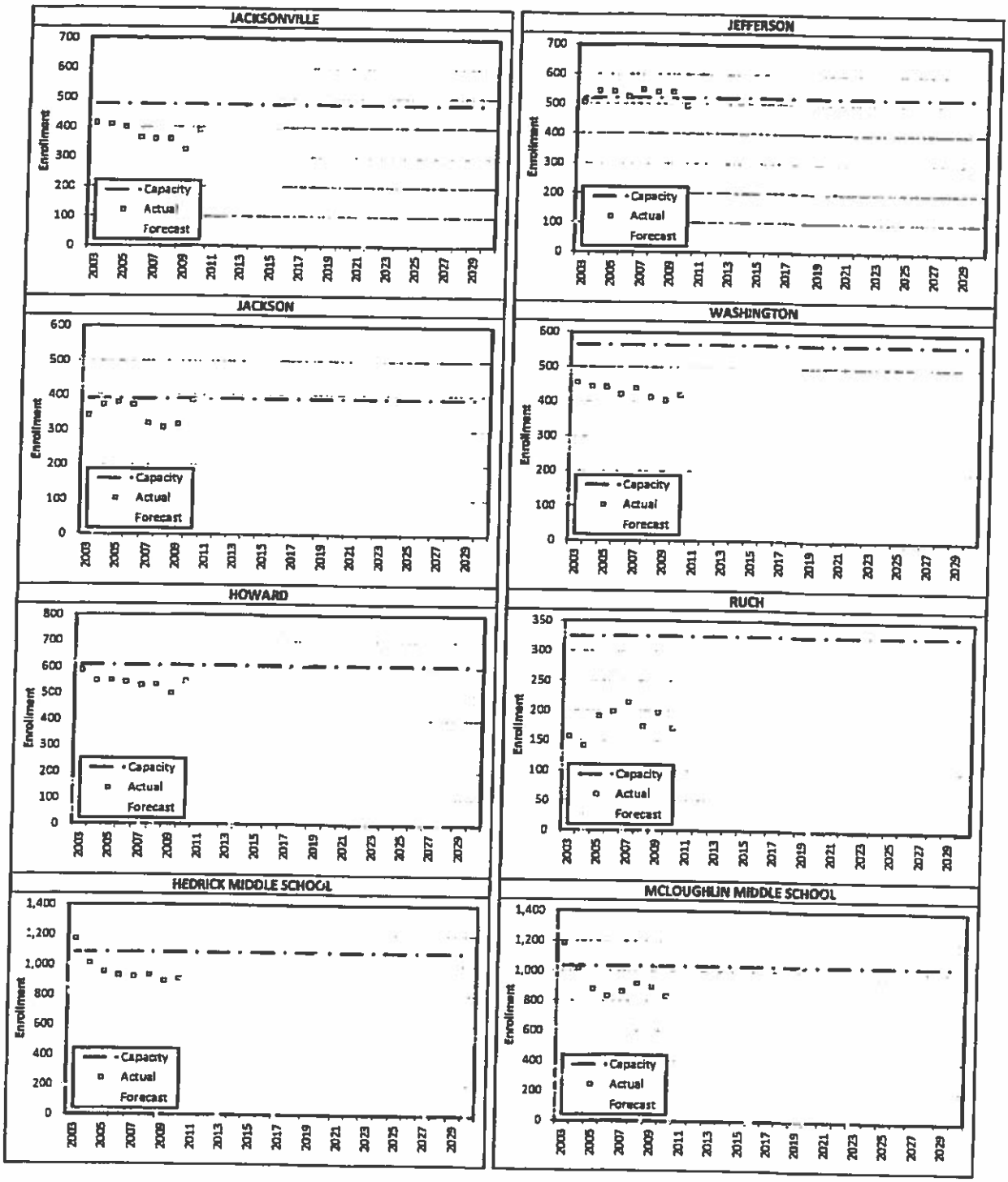
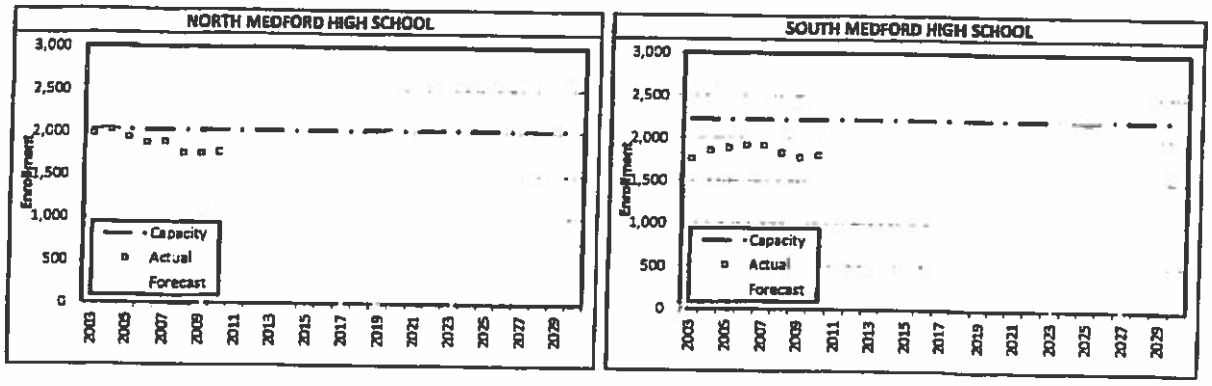
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020


SOUTH MEDFORD HIGH SCHOOL
Enrollment
2,500
2,000
1,500
1,000
500
0
Capacity
Actual
Forecast
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020

20-YEAR SCHOOL CHARTS




JACKSONVILLE
JEFFERSON
JACKSON
WASHINGTON
HOWARD
RUCH
HEDRICK MIDDLE SCHOOL
MCLOUGHLIN MIDDLE SCHOOL
Enrollment
Capacity
Actual
Forecast


NORTH MEDFORD HIGH SCHOOL
3,000
2,500
2,000
1,500
1,000
500
0
Enrollment
Capacity
Actual
Forecast
2003
2005
2007
2009
2011
2013
2015
2017
2019
2021
2023
2025
2027
2029
SOUTH MEDFORD HIGH SCHOOL
3,000
2,500
2,000
1,500
1,000
500
0
Enrollment
Capacity
Actual
Forecast
2003
2005
2007
2009
2011
2013
2015
2017
2019
2021
2023
2025
2027
2029

APPENDIX D – Middle School Options

APPENDIX D
MIDDLE SCHOOL OPTIONS

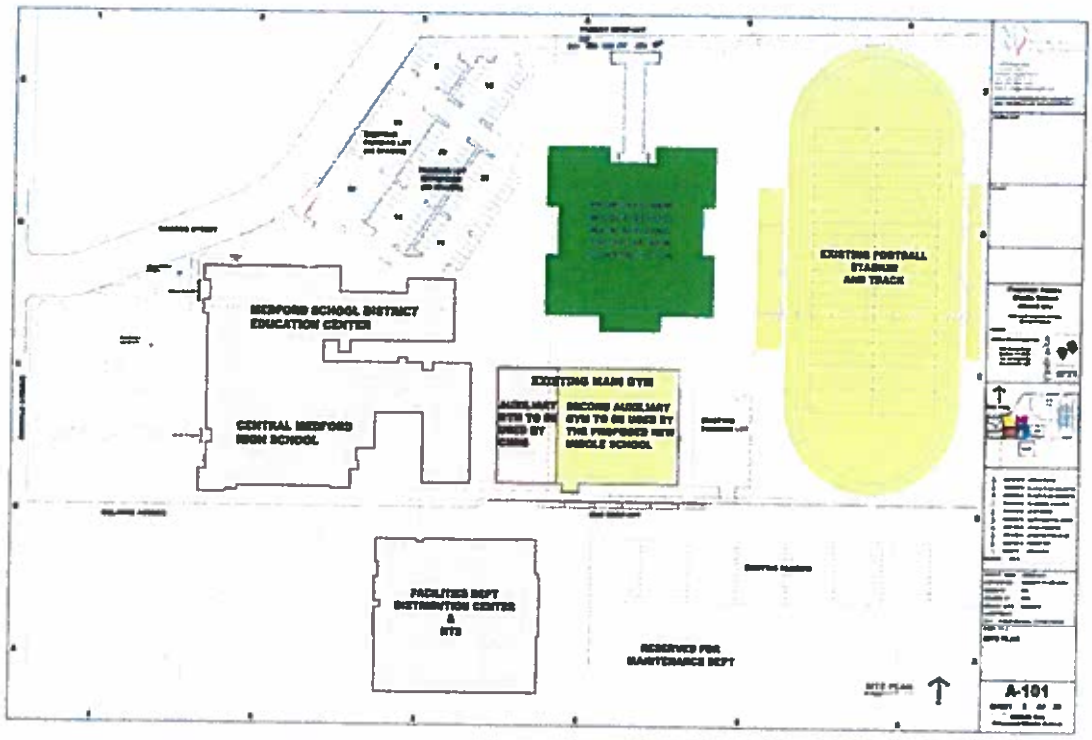
Option 1: Build New Middle School

Capacity + 1,200

	Costs
Land Costs-With donated land	0
Off Site Development 40% of 2.5 mil	1,000,000
Utility Services to Site	180,000
Construction Costs:	
Main Building-130,000 @ 320	41,600,000
Gym – 32,000 @ 360	11,520,000
Track / Fields / Storage	750,000
Parking Lots / Side Walks	2,000,000
Site Development / Landscaping	500,000
Soft Cost	6,500,000
Contingency @ 20%	12,800,000
TOTAL FOR OPTION 1	**$76,860,000**
If built on purchased land add $2,000,000	

Option 2: Proposed Middle School at MSDEC Site

Land Costs	0
Off Site Development	0
Construction Costs:	
Main Building-130,000 @ 320	41,600,000
Gym – Existing	0
Track / Fields / Storage	1,200,000
Parking Lots / Side Walks	500,000
Site Development / Landscaping	250,000
Soft Cost	2,700,000
Contingency @ 20%	9,250,000
TOTAL FOR OPTION 2	**$55,500,000**



(FIGURE 3)

MSDEC-MIDDLE SCHOOL OPTION

Exhibit C

Minutes from the June 22, 2015 Planning Commission Study Session

Excerpt

1. CP-15-078 Medford School District Long Range Facilities Plan Update

John Adam, Senior Planner, stated that the Medford School Districts Facilities Plan was adopted approximately a year ago. There have been several changes in some of their facilities planning.

Aaron Harris, Planner II, reported that the proposal is to adopt by reference and incorporate the undated School Facilities Plan into the Comprehensive Plan Public Facilities Element. ORS 195.110 School facility plan for large school districts requires inclusion as element of the comprehensive plan, must cover a period of at least 10 years and specific plan elements including population projections, identification of desirable school sites, descriptions of physical improvements needed to existing schools, financial plans to meet school facility needs, analysis of the alternatives to new school construction and major renovation, analysis of measures to increase efficient use of school sites. It also requires ten-year improvement plans and site acquisition schedules and programs.

The Long-Range Facilities Plan 2013 Update was adopted January 16, 2014. The most notable issue in the 2012 Plan was the Hull Road property. The School District found this property to be a desirable school location. The City had issue with this site because it was located outside the urban growth boundary.

Significant changes between the 2012 Plan and the 2014 Plan include existing school capacities, facilities' needs, costs and recommendations for future facilities. The 2014 Plan includes an adjusted capacity. The adjusted capacity accounts for partnerships and district programs. These include fine and performing arts, physical education, special education, tutorial support and career and technical education programs.

The capital improvement plan takes into account large projects that cannot be funded from the maintenance operating budget. It takes into account projects such as roof replacements, mechanical and electrical system upgrades, parking lot and sidewalk replacements, painting sports fields and track replacements and building renovations. It

does not include new construction or major renovation projects. There is an overall increase in cost of approximately 48 percent.

Facility needs in the 2012 Plan states they will need two elementary schools (east side/west side). The east side school is located in the Southeast Plan map area and it is identified in the Southeast Plan. The west side school was the Hull Road property. The 2014 Plan provides multiple options for each of the three phases (1 to 5 years, 10 years, and 20 years). The options in the three phases include boundary adjustments, adding modular units to existing school sites, relocating elementary school students to secondary schools that have extra capacity, expanding existing schools, and adding new schools. The 2014 Plan specifically notes the Coker Butte property and the Southeast Plan property as desirable locations for new schools.

Commissioner Mansfield asked if the same problem exists that the School District wants the Hull Road property and the City has not agreed that the urban growth boundary should be expanded to include that property? Mr. Adam explained that the Hull Road property was not in the candidate urban reserve which was the point of contention.

Commissioner Fincher asked what are the odds of the area of MD-2, where the School District is proposing a school site, coming into the urban growth boundary in the next 10 years? Mr. Harris reported that it is likely to be adopted. Mr. Adam stated that the area that includes the school site was in the Planning Commission's recommendation to the City Council.

Brad Earl, Chief Operations Officer, Medford School District 549C, stated that if development starts going in that area they are going to need a school sooner than later. Most of the projected growth and current growth has been on the east side. They have pressure on Lone Pine, Abraham Lincoln, all the schools in that area are full. They are expanding into full day kindergarten next year. They are installing two modular units on the Lone Pine campus. As they look at potential growth they need an elementary school if they stay with the current K–6 in elementary then 7th and 8th grade in the middle school model. If they go to a K–5 model and a 6th–8th they will need a middle school on that side of town. They will need these within seven years.

Commissioner Fincher asked if staff foresees the urban growth boundary extending west in order for the School District to fulfill their growth need in seven years in that area? Mr. Adam stated that when the decision was before the City Council that information was put forward by certain parties. Whether the Planning Commission acknowledged and incorporated it into their recommendation at that time or not, it was potentially there. The question on the table is before the City Council and how much does that affect their decision.

Mr. Harris asked if someone from the Medford School District 549C speak to the capital improvements that were taken from the 2012 and 2014 Plans. Mr. Earl stated there were a couple of things that happened. One of the things is that they included computer and server upgrades. The second thing is since the Plan was adopted they have implemented a construction excise tax. It is projected to bring approximately $750,000 next year to the District. All that money has to be used for capital improvements.

Commissioner D'Alessandro asked if the schools on the west side such as Jefferson and Washington are going to be able to maintain capacity? Mr. Earl stated right now they have capacity in those locations. They were able to expand into full day kindergarten in all the west side locations without adding modulars except for one. They did have to add a unit at Jackson. If growth starts going to the west they will need schools on the west. That is one of the reasons Kings Highway property was ruled out by them because they have not seen growth out there. Medford School District's boundary ends at South Stage Road.

Exhibit D
DLCD Comments

Aaron J. Harris

From: LeBombard, Josh <josh.lebombard@state.or.us>
Sent: Monday, July 06, 2015 9:20 AM
To: Aaron J. Harris
Subject: RE: CP-15-078 Affected Agency Routing Memo

Aaron,
I just read the description of the Hull Road property again. The description mentions that the site is outside of the UGB but there is no mention of the urban reserve. At a minimum, it should state the property is outside of both the UGB and the urban reserve.

Also, any updates on my previous questions?

Josh

From: Aaron J. Harris [mailto:Aaron.Harris@cityofmedford.org]
Sent: Wednesday, June 10, 2015 1:23 PM
To: LeBombard, Josh
Subject: RE: CP-15-078 Affected Agency Routing Memo

Sounds good, Josh. I've emailed your questions/comments over to Thaddeus.

-Aaron

From: LeBombard, Josh [mailto:josh.lebombard@state.or.us]
Sent: Wednesday, June 10, 2015 12:47 PM
To: Aaron J. Harris
Subject: RE: CP-15-078 Affected Agency Routing Memo

Thanks. He's not likely to know the answer to the last question. If you can't dig that up, I'll look it up, Just let me know.

Josh

From: Aaron J. Harris [mailto:Aaron.Harris@cityofmedford.org]
Sent: Wednesday, June 10, 2015 12:46 PM
To: LeBombard, Josh
Subject: RE: CP-15-078 Affected Agency Routing Memo

Josh,

I will forward your questions to the School Districts liaison, Thaddeus Pauck, and respond with answers as soon as possible.

-Aaron

From: LeBombard, Josh [mailto:josh.lebombard@state.or.us]
Sent: Wednesday, June 10, 2015 12:35 PM

To: Aaron J. Harris
Subject: RE: CP-15-078 Affected Agency Routing Memo

Aaron,
A few comments and questions at this point:

1. Figure 2- Candidate Urban Reserve. The map has pen marks on it illustrating properties on the West side. This should be replaced with a simple map depicting the Urban Reserves as adopted and acknowledged without the pen illustrations (looks unprofessional).
2. Johnson Reid- enrollment forecasts. What population projection was this based off of?
3. Do you know the zoning and NRCS soils classification for the Hull Road property? I believe this is EFU and has good quality soils (Class I-IV) which would make it last priority for inclusion in a future UGB amendment.

Thanks,
Josh

Josh LeBombard | Southern Oregon Regional Representative
Community Services Division
Oregon Dept. of Land Conservation and Development
Southern Oregon Regional Solution Center
c/o Jobs Council, Southern Oregon University
100 E Main Street, Suite A | Medford, OR 97501
Cell: (541) 414-7932
josh.lebombard@state.or.us | www.oregon.gov/LCD

From: Aaron J. Harris [mailto:Aaron.Harris@cityofmedford.org]
Sent: Wednesday, June 10, 2015 11:04 AM
To: LeBombard, Josh
Subject: RE: CP-15-078 Affected Agency Routing Memo

Greetings Josh,

I've attached the 2012 facilities plan for your review. I think the main change in the Hull Road property description is that the 2012 plan proposes this property as an ideal candidate for a new elementary school on Medford's west side and proposes amendments to the urban growth boundary to include the site. The 2014 plan acknowledges the City's lack of support for this proposal and categorizes the Hull Road property only as a potential long range option. In the 2012 plan, please see page 47 (although a word search of the document will identify many other references to the property). In the 2014 plan, please see page 17.

Best,
Aaron

From: LeBombard, Josh [mailto:josh.lebombard@state.or.us]
Sent: Wednesday, June 10, 2015 10:04 AM
To: Aaron J. Harris
Subject: FW: CP-15-078 Affected Agency Routing Memo

Aaron,
Good morning. Can you send me the text regarding the Hull Road property as it was before the current version? I'd like to know, specifically, how the description of it has changed. It's been a long time since I attended the City Council meeting on this.

Josh

Josh LeBombard | Southern Oregon Regional Representative

Community Services Division
Oregon Dept. of Land Conservation and Development
Southern Oregon Regional Solution Center
c/o Jobs Council, Southern Oregon University
100 E Main Street, Suite A | Medford, OR 97501
Cell: (541) 414-7932
josh.lebombard@state.or.us | www.oregon.gov/LCD

From: Nancy H. Abrahamson [mailto:Nancy.Abrahamson@cityofmedford.org]
Sent: Monday, June 8, 2015 1:51 PM
To: LeBombard, Josh; City Manager's Office
Subject: CP-15-078 Affected Agency Routing Memo

Nancy Abrahamson
Administrative Support Tech.
Medford Planning Department

Exhibit E

1000 Friends of Oregon Comments

Aaron J. Harris

From: Greg Holmes <greg@friends.org>
Sent: Wednesday, June 24, 2015 8:14 PM
To: Aaron J. Harris
Subject: Re: Medford School District Facilities Plan - Request for Comment

Aaron:

Thank you for the opportunity to comment on the latest revision of the Medford School District's Long Range Facilities Plan. As you know, I was very much involved in the city's adoption process of the last revision to this document.

With the one exception noted below, we have no concerns with the current revision. The MD-2 property, which is within the urban reserve area and currently being considered for inclusion in the UGB, appears to have all of the appropriate characteristics to be considered as a preferred site for a new school--not least of which is a letter of intent for a donation and the fact that it is already in one of Medford's urban reserve area. The focus on purchasing or otherwise acquiring other lands within the urban growth boundary or urban reserve areas is also appropriate.

On the other hand, we were dismayed to see that the Hull Road Property that was included in the last revision as a "desirable site" remains in this plan, albeit now only as a "Future School Site Option." During the process of adopting the last revision of the facilities plan into the Comprehensive Plan the Medford City Council disagreed with the District's conclusion that the Hull Road site was a desirable location, and placed the following clearly worded statement in the Comprehensive Plan:
The City of Medford does not concur with the Medford 549C School District's finding that Site 5 from the Medford School District 549C Long-Range Facilities Plan, May 15, 2012 Update is a desirable west side school location. A determination that Site 5 is a desirable location for a west side school(s) cannot be rendered by the City of Medford at the present time. Such a determination can be made by the City only after an "alternatives analysis" of land within and outside the Urban Reserves based on the "priority of land scheme" and the land use decision process in Oregon Urban Growth Boundary (UGB) expansion laws and rules are conducted.

Additionally, the Greater Bear Creek Valley Regional Plan, Chapter 5, Monitoring and Implementation (Section 5.1.2), provides that UGB expansion into land not designated as an Urban Reserve will require a Regional Plan 'Minor' or 'Major' amendment prior to or concurrent with any other process. Section 5.2.4 of the Regional Plan identifies that a 'Major' amendment is any amendment that docs not meet the definition of a' Minor' amendment. Since the 80-acre size of Site 5 exceeds the 50-acre maximum for a 'Minor' amendment, such a proposal would be deemed a 'Major' amendment. Processing amendments to the adopted Regional Plan are the responsibility of Jackson County and can only be proposed by the governing authority of a participating RPS jurisdiction. Approval of a 'Major' amendment of the Greater Bear Creek Valley Regional Plan is also subject to providing corrective measures and plan adjustments per Section 4.4 of the Regional Plan. The City could concur with the suitability of Site 5 only after a 'Major' amendment of the Regional Plan was adopted and associated corrective measures were approved by the appropriate approving authorities.

In addition, any consideration of the Medford 549C School District's proposal to bring its desirable site into the City's UGB runs directly counter to the City's long-established plan for its growth. After lengthy deliberations and public hearings by both the Planning Commission and the City Council, the City decided that it would not plan to expand into the Exclusive Farm Use (EFU)-zoned land to the west of its current UGB. For the City, this decision is fundamental to its compliance with the Statewide Planning Goals that seek to deter the expansion of urban development into immediately adjacent agricultural land.
Because this site is still listed as an option in the facilities plan, we recommend that the city once again include language in the Comprehensive Plan amendment that acknowledges the district's choice to continue to include the site as an

option, but makes clear that the city's policies make it extremely unlikely that that option will ever be exercised. Something like the following, which is modified from the above, should be considered:
The city of Medford does not concur that the Hull Road Property is likely to be a realistic option for a future school site. In order to be approved, a school site that will serve primarily urban residents must be located within an urban growth boundary. Because this site is not within Medford's Urban Reserve it is highly unlikely that it will be added to the urban growth boundary within the next several decades.

The Greater Bear Creek Valley Regional Plan, Chapter 5, Monitoring and Implementation (Section 5.1.2), provides that UGB expansion into land not designated as an Urban Reserve will require a Regional Plan 'Minor' or 'Major' amendment prior to or concurrent with any other process. Section 5.2.4 of the Regional Plan identifies that a 'Major' amendment is any amendment that docs not meet the definition of a' Minor' amendment. Since the 80-acre size of this property exceeds the 50-acre maximum for a 'Minor' amendment, such a proposal would be deemed a 'Major' amendment. Processing amendments to the adopted Regional Plan are the responsibility of Jackson County and can only be proposed by the governing authority of a participating RPS jurisdiction. Approval of a 'Major' amendment of the Greater Bear Creek Valley Regional Plan is also subject to providing corrective measures and plan adjustments per Section 4.4 of the Regional Plan. The City could concur with the suitability of this site only after a 'Major' amendment of the Regional Plan was adopted and associated corrective measures were approved by the appropriate approving authorities.

In addition, any consideration of a proposal by the Medford 549C School District to bring this site into the City's UGB would run directly counter to the City's long-established plan for its growth. After lengthy deliberations and public hearings by both the Planning Commission and the City Council, the City decided that it would not plan to expand into the Exclusive Farm Use (EFU)-zoned land to the west of its current UGB. For the City, this decision is fundamental to its compliance with the Statewide Planning Goals that seek to deter the expansion of urban development into immediately adjacent agricultural land.
Thank you for consideration of these comments.

Greg

Greg Holmes | Southern Oregon Planning Advocate
1000 Friends of Oregon | PO Box 2442 | Grants Pass, OR 97528
greg@friends.org | 541.474.1155 | http://www.friends.org/
On 6/12/2015 11:05 AM, Aaron J. Harris wrote:

> Greetings Greg,
>
> Attached is the Medford School District Long Range Facilities Plan request for agency comment notice. Please contact me if you have any questions or comments you would like to provide.
>
> Be well,
>
> Aaron Harris | Planner II / Comprehensive Planning
> City of Medford Planning · 200 South Ivy Street · Medford, Oregon 97501
> Tel. 541.774.2380 | Fax 541.774.2564

STAFF REPORT

for a type-B decision: Vacation

PROJECT	City of Medford Alley Vacation at New Medford Police Station Site Applicant: Greg Mckown, City of Medford Facilities Superintendent; Agent: David Wilkerson, ORW Architecture.
FILE NO.	SV-15-053
TO	Planning Commission *for 07/23/2015 hearing*
FROM	Desmond McGeough, Planner II
REVIEWER	Kelly Akin, Principal Planner
DATE	July 16, 2015

BACKGROUND

Proposal

Consideration of a request for the vacation of a 20-foot wide by 225-foot long area of right-of-way(0.10 acres), an alley running in a northwesterly to southeasterly direction, perpendicular to the north side of 10th Street, located half way between South Holly Street and South Ivy Street (Exhibit D & E).

Subject Site Characteristics

Zoning	C-S/P (Service Commercial & Professional Office)
GLUP	CC (City Center)
Use	Future City of Medford Police Station Facility

Surrounding Site Characteristics

North

Zoning:	C-S/P
Use:	Jackson County Health Services Facility

South

Zoning:	C-S/P
Use:	Offices

East
Zoning: C-S/P
Use: Future City of Medford Police Station Facility, Offices

West
Zoning: C-S/P
Use: Future City of Medford Police Station Facility, City Hall Lausmann Annex

Applicable Criteria

Oregon Revised Statue Chapter 271.130

Medford Municipal Code §10.202, Vacation Criteria

A request to vacate shall only be approved by the approving authority (City Council) when the following criteria have been met:

(1) Compliance with the Public Facilities Element of the Comprehensive Plan, including the Transportation System Plan.

(2) If initiated by petition under ORS 271.080, the findings required by ORS 271.120.

(3) If initiated by the Council, the applicable criteria found in ORS 271.130.

ISSUES AND ANALYSIS

Background

The Applicant's Findings of Fact and Conclusions of Law identify that this section of right-of-way has not been utilized for alley way purposes for a number of years. The alley originally connected 9th Street and 10th Street, approximately half way between Ivy Street and Holly Street. When the post office facility, north of the subject area (currently Jackson County Health Services site) was constructed in 1963, the portion of the alley that passed through the post office property was vacated. In 1993, the site where alley vacation is presently proposed, the area was developed as a parking lot for the City of Medford City Hall and Medford Water Commission government campus. The public-right-of-way for the alleyway was not vacated with the development of the parking lot. At the present time, the new Medford Police Station is being constructed at the site that was utilized as parking area, and the alleyway must now be vacated.

Ownership after Vacation

The alley was originally dedicated as part of Block 70 of the original plat map for the Town of Medford in 1883. If approved by the City Council, the Jackson County Assessor

will determine the ownership of the vacated portion. Generally, public right-of-way reverts to the owners of the abutting parcels.

Easements

The applicant's findings note that there are no utilities running through the public right-of-way. Therefore, a public utility easement over the subject area is not required. No comments have been received from utility companies within the subject area indicating a need for a public utility easement.

COMPLIANCE WITH VACATION CRITERIA

A request to vacate shall only be approved by the approving authority (City Council) when the following criteria have been met:

(1) Compliance with the Public Facilities Element of the Comprehensive Plan, including the Transportation System Plan.

The Applicant's Findings demonstrate that the subject vacation is in compliance with the Goals and Policies of the Comprehensive Plan. The alley terminates at the south property line of Jackson County Assessor Map 371WW30CB Tax Lot 6500; therefore, the alley currently does not extend between two cross streets to provide for any for vehicular circulation (Exhibit D & E). Additionally, the right of way has not provided any access through the alley corridor since 1993, as the subject right-of-way was utilized as surface parking lot.

Criterion 1 has been met.

(2) If initiated by petition under ORS 271.080, the findings required by ORS 271.120.

The proposed vacation was not initiated by petition; therefore, the findings required by ORS 271.120 are not necessary.

(3) If initiated by the Council, the applicable criteria found in ORS 271.130.

The proposal will comply with the requirement of ORS.271.130 if the City Council can make the following findings:

a. That the owners of more than 50% of the affected area do not object in writing; and,

b. That the vacation will not substantially affect the market value of any abutting property where the owner objects, unless the City provides for paying damages to the owner.

The City Council initiated the vacation on June 4, 2015, by Resolution No. 2015-51; therefore, this criterion applies. To date, no written objections have been received. The vacation will not substantially affect the market value of any abutting property. The findings that address Criterion 3 can be made at the public hearing.

Committee Comments

No comments were received from the Bicycle and Pedestrian Advisory Committee regarding the vacation.

FINDINGS AND CONCLUSIONS

Staff has reviewed the Applicant's Findings (Exhibit B) and recommends the Commission adopt the findings as presented.

RECOMMENDED ACTION

Forward a favorable recommendation to the City Council on application SV-15-053 per the Staff Report dated July 16, 2015, include Exhibits A-I.

EXHIBITS

A Conditions of Approval dated July 16, 2015
B Applicant's Finding of Fact, received April 7, 2015
C Legal Description of alley vacation, received April 7, 2015
D Map of Survey of area to be vacated, received April 7, 2015
E Jackson County Assessor's Map received April 7, 2015
F Public Works Report, dated May 14, 2015
G Medford Water Commission Staff Memorandum, dated June 30, 2015
H Engineering Department Survey Section Memorandum, dated May 15, 2015
I Oregon Department of Transportation e-mail correspondence, received July 10, 2015.
Vicinity map

PLANNING COMMISSION AGENDA: **JULY 23, 2015**

EXHIBIT A

City of Medford Alley Vacation at New Medford Police Station Site
SV-15-053
Conditions of Approval
July 16, 2015

CODE CONDITIONS

The applicant must:

1. Comply with the Engineering Department Survey Section Memorandum dated May 15 2015 by revising legal description document typos as identified (Exhibit H).

CITY OF MEDFORD
EXHIBIT # "A"
File # SV-15-053
1 of 1

RECEIVED
APR 0 7 2015
Planning Dept.

ORW
ARCHITECTURE
WWW.ORWARCHITECTURE.COM
2950 EAST BARNETT ROAD
MEDFORD OR 97504

19 March, 2015

City of Medford
Planning Department
200 S. Ivy St.
Medford, OR 97501

Re: Findings for Approval of Vacation of Alleyway for the New Medford Police Station

Introduction:

The project is new Medford Police Station and attached Secure Vehicle Circulation parking structure located at 10th Street & Ivy Street. The existing use is a secure surface parking lot for Police Vehicles, and an unsecured surface parking lot for City of Medford and MPD (Medford Police Department) Staff. The proposed design has been developed with significant involvement with MPD and City of Medford staff.

The existing surface parking lots on the site are to be removed to allow for a new three story 47,240 SF Public Safety Building and four story 235 stall Secure Vehicle Circulation (SVC) parking structure of 93,131 SF.

The Lot area is 1.14 acres.

Findings of Fact:

For the City Council to approve a vacation, they must find that certain requirements and criteria are met. It is the responsibility of the applicant to provide the Council with a statement of facts that will lead them to conclude that these requirements and criteria are met. Such a statement is called the Findings of Fact. In order to approve a vacation, the City Council must determine the following:

1) That the vacation complies with the Comprehensive Plan.

Copies of the Comprehensive Plan's Goals and Policies are available in the Planning Department. The applicant should review the goals and policies and comment on all that apply to the vacation. As a part of this analysis, the applicant must determine if the area to be vacated is a necessary part of the arterial street plan or an adopted neighborhood circulation plan, or if it will reduce the existing right-of-way to a width that is unusable.

~ and either item 2 or item 3 below ~

Response: The vacation of the alley located on tax lot 6600 complies with the Comprehensive Plan set forth by the City of Medford within the 'Conclusions, Goals, Policies, and Implementation Strategies' document.

EXHIBIT "B"
FILE SV-15-053
1 of 3

Page 52: LAW ENFORCEMENT – CONCLUSIONS 2) Although effectiveness and productivity in the delivery of law enforcement, police protection, crime prevention, public education, and community policing continually increases, it is recognized that Police Department facilities, equipment, and personnel will need to be upgraded to meet increasing demands.

The police department has outgrown its current location located at City Hall due to the increase of the city's population and its expanded role within the community. The population of Medford circa 1970, when the department moved into city hall, was around 29,000 residents. The current population has increased to around 75,000 residents and is expected to reach 113,000 residents by 2027. The police department occupancy of City Hall was intended to be a temporary solution and will need to be relocated to accommodate for the expected growth of the city's population.

The alley that is proposed to be vacated was originally a residential alley connecting 9th and 10th streets. 9th street between Ivy and Holly was vacated when the post office was constructed in 1963. The original houses on the site were removed some time ago and in 1993 the site was converted into a parking area for the city employees from various departments located within City Hall and Lausmann Annex. The city is constructing a new parking lot located on the northwest corner of 10th and Oakdale to accommodate for the reduction in city employee parking spaces due to the construction of the new police station. The alley does not have any utilities located within it and the need for a PUE is unnecessary.

2) If initiated by petition under ORS 271.080 per ORS 271.120, the City Council must determine the following:

a. For a plat vacation or part thereof: that two-thirds of the affected property owners consent in writing. Affected property owners are all owners of property embraced within the plat or part thereof.

For a street or alley vacation: that 100 percent of the abutting property owners and two-thirds of the affected property owners consent in writing. Affected property owners are owners of all land lying on either side of the street or alley proposed to be vacated and extending laterally to the next street that serves as a parallel street, but not to exceed 200 feet, and all property within 400 feet of the terminus of the part of the street or alley to be vacated.

It is the applicant's responsibility to obtain and submit all necessary consents. The consent forms are available from the Planning Department, and they must be notarized.

b. That the required notice has been given.

The Planning Department will make sure that the required notice is sent in a timely manner. It is the applicant's responsibility to supply the Planning Department with a list of the affected and abutting property owners, and a typed mailing label for each. It is important to be very thorough in supplying the list, as the appeal period is unlimited for anyone who can prove that they were entitled to receive notice and did not.

Response: Does not apply.

"B"
2 of 3

3) *If initiated by the City Council under ORS 271.130, the City Council must determine the following:*
   a. *That more than 50 percent of the affected property owners do not object in writing; and,*
   b. *That the vacation will not substantially affect the property value of any abutting property, or, if the vacation will substantially affect the market value of any abutting property where the owner objects, the City will provide for paying damages.*

In this case, it is, again, the responsibility of the applicant to supply a list of affected property owners (see 2a above) and mailing labels for each. The Planning Department will mail the notices in a timely manner. It is also suggested that the applicant include a statement with the findings of fact indicating how the vacation will benefit the public, if it was not already stated in the letter to the City Council requesting initiation of the vacation.

Response: Does not apply.

J. David Wilkerson II, AIA
Ogden Roemer Wilkerson Architecture

"B"
3 of 3

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Planning Dept.

ALLEY VACATION DESCRIPTION

The full width of the southerly portion of the alley in Block 70, of the Map of the Town (now City) of Medford, according to the Official Plat thereof, now of record, from the vacation as described in Volume 552 at Page 31 of the Deed Records of Jackson County Oregon, south to the northerly line of West 10 th Street, more particularly described as follows:

BEGINNING at a point on the northerly right of way line of West 10th Street, said point also being the southeasterly corner of Lot 12, in Block 70 of the Map of the Town (now City) of Medford, located in the Southwest Quarter of Section 30, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Oregon, according to the Official Plat thereof now of record; thence North 35°07'00" West, along the westerly line of the alley as shown on said Map of the Town (now City) of Medford, a distance of 225.02 feet, to the southwesterly most corner of that alley vacation described in Volume 552, Page 31 of the Deed Records of said County and State; thence North 54°56'29" East, along the southerly line of said vacation, a distance of 20.00 feet, to the easterly line of said alley; thence South 35°07'00" East, along said easterly line, a distance of 225.02 feet, to the southwesterly corner of Lot 1 of said Block on the northerly right of way of West 10th Street; thence South 54°56;32" West, along said right of way, a distance of 20.00 feet, to the POINT OF BEGINNING.

Basis of Bearing for this description are found monuments at the southwest and south east corner of Block 70 of the Map of the Town (now City) of Medford, Oregon per filed survey number 21522 at the Jackson County Surveyor's Office, Oregon.

Prepared by;
Terrasurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2005
FRED A. FRANTZ
No. 50077

Renewal 12-31-15

"C"
SV-15-053
1 of 1

5

MAP OF SURVEY

FOR

ORW ARCHITECTURE
2950 EAST BARNETT ROAD
MEDFORD, OREGON 97504

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

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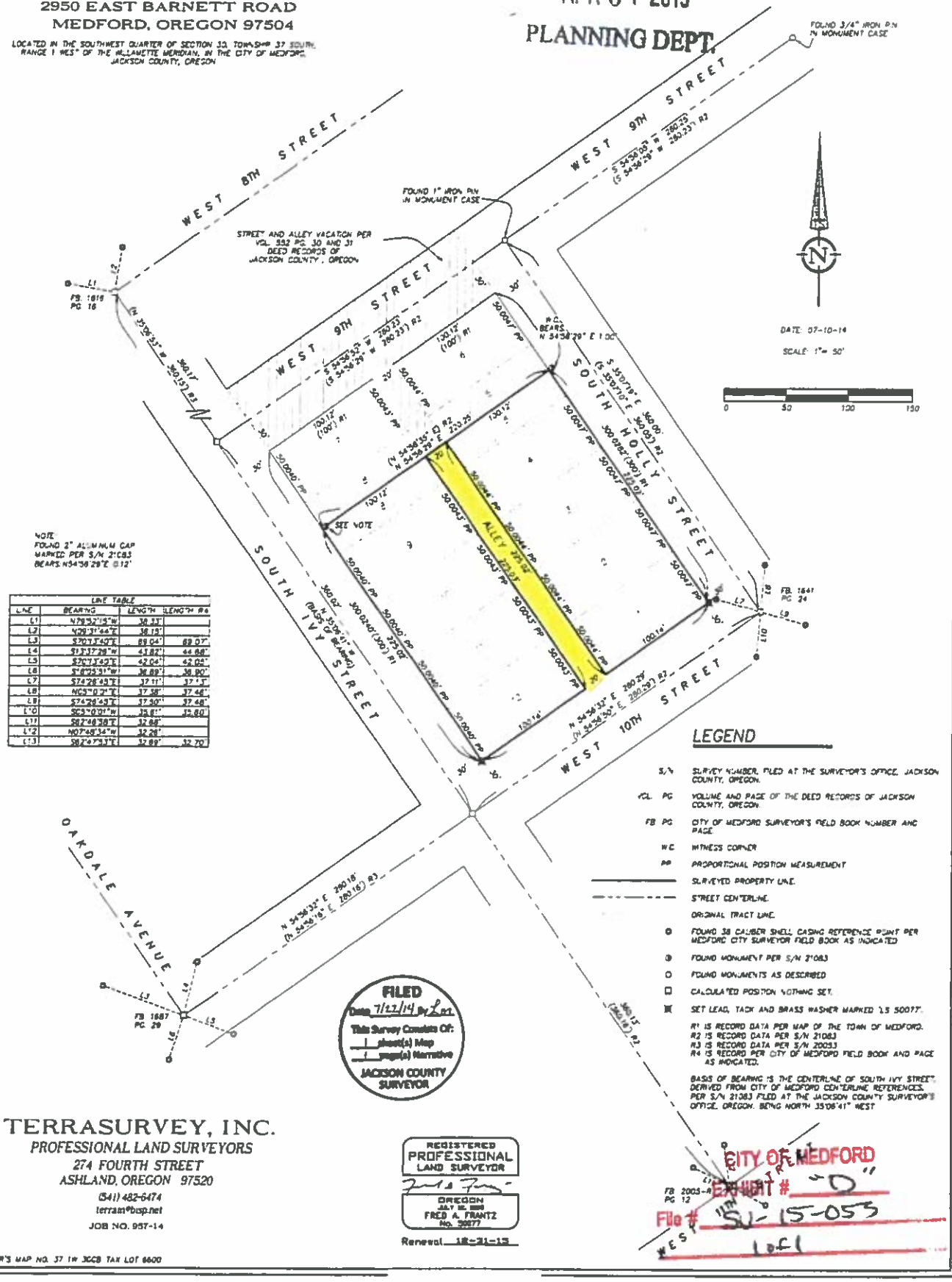


NOTE:
FOUND 2" ALUMINUM CAP MARKED PER S/N 21083
BEARS: N54°56'29"E 0.12'

LINE TABLE			
LINE	BEARING	LENGTH	LENGTH R4
L1	N79°52'15"W	38.33'	
L2	N09°31'44"E	38.15'	
L3	S70°13'40"E	69.04'	69.07'
L4	S13°37'29"W	43.82'	44.68'
L5	S70°13'40"E	42.04'	42.04'
L6	S18°05'31"W	36.89'	36.90'
L7	S74°26'45"E	37.11'	37.13'
L8	N05°10'01"E	37.38'	37.46'
L9	S74°26'45"E	37.50'	37.48'
L10	S05°10'01"W	35.61'	35.60'
L11	S82°46'38"E	32.68'	
L12	N07°48'34"W	32.26'	
L13	S82°47'53"E	32.69'	32.70'

LEGEND

S/N — SURVEY NUMBER, FILED AT THE SURVEYOR'S OFFICE, JACKSON COUNTY, OREGON.

