CITY COUNCIL MINUTES

MEDFORD CITY COUNCIL

July 16, 2020
6:00 P.M.
Medford City Hall, Council Chambers
411 W. 8th Street, Medford, Oregon

The regular meeting of the Medford City Council was called to order at 6:00 p.m. in the Medford City Hall Council Chambers on the above date with the following members and staff present:

Mayor Gary Wheeler; Councilmembers Clay Bearnson, Dick Gordon, Eric Stark, Kevin Stine and Michael Zarosinski; City Manager Brian Sjothun, City Attorney Rick Whitlock, Deputy City Recorder Winnie Shepard; Planning Director Matt Brinkley, Police Chief Scott Clauson

Councilmembers Kay Brooks, Tim D'Alessandro and Alex Poythress were absent.

20. Recognitions, Community Group Reports

20.1 Employee Recognitions

The following employees were recognized for years of service: Roger Thom from Public Works; Dan Buchanan, Kevin Geller, David Herick, George Ramsey, Sean Schmidt, Kevin Watt, and Bryan Baumgartner from the Fire Department.

20.2 Employee of the Quarter

Parks, Recreation and Facilities Park Technician Matt Carvalho was recognized as Employee of the Quarter.

20.3 Quarterly Travel Medford Update – Eli Matthews

Travel Medford Senior Vice President Eli Matthews presented a PowerPoint and noted significant impacts of COVID on area travel revenue, including the loss of two of their staff members. (PowerPoint attached.)

30. Oral Requests and Communications from the Audience

30.1 Reilly Nycum, Ashland, submitted written testimony in support of the temporary, transitional housing campground.

30.2 Jim Yarbrough, Ashland, submitted written testimony outlining his suggestions to increase support for the homeless.

30.3 Alison Duren-Sutherland submitted written testimony supporting the temporary campground and outlined suggestions to increase support for the homeless.

30.4 Maig Tinnin, Medford, submitted written testimony supporting the temporary campground and outlined suggestions to increase support for the homeless.

30.5 Jayden Becker submitted written testimony supporting the temporary campground and outlined suggestions to increase support for the homeless.

30.6 Trish Castillo, Medford, outlined suggestions to increase support for the homeless and commented on various statements made by Councilmembers during the July 2, 2020 meeting.

30.7 Robert Burstein, Medford, reported the negative impact to his property from the illegal camping, parking, vandalism and the homeless around the bottle drop recycling center. Councilmember Gordon explained various efforts the bottle drop facility has made to prevent the issues.

30.8 Dominique Toyer spoke regarding homelessness, racism, mental illness and other issues in the area and requested more support from the Council on these matters.

30.9 John Schleining, Medford, thanked the Council and staff for their work on the Wes Howard Memorial Park.

40. Approval or Correction of the Minutes of the July 2, 2020 Regular Meeting

There being no additions or corrections, the minutes were approved as presented.

50. Consent Calendar

50.1 COUNCIL BILL 2020-93

A RESOLUTION ratifying the Mayor's Administrative Order dated July 9, 2020 for a Third Extension of a Local State of Emergency in the City of Medford as a Result of COVID-19 Pandemic in effect through September 30, 2020.

50.2 COUNCIL BILL 2020-94

AN ORDINANCE authorizing execution of an Intergovernmental Agreement with the Medford Water Commission (MWC) for providing miscellaneous services during Fiscal Year 2020-2021.

50.3 COUNCIL BILL 2020-95

A RESOLUTION setting the public hearing date and initiating annexation to the City of Medford of approximately 66.75 acres located south of Coal Mine Road and east of North Phoenix Road, and including the half-width of approximately 1500 feet of the abutting Coal Mine Road right-of-way. The proposed annexation would change the County zoning designation of Exclusive Farm Use (EFU) to the City holding zone designation of Single Family Residential – 1 Dwelling Unit per Lot (SFR-00) with the Exclusive Agricultural (E-A) Overlay and would remove the property from Medford Rural Fire Protection District #2. (ANNX-20-079)

50.4 COUNCIL BILL 2020-96

AN ORDINANCE approving a contract in the amount of $1,462,792.35 to Central Pipeline, Inc. to construct the Oregon Hills Detention and Water Quality Facility, an 11.6 acre-foot stormwater detention basin.

Motion: Adopt consent calendar.
Moved by: Kevin Stine Seconded by: Dick Gordon
Roll call: Councilmembers Bearnson, Gordon, Stark, Stine, and Zarosinski voting yes.
Motion carried and so ordered. Council Bills approved: 2020-93, 2020-94, 2020-95 and 2020-96

60. Items Removed from Consent Calendar

None.

70. Ordinances and Resolutions

70.1 COUNCIL BILL 2020-86 – CONTINUED FROM JUNE 18, 2020

An ORDINANCE amending sections 8.751, 8.752, and 8.755 of the Medford Municipal Code (MMC) related to car rental taxes.

Motion: Adopt the ordinance.
Moved by: Kevin Stine Seconded by: Dick Gordon

City Attorney Rick Whitlock requested the record reflect that a letter was submitted by the American Car Rental Association and stated that he had not changed his legal opinion previously provided to Council.

Roll call: Councilmembers Bearnson, Gordon, Stark, Stine, and Zarosinski voting yes.
Ordinance 2020-86 was duly adopted.

80. Public Hearings

80.1 COUNCIL BILL 2020-97

AN ORDINANCE approving a minor amendment to the Medford Comprehensive Plan to modify the open space requirements found in the Neighborhood and Urbanization Elements of the Comprehensive Plan for the Rogue Valley Manor's Centennial golf course properties located south of Juanipero Way and west of North Phoenix Road. (Tax lots 371W33 700, 801, 900, 1000, 1100, and 1200; 381W04 100 and 101; 371W33CA 2000 and 371W3CD 4700). (CP-20-134) Land Use, Legislative

Mayor Wheeler advised that this item is a quasi-judicial matter and not legislative.

Planning Director Matt Brinkley provided the staff report and presented a PowerPoint regarding this minor amendment to the Medford Comprehensive Plan. (PowerPoint attached.) He clarified that the amendment to the Comprehensive Plan was specific to Centennial area as outlined on page 35 of the agenda packet. This amendment was to ensure the open space requirements and prevent the entire area from being developed.

Mr. Whitlock reiterated that Council Bill 2020-97 was a quasi-judicial hearing and outlined the quasi-judicial hearing process.

Public hearing opened.

Mayor Wheeler advised that Council must disclose any ex parte communication, the nature of the contact and whether it would bias their opinion in this matter. Councilmember Zarosinski stated that a neighboring property owner contacted him regarding the layout of his property and a small "orphan" strip of property from a previous development. Mr. Zarosinski said he did not believe this contact would bias his vote.

1. Clark Stevens, Richard Stevens & Associates, representing the Rogue Valley Manor spoke and concurred with the City's position and the Manor preferred that the entire property not be developed.

2. John Schleining distributed handouts and noted he has property adjoining this property. He voiced concerns regarding the extension of Golf View through his property and the threat of City condemnation.