VOL. PG — VOLUME AND PAGE OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

FB PG — CITY OF MEDFORD SURVEYOR'S FIELD BOOK NUMBER AND PAGE.

W.C. — WITNESS CORNER

PP — PROPORTIONAL POSITION MEASUREMENT

SURVEYED PROPERTY LINE.

STREET CENTERLINE.

ORIGINAL TRACT LINE.

FOUND 38 CALIBER SHELL CASING REFERENCE POINT PER MEDFORD CITY SURVEYOR FIELD BOOK AS INDICATED

FOUND MONUMENT PER S/N 21083

FOUND MONUMENTS AS DESCRIBED

CALCULATED POSITION NOTHING SET.

SET LEAD, TACK AND BRASS WASHER MARKED "LS 50077".

R1 IS RECORD DATA PER MAP OF THE TOWN OF MEDFORD.
R2 IS RECORD DATA PER S/N 21083
R3 IS RECORD DATA PER S/N 20053
R4 IS RECORD PER CITY OF MEDFORD FIELD BOOK AND PAGE AS INDICATED.

BASIS OF BEARING IS THE CENTERLINE OF SOUTH IVY STREET, DERIVED FROM CITY OF MEDFORD CENTERLINE REFERENCES, PER S/N 21083 FILED AT THE JACKSON COUNTY SURVEYOR'S OFFICE, OREGON, BEING NORTH 35°06'41" WEST

FILED
Date 7/22/14 By [illegible]
This Survey Consists Of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terram@bisp.net
JOB NO. 957-14

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 16, 1986
FRED A. FRANTZ
No. 50077
Renewal 12-31-15

CITY OF MEDFORD
EXHIBIT # "D"
File # SU-15-053
1 of 1

ASSESSOR'S MAP NO. 37 1W 30CB TAX LOT 6600

APR 0 2 2015

PLANNING DEPT.

CITY OF MEDFORD
EXHIBIT # E
File # SU-15-053
1 of 1

CITY OF MEDFORD
INTEROFFICE MEMORANDUM

TO: Desmond McGeough, Planning Department **DATE May 14, 2015**

FROM: Doug Burroughs, Engineering Division of Public Works

SUBJECT: SV-15-053

The Public Works Department doesn't have any comments regarding the proposed project.

CITY OF MEDFORD
EXHIBIT # LF
File # ~~SV~~ SV-15-053
1 of 1

P:\Staff Reports\SV\SV-15-53 Alley RW off Tenth Btwn S. Holly & S. Ivy\SV-15-053 PW No Comments.docx

BOARD OF WATER COMMISSIONERS

Staff Memo

TO: Planning Department, City of Medford

FROM: Rodney Grehn P.E., Water Commission Staff Engineer

SUBJECT: SV-15-053

PARCEL ID: 371W30CB TL 6600

PROJECT: Consideration of a request for the vacation of an approximate 20 foot by 225-foot long strip of public right-of-way which is a portion of an alley running in a northwesterly to southeasterly direction perpendicular to the north side of 10th Street between South Holly Street and South Ivy Street; City of Medford, Applicant (David Wilkerson, Agent). Desmond McGeough, Planner.

DATE: June 30, 2015

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

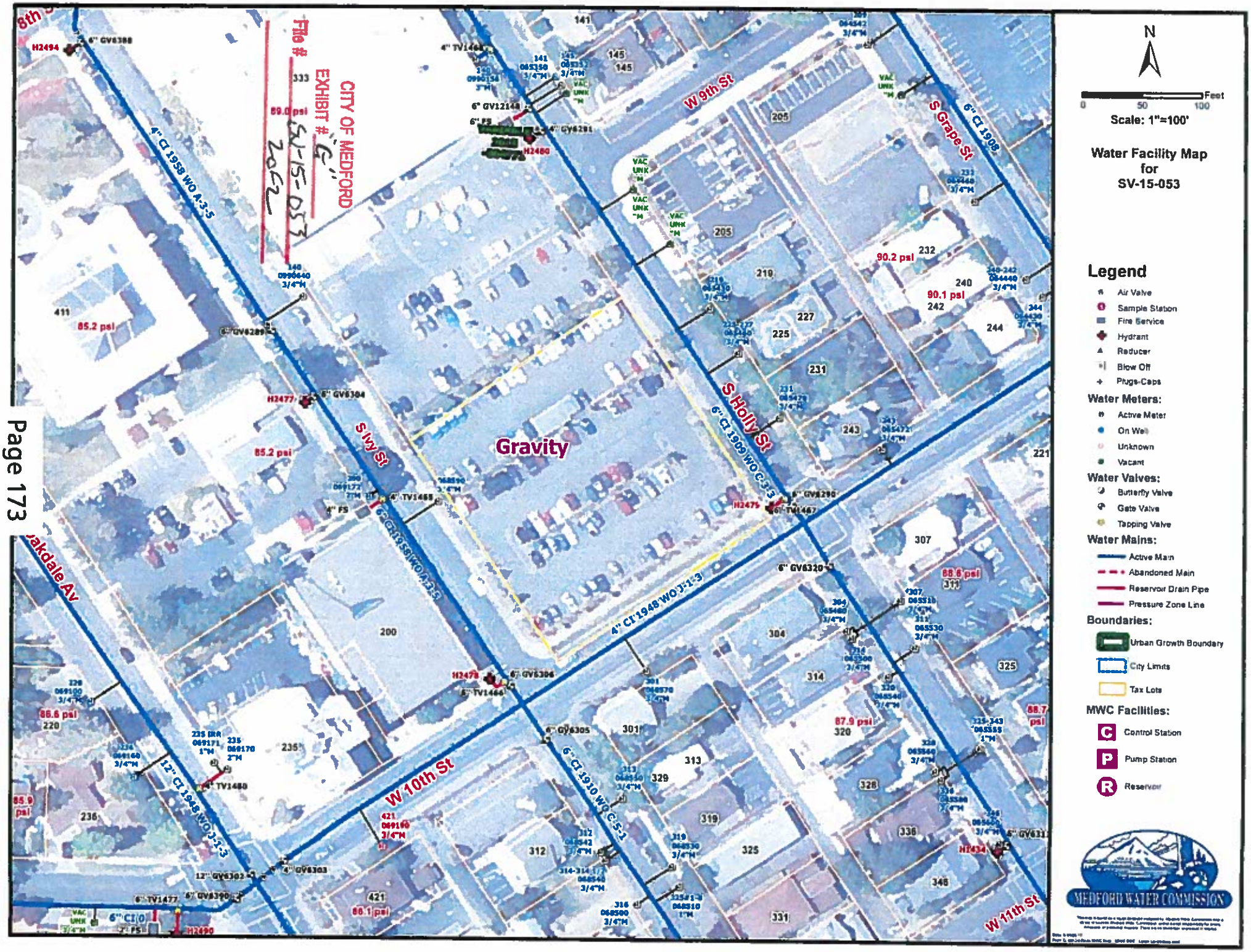
CONDITIONS

1. No Conditions

COMMENTS

1. No Comments

CITY OF MEDFORD
EXHIBIT # "G"
File # SV-15-053
1 of 1



CITY OF MEDFORD
EXHIBIT # "G"
File # SV-15-053
2 of 2
Gravity
W 9th St
S Grape St
6" CI 1908
S Holly St
6" CI 1909 WO C-3-3
S Ivy St
6" CI 1958 WO A-3-5
4" CI 1958 WO A-3-5
4" CI 1948 WO J-1-3
W 10th St
6" CI 1910 WO C-5-1
12" CI 1948 WO J-1-3
W 11th St
Oakdale Av
N
Feet
0
50
100
Scale: 1"=100'
Water Facility Map
for
SV-15-053
Legend
Air Valve
Sample Station
Fire Service
Hydrant
Reducer
Blow Off
Plugs-Caps
Water Meters:
Active Meter
On Well
Unknown
Vacant
Water Valves:
Butterfly Valve
Gate Valve
Tapping Valve
Water Mains:
Active Main
Abandoned Main
Reservoir Drain Pipe
Pressure Zone Line
Boundaries:
Urban Growth Boundary
City Limits
Tax Lots
MWC Facilities:
Control Station
Pump Station
Reservoir
MEDFORD WATER COMMISSION

CITY OF MEDFORD
INTEROFFICE MEMORANDUM

TO: Desmond McGeough, Planning Department

FROM: Sean Metzger, Engineering Department (Survey Section)

SUBJECT: Legal Description (File No. SV-15-053)

DATE: May 15, 2015

When compared to the Tax Assessor's map and Survey Number 21522, the submitted description and exhibit accurately describes the 20 foot wide alley within tax lot 371W30CB_6600.

However it appears that there are 2 typo's that should be addressed. See redlines on returned description.

CITY OF MEDFORD
EXHIBIT # "H"
File # SV-15-053
1 OF 2

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Planning Dept.

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Prepared by;
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REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2006
FRED A. FRANTZ
No. 50077

Renewal 12-31-15

"H"
SV-15-053
2 of 2

5

Desmond M. McGeough

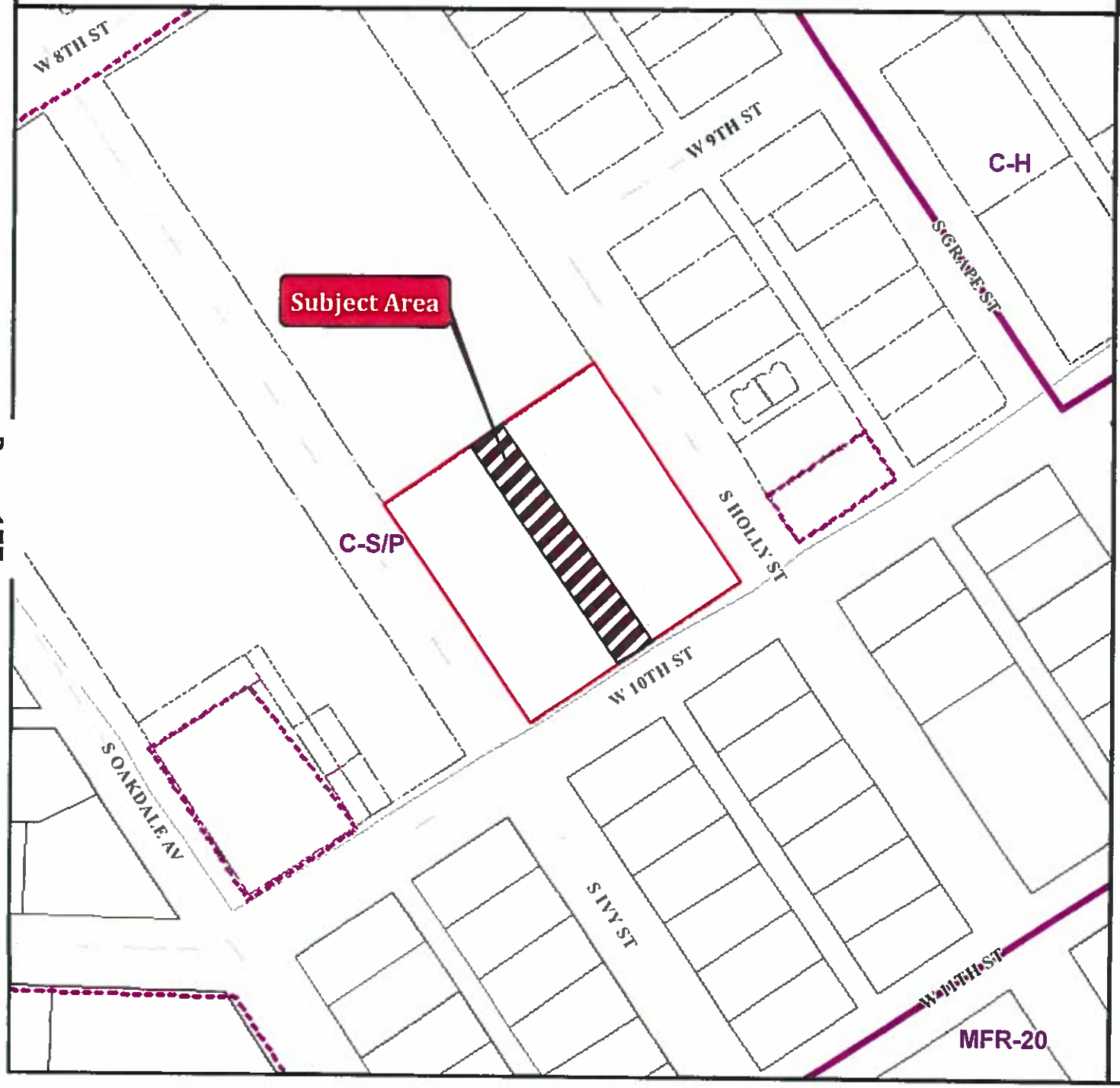
From: MOREHOUSE Donald <Donald.MOREHOUSE@odot.state.or.us>
Sent: Friday, July 10, 2015 2:56 PM
To: Desmond M. McGeough
Subject: SV-15-053

Desmond,

Thank you for sending agency notice of a consideration of a request for the vacation of an approximate 20 foot by 225-foot long strip of public right-of-way which is a portion of an alley running in a northwesterly to southeasterly direction perpendicular to the north side of 10th Street between South Holly Street and South Ivy Street. We reviewed this and determined that it would not significantly affect state transportation facilities under the State Transportation Planning Rule (OAR 660-012-0060) or State Access Management Rule (OAR 734-051-000). We have no further comments at this time.

Don Morehouse
Senior Transportation Planner
ODOT Region 3, District 8 (Rogue Valley Tech Center)
Ph: (541) 774-6399
Fax: (541) 774-6349
Donald.Morehouse@odot.state.or.us

CITY OF MEDFORD
EXHIBIT # "I"
File # SV-15-053
1 of 1



Vicinity Map

Application Name/Description:
Police Station Alley Vacation

Proposal:
Vacate bisecting alley of tax lot 6600

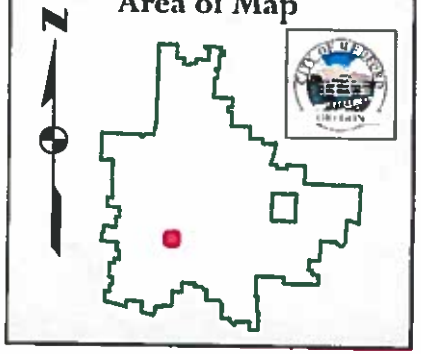
File Numbers:
SV-15-053

Applicant:
Greg McKown

Map/Taxlot:
371W30CB
TL 6600

- Subject Area
- Medford Zoning
- UGB
- Tax Lots
- Central Business
- Historic

Area of Map



04/08/2015

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

IN THE MATTER OF PLANNING COMMISSION FILE CUP-14-128	)	
APPLICATION FOR A REVISION OF A CONDITIONAL USE PERMIT	)	**ORDER**
SUBMITTED BY CITY OF MEDFORD (GREG MCKOWN)	)	

ORDER granting approval of a request to remove a condition requiring public improvements on Berrydale Avenue related to the Conditional Use Permit to allow the construction of a replacement of Fire Station No. 4 on a 3.54 acre parcel located on the south side of Berrydale Avenue east of Table Rock Road within a MFR-20 (Multiple-Family Residential, 20 dwelling units per gross acre) zoning district, as provided for in the City of Medford's Land Development Code.

WHEREAS:

1. The Planning Commission has duly accepted the application filed in accordance with the Land Development Code, Section 10.246 and 10.247; and,

2. The Medford Planning Commission has duly held a public hearing on the matter of an application for a conditional use permit to remove a condition requiring public improvements on Berrydale Avenue related to the Conditional Use Permit to allow the construction of a replacement of Fire Station No. 4 on a 3.54 acre parcel located on the south side of Berrydale Avenue east of Table Rock Road within a MFR-20 (Multiple-Family Residential, 20 dwelling units per gross acre) zoning district, with a public hearing a matter of record of the Planning Commission on June 23, 2015.

3. At the public hearing on said application, evidence and recommendations were received and presented by the applicant's representative and Planning Department staff; and,

4. At the conclusion of said public hearing, after consideration and discussion, the Medford Planning Commission, upon a motion duly seconded, granted a revision to the conditional use permit to remove a condition requiring public improvements on Berrydale Avenue related to the Conditional Use Permit to allow the construction of a replacement of Fire Station No. 4 on a 3.54 acre parcel located on the south side of Berrydale Avenue east of Table Rock Road within a MFR-20 (Multiple-Family Residential, 20 dwelling units per gross acre) zoning district, and approved the final order with all conditions and findings set forth for the granting of a conditional use permit.

THEREFORE LET IT BE HEREBY ORDERED that the application of City of Medford (Greg McKown) stands approved in accordance per the Staff Report dated July 16, 2015.

AND LET IT FURTHER BE OF RECORD, that the action of the Planning Commission in approving this request to remove a condition requiring public improvements on Berrydale Avenue related to the Conditional Use Permit to allow the construction of a replacement of Fire Station No. 4 on a 3.54 acre parcel located on the south side of Berrydale Avenue east of Table Rock Road within a MFR-20 (Multiple-Family Residential, 20 dwelling units per gross acre) zoning district, is hereafter supported by the findings referenced in the Staff Report dated July 16, 2015.

Accepted and approved this 23rd day of July 2015.

CITY OF MEDFORD PLANNING COMMISSION

_____
Planning Commission Chair

ATTEST:

_____
Planning Department Representative

STAFF REPORT

for a Type-C quasi-judicial decision: **Revision to Approved Conditional Use Permit**

Project	Fire Station No. 4 Applicant: Greg McKown, City of Medford; ORW Architecture, Agent	
File no.	CUP-14-128	
To	Planning Commission	*for 07/23/2015 hearing*
From	Kelly Akin, Principal Planner	
Date	July 16, 2015	

BACKGROUND

Proposal

Consideration of a request to remove a condition requiring public improvements on Berrydale Avenue related to the Conditional Use Permit to allow the construction of a replacement of Fire Station No. 4 on a 3.54 acre parcel located on the south side of Berrydale Avenue east of Table Rock Road within a MFR-20 (Multiple-Family Residential, 20 dwelling units per gross acre) zoning district.

Subject Site Characteristics

Zoning	MFR-20	Multiple Family Residential, 20 dwelling units per gross acre
GLUP	UH	Urban High Density Residential
Use	Fire Station No. 4	

Surrounding Site Characteristics

North	MFR-20	Mobile Home Park
South	MFR-20	Railroad Park
East	MFR-20	Railroad Park
West	MFR-30	Multiple family residential development

Related Projects

CUP-74-153 Conditional Use Permit for expansions to Fire Station Nos. 3 and 4
E-15-027 Exception to driveway width

Applicable Criteria

Medford Municipal Code §10.248

The approving authority (Planning Commission) must determine that the development proposal complies with either of the following criteria before approval can be granted.

(1) The development proposal will cause no significant adverse impact on the livability, value, or appropriate development of abutting property, or the surrounding area when compared to the impacts of permitted development that is not classified as conditional.

(2) The development proposal is in the public interest, and although the development proposal may cause some adverse impacts, conditions have been imposed by the approving authority (Planning Commission) to produce a balance between the conflicting interests.

In authorizing a conditional use permit the approving authority (Planning Commission) may impose any of the following conditions:

(1) Limit the manner in which the use is conducted, including restricting the time an activity may take place, and restraints to minimize such environmental effects as noise, vibration, air pollution, glare and odor.

(2) Establish a special yard or other open space or lot area or dimension requirement.

(3) Limit the height, size, or location of a building or other structure.

(4) Designate the size, number, location, or nature of vehicle access points.

(5) Increase the amount of street dedication, roadway width, or improvements within the street right-of-way.

(6) Designate the size, location, screening, drainage, surfacing, or other improvement of parking or truck loading area.

(7) Limit or otherwise designate the number, size, location, height, or lighting of signs.

(8) Limit the location and intensity of outdoor lighting, or require its shielding.

(9) Require screening, landscaping, or other facilities to protect adjacent or nearby property, and designate standards for installation or maintenance thereof.

(10) Designate the size, height, location, or materials for a fence.

(11) Protect existing trees, vegetation, water resources, wildlife habitat, or other significant natural resources.

ISSUES AND ANALYSIS

Background

The Planning Commission adopted the final order approving the reconstruction of Fire Station No. 4 on April 9, 2015. During the public hearing, there was a lengthy discussion regarding the timing of the Code-required street improvements across the project frontage along Berrydale Avenue. In its decision, the Commission allowed the completion of the improvements to be delayed to the issuance of the certificate of occupancy, rather than at the time of the issuance of the building permit as recommended by staff.

After the Commission's decision, staff met with the applicant and the applicant's agent to discuss the street improvements. The applicant pointed out that the language in Medford Land Development Code (MLDC) Sections 10.033(4) and (5) related to nonconformities applies to this project.

Nonconforming Status

The Code provides relief for nonconforming properties to allow them to develop, addressing structures, uses and lots. In MLDC 10.033(5):

> *A lot of record, or a parcel of land for which a deed or other instrument dividing the land was recorded with Jackson County prior to May 5, 1980, which has an area or dimension less than required by this code, shall be considered legal nonconforming and may be developed and occupied by a permitted use subject to compliance with the minimum standards of this code.*

The subject site does not have street frontage, which is required under MLDC 10.714 (Exhibit F). The applicant submitted a chain of title dating to 1908, demonstrating that the lot was created prior to City Council adoption of partition law in 1980 (Exhibit E). Because the lot pre-dated the law, it is considered to be nonconforming. In this case, street frontage is the only lot standard that the subject site does not comply with.

The City owns a number of properties between Table Rock Road and Bear Creek (Exhibit G). Only the property adjacent to Table Rock Road has street frontage; all others do not meet the lot frontage standard in MLDC 10.714. However, under MLDC 10.033(4):

> *The entire contiguous ownership of land shall be considered as a single parcel for determination of nonconformity as a consideration for approval of any further development or change in use. A record of separate lot or parcel boundaries shall be disregarded.*

Under this provision, Fire Station 4 has frontage on Table Rock Road. The street improvements across the Berrydale Avenue frontage are not required.

FINDINGS AND CONCLUSIONS

In its recent decision, the Commission found that the proposal to reconstruct the fire station may have some impacts and adopted findings for approval under Criterion 2 (Exhibit H). Staff has reviewed the Commission's findings and determined that this change does not alter the prior decision. The Exception findings contained in the exhibit do not apply here and are not altered by this decision. No other conditions of approval from the prior decision are affected by this decision.

RECOMMENDED ACTION

Adopt the findings as recommended by staff and adopt the Final Order for approval of the revision to CUP-14-128 per the staff report dated July 16, 2015, including Exhibits A through H.

EXHIBITS

A Amended Conditions of Approval dated July 16, 2015
B Public Works Department Staff Report dated March 11, 2015
C Public Works Department Memorandum dated July 16, 2015
D Approved Site Plan
E Chain of Title
F Medford Land Development Code Section 10.714
G Aerial Photo with City Ownership dated July 16, 2015
H Findings of Fact and Conclusions of Law dated February 5, 2015
Vicinity map

PLANNING COMMISSION AGENDA: **JULY 23, 2015**

EXHIBIT A
Amended Conditions of Approval

CUP-14-128 / E-15-027
Fire Station #4
July 16, 2015

This document supersedes the conditions of approval dated April 9, 2015, identified as Exhibit A-1. Deleted language is identified in ~~strikethrough~~, and new language is identified in *italics*.

DISCRETIONARY CONDITIONS

1. Prior to issuance of the first building permit for vertical construction, the applicant shall submit a bike rack detail of an inverted U or staple style rack.

2. The driveway width is approved to a maximum of 80-feet. The applicant shall coordinate with the Public Works Department to determine an agreeable width which creates a balance between the operational needs of the Fire Department and pedestrian safety.

CODE-REQUIRED CONDITIONS

3. Prior to issuance of the first building permit the applicant shall:

   a. Comply with the report from the Public Works Department received March 11, 2015 (Exhibit K);
      - ~~Public improvements shall be completed prior to Certificate of Occupancy for the Fire Station building.~~
      - *The requirements in Items A.1. Dedications and A.2. Public Improvements are deleted.*

   b. Comply with the Medford Water Commission memo received March 11, 2015 (Exhibit N);

   c. Submit a revised site plan showing the location of 2 bicycle parking spaces consistent with Medford Land Development Code Section 10.748-10.750.

CITY OF MEDFORD
EXHIBIT # A
File # CUP-14-128
REVISION 7-2015

RECEIVED
MAR 11 2015
PLANNING DEPT.

Continuous Improvement Customer Service

CITY OF MEDFORD

Date: 3/11/2015
File Number: CUP-14-128/E-15-027

PUBLIC WORKS DEPARTMENT STAFF REPORT
FIRE STATION #4

Project: **Consideration of plans for the construction of a City of Medford Fire Station and associated Exception request seeking relief to maximum driveway width requirements in Medford Land Development Code (MLDC) 10.550.**

Location: **East of Table Rock Road on the south side of Berrydale Avenue west of the Railroad Park on a 3.54 acre parcel. 372W13DC TL201, also known as 2208 Table Rock Road.**

Zoning: **MFR-20 District**

Applicant: **City of Medford: Fire-Rescue Department (Greg McKown)**

NOTE: The items listed here shall be completed and accepted prior to the respective issuances of permits and certificates:

Prior to issue of the first building permit, the following items shall be completed and accepted:

- Submittal and approval of plans for site grading and drainage, and detention.
- Completion of all public improvements. The applicant may provide security for 100% of the improvements prior to issuance of building permits. Construction plans for the improvements would need to be approved by the Public Works Engineering Department prior to acceptance of security.

Prior to issue of Certificate-of-Occupancy for completed structures, the following items shall be completed and accepted:

- Paving of all on-site parking and vehicle maneuvering areas
- Certification by the design engineer that the stormwater quality and detention system was constructed per the approved plan.

PUBLIC WORKS DEPARTMENT
ENGINEERING & DEVELOPMENT DIVISION
200 S. IVY STREET
MEDFORD, OREGON 97501
www.ci.medford.or.us
TELEPHONE (541) 774-2100
FAX (541) 774-2552

CITY OF MEDFORD
EXHIBIT # B
File # CUP-14-128
REVISION 7-2015

A. STREETS

1. Dedications

Berrydale Avenue is classified as a standard residential street, and in accordance with Medford Land Development Code (MLDC) Section 10.430, it requires a total right-of-way width of 63 feet. Prior to issuance of any permit for construction, the developer shall dedicate for public right-of-way, sufficient width of land along the northern portion of this development to allow for the extension of Berrydale Avenue from the east terminus of the existing curb and gutter. Based on the Developers Site Plan and other records, it appears that the dedication width to meet this requirement will vary from 69 feet on the west end to 49 feet on the east end. The Developer may file an exception to eliminate the 8 foot planter strip requirement. In which case, the right-of-way dedication would then vary from 61 feet on the west end to 41 feet on the east end. (MLDC 10.451).

In accordance with MLDC, Section 10.471, the property owner shall dedicate a 10 foot Public Utility Easement (PUE) adjacent to the right-of-way line of the Berrydale Avenue extension.

The right-of-way and easement dedication shall be submitted directly to the Engineering Division of the Public Works Department. The submittal shall include: the right-of-way and easement dedication; a copy of a current Lot Book Report, Preliminary Title Report, or Title Policy; a mathematical closure report (if applicable), and the Planning Department File Number; for review and City Engineer acceptance signature prior to recordation by the applicant. Releases of interest shall be obtained by holders of trust deeds or mortgages on the right-of-way and PUE area.

2. Public Improvements

a. Public Streets

Berrydale Avenue along the frontage of this subdivision shall be improved to Standard Residential Street Standards with a 36 foot wide paved section, (designed to the City of Medford Standards), complete with curbs, gutters, 5-foot wide sidewalks and 8-foot wide planter strips. The Developer shall improve the north half plus 12 feet south of the centerline.
The Developer may file an exception to eliminate the 8 foot planter strip requirement and construct the 5 foot sidewalk adjacent to the curb. Public improvement plans for this work shall be submitted directly to the Public Works Engineering Department separately from plans submitted for the private improvements to the Building Department. See General Conditions Section 'D' for additional information.

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b. Street Lights

The Developer shall install two (2) new 150 watt HPS street lights and Base Mounted Cabinet (BMC) behind the sidewalk along the frontage of this Parcel. Public improvement plans for this work shall be submitted directly to the Public Works Engineering Department.

The street light is required to be completed and turned on prior to first building permit, or provide security for 100% of construction costs and sign a Land Development Agreement, if a building permit is desired prior to constructing the light.

c. Pavement Moratoriums

There is no pavement cutting moratorium currently in effect along this frontage.

3. Access and Circulation

Driveway access to the proposed development site shall be limited to two proposed driveways on Berrydale Avenue. Public Works supports an Exception for a 48-56 foot wide driveway at the west end of the site on Berrydale Avenue. The extra wide driveway is needed to accommodate the three doors, which are in close proximity to each other. The driveway approaches on Berrydale Avenue shall have 20 foot curb radii and concrete valley gutters at the throat of each driveway.

B. SANITARY SEWERS

This site lies within the Medford sewer service area. It is unclear where the sanitary sewer lateral is connected to the main. The Developer shall ensure that this connection is to an existing main as a separate individual lateral or make a new connection to an existing main with a separate lateral.

C. STORM DRAINAGE

1. Drainage Plan

A comprehensive drainage plan showing the entire project site with sufficient spot elevations to determine direction of runoff to the proposed drainage system, and also showing elevations on the proposed drainage system, shall be submitted with the first building permit application for approval. All area catch basins shall meet Department of Environmental Quality (DEQ) requirements, which include a down-turned elbow and sump.

The Developer shall provide copies of either a Joint Use Maintenance Agreement or a private stormdrain easement for any stormwater draining onto or from adjacent private property.

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2. Grading

A comprehensive grading plan showing the relationship between adjacent property and the proposed development shall be submitted with the building permit application for approval. Grading on this development shall not block drainage from an adjacent property or concentrate drainage onto an adjacent property without an easement. The developer shall be responsible that the final grading of the development shall be in compliance with the approved grading plan.

3. Detention and Water Quality

Stormwater quality and detention facilities shall be required in accordance with MLDC Section 10.481 and 10.729.

4. Certification

Upon completion of the project, and prior to certificate of occupancy of the building, the developer's design engineer shall certify that the construction of the stormwater quality and detention system was constructed per plan. Certification shall be in writing and submitted to the Engineering Division of Public Works. Reference Rogue Valley Stormwater Quality Design Manual, Appendix I, Technical Requirements.

5. Erosion Prevention and Sediment Control

All development that disturbs 5,000 square feet or greater shall require an Erosion Prevention and Sediment Control Plan. Developments that disturb one acre and greater shall require a 1200C permit from the Department of Environmental Quality (DEQ). Erosion Prevention and Sediment Control Plans shall be submitted to the Building Department with the project plans for development. All disturbed areas shall be covered with vegetation or properly stabilized prior to certificate of occupancy.

D. General Conditions

1. Design Requirements and Construction Drawings

All public improvements shall be constructed in accordance with the "Engineering Design Standards for Public Improvements", adopted by the Medford City Council. Copies of this document are available in the Public Works Engineering office.

2. Construction Plans

Construction drawings for any public improvements for this project shall be prepared by a professional engineer currently licensed in the State of Oregon, and submitted to the Engineering Division of Medford Public Works Department for approval. Approval shall be obtained prior to beginning construction. Only a complete set of construction drawings

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(3 copies) shall be accepted for review, including plans and profiles for all streets, minimum access drives, sanitary sewers, storm drains, and street lights as required by the Site Plan and Architectural Commission's Final Order, together with all pertinent details and calculations. The Developer shall pay a deposit for plan review and construction inspection prior to final plan approval. Public Works will keep track of all costs associated with the project and, upon our acceptance of the completed project, will reconcile the accounting and either reimburse the Developer any excess deposit or bill the Developer for any additional amount not covered by the deposit. The Developer shall pay Public Works within 60 days of the billing date or will be automatically turned over for collections.

3. Construction and Inspection

The Developer or Developer's contractor shall obtain appropriate right-of-way permits from the Department of Public Works prior to commencing any work within the public right-of-way that is not included within the scope of work described within approved public improvement plans. Pre-qualification is required of all contractors prior to application for any permit to work in the public right-of-way.

4. Site Improvements

All on-site parking and vehicle maneuvering areas related to this development shall be paved in accordance with MLDC, Section 10.746, prior to issuance of certificate of occupancy for any structures on the site. Curbs shall be constructed around the perimeter of all parking and maneuvering areas that are adjacent to landscaping or unpaved areas related to this site. Curbs may be deleted or curb cuts provided wherever pavement drains to a water quality facility.

5. System Development Charges

Buildings in this development are subject to street, storm drain, sanitary sewer collection and treatment system development charges (SDC). All SDC fees shall be paid at the time individual building permits are issued.

Prepared by: Doug Burroughs

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SUMMARY CONDITIONS OF APPROVAL
City of Medford, Fire Station #2
CUP-14-128/E-15-027

A. Streets

1. Street Dedications to the Public:

Dedicate varying width from 69 feet on the west end to 49 feet on the east end for the extension of Berrydale Avenue.

2. Improvements:

Construct half plus 12 feet of Standard Residential street along northern portion of this development. Public improvement plans for this work shall be submitted directly to the Public Works Engineering Department.

Construct two (2) 150 watt HPS street lights along frontage. Requires public improvement plan submittal.

Access driveway approach Exception allowed up to 56 feet wide.

B. Sanitary Sewer:

Ensure or construct separate individual sanitary sewer connection.

C. Storm Drainage:

Provide a comprehensive grading and drainage plan.

Provide water quality and detention facilities, calculations and O&M Manual.

Provide engineers certification of stormwater facility construction.

Provide copy of an approved Erosion Control Permit (1200C) from DEQ for this project.

The above summary is for convenience only and does not supersede or negate the full report in any way. If there is any discrepancy between the above list and the full report, the full report shall govern. Refer to the full report for details on each item as well as miscellaneous requirements for the project, including requirements for public improvement plans (Construction Plans), design requirements, phasing, draft and final plat processes, permits, system development charges, pavement moratoriums and construction inspection.

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CITY OF MEDFORD

INTEROFFICE MEMORANDUM

RECEIVED

JUL 16 2015

PLANNING DEPT

TO: Kelly Akin, Planning Department **DATE July 16, 2015**

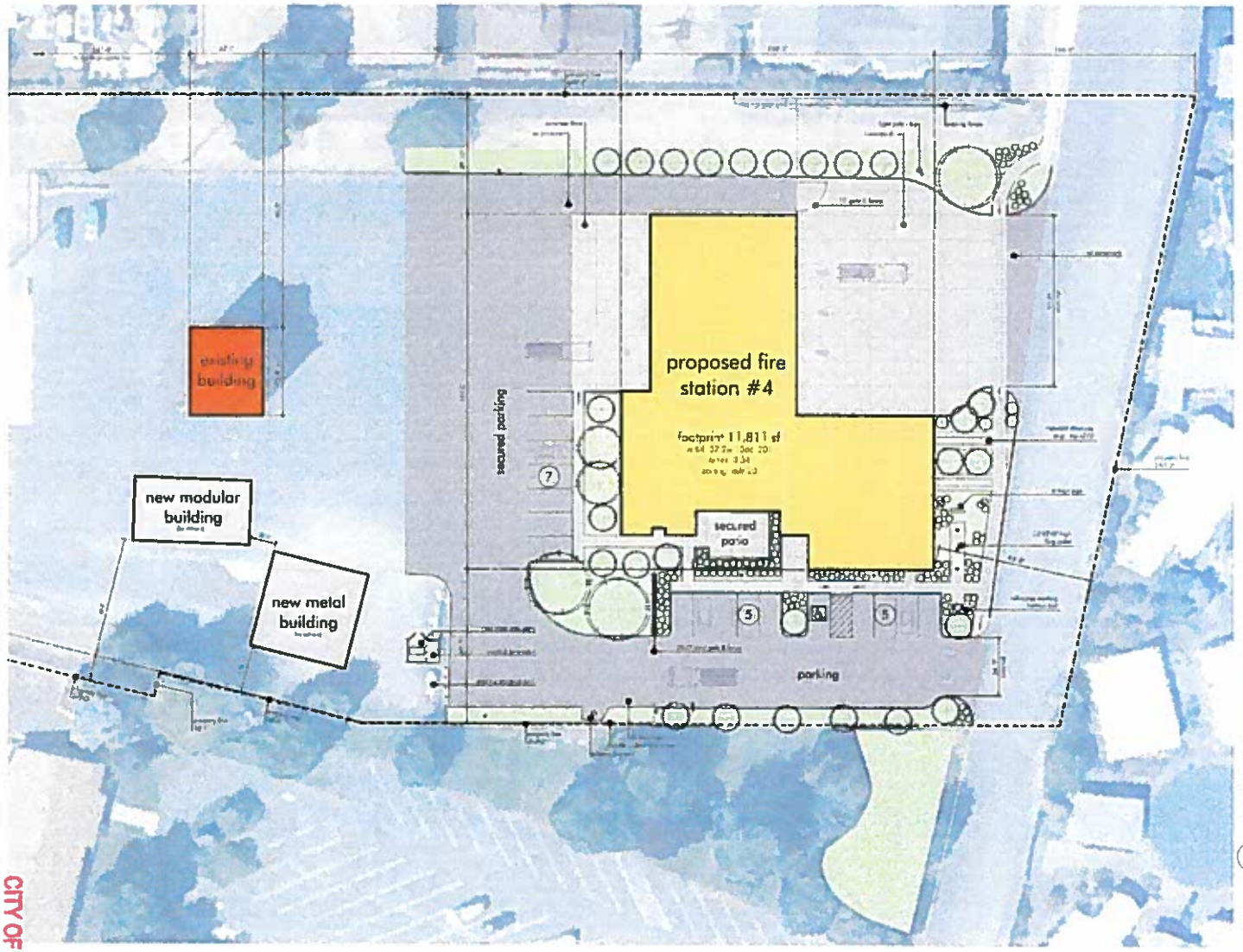
FROM: Doug Burroughs, Engineering Division of Public Works

SUBJECT: CUP-14-128_E-15-027 Fire Station #4

If the Planning Commission elects to remove the requirements for public improvements along Berrydale Avenue for this project, then Public Works will not require any right-of-way or Public Utility Easement (PUE) dedications as noted in our Staff Report under Section A(1) "Dedications", and the access shall remain private and shall be maintained as such.

P:\Staff Reports\CUP\CUP-14-128_E-15-027 Fire Station #4\PW Response 7-16-15.docx

CITY OF MEDFORD
EXHIBIT # C
File # CUP-14-126
REVISION 7-2015



project summary

site stats:

building area calculations

setbacks

materials

building height

parking (10.743)

legend

general notes

1 site plan

north.