Mayor Wheeler interjected stating that Mr. Schleining's testimony did not appear to relate to this Council public hearing regarding open spaces. Mr. Whitlock concurred. Mr. Schleining noted that his attorneys requested that he read his statement into the record for 80.1 80.2 and 80.3. He was advised to read his statement during the next item, which more closely matched his topic.

Public hearing closed.

Motion: Approve the ordinance modifying the text in the Neighborhood and Urbanization Elements related to the open space requirements on the Centennial Golf Course properties.
Moved by: Kevin Stine Seconded by: Dick Gordon
Roll call: Councilmembers Bearnson, Gordon, Stark, Stine, and Zarosinski voting yes.
Ordinance 2020-97 was duly adopted.

80.2 COUNCIL BILL 2020-98

AN ORDINANCE approving an amendment to the Medford Comprehensive Plan, to adopt an Urbanization Plan for planning unit MD-5f into the Neighborhood Element for ten tax lots located south of Juanipero Way and west of North Phoenix Road. (Tax lots 371W33 700, 801, 900, 1000, 1100, and 1200; 381W04 100 and 101; 371W33CA 2000 and 371W3CD 4700). (UP-19-004) Land Use, Legislative

Mr. Brinkley provided the staff report and presented a PowerPoint regarding this minor amendment to the Medford Comprehensive Plan. (PowerPoint attached.) He noted The TSP and the comprehensive plan only address higher-order streets. The TSP would need to be amended to adopt the change to Golf View.

Mr. Whitlock clarified that the entrance at the north is not being moved from the TSP to the proposed urbanization plan. The TSP is being amended to more accurately represent the actual development of higher-order streets.

Public hearing opened.

1. Brian McLemore, Pacific Retirement Services, thanked the Council for their work. He stated Juanipero was moved and redesigned to have one street crossing and it will be underneath the major street. The majority of the proposed development includes an active adult community. There will also be some commercial development and possibly include some multi-family workforce housing.

   Mr. McLemore believed that the Rogue Valley Manor and Pacific Retirement Services would develop the active adult community jointly and intended to begin immediately. The parameters of the multifamily/workforce housing units have not yet been determined. A PUD will be created and some parcels will be sold. Councilmember Gordon voiced concerns that creating a PUD and selling parcels could create a development which differs from the plan.

2. Clark Stevens from Richard Stevens & Associates, representing the Rogue Valley Manor, explained that all the requirements for the development have been met. He outlined the layout of the streets.

3. John Schleining continued his previous explanation outlining his objections to the City's condemnation of his property for the development of Golf View. He is willing to sell that property to the developers. He read a statement into the record.

4. Bruce Bauer voiced concerns regarding the utility locate markings along LaLoma Street for this development. He stated that his property had been painted and that he did not receive notice of the utility extension.

5. Mr. McLemore spoke on rebuttal, noting his project met the requirements in the TSP.

Public hearing closed.

Motion: Approve the ordinance adopting the Urbanization Plan identified (Exhibit A-3) into the Comprehensive Plan per the Council report dated July 8, 2020, including all exhibits (A-WW), along with the condition to record the Open Space Deed Restriction.
Moved by: Kevin Stine Seconded by: Eric Stark

Mr. Whitlock indicated for the record that the information provided by Mr. Schleining may not be applicable or relevant to the criteria in this proceeding. The TSP currently provides for the connection Mr. Schleining is challenging and the criteria require that this application and the urbanization plan be consistent to the TSP. Mr. Schleining's objections would be more appropriate at the zoning or subdivision level during the review of connectivity. Mr. Whitlock advised that Council could strike Mr. Schleining's testimony from the record if they wished. Mr. Schleining's testimony was not removed from the record.

Roll call: Councilmembers Bearnson, Gordon, Stark, Stine, and Zarosinski voting yes.
Ordinance 2020-98 was duly adopted.

* * * *

Mayor Wheeler called a recess at 7:57 p.m.

Meeting reconvened at 8:16 p.m. with the same members present.

* * * *

80.3 COUNCIL BILL 2020-99

AN ORDINANCE proclaiming annexation to the City of Medford of 424 acres of property located south of Juanipero Way, west of North Phoenix Road, and north of the planned extension of South Stage Road, and including the full width of the easterly adjacent North Phoenix Road right-of-way between Juanipero Way and the future extension of South Stage Road; changing zoning designations of Exclusive Farm Use (EFU) and Rural Residential 2.5, to the City's SFR-00 (Single-Family Residential –1 dwelling unit per existing lot) holding zone designation; and removing the property from Medford Rural Fire Protection District #2. (ANNX-19-003) Land use, Quasi-Judicial

Mr. Brinkley provided the staff report and presented a PowerPoint regarding this annexation of 424 acres into the City of Medford. (PowerPoint attached.)

Councilmember Zarosinski reiterated his ex parte contact mentioned under 80.1.

Public hearing opened.

1. Clark Stevens from Richard Stevens & Associates, representing the Rogue Valley Manor, briefly noted the property location and noted that the project is in compliance with the provisions for annexation.

2. John Schleining stated he wasn't in opposition to the development, but believed his property should be purchased and not condemned. He disagreed that the development was in compliance with the requirements.

Public hearing closed.

Councilmember Stine questioned whether this agenda item related to either condemnation or TSP issues. Mr. Brinkley clarified that it did not.

Motion: Adopt the ordinance authorizing the annexation of property and adjacent right-of-way located at the SW corner of Juanipero Way and North Phoenix Road.

Moved by: Kevin Stine Seconded by: Eric Stark
Roll call: Councilmembers Bearnson, Gordon, Stark, Stine, and Zarosinski voting yes.
Ordinance 2020-99 was duly adopted.

90. Council Business

90.1 Proclamations issued

Parks and Recreation Professionals Day – July 17

90.2 Committee Reports and Communications

Out of Sequence

Motion: Appoint Amy Kahl to a business position on the Parking Committee with a partial term beginning immediately and ending 2021 and appoint Tiffany Perez to a business position on the Parking Committee with a partial term beginning immediately and ending January 31, 2023.
Moved by: Clay Bearnson Seconded by: Kevin Stine
Roll call: Councilmembers unanimously approved.
Motion carried and so ordered.

b. Site Plan & Architectural Commission Appointment
Councilmember Stine clarified that both positions are at large.

Councilmembers stated their preference for these positions as a motion.

Councilmember Bearnson voted for McClay and Zelmer.
Councilmember Gordon voted for McClay.
Councilmember Stark voted for McClay and Zelmer.
Councilmember Stine voted for McClay and Zelmer.
Councilmember Zarosinski for McClay and Zelmer.
Mayor Wheeler abstained.
Paul McClay and Chris Zelmer were appointed to the Site Plan and Architectural Commission with terms beginning immediately and ending January 31, 2021.

a. Council Officers Update
Council President Stine outlined the information discussed during the evening's Council Officers meeting: Southern Oregon University Small Business Development Center received grant funding for an event that cannot be held. They will provide alternatives for Council's consideration. Councilmembers should notify staff if they are interested in attending the League of Oregon Cities (LOC) conference.

c. Committee Reports and/or Communications
None.

100. City Manager and Staff Reports

100.1 Multicultural Commission Direction

City Manager Brian Sjothun spoke about the City's efforts to promote diversity and the need for direction to the Multicultural Commission. After discussion, it was decided to discuss the topic during the September 10 City Council study session.

Police Chief Scott Clauson outlined various outreach efforts of the Medford Police Department and the collaborative meetings throughout the valley.

Councilmember Gordon appreciated the demographic statistics but suggested a workforce comparison for a more accurate representation. Councilmember Bearnson requested a report outlining Medford's demographics.

100.2 Mr. Sjothun reminded Council of the upcoming LOC conference and to notify staff if they wish to attend.

110. Adjournment

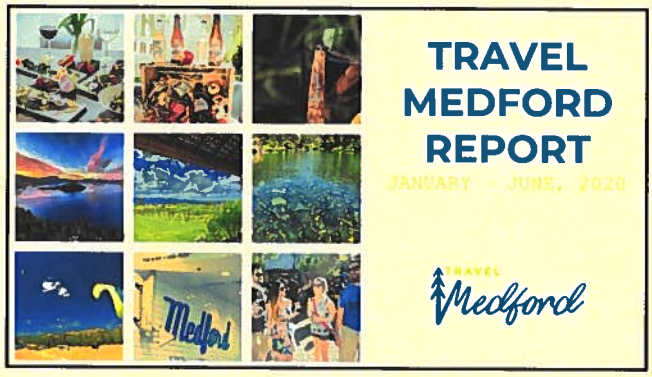
There being no further business, this Council meeting adjourned at 8:50 p.m.

The proceedings of the City Council meeting were recorded and are filed in the City Recorder's Office. The complete agenda of this meeting is filed in the City Recorder's Office.

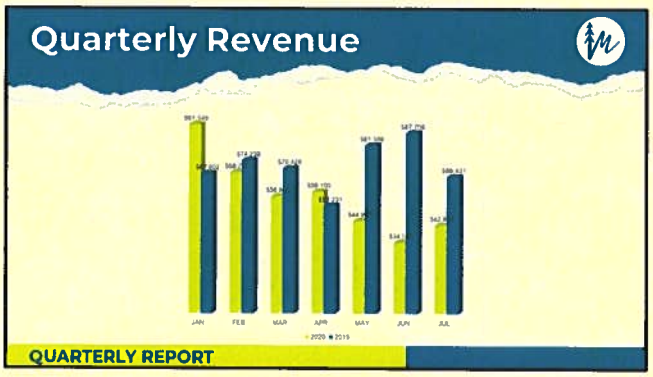
Winnie Shepard

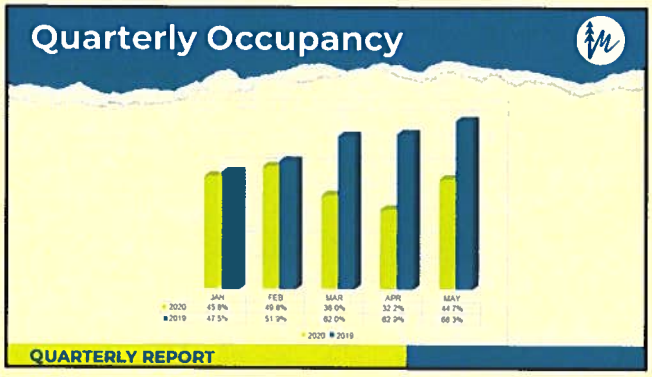
Winnie Shepard, CMC
Deputy City Recorder

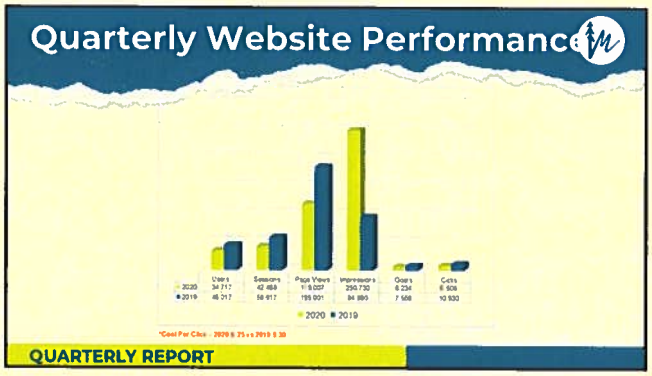
PowerPoints attached:
20.3 Travel Medford
80.1 Minor amendment to Medford Comprehensive Plan
80.2 Amendment to the Medford Comprehensive Plan to
80.3 Annexation of 424 Acres


TRAVEL
MEDFORD
REPORT
JANUARY - JUNE, 2020
TRAVEL
Medford

COVID-19 Impacts
BRING OREGON INSIDE
STATEWIDE
FACE COVERINGS
REQUIRED
CORONAVIRUS
QUARTERLY REPORT


Quarterly Revenue
JAN
FEB
MAR
APR
MAY
JUN
JUL
2020
2019
QUARTERLY REPORT


Quarterly Occupancy
JAN
FEB
MAR
APR
MAY
2020
2019
QUARTERLY REPORT


Quarterly Website Performance
2020
2019
QUARTERLY REPORT

Quarterly Marketing Snapshot
QUARTERLY REPORT

Medford Sports & Events Complex
MEDFORD SPORTS & EVENTS COMPLEX
90,000
MEDFORD SPORTS &EVENTS CENTER
ENDLESS OPPORTUNITY
SPORTS
AQUATICS
CONVENTION
ENTERTAINMENT
QUARTERLY REPORT

TRAVEL
Medford
THANK
YOU

New Exhibits Received

- Letter from Greg Hathaway (in support)
- Letter from Nancy Zitzner (in opposition)

Presentation Overview

- Proposal
- Applicable Criteria
- Property Details
- Proposed Changes
- Public Comments
- PC Recommendation
- CC Action

Proposal

- Type IV Quasi-Judicial amendment
- Amend the Neighborhood and Urbanization Elements
- Modify text related to open space requirements for the Centennial Golf Course Properties

Approval Criteria

1. A significant change in one or more Conclusion.
2. Information reflecting new or previously undisclosed public need.
3. A significant change in community attitudes or priorities.
4. Demonstrable inconsistency with another Plan provision.
5. Statutory changes affecting the Plan.
6. All applicable Statewide Planning Goals. pp. 36 - 44

Property Location

Background

- Property included in UGB Expansion in 2016
- 120 acres of golf course to be retained as Open Space
- Mechanism outlined in Comp. Plan is an Open Space Assessment

Proposed Amendment

Allow for preservation of the open space through a recorded Deed Restriction

Text Changes Neighborhood Element

planning mechanism is imposed to render such areas as open space even after a future UGB amendment in the applicable MD area.