ORW ARCHITECTURE

city of medford fire station #4
208 table rock road medford, oregon 97504

CITY OF MEDFORD
EXHIBIT # D
File # CUP-14-126
Revision 7-2015

Vol 67

CEIVED
MAY 18 2015
PLANNING DEPT

500

S. L. Bennett et ux
67-500. TO
Laura M. Loder.

Kind of Instrument: W D
Consideration: $ 1.00

STATE OF OREGON, County of Jackson, ss. I hereby certify that the annexed instrument of writing was received and filed for record at 8 o'clock A M. on the 6th. day of November 1908
R. T. Burnett, Recorder.
Mary Pelli, Deputy.

KNOW ALL MEN BY THESE PRESENTS; that we, S. L. Bennett and Maria E. Bennett, husband and wife, of the County of Jackson and State of Oregon, for and in consideration of love and affection and one dollar, to us paid, have bargained and sold and by these presents do bargain, sell and convey to our daughter, Laura M. Loder, of the County of Jackson and State of Oregon, the following described premises, situated and being in the County of Jackson and State of Oregon, to-wit: -

Commencing two rods north of the North-west corner of Donation Land Claim No. 61, in Township 37 south, Range 2 west of the Willamette Meridian, (from which a balm tree 14 inches in diameter bears south 30 degrees east 194 links), and running thence north 12 chains, thence south 81 degrees and 15 minutes west 10 chains; thence south 20 degrees and 30 minutes east 10 chains; thence south 71 degrees and 30 minutes west 6.26 chains to the center of the County road; thence south 21 degrees and 30 minutes east, along the center of said County road 3.50 chains; thence north 66-3/4 degrees east 11.79 chains to the place of beginning, containing 12 acres, more or less.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Laura M. Loder and her heirs and assigns forever.

And we, the said S. L. Bennett and Maria E. Bennett do hereby covenant to and with the said Laura M. Loder and her heirs and assigns that we are the owners in fee simple of said premises, that they are free from all incumbrances, and that we will warrant and defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto subscribed our names and affixed our seals this 16th day of October, A. D., 1908.

Witness.
M. Purdin. S. L. Bennett, Seal.
W. H. Canon. Maria E. Bennett, Seal.

State of Oregon,
County of Jackson, SS.

This is to certify that on this the 16th day of October, A. D., 1908, before me, the undersigned, a notary public within and for the above named state and county personally appeared S. L. Bennett and Maria E. Bennett, his wife, who are personally known to me to be the individuals named in and who executed the within instrument in my presence, and then and there acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my Notarial Seal this the day and year last above written.

Notarial Seal of M. Purdin. M. Purdin, Notary Public for Oregon.

IOP Includes DKL 100 DKL 201

CITY OF MEDFORD
EXHIBIT # E 1 OF 2
File # CUP-14-126
REVISION 7-2015

Vol 265

221

FRANK P. LODER ET UX TO 265-221 CITY OF MEDFORD	Kind of Instrument DEED 205970 Consideration $ 10.00	STATE OF OREGON County of Jackson } ss. I hereby certify that the annexed instrument of writing was received and filed for record at 1:10 o'clock P. M. on the 17th day of January, 1946 O. R. Carter Clerk By Deputy

DEED

THIS INDENTURE, Made this 17th day of December in the year of Our Lord One Thousand Nine Hundred and forty-five BETWEEN FRANK P. LODER and LAURA M. LODER, his wife, the parties of the first part, AND CITY OF MEDFORD, a municipal corporation of the State of Oregon, the party of the second part, WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Ten Dollars ($10.00) Lawful Currency of the United States of America, to them in hand paid by the party of the second part, at or before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said party of the second part, and to its successors and assigns forever, ALL that certain lot, piece or parcel of land, situate, lying and being in the County of Jackson, State of Oregon, and bounded and particularly described as follows, to-wit:

Beginning at a point N. 0° 03' W., a distance of 33.00 feet from the Northeast corner of D.L.C. No. 61, in Section 13, Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon, said beginning point also being the Northeast corner of the John H. Crews Sub-division as said plat is shown in the official plat recorded in the records of Jackson County, Oregon, said point also being the Southeast corner of the Frank P. Loder and Laura M. Loder property described in Volume 241, page 631 of the Deed Records of Jackson County, Oregon; thence S. 89° 05' W. along the South line of said Frank P. Loder and Laura M. Loder property, a distance of 314.8 feet to the Northwest corner of Lot 10, Block 2 in the said John H. Crews Sub-division; thence N. 0° 03' W., a distance of 859.12 feet to a point on the North line of said Frank P. Loder and Laura M. Loder property; thence N. 81° 15' E., along the Northerly line of said property a distance of 297.57 feet to the Northeast corner of said Loder property; thence S. 0° 03' E. along the East line of said Loder property, a distance of 792.0 feet to the point of beginning, containing 5.575 acres, more or less.

This deed is made subject to that certain lease made by the said parties of the first part herein to H. Yokata and terminating on the first day of January, 1947.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. And also all the estate, right, title, interest, possession, claim and demand whatsoever, as well in law as in equity, of the said parties of the first part, of, in, or to the above described premises and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD all and singular the above mentioned and described premises together with the appurtenances unto the said part of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF
. . .

Frank P. Loder . . . . . (Seal)
Laura M. Loder . . . . . (Seal)

Vol 265

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TO
255-222

Kind of Instrument

Consideration
$

STATE OF OREGON
County of Jakson } ss.
I hereby certify that the annexed instrument of writing was received and filed for record at
o'clock M on the day
of 194
Clerk
By Deputy

STATE OF CALIFORNIA,
COUNTY OF Glenn } ss.

ON THIS 27th day of December A. D. One Thousand Nine Hundred and forty-five, before me, H. C. Bell a Notary Public, in and for the County of Glenn State of California, residing therein, duly commissioned and sworn, personally appeared FRANK P. LODER and LAURA M. LODER, his wife, known to me to be the persons described in and whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

SEAL OF
NOTARY PUBLIC
COUNTY OF GLENN,
STATE OF CAL.

H. C. Bell
Notary Public In and for said County of Glenn State of California.
My commission expires January 21, 1947.

DOCUMENTARY STAMPS
$6.60 CANCELLED

FORM No. 1 — WARRANTY DEED.

319256 J-24744

KNOW ALL MEN BY THESE PRESENTS, That FRANK P. LODER and LAURA M. LODER, husband and wife

in consideration of TEN DOLLARS and other valuable consideration ~~MONEY~~

to us *paid by* ROBERT A. TANNER and MOLLIE W. TANNER, husband and wife

do hereby grant, bargain, sell and convey unto said ROBERT A. TANNER and MOLLIE W. TANNER,

their *heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated in the County of* JACKSON *and State of Oregon, bounded and described as follows, to-wit:*

Commencing at the Northwest corner of Donation Land Claim #61 in Township 37 South of Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence North 0° 05' East two rods, thence South 69° 05' West 314.8 feet to the true point of beginning. Thence continue South 69° 05' West 433 feet more or less to the Easterly boundary of the old Pacific Highway; thence Northwesterly along the Easterly line of said Highway to the Southwest corner of land described in Book 245, Page 597, Deed Records of Jackson County, Oregon. Thence North 71° 30' East along Southerly boundary of said land 382.6 feet; thence North 21° 19' West to the Northeast corner of land described in Book 234, Page 152, Deed Records of Jackson County, Oregon. Thence North 80° 0' East 362 feet more or less to Northwest corner of land described in Book 265, Page 221, Deed Records of Jackson County, Oregon; thence Southwesterly 859 feet more or less to the true point of beginning.

Subject to power line right-of-way granted to California-Oregon Power Co.

To Have and to Hold, the above described and granted premises unto the said ROBERT A. TANNER and MOLLIE W. TANNER, their

heirs and assigns forever.

And we FRANK P. LODER and LAURA M. LODER,

the grantor s *above named do* covenant to and with the above named grantees, their *heirs and assigns that* we are *lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances,*

and that we *will and* our *heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever,*

Witness our *hand* s *and seal* s *this* 17th *day of* March, 19 47

Executed in the Presence of

Frank P. Loder (SEAL)

Laura M. Loder (SEAL)

(SEAL)

(SEAL)

319256

STATE OF ~~OREGON~~ CALIFORNIA
County of GLENN } ss.

BE IT REMEMBERED, That on this 17th day of March A. D. 1947 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Frank F. Loder and Laura M. Loder, husband and wife who are known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

[signature]
Notary Public for ~~OREGON~~ CALIFORNIA
My Commission expires January 21, 1951.

319256

(1)

WARRANTY DEED

FORM No. 3

FRANK F. LODER
and
LAURA M. LODER

TO

ROBERT A. TANNER
and
MOLLIE W. TANNER

STATE OF OREGON,
County of JACKSON } ss.

I certify that the within instrument was received for record on the 7 day of Mar. A. D. 1951, at 4:45 o'clock P. M., and recorded in book — on page —, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

G. R. Carter
County Clerk
Recorder of Conveyances.

By Alton Carter
Deputy.

INDEXED 1.50

FORM No. 710—WARRANTY DEED.

Vol. 553 Page 419

579491

KNOW ALL MEN BY THESE PRESENTS, That ROBERT A. TANNER and MOLLIE W. TANNER, husband and wife,

in consideration of TEN and no/100 ($10.00)---------- *Dollars,* and other good and valuable consideration----------
to them paid by JAMES E. TANNER and BETTY A. TANNER, husband and wife,

do hereby grant, bargain, sell and convey unto said James E. Tanner and Betty A. Tanner, their *heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated in the County of* Jackson *and State of Oregon, bounded and described as follows, to-wit:*

Commencing at the Northwest corner of Donation Land Claim #61 in Township 37, South of Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence North 0° 03' East two rods, thence South 69° 05' West 314.8 feet to the true point of beginning. Thence continue South 69° 05' West 433 feet more or less to the Easterly boundary of the old Pacific Highway; thence Northwesterly along the Easterly line of said Highway to the Southwest corner of land described in Book 245, page 597, Deed Records of Jackson County, Oregon. Thence North 71° 30' East along Southerly boundary of said land 382.6 feet; thence North 21° 19' West to the Northeast corner of land described in Book 234, Page 152, Deed Records of Jackson County, Oregon. Thence North 80° 0' East 362 feet more or less to Northwest corner of land described in Book 265, page 221, Deed Records of Jackson County, Oregon; thence Southwesterly 859 feet more or less to the true point of beginning.

EXCEPTING THEREFROM: Commencing at the Northwest corner of Donation Land Claim #61, Township 37, South, Range 2 West of the Willamette Meridian, Jackson County, Oregon; and running thence North 0° 03' West, 33.0 feet; thence South 69° 05' West, 742.2 feet to the Easterly right of way line of the Old Pacific Highway; thence North 21° 01' West, 231.7 feet to the true point of beginning; thence North 71° 30' East, 383.2 feet; thence South 21° 01' East, 93.0 feet; thence South 71° 30' West, 383.2 feet; thence North 21° 01' West, 93.0 feet to the true point of beginning.

Subject to power line right-of-way granted to California-Oregon Power Co.

To Have and to Hold, the above described and granted premises unto the said James E. Tanner and Betty A. Tanner, their *heirs and assigns forever.*

And Robert A. Tanner and Mollie W. Tanner *the grantors above named do covenant to and with the above named grantees, their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except as stated above.----------*

and that they will and their *heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.*

Witness their *hand and seal this* 18th *day of* September *, 19* 63.

Eugene E. James

Mollie W. Tanner (SEAL)

Robert A. Tanner (SEAL)

(SEAL)

NOTARY PUBLIC - OREGON

My commission expires May 22, 1967

579491

STATE OF OREGON,
County of } ss.

BE IT REMEMBERED, That on this 18th day of September, 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Robert A. Tanner and Mollie W. Tanner

known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Eugenie James
Notary Public for Oregon.
My Commission expires May 22, 1967

[illegible] OREGON
RECORDED-FILED
Deeds

1963 SEP 24 PM 3 56

E. M. HADDEN
CLERK AND RECORDER
BY Grace Bohl

579491

WARRANTY DEED
(FORM No. 7[illegible])

STATE OF OREGON,
County of } ss.

I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book on page , Record of Deeds of said County.

Witness my hand and seal of County affixed.

County Clerk—Recorder.
By Deputy.

WHEN RECORDED RETURN TO
James E. Tanner
Rt 1 Box 115
Cornelius Ore.

INDEXED

3:56

25

638245 WARRANTY DEED Vol. 596 Page 60

KNOW ALL MEN BY THESE PRESENTS, That JAMES E. TANNER and BETTY A. TANNER, husband and wife, Grantors, in consideration of Ten and no/100 Dollars, to them paid by CRATER LAKE AERIE #2093 (FOE), a non-profit corporation of the State of Oregon, Grantee, do hereby grant, bargain, sell and convey unto the said Grantee, its successors and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Jackson, and State of Oregon, bounded and described as follows, to-wit:

Commencing at the Northwest corner of Donation Land Claim No. 61, Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence North 0° 03' West, 33.0 feet; thence South 69° 05' West, 314.8 feet to the Southwest corner of premises conveyed to the City of Medford, a municipal corporation of the State of Oregon, by deed recorded in Volume 265, page 221, Jackson County, Oregon, Deed Records, for the true point of beginning; thence continue South 69° 05' West, 427.4 feet to the Easterly right of way line of Table Rock Road (Old Pacific Highway No. 99); thence Northwesterly, along said Easterly right of way line, to the Southwest corner of premises conveyed by Robert A. Tanner, et ux, to James E. Tanner, et ux, by deed recorded in Volume 360, page 243, said Deed Records; thence North 71° 30' East, along the Southerly line thereof, 383.2 feet to the Southeast corner of said premises; thence Northwesterly, along the Easterly line of said premises described in Volume 360, page 243 of Deeds, and the Westerly line of premises described in Volume 67, page 500, said Deed Records, 753.0 feet to the most Northerly Northwest corner of these latter premises referred to; thence North 81° 15' East, along the Northerly line of said premises described in Volume 67, page 500 of Deeds, 362.43 feet to the Northwest corner of said premises as conveyed to the City of Medford, a municipal corporation of the State of Oregon, by deed recorded in Volume 265, page 221, said Deed Records; thence South 0° 03' East, along the Westerly line of said premises, 859.12 feet to the true point of beginning.

SUBJECT TO:

1. The effect of the property lying within the Rogue River Valley Irrigation District and Midway Water District.

2. Easement for transmission and distribution of electricity, granted The California Oregon Power Company, as set forth in Volume 178, page 294, Jackson County, Oregon, Deed Records.

To Have and to Hold the above described and granted premises unto the said Grantee, its successors and assigns forever.

Grantors do covenant that they are lawfully seized in fee simple of the above granted premises free from all encumbrances, except as above mentioned, and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof,

638245

against the lawful claims and demands of all persons whomsoever.

WITNESS, their hand and seal this 6th day of April, 1965.

James E. Tanner (SEAL)

Betty A. Tanner (SEAL)

STATE OF OREGON)
Washington) ss.
County of ~~Jackson~~)

On this 6th day of April, 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named James E. Tanner and Betty A. Tanner, husband and wife, who are known to me to be the identical individuals described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

EUGENIE JAMES NOTARY PUBLIC STATE OF OREGON

Eugenie James
Notary Public for Oregon
My Commission Expires: May 22 1967

Jackson County, Oregon
Recorded
DEED RECORDS
A.M. OCT 27 1965 4:33 P.M.
E. M. MADDEN
CLERK and RECORDER
By Ellen Gold Deputy

68-09153

Warranty Deed

12493 15-37-2W 278-1

CRATER LAKE AERIE NO. 2093 (FOE), an Oregon non-profit corporation, hereinafter called Grantor, convey(s) to the CITY OF MEDFORD, an Oregon municipal corporation, all the real property situated in Jackson County, Oregon, described as:

Beginning at the Southwest corner of the property described in the deed which is recorded in Volume 360, Page 243, Jackson County, Oregon, Deed Records, said property being in Jackson County, Oregon; thence North 71°30' East, along the Southerly line of the property described in said deed, a distance of 383.2 feet to the Southeast corner of said property; thence Northwesterly along the Easterly line of the said property thus described in said deed, a distance of 93 feet to the Northeast corner of the said property, being the true point of beginning herein; thence Northerly along the Westerly line of the real property described in the deed recorded in Volume 67, Page 500, said Deed Records, a distance of 660 feet, more or less, to the most Northerly Northwest corner of the premises last referred to; thence North 81°15' East, along the Northerly line of the property described in Volume 67, Page 500, said Deed Records, a distance of 362.43 feet to the Northwest corner of the premises conveyed to the City of Medford by a deed recorded in Volume 265, Page 221, said Deed Records; thence South 0°3' East, along the Westerly line of the premises last referred to, to a point of intersection with an extension of the Northerly line of the property described in Volume 360, Page 243, said Deed Records; thence Southwesterly, along the said line as extended, to the true point of beginning.

OLD TL 301

360-243 = TL 1700 old

Subject to: Existing levies or assessments of Rogue River Valley Irrigation District and effect of being within Mid-Way Water District, and easements for the transmission and distribution of electricity vested in The California Oregon Power Company.

Reserving to grantor:

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as above stated, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is $15,000.00.

Dated this 2nd day of August 19 68.

CRATER LAKE AERIE NO. 2093 (FOE)

By: Kenneth Williams President

And: John R. Creel Secretary

State of Oregon, County of Jackson--SS.
The within instrument received and filed at 4:34 o'clock P m. the 12th day of September 19 68
recorded in Official Records for Jackson County, Oregon. Evelyn Biddle County Clerk.
By Viola Renee Lockley Deputy

State of Oregon } ss.
County of Jackson }

Aug 2 19 68

Personally appeared Kenneth Williams and John R. Creel who, being sworn, stated that they are the President and Secretary of grantor corporation and that the seal affixed hereto is its seal and that this deed was voluntarily signed and sealed in behalf of the corporation by authority of its board of directors (trustees). Before me:

Notary Public for Oregon
My commission expires: 2-20-72

NEW 7-2-01

Jackson County Official Records 2010-004794
R-QCD
Cnt=1 Stn=6 HELMANC 02/10/2010 10:31:05 AM
$10.00 $10.00 $5.00 $11.00 $15.00 Total:$51.00

I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records
Christine Walker - County Clerk

QUITCLAIM DEED

City of Medford, a municipal corporation, Grantor, releases and quitclaims to **City of Medford**, a municipal corporation, Grantee, all right, title and interest in and to the real property described in Exhibit "A" attached hereto and incorporated herein by reference.

The true consideration for this conveyance is $-0- and other good and valuable consideration.

BEFORE SIGNING OR ACCEPTINGTHIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHT, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON AQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 TO 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 15 day of January, 2010.

Gary Wheeler
Mayor, City of Medford

STATE OF OREGON)
County of Jackson)

On this 15 day of January, 2010, personally appeared before me Gary Wheeler, as Mayor for the City of Medford, and is known to me to be the person whose name is signed to this document, and acknowledges that he signed the document.

Notary Public
My commission expires: 12/27/12

OFFICIAL SEAL
KAREN M. SPOONTS
NOTARY PUBLIC-OREGON
COMMISSION NO. 433802
MY COMMISSION EXPIRES DEC. 27, 2012

GRANTOR: CITY OF MEDFORD – Tax Info
GRANTEE: CITY OF MEDFORD
Consideration: $-0-
After recording, return a copy to:
Office of the City Recorder 411 W. 8th street
Neathamer Surveying, Inc. Medford, OR.
3126 State Street, Suite 100 97501
Medford, OR 97504

Exhibit "A"

TRACT 1 DESCRIPTION SHEET

A Property Line Adjustment of those certain tracts described in Instrument Number 68-09153 of the Official Records of Jackson County, Oregon and Volume 265, Page 221 of the Deed Records of Jackson County, Oregon, located in the Southwest One-quarter of the Southeast One-quarter of Section 13, Township 37 South, Range 2 West of the Willamette Meridian, City of Medford, Jackson County, Oregon, the exterior boundary of Tract 1 more particularly described as follows:

Commencing at a point North 00°03'20" West, 33.00 feet from the northwest corner of Donation Land Claim Number 61, in said township, range and section, being the northeast corner of JOHN R. CREWS SUBDIVISION, in the City of Medford, Jackson County, Oregon, according to the official plat thereof, and the southeast corner of that tract described in Volume 24, Page 631 of the Deed Records of Jackson County, Oregon; thence South 89°04'40" West along the south line of said Volume and Page, 314.8 feet to the northwest corner of Lot 10, Block 2 of said subdivision; thence North 00°03'20" West, 225.80 feet; thence South 71°29'03" West, 125.64 feet to the **True Point of Beginning**, being the end of the second course called in said Instrument Number 68-09153 and the northeast corner of that tract described in Volume 360, Page 243, said Deed Records; thence North 21°11'29" West along the westerly line of that tract described in Volume 67, Page 500, said Deed Records, 658.36 feet to the most northerly northwest corner of last said Volume and Page; thence North 80°45'50" East along the northerly line of last said Volume and Page, 361.20 feet to the northwest corner of that tract described in Volume 265, Page 221, said Deed Records; thence South 00°03'20" East along westerly line of last said Volume and Page, 631.92 feet to a point of intersection with an extension of the northerly line of said Volume 360, Page 243; thence South 71°29'03" West, 125.64 feet to the True Point of Beginning.

EXCEPTING THEREFROM: Commencing at a point North 00°03'20" West, 33.00 feet from the northwest corner of Donation Land Claim Number 61, in said township, range and section, being the northeast corner of JOHN R. CREWS SUBDIVISION, in the City of Medford, Jackson County, Oregon, according to the official plat thereof, and the southeast corner of that tract described in Volume 24, Page 631 of the Deed Records of Jackson County, Oregon; thence South 89°04'40" West along the south line of said tract described in said Volume 24, Page 631, 314.8 feet to the northwest corner of Lot 10, Block 2 of said subdivision; thence North 00°03'20" West, 597.61 feet to the **True Point of Beginning**; thence North 21°13'46" West, 262.50 feet; thence North 80°45'50" East, 96.05 feet; thence South 00°03'20" East, 260.10 feet to the True Point of Beginning.

TOGETHER WITH: Commencing at a point North 00°03'20" West, 33.00 feet from the northwest corner of Donation Land Claim Number 61, in said township, range and section, being the northeast corner of JOHN R. CREWS SUBDIVISION, in the City of Medford, Jackson County, Oregon, according to the official plat thereof, and the southeast corner of that tract described in Volume 24, Page 631 of the Deed Records of Jackson County, Oregon; thence South 89°04'40" West along the south line of said tract described in said Volume 24, Page 631, 314.8 feet to the northwest corner of Lot 10, Block 2 of said subdivision; thence North 00°03'20" West, 225.80 feet to the **True Point of Beginning**; thence North 00°03'20" West, 371.81 feet; thence South 21°13'46" East, 22.17 feet; thence South 07°12'24" East, 85.47 feet; thence North 82°20'00" East, 10.12 feet; thence South 07°15'23" East, 249.62 feet; thence South 71°29'03" West, 83.22 feet to the True Point of Beginning.

Containing 3.54 Acres, more or less.

Basis of Bearings is Survey Number 7655, filed in the office of the Jackson County Surveyor.

Prepared By: Neathamer Surveying, Inc.
3126 State Street, Suite 100
Medford, Oregon 97501
Phone: (541) 732-2869
FAX: (541) 732-1382
Project Number 08042

Date: November 11, 2009

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert V. Neathamer

OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675

RENEWAL: DEC. 31, 2010

2-

Jackson County Official Records 2010-004793
R-QCD
Cnt=1 Stn=6 HELMANCO 02/10/2010 10:31:05 AM
$10.00 $10.00 $5.00 $11.00 $15.00 Total: $51.00

I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Christine Walker - County Clerk

Rec'd 2/10

QUITCLAIM DEED

City of Medford, a municipal corporation, Grantor, releases and quitclaims to City of Medford, a municipal corporation, Grantee, all right, title and interest in and to the real property described in Exhibit "A" attached hereto and incorporated herein by reference.

The true consideration for this conveyance is $-0- and other good and valuable consideration.

BEFORE SIGNING OR ACCEPTINGTHIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHT, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON AQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 TO 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 15 day of January, 2010.

Gary Wheeler
Mayor, City of Medford

STATE OF OREGON)
County of Jackson)

On this 15 day of January, 2010, personally appeared before me Gary Wheeler, as Mayor for the City of Medford, and is known to me to be the person whose name is signed to this document, and acknowledges that he signed the document.

Karen M Spoonts
Notary Public
My commission expires: 12/27/12

OFFICIAL SEAL
KAREN M. SPOONTS
NOTARY PUBLIC-OREGON
COMMISSION NO. 433802
MY COMMISSION EXPIRES DEC. 27, 2012

GRANTOR: CITY OF MEDFORD
GRANTEE: CITY OF MEDFORD - Tax Info
Consideration: $-0-
After recording, return a copy to:
Office of the City Recorder - 411 W. 8th Street
Neathamer Surveying, Inc.
3126 State Street, Suite 100
Medford, OR 97504
Medford, OR, 97501

Exhibit "A"

TRACT 2 DESCRIPTION SHEET

A Property Line Adjustment of those tracts described in Instrument Number 68-09153 of the Official Records of Jackson County, Oregon and Volume 265, Page 221 of the Deed Records of Jackson County, Oregon, located in the Southwest One-quarter of the Southeast One-quarter of Section 13, Township 37 South, Range 2 West of the Willamette Meridian, City of Medford, Jackson County, Oregon, the exterior boundary of **Tract 2** more particularly described as follows:

Beginning at a point North 00°03'20" West, 33.00 feet from the northwest corner of Donation Land Claim Number 61, in said township, range and section, being the northeast corner of JOHN R. CREWS SUBDIVISION, in the City of Medford, Jackson County, Oregon, according to the official plat thereof, and the southeast corner of that tract described in Volume 24, Page 631 of the Deed Records of Jackson County, Oregon; thence South 69°04'40" West along the south line of said Volume and Page, 314.8 feet to the northwest corner of Lot 10, Block 2 of said subdivision; thence North 00°03'20" West, 857.72 feet to the north line of said Volume and Page; thence North 80°45'50" East along the north line of said Volume and Page, 297.94 feet; thence South 00°03'20" East along the east line of said Volume and Page, 793.13 feet to the Point of Beginning.

EXCEPTING THEREFROM: Commencing at a point North 00°03'20" West, 33.00 feet from the northwest corner of Donation Land Claim Number 61, in said township, range and section, being the northeast corner of JOHN R. CREWS SUBDIVISION, in the City of Medford, Jackson County, Oregon, according to the official plat thereof, and the southeast corner of that tract described in Volume 24, Page 631 of the Deed Records of Jackson County, Oregon; thence South 69°04'40" West along the south line of said tract described in said Volume 24, Page 631, 314.8 feet to the northwest corner of Lot 10, Block 2 of said subdivision; thence North 00°03'20" West, 225.80 feet to the **True Point of Beginning**; thence North 00°03'20" West, 371.81 feet; thence South 21°13'46" East, 22.17 feet; thence South 07°12'24" East, 85.47 feet, thence North 82°20'00" East, 10.12 feet; thence South 07°15'23" East, 249.62 feet; thence South 71°29'03" West, 63.22 feet to the True Point of Beginning.

TOGETHER WITH: Commencing at a point North 00°03'20" West, 33.00 feet from the northwest corner of Donation Land Claim Number 61, in said township, range and section, being the northeast corner of JOHN R. CREWS SUBDIVISION, in the City of Medford, Jackson County, Oregon, according to the official plat thereof, and the southeast corner of that tract described in Volume 24, Page 631 of the Deed Records of Jackson County, Oregon; thence South 69°04'40" West along the south line of said tract described in said Volume 24, Page 631, 314.8 feet to the northwest corner of Lot 10, Block 2 of said subdivision; thence North 00°03'20" West, 597.61 feet to the **True Point of Beginning**; thence North 21°13'46" West, 262.50 feet; thence North 80°45'50" East, 96.05 feet; thence South 00°03'20" East, 260.10 feet to the True Point of Beginning.

Containing 5.56 Acres, more or less.

Basis of Bearings is Survey Number 7655, filed in the office of the Jackson County Surveyor.

Prepared By: Neathamer Surveying, Inc.
3126 State Street, Suite 100
Medford, Oregon 97501
Phone: (541) 732-2869
FAX: (541) 732-1382
Project Number 08042

Date: November 11, 2009

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert V. Neathamer

OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675

RENEWAL: DEC. 31, 2010

2

F. F. LODER ET UX	RIGHT-OF-WAY	*I hereby certify that the annexed instrument of writing was received and filed for record at 9:20 o'clock A.M. on the 5th day of July 1929*
TO		*Delilia Stevens Meyer Clerk*
178-294	*Consideration*	*By ____ Deputy*
THE CALIFORNIA OREGON POWER COMPANY	$ 1.00	

THIS INDENTURE, made this 14th day of June A. D., 1929, by and between Frank F. Loder and Laura M. Loder, his wife parties of the first part, and THE CALIFORNIA OREGON POWER COMPANY a California corporation, party of the second part,

WITNESSETH: That said parties of the first part, for and in consideration of the sum of One Dollar ($1.00) to them in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, do hereby grant unto said party of the second part, its successors and assigns, the right of way and easement to erect, construct, repair, replace, maintain and use, from time to time as said party of the second part, its successors and assigns, may see fit, over, along, across and upon the lands of said parties of the first part hereinafter particularly described, for transmission and distribution of electricity, and for all purposes connected therewith, poles, towers and wires suspended thereon and supported thereby and all necessary or proper cross-arms, braces, connections, fastenings and other appliances and fixtures, and wires for the telephone purposes of said party of the second part, its successors and assigns; also, to remove the trees and make the clearing necessary or desirable for the purposes aforesaid, both on and adjoining said right of way; also to put in place necessary guy wires and brace poles along said line; the party of the second part, its successors or assigns, may construct and maintain gates at all fences crossed by its transmission lines, but shall keep locks thereon and give permission to no one save employees of the party of the second part, its successors or assigns, to enter therein.

The said lands of said parties of the first part, above mentioned, are situate in the County of Jackson State of Oregon, and are particularly described as follows:

N. 1/2 of S. E. 1/4 of Section 13, Township 37 South Range 2 West W. M.

The line shall run in a general easterly and westerly direction on the same course as Berrydale Avenue if extended across the said property. Only three poles shall be located on the property, one in each the easterly and westerly boundary fences and one half way between the same.

IN WITNESS WHEREOF, the parties of the first part have executed these presents on the day and year first hereinabove written.

John Thomas
Witness.

Catherine Golpf
Witness.

F. F. Loder

Laura M. Loder

APPROVED AS TO
ENGINEERING DETAILS
W.D.R.

STATE OF CALIFORNIA)
COUNTY OF GLENN) ss

THIS CERTIFIES that on this 21st day of June A. D. 1929, before me Jessie A. King, Notary Public in and for said County and State, personally appeared the within named Frank F. Loder and Laura M. Loder, to me personally known to be the individuals described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily, for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my seal the day and year in this certificate first above written.

Notarial Seal of
Jessie A. King

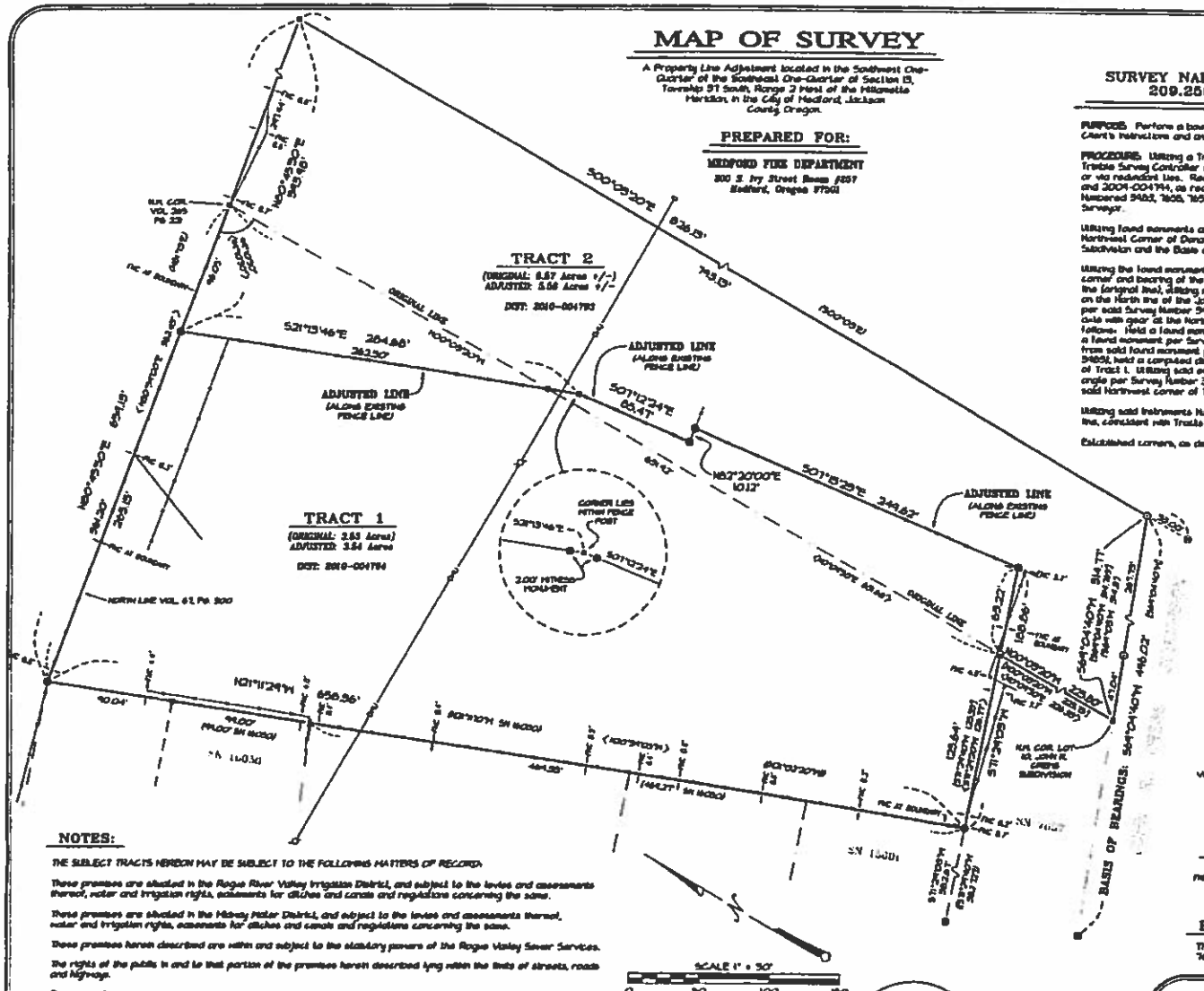
Jessie A. King
Notary Public in and for the County
of Glenn State of California.
My commission expires Jan 25, 1931

MAP OF SURVEY

A Property Line Adjustment located in the Southwest One-Quarter of the Southwest One-Quarter of Section 13, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

MEDFORD FIRE DEPARTMENT
200 S. Ivy Street Room #257
Medford, Oregon 97501



SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Perform a boundary survey and prepare a Property Line Adjustment pursuant to Client's instructions and an administrative approval by the City of Medford Planning Department.

PROCEDURE: Utilizing a Trimble 56 Robotic Total Station and Trimble TSC2 Data Collector with Trimble Survey Controller software, all found monuments were tied within closed loop traverses or via redundant ties. Records utilized for this survey: Instruments Numbered 2009-004793 and 2009-004794, as recorded in the Official Records of Jackson County, Oregon and, Survey Numbered 9483, 7635, 7657, 15601 and 16050, all as filed in the office of the Jackson County Surveyor.

Utilizing found monuments and Survey Numbered 7635 and 7657, established the location of the Northwest Corner of Donation Land Claim No 61 (Ref DLC 61), the north line of the John R. Crowe Subdivision and the Basis of Bearings, as depicted hereon.

Utilizing the found monuments per Survey Numbered 9483 and 15601, established the Southwest corner and bearing of the South line of Tract 1. Established the location and bearing of the East line (original line), utilizing record information and the found monuments per 7635 and 16610 (being on the North line of the John R. Crowe Subdivision), record information and the found monument per said Survey Number 9483. Established the Northwest corner of Tract 1 (noted as a found axle with gear at the Northwest corner of Volume 61 at Page 500 on Survey Number 9483), as follows: Held a found monument per Survey Number 15601 at the Southwest corner of Tract 1 and a found monument per Survey Number 16050 to establish the bearing of the West line of Tract 1, from said found monument per Survey Number 16050 (being at an angle point per Survey Number 9483), held a computed distance per said Survey Number 9483 to establish the Northwest corner of Tract 1. Utilizing said established location of the East line (original line), held the record turning angle per Survey Number 9483 to establish the bearing of the North line of Tracts 1 and 2, from said Northwest corner of Tract 1.

Utilizing said instruments Numbered 2009-004793 and 2009-004794, established the adjusted line, consistent with Tracts 1 and 2 hereon.

Established corners, as depicted hereon, on March 31, 2010.

LEGEND:

- ● Indicates a set 5/8-inch diameter by 30 inches long iron pin with a plastic cap marked "NEATHAMER SURVEYING".
- ⊕ Indicates a found brass cap marking the Northwest Corner of Donation Land Claim No 61.
- ○ Indicates a found 5/8-inch diameter iron pin per Survey Number 9483.
- ■ Indicates a found 5/8-inch diameter iron pin per Survey Number 7635.
- ● Indicates a found 5/8-inch diameter iron pin with plastic cap marked "HYBREN LS4020", per Survey Number 15601.
- ⊟ Indicates a found aluminum cap marked "BOYDEN PLS 261" per Survey Number 16610.
- △ Indicates a found 5/8-inch diameter iron pin with plastic cap marked "FARREN PLS 2184", per Survey Number 16050.
- • Indicates a computed position, nothing found or set.
- INST Indicates an instrument recorded in the Official Records of Jackson County, Oregon.
- VOL. PG Indicates Volume and Page of the Deed Records of Jackson County, Oregon.
- ( ) Indicates record deed data.
- ( ) Indicates record data per Survey Number 9483.
- [ ] Indicates record data per Survey Number 7635 and/or 7657.
- { } Indicates record data per Survey Number 14465 and/or 15601.
- ——— Indicates centerline of an existing fence line.
- INC 1.8'— Indicates the distance and which side from the boundary line that the centerline of fence line is located.

BASIS OF BEARINGS:

The North line of the John R. Crowe Subdivision per Survey Number 7657, as filed in the Office of the Jackson County Surveyor.

NOTES:

THE SUBJECT TRACTS HEREON MAY BE SUBJECT TO THE FOLLOWING MATTERS OF RECORD:

These premises are situated in the Rogue River Valley Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.

These premises are situated in the Medford Water District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.

These premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services.

The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

Easements for electric transmission and distribution lines of one or more wires, and all necessary or desirable appurtenances, including telephone and telegraph wires, towers, poles, props, guys and other supports and related matters, recorded in Volume 178, Page 244 for California Oregon Power Company.

Matters disclosed by Survey No. 17046, filed in the Office of the Jackson County Surveyor, to wit: Ingress and egress easement, fence line encroachments, encroachment of parking lot improvements, overhead power lines, and existing driveway and road along the northerly lines.

Access to and from the herein described land is over adjacent property (Tax Lot 11001 which is owned by the City of Medford and continued access cannot be barred if the herein described land is sold and an appurtenant easement is not granted at that time.