5.3.3 Riparian corridors shall be counted.

5.3.4 Areas under an "open space" ~~tax assessment~~ deed restriction shall be counted.

5.3.5 Locally significant wetlands and any associated regulatory buffer shall be counted.

5.3.6 Slopes greater than 25 percent

Text Changes
Urbanization Element

5. The Centennial golf course ~~must receive an open space amendment from Jackson County~~ shall impose a deed restriction designating the areas which comprise ~~for~~ approximately 120 acres of land ~~as open space prior to the construction of any of the 417.26 acres that make up~~ on the following tax lots:
TL-100 (38 1W 04-100)
TL-101 (38 1W 04-101)
TL-700 (37 1W 33-700)
TL-801 (37 1W 33-801)
TL-900 (37 1W 33-900)
TL-1000 (37 1W 33-1000)
TL-1100 (37 1W 33-1100)
TL-1200 (37 1W 33-1200)
TL-2000 (37 1W 33CA-2000)
TL-4700 (37 1W 33CD-4700)

The deed restriction protecting the open space shall remain in effect in perpetuity unless both the land owners and the City together agree to remove the restriction.

Public Comments

- Letters from Theodore & Susan Krempa (Ex. E & F)
- Letter from Bradley & Glennda Allen (Ex. G)
- Letter from Fair Housing Council of Oregon (Ex. H)

PC Recommendation

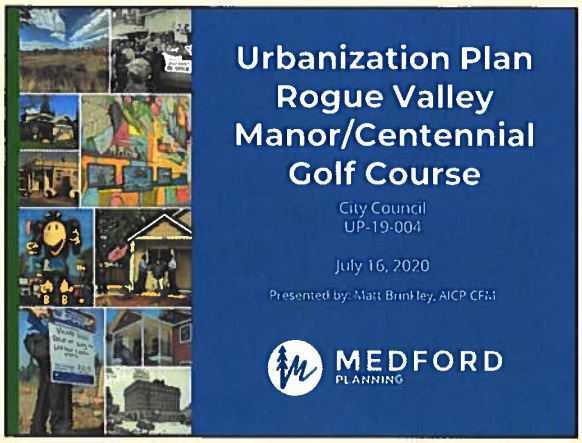
Vote 9-0 in favor of the amendment

CC Action

Approve the ordinance modifying the text in the Neighborhood and Urbanization Elements related to the open space requirements on the Centennial Golf Course properties.

Recommended Motion

I move we approve the ordinance modifying the text in the Neighborhood and Urbanization elements related to the open space requirements on the Centennial golf course properties



New Exhibits Received

- Letter from Greg Hathaway (in support), Ex. JJ
- Letter from Nancy Zitzner (in opposition), Ex. KK

Presentation Overview

- Proposal
- Authority and Criteria
- Property Details and Characteristics
- Urbanization Planning Details
- Agency & Public Comments
- PC Recommendation
- City Council Action

Proposal

- Legislative amendment
- Adopting an Urbanization Plan
- Annexation filed concurrently

Exhibit A-3

Purpose of Urbanization Plans

*"To adopt land use and circulation maps that **assure that the Regional Plan Element (RPE) requirements** under section **4.1.8 are being met** for all areas added to the urban area from the urban reserve before the land can be annexed."*

Medford Comprehensive Plan, Chapter 10.4 Urbanization Planning, p. 41

Authority

- Planning Commission will make a recommendation
- City Council will make the final decision

Approval Criteria

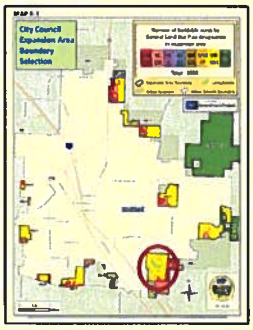
Section 5 - PLAN CONTENTS

Section 6 – GLUP AMENDMENTS

pp. 81 -103, 116 - 148

General Background

- CC Adopts UGB Expansion in 2016
- State acknowledges expansion in June 2018
- Urbanization Planning adopted in December 2018

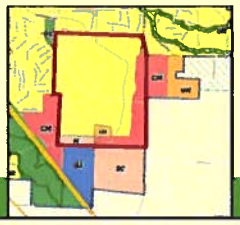


Terminology

Planning Units

- MD-5f

General Land Use Plan (GLUP)



Property Location

pp. 76 - 77

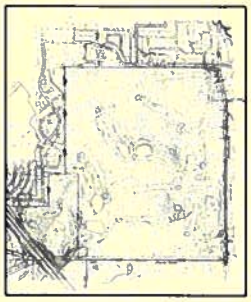
Property Ownership

Owner/Applicant: Rogue Valley Manor

Agent: Clark Stevens,
Richard Stevens & Associates

Site Characteristics

Site Characteristics

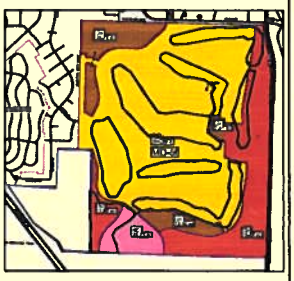


Urbanization Plan Details

- General Land Use Plan (GLUP) Modifications
- Street Layout
- Conceptual Circulation Plan
- Open Space Requirements
- Minimum Residential Density

General Land Use Plan

EXISTING



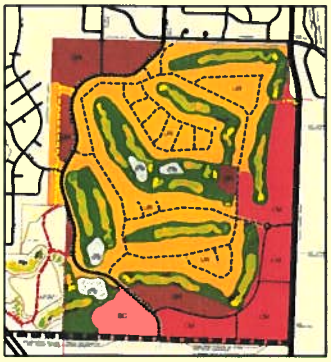
PROPOSED

TSP Planned Street Network

Proposed Street Network

pp. 84 - 86

Conceptual Circulation Plan



Open Space Requirements

19% Open Space required

29% Open Space provided

120 acres as open space

Residential Density

1,527 dwelling units proposed

UH GLUP = 1,079

UR GLUP = 448

Agency Comments

- Medford Public Works – Engineering (Exhibit J)
- Jackson County Roads (Exhibit K)
- Rogue Valley Sewer Service (Exhibit L)
- Medford Water Commission (Exhibits N & UU)
- Parks and Recreation (Exhibit O)
- Phoenix Talent School District (Exhibit BB)

Public Comments

32 E-mails or Letters received on the proposal (Exhibits P-WW in the report)

- 13 opposed or have concerns
- 19 in support

Exhibit BB - Letter from Phoenix Talent School District

Exhibit UU – E-mail from MWC

Written Public Comments

- Letter from Theodore Krempa (Ex. P)
- Letter from Susan Hoppe Krempa (Ex. Q)
- Letter from Bradley & Glennda Allen (Ex. R)
- E-mail from Suzanna Davis (Ex. T)

Written Public Comments

- E-mail from Jane Weaver (Ex. V)
- E-mail from Gerry Stanley (Ex. W)
- E-mail from Ronald Constable (Ex. X)
- E-mail from Katie Yasui (Ex. Y)

Written Public Comments

- Letter from Renae Rogers (Ex. Z)
- E-mail from Bruce Bauer (Ex. CC)
- E-mail from Dr. and Mrs. Everett (Ex. FF)
- E-mail from Bob Karchich (Ex. II)

Testimony at Planning Commission

- Bruce Bauer
- Norma Novy
- Linda Smith
- Cynthia Sheppard
- Andrea Cordova
- Hank Levin

PC Recommendation

Voted 9-0 in favor of approval of the plan

City Council Action

Approve the ordinance adopting the Urbanization Plan (Exhibit A-3) into the Comprehensive Plan per the Council Report dated July 8, 2020, including all Exhibits (A-WW), along with the condition to record the Open Space Deed Restriction

Recommended Motion

I move we approve the incorporation of the Urbanization Plan identified in Exhibit A-3 into the Comprehensive Plan per the Council report dated July 8, 2020, including all exhibits.

Require the applicant to execute the open space deed restriction and submit a recorded copy to the Planning Department.

Approval Criteria (abbreviated)

Section 5 - PLAN CONTENTS

5.1 RPS Density Requirements

5.2 Transportation Planning: A neighborhood circulation plan map

5.3 Compliance with the open space allocation for an urban reserve area

5.4 Compliance with the requirements of Regional Plan Element, Section 4.1.6, for mixed-use/pedestrian-friendly development and any specific land use performance obligation.

Approval Criteria (abbreviated)

Section 5 - PLAN CONTENTS

5.5 Preliminary coordination and discussions with public utility providers, including water, sewer, transportation, and irrigation districts.

5.6 Location or extensions of riparian corridors, wetlands, historic buildings or resources, and habitat protections and the proposed status of these elements.

5.7 Compliance with applicable provisions of the Urban Growth Management Agreement.

5.8 Compliance with the terms of special agreements between the landowners and other public entities

Approval Criteria (abbreviated)

Section 5 - PLAN CONTENTS

5.9 Coordination with the Parks and Recreation Department for adherence to the Leisure Service Plan related to open space acquisition and proposed trail and path locations.

5.10 Vicinity map

5.11 Property lines for the subject planning unit and adjacent properties, particularly where new streets are proposed.

5.12 Existing easements of record, irrigation canals, and structures.

5.13 Areas designated as unbuildable per the Urban Growth Boundary

5.14 Contour lines and topography.

Approval Criteria

Section 6 - GLUP AMENDMENTS

6.1.1 Minor Spatial Adjustments

6.1.2 Moderate Spatial Adjustments

6.1.3 Complex Spatial Adjustments

New Exhibits Received

- Letter from Greg Hathaway (in support)
- Letter from Nancy Zitzner (in opposition)

Presentation Overview

- Proposal
- Applicable Criteria
- Property Details
- Findings and Conclusions
- CC Action

Proposal

- Request for Annexation of property and adjacent right-of-way totaling 424 acres
- Property located at the SW corner of Juanipero Way and North Phoenix Road

pp. 218 – 222, 225 -

Procedural Type & Criteria

Type IV – Quasi-Judicial

Proposal must comply with Section 10.216(C):

1. *The land is within the City's Urban Growth Boundary.*
2. *The land is contiguous to the current city limits.*
3. *Unless the land being considered for annexation is enclaved by the City or the City chooses to hold an election, a majority of the land owners and/or electors have consented in writing to the annexation per ORS 222.125 or ORS 222.170.*

Applicant and Agent

Rogue Valley Manor, Property Owner

Clark Stevens, Richard Stevens and Associates, Agent

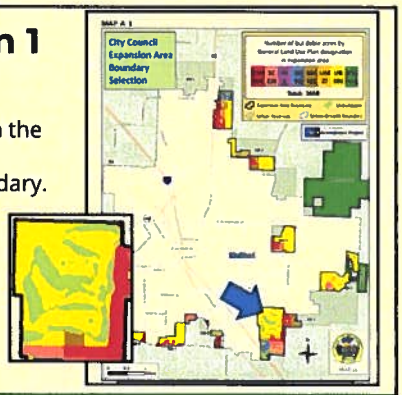
Site Details

- **Existing Zoning:** Exclusive Farm Use & RR-5
- **Interim Zoning:** SFR-00 Holding Zone
- **General Land Use:** UR, UH, SC, CM
- **Future Zones:** SFR-4, MFR-30, C-S/P, C-H

Right-of-way

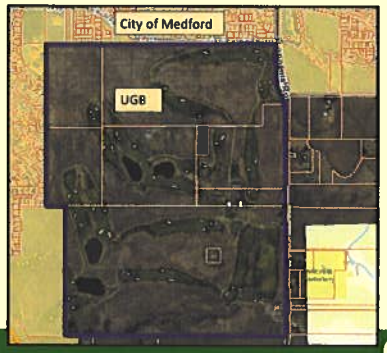
Criterion 1

The land is located within the City's Urban Growth Boundary.



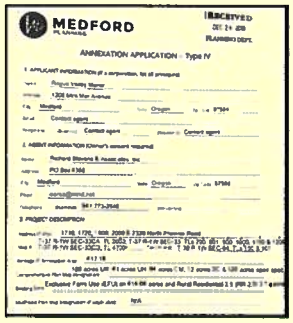
Criterion 2

The land is contiguous with the City limit.



Criterion 3

- Owner has requested annexation
- Owner and Elector have signed consent forms



City Council Action

Adopt the ordinance authorizing the annexation of property and adjacent right-of-way located at the SW corner of Juanipero Way and North Phoenix Road

THANK
YOU
City of Medford | Planning
411 W. 8th Street, Medford, OR 97501

CITY COUNCIL AGENDA

MEDFORD OREGON

July 16, 2020
6:00 P.M.
Medford City Hall, Council Chambers
411 W. 8th Street, Medford, Oregon

This meeting may be viewed via livestream at www.cityofmedford.org. Click on COUNCIL MEETINGS at the bottom of the first page. From there click on LIVE STREAM GOVERNMENT CHANNEL.

10. Roll Call

20. Recognitions, Community Group Reports

20.1 Employee Recognitions

20.2 Employee of the Quarter

20.3 Quarterly Travel Medford Update – Eli Matthews

30. Oral Requests and Communications from the Audience

Comments will be limited to 4 minutes per individual, group or organization. Comments on all matters scheduled for a Public Hearing under Agenda Item 80 must be given during the public hearings on those matters. PLEASE SIGN IN

40. Approval or Correction of the Minutes of the July 2, 2020 Regular Meeting

50. Consent Calendar

50.1 COUNCIL BILL 2020-93

A RESOLUTION ratifying the Mayor's Administrative Order dated July 9, 2020 for a Third Extension of a Local State of Emergency in the City of Medford as a Result of COVID-19 Pandemic in effect through September 30, 2020.