Jackson County Assessor's Map No. 37 2W 13DC, Tax Lots 100 & 201

Drawing N:\01 Projects\City of Medford Jobs\08043 PSH Boundary & Topo\LM08-PLA_08043.pro

— RECEIVED —
DATE: 5-10-10 AT 8:55
This survey consists of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 9, 2001
CARL E. NEATHAMER
56545
Renewal Date 12/31/10

PREPARED BY: Neathamer Surveying, Inc.
3126 St. Suite 100
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: March 31, 2010 PROJECT NUMBER: 08043

Sheet 1 of 1 © DPC

AmeriTitle

1501 E. McAndrews Road
Medford, OR 97504
Phone 541-779-7660 Fax 541-779-3506

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MAY 13 2015
PLANNING DEPT

STATUS OF RECORD TITLE

ORW Architecture
2950 East Barnett Road
Medford, OR 97504

Attn: Nathan Elliott

May 11, 2015
Title Number : 0805450
Title Officer : Cynthia A. Simpson
Fee : $200.00

We have searched the status of record title as to the following described property:

Commencing at a point North 00°03'20" West, 33.00 feet from the Northwest corner of Donation Land Claim Number 61, located in the Southwest One-quarter of the Southeast One-quarter of Section 13, Township 37 South, Range 2 West of the Willamette Meridian, being the Northeast corner of John R. Crews Subdivision, in the City of Medford, Jackson County, Oregon, according to the official plat thereof, and the Southeast corner of that tract described in Volume 24, Page 631 of the Deed Records of Jackson County, Oregon; thence South 69°04'40" West along the South line of said Volume and Page, 314.8 feet to the Northwest corner of Lot 10, Block 2 of said subdivision; thence North 00°03'20" West, 225.80 feet; thence South 71°29'03" West, 125.64 feet to the true point of beginning, being the end of the second course called in said Instrument No. 68-09153 and the Northeast corner of that tract described in Volume 360, Page 243, said Deed Records; thence North 21°11'29" West along the Westerly line of that tract described in Volume 67, Page 500, said Deed Records, 658.36 feet to the most Northerly Northwest corner of last said Volume and Page; thence North 80°45'50" East along the Northerly line of last said Volume and Page, 361.20 feet to the Northwest corner of that tract described in Volume 265, Page 221, said Deed Records; thence South 00°03'20" East along Westerly line of last said Volume and Page, 631.92 feet to a point of intersection with an extension of the Northerly line of said Volume 360, Page 243; thence South 71°29'03" West, 125.64 feet to the true point of beginning.

EXCEPTING THEREFROM: Commencing at a point North 00°03'20" West, 33.00 feet from the Northwest corner of Donation Land Claim Number 61, in said Township, Range and Section, being the Northeast corner of John R. Crews Subdivision, in the City of Medford, Jackson County, Oregon, according to the official plat thereof, and the Southeast corner of that tract described in Volume 24, Page 631 of the Deed Records of Jackson County, Oregon; thence South 69°04'40" West along the South line of said tract described in said Volume 24, Page 631, 314.8 feet to the Northwest corner of Lot 10, Block 2 of said subdivision; thence North 00°03'20" West, 597.61 feet to the true point of beginning; thence North 21°13'46" West, 262.50 feet; thence North 80°45'50" East, 96.05 feet; thence South 00°03'20" East, 260.10 feet to the true point of beginning.

TOGETHER WITH: Commencing at a point North 00°03'20" West, 33.00 feet from the Northwest corner of Donation Land Claim Number 61, in said Township, Range and Section, being the Northeast corner of John R. Crews Subdivision, in the City of Medford, Jackson County, Oregon, according to the official plat thereof, and the Southeast corner of that tract described in Volume 24, Page 631 of the Deed Records of Jackson County, Oregon; thence South 69°04'40" West along the South line of said tract described in said Volume 24, Page 631, 314.8 feet to the Northwest corner of Lot 10, Block 2 of said subdivision; thence North 00°03'20" West, 225.80 feet to the true point of beginning; thence North 00°03'20" West, 371.81 feet; thence South 21°13'46" East, 22.17 feet; thence South 07°12'24" East, 85.47 feet; thence North 82°20'00" East 10.12 feet; thence South 07°15'23" East, 249.62 feet; thence South 71°29'03" West, 63.22 feet to the true point of beginning.

For Informational purposes only, the following is included:
(Map No. 372W13DC, Tax Lot 201, Account No. 1-049208-1, Code 49-01)

CITY OF MEDFORD
EXHIBIT # E 2 of 2
File # CUP-14-126
REVISION 7-2015

and dated as of April 24, 2015 at 7:30 a.m.

Vestee:

City of Medford, a municipal corporation

Said property is subject to the following on records matters:

1. Taxes, including current year, not assessed because of Exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.
   Exemption : City owned land
   Map No. 372W13DC, Tax Lot 201, Account No. 1-049208-1, Code 49-01

2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the Rogue River Valley Irrigation District, for which no search has been made.

3. Regulations, including levies, liens, assessments, rights of way and easements of the Rogue Valley Sewer Services, for which no search has been made.

4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the Medford Irrigation District, for which no search has been made.

5. An easement created by instrument, including the terms and provisions thereof,
   Recorded : July 5, 1929 Volume: 178 Page: 294
   In Favor Of : The California Oregon Power Company
   For : Transmission and distribution of electricity
   (Exact location not given)

6. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.

7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by the recorded plat. The fact that the fence along the Westerly boundary line(s) does not coincide with the record property line.

8. Lack of right of access to and from said land. The within described property does not appear of record to have access to a public street or way.

NOTE: We find no judgments or United States Internal Revenue Liens against City of Medford

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: When preparing Trust Deeds, please use AmeriTitle as the named trustee.

NOTE: Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the parties to the transaction must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

NOTE: JACKSON COUNTY Recording Fees are as follows:
The fee will be **$67.00 (includes e-recording fee of $5.00) for the 1st page plus $5.00 per page thereafter (Deeds transferring title will be $59.00 (includes e-recording fee) for the 1st page plus $5.00 per page thereafter** for most documents, the breakdown of which is as follows:

1. $ 5.00 per page, plus
2. $10.00 per document (Public Land Corner Preservation Fee)
3. $20.00 (Oregon Housing Community Service Fee) per document **(Eff 1/1/14)**
4. $11.00 per document (Assessment and Taxation Fund)
5. $ 8.00 per document (Geographic Information Services) **(Effective 7/1/13)**
6. $ 5.00 per additional title in a document with multiple titles
7. $20.00 per each non-standard document which fails to meet the requirements established by ORS 205.232 and 205.234.
8. $ 3.00 per document (State Affordable Housing Fee) **(Effective 11/8/10)**
9. $ 5.00 per document (e-recording fee)
10. $ 5.00 per document (except deeds) (County Surveyor Fee) **(Effective 9/1/14)**

NOTE: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium paid.

Yours truly,

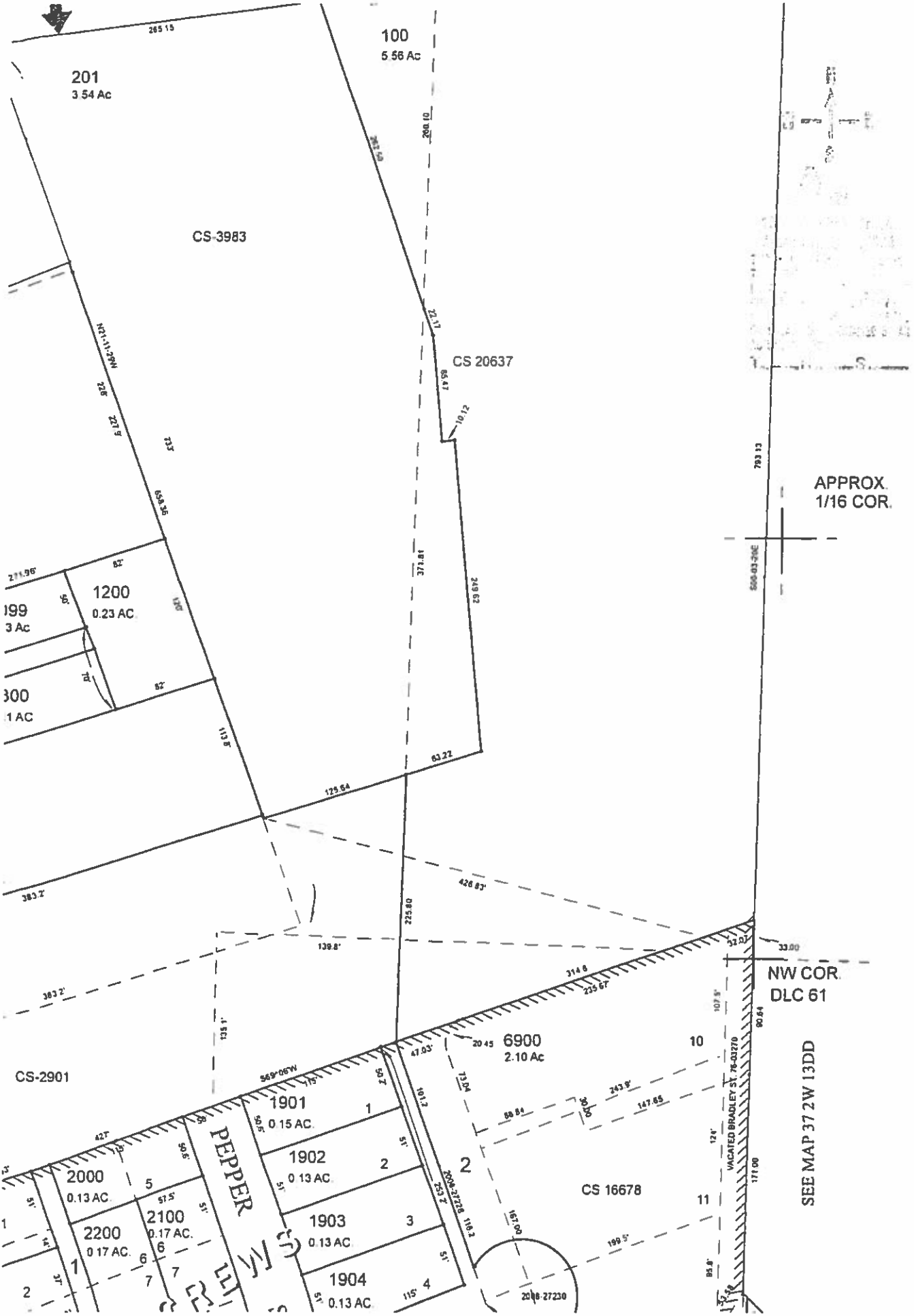
AmeriTitle

Cynthia A. Simpson
Assistant General Manager
cynthia.simpson@ameri-title.com

"Superior Service with Commitment and Respect for Customers and Employees"

Copies of this report have been sent to the following:

Orw Architecture
2950 East Barnett Road
Medford, OR 97504
Attn: Nathan Elliott (E)
Phone: 541-779-5237
E-mail: nathan@orwarch.com


201
3.54 Ac
100
5.56 Ac
CS-3983
CS 20637
APPROX.
1/16 COR.
1200
0.23 AC.
NW COR.
DLC 61
6900
2.10 Ac
CS-2901
1901
0.15 AC.
1902
0.13 AC.
1903
0.13 AC.
1904
0.13 AC.
2000
0.13 AC.
2100
0.17 AC.
2200
0.17 AC.
PEPPER
CS 16678
VACATED BRADLEY ST. 76-03270
SEE MAP 37 2W 13DD

DUPLEX DWELLINGS Two attached dwelling units on an individual lot or divided by a lot-line.						
DEVELOPMENT STANDARDS	**SFR-4**	**SFR-6**	**SFR-10**	**MFR-15**	**MFR-20**	**MFR-30**
MINIMUM REAR YARD BUILDING SETBACK	4 feet PLUS ½ foot for each foot in building height over 15 feet EXCEPT 10 feet IF the rear property line abuts a collector or arterial street					
MAXIMUM HEIGHT (See 10.705)	35 feet					
BUFFERYARD SETBACK	8 feet from bufferyard to any doors on a dwelling unit					
Where the duplex is REQUIRED to be divided by a lot-line (SFR-4 and SFR-6), THEN the standards pertain to each half separately. For the other zoning districts, the * indicates standards that are divided in half IF the duplex is to be divided by a lot-line. Where the duplex is permitted without being divided by a lot-line, THEN two DETACHED dwelling units are permitted in lieu of the duplex.						
The terms used herein, such as lot width, lot depth, front yard, etc., are defined in Article I, Section 10.012.						

[Amd. Sec. 21, Ord. No. 5820, March 19, 1987; Amd. Sec. 6, Ord. No. 5873, May 21, 1987; Amd. Sec. 6, Ord. No. 6231, Nov. 3, 1988; Amd. Sec. 5, Ord No. 7612, April 7, 1994; Amd. Sec. 4, Ord. No. 7776, Dec. 1, 1994; Amd. Sec. 4, Ord. No. 7940, Aug. 3, 1995; Amd. Sec. 9, Ord. No. 8013, Jan. 4, 1996; Amd. Sec. 1, Ord. No. 8207, Oct. 3, 1996; Amd. Ord. No. 2003-149, June 5, 2003; Amd. Sec. 13, Ord. No. 2012-137, Sept. 6, 2012.]

10.714 **Multiple-Family Dwellings.**

The following standards apply to the development of multiple-family dwellings within the various residential districts. See Article III, Sections 10.308 through 10.312 for detailed descriptions of each residential zoning district and density factors, and Section 10.314 for conditional, special, and permitted uses.

MULTIPLE-FAMILY DWELLINGS Three or more attached dwelling units.				
DEVELOPMENT STANDARDS	**SFR-10**	**MFR-15**	**MFR-20**	**MFR-30**
SPECIAL STANDARDS	Multiple-family dwellings in SFR-10 are permitted ONLY if the units can be individually owned			
MINIMUM AND MAXIMUM DENSITY FACTOR RANGE (See 10.708)	6.0 to 10.0 dwelling units per gross acre	10.0 to 15.0 dwelling units per gross acre	15.0 to 20.0 dwelling units per gross acre	20.0 to 30.0 dwelling units per gross acre
MINIMUM LOT AREA (SQUARE FEET)	15,000	9,000	8,000	

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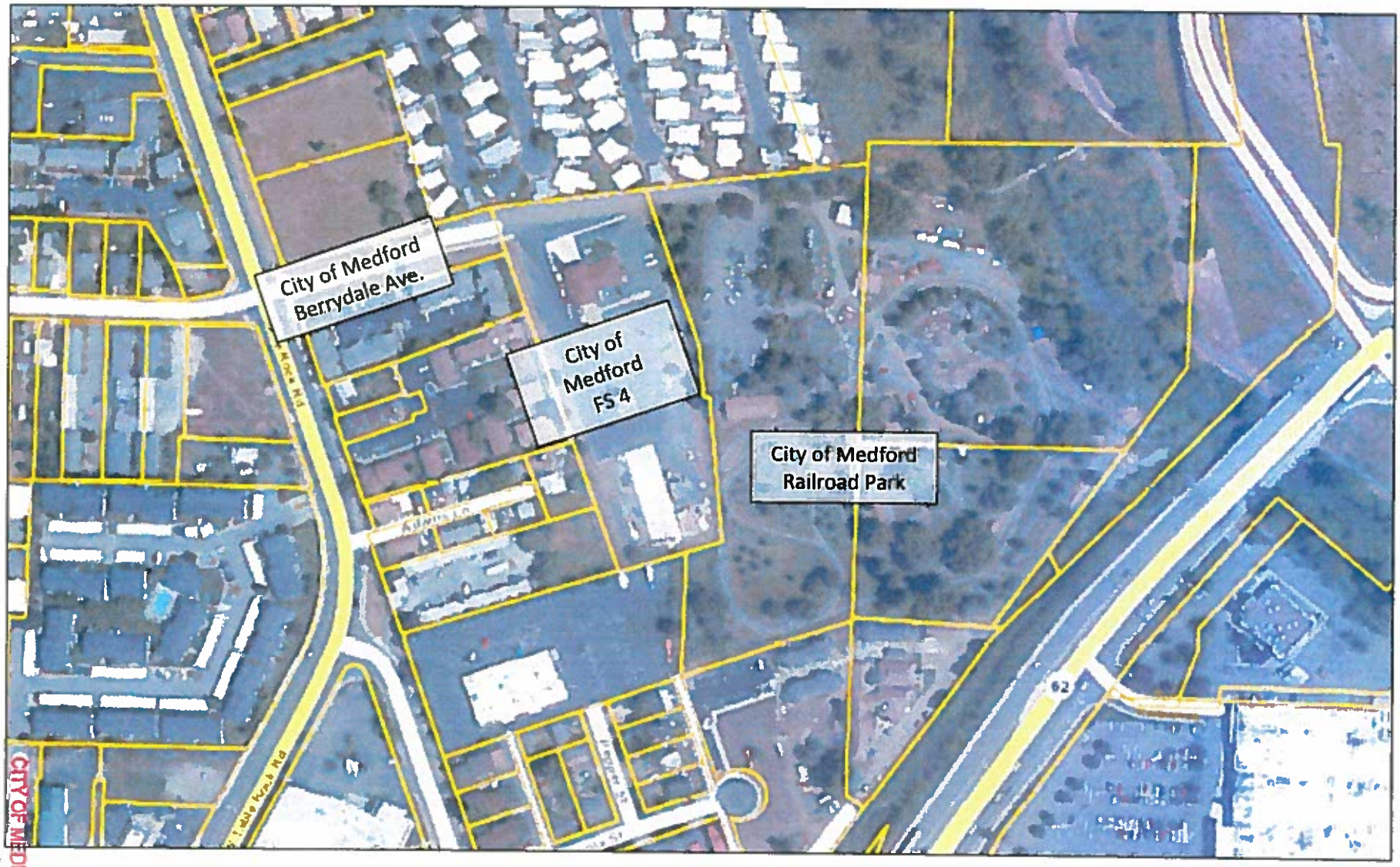
MULTIPLE-FAMILY DWELLINGS Three or more attached dwelling units.				
DEVELOPMENT STANDARDS	**SFR-10**	**MFR-15**	**MFR-20**	**MFR-30**
MAXIMUM COVERAGE FACTOR (See 10.707)	40%			50%
MINIMUM INTERIOR LOT WIDTH	80 feet			
MINIMUM CORNER LOT WIDTH	90 feet			
MINIMUM LOT DEPTH	120 feet	100 feet		
MINIMUM LOT FRONTAGE	30 feet			
MINIMUM FRONT YARD SETBACK	20 feet * EXCEPT 15 feet IF vehicular access to the garage is parallel to the street			
MINIMUM STREET SIDE YARD SETBACK	15 feet * EXCEPT 20 feet for vehicular entrances to garages or carports	10 feet * EXCEPT 20 feet for vehicular entrances to garages or carports		
MINIMUM SIDE YARD SETBACK	10 feet *	4 feet PLUS 1/2 foot for each foot in building height over 15 feet *		
MINIMUM REAR YARD SETBACK	20 feet	4 feet PLUS 1/2 foot for each foot in building height over 15 feet EXCEPT 10 feet IF the rear property line abuts a collector or arterial street *		
MAXIMUM HEIGHT (See 10.705)	35 feet			
BUFFERYARD SETBACK	8 feet from bufferyard to any doors on a dwelling unit			
• Those portions of any multiple-family dwelling located within 20 feet of any property line common with property containing single-family zoning shall not exceed one story.				
The terms used herein, such as lot width, lot depth, front yard, etc., are defined in Article I, Section 10.012.				

[Amd. Sec. 7, Ord. No. 6231, Nov. 3, 1988; Amd. Sec. 6, Ord. No. 7612, April 7, 1994; Amd. Sec. 5, Ord. No. 7776, Dec. 1, 1994; Amd. Sec. 5, Ord. No. 7940, Aug. 3, 1995.; Amd. Sec. 10, Ord, No. 8013, Jan. 4, 1996; Amd. Sec. 1, Ord. No. 8207, Oct. 3, 1996.]

10.715 [Repealed, Sec. 1, Ord. No. 8207, Oct. 3, 1996.]

City Owned Properties
Revision to Approved Conditional Use Permit
Fire Station No. 4
CUP-14-128
July 16, 2015



CITY OF MEDFORD
EXHIBIT # 6
File # CUP-14-126
Revision 7-2015

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PLANNING DEPT.

BEFORE THE PLANNING COMMISSION

FOR THE CITY OF MEDFORD

JACKSON COUNTY, OREGON

IN THE MATTER OF A CONDITIONAL USE PERMIT FOR A MUNICIPAL FIRE STATION BUILDING ON A 3.54 ACRE PARCEL OF LAND ZONED MFR-20 AND LOCATED NEAR THE INTERSECTION OF BERRYDALE AVENUE AND TABLE ROCK ROAD WITHIN THE CORPORATE LIMITS OF THE CITY OF MEDFORD, OREGON.

Applicant: City of Medford
Agent of Record: CSA Planning, Ltd.

FINDINGS OF FACT AND CONCLUSIONS OF LAW
Applicant's Exhibit 2

I

SCOPE AND NATURE OF THE APPLICATION

The City of Medford ("Applicant") has submitted an application for a Conditional Use Permit, the approval of which will enable construction of a new 11,811 square foot fire station, an accessory prefabricated structure comprising approximately 1,600 square feet and appurtenances. The proposed fire station will replace the existing station in roughly the same location. This application also authorizes the temporary placement and use of a manufactured dwelling which will be used only during project construction and will be removed thereafter. The subject property is located near the intersection of Table Rock Road and Berrydale Avenue on a parcel comprising 3.54 acres. New fire station development is limited to the northerly 1.25-acre portion of the property as shown on Applicant's plans. However, existing fire/rescue development also exists on the southerly portion of the site and consists of surface improvements, storage buildings and a 4-story concrete tower used periodically for personnel training. Applicant was unable to uncover records of earlier permit approvals related to the subject property. Therefore, this conditional use permit has as its scope the entire 3.54-acre property, including both 1.25-acre area encompassing the new development *and* the residual portions of the site where there is existing development that is to remain.

Filed contemporaneously is an application that seeks exception relief from the provisions of MLDC 10.550 (Table 10.550-1) to permit a driveway width greater than 36 feet. In this instance, a driveway approximately 98 feet wide is required to accommodate the new fire station's three emergency apparatus bays and other access for station employees.

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File # CUP-14-128
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II
EVIDENCE SUBMITTED WITH APPLICATION

The following evidence was submitted in support of the applications and was before the Planning Commission:

Exhibit 1. Signed and Completed Application Forms

Exhibit 2. The proposed findings of fact and conclusions of law (this document) which demonstrates how these applications comply with the relevant substantive criteria of the City of Medford

Exhibit 3. *Demonstration of Compliance with Applicant Standards* — an analysis of the relevant development standards established in the Medford Land Development Code ("MLDC")

Exhibit 4. Site Plan. Architectural Profile and Elevations. Lighting Plan. Floor Plan. Storm Drainage Plan

Exhibit 5. Landscape Plan

Exhibit 6. Vicinity Map

Exhibit 7. Jackson County Assessor plat map 37-2W-13DC which contains and depicts the subject property

Exhibit 8. Current City of Medford General Land Use Plan ("GLUP") on which the subject property is denoted

Exhibit 9. Current City of Medford Zoning Map on Aerial on which the subject property is denoted

Exhibit 10. Map depicting the surrounding land uses

Exhibit 11. Photos depicting the subject and surrounding properties and the development thereon

Exhibit 12. Memorandum from Justin Bates. Deputy Fire Chief

III
APPLICABLE SUBSTANTIVE CRITERIA

The criteria under which a conditional use must be considered are in Section 10.246 – 10.250 of the Medford Land Development Code ("MLDC"). The relevant approval criteria are recited verbatim below:

MLDC 10.314 Permitted Uses in Residential Land Use Classification

PERMITTED USES IN RESIDENTIAL ZONING DISTRICTS	SFR 00	SFR 2	SFR 4	SFR 6	SFR 10	MFR 15	MFR 20	MFR 30	Special Use or Other Code Section
6. NONRESIDENTIAL SPECIAL USES									
(c)Institutional Uses (Schools, Churches, Government Facilities - Excluding Storage or Repair Yards or Warehouses, Cemeteries, etc.)	Cs	Cs	Cs	Cs	Cs	Cs	Cs	Cs	10.815-817

10.248 Conditional Use Permit Criteria

The approving authority (Planning Commission) must determine that the development proposal complies with either of the following criteria before approval can be granted.

(1) The development proposal will cause no significant adverse impact on the livability, value, or appropriate development of abutting property, or the surrounding area when compared to the impacts of permitted development that is not classified as conditional.

(2) The development proposal is in the public interest, and although the development proposal may cause some adverse impacts, conditions have been imposed by the approving authority (Planning Commission) to produce a balance between the conflicting interests.

10.253 Criteria for an Exception

No exception, in the strict application of the provisions of this chapter, shall be granted by the approving authority 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 approving authority shall have the authority to impose conditions to assure that this criterion is met. (Effective Dec. 1, 2013).

(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.

IV

FINDINGS OF FACT

The Medford Planning Commission ("Commission") reaches the following facts and finds them to be true with respect to this matter:

1. **Property Location and Description**: The subject property is comprised of a 3.54 acre parcel located on the south side of Berrydale Avenue approximately 450 feet east of its intersection with Table Rock Road, which is located approximately 1800 feet north of the intersection of Highway 62 and Highway 99. The portion of the property proposed to include the new Fire Station 4, identified on the Exhibit 4 site plan as the "project boundary," is comprised of approximately 1.25 acres. All new development is intended to occur within the 1.25-acre project area, although existing fire station improvements are located elsewhere on the southerly portion of the property. The existing improvements include storage buildings, a concrete pad, and 4-story concrete training tower. The project is within the corporate limits of the City of Medford and its urban growth boundary. The property is identified on the Tax Assessor's Map of Jackson County as Tax Lot 2000 on assessor's plat 37-1W-29C.
2. **Ownership:** The subject property is owned in fee simple by the City of Medford.
3. **Existing Land Use:** The property is presently developed with existing Fire Station 4, a 4-story concrete training tower, off-street parking areas, three small storage buildings, a large paved area used for circulation, staging and the occasional parking of city equipment and vehicles. The subject property and adjacent lands to the east, including the Railroad Park, were formerly used for city waste treatment facilities.
4. **Comprehensive Plan (GLUP):** The subject property's GLUP map designation is Urban High Density Residential; a small portion of the property in its southeast corner is designated Parks & Schools.
5. **Existing Zoning:** The subject property is zoned Multi-Family Residential - 20 dwelling units per acre (MFR-20). *See*, Exhibit 9.
6. **Surrounding Land Uses**: See, Exhibits 9, 10 and 11which accurately depict the pattern of land partitioning and development in the surrounding area. The land uses which presently surround the property are:

   West: There are multiple parcels of land directly to the west between the subject property and Table Rock Road which are being used for multi-family housing.

   South: The subject property extends approximately 380 feet south beyond the project area. Included within that 380 feet are the following improvements: large paved areas used for city-related equipment and vehicles; a 4-story concrete tower/building used for training; and a 270 square-foot shed. To the southwest and beyond the subject property is a building and parking area for the Fraternal Order of Eagles. A portion of City Railroad Park is located south and southeast. Beyond the

Railroad Park is Hope Village. a transitional living housing complex operated by The Salvation Army.

East: The City of Medford/Southern Oregon Chapter of the National Railway Historical Society (SO Rail) Railroad Park is located immediately to the east. between the subject property and Bear Creek and Interstate 5 to the east.

North: Berrydale Avenue is situated within and at the northerly extent of the subject property. To the north of Berrydale Avenue is the *Aspens on the Creek Community*, a Manufactured Dwelling Park.

7. **Essential (Category 'A') Public Facilities:** The comprehensive plan defines Category 'A' public facilities to include sewer. water. storm drainage and transportation. The property takes access from Berrydale Avenue, a City owned property. Berrydale Avenue connects to Table Rock Road. an arterial street. The subject property and existing fire station are presently served by sewer. water. storm drainage and access. Additional levels of public facilities and services are not anticipated to be needed to support the new fire station.

8. **Police and Fire Protection:** Police protection is provided by the Medford Police Department. which is headquartered at Medford City Hall at 8th and Oakdale streets. Fire protection to this property will be supplied by the proposed fire station.

9. **Access and Circulation:** Berrydale Avenue extends from Table Rock Road to the subject property by way of city-owned property. Berrydale Avenue also extends through the northerly portion of the subject property to the city owned property to the east that includes the railroad park. Berrydale Avenue is paved with a width of approximately 27 feet and functions as a bi-directional access.

   Three fire apparatus bays are located on the northwest side of the building, facing north and with direct unimpeded access to Berrydale Avenue during emergency deployments. Visitor and staff parking is provided on the east side of the building. The rear of the building is fenced with gates on the east and west sides of the building. Additional visitor and staff parking is provided at the rear (south) side of the building. The parking and circulation is configured to accommodate fire apparatus entering the site on either the east or west side of the building. maneuvering at the south side of the building in a fairly large paved area. then entering the south side of the fire apparatus bays in a pull-through fashion.

10. **Architecture and Design:**

    a. **Design Constraints:** The existing fire station is to be replaced with the proposed building in the same general location. requiring the demolition and removal of the existing structural improvements. Otherwise. the site is unconstrained by topography or other physical features.

    b. **Massing:** The location of the fire station is such that it has very limited view from the public. It is visible only by visitors going to and from the railroad park to the

east; by some of the residents of the multi-family housing complex to the west — those which overlook the site: and by some residents within the manufactured dwelling park located to the north. The views from nearby residential development to the north are substantially obscured by existing site-obscuring fencing and vegetation. The fire station has a building footprint roughly twice that of the building being replaced. but is smaller than the multi-family complexes to the west. *See*. Exhibits 4. 10 and 11.

c. **Architectural Style:** The fire station is of a contemporary style. similar to that of the building it will replace. albeit with a clerestory and flat roof. As an institutional structure its style is different from nearby residential structures. all of which have sloped roofs. As shown on the Exhibit 4 plans. the exterior materials of construction consist predominantly of red brick with a band of polished CMU (concrete masonry unit) and glass. The dumpster enclosure will be of CMU. The color palette is provided on the materials board that was submitted during the public hearing on this matter.

d. **Building Height:** The plans in Exhibit 4 depict the height of the proposed fire station measured from grade. The building has a maximum height of 21 feet. 2 inches but ranges downward to only16 feet. well below the permissible height of buildings in the MFR-20 zoning district and less than other residential and commercial buildings that exist on abutting properties and those in the surrounding area.

11. **Fire Station Operational Characteristics**: In preparing this application. Applicant's Agent interviewed City of Medford Fire Department Deputy Chief Justin Bates on November 13. 2014 for the purpose of ascertaining the operational characteristics of this Fire Station #4 and other Medford fire stations to be built or remodeled and Chief Bates followed up with a memorandum (Exhibit 12). Exhibit 12 and the earlier interview yielded the following facts:

- The Medford Fire Department receives approximately 10.000 emergency calls each year.
- When emergency calls are received and fire apparatus are deployed from this and other stations. no sirens are used until the apparatus are two or more blocks from the responding fire station. and then only as needed. During nighttime hours when traffic is comparatively light. sirens are only used when approaching intersections and then only as needed to alert motorists to oncoming fire apparatus.
- Training or other operational matters are typically conducted indoors. However. portions of the property. including the concrete structure immediately to the south and tower have been and will continue to be used for occasional outdoor training. This is an established use that will continue.
- No outdoor recreational facilities are planned for the Fire Station #4 site. although a basketball hoop might later be installed in the rear paved area for daytime use by Fire

Department personnel when not responding to emergency calls, inspecting businesses or conducting public information services in the community.

12. Potential Impacts: Proposed Fire Station:

- **Noise**: Some of the activities anticipated at this fire station (and which in the past have occurred in conjunction with the existing station) will sometimes result in noise produced by vehicles entering and leaving the site, voices of staff and visitors heard when outside or when inside with windows open; sound from electronic devices such as televisions and radios when windows are open. There may also be periodic noise produced by fire apparatus leaving in response to emergencies. However, as indicated in the above Findings of Fact, when emergency calls are received and fire apparatus are deployed from this and other stations, no sirens are used until the apparatus are two or more blocks from the responding fire station, and then only as needed. During nighttime hours when traffic is comparatively light, sirens are only used when approaching intersections and then only as needed to alert motorists to oncoming fire apparatus. Regardless from where emergency vehicles originate, they may be found throughout any portion of the public street network.

- **Personnel**: Occupants of the proposed fire station will typically include fire fighters, paramedics and other emergency and support personnel. Having a fire station with qualified emergency personnel and services can be a significant benefit to the safety of nearby railroad park users and the neighborhood alike.

- **Transportation:** The most current ITE trip generation manual does not include estimated trips specifically for fire stations. However, while the use is an institutional service facility, it is not one which the general public are expected to visit frequently. The typical number of employees at each shift is estimated at 3 or 4 with a maximum of 7. Other than for emergency responses, once on site, fire station personnel do not typically leave the site throughout their shift as they must be present to respond to emergency calls. Thus, the vehicle trips associated with employees are those related personnel coming to and leaving from shifts. Shift changes may but do not necessarily occur during morning or evening peak hours. Occasional visitors to station are most likely to occur during the daytime but not during peak hours. Emergency responses may occur at any time.

- **Visual Impacts/Lighting:** All proposed lighting is as evidenced on the attached plans. As explained in Applicant's Exhibit 3, all lighting can and will comply with the lighting/glare standards of the MLDC. A general description of the proposed architectural features of the new station is included in the findings of fact herein above and illustrations are included in Exhibit 4.

- **Off-Street Parking**: All off-street parking is as illustrated on the Exhibit 4 plans. Eleven spaces are provided at the east side of the building and 7 additional spaces are provided at the rear of the building within the enclosed and gated area.

13. Potential Impacts: Permitted Development Not Classified Conditional:

The subject property is zoned MFR-20. Development in and MFR-20 zone would typically consist of attached multiple family housing. For a 1.25-acre parcel (in this instance, the area of the property to be redeveloped as a new fire station) approximately 25 attached residential units could be accommodated and the following impacts might be expected if this site were so developed and 70 attached units if the entire property were so developed:

- **Noise:** Noise from residential development is variable. Typical daytime noise during the work-week is generally low when most occupants are at work or school. Typical residential noises come in the form of vehicles coming to and exiting from a site, the voices of residents when outside, on balconies or from inside when windows are open, sound from electronic devices such as televisions and radios, sound from performing yard maintenance using power yard maintenance equipment. Residents would also observe noise emanating from nearby Railroad Park, the facilities for which are used generally on a seasonal basis.

- **General Safety:** Typical residential development is relatively safe. Buildings must adhere to residential development codes to meet minimum fire life and safety standards. The site, being setback an appreciable distance from the nearest busy street, offers pedestrians a relatively safe walking environment.

- **Transportation:** According to the source reference, *Trip Generation*, Institute of Transportation Engineers, 7th edition, 25 multiple family residential units would generate approximately 16 p.m. peak hour trips and approximately 165 average daily trips.[1] Access to the potential housing would likely come by way of one or more access points from Berrydale Avenue. However, given the configuration of the property, there would likely be only a single access point.

- **Visual Impacts/Lighting:** Typical multi-family residential development includes lighting in and around the dwelling units, including its parking areas. Residential light sources include building lights, lights from windows with open blinds or curtains, lights from walkways, lights from stairways and balconies, parking lot lighting (sometimes mounted on poles) and lights from vehicles entering and leaving the parking areas.

- **Off-street parking:** An average 25-unit multiple family residential development would require approximately 38 parking stalls while an average 70-unit development would require 105 stalls.

[1] If the entire 3.54-acre property were to be developed for multiple family housing, the number of permissible units would increase to 70 units with a proportional increase in the amount of average daily and p.m. peak hour traffic.

V

CONCLUSIONS OF LAW

REQUEST FOR CONDITIONAL USE PERMIT

Applicant, City of Medford Fire Department, seeks the approval of its plans in Exhibits 4 and 5 pursuant to the approval criteria for a conditional use permit as set forth in MLDC 10.248 and addressed herein below:

Conditional Use Permit Criterion 1

10.314 Permitted Uses in Residential Land Use Classification

The following table sets forth the uses allowed within the residential land use classification by zoning district. Uses not identified herein are not allowed. (See Article I, Section 10.012, for the definition of each listed use.)

These symbols indicate the status of each listed use
P = Permitted Use. NNNNNN
C = Conditional Use, permitted subject to approval of a Conditional Use Permit. (See Article II, Sections 10.246 - 10.250.)

PERMITTED USES IN RESIDENTIAL ZONING DISTRICTS	SFR 00	SFR 2	SFR 4	SFR 6	SFR 10	MFR 15	MFR 20	MFR 30	Special Use or Other Code Section
6. NONRESIDENTIAL SPECIAL USES									
(c)Institutional Uses (Schools, Churches, Government Facilities - Excluding Storage or Repair Yards or Warehouses, Cemeteries, etc.)	Cs	Cs	Cs	Cs	Cs	Cs	Cs	Cs	10.815-817

Compliance with Standards: MLDC 10.012 defines the term "institutional uses" as follows:

> "**Institutional uses**. Public and quasi-public uses such as government offices, **fire stations**, convention or community centers, auditoriums, post offices, public and private schools and colleges (not including business or commercial schools), libraries, museums, utilities, park-n-ride lots, churches, religious or charitable institutions, facilities for organizations and clubs, and cemeteries, mausoleums, columbariums, and crematories." (emphasis added)

Pursuant to the definition of "institutional uses," in MLDC 10.012, fire stations are expressly cited by example of permissible institutional uses and the same are conditional uses when — as in this instance — are located within an MFR-20 zone. While the table in MLDC 10.314 references a portion of the MLDC containing special standards for certain uses, there are no special standards that govern fire stations.

Therefore, the Planning Commission concludes that fire stations are among the specifically listed conditional uses in an MFR-20 zone (subject to the granting of a conditional use permit) but that no special standards apply specifically to fire stations.

* * * * * * * * * * * * * * *

Conditional Use Permit Criterion 2

10.248 Conditional Use Permit Criteria
The approving authority (Planning Commission) must determine that the development proposal complies with either of the following criteria before approval can be granted.

(1) The development proposal will cause no significant adverse impact on the livability, value, or appropriate development of abutting property, or the surrounding area when compared to the impacts of permitted development that is not classified as conditional.

(2) The development proposal is in the public interest, and although the development proposal may cause some adverse impacts, conditions have been imposed by the approving authority (Planning Commission) to produce a balance between the conflicting interests.

Conclusions of Law: The above MLDC 10.248 contains two options that operate as alternative criteria, the meeting of any one of which is sufficient to establish compliance and permit approval of a conditional use permit application. Nothing in the MLDC requires the selection of an alternative and applicants are free to proceed under either or both alternative criteria. The Planning Commission reaches the following conclusions of law and ultimate conclusions for both MLDC 10.248(1) and (2):

The Commission concludes that before it can properly address potential impacts to livability, value and appropriate development, it must first determine what constitutes the: "abutting properties and surrounding area," "appropriate development" and "permitted development that is not classified as conditional." The Commission reaches the following conclusions of law with respect to these terms:

> **Abutting Properties or Surrounding Area**: Abutting[2] properties are those which touch or are located directly across the streets which adjoin subject property. The term "surrounding area" is undefined in the comprehensive plan or MLDC. The Planning Commission concludes that the proposed fire station will produce the impacts identified and considered below, but in no instance will the impacts exceed in geographic scope, an area which is equal to the extent of the area entitled to notice of this conditional use permit proceedings pursuant to ORS 197.763 and the MLDC — a distance of 200 feet measured from the exterior boundaries of the whole subject property.
>
> While the Commission also finds that it may be possible for people living or working beyond 200 feet of the property to see the fire station or existing improvements (such as the training tower) or to occasionally hear the activities emanating from the property, beyond a 200-foot distance the Commission concludes that the potential impacts to

[2] The MLDC defines the term *abutting* to mean: "Having a common border with, or being separated from such common border by, an alley, easement, or right-of-way."

livability, value and appropriate development will be minor and not rise to the level of "significant." The Commission bases this conclusion on its belief that merely being able to see the fire station (or appurtenant development) from distances beyond 200 feet of the subject property does not produce impacts of any kind.

Applicant's Section IV Findings of Fact Item 6 includes a description of uses in the surrounding area.

Permitted Development Not Classified As Conditional: The property is zoned MFR-20. While other uses are permitted in Medford's MFR-20 zone, development is typically multiple family residential housing at a permissible density of 20 units per acre. Based on the 1.25 acre project area, the site could accommodate 25 residential dwelling units; the entire 3.54-acre property could support 70 such housing units. Impacts from a 25 to 70 unit multiple family development can be characterized in terms of noise, general safety, transportation, visual impact/lighting and off-street parking.

Section IV Findings of Fact, Item 13 evaluates potential impacts from permitted development of the 1.25 new development portion of the property and for the entire 3.54-acre parcel.

Based upon the foregoing conclusions of law with respect to what constitutes abutting properties and/or the surrounding area, and permitted development not classified as conditional, the Planning Commission addresses below the issues of comparable livability, value and appropriate development with respect to MLDC 10.248(1).

MLDC 10.248(1): Pursuant to the first alternative criterion in MLDC 10.248(1), the Planning Commission concludes that in *McCoy v. Linn County*, 16 Or LUBA 295, 301-302 (1987), *aff'd* 90 Or App 271 (1988), it was held that a similar standard required the fact finder to identify the qualities and characteristics which constitute "livability" and determine whether the proposed use will cause more than a minimal adverse impact upon those. Therefore and pursuant to *McCoy*, the Commission reaches the following conclusions of law:

Liveability: Based upon the evidence, the Planning Commission concludes that the qualities and characteristics that constitute livability, in this instance, consist of noise, general safety, transportation, visual impact/lighting and off-street parking. The following constitutes the Commission's comparison of potential impacts on the livability of abutting and surrounding lands from both the proposed development and a maximum 70-unit multi-family housing development. *See*, Section IV Findings of Fact, Items 12 and 13 for detailed relationship of the analyzed uses and their relationship to the qualities and characteristics that constitute livability.

- Railroad Park to the East: A potential 25 to 70-unit multi-family complex is likely to have little or no impact upon the livability of the Railroad Park, although the park might see a slight increase in the number of users as a result of the proximal residential development, but the overall impact on the park as a whole is likely to

be insignificant. The park generally operates seasonally during daylight hours. While noise and traffic from the park may generate some complaints from adjacent residents, said potential conflicts are likely to be minimal and not rise to the level of affecting the park attendance. The area already has a number of existing multiple family complexes. An additional housing complex nearby on the route to the park is likely to have no effect on the manner in which the park is perceived by visitors. Similarly, the proposed fire station will have little to no effect on the livability of the park, because the proposed fire station replaces an existing station and proposed operations are to generally remain the same. Notwithstanding, there is nothing in the architecture, location or operations of this fire station that would produce impacts upon Railroad Park that rise to a level of significant and the Commission concludes the same. The Commission also concludes that mere visibility of the training tower from Railroad Park would not be an impact that would rise to a level of significant.

- Manufactured Dwelling Park to the North: A potential multiple family housing complex is likely to have little to no impact upon the livability of the manufactured dwelling park to the north. Existing park residents may experience a slight increase in the level of noise and ambient light from residential development, but the overall impact upon livability of the residents as a whole is not likely to be significant. The proposed fire station will similarly produce no significant impact upon the livability of the park residents because, in the first instance, the proposed fire station is a replacement of an existing station and proposed operations are to generally remain the same. In the second instance, even if there were not an existing station, based upon the operational characteristics and protocols of Medford fire stations, as established in Exhibit 12 and the findings of fact, any potential impacts will not be significant even though park residents might be able to see the training tower from the boundaries of the manufactured dwelling park.

- Multi-Family Developments to the West: A potential multi-family complex is likely to have little to no impact upon the livability of the existing multi-family development to the west because such development would simply be a continuation of the existing development pattern. Although potential residential development may produce a slight increase in the level of noise and ambient lighting beyond current levels, the Commission concludes that such impacts would be of the same nature and magnitude of the existing multiple family development itself, notwithstanding that tenants with rooms or balconies that overlook the subject property may be able to view residents within the subject property and vice versa, resulting in somewhat compromised privacy. However, absolute privacy within or from beyond multiple family housing areas is seldom assured and would not be in this instance: view upon and from multiple-story living environments upon ground level activities is a typical and common occurrence and one that is largely acknowledged and accepted within an urban environment and area not deemed to be significant impacts . The proposed fire station will likely have little to no impact (and no significant impact) upon the livability of the existing multi-family

development because, in the first instance, the proposed fire station replaces an existing one. In the second instance, and based on the discussion and analysis herein above, a consideration of the proposed fire station and appurtenant facilities as a stand-alone new use are not expected to generate impacts that rise to the level of being significant.

- Fraternal Order of the Eagles to the Southwest. Neither a multiple family housing complex nor the proposed fire station is likely to have any impact on livability of the Fraternal Order of the Eagles facilities nearby because, firstly, nobody resides on the Eagles property. Moreover, the subject property is largely obscured from view by intervening development, fencing and vegetation and is separated by a distance of at least 400 feet. While the training tower may be visible from the Eagles property, its mere visibility will not produce impacts that rise to the level of significant. Furthermore, access to the Eagles property is directly from Table Rock Road and does not use the same access (from Berrydale) as do other surrounding properties.

- Transitional Housing to the South: Neither a multiple family housing complex nor the proposed fire station is likely to have any impact upon the livability of the temporary housing located to the south because the uses/properties are separated by a distance of at least 600 feet. While there may be some ability to see portions of the subject property (including the training tower) the visual separation is appreciable and will not in any event produce impacts that rise to a level of significant. Additionally, access to the transitional housing property is directly from Table Rock Road by way of Virginia Street and does not use the same access (from Berrydale) as do other surrounding properties.

Value: The comparative potential impact upon the value of abutting properties and those in the surrounding area, from a fire station versus a 25 to 70-unit multiple family housing complex, is difficult to ascertain in specific monetary terms, although one salient point probably trumps all others. That is that a fire station has existed on the subject property for many years and likely predates much of the development that now exists in the surrounding area. To the extent that the mere presence of a fire station produces an influence of diminishing value, such diminution has long since occurred. And, whether or not a new station is approved, a fire station does and will continue to exist on the subject property, albeit one that is architecturally dated and functionally inadequate. The Planning Commission observes that plans for the new station suggest that it will be a substantial improvement over the existing physical facilities, landscaping and other physical improvements. The Planning Commission also concludes from the Exhibit 4 plans that the new station will be clean and attractive and may result in value enhancement but if not, it will not produce any diminution of value. For these, and the same reasons established above for liveability, the Planning Commission concludes that impacts to the value of abutting properties and those in the surrounding area will not be significant if a new fire station is approved as here proposed.

Appropriate Development: The Findings of Fact in Section IV. the Exhibit 9 Zoning Map and Exhibit 10 Surrounding Uses Map on Aerial. evidences existing land parcelization and development which has occurred on abutting and surrounding lands demonstrating that most parcels in the surrounding area are fully developed. However. there is one undeveloped parcel located at the northeast corner of the Berrydale/Table Rock Road intersection. The vacant parcel is zoned MFR-20. There is nothing to suggest that either a potential 25 to 70-unit multiple family housing complex on the subject property (or the proposed fire station in the configuration proposed) will in a significant way. impact the appropriate future development of either of the nearby parcel. and the Commission concludes that neither form of potential development would produce significant impacts to said vacant parcel.

Summary Conclusion of Law for MLDC 10.248(1): Based upon the foregoing Findings of Fact and Conclusions of Law. the Planning Commission concludes that the application is consistent with the requirements of MLDC 10.248(1) because this proposal for the replacement of an existing Fire Station (and portions of the station to remain) will cause no significant adverse impact upon the livability. value. or appropriate development of abutting property. or the surrounding area when compared to the impacts of permitted development that is not classified as conditional.

MLDC 10.248(2): The Planning Commission understands MLDC 10.248(2) to require the Commission to first assess the potential impacts a proposed conditional use may produce in order to access the conflicting interests. The potential impacts have been properly assessed in the Commission's consideration of MLDC 10.248(1) above. This assessment leads the Commission to conclude that to the extent there are conflicting interests. the same are the interests of the owners of surrounding housing to have an environment relatively free from excessive and offensive noise. visual impacts. excessive traffic. off-street parking problems. the potential for property value impacts. and the potential for this (or any) conditional use to adversely affect the appropriate future development of surrounding lands. The Commission concludes that it has properly assessed the potential for the named categories of impact against the proposed fire station (and for otherwise appropriate multiple family housing) and concludes that while there may be some adverse impacts. none will rise to the level of significant. The Planning Commission also concludes that the fire station. including its buildings. facilities. appurtenances and associated operations (all as set forth in the Findings of Fact in Section IV) are in the public interest because the fire station will provide a needed and essential life/safety public service to the surrounding Medford community. Therefore. the Planning Commission concludes. in the alternative. that this proposed fire station facility is in the public interest. and the conditions imposed by the Commission (as contained in the Commission Report on this matter) are sufficient to produce a reasonable balance between the conflicting interests. Therefore. the Commission concludes that compliance with MLDC 10.248(2) has been properly established.

* * * * * * * * * * * * * * * *

REQUEST FOR EXCEPTION RELIEF

Applicant City of Medford Fire Department seeks the approval of exception relief from the provisions of the MLDC which govern the width of driveways, their spacing and permissible locations. In particular, for commercial uses[3] driveways along streets with relatively light traffic loading — like Berrydale Avenue — must be no wider than 36 feet. In this instance, Applicant asserts that greater driveway width — in this instance, approximately 98 feet — is required to enable the rapid and proper egress and deployment of emergency apparatus from three equipment bays proposed for this site. This exception is also intended to cover other provisions of MLDC 10.550 which may also apply to the proposed additional driveways intended to serve fire station personnel for non-emergency ingress and egress. These provisions include:

- MLDC 10.550(3)(a)(1) Driveways shall be placed adjacent to the property line of a contiguous parcel if possible to do so and meet driveway spacing requirements of this section.
- Table at MLDC 10.550-3 which requires the spacing of driveways further apart than is proposed in this application.
- MLDC 10.550(3)(a)(2) Number of Driveways for each Separately Owned Tract. Within the requirements set forth in a. (1) above, driveway access to an Arterial Street shall be limited to one driveway for each tract of property owned.
- MLDC 10.550(3)(a)(3) Cross-Access Easement Required. Any parcel or tract granted driveway access to an Arterial or Collector Street shall grant cross-access easements to all contiguous parcels or tracts that do not abut a street of a lower order than an Arterial or Collector Street. Site design must accommodate future use of such accesses.

  Use of shared driveways on multiple parcels or tracts and cross-access easements shall be required when site and traffic conditions, including projections of future traffic volumes and movements, indicate that such requirements will preserve the capacity and safety of the transportation system.

In making this exception request, it is worthwhile to point out that the existing station has no "driveway(s)" whatsoever: the entire frontage on Berrydale Avenue has open access that is not constrained by curbing, landscaping or other means to define travel areas. The proposed site improvements for the proposed fire station will have concrete curbing and landscaping used to distinguish travel areas.

* * * * * * * * * * * * * * * * *

Exception Criterion 1

MLDC 10.253 CRITERIA FOR AN EXCEPTION

No exception in the strict application of the provisions of this chapter shall be granted by the approving authority 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

[3] MLDC 10.550(1) provides that institutional uses shall be considered commercial uses for purposes of that subsection.

injurious to the general area or otherwise detrimental to the health, safety and general welfare or adjacent natural resources. The approving authority shall have the authority to impose conditions to assure that this criterion is met.

Discussion; Conclusions of Law: Criterion 1 begins with a requirement to evaluate, "the general purpose and intent of the regulations imposed by this code for the zoning district in which the exception request is located." The subject property is zoned Urban Multiple Family Residential (MFR-20) and its purpose is set forth in MLDC 10.311:

> **"10.311 MFR-20, Multiple-Family Residential - 20 dwelling units per gross acre**
>
> "This urban residential district provides for higher density townhouses and multiple-family dwellings, including duplexes and apartments, and group quarters. It is suitable and desirable for locations near neighborhood activity centers or mass transit.
>
> In MFR-20, the maximum number of dwelling units (DU) permitted per gross acre, or fraction thereof, shall fall within the following range: Minimum and Maximum Density Factor (df) . . . . . 15.0 to 20.0 DU/gross acre"

The stated purpose for the MFR-20 zone references the delivery of higher density housing near neighborhood activity centers and transit, going on to state the allowable density range of from 15 to 20 housing units per acre. MLDC 10.311 contains nothing relevant to the delivery of either emergency services facilities in general nor fire stations in particular. As such, the Planning Commission concludes that the proposed fire station is not inharmonious, and, therefore, the Commission concludes that it is in harmony with the general purpose and intent of the MFR-20 zone.

Criterion 1 also requires a conclusion that the exception shall not be injurious to the general area or otherwise detrimental to the health, safety, and general welfare or adjacent natural resources. In context of this application the Planning Commission concludes that it need only show that the greater driveway width (and exceptions from other spacing/location standards in MLDC 10.550) will not injure or otherwise be detrimental to the health, safety, and general welfare or adjacent natural resources. With respect to natural resources, the Planning Commission concludes that this property is located within incorporated Medford and there are few undeveloped nearby parcels and none that contain natural resources which are protected under the Medford Comprehensive Plan. Within the larger surrounding area there is only one known natural resource — Bear Creek, including its wetlands and riparian area. However, Bear Creek is an appreciable distance and not adjacent to the subject property and there is nothing to suggest that granting this exception will injure or otherwise threaten injury to Bear Creek or its protected attributes. There also are no protected natural resources located upon the subject property and there is no evidence to the contrary.

With respect to whether this exception to driveway width (and other spacing/location standards in MLDC 10.550) will be injurious to the general area, the Planning Commission concludes that it will not be injurious as the additional expanse of concrete, while perhaps to some unattractive, will nonetheless permit the proper and rapid deployment of emergency apparatus. In reaching this conclusion, the Planning Commission also concludes that unlike ordinary vehicles that traverse the municipal transportation system, emergency vehicles have the capacity to temporarily alter the traffic flow by use of lights and (when needed) sirens to

ensure that fire station egress can and will be safe and not be injurious to the general area. Accordingly, the Planning Commission concludes that this fire station will serve the general surrounding area and to the extent that the additional expanse of concrete (and nonobservance of other municipal spacing/location standards) may not be as attractive as more narrow driveways (and those which observe otherwise required location and spacing standards) the health, safety, and general welfare of the surrounding area will, in balance, be enhanced by facilitating more rapid and proper deployment of emergency apparatus. Therefore, the Planning Commission further concludes that the granting of this exception will not be injurious to the general area or otherwise detrimental to the health, safety, and general welfare.

For the reasons above explained, the Planning Commission concludes that this exception to driveway width is appropriately satisfied under the terms of Exception Criterion 1.

* * * * * * * * * * * * * * * * *

Exception Criterion 2

(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.

Discussion; Conclusions of Law: The Planning Commission concludes that the proposed exception is specific to driveway width and related access regulations and does not have the effect of permitting the establishment of any use which is not permitted in the Urban Multiple Family Residential (MFR-20) zone in which the property is located. As such, the Planning Commission concludes that this exception is consistent with and satisfies Exception Criterion 2.

* * * * * * * * * * * * * * * * *

Exception Criterion 3

(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.

Discussion; Conclusions of Law: The Planning Commission concludes that any site within incorporated Medford that is proposed to accommodate a new fire station (or to facilitate changes and access improvement to existing stations) will necessarily require an exception to driveway width (and other driveway location and spacing standards) especially for stations that feature multiple emergency apparatus bays. While it might be argued that there are some locations within incorporated Medford where standards related to driveway spacing and location might be attainable, these typically do not exist in developed portions of the city where the subject fire station is to be located. As a matter of emergency services delivery, the Planning Commission concludes that fire stations are best located where they are able to rapidly and efficiently serve buildings and other improvements within their existing or planned service areas. In this instance, the much larger surrounding area is almost

completely occupied by existing urban development which presents no opportunity to locate this fire station where it might comply with the City's driveway spacing and location standards. As to driveway width, there are no potential sites that can accommodate the greater driveway width needed and herein proposed because such width is categorically precluded by the plain and unambiguous terms of the MLDC.

The second portion of Exception Criterion 3 requires a showing that strict application of the standards (in MLDC 10.550) will result in peculiar, exceptional, and undue hardship on the owner. The Planning Commission concludes that the owner of the subject property is the City of Medford, which in context of this application, operates on behalf of its citizens. If the standards in MLDC 10.550 were strictly applied, the Planning Commission concludes that the same would reduce the speed and efficiency of emergency apparatus deployment which would produce upon its citizens a peculiar, exceptional, and undue hardship by reducing emergency response times.

For the reasons established above, the Planning Commission concludes that this application satisfies the requirements of Exception Criterion 3.

* * * * * * * * * * * * * * * * *

Exception Criterion 4

(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.

Discussion; Conclusions of Law: Based upon the evidence, the need for this exception does not result from any illegal act and there is no evidence to suggest otherwise. While Applicant City was aware of the standards from which exception relief is sought, it was with the knowledge that *any* fire station site would require similar relief from application of the standards in MLDC 10.550 and, if not approved, compromised emergency apparatus egress/deployment would be suffered directly [by the property in question], the City and its citizens. Therefore, the Planning Commission concludes that the requirements of Exception Criterion 4 have been satisfied.

VI

ULTIMATE CONCLUSIONS

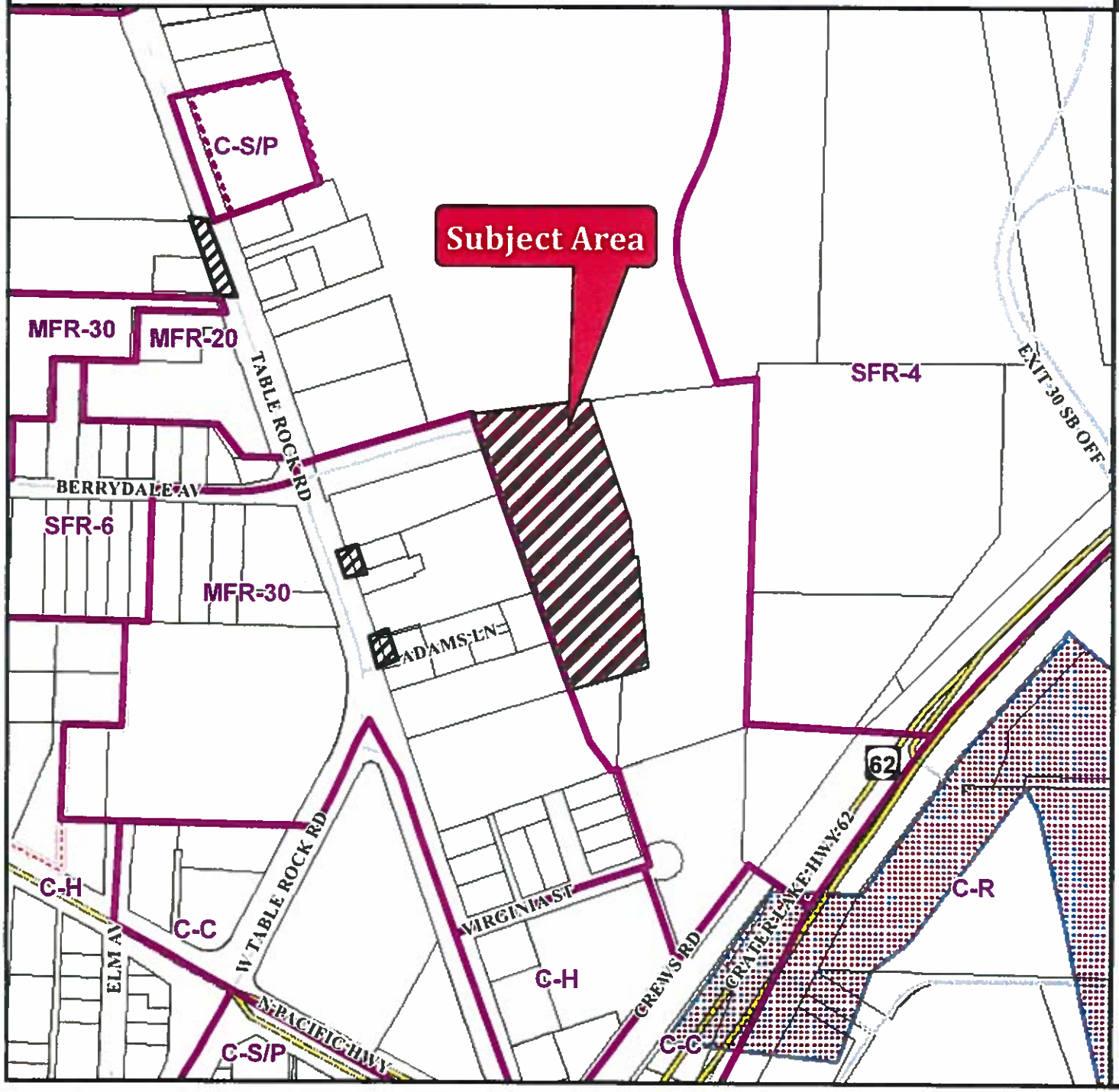
Based upon the foregoing findings of fact and conclusions of law, the Planning Commission concludes that these applications for Conditional Use Permit and for Exception relief, is consistent with all of the relevant substantive approval criteria of the City of Medford as set forth and addressed herein above. Therefore, the Planning Commission on behalf of the City orders that these applications be, and the same hereby are, approved and made subject to the conditions set forth in the Commission Report for this matter.

Respectfully submitted on behalf of applicant:

CSA PLANNING. LTD.

Craig Stone
Consulting Planner

Original Submittal November 21, 2014
Revised Submittal January 29, 2015



Vicinity Map

Application Name/Description:
Fire Station 4

Proposal:
Build new fire station- in MFR-20 zoning

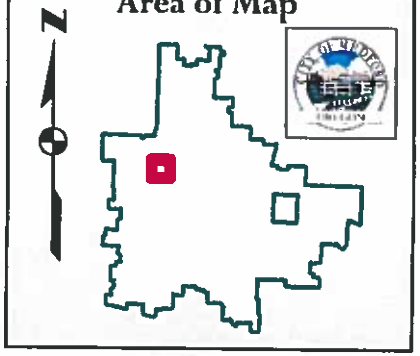
File Numbers:
CUP-14-128

Applicant:
City of Medford: Fire-Rescue Department

Map/Taxlot:
372W13DC TL 201

- Subject Area
- Medford Zoning
- UGB
- Tax Lots
- Historic
- Freeway Overlay

Area of Map



12/01/2014

STAFF REPORT

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

PROJECT	Summerfield at South East Park Phase 22 & Six Reserve Acreage Tracts Applicant: Crystal Springs Development Group; Agent: Neathamer Surveying, Inc.
FILE NO.	LDS-15-055
TO	Planning Commission *for 07/23/2015 hearing*
FROM	Sarah Sousa, Planner IV
REVIEWER	Kelly Akin, Principal Planner
DATE	July 16, 2015

BACKGROUND

Proposal

Consideration of a request for tentative plat approval for Summerfield at South East Park Subdivision Phase 22, a 27 lot residential subdivision between Autumn Hills Drive and Waterstone Drive on approximately 10.50 acres. The request also includes a tentative plat for six reserve acreage tracts of Phases 16-21 of Summerfield at South East Park Subdivision, generally located south of Cherry Lane and north of Barnett Road within the SFR-4 & SFR-10/SE/RZ (Single Family Residential – 4 dwelling units per gross acre/Single Family Residential – 10 dwelling units per gross acre/Southeast Overlay / Restricted Zoning) zoning district.

Subject Site Characteristics

Zoning	SFR-4 / SFR-10
Overlays	Southeast/Restricted Zoning
GLUP	Urban Residential
Use	Single Family Home / Vacant Land

Surrounding Site Characteristics

North

Zoning:	SFR-00 (Single Family Residential – 1 dwelling unit per lot) SFR-2 (Single Family Residential – 2 dwelling units per gross acre)
Use:	Single Family Homes / Vacant Land

South
Zoning: EFU (Exclusive Farm Use) Outside the City Limits / Within the Urban Growth Boundary)
Use: Single Family Homes

East
Zoning: EFU (Exclusive Farm Use) Outside the Urban Growth Boundary
Use: Vacant Land

West
Zoning: SFR-4 / SFR-10 / MFR-20 (Multiple Family Residential – 20 dwelling units per gross acre)
Use: Single Family Homes / Vacant Land

Related Projects

LDS-12-004 Land Division for Summerfield at Southeast Park Subdivision Phases 14-21
LDS-12-005 Exception to the length of a Residential Lane

Applicable Criteria

Medford Land Development Code (MLDC) §10.270.

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.

Corporate Names

According to the Oregon Secretary of State Business Name Registry, the authorized representative for Crystal Springs Development Group is John Hassen and the registrant is Michael Mahar.

ISSUES AND ANALYSIS

Background

The Planning Commission adopted the Final Order for approval of Phases 14-21 of Summerfield at South East Park Subdivision on April 26, 2012 (LDS-12-004). The approval included a reserve acreage tract, which is the subject of this review (Phase 22). Since then, Phase 14 has received Final Plat approval.

Project Summary

The project consists of a tentative plat for Phase 22 of Summerfield at South East Park Subdivision and six reserve acreage tracts. Phase 22 would be developed in four sub-phases A-D. All of the proposed lots within Phase 22 meet site development standards, other than Lot 648, which is an oversized lot. The six reserve acreage tracts follow the boundaries of Phases 16-21, which have tentative plat approval. By platting Phases 16-21 individually, it allows each of them to be sold separately.

Density

The proposed subdivision (Phase 22) is within Sub-area 2 of the Southeast Plan Overlay, and is therefore designated for standard residential lots. The standard density calculation for the SFR-4 zone is between 2.5 and 4.0 dwelling units per acre. Medford Land Development Code Section 10.708 allows oversize residential lots to be removed from the calculation. As Lot 648 is an oversize lot, its acreage is removed from the overall size of the project. Therefore, the permitted density range for Phase 22 is

between 18 to 29 dwelling units. The applicant is proposing 27 lots in four sub-phases which meet the minimum and does not exceed the maximum number of units.

Hillside Ordinance

Medford Land Development Code Sections 10.929-933 regulates development on properties with areas of 15 percent slopes or greater. The Code allows for an applicant to demonstrate that development will not occur on these steeper areas in order to be exempted from the Hillside Ordinance.

Although there are areas in Phase 22 that are greater than 15 percent slopes, the applicant provided information to show that those areas will not be developed with streets, structures, and driveways (Exhibit H).

Street Circulation

The street circulation has already been determined by the tentative plats of Phases 14-21. The current proposal does not change this already planned street system other than to add one short cul-de-sac named Silver Leaf Lane and a minimum access easement off of it to serve the oversized lot (Lot 648).

Block Length

The Applicant's Findings state that the block length for Phase 22 slightly exceeds the standard due to the existence of the oversized lot that is currently fully developed (Exhibit J). To create another east-west connection would create an unnecessarily small block of approximately 300 feet. A pedestrian access way from Silver Leaf Lane helps to alleviate this situation. The subdivision as a whole (Phase 16-21) has been developed with through streets that do not exceed block length standards. Staff recommends the Commission exercise discretion under Medford Land Development Code Section 10.426(C)(2) in order to allow Phase 22 to exceed the maximum block length due to topographic constraints and a significant unbuildable area, which make an additional street connection impractical.

Street & Pedestrian-Scale Lighting

Medford Land Development Code Section 10.380 designates special Southeast Overlay standards for street lighting and pedestrian-scale lighting and references the *City of Medford Street Lighting Standards and Specifications.* One street light shall be installed at each street intersection and at any pedestrian street crossing. Pedestrian-scale lighting is required on both sides of lower order streets at least every eighty feet within the planter strips. A condition has been included requiring compliance with this prior to final plat for each phase.

Street Trees

Another requirement of projects within the Southeast Overlay is that a street tree plan be submitted with development applications. The applicant submitted a street tree plan that was previously approved for Summerfield at Southeast Park Phases 14-21. However, since that time the City's street tree list has been modified. As a result, some of the species shown on the plan are no longer acceptable. The Parks Department Memo requires that the three of the species be replaced with approved street trees (Exhibit P).

Phasing

Medford Land Development Code Section 10.269 allows the Commission to grant additional time for tentative plat approvals for phased projects. Since the project is divided into phases, staff is recommending the Commission allow the maximum time allowable for phased project of five years.

FINDINGS AND CONCLUSIONS

Staff has reviewed the Applicant's Findings (Exhibit J) and recommends the Commission adopt the findings as presented.

RECOMMENDED ACTION

Direct staff to prepare a Final Order of Approval per the staff report dated July 16, 2015, including Exhibits A through P.

EXHIBITS

A Conditions of Approval dated July 16, 2015
B Tentative Plat of Phase 22 received June 25, 2015
C Tentative Plat including reserve acreage tracts received June 25, 2015
D Preliminary Grading & Drainage Plan received April 7, 2015
E Tentative Plat of Summerfield Subdivision Phases 14-21 received April 7, 2015
F Street Tree Plan of Summerfield Subdivision Phases 14-21 received April 7, 2015
G Aerial Photo of oversize lot received May 13, 2015
H Slope Exhibit received May 22, 2015
I Southeast Circulation Plan Map received April 7, 2015
J Applicant's Findings of Fact & Conclusions of Law received June 25, 2015
K Public Works Staff Report received July 1, 2015
L Fire Department Report received July 1, 2015
M Building Department Memo received July 1, 2015
N Address Technician Memo received July 1, 2015

O Medford Water Commission Memo received July 1, 2015
P Parks Department Memo received June 26, 2015
Vicinity map

PLANNING COMMISSION AGENDA: **JULY 23, 2015**

EXHIBIT A

Summerfield Phase 22 & 6 Reserve Acreage Tracts
LDS-15-055
Conditions of Approval
July 16, 2015

DISCRETIONARY CONDITIONS

1. The Commission authorizes a 5-year approval period allowed for phased projects as per Medford Land Development Code Section 10.269(2).

CODE CONDITIONS

2. Prior to Final Plat approval of the first phase, the applicant shall:

   a. Submit a revised street tree plan in compliance with the Parks Department Memo received June 26, 2015 (Exhibit P).

3. Prior to Final Plat approval of each phase, the applicant shall:

   a. Comply with the street lighting standards required in Medford Land Development Code Section 10.380;

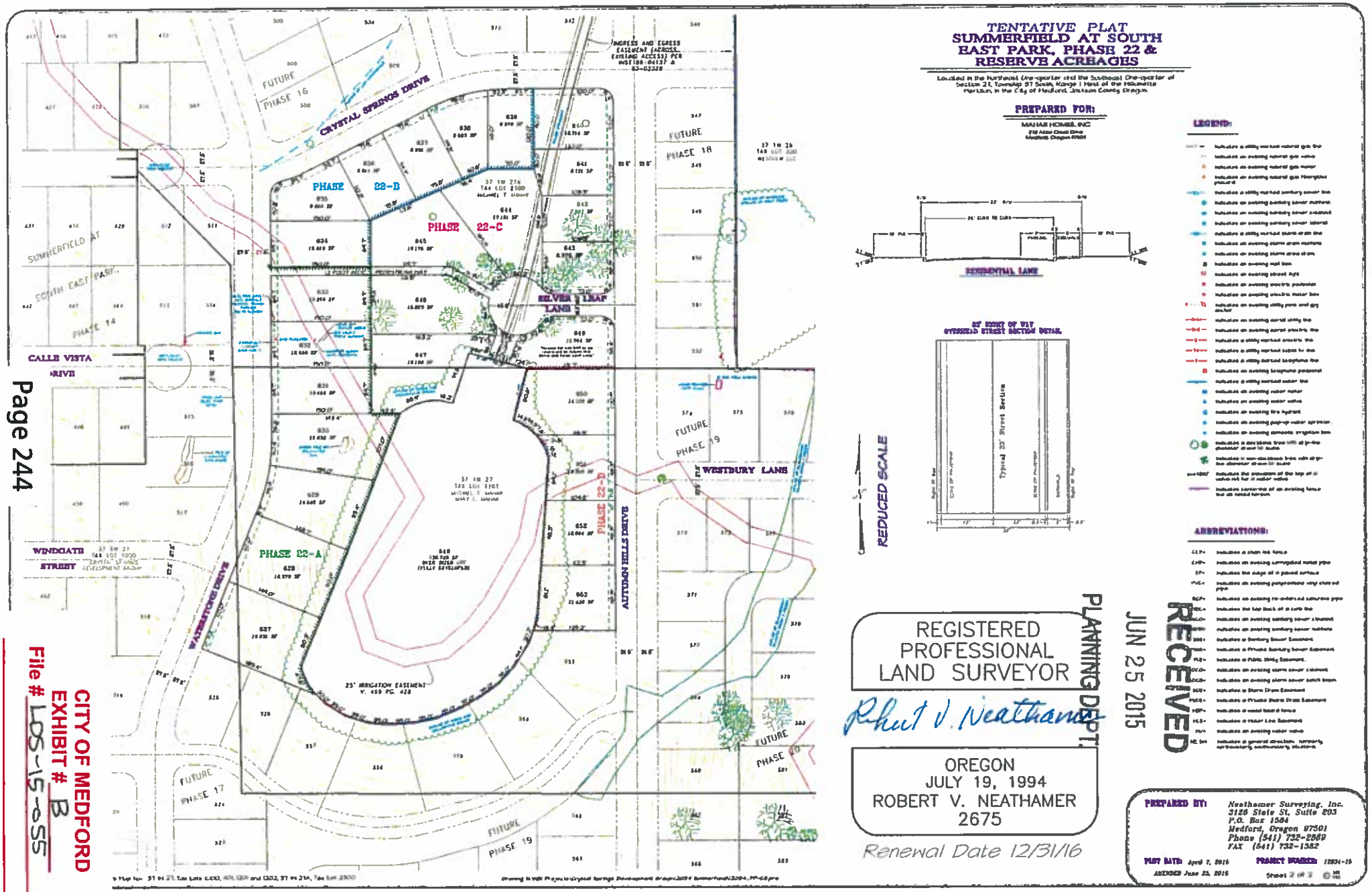
   b. Comply with the Public Works Department Report received July 1, 2015 (Exhibit K);

   c. Comply with the Fire Department Report received July 1, 2015 (Exhibit L);

   d. Comply with the Address Technician Memo received July 1, 2015 (Exhibit N);

   e. Comply with the Medford Water Commission Memo received July 1, 2015 (Exhibit O).

CITY OF MEDFORD
EXHIBIT # A
File # LDS-15-055



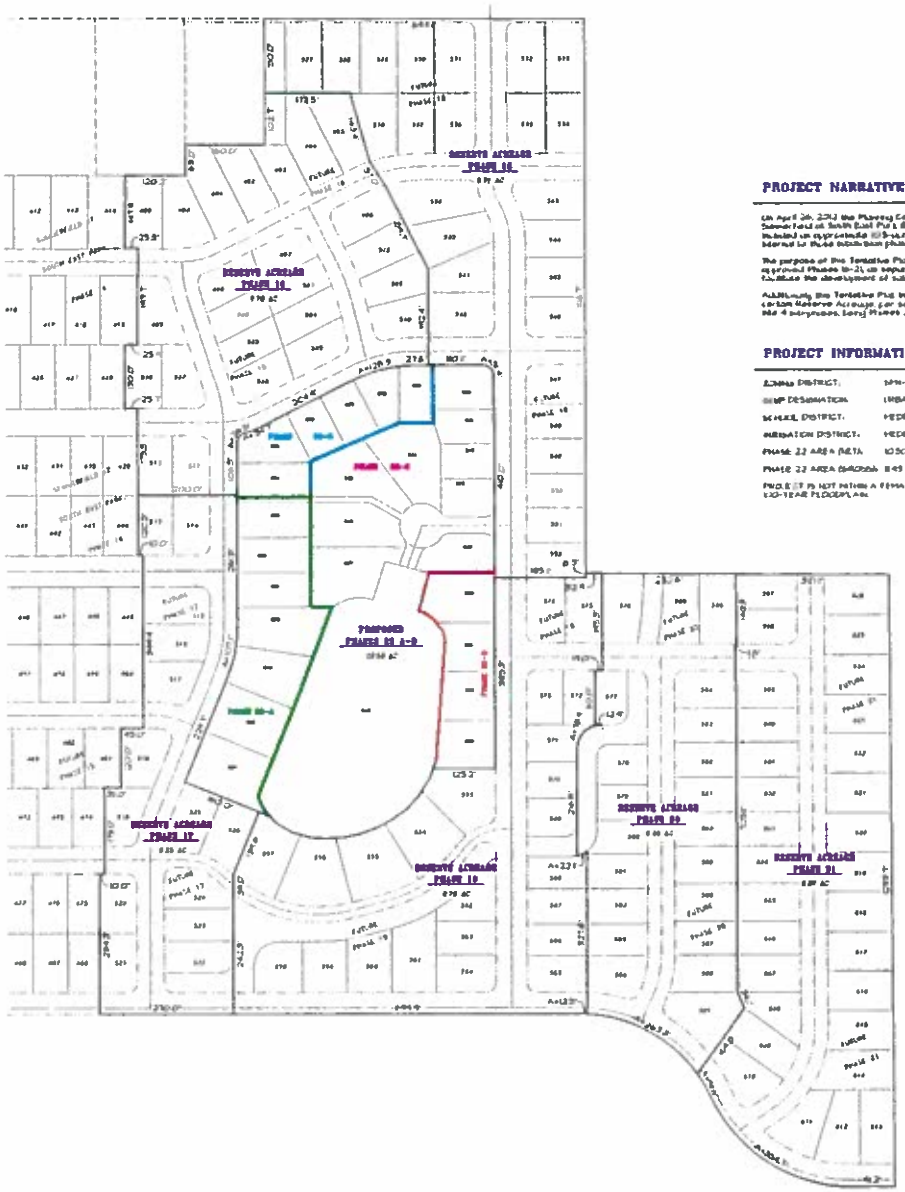
CITY OF MEDFORD
EXHIBIT # B
File # LDS-15-055

TENTATIVE PLAT
SUMMERFIELD AT SOUTH EAST PARK, PHASE 22 & RESERVE ACREAGES

Located in the Northeast One-quarter and the Southeast One-quarter of Section 27, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

MAHAR HOMES, INC



PROJECT NARRATIVE

On April 26, 2012 the Planning Commission approved Phases 16-21 of Summerfield at South East Park (File LDS-12-0041). That application included an approximate 10.5-acre tract of reserve acreage located internal to those subdivision phases.

The purpose of this Tentative Plat is to define the boundaries of said approved Phases 16-21, as separate Reserve Acreages in order to facilitate the development of said properties (Deputed Bureau).

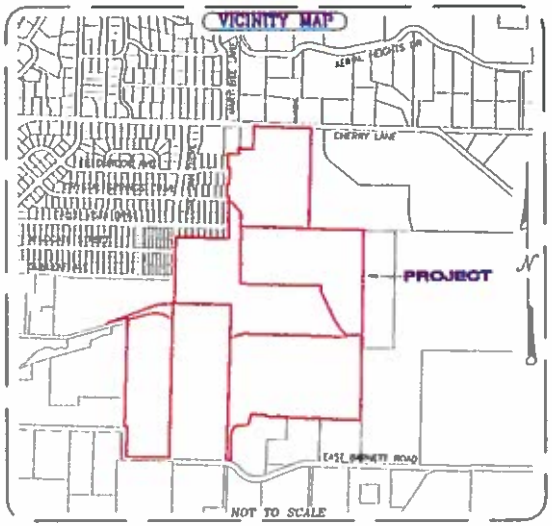
Additionally this Tentative Plat includes the proposed division of that certain Reserve Acreage, per said tentatively approved Phases 16-21, into 4 subphases, being Phases 22 A-D (refer to Sheet 2 herein).

PROJECT INFORMATION

ZONING DISTRICT:	MM-4/SR-R2
GRAP DESIGNATION:	URBAN RESIDENTIAL
SCHOOL DISTRICT:	MEDFORD SMC
IRRIGATION DISTRICT:	MEDFORD/TALENT
PHASE 22 AREA (NET):	10.50 ACRES
PHASE 22 AREA (GROSS):	8.49 ACRES

PROJECT IS NOT WITHIN A FEMA MAPPED 100-YEAR FLOODPLAIN.