50.2 COUNCIL BILL 2020-94

AN ORDINANCE authorizing execution of an Intergovernmental Agreement with the Medford Water Commission (MWC) for providing miscellaneous services during Fiscal Year 2020-2021.

50.3 COUNCIL BILL 2020-95

A RESOLUTION setting the public hearing date and initiating annexation to the City of Medford of approximately 66.75 acres located south of Coal Mine Road and east of North Phoenix Road, and including the half-width of approximately 1500 feet of the

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

abutting Coal Mine Road right-of-way along. The proposed annexation would change the County zoning designation of Exclusive Farm Use (EFU) to the City holding zone designation of Single Family Residential – 1 Dwelling Unit per Lot (SFR-00) with the Exclusive Agricultural (E-A) Overlay and would remove the property from Medford Rural Fire Protection District #2. (ANNX-20-079)

50.4 COUNCIL BILL 2020-96
AN ORDINANCE approving a contract in the amount of $1,462,792.35 to Central Pipeline, Inc. to construct the Oregon Hills Detention and Water Quality Facility, an 11.6 acre-foot stormwater detention basin.

60. Items Removed from Consent Calendar

70. Ordinances and Resolutions

70.1 COUNCIL BILL 2020-86 – CONTINUED FROM JUNE 18, 2020
An ORDINANCE amending sections 8.751, 8.752, and 8.755 of the Medford Municipal Code (MMC) related to car rental taxes.

80. Public Hearings

For land use matters and other quasi-judicial appeals, comments are limited to a total of 30 minutes for applicants and/or their representatives. They may request a 5-minute rebuttal time. Appellants and/or their representatives are limited to a total of 30 minutes and if the applicant is not the appellant they will also be allowed a total of 30 minutes. All other participants will be limited to 4 minutes.

Matters that are legislative or administrative and are not quasi-judicial, comments are limited to 4 minutes per individual, group or organization. PLEASE SIGN IN.

YOU ARE ENCOURAGED TO SUBMIT WRITTEN COMMENTS INSTEAD OF TESTIFYING IN PERSON. IF YOU PROVIDE TIMELY WRITTEN TESTIMONY BY NOON OF THE DATE OF THE MEETING, YOU NEED NOT TESTIFY IN PERSON.

80.1 COUNCIL BILL 2020-97
AN ORDINANCE approving a minor amendment to the Medford Comprehensive Plan to modify the open space requirements found in the Neighborhood and Urbanization Elements of the Comprehensive Plan for the Rogue Valley Manor's Centennial golf course properties located south of Juanipero Way and west of North Phoenix Road. (Tax lots 371W33 700, 801, 900, 1000, 1100, and 1200; 381W04 100 and 101; 371W33CA 2000 and 371W3CD 4700). (CP-20-134) Land Use, Legislative

80.2 COUNCIL BILL 2020-98
AN ORDINANCE approving an amendment to the Medford Comprehensive Plan, to adopt an Urbanization Plan for planning unit MD-5f into the Neighborhood Element for ten tax lots located south of Juanipero Way and west of North Phoenix Road. (Tax lots

371W33 700, 801, 900, 1000, 1100, and 1200; 381W04 100 and 101; 371W33CA 2000 and 371W3CD 4700). (UP-19-004) Land Use, Legislative

80.3 COUNCIL BILL 2020-99

AN ORDINANCE proclaiming annexation to the City of Medford of 424 acres of property located south of Juanipero Way, west of North Phoenix Road, and north of the planned extension of South Stage Road, and including the full width of the easterly adjacent North Phoenix Road right-of-way between Juanipero Way and the future extension of South Stage Road; changing zoning designations of Exclusive Farm Use (EFU) and Rural Residential 2.5, to the City's SFR-00 (Single-Family Residential –1 dwelling unit per existing lot) holding zone designation; and removing the property from Medford Rural Fire Protection District #2. (ANNX-19-003) Land use, Quasi-Judicial

90. Council Business

90.1 Proclamations issued

Parks and Recreation Professionals Day – July 17

90.2 Committee Reports and Communications

a. Council Officers Update

b. Site Plan & Architectural Commission Appointment

c. Committee Reports and/or Communications

100. City Manager and Staff Reports

100.1 Multicultural Commission Direction

110. Adjournment

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cityofmedford.org

Item No: 50.1

AGENDA ITEM COMMENTARY

DEPARTMENT: Legal
PHONE: (541) 774-2020
STAFF CONTACT: Eric Mitton, Deputy City Attorney

AGENDA SECTION: Consent Calendar
MEETING DATE: July 16, 2020

COUNCIL BILL 2020-93
A RESOLUTION ratifying the Mayor's Administrative Order dated July 9, 2020 for a Third Extension of a Local State of Emergency in the City of Medford as a Result of COVID-19 Pandemic in effect through September 30, 2020.

SUMMARY AND BACKGROUND
Council is requested to consider a resolution ratifying an extension of the Declaration of a Local State of Emergency until September 30, 2020.

PREVIOUS COUNCIL ACTIONS
On March 19, 2020, Council approved Resolution 2020-36, ratifying the Mayor's Declaration of Emergency.

On March 19, 2020, Council approved Resolution 2020-37, temporarily increasing the City Manager's signing authority to $250,000.

On May 7, 2020, Council ratified the first extension of the Emergency Declaration.

On June 4, 2020, Council ratified the second extension of the Emergency Declaration.

ANALYSIS
The COVID-19 pandemic is continuing and the State of Oregon remains in a declared state of emergency. The City of Medford's Declaration of a Local State of Emergency facilitates more efficient direction of City resources, authorizes temporary measures such as temporary transitional housing and temporary use of parking spaces by private businesses, and may help facilitate reimbursement from state or federal sources.

FINANCIAL AND/OR RESOURCE CONSIDERATIONS
Extending the Emergency Declaration does not have any direct costs to the City, and might potentially facilitate reimbursement from state or federal sources.

TIMING ISSUES
The Emergency Declaration is currently scheduled to expire on July 31, 2020.

COUNCIL OPTIONS
Approve the resolution as written.
Modify the resolution.
Deny the resolution and provide direction to staff.

STAFF RECOMMENDATION
Staff recommends approval of the resolution.

SUGGESTED MOTION
I move to approve the resolution ratifying the extension of the Emergency Declaration through September 30, 2020.

EXHIBITS
Resolution
Mayor's Third Extension of Declaration of a Local State of Emergency for COVID-19

RESOLUTION NO. 2020-93

A RESOLUTION ratifying the Mayor's Administrative Order dated July 9, 2020 for a Third Extension of a Local State of Emergency in the City of Medford as a Result of COVID-19 Pandemic in effect through September 30, 2020.