REDUCED SCALE



CONTENTS:

SHEET 1: RESERVE ACREAGES (PHASES 16-21)
SHEET 2: PHASES 22 A-D

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert V. Neathamer

OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675

Renewal Date 12/31/16

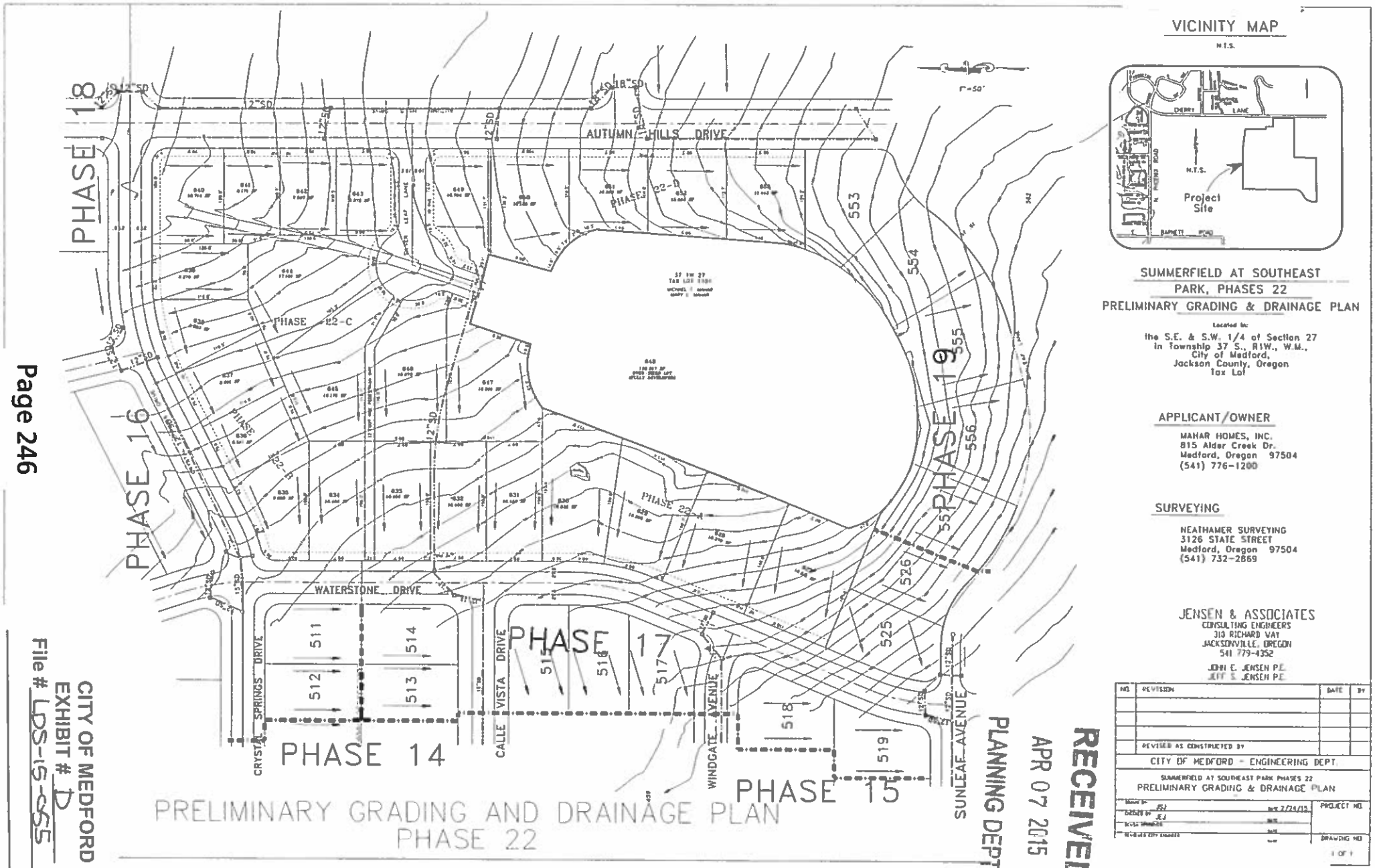
RECEIVED
JUN 25 2015
PLANNING DEPT.

PREPARED BY: Neathamer Surveying, Inc.
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: April 7, 2015 PROJECT NUMBER: 12034-15
AMENDED June 25, 2015 Sheet 1 of 2

CITY OF MEDFORD
EXHIBIT # C
File # LDS-15-055

EXHIBIT 7 & 8



VICINITY MAP

N.T.S.

SUMMERFIELD AT SOUTHEAST PARK, PHASES 22

PRELIMINARY GRADING & DRAINAGE PLAN

Located in:
the S.E. & S.W. 1/4 of Section 27
in Township 37 S., R1W., W.M.,
City of Medford,
Jackson County, Oregon
Tax Lot

APPLICANT/OWNER

MAHAR HOMES, INC.
815 Alder Creek Dr.
Medford, Oregon 97504
(541) 776-1200

SURVEYING

NEATHAMER SURVEYING
3126 STATE STREET
Medford, Oregon 97504
(541) 732-2869

JENSEN & ASSOCIATES
CONSULTING ENGINEERS
310 RICHARD WAY
JACKSONVILLE, OREGON
541 779-4352

JOHN E. JENSEN P.E.
JEFF S. JENSEN P.E.

NO.	REVISION	DATE	BY
	REVISED AS CONSTRUCTED BY		

CITY OF MEDFORD - ENGINEERING DEPT.

SUMMERFIELD AT SOUTHEAST PARK PHASES 22
PRELIMINARY GRADING & DRAINAGE PLAN

DESIGNED BY JSJ DATE 2/24/15 PROJECT NO.
DRAWN BY JSJ DATE
REVISED CITY ENGINEER DATE DRAWING NO.
1 OF 1

RECEIVED
APR 07 2015
PLANNING DEPT.

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EXHIBIT # D
File # LDS-15-055

EXHIBIT 9 (1 OF 2)

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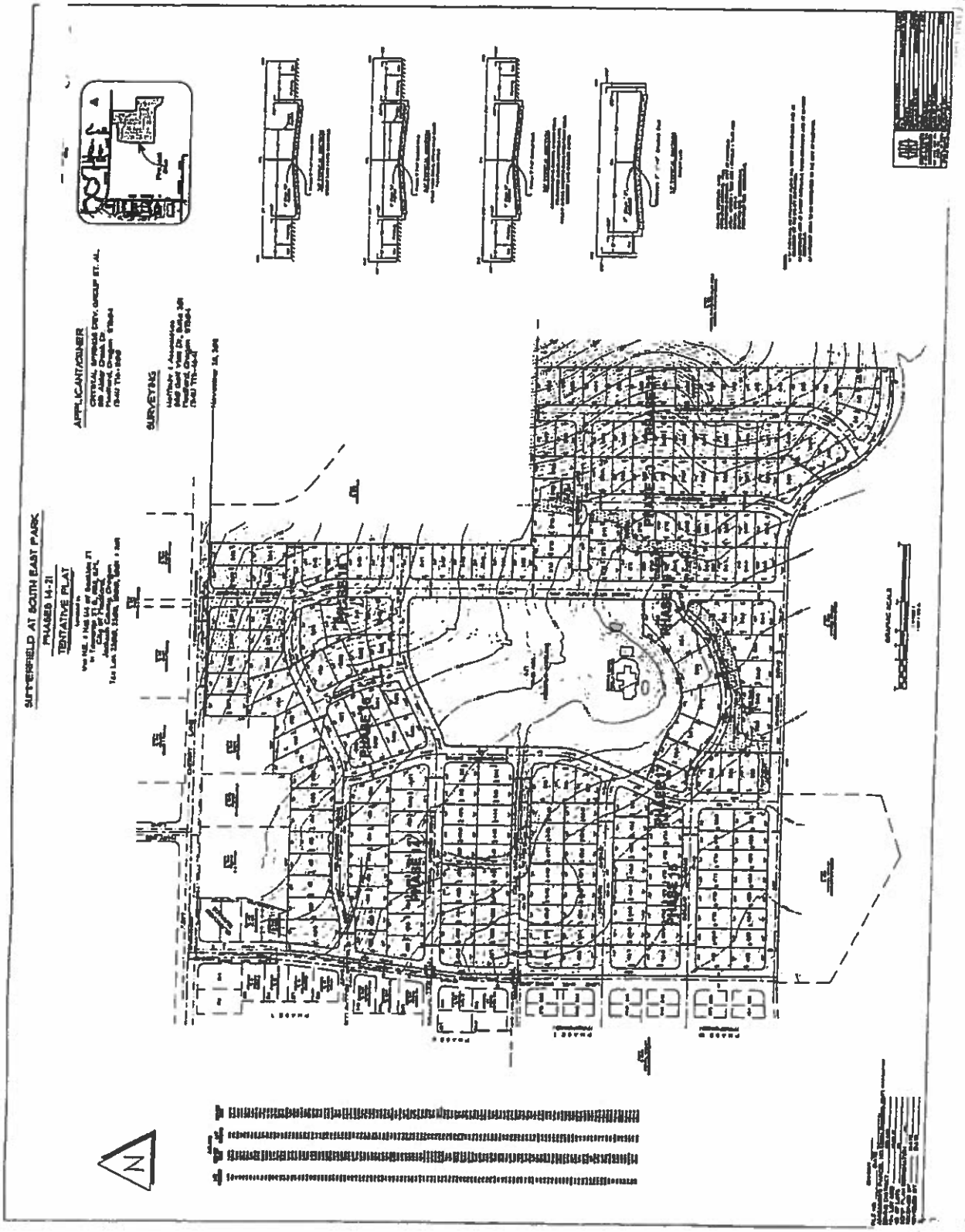
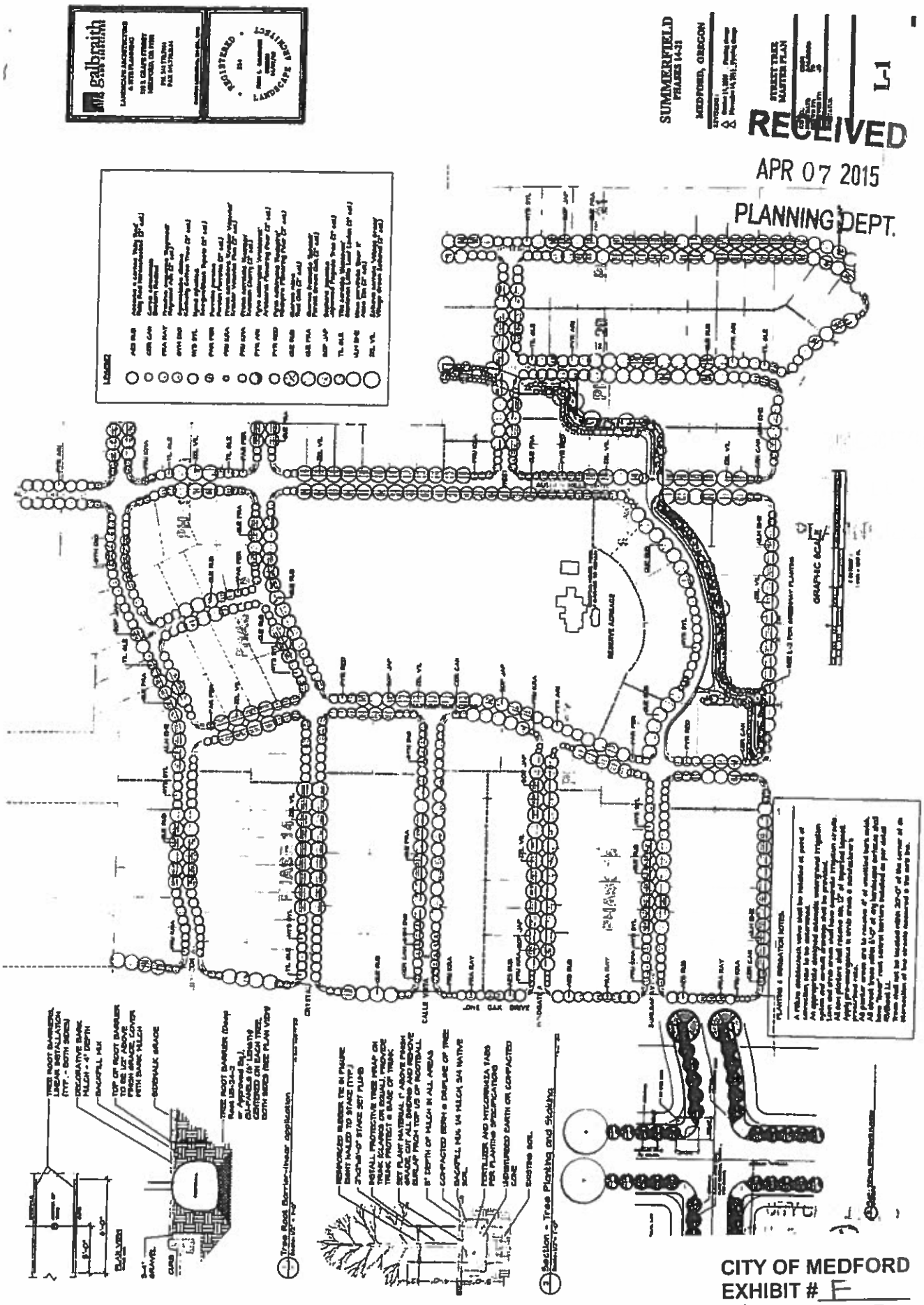
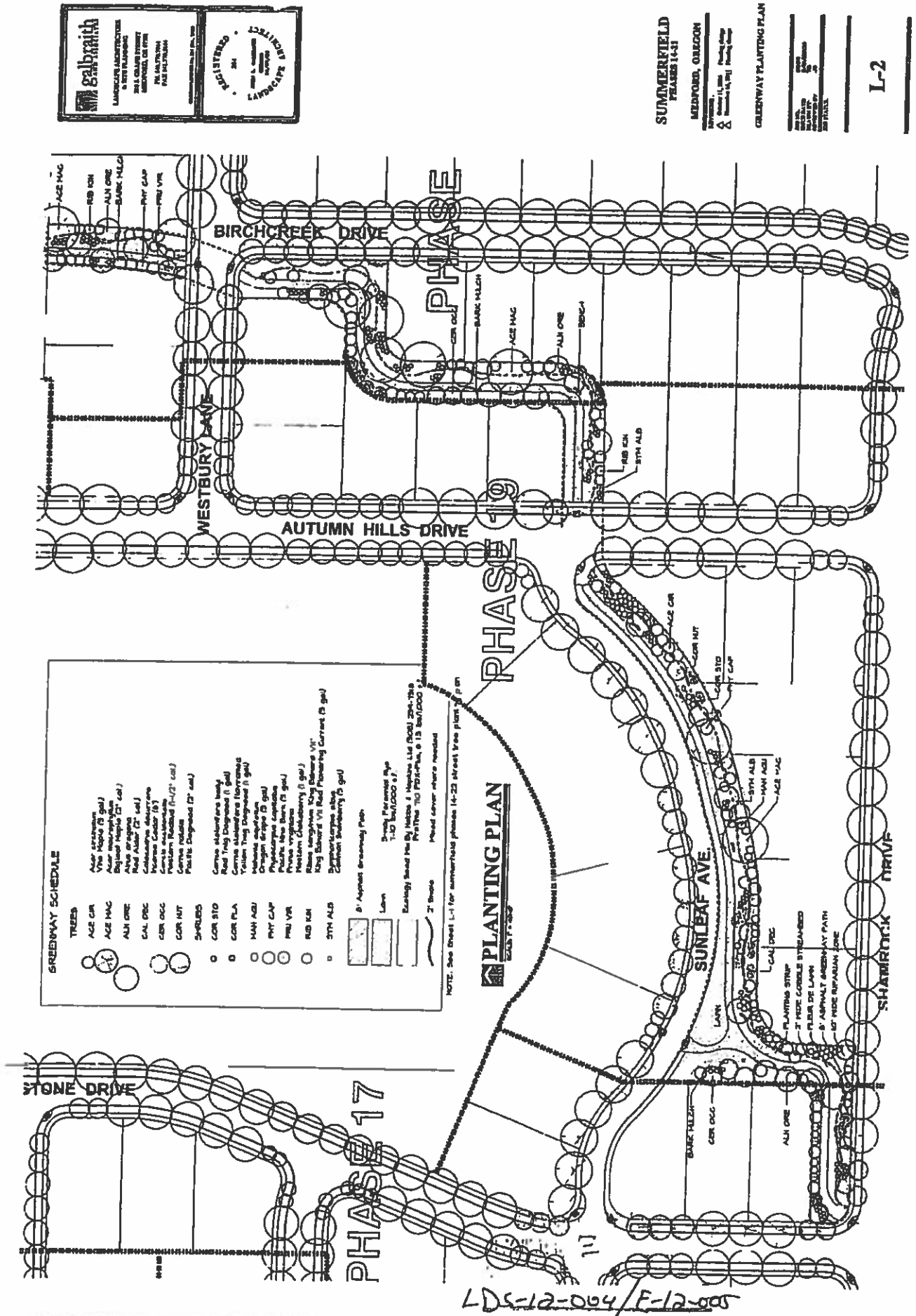
APR 07 2015
PLANNING DEPT.



CITY OF MEDFORD
EXHIBIT # E
File # LDS-15-055

EXISTING HOUSE, POOL & GARAGE
PHASE 17
PHASE 19
US DRIVE
SUNLEAF LANE
SHAMROCK DRIVE
Area Dedicated to City
Existing Creek to be Relocated
Existing Creek to be Relocated
Area Dedicated to City
Area Dedicated to City
EXHIBIT 9 (2 OF 2)
Page 248
LDS-12-004
LDS-12-005


galbraith
SUMMERFIELD
PRAIRIE 14-21
MEDFORD, OREGON
L-1
RECEIVED
APR 07 2015
PLANNING DEPT.
LEGEND
GRAPHIC SCALE
PLANTING & IRRIGATION NOTES
Tree Root Barrier-linear application
Section - Tree Planting and Staking
CITY OF MEDFORD
EXHIBIT # F
File # LDS-15-055


galbraith
SUMMERFIELD
PHASES 14-21
MEDFORD, OREGON
GREENWAY PLANTING PLAN
L-2
BIRCHCREEK DRIVE
PHASE 19
WESTBURY AVE
AUTUMN HILLS DRIVE
PHASE 18
PLANTING PLAN
SUNLEAF AVE.
SHAMROCK DRIVE
STONE DRIVE
PHASE 17
GREENWAY SCHEDULE
TREES
SHRUBS
LDS-12-004/F-12-005
Page 250

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Distance from existing structure to property lines

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EXHIBIT # G
File # LDS-15-055

SLOPE EXHIBIT, PHASE 22
SUMMERFIELD AT SOUTH EAST PARK

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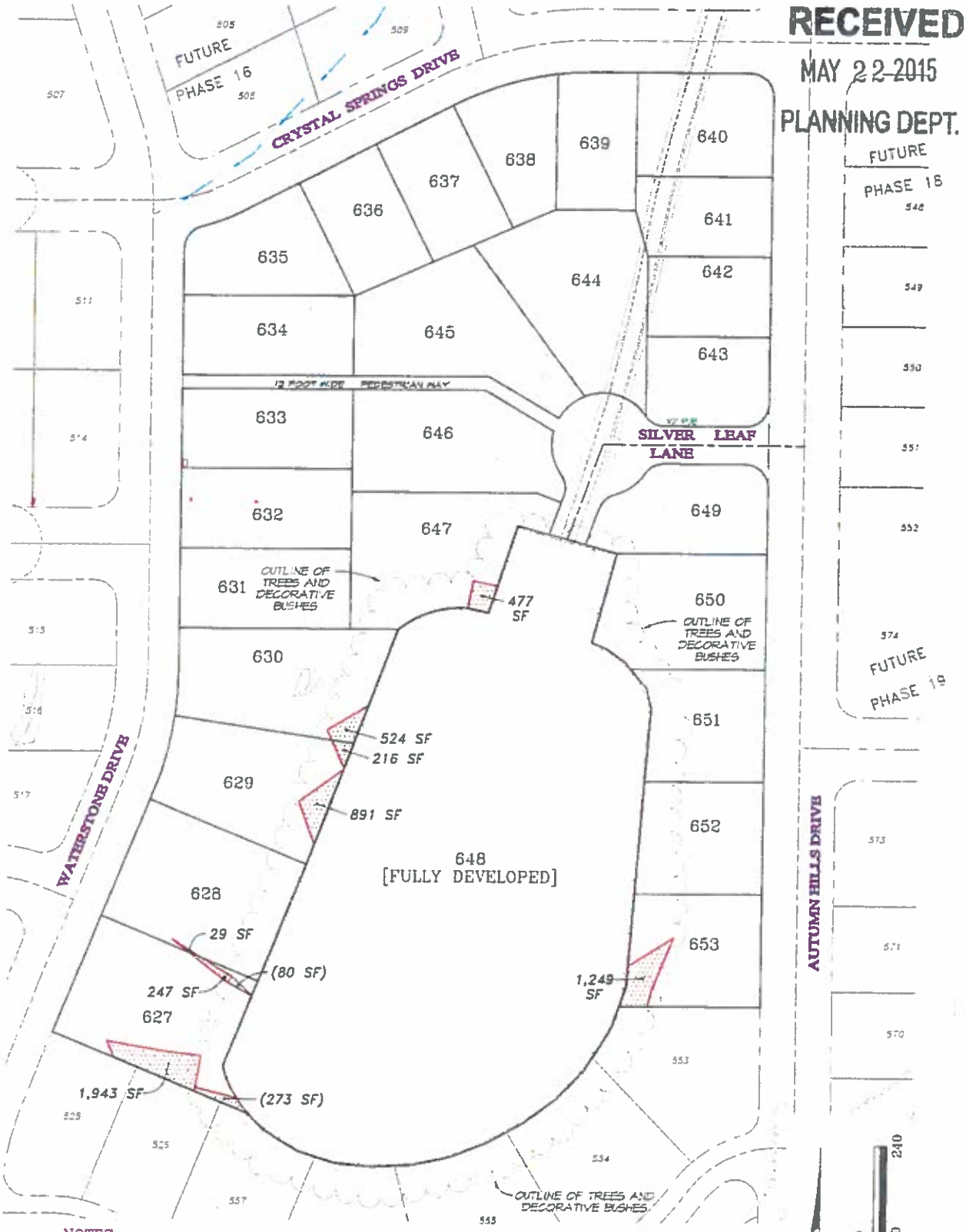

NOTES:

CITY OF MEDFORD PLANNING NUMBER: LDS-15-055

THIS MAP IS TO BE USED IN CONJUNCTION WITH THE LETTER PREPARED BY THIS OFFICE AND SUBMITTED TO THE CITY OF MEDFORD ON MAY 22, 2015, AND AMENDED ON JUNE 11, 2015. THE INTENT OF THIS MAP IS TO DEPICT THE SLOPES EXCEEDING 15% ON THE PROPOSED DEVELOPMENT.

HATCHED AREAS INDICATE LOCATIONS OF EXISTING SLOPES GREATER THAN 15%. (PARENTHESIS INDICATES AREAS WITHIN EXISTING LANDSCAPED AREA).

DATE: JUNE 11, 2015

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert L Neathamer

ROBE

Reno

N

SCALE 1" = 40' 80 100 240

CITY OF MEDFORD
EXHIBIT # H
File # LDS-15-055

EXHIBIT 3

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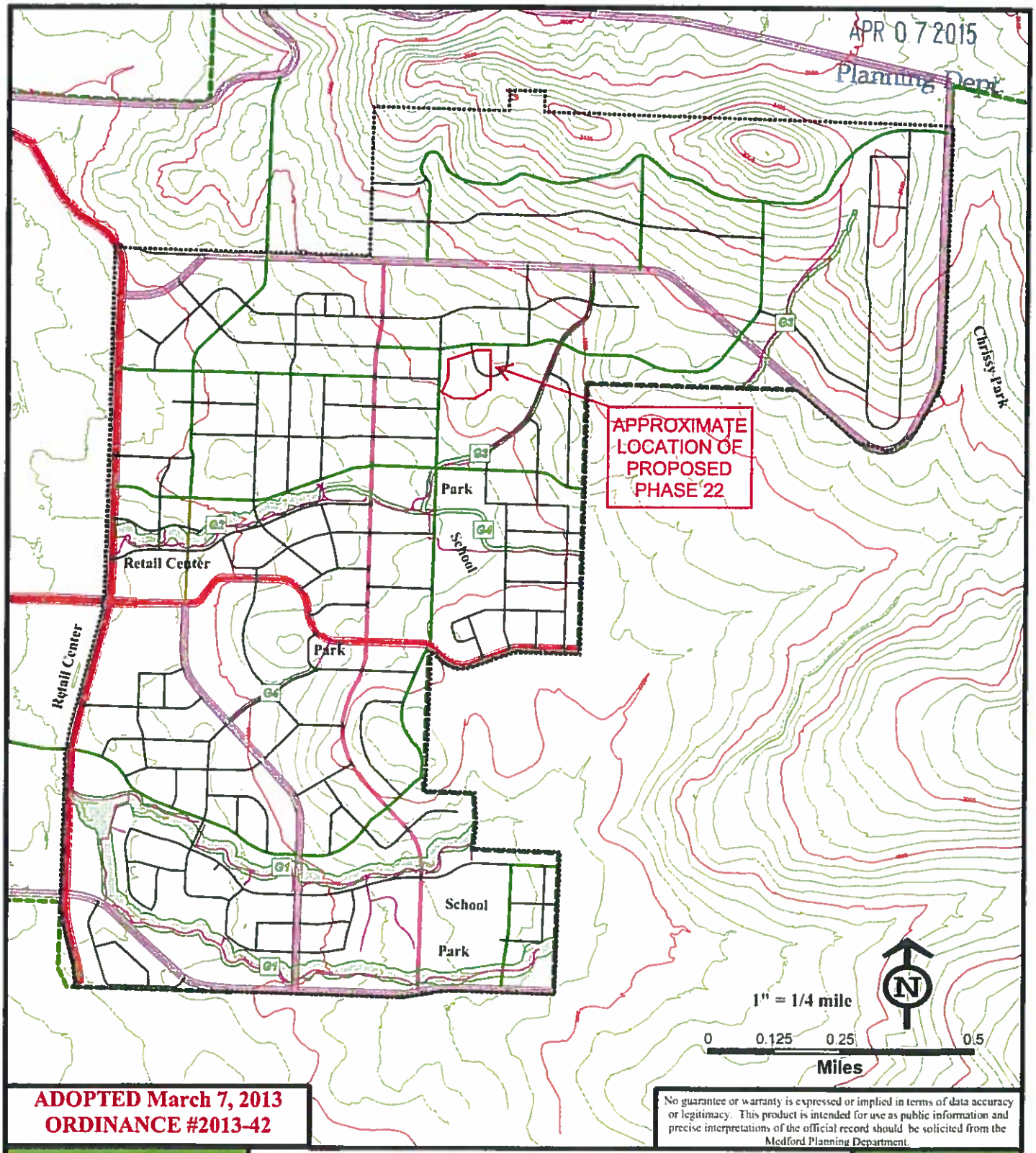
APR 07 2015
Planning Dept.



ADOPTED March 7, 2013
ORDINANCE #2013-42

No guarantee or warranty is expressed or implied in terms of data accuracy or legitimacy. This product is intended for use as public information and precise interpretations of the official record should be solicited from the Medford Planning Department.

SOUTHEAST CIRCULATION PLAN MAP

- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Commercial Street
- Standard Residential
- Local Street
- Multi-Use Paths
- Greenway
- G1 Greenway Design Standard (See Circulation Plan Document)
- UGB
- SE Plan Boundary
- Contours
  - 100 Foot

CITY OF MEDFORD OREGON

CITY OF MEDFORD
EXHIBIT # I
File # LDS-15-055

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JUN 25 2015
PLANNING DEPT.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

BEFORE THE CITY OF MEDFORD PLANNING COMMISSION

IN THE MATTER OF AN APPLICATION FOR A TENTATIVE PLAT APPROVAL FOR PHASE 22 & RESERVE ACREAGES OF SUMMERFIELD AT SOUTH EAST PARK.

APPLICANT'S EXHIBIT 2

APPLICATION REQUEST: Approval of a Tentative Plat for the proposed Reserve Acreages defining the boundaries of the previously approved Phases 16-21 of *Summerfield at South East Park*, and proposed Phase 22, a 27-lot subdivision, on an approximate 10.50-acre site located approximately 500 feet south of Cherry Lane and 750 feet east of Lone Oak Drive, within an SFR-4/SE/RZ (Single-Family Residential - 4 dwelling units per acre/Southeast Overlay/Restricted Zoning Overlay) zoning district.

APPLICANT: Crystal Springs Development Group,
A Joint Venture
815 Alder Creek Drive
Medford, OR 97504

AGENT: Neathamer Surveying, Inc.
P.O. Box 1584
Medford, OR 97501

A. BACKGROUND AND GENERAL INFORMATION

On April 26, 2012 the Planning Commission approved Phases 14-21 of Summerfield at South East Park (File LDS-12-004). The final plat for Summerfield at South East Park, Phase 14, was filed for record on June 10, 2015 and recorded in Volume 40 of Plats at Page 6 of the Records of Jackson County, Oregon. Construction has commenced for Phase 15. This Land Division application includes the platting of the exterior boundaries for the remaining, approved Phases 16-21. Furthermore, this application includes the proposed division of that 10.5 acre tract of Reserve Acreage, per said approval, into 4 sub-phases (Phases 22 A-D).

Proposed Phases 22 A-D are located within Medford's Southeast Plan area (SE), and is identified as Subarea 2, which carries a Standard Lot subarea designation. The

CITY OF MEDFORD
EXHIBIT # J
File # LDS-15-055

discussions regarding the relevant Southeast Plan standards that apply to said proposed phases are found below.

There is one existing residence, built in 1990 (located within the proposed Phase 22-C), being surrounded by extensive surrounding landscaping, which will remain as an allowed oversized lot. That over-sized lot is proposed to be located on Lot 648. Its present access, a driveway from Cherry Lane, will be replaced by a driveway from the south side of Silver Leaf Lane.

B. SCOPE, PURPOSE, AND OVERVIEW OF THE APPLICATION

The purpose of this application is to define the boundaries of said approved Phases 16-21, as separate Reserve Acreages in order to facilitate the development of said properties. Additionally, the purpose of this application is to receive approval for the division of that certain Reserve Acreage, per said tentatively approved Phases 16-21.

The proposed Reserve Acreage boundaries for Phases 16-21 contained within this application are substantially consistent with those phase boundaries previously approved in 2012. Receiving tentative approval for those reserve acreages, will allow the properties to be configured to their corresponding phase boundaries, alleviating many of the difficulties involved with title/land use related matters that have been occurring with the previously developed phases.

As the phase boundaries for said proposed Reserve Acreages are substantially consistent with the original approvals, and no changes are proposed at this time, the remainder of the relevant approval criteria herein will be directed towards the proposed development of Phases 22 A-D.

As previously mentioned, proposed Phases 22 A-D is located within the 10.5-acre site that was designated as Reserve Acreage during the 2012 platting of Phases 14-21 of Summerfield at South East Park, meaning that it was not intended to be part of that development and could be separately developed at a later time.

It should be noted that some of the decorative shrubbery along the perimeter of the residence will be incorporated into the abutting residential lots.

The applicant requests that the Planning Commission's approval of the Tentative Plat will include the discretion to allow for flexibility regarding the proposed phase boundaries to be adjusted at the time of Final Plat submittal.

The applicant intends for development to continue proceeding in an orderly fashion from the west to the east as has been demonstrated throughout the progression of the *Summerfield at South East Park* project.

The applicant also requests that as the proposed Tentative Plat is one phase of *Summerfield at South East Park*, which will include 8 phases that have not yet received Final Plat approval, that the Planning Commission in accordance with Medford Land Development Code Section 10.269(2), authorize a time schedule of five years, sufficient to Final Plat the proposed Phases 22 A-D.

C. APPLICANT'S SUBMITTALS

Exhibit 1 – Proposed Tentative Plat
Exhibit 2 – Amended Findings of Fact and Conclusions of Law
Exhibit 3 – Southeast Medford Street Circulation Plan, showing subject site.
Exhibit 4 – Streetscape and Planter Strip Plan (Exhibits "D" and "E" from LDS-12-004 Approval)
Exhibit 5 – Aerial Photograph showing Residence and Landscaping
Exhibit 6 – Assessor Map showing Subject Site
Exhibit 7 – Conceptual Grading Plan
Exhibit 8 – Conceptual Stormwater Facility Plan
Exhibit 9 – Approved Tentative Plat for *Summerfield at South East Park*, Phases 14 - 21 (LDS-12-004)

D. RELEVENT APPROVAL CRITERIA

MEDFORD LAND DEVELOPMENT CODE

LAND DIVISION CRITERIA – SECTION 10.270

Section 10.270 of the Land Development Code states that the approving authority (the 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.*

E. FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Planning Commission has considered the following facts, which are fundamental in making their decision regarding the subject application.

MEDFORD LAND DEVELOPMENT CODE - SECTION 10.270

LAND DIVISION CRITERIA

CRITERION NO. 1

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;*

Findings of Fact

Comprehensive Plan

Medford's Comprehensive Plan provides the general goals and policies that guide the many land use decisions that the City will need to make. The goals and policies are implemented by the specific standards and requirements of the City's Land Development Code. The design standards for a land division are found in Article IV and V of the Code.

There are no Goals or Policies within Medford's Comprehensive Plan, including the *Southeast Plan Neighborhood Element*, that by their specific language serve as relevant approval criteria. However, there are several specific plans that deserve discussion.

Southeast Medford Street Circulation Plan

A review of the SE Circulation Plan Map (Exhibit "3") shows that the proposed plat is consistent with the adopted plan. Waterstone Drive, which was approved in 2012, runs along the west side of the Tentative Plat and provides frontage and access for

lots within sub-phase 22-A and a portion of sub-phase 22-B. Crystal Springs Drive and Autumn Hills Drive run along the north and east sides of the Tentative Plat, respectively, provide frontage and access for lots within a portion of sub-phases 22-B, 22-C, and 22-D, and were also approved in 2012. A short residential lane, Silver Leaf Lane, has been included in the design.

Wetlands/Riparian Plans

Medford's Local Wetland Inventory and Riparian Inventory Maps indicate that there are no wetlands or areas of riparian features located on the subject property.

Design Standards of the Land Development Code

The proposed Tentative Plat meets all standards of the Land Development Code, including those that apply to the Southeast Medford Plan. A discussion of several aspects of the proposal in relation to the standards has been included below.

Residential Density

In accordance with Section 10.708 of the Land Development Code, where Subsection (A)(3c) allows an oversized residential lot (NDA) to be removed from the density calculations, the resultant area requires that the number of subdivision lots fall between the range of 22 and 53 lots, as shown below. The 26 lots fall within that range.

Minimum Density (@ 2.5 dwelling units per acre)

11.93 gross acres - 3.13 NDA = 8.80 acres x 2.5 dwelling units per acre = 22.00 minimum dwelling units.

Maximum Density (@ 6.0 dwelling units per acre)

11.93 gross acres - 3.13 NDA = 8.80 acres x 6.0 dwelling units per acre = 52.80 dwellings rounded up to a maximum of 53 dwelling units.

Hillside Ordinance

An analysis of the Medford Slope Map shows that there may be a small area at the rear southwest corner of Lot 653 that has slopes which are at or slightly greater than 15 percent. However, that area is less than 1,000 square feet and is not likely to be developed. In accordance with Section 10.931(A1) and (A2), the Hillside Ordinance provisions do not apply to the subject application.

Cul-de-sac

The Tentative Plat includes a short cul-de-sac that is permitted because a pedestrian accessway is provided from the cul-de-sac bulb to connect with Waterstone Drive to the west.

Restricted Zoning Overlay

The subject property is within a Restricted Zoning Overlay that derives from zone change approvals in 2002 and 2003. Conditions from those approvals required a traffic signal at the intersections of North Phoenix Road/Cherry Lane and Hillcrest Road/Pierce Road. The North Phoenix Road/Cherry Lane signal has been constructed in the interim, and the City has determined prior to their approval of the last approval of Phases 14 -21 of *Summerfield at South East Park*, that the Hillcrest Road/Pierce Road signal is not necessary to serve planned uses during the planning period.

Southeast Plan Design Standards

Streetscape, Planter Strip, and Street Tree Standards

A Streetscape and Planter Plan for Summerfield at South East Park, Phases 14-21 was approved by the Planning Commission in 2012, that included street landscaping along both sides of Waterstone Drive, Crystal Springs Drive and Autumn Hills Drive. That plan and it's accompanying Detail Plan ("D" and "E") have been included as Exhibit "4" of this application.

Street Lighting Standards

For public streets within the S-E Overlay District, street lighting and pedestrian-scale street lighting meeting the design and improvement standards specified for the S-E Overlay District within the *City of Medford Street Lighting Standards and Specifications* are required and which the applicant will construct.

Street Circulation Design

Section 5.1.2 of the Southeast Plat Neighborhood Element states that street intersections should be located approximately every 600 - 800 feet in single-family areas. The block length for the subject site slightly exceeds that standard due to the existence of the over-sized single-family residential lot. To create another east/west street through the block would create an unnecessarily small block of approximately 300 feet. The inclusion of a pedestrian accessway will provide a small block of that approximate size.

Street intersections should be located every 600 - 800 feet in single-family areas. This standard should be balanced against the preservation of natural resources and topography.

Conclusions of Law

The Planning Commission concludes that the proposed Tentative Plat is consistent with all of Medford's applicable adopted plans, including the Comprehensive Plan and the Southeast Plan Neighborhood Element. The tentative plat also conforms, or will be made to conform through the imposition of conditions with all of the applicable design standards of Articles IV and V.

CRITERION NO. 2

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;*

Findings of Fact

The Tentative Plat (Exhibit "1") shows that there is no remaining undeveloped property, under the ownership of the property proposed to be subdivided. Also, there are no lands, which adjoin the subject property that are not proposed to be developed.

Conclusions of Law

The Planning Commission concludes that the proposed Tentative Plat will not prevent development of the remainder of the subject parcel or the development or access for the adjoining land, as provisions for future street connections have already been provided with the tentative plat approval of the adjoining subdivision plats.

CRITERION NO. 3

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;*

Findings of Fact

The name of the subdivision, *Summerfield at South East Park*, is a name that has already been approved by the Planning Commission. No new subdivision name is being proposed.

Conclusions of Law

The Planning Commission concludes that the name "*Summerfield at Southeast Park, Phase 22*" meets the requirements of Criterion No. 3.

CRITERION NO. 4

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;*

Findings of Fact

The subject Tentative Plat will create one new street – Silver Leaf Lane, a short residential lane, intersecting Autumn Hills Drive, midway between Crystal Springs Drive and Westbury Lane. Silver Leaf Lane will terminate in the cul-de-sac shown on the plat and a minimum access easement, 33 feet wide, will be created to extend from the cul-de-sac to serve lots 647 and 648. Three other streets, which provide the west, north and east boundaries of the subdivision, were approved by the Planning Commission for LDS-12-004, and will be dedicated with Phases 17, 16 and 19, respectively.

Conclusions of Law

The Planning Commission concludes that the streets of *Summerfield at Southeast Park, Phase 22* are laid out to be consistent with the existing streets and with the plats of land divisions already approved for the adjoining property.

CRITERION NO. 5

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;*

Findings of Fact

There are no streets or alleys within Phase 22 that will be held for private use.

Conclusions of Law

As there are no streets or alleys that are proposed to be held for private use, the Planning Commission concludes that Criterion #5 does not apply to this application.

CRITERION NO. 6

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.*

Findings of Fact

There are no lands that adjoin the subject plat that have an EFU zoning.

Conclusions of Law

As there are no lands that have EFU zoning which adjoin the subject plat, the Planning Commission concludes that Criterion #6 does not apply to this application.

F. ULTIMATE CONCLUSION

Based upon the above Findings of Fact and Conclusions of Law, the Planning Commission concludes that the application for the proposed Reserve Acreages defining the boundaries of the previously approved Phases 16-21 of *Summerfield at South East Park*, and proposed Phases 22 A-D are consistent with the relevant decisional criteria for a land division found in Section 10.270 of Medford's Land Development Code, and can therefore be approved.

Respectively Submitted,

Robert V. Neathamer, PLS

Robert V. Neathamer, President
Neathamer Surveying, Inc.

Agent for Crystal Springs Development Group, A Joint Venture, applicant

AMENDED: JUNE 25, 2015

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PLANNING DEPT.

Continuous Improvement Customer Service

CITY OF MEDFORD

LD Meeting Date: 7/1/2015
File Numbers: LDS-15-055

PUBLIC WORKS DEPARTMENT STAFF REPORT
Summerfield Subdivision, Phase 22

Project: **Consideration of a request for tentative plat approval for Summerfield at South East Park Subdivision, Phase 22, a 27 lot residential subdivision between Autumn Hills Drive and Waterstone Drive on approximately 10.50 acres. The request also includes a tentative plat for six reserve acreage tracts of Phases 16-21 of Summerfield at South East Park Subdivision, generally located south of Cherry Lane and north of Barnett Road, within the SFR-4 & SFR-10/SE/RZ (Single Family Residential – 4 dwelling units per gross acre/Single Family Residential – 10 dwelling units per gross acre/Southeast Overlay/Restricted Zoning) zoning district;**

Applicant: **Crystal Springs Development Group (Agent: Neathamer Surverying, Inc.)**

NOTE 1: **Items I through IV Shall be Completed and Accepted Prior to Approval of the Final Plat.**

NOTE 2: **No development will occur as a result of the Final Plat for the six Reserve Acreage Tracts being done with this Subdivision apart from the planning authorizations already approved for each Tract, which represents different phases of Summerfield, Phases 14 through 19. The following conditions related to the Tracts, are based on this stipulation. For the purpose of this report, "no development" includes any building permit for a new residence, or any other structure.**

I. STREETS

A. Dedications

All the streets surrounding the exterior boundary of this development will be dedicated, in full,

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CITY OF MEDFORD
EXHIBIT # K
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as part of the surrounding Development, Summerfield at Southeast Park, Phases 16 through 19.