WHEREAS, the Mayor of the City of Medford declared a local state of emergency on March 16, 2020 and that Administrative Order was ratified by the City Council on March 19, 2020 via Resolution 2020-36. The Mayor signed an Administrative Order dated April 30, 2020 Extending a Local State of Emergency in the City of Medford as a Result of COVID-19 Pandemic and that Administrative Order was ratified by the City Council on May 7, 2020 via Resolution No. 2020-53. The Mayor signed an Administrative Order dated May 29, 2020 for a Second Extension of a Local State of Emergency in the City of Medford as a Result of COVID-19 Pandemic and that Administrative Order was ratified by the City Council on June 4, 2020 via Resolution No. 2020-72. And on July 9, 2020 the Mayor signed an Administrative Order for a Third Extension of a Local State of Emergency in the City of Medford as a Result of COVID-19 Pandemic;

WHEREAS, declarations of emergency by the Mayor, including any extensions of the declaration, must be ratified by City Council pursuant to Medford Municipal Code 12.050; and

WHEREAS, City Council is in full agreement with the Declaration and all the contents thereof; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MEDFORD, OREGON:

The Mayor's Administrative Order dated July 9, 2020 for a Third Extension of a Local State of Emergency in the City of Medford as a Result of COVID-19 Pandemic, attached hereto as Exhibit 1, is hereby ratified.

PASSED by the Council and signed by me in authentication of its passage this ____ day of July, 2020.

ATTEST: _____ _____

City Recorder Mayor

MEDFORD
MAYOR

ADMINISTRATIVE ORDER DATED JULY ____, 2020
of the
Mayor of the City of Medford, Oregon

THIRD EXTENSION OF A LOCAL STATE OF EMERGENCY IN THE CITY OF MEDFORD AS A RESULT OF COVID-19 PANDEMIC

The Mayor of the City of Medford finds that:

A. The following conditions have resulted in the need for a local state of emergency declaration and an extension of that declaration.

B. COVID-19 (novel coronavirus) was declared a pandemic by the World Health Organization on March 11, 2020.

C. Coronavirus are a group of viruses that can cause respiratory disease, with the potential to cause serious illness or loss of life for individuals with underlying health conditions.

D. COVID-19 requires a significant amount of resources at the local level to keep the public and community informed and as safe as possible.

E. On March 8, 2020, Governor Kate Brown declared a state of emergency due to the COVID-19 outbreak in Oregon (Executive Order No. 20-03), finding that COVID-19 has created a threat to public health and safety, and constitutes a statewide emergency under ORS 401.025(1). Governor Brown also issued guidance on March 12, 2020 regarding group gatherings and social distancing to minimize potential opportunities for COVID-19 to spread (Executive Order No. 20-05), and on March 23, 2020 she ordered citizens to stay at home, to the maximum extent possible; mandated closure of non-essential businesses where close personal contact is difficult to avoid; and required the closure of governmental offices to the public (Executive Order No. 20-12).

F. The unknown duration of the COVID-19 pandemic has caused, and will continue to cause, significant financial impact to the community.

G. I have been in regular contact with local agency leaders and public health experts, including the Jackson County Health Services Director for countywide information and updates. The City has been closely monitoring updated information for the state through the Oregon Health Authority (OHA), and the Centers for Disease Control

(CDC) for U.S. updates. The primary focus at the City is to restrict the spread of COVID-19 and to maintain the health of our workforce so the City can continue to provide crucial City services.

H. Pursuant to ORS 401.309(1), the governing body of a city may declare, by ordinance or resolution, that a state of emergency exists within the city.

I. Pursuant to MMC Chapter 12, if the Mayor determines that a state of emergency exists, the City may declare a state of emergency when there exists "any human caused or natural event or circumstances causing or threatening loss of life, injury to person or property, human suffering or financial loss, and includes, but is not limited to, fire, explosion, flood, severe weather, earthquake, spills or releases of oil or hazardous material, contamination, disease, civil disturbance, terrorism, riot, or the interruption of essential public services.." MMC 12.060 sets out the actions the City can take, which include appropriate financial and procurement procedures and take various actions to address human suffering and financial loss resulting from emergencies. I made such a declaration on March 16, 2020.

J. Pursuant to MMC 12.050(1), the City Council ratified the emergency declaration at its March 19, 2020 regular meeting.

K. On April 30, 2020, I extended the emergency declaration through May 28, 2020. Council ratified this extension on May 7, 2020.

L. On May 29, 2020, I extended the emergency declaration through July 31, 2020. Council ratified this extension on June 4, 2020.

M. Although protective measures have effectively reduced the impact of the pandemic to date, the virus remains a real threat to the health and safety of our citizens.

N. The State of Oregon remains in a declared state of emergency, and the Governor is implementing a three-phase process for the gradual lifting of restrictions over a period of time in order to more safely transition out of emergency, while protecting the safety of the public and our workers.

O. The City of Medford also would benefit from a phased transition; staff implemented a phase-one plan in compliance with the Governor's phased re-opening process and subsequently has progressed to a phase-two plan in compliance with the Governor's phased re-opening process.

P. The ongoing pandemic and the need for a phased reduction in social distancing and other restrictions necessitate a second extension of the City's March 16, 2020 emergency declaration.

Now, therefore, based on the above findings, THE MAYOR OF THE CITY OF MEDFORD ORDERS THAT:

1. A Local State of Emergency is declared to continue to exist throughout the City of Medford.

2. This extended Declaration of Local State of Emergency is effective immediately and shall remain in effect until September 30, 2020, but may be further extended so long as COVID-19 continues to pose an ongoing, immediate, and substantial threat to life, safety, health, or property in the City of Medford.

3. The operative provisions of the March 16, 2020 declaration of emergency are adopted by reference as if fully set forth herein.

4. All subsequent resolutions and administrative orders related to the March 16, 2020 declaration of emergency are adopted by reference as if fully set forth herein. These include the following, and any other emergency orders instituted by the City of Medford during the COVID-19 pandemic.

    a. Resolution No. 2020-37, under which City Council approved increasing the signing authority of City Manager to $250,000, with contracts larger than $250,000 reviewable by the Finance Committee.

    b. Administrative Order dated March 30, 2020, under which the City Manager authorized temporary transitional housing at 711 Central Ave. for the duration of the state of emergency.

    c. Executive Order 2020-01 dated June 12, 2020, under which the City Manager authorized use of parking spaces as expanded outdoor business space under certain circumstances.

Dated this _____ day of July, 2020.

_____
Mayor, City of Medford

Ratified by the City Council action on this _____ day of July, 2020.

ATTEST: _____
City Recorder, City of Medford

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Item No: 50.2

AGENDA ITEM COMMENTARY

DEPARTMENT: Finance
PHONE: (541) 774-2030
STAFF CONTACT: Ryan Martin, CFO/Deputy City Manager

AGENDA SECTION: Consent Calendar
MEETING DATE: July 16, 2020

COUNCIL BILL 2020-94

AN ORDINANCE authorizing execution of an Intergovernmental Agreement with the Medford Water Commission (MWC) for providing miscellaneous services during Fiscal Year 2020-2021.