Silver Leaf Lane is being proposed as a residential lane with a cul-de-sac and a minimum access drive to serve Lots 647 and 648. A residential lane requires a right-of-way width of 33 feet, and the cul-de-sac shall have a minimum radius of 45 feet in accordance with Medford Land Development Code (MLDC) Sections 10.430(3) & 10.450, respectfully.

The **minimum access drive** shall be private and constructed in accordance with MLDC Section 10.430A(1) and have a minimum width of 20 feet.

A **15 foot corner radius** shall be provided at the right-of-way lines of all intersecting streets. (MLDC 10.445)

Public Utility Easements, 10 feet in width, shall be dedicated along and adjacent to the street frontage of all the Lots within this subdivision. (MLDC 10.471)

B. Public Improvements

1. Public Streets

Silver Leaf Lane, shall be improved to residential lane standards with 26-foot wide paved sections, complete with curbs, gutters, 5-foot wide sidewalks and street lights. The cul-de-sac shall be improved to a minimum 37 foot radius to the face of curb, a 5 foot wide curbside concrete sidewalk, and street lights in accordance with Medford Land Development Code (MLDC) Sections 10.430(3) & 10.450, respectfully.

2. Minimum Access Drive

The minimum access drive shall be improved to a minimum width of 18 feet with AC pavement. The minimum TI for the structural section shall be 3.5, the minimum AC section shall be 3" thick, and the base aggregate shall extend one foot beyond the edge of pavement.
The minimum access drive shall be designed by a civil engineer licensed in the State of Oregon and plans submitted to the Public Works-Engineering Division for approval. A drainage system shall be incorporated into the paved access design to capture stormwater and direct it to the storm drain system.

3. Street Lights and Signing

All street lights and signing for public streets shall be installed to City of Medford specifications.

The following street lighting and signing installations will be required:

Traffic Signs and Devices – City installed
1 – street name sign

Street Lighting - Developer Provided & Installed
2 – 100W HPS street lights

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In addition, the pedestrian street lights shall be constructed at 80-foot intervals per MMC. Base mounted cabinets (BMC) shall be installed to serve the pedestrian lights, and provided as needed depending on load placement and calculations. The pedestrian lights shall be designed per City of Medford Specifications by an engineer licensed in the State of Oregon, and shall be submitted to the Engineering Division as part of the public improvement drawings described under Section E, 1. and E, 2. of this report. The design shall include conduit, wire and load calculations for review.

All street lights shall be operating and turned on at the time of the final "walk through" inspection by the Public Works Department.

4. Soil Testing

The Developer's engineer shall obtain soil testing data to determine if there is shrink-swell potential in the underlying soils in this development. If they are present, they shall be accounted for in the roadway and sidewalk design within this Development.

5. Section 10.668 Analysis

To support a condition of development that an applicant dedicate land for public use or provide a public improvement, the Medford Code requires a nexus and rough proportionality analysis which is essentially a codification of the constitutional provisions in Nollan and Dolan cases.

10.668 Limitation of Exactions

Notwithstanding any other provisions of this Chapter 10, an applicant for a development permit shall not be required, as a condition of granting the application, to dedicate land for public use or provide public improvements unless:
(1) the record shows that there is an essential nexus between the exaction and a legitimate government purpose and that there is a rough proportionality between the burden of the exaction on the developer and the burden of the development on public facilities and services so that the exaction will not result in a taking of private property for public use, or
(2) a mechanism exists and funds are available to fairly compensate the applicant for the excess burden of the exaction to the extent that it would be a taking.

Nexus to a legitimate government purpose
The purposes for these dedications and improvements are found throughout the Medford Code, the Medford Transportation System Plan, and the Statewide Planning Rule, and supported by sound public policy. Those purposes and policies include, but are not limited to: development of a balanced transportation system addressing all modes of travel, including motor vehicles, transit, bicycles, emergency services and pedestrians. Further, these rights-of-way are used to provide essential services such as sanitary sewer, domestic water and storm drains to serve the

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developed parcels. It can be found that the listed right-of-way dedications and improvements have a nexus to these purposes and policies.

Rough proportionality between the dedications and improvements, and the impacts of development.
No mathematical formula is required to support the rough proportionality analysis. Furthermore, benefits to the development resulting from the dedication and improvements when determining "rough proportionality" have been considered, including but not limited to: increased property values, intensification of use, as well as connections to municipal services and the transportation network.

As set forth below, the dedications and improvements recommended herein can be found to be roughly proportional to the impacts reasonably anticipated to be imposed by this development.

Silver Leaf Lane: In determining rough proportionality, the City averaged the lineal footage of roadway per dwelling unit for road improvements and averaged square foot of right-of-way per dwelling unit for dedications. The proposed development has 26 proposed dwelling units and will improve approximately 200 lineal feet of roadway which equates to 7.7 lineal feet per dwelling unit. Also the development will dedicate approximately 9670 square feet of right-of-way which equates to approximately 372 square feet per dwelling unit.

To determine proportionality, a neighborhood with similar characteristics was used. Previously developed phases of Summerfield Subdivision located between Stanford Avenue and Lone Oak Drive and Cherry Lane and Shamrock Drive consisted of a sum of 152 dwelling units. This previous development improved approximately 7,530 lineal feet of roadway and dedicated approximately 425,230 square feet of right-of-way (GIS data used to calculate, approximations only). This equates to approximately 50 lineal feet of road per dwelling unit and approximately 2,800 square feet of right-of-way per dwelling unit.

a. Dedication will ensure that new development and density intensification provides the current level of urban services. This development will create an additional 26 Lots within the City of Medford and increase vehicular traffic by approximately 249 average daily trips. The proposed street improvements will provide a safe environment of all modes of travel (vehicular, bicycles, & pedestrians) to and from this development.

b. Dedication will ensure adequate street circulation is maintained. The street layout and connectivity proposed in this development will provide alternate route choices for the residents that will live in this neighborhood. This will decrease emergency vehicle response times and will decrease overall vehicle miles traveled.

c. Dedication will provide access and transportation connections at urban level of service standards for this development. The connections proposed in this development will enhance the connectivity for all modes of transportation and reduce trip lengths. As trip lengths are reduced, it increases the potential for other modes of travel including walking and cycling.

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d. Dedication of PUE will benefit development by providing public utility services, which are out of the roadway and more readily available to each Lot being served.

The additional traffic of all modes of travel generated by this proposed development supports the dedication and improvements for all modes of travel and utilities. As indicated above, the area required to be dedicated and improved for this development is necessary and roughly proportional to that required in previous developments in the vicinity to provide a transportation system that meets the needs for urban level services.

II. SANITARY SEWERS

This site lies within the City of Medford service area. All public sanitary sewers shall be constructed to the standards of the Department of Environmental Quality in addition to standards approved by the City of Medford.

All public sanitary sewers shall be located in public streets or alleys, or within public sanitary sewer easements. All sanitary sewer manholes not located within public streets or alleys shall be accessible via paved surfaces having a width of at least 15-feet.

The public sanitary sewer system constructed to serve this subdivision shall extend to the boundary of the area designated as Reserve Acreage. The system shall be constructed such that future development of the Reserve Acreage does not require work beyond its boundaries in order to serve its entire area within.

A sanitary sewer lateral shall be constructed to each tax lot prior to approval of the Final Plat. The existing house within the area designated as Reserve Acreage shall be connected to public sanitary sewer prior to approval of the final plat if not already so connected.

III. STORM DRAINAGE

1. Hydrology

The Design Engineer shall provide an investigative report of the off-site drainage on the subdivision perimeter, a distance not less than 100 feet in all directions. All off-site drainage affecting the subdivision shall be addressed on the subdivision drainage plan. A hydrology map depicting the amount of area the subdivision will be draining shall be submitted with hydrology and hydraulic calculations. The opening of each curb inlet shall be sized in accordance with ODOT design standards. These calculations and maps shall be submitted with the public improvement plans for approval by the Engineering Division.

The public storm drainage system constructed to serve this subdivision shall extend to the boundary of the area designated as Reserve Acreage, such that future development of the Reserve Acreage does not require work beyond its boundaries in order to serve its entire area within.

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2. Stormwater Detention and Water Quality Treatment

This site lies within the Larson Creek Drainage Basin. This development shall provide stormwater detention in accordance with MLDC, Section 10.486, and water quality treatment in accordance with the Rogue Valley Stormwater Quality Manual per MLDC, Section 10.481. . Since this development is over five acres, Section 10.486 requires that the development set a minimum of 2% of the gross area as open space to be developed as open ponds for stormwater detention and treatment. The Developer has indicated the stormwater detention pond will be offsite near its southwest corner, which will also meet this section of the Code.

Upon completion of the project, the developer's design engineer shall provide written certification to the Engineering Division that the construction of the controlled storm water release drainage system was constructed per plan. This letter shall be received by the City of Medford Public Works Engineering Department prior to certificate of occupancy of the new building.

3. Grading

A comprehensive grading plan showing the relationship between adjacent property and the proposed subdivision will be submitted with the public improvement plans for approval. Grading on this development shall not block drainage from an adjacent property or concentrate drainage onto an adjacent property without an easement. The Developer shall be responsible that the final grading of the development shall be in compliance with the approved grading plan. Any ground, which is disturbed by construction shall be hydroseeded or covered with straw and tackified prior to final "walk-thru".

4. Mains and Laterals

In the event the lot drainage should drain to the back of the lot, the developer shall be responsible for constructing a private drain line, including a tee at the low point of each lot to provide a storm drain connection. All roof drains and foundation drains shall be connected directly to a storm drain system.

A storm drain lateral shall be constructed to each tax lot prior to approval of the Final Plat. Easements shall be shown on the Final Plat for storm drain laterals crossing lots other than the one being served by the lateral.

All public storm drain mains shall be located in paved public streets or within easements. All manholes shall be accessible by paved, all-weather roads. All easements shall be shown on the Final Plat and the public improvement plans.

5. Wetlands

The Developer shall contact the Division of State Lands for the approval and/or clearance of the subject property with regards to wetlands and/or waterways, as they are present on the site.

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6. Erosion Control

Subdivisions of one acre and greater require a run-off and erosion control permit from DEQ. The approved permit must be submitted to the Engineering Division prior to public improvement plan approval. The erosion prevention and sediment control plan shall be included as part of the plan set. All disturbed areas shall have vegetation cover prior to final inspection/"walk-through" for this subdivision.

IV. SURVEY MONUMENTATION

All survey monumentation shall be in place, field-checked, and approved by the City Surveyor prior to the final "walk-through" inspection of the public improvements by City staff.

V. GENERAL CONDITIONS

1. Design Requirements and Construction Drawings

All public improvements shall be constructed in accordance with the "Engineering Design Standards for Public Improvements", adopted by the Medford City Council. Copies of this document are available in the Public Works Engineering office.

2. Construction Plans

Construction drawings for any public improvements for this project shall be prepared by a professional engineer currently licensed in the State of Oregon, and submitted to the Engineering Division of Medford Public Works Department for approval. Approval shall be obtained prior to beginning construction. Only a complete set of construction drawings (3 copies) shall be accepted for review, including plans and profiles for all streets, minimum access drives, sanitary sewers, storm drains, and street lights as required by the Planning Commission's Final Order, together with all pertinent details and calculations. The Developer shall pay a deposit for plan review and construction inspection prior to final plan approval. Public Works will keep track of all costs associated with the project and, upon our acceptance of the completed project, will reconcile the accounting and either reimburse the Developer any excess deposit or bill the Developer for any additional amount not covered by the deposit. The Developer shall pay Public Works within 60 days of the billing date or will be automatically turned over for collections.

In order to properly maintain an updated infrastructure data base, the Surveyor of Record shall submit an as-built survey prior to the Final Inspection and, the Engineer of Record shall submit mylar "as-constructed" drawings to the Engineering Division within sixty (60) calendar days of the Final Inspection (walk through). Also, the engineer shall coordinate with the utility companies, and show all final utility locations on the "as built" drawings.

3. Phasing

The Tentative Plat shows that this portion of the original subdivision will be developed in four (4) phases. The Engineering Department recommends that any public improvements, which correspond with a particular phase, be improved at the time each phase is being developed. The public improvements that are not included within the phase being developed but are needed to

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serve each respective phase shall be constructed with each phase as needed.

4. Draft of Final Plat

The developer shall submit 2 copies of the preliminary draft of the final plat at the same time the public improvement plans (3 copies) are submitted. Neither lot number nor lot line changes shall be allowed on the plat after that time, unless approved by the City and all utility companies.

5. Permits

Building Permit applications shall not be accepted by the Building Department until the Final Plat has been recorded, and a "walk through" inspection has been conducted and approval of all public improvements as required by the Planning Commission has been obtained for this development.

Concrete or block walls built within a P.U.E., or within sanitary sewer or storm drain easements require review and approval from the Engineering Division of Public Works. Walls shall require a separate permit from the Building Department and may also require certification by a professional engineer.

6. System Development Charges

Buildings in this development are subject to sanitary sewer collection and treatment and street systems development charges. These SDC fees shall be paid at the time individual building permits are taken out.

This development is also subject to storm drain system development charges, the Developer is eligible for storm drain system development charge credits for the installation of storm drain pipe which is 24 inches in diameter or larger and is not used for storm drain detention in accordance with Medford Municipal Code (MMC), Section 3.891. The storm drain system development charge shall be collected at the time of the approval of the final plat

7. Pavement Moratoriums

The developer shall be responsible for notifying by certified letter all utility companies, as well as all current property owners of parcels which are adjacent to any public street being constructed or paved as part of this project. The letter shall inform the utility companies and property owners of the City's street moratorium policy with respect to pavement cutting for future utility services. The utility companies and property owners shall be given the opportunity to install utility services within the right-of-way prior to paving and the subsequent moratorium. Notifications shall be mailed by the Developer at least 6 months before a street is resurfaced or rebuilt per Medford Municipal Code (MMC), Section 3.070. Copies of the certifications shall be submitted to the City Engineer with the submittal of the preliminary construction drawings.

8. Construction and Inspection

Contractors proposing to do work on public streets, sewers, or storm drains shall 'prequalify' with the Engineering Division prior to starting work. Contractors shall work off a set of public

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improvement drawings, that have been approved by the City of Medford Engineering Division. Any work within the County right-of-way shall require a separately issued permit to perform from the County.

The City Public Works Maintenance Division requires that public sanitary sewer and storm drain mains be inspected by video camera prior to acceptance of these systems by the City.

The developer shall bear all expenses resulting from the adjustment of manholes to finish grades as a result of changes in the finish street grade.

Prepared by: Larry Beskow/Doug Burroughs

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SUMMARY CONDITIONS OF APPROVAL

Summerfield Subdivision, Phase 22
LDS-15-055

Note: No development shall take place on the six Reserve Acreage Tracts being platted with this Subdivision except as already approved as part of Summerfield, Phase 14 through 21.

I. Streets

A. Street Dedications to the Public:

- All the streets surrounding the exterior boundary of this development will be dedicated, in full, as part of the surrounding Development, Summerfield at Southeast Park, Phases 16 through 19.
- Dedicate right-of-way needed for Silver Leaf Lane and its cul-de-sac. Silver Leaf shall be a residential lane, which requires a minimum width of 33 feet for right-of-way and can only serve up to 8 Lots. (5 with this development, 3 additional in future)
- Dedicate 10 foot public utility easements (PUE).

B. Improvements:

1. Public Streets
   - Construct Silver Leaf Lane to Residential Lane standards, and the cul-de-sac with a 37 foot radius to the face of curb.
2. Lighting and Signing
   - Developer supplies and installs all street lights at own expense. (Ped lights & 2 residential street lights)
   - City installs traffic signs and devices at Developer's expense.

II. Sanitary Sewer:

A private lateral shall be constructed to each lot prior to Final Plat. Extend sewer as needed to serve future lots and to limit pavement cutting.

III. Storm Drainage:

Provide an investigative drainage report.

The site requires water quality and detention facilities.

A comprehensive grading plan is required for the project and made part of the public improvement plans.

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A storm drain lateral shall be constructed to each tax lot. In the event lots drain to the back, a private system will be required.

The developer shall contact Division of State Lands for approval and/or clearance of the development with regards to wetlands.

Erosion Control Permit from DEQ required for this project prior to public improvement plan approval.

IV. Survey Monumentation

All survey monuments shall be in place, field checked and approved by the City Surveyor prior to final walk-through of public improvements.

V. GENERAL CONDITIONS

1. Phasing:

The Tentative Plat shows that this portion of the original subdivision will be developed in four (4) phases. The Engineering Department recommends that any public improvements, which correspond with a particular phase, be improved at the time each phase is being developed. The public improvements that are not included within the phase being developed but are needed to serve each respective phase shall be constructed with each phase as needed.

2. Draft of Final Plat

The developer shall submit 2 copies of the preliminary draft of the final plat at the same time the public improvement plans (3 copies) are submitted. Neither lot number nor lot line changes shall be allowed on the plat after that time, unless approved by the City and all utility companies.

The above summary is for convenience only and does not supersede or negate the full report in any way. If there is any discrepancy between the above list and the full report, the full report shall govern. Refer to the full report for details on each item as well as miscellaneous requirements for the project, including requirements for public improvement plans (Construction Plans), design requirements, phasing, draft and final plat processes, permits, system development charges, pavement moratoriums and construction inspection.

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Medford Fire Department
0 S. Ivy Street, Room #180
Medford, OR 97501
Phone: 774-2300; Fax: 541-774-2514;
www.medfordfirerescue.org

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PLANNING DEPT.

LAND DEVELOPMENT REPORT - PLANNING

To: Sarah Sousa

LD Meeting Date: 07/01/2015

From: Greg Kleinberg

Report Prepared: 06/29/2015

Applicant: Crystal Springs Development Group, Applicant (Neathamer Surveying, Inc.

File #: LDS - 15 - 55

Site Name/Description:

Consideration of a request for tentative plat approval for Summerfield at South East Park Subdivision, Phase 22, a 27 lot residential subdivision between Autumn Hills Drive and Waterstone Drive on approximately 10.50 acres. The request also includes a tentative plat for six reserve acreage tracts of Phases 16-21 of Summerfield at South East Park Subdivision, generally located south of Cherry Lane and north of Barnett Road, within the SFR-4 & SFR-10/SE/RZ (Single Family Residential - 4 dwelling units per gross acre/Single Family Residential - 10 dwelling units per gross acre/Southeast Overlay/Restricted Zoning) zoning district; Crystal Springs Development Group, Applicant (Neathamer Surveying, Inc. Agent). Sarah Sousa, Planner.

DESCRIPTION OF CORRECTIONS	REFERENCE	
Requirement ADDITIONAL REQUIREMENTS/COMMENTS	MEDFORD	OTHER
Same requirements listed in LDS-12-004 with the following additional requirements:		
1. One additional fire hydrant required on Silver Leaf Lane in front of lot #649		
2. Parking shall be prohibited and posted on one side of the 26' wide portion of Silver Leaf Lane		

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.

CITY OF MEDFORD
EXHIBIT # L
File # LDS-15-055

Memo

RECEIVED
JUL 01 2015
PLANNING DEPT.

To: Sarah Sousa, Planning Department

From: Mary Montague, Building Department

CC: Crystal Springs Development Group

Date: 06/30/2015

Re: File No. LDS-15-055

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 residential 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 2014 ORSC with additional Oregon amendments to the 2011 ORSC; 2014 OPSC; and 2014 OMSC. For list of applicable Building Codes, please visit the City of Medford website: www.ci.medford.or.us Click on "City Departments" at top of screen; click on "Building"; click on "Design Criteria" on left side of screen and select the appropriate design criteria.

2. All plans are to be submitted electronically. Information on the website: www.ci.medford.or.us Go to "City Departments" at top of screen; click on "Building"; click on "ELECTRONIC PLAN REVIEW (ePlans)" for information.

3. Provide site specific soils report for each lot.

4. Engineered retaining wall details may be required as necessary for lots with a cut slope greater than 3 feet difference; prior to making any vertical cuts at property lines that could affect lots above, per civil engineer.

5. Excavation grading permit required for installation of utilities and retaining walls mentioned in Item #4 above.

CITY OF MEDFORD
EXHIBIT # M
File # LDS-15-055

STAFF MEMO

To: Sarah Sousa

From: Jennifer Ingram, Address Technician

Date: 7/1/2015

Subject: LDS-15-055

1. Once the proposed street 'Silver Leaf Lane' is constructed, the property located at 4366 Cherry Lane will need to be readdressed to a Silver Leaf Lane address.
2. Said property (Lot 648) will require a minimum access drive address sign at the intersection of the driveway & Silver Leaf Lane.

CITY OF MEDFORD
EXHIBIT # n
File # LDS-15-055

BOARD OF WATER COMMISSIONERS

Staff Memo

MEDFORD WATER COMMISSION

TO: Planning Department, City of Medford

FROM: Rodney Grehn P.E., Water Commission Staff Engineer

SUBJECT: LDS-15-055

PARCEL ID: 371W27 TL's 1000, 1101 & 1102, 371W27A TL 2300

RECEIVED
JUL 01 2015
PLANNING DEPT.

PROJECT: Consideration of a request for tentative plat approval for Summerfield at South East Park Subdivision, Phase 22, a 27 lot residential subdivision between Autumn Hills Drive and Waterstone Drive on approximately 10.50 acres. The request also includes a tentative plat for six reserve acreage tracts of Phases 16-21 of Summerfield at South East Park Subdivision, generally located south of Cherry Lane and north of Barnett Road, within the SFR-4 & SFR-10/SE/RZ (Single Family Residential – 4 dwelling units per gross acre/Single Family Residential – 10 dwelling units per gross acre/Southeast Overlay/Restricted Zoning) zoning district; Crystal Springs Development Group, Applicant (Neathamer Surveying, Inc. Agent). Sarah Sousa, Planner.

DATE: June 30, 2015

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

CONDITIONS

1. The water facility planning/design/construction process will be done in accordance with the Medford Water Commission (MWC) "Regulations Governing Water Service" and "Standards For Water Facilities/Fire Protection Systems/Backflow Prevention Devices."

2. All parcels/lots of proposed property divisions will be required to have metered water service prior to recordation of final map, unless otherwise arranged with MWC.

3. Installation of new 8-inch water lines are required to be installed in Crystal Springs Drive, Calle Vista Drive, Wingate Street, Waterstone Drive, Autumn Hills Drive, and Silver Leaf Lane. Applicants' civil engineer shall coordinate with MWC engineering staff for water facility layout.

4. The existing water meter that serves the existing home at 4366 Cherry Lane is required to be abandoned once "new" water mains and "new" metered water service is installed to Lot 648 off proposed Silver Leaf Lane.

COMMENTS

1. Off-site water line installation is not required.

2. On-site water facility construction is required. (See Condition 3 above)

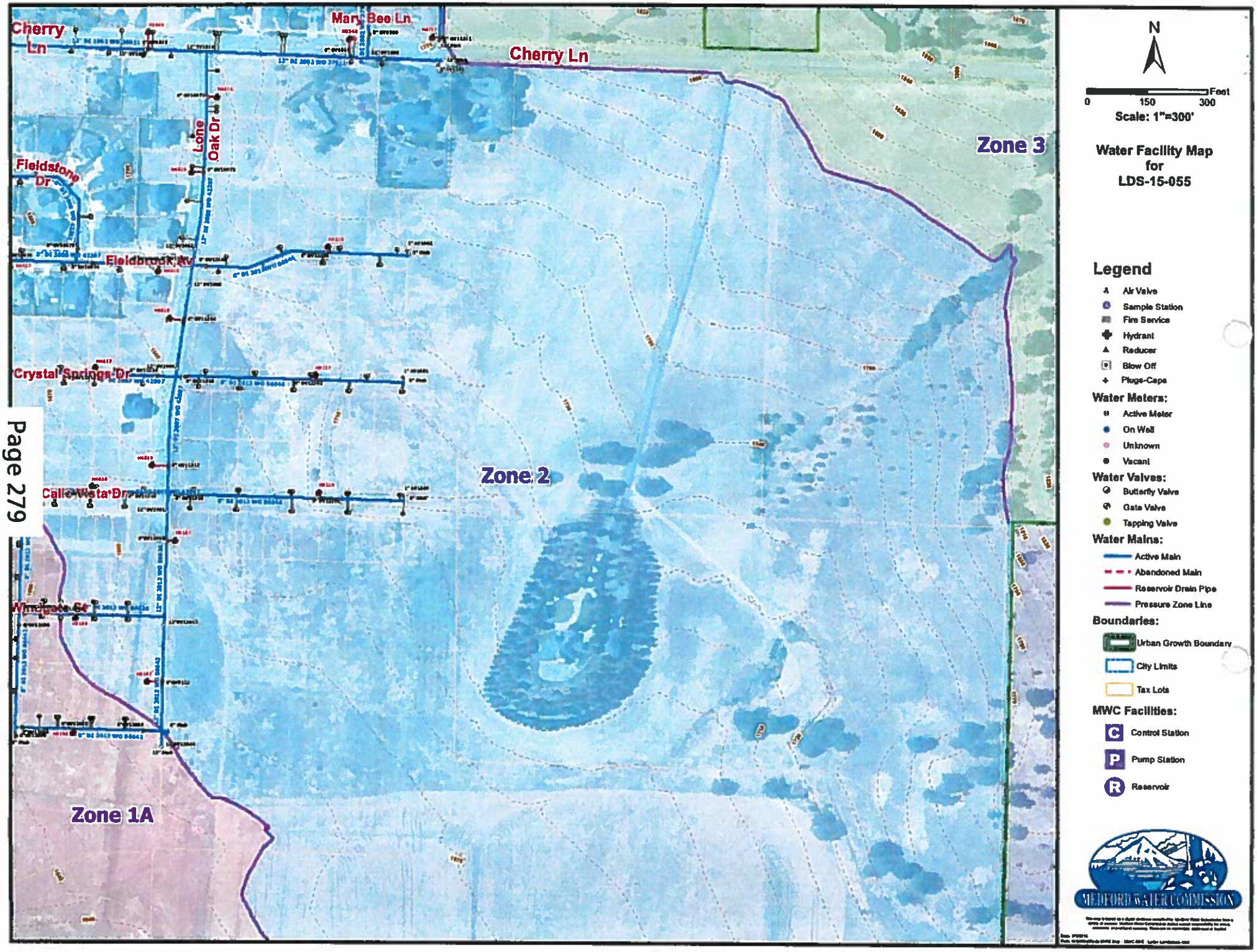
Continued to next page

CITY OF MEDFORD
EXHIBIT # O
File # LDS-15-055

Continued from previous page

3. MWC-metered water service does exist to this property. There is an existing 1-inch water meter that is located at the east end of existing Crystal Springs Drive that serves the residence located at 4366 Cherry Lane. (See Condition 4 above)

4. Access to MWC water lines is available. This proposed subdivision falls within MWC's "Zone 2" Pressure Zone (Elevation: 1650' to 1800'). There are 8-inch water lines stubbed for future extension into these proposed phases of "Summerfield at South Eat Park, Phase 22 and Reserve Acreage. There are existing 8-inch water line stubs located in Crystal Springs Drive, Calle Vista Drive, and Windgate Street (which are located at east end of Summerfield at South East Park Phase 14.


Cherry Ln
Mary Bee Ln
Cherry Ln
Lone Oak Dr
Fieldstone Dr
Fieldbrook Av
Crystal Springs Dr
Calle Vista Dr
Whitegate Ct
Zone 3
Zone 2
Zone 1A
N
0
150
300
Feet
Scale: 1"=300'
Water Facility Map for LDS-15-055
Legend
Air Valve
Sample Station
Fire Service
Hydrant
Reducer
Blow Off
Plugs-Caps
Water Meters:
Active Meter
On Well
Unknown
Vacant
Water Valves:
Butterfly Valve
Gate Valve
Tapping Valve
Water Mains:
Active Main
Abandoned Main
Reservoir Drain Pipe
Pressure Zone Line
Boundaries:
Urban Growth Boundary
City Limits
Tax Lots
MWC Facilities:
C Control Station
P Pump Station
R Reservoir
MEDFORD WATER COMMISSION

MEDFORD PARKS & RECREATION

HEALTHY LIVES. HAPPY PEOPLE. STRONG COMMUNITY.

RECEIVED
JUN 26 2015
PLANNING DEPT.

TO: Planning Department

FROM: Pete Young, Parks & Recreation Planner

SUBJECT: LANDSCAPE / IRRIGATION REVIEW: LDS-15-055, Crystal Springs Development Group, Summerfield at South East Park Subdivision, Phase 22 - 27

DATE: June 26, 2015

Staff has reviewed the applicant's Street Tree Plan and has the following comments:

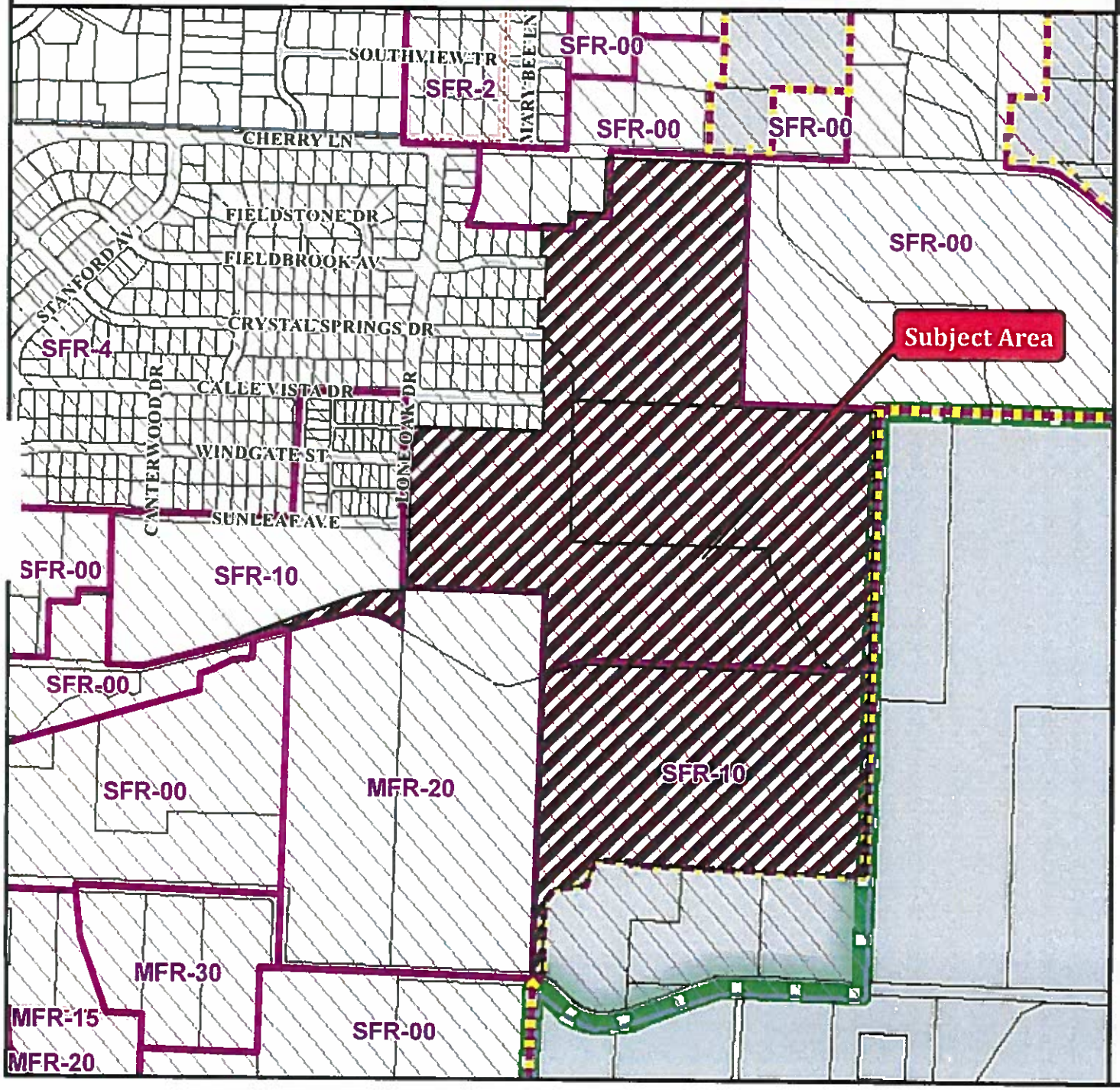
1. Sheet L-1; The specified Prunus cerasifera is not on the list of approved street trees. The City Arborist requires the applicant choose a tree that is on the list such as a dogwood, kolerteria or cherry for this location.

2. Sheet L-1; The specified raywood ash is not on the list of approved street trees. The City Arborist requires the applicant choose a tree that is on the list for this location.

3. Sheet L-1; The applicant is directed to replace the details shown on sheet L-1 with the City of Medford street tree planting standards.
   - Excavate top of root ball to expose root flare;
   - Root flare should be visible 1" above finish grade; and
   - Remove all wire, trim burlap and felt from rootball.

4. Sheet L-2; The specified red alder is not on the list of approved street trees. The City Arborist requires the applicant choose a tree that is on the list for this location.

CITY OF MEDFORD
EXHIBIT # P
File # LDS-15-055



Vicinity Map

Application Name/Description:
Summerfield Phase 22

Proposal:
27 lot subdivision and 6 reserve acreage lots

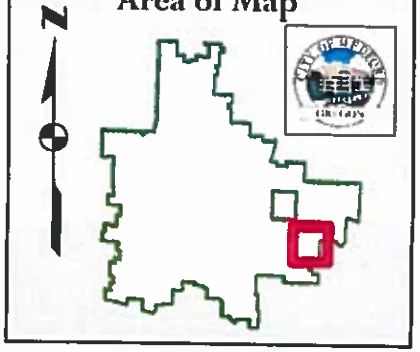
File Numbers:
LDS-15-055

Applicant:
Crystal Springs Development Group

Map/Taxlot:
371W27 TL's 1000, 1101 & 1202
371W27A TL 2300

- Subject Area
- Medford Zoning
- UGB
- Tax Lots
- Southeast
- PUD

Area of Map



04/09/2015

BEFORE THE MEDFORD PLANNING COMMISSION

STATE OF OREGON, CITY OF MEDFORD

IN THE MATTER OF PLANNING COMMISSION FILE PUD-03-124	)	
APPLICATION FOR REVISION TO EAST MCANDREWS VILLAGE AT	)	**ORDER**
VISTA POINTE SUBMITTED BY SILVER OAK RIDGE LLC	)	

ORDER granting approval for a revision to the required agricultural buffer plantings and timing of the installation of those plantings for East McAndrews Village at Vista Pointe PUD, located southwest of East McAndrews Road and opposite Vista Pointe Drive and Chablis Terrace on approximately 29 acres within the SFR-4/PD (Single Family Residential-4 units per acre/Planned Development Overlay) zoning district.

WHEREAS:

1. The Planning Commission has duly accepted the application filed in accordance with the Land Development Code, Section 10.245(A), Revision of a Preliminary or Final Planned Unit Development Plan; and

2. The Medford Planning Commission has considered in an open meeting the applicant's request for a revision to the required agricultural buffer plantings and timing of the installation of those plantings for East McAndrews Village at Vista Pointe PUD, located southwest of East McAndrews Road and opposite Vista Pointe Drive and Chablis Terrace on approximately 29 acres within the SFR-4/PD (Single Family Residential-4 units per acre/Planned Development Overlay) zoning district; and

3. Evidence and recommendations were received and presented by the applicant's representative and Planning Department staff; and

4. After consideration and discussion, the Medford Planning Commission, upon a motion duly seconded, approved a revision to the required agricultural buffer plantings and timing of the installation of those plantings for East McAndrews Village at Vista Pointe PUD, located southwest of East McAndrews Road and opposite Vista Pointe Drive and Chablis Terrace on approximately 29 acres within the SFR-4/PD (Single Family Residential-4 units per acre/Planned Development Overlay) zoning district.

THEREFORE LET IT BE HEREBY ORDERED that the approval for a revision to the required agricultural buffer plantings and timing of the installation of those plantings for East McAndrews Village at Vista Pointe PUD, located southwest of East McAndrews Road and opposite Vista Pointe Drive and Chablis Terrace on approximately 29 acres within the SFR-4/PD (Single Family Residential-4 units per acre/Planned Development Overlay) zoning district is granted, per the Staff Report dated July 16, 2015.

Accepted and approved this 23rd day of July 2015.

CITY OF MEDFORD PLANNING COMMISSION

_____
Planning Commission Chair

ATTEST:

_____
Planning Department Representative

STAFF REPORT

for a Type-C quasi-judicial decision: **Revision to approved Final PUD Plan**

Project	East McAndrews Village at Vista Pointe PUD Applicant: Silver Oak Ridge, LLC; Agent: Randy Jones	
File no.	PUD-03-124	
To	Planning Commission	*for 7/23/2015 hearing*
From	Kelly Akin, Principal Planner	
Date	July 16, 2015	

BACKGROUND

Proposal

Consideration of a revision to the required agricultural buffer plantings and timing of the installation of those plantings for East McAndrews Village at Vista Pointe PUD, located southwest of East McAndrews Road and opposite Vista Pointe Drive and Chablis Terrace on approximately 29 acres within the SFR-4/PD (Single Family Residential-4 units per acre/Planned Development Overlay) zoning district.

Subject Site Characteristics

Zoning	SFR-4	Single Family Residential, 4 dwelling units per gross acre
Overlay	PD	Planned Development
GLUP	UR	Urban Residential
Use	Vacant with some infrastructure	

Surrounding Site Characteristics

North	SFR-4	Church, Forest Ridge at Vista Pointe PUD
South	SFR-2	Single Family Residential, 2 dwelling units per gross acre Single family homes
East	SFR-4	Oregon Hills Park, commercial properties within Westridge Village at Vista Pointe
West	EFU	Jackson County Exclusive Farm Use zoning designation Hillcrest Orchards and Vineyards

Related Projects

GF-01-20	Master Plan for Oregon Hills (Vista Pointe)
PUD-03-124	Vista Pointe PUD
AC-06-312	Westridge Village Phases 3, 4, and 8
LDS-10-003	East McAndrews Village Phases 1-6 and Reserve Acreage

Applicable Criteria

10.245 Revision or Termination of a PUD

A. *Revision of a Preliminary or Final PUD Plan: The expansion or modification of a PUD approved under earlier PUD ordinances of the City or the revision of a Preliminary or Final PUD Plan shall follow the same procedures required for initial approval of a Preliminary PUD Plan in this Section, provided:*

***

3. *Burden of Proof; Criteria for Revisions: The burden of proof and supporting findings of fact and conclusions of law for the criteria in Subsections 10.235(D) or 10.240(G), as applicable, shall be strictly limited to the specific nature and magnitude of the proposed revision. However, it is further provided that the design and development aspects of the whole PUD may be relied upon in reaching findings of fact and conclusions of law for the criterion at Subsection 10.235(D)(5). It is further provided that before the Planning Commission can approve a PUD Plan revision, it must determine that the proposed revision is compatible with existing developed portions of the whole PUD.*

10.235(D) Approval Criteria for Preliminary PUD Plan

The Planning Commission shall approve a Preliminary PUD if it concludes that compliance exists with each of the following criteria:

1. *The proposed PUD:*
   a. *preserves an important natural feature of the land, or*
   b. *includes a mixture of residential and commercial land uses, or*
   c. *includes a mixture of housing types in residential areas, or*
   d. *includes open space, common areas, or other elements intended for common use or ownership, or*
   e. *is otherwise required by the Medford Land Development Code.*

2. *The proposed PUD complies with the applicable requirements of this Code, or*
   a. *the proposed modified applications of the Code are related specifically to the implementation of the rationale of the PUD as described in Section 10.235(B)(3)(a), and*
   b. *the proposed modifications enhance the development as a whole resulting in a more creative and desirable project, and*
   c. *the proposed modifications to the limitations, restrictions, and design standards of this Code will not materially impair the function, safety, or efficiency of the circulation system or the development as a whole.*

3. *The property is not subject to any of the following measures or if subject thereto the PUD can be approved under the standards and criteria thereunder:*
   a. *Moratorium on Construction or Land Development pursuant to ORS 197.505 through 197.540, as amended.*
   b. *Public Facilities Strategy pursuant to ORS 197.768 as amended.*
   c. *Limited Service Area adopted as part of the Medford Comprehensive Plan.*

4. *The location, size, shape and character of all common elements in the PUD are appropriate for their intended use and function.*

5. *If the Preliminary PUD Plan includes uses not allowed in the underlying zone pursuant to Subsection 10.230(D) (8)(c), the applicant shall alternatively demonstrate that either: 1) demands for the Category "A" public facilities listed below are equivalent to or less than for one or more permitted uses listed for the underlying zone, or 2) the property can be supplied by the time of development with the following Category "A" public facilities which can be supplied in sufficient condition and capacity to support development of the proposed use:*
   a. *Public sanitary sewerage collection and treatment facilities.*
   b. *Public domestic water distribution and treatment facilities.*
   c. *Storm drainage facilities.*
   d. *Public streets.*

   Determinations of compliance with this criterion shall be based upon standards of public facility adequacy as set forth in this Code and in goals and policies of the Comprehensive Plan which by their language and context function as approval criteria for comprehensive plan amendments, zone changes or new development. In instances where the Planning Commission determines that there is insufficient public facility capacity to support the development of a particular use, nothing in this criterion shall prevent the approval of early phases of a phased PUD which can be supplied with adequate public facilities.

6. *If the Preliminary PUD Plan includes uses proposed under Subsection 10.230(D)(8)(c), approval of the PUD shall also be subject to compliance with the conditional use permit criteria in Section 10.248.*

7. *If approval of the PUD application includes the division of land or the approval of other concurrent development permits applications as authorized in Subsection 10.230(C), approval of the PUD shall also be subject to compliance with the substantive approval criteria in Article II for each of the additional development applications.*

Corporate Names

The Secretary of State Corporation Division website lists Sydnee Dreyer as the Registered Agent of Silver Oak Ridge, LLC. Michael T. Mahar is a Member.

ISSUES AND ANALYSIS

Background

The Planning Commission initially approved the 166-acre Vista Pointe PUD in September 2003. On appeal, the City Council approved the Preliminary PUD Plan on November 20, 2003. Vista Pointe initially consisted of four sub-phases: Forest Ridge, Mountain Top, Innsbruck Ridge, and Westridge Village. In October 2010, the Planning Commission approved a revision to the PUD that renamed and revised the majority of that portion of Westridge Village west of E McAndrews Road to *East McAndrews Village* and approved a tentative plat and Final PUD Plan for that area. The area west of E McAndrews Road identified in the Preliminary PUD Plan as Westridge Village Phases 6 and 7 were not affected by that change and retain the original name. Since the 2010 revision, both East McAndrews Village and Westridge Village Phases 6 and 7 have been acquired by the applicant.

Revision Request

The subject of this revision request is limited to the required agricultural buffer that extends along the westerly property line adjacent to Hillcrest Orchard. The applicant requests the approval of a revised planting plan and the ability to delay the plantings for up to one year after the approval of the tentative plat.

Planting Plan (Exhibit C)

Medford Land Development Code (MLDC) Section 10.801(D)(2) requires 6-foot high fencing, a minimum 8-foot setback, and a row of evergreen trees planted 8 feet on center as mitigation measures between the agricultural use and urban development. The original 2003 Preliminary PUD Plan conditions of approval required a 7-foot chain link fence with slats and a 75-foot setback along the Hillcrest Orchard. Two rows of evergreen trees were required to be planted within the first 25 feet of the 75-foot buffer in the residential area, and three rows in the commercial area, with the trees staggered by row and placed 16 feet apart (Exhibit D).

The applicant has submitted a revised landscape plan, prepared by a licensed landscape architect as required in MLDC 10.780, which will provide a similar level of spray drift mitigation. The plantings include Deodar Cedar, Ponderosa Pine, and a mixture of large shrubs. This solution will provide a significantly more attractive interface between the uses.

Installation Timing

The purpose of delaying the plantings is to allow the completion of those residences along the buffer so that the plantings are not damaged during construction. The applicant has submitted the final plat for East McAndrews Village Phase 1 for review.

The request is to amend the condition to delay the plantings for up to one year after the final plat is approved for each phase.

The proposed condition language is included as Exhibit A. No other changes to any of the conditions of approval from the 2003 Preliminary PUD Plan or its subsequent revisions are affected by this decision.

Public Comments

The agent for the owners of the Hillcrest Orchard property has submitted a letter in support of the change (Exhibit E).

FINDINGS AND CONCLUSIONS

MLDC 10.245 requires the Commission to determine that the proposed revision is consistent with the Final PUD Plan approval criteria in MLDC 10.240(G), and states that the Commission's findings are limited to the proposed revision.

The criterion at 10.240(G)(2)(d) requires a finding as to whether, *"Modifications to the provisions of this Code have been included which were not approved as part of the Preliminary PUD Plan under Section 10.230(D)."* In this case, the modification to the planting requirements for the agricultural buffer in MLDC 10.801(D)(2) was not contemplated in the Preliminary PUD Plan approval; therefore, staff has included and analyzed the approval criteria for the Preliminary PUD Plan in MLDC 10.235(D).

In MLDC 10.230(D)(4), the Commission has the authority to modify landscaping standards. Under this section, the Commission must find that the modification fulfills the purpose and intent of the PUD. The findings adopted by the City Council on appeal in 2003 state, in part, *"The nature and planned use of the proposed Vista Pointe PUD is to provide for a mixed use residential development. The proposed uses include single family developments with large lots, standard lots, and small lots; with condominiums and pad lot residential developments; congregate care facility; commercial development; and a church facility..."*

The Commission can find that the area abutting the subject agricultural buffer contains a mixture of commercial and residential uses as approved in the 2003 Vista Pointe PUD. The Commission can also find that modifying the plantings will provide a more aesthetically pleasing environment for the residents and visitors to the commercial area while providing adequate mitigation between the differing uses. Finally, the Commission can find that this revision request does not alter its prior findings related to the 2003 PUD decision and its subsequent revisions.

RECOMMENDED ACTION

Adopt the findings as recommended by staff and adopt the Final Order for approval of the revision to East McAndrews Village at Vista Pointe PUD per the staff report dated July 16, 2015, including Exhibits A through E.

EXHIBITS

A Conditions of Approval, dated July 16, 2015
B Revision Request received June 17, 2015
C Revised Planting Plan received June 17, 2015
D Conditions of Approval for Vista Pointe PUD dated September 11, 2003 and modified by the City Council on November 20, 2003
E Letter from Montero & Associates, LLC, received May 7, 2015
Vicinity map

PLANNING COMMISSION AGENDA: **JULY 23, 2015**

Conditions of Approval
Revision to East McAndrews Village at Vista Pointe PUD
Agricultural Buffer
PUD-03-124
July 16, 2015

This revision to the conditions of approval for Vista Pointe PUD per the Planning Commission Report dated September 11, 2003, as modified by the City Council's further action on November 20, 2003, is limited to Code Required Condition No. 6 below. All other conditions remain unchanged.

Code-Required Conditions:

6. The applicant shall revise all future landscape plans and complete the following conditions prior to final plat approval for those project phases adjoining the west PUD boundary adjacent to Hillcrest Orchards, to include the following:

   a. Fencing

      A 7-foot high chain link fence with slats shall be installed along the property line with the Hillcrest Orchard property. Information shall be provided regarding the long-term maintenance responsibility for the fence.

   b. Landscaping - Residential Phases

      ~~Two rows of evergreen trees in the western most 25 feet of the setback, with the trees in the first row planted offset from the trees in the second row. The first row of trees shall be planted within 10 feet and the second row of trees shall be planted within 30 feet of the westerly border of the PUD with the orchard property. The trees in each row shall be planted 16 feet apart. The tree species shall be reviewed and approved by the Parks and Recreation Department and Planning Department staff and shall have a minimum caliper of 2 inches.~~

      The landscaping shall be installed per the Landscape Plan identified as Exhibit C to the Staff Report dated July 16, 2015, within one year after the approval of the final plat for each phase. The trees shall be served by an underground irrigation system. Information shall be provided regarding the long-term responsibility for care and maintenance of the landscaping. The applicant shall provide security for the completion of the landscaping prior to the approval of the final plat for each phase.

   c. Landscaping - Commercial Phases

      ~~Three rows of evergreen trees, with the trees in the first and third rows planted off set from the trees in the second row, with the trees in each row planted 16~~

CITY OF MEDFORD
EXHIBIT # A
File # PUD-03-124
REVISION TO BUFFER

~~feet apart staggered. The tree species shall be reviewed and approved by the Parks and Recreation Department and Planning Department staff and shall have a minimum caliper of 2 inches.~~

The landscaping shall be installed per the Landscape Plan identified as Exhibit C to the Staff Report dated July 16, 2015, within one year after the approval of the final plat for each phase. The trees shall be served by an underground irrigation system. Information shall be provided regarding the long-term responsibility for care and maintenance of the landscaping. The applicant shall provide security for the completion of the landscaping prior to the approval of the final plat for each phase.

d. Deed Declaration

A restrictive covenant, in a form acceptable to the City Attorney, that requires the owner and all successors in interest to recognize and accept common, customary and accepted farming practices shall be recorded for all urban land proposed for development which lies within 200 feet from land zoned EFU. Preparation and approval of such deed declaration shall be in conformance with Section 10.804(2c).

e. Irrigation Runoff

A plan shall be approved by the Public Works Department showing that measures appropriate to the circumstances present shall be undertaken by the urban developer to mitigate adverse impacts, which may occur from periodic naturally occurring runoff and inadvertent agricultural irrigation runoff.

f. Building Setback

There shall be a 75-foot building setback from the Hillcrest Orchard property to all habitable residential buildings. Only non-habitable enclosed buildings, such as garages or storage buildings with doors facing east may be built in the eastern-most 25 feet of this setback area.

There shall be a 50-foot building setback from the Hillcrest Orchard property to all commercial buildings.

The above components comprise the conditions imposed by the Planning Commission regarding Agricultural Buffering. Satisfaction of these conditions shall be a requirement of approval of the final plats for each phase of the subdivision, which abuts the Hillcrest Orchard property.

Kelly A. Akin

From: Randy Jones <randy@maharhomes.com>
Sent: Wednesday, June 17, 2015 5:16 PM
To: Kelly A. Akin
Cc: Bob Neathamer
Subject: Buffer yard E. McAndrews Village

RECEIVED
JUN 17 2015
PLANNING DEPT

Kelly,

As we have discussed, I am asking for the planning staff and commission to modify the current buffer yard requirements for East McAndrews Village Phases 1 and 2 to the following:

1. Please substitute the current planting schedule with the plans given you dated 6/12/15 provided by Galbreath and Associates. These plans have been accepted by our easterly boundary neighbor. You have their acceptance letter on file.

2. Please allow us up to one year from recording of final plat to install the buffer yard plantings complete with irrigation. We will provide security for the completion. This will allow us to finish site development work in a timely fashion with the least amount of conflict with the buffer yard improvements.

Thank you for your assistance!

Silver Oak Ridge, LLC by

Randy Jones-partner
Mahar Homes, Inc.
541-210-0459

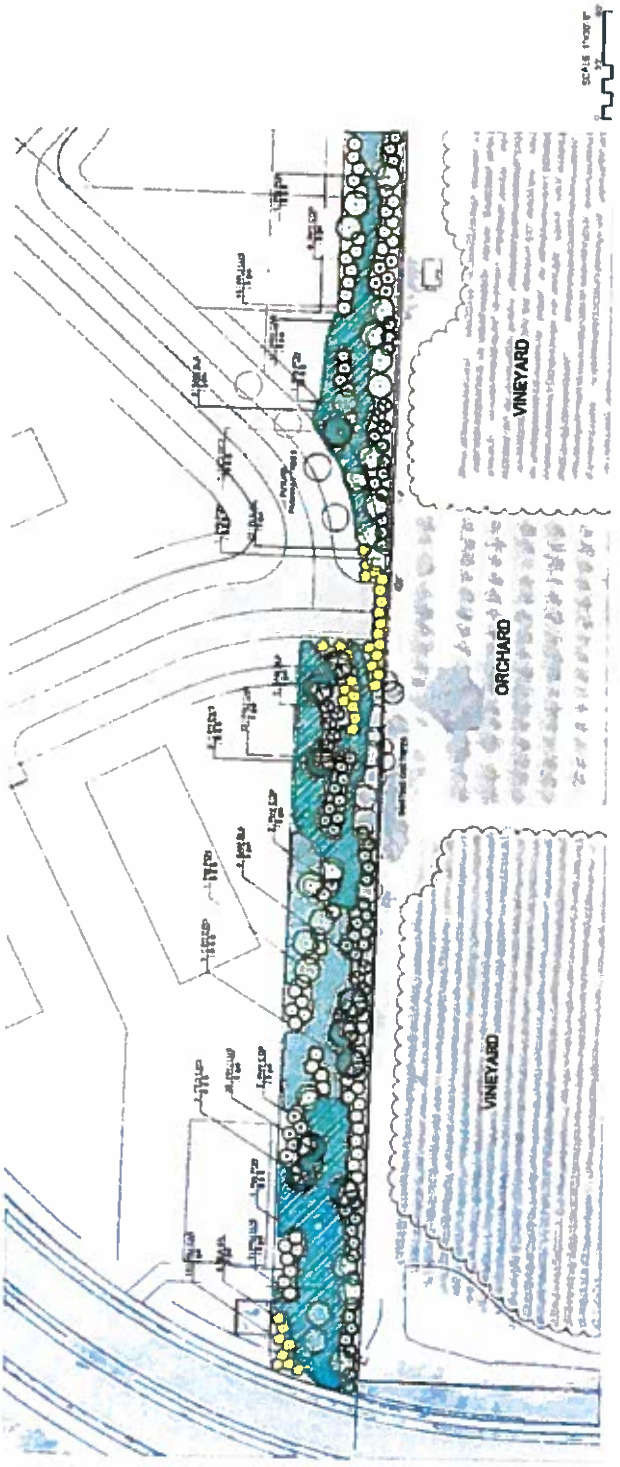
CITY OF MEDFORD
EXHIBIT # B
File # PUD-03-124
REVISION TO BUFFER

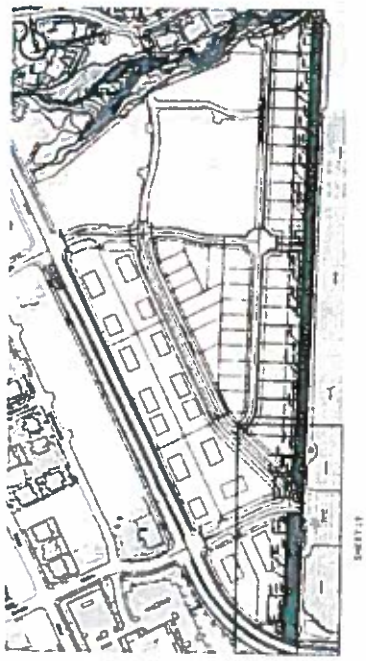
RECEIVED
JUN 17 2015
PLANNING DEPT

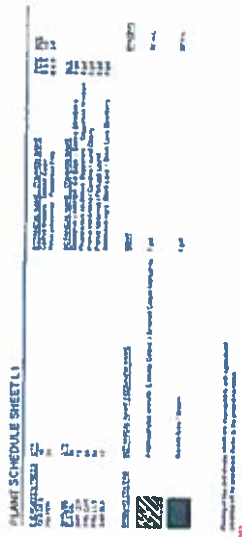
VISTA POINTE
Medford, Oregon

Agricultural Buffer

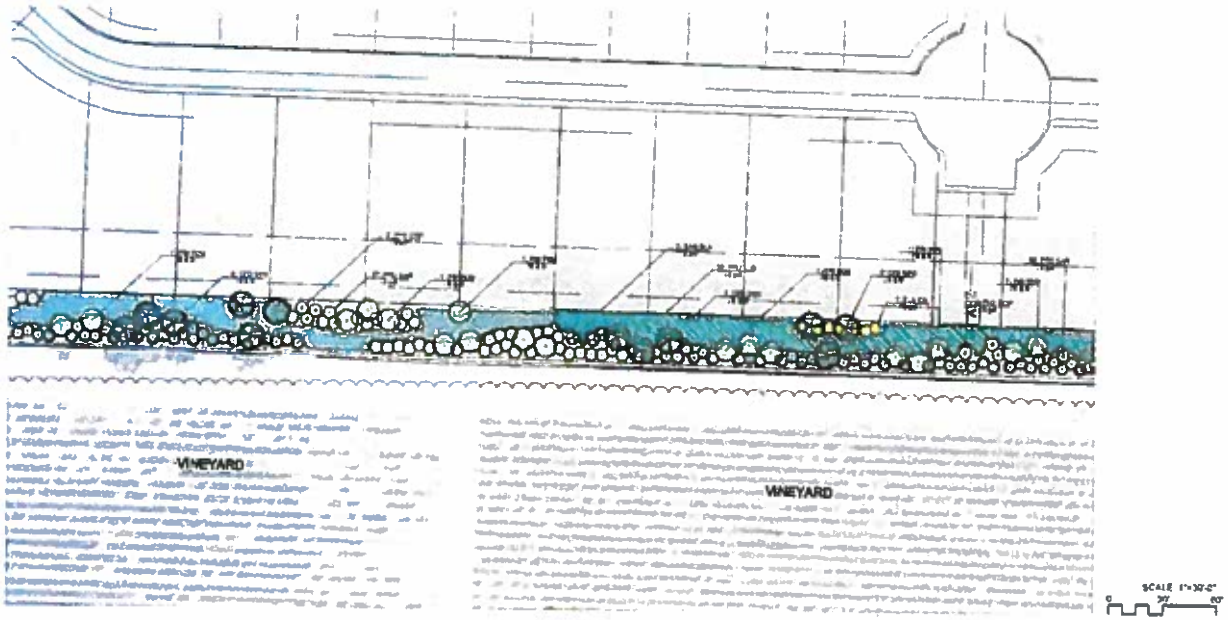
L1



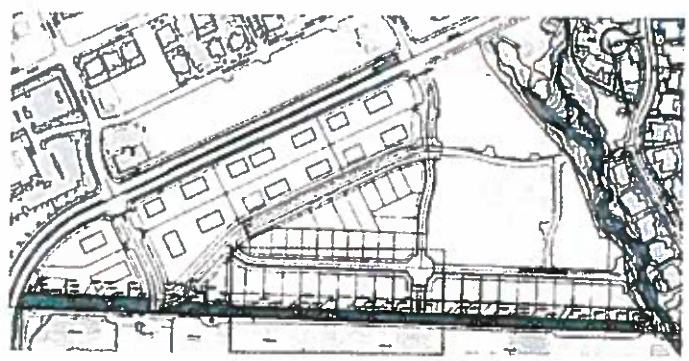




CITY OF MEDFORD
EXHIBIT # C 1 OF 3
File # PUD-03-124
DECISION TO BUFFER



PLANT SCHEDULE SHEET L2



SHEET L2

galbraith

LANDSCAPE ARCHITECTURE & SITE PLANNING

REGISTERED LANDSCAPE ARCHITECT

VISTA POINTE

Medford, Oregon

Agricultural Buffer

L2

PLANNING DEPT

RECEIVED

JUN 17 2015

CITY OF MEDFORD

EXHIBIT # C 2 of 3

File # PUD-03-124

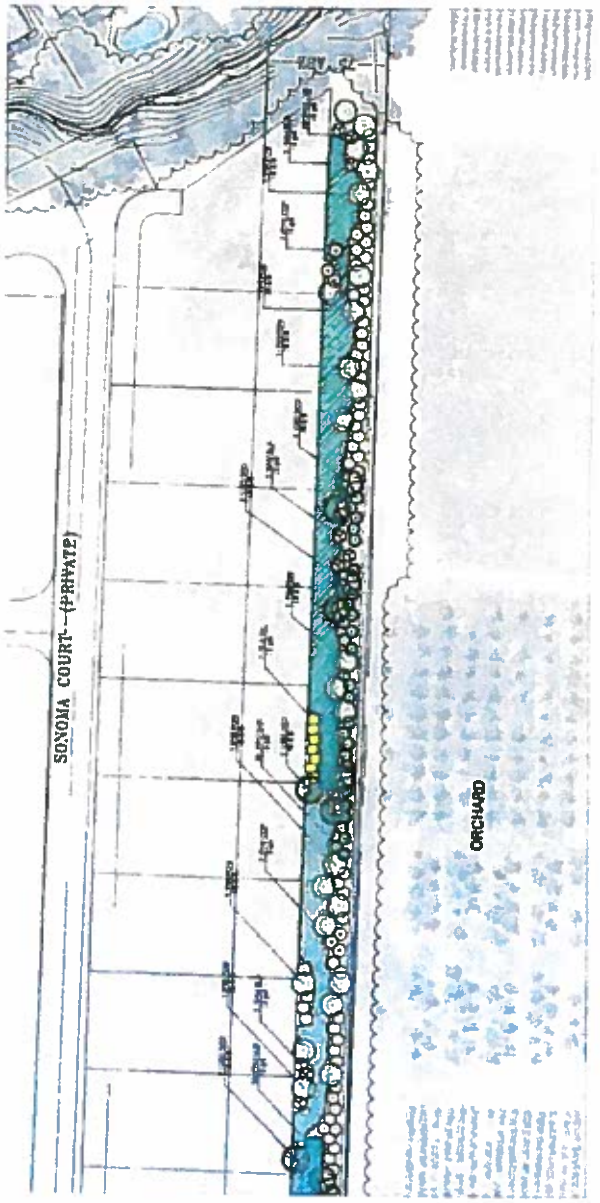
REVISION TO BUFFER

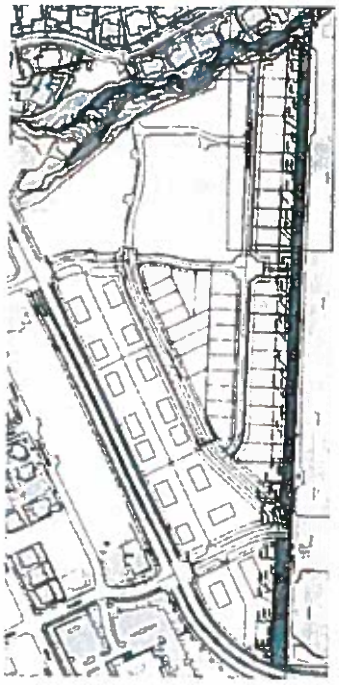
RECEIVED
JUN 17 2015
PLANNING DEPT

VISTA POINTE
Medford, Oregon

Agricultural Buffer

L3





CITY OF MEDFORD
EXHIBIT # C 3 of 3
File # PUD-03-124
REVISION TO BUFFER

LIST OF CONDITIONS
As per
PLANNING COMMISSION REPORT *dated* SEPTEMBER 11, 2003, as modified by the City Council's further action on November 20, 2003.

(Vista Pointe Planned Unit Development – PUD-03-124)

Discretionary Conditions:

1. The applicant of the PUD or the applicant for the church shall install a Type "A" buffer along the entire west boundary of the PUD that adjoins the proposed church facility. The design for the Type "A" buffer shall be included on the landscape plan that is submitted to the City for Site Plan and Architectural Review.

2. Prior to final plat approval and final plan approval, the applicant shall revise both the final plat and the final plan to include Park Ridge Drive as a standard residential street rather than a minor residential street.

3. The condition regarding the extension of Tamarack Drive to the west property boundary was modified by the City Council to read: *Tamarack Drive shall be a public street that will intersect with Merlot Court and shall not be extended to the west boundary of the PUD from its future intersection with Merlot Court.* This decision revises Condition 1(b) on page 15 of the September 11, 2003, Commission Report.

4. The Final Plat for Westridge Village, Phase 3, shall show:

   a. *The 15-foot Public Utility Easement (PUE) along the McAndrews Road right-of-way between Vista Point Drive, north to the west boundary of the project. This portion of the PUE shall include a public waterline.* This decision revises Condition 4(a) and 4(b) on pages 14 and 15 of the September 11, 2003, Commission Report.

   b. A public utility easement parallel and contiguous to that water easement on the west side of McAndrews Road between Vista Pointe Drive north to the west boundary of the project.

5. The first application for Site Plan and Architectural Commission review on the subject site shall include a master pedestrian/bicycle plan that shows the interconnectivity of all sidewalks and paths throughout the entire development.

6. All signs within Phases 3, 4, and 5 of Westridge Village shall be reviewed and approved by the Site Plan and Architectural Commission in accordance with Section 10.291(1), prior to the submittal of application for sign permits.

7. Prior to final plat approval of Phase 1 and Phase 2 of Innsbrook Ridge, a plan shall be submitted showing that each of the oversize lots has a viable building area.

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REVISION TO BUFFER

8. The Site Plan and Architectural Commission review of the church shall include:

   a. Determination that the Type "A" bufferyard along the west boundary meets the code standards.

   b. Consideration of all signs in conjunction with the church as to their size, location, and appropriateness.

9. Parks strips shall be eliminated over the 8 stream crossings as shown on Exhibits "U" and "V".

Code-Required Conditions:

1. In conjunction with the next Land Development application for Vista Pointe PUD, a Revised Preliminary Plan shall be submitted for staff review, incorporating all pertinent conditions of this approval, to include:

   a. Park Ridge Drive as a Standard Residential Street.

   b. The extension of Tamarack Drive from its intersection at Merlot Court, west to the west boundary of the PUD.

   c. Standard Residential Streets having a right-of-way width of 63 feet.

   d. Agricultural landscaping and fencing.

2. Prior to issuance of the first building permit for each phase of development, the applicant shall receive approval of the final PUD plan, the final plat, and, obtain approval from the Site Plan and Architectural Commission for the building, architecture, landscaping, and site details, and site details or any other element or revisions thereto. Those phases that are exclusively single-family development shall not require review by the Site Plan and Architectural Commission.

3. Prior to final plat approval, the applicant shall:

   a. Comply with Recommendations from the Public Works Department (Exhibit "J") dated June 9, 2003.

   b. Comply with items identified in the Recommendations from the Medford Bureau of Fire Protection, (Exhibit "M") dated June 11, 2003.

   c. Extend water lines, including easements as necessary, to serve each lot and install meters to Medford Water Commission specifications.

4. The final plats and final plans of all phases of the subdivision shall show all Standard Residential Streets having a 63-foot right-of-way rather than a 65-foot right-of-way.

5. The final plans and final plats for the appropriate subdivision phases, shall include the following street name revisions:

   a. West Village Court changed to Sonoma Court.
   b. Corvina Way changed to Chardonnay Way.
   c. Brook Way changed to Chianti Way.
   d. Cold Springs Avenue changed to Navarro Springs Avenue.
   e. Westridge Terrace changed to Brownridge Terrace.
   f. North Ridge Avenue changed to Bordeaux Avenue.
   g. Mountain Top Drive changed to Monte Cima Drive.

6. The applicant shall revise all future landscape plans and complete the following conditions prior to final plat approval for those project phases adjoining the west PUD boundary adjacent to Hillcrest Orchards, to include the following:

   a. Fencing

      A 7-foot high chain link fence with slats shall be installed along the property line with the Hillcrest Orchard property. Information shall be provided regarding the long-term maintenance responsibility for the fence.

   b. Landscaping - Residential Phases

      Two rows of evergreen trees in the western-most 25 feet of the setback, with the trees in the first row planted offset from the trees in the second row. The first row of trees shall be planted within 10 feet and the second row of trees shall be planted within 30 feet of the westerly border of the PUD with the orchard property. The trees in each row shall be planted 16 feet apart. The tree species shall be reviewed and approved by the Parks and Recreation Department and Planning Department staff and shall have a minimum caliper of 2 inches. The trees shall be served by an underground irrigation system. Information shall be provided regarding the long-term responsibility for care and maintenance of the landscaping.

   c. Landscaping - Commercial Phases

      Three rows of evergreen trees, with the trees in the first and third rows planted off-set from the trees in the second row, with the trees in each row planted 16 feet apart staggered. The tree species shall be reviewed and approved by the Parks and Recreation Department and Planning Department staff and shall have a minimum caliper of 2 inches. The trees shall be served by an underground irrigation system. Information shall be provided regarding the long-term responsibility for care and maintenance of the landscaping.

   d. Deed Declaration

      A restrictive covenant, in a form acceptable to the City Attorney, that requires the owner and all successors in interest to recognize and accept common, customary and accepted farming practices shall be recorded for all urban land proposed for

development which lies within 200 feet from land zoned EFU. Preparation and approval of such deed declaration shall be in conformance with Section 10.804(2c).

e. Irrigation Runoff

A plan shall be approved by the Public Works Department showing that measures appropriate to the circumstances present shall be undertaken by the urban developer to mitigate adverse impacts, which may occur from periodic naturally occurring runoff and inadvertent agricultural irrigation runoff.

f. Building Setback

There shall be a 75-foot building setback from the Hillcrest Orchard property to all habitable residential buildings. Only non-habitable enclosed buildings, such as garages or storage buildings with doors facing east may be built in the eastern-most 25 feet of this setback area.

There shall be a 50-foot building setback from the Hillcrest Orchard property to all commercial buildings.

The above components comprise the conditions imposed by the Planning Commission regarding Agricultural Buffering. Satisfaction of these conditions shall be a requirement of approval of the final plats for each phase of the subdivision, which abuts the Hillcrest Orchard property.

7. Prior to final plat approval for Forest Ridge at Vista Pointe, the applicant shall construct a six-foot chain link fence with slats along that portion of the north boundary of the subdivision that interfaces with Tax Lot 1000 to mitigate impacts of trespassing and vandalism to said EFU-zoned property.

8. Prior to final plat approval, the following conditions recommended by the Fire Department shall be complied with:

a. Parking shall be allowed on only one side of all minor residential streets. Signage shall be installed at the time of final plat approvals.

b. This condition was deleted by decision of the City Council per their action on November 20, 2003.

c. Fire hydrants are required so that no house is located more than 250 feet from a hydrant. A plan shall be submitted to the Medford Water Commission and the Medford Fire Department for approval. All hydrants shall be installed prior to final plat approval.

d. An approved fire department turnaround must be constructed at the end of all dead-end street that extend more than 150 feet beyond a street intersection. Turnarounds on individual platted lots shall not be permitted. Evidence of a

recorded easement for fire department use shall be provided to the Planning Department.

e. An approved fire-retardant roofing material shall be used throughout the subdivision. Fire treated shakes will not be allowed.

9. Prior to issuance of the first building permit for individual phases of the Vista Pointe PUD, the property owner shall sign and record with the Jackson County Clerk's office a Building Site Improvement Agreement, with the original returned to the Planning Department, specifying that the following items will be completed within eighteen (18) months of the date of the agreement:

a. Install landscaping per the final approved plans including all agricultural buffer requirements for intensive agriculture.

b. Install pedestrian walkways per the approved revised plan.

10. The applicant shall comply with Section 10.296 of the Land Development Code, in accordance with Section 10.235(d)(2), regarding the satisfaction of conditions of approval.

11. Prior to final plat approval for Phases 3, 4, and 5 of Westridge Village, a restrictive covenant in a form approved by the City Attorney and Planning Department staff, shall be recorded on parcels within those respective phases specifying that uses shall be restricted to uses permitted within the City's Neighborhood Commercial zoning district. The size of each use shall be restricted to a maximum of 7500 square feet per establishment, except for grocery stores, which are allowed to be a maximum of 25,000 square feet; buildings shall be single-story.

Notes:

Building permits for the proposed new lots shall not be submitted until the final recorded plat has been returned to the planning department and a "walk through" inspection has been conducted by City Staff.

Building permits for the proposed lots will not be issued prior to a mylar copy of the recorded final plat being returned to the Planning Department.

Final plat will not be approved until the project engineer certifies in writing that the subdivision contains either no fills in excess of 12 inches or that, if fill exceeds that amount, compaction tests will be required of those particular lots prior to issuance of building permits.

Montero & Associates, LLC
Consultants in Urban Development

4497 Browridge Terrace, Suite 202 ● Medford, Oregon 97504
Telephone (541) 779-0771 ● Fax: (541) 779-0114 ●E-mail: mike@montero-associates.com

Mr. James Huber, Planning Director
City of Medford
100 S. Ivy St.
Medford, Oregon 97501

RECEIVED
MAY 07 2015
Planning Dept.

May 6, 2015

RE: Agricultural Buffer - Silver Oak Ridge LLC

Dear Mr. Huber,

In follow-up to our previous meeting, our client Cogswell Limited Partnership has requested that we submit on their behalf, the enclosed letter of support for the alternative agricultural buffer plan developed for Silver Oak Ridge, LLC by John Galbraith, Landscape Architect.

It is our understanding that Silver Oak Ridge, LLC seeks an amendment to the portion of the Planned Unit Development, previously approved and applicable to their portion of the Planned Unit Development identified as 371W22 Tax Lot 500.

Representatives from Silver Oak Ridge, LLC have consulted with our clients in the development of the enclosed agricultural buffer landscape plan. Our clients, through their authorized representatives, have reviewed the plan and are confident that sufficient buffering can be achieved through its use.

As previously provided in meetings with staff, Cogswell recognizes that it is the City of Medford's responsibility to interpret and apply its own development code. By this letter, Cogswell Limited Partnership, submits to the City of Medford, its consent to Silver Oak Ridge LLC to utilize the attached plan, subject to any revisions required by the City of Medford.

Sincerely,

MONTERO & ASSOCIATES, LLC

Michael Montero, Principal

CC: Carole Parsons Hashimoto, President Hillcrest Corporation
Silver Oak Ridge, LLC

Enclosures:

Letter - Hillcrest Corporation dated May 5, 2015
Landscape Plan - John Galbraith, Landscape Architect dated 3/22/2015

CITY OF MEDFORD
EXHIBIT # E 1 of 2
File # PUD-03-124
DECISION TO BUFFER

HILLCREST CORPORATION
GENERAL PARTNER:
COGSWELL LIMITED PARTNERSHIP

Mr. James Huber, Planning Director
City of Medford
100 S. Ivy St.
Medford, Oregon 97501

May 5th, 2015

RE: Agricultural Buffer - Silver Oak Ridge LLC

Dear Mr. Huber,

By this letter Cogswell Limited Partnership, owners of property described in the records of Jackson County as 371W22 Tax Lot 500, wishes to provide the City of Medford with the letter of support for the agricultural buffer landscape plan developed by Silver Oak Ridge LLC.

The property abutting our property along its eastern boundary, described in the records of Jackson County as 371W22 Tax Lot 290, is subject to a Planned Unit Development application previously approved by the City of Medford. The current, approved PUD requires the property owner to develop an agricultural buffer to provide screening from agricultural activities on the Cogswell property.

The developers of the Silver Oak Ridge LLC owned property have engaged John Galbraith, Landscape Architect to prepare, the attached agricultural buffer landscape plan for our review. Cogswell Limited Partners believes that the plan, as depicted on the attached "Landscape Plan", provides screening sufficient to meet our needs.

As previously provided in meetings with staff, Cogswell recognizes that it is the City of Medford's responsibility to interpret and apply id own development code. By this letter, Cogswell Limited Partnership, submits to the City of Medford, its consent to Silver Oak Ridge LLC to utilize the attached plan, subject to any revisions required by the City of Medford.

Sincerely,

Cogswell Limited Partnership

Carole Parsons Hashimoto

Carole Parsons Hashimoto, President/CEO
Hillcrest Corporation/Cogswell Limited Partnership

Enclosure: Galbraith & Associates, Landscape Plan dated 2/26/2015

3285 HILLCREST ROAD, MEDFORD, OR 97504
TEL (541) 608-3898 FAX (541) 779-2043

CITY OF MEDFORD
EXHIBIT # E 2 OF 2
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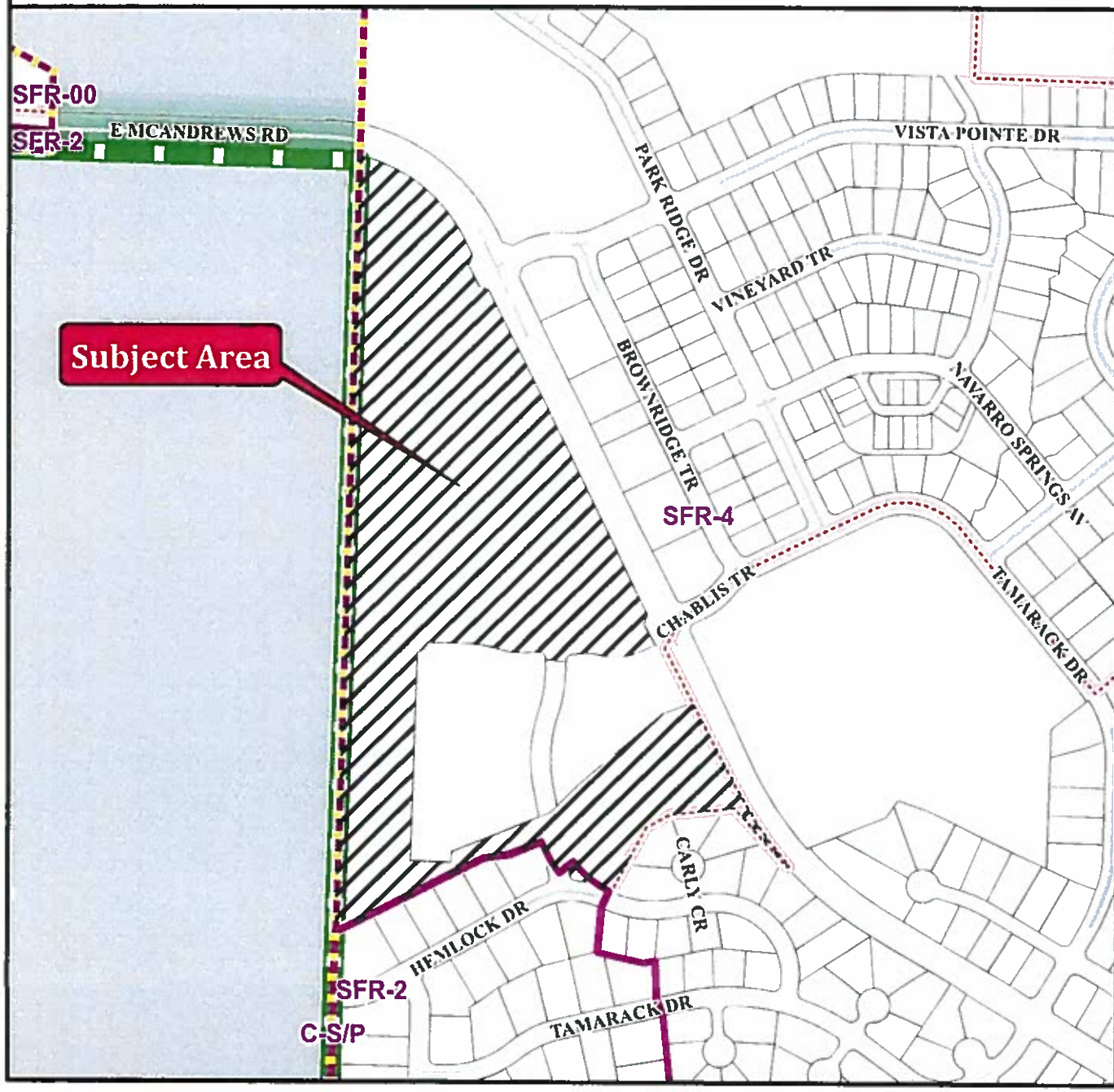
REVISION TO BUFFER

CITY OF MEDFORD PLANNING DEPARTMENT

Vicinity Map



Application Name/Description:
East McAndrews Village

Proposal:
58 Lot Subdivision

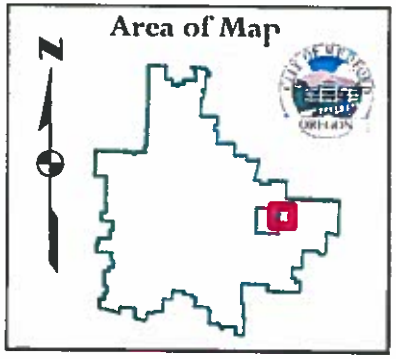
File no.
LDS-10-003

Applicant:
ACG Properties

Map/Taxlot nos.:
371W22 TL 290

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

Area of Map



3/12/2010