SUMMARY AND BACKGROUND

The City Council is requested to consider an Intergovernmental Agreement (IGA) with the Medford Water Commission (MWC). The IGA outlines the indirect costs associated with the MWC utilizing City internal services such as the computer system, landscaping and janitorial services, City Recorder, consulting and utilities. Finally, the IGA states that the annual fiscal year franchise fee paid by the MWC to the City shall be in the amount of the City's annual water use paid through the City's individual utility bills as of the end of the preceding fiscal year.

PREVIOUS COUNCIL ACTIONS

On June 15, 2017, an IGA was approved between the City and MWC.

On June 20, 2018, an IGA was approved between the City and MWC.

On June 6, 2019, an IGA was approved between the City and MWC.

ANALYSIS

The City of Medford provides various services to the Medford Water Commission, and the costs are captured through an indirect cost allocation. The costs increase annually by the Consumer Price Index (CPI-U Pacific Cities and U.S. City Averages) and are paid in monthly installments to the City. The MWC requested to remove City legal services two years ago and federal lobbying services this year.

FINANCIAL AND/OR RESOURCE CONSIDERATIONS

The City expects to receive approximately $109,000 from the MWC in FY2020-21 for service charges, a slight decrease from last year due to the removal of lobbying services. In addition to the service charge, the MWC also pays the City a franchise fee equal to the amount of the City's annual water use billed through the City's individual utility bills as of the end of the preceding fiscal year. This amounts to approximately $305,000 per year.

TIMING ISSUES

The agreement would ideally be approved by both the MWC Board and City Council by June 30th. However, the negotiation of the removal of items in the IGA went past the City's AIC deadline.

COUNCIL OPTIONS
Approve the ordinance as presented.
Modify the ordinance as presented.
Deny the ordinance and provide direction to staff.

STAFF RECOMMENDATION
Staff recommends approval of the ordinance.

SUGGESTED MOTION
I move to approve the ordinance authorizing the City Manager to enter into the attached Intergovernmental Agreement between the City of Medford and the Medford Water Commission for departmental charges of the City.

EXHIBITS
Ordinance
Agreement on file in the City Recorder's Office

ORDINANCE NO. 2020-94

AN ORDINANCE authorizing execution of an Intergovernmental Agreement with the Medford Water Commission (MWC) for providing miscellaneous services during Fiscal Year 2020-2021.

WHEREAS, the City of Medford provides various administrative, janitorial and maintenance services to the Medford Water Commission (MWC), and the costs are captured through an indirect cost allocation. The costs increase annually by a designated Consumer Price Index and are paid in monthly installments to the City;

WHEREAS, the City expects to receive approximately $109,000 from MWC in FY2020-2021 for service charges, which is a slight decrease from last year due to the removal of legal services and federal lobbying services at the request of MWC; and

WHEREAS, in addition to the service charges, MWC also pays the City a franchise fee equal to the amount of the City's annual water usage billed as of the end of the preceding fiscal year; now, therefore,

THE CITY OF MEDFORD ORDAINS AS FOLLOWS:

Execution of an Intergovernmental Agreement with the Medford Water Commission (MWC) for providing miscellaneous services during Fiscal Year 2020-2021, which is on file in the City Recorder's office, is hereby authorized.

PASSED by the Council and signed by me in authentication of its passage this ____ day of July, 2020.

ATTEST: _____ _____

City Recorder Mayor

APPROVED _____,2020. _____

Mayor

MEDFORD
OREGON
cityofmedford.org

Item No: 50.3

AGENDA ITEM COMMENTARY

DEPARTMENT: Planning
PHONE: (541) 774-2380
STAFF CONTACT: Matt Brinkley, AICP, CFM, Planning Director

AGENDA SECTION: Consent Calendar
MEETING DATE: July 16, 2020

COUNCIL BILL 2020-95

A RESOLUTION setting the public hearing date and initiating annexation to the City of Medford of approximately 66.75 acres located south of Coal Mine Road and east of North Phoenix Road, and including the half-width of approximately 1500 feet of the abutting Coal Mine Road right-of-way along. The proposed annexation would change the County zoning designation of Exclusive Farm Use (EFU) to the City holding zone designation of Single Family Residential – 1 Dwelling Unit per Lot (SFR-00) with the Exclusive Agricultural (E-A) Overlay and would remove the property from Medford Rural Fire Protection District #2. (ANNX-20-079)

SUMMARY AND BACKGROUND

Council is requested to consider a proposal to set the hearing date of September 17, 2020, to initiate the annexation to the City of Medford of approximately 66.75 acres located south of Coal Mine Road and east of North Phoenix Road and approximately 1500 feet of the abutting right-of-way along Coal Mine Road. The Jackson County zoning designation of Exclusive Farm Use (EFU) will be changed to the City Single Family Residential -1 Unit/Lot (SFR-00) holding zone designation with the Exclusive Agricultural (E-A) Overlay. The property will be removed from Medford Rural Fire Protection District #2. (File No. ANNX-20-079)

PREVIOUS COUNCIL ACTIONS

On August 18, 2016, Council Bill 2016-99 was approved adopting the urban growth boundary. The properties proposed for annexation were included in the 2016 UGB expansion.

ANALYSIS

The subject properties are located within the City's Urban Growth Boundary and are contiguous with the city limits along the northern boundaries of the properties across Coal Mine Road. The properties have General Land Use Plan designations of Urban High Density Residential (UH) and Commercial (CM). The SFR-00 zoning district is the appropriate transition zone for the properties. Since an agricultural operation will continue to exist on the properties, the Exclusive Agricultural Overlay will be applied.

The application is filed in conjunction with an Urbanization Plan (UP-20-078). The subject properties are part of the MD-5e planning unit, which is identified in the Urbanization Planning section of the Neighborhood Element of the Comprehensive Plan. Eight properties totaling approximately 74.6 acres of the MD-5e planning unit are within the Urban Growth Boundary; however, only five properties totaling 64.75 acres, are requesting annexation.

FINANCIAL AND/OR RESOURCE CONSIDERATIONS

Annexation of the full right-of-way along North Phoenix Road and Coal Mine Road is outlined in the Urban Growth Management Agreement with Jackson County. Upon annexation of the subject area,

City Council will request that the County surrender the 1500 foot length of Coal Mine Road that abuts the north end of the property. North Phoenix Road is included already with the annexation of the Centennial Golf Course properties to the west of the subject area (ANNX-19-003). The City collects fees for streets, parks, public safety, sewer, and storm drain maintenance. The City will also begin collecting its own property tax levy upon annexation.

TIMING ISSUES

The final hearing for this matter is scheduled before City Council on Thursday, September 17, 2020.

COUNCIL OPTIONS

Approve the resolution as presented.
Modify the resolution as presented.
Decline to approve the resolution as presented and provide direction to staff.

STAFF RECOMMENDATION

Staff recommends approval of the request to initiate the annexation.

SUGGESTED MOTION

I move to adopt the resolution to initiate the annexation and set the public hearing date of September 17, 2020.

EXHIBITS

Resolution
Legal Description with exhibit map
Vicinity Map

RESOLUTION NO. 2020-95

A RESOLUTION setting the public hearing date and initiating annexation to the City of Medford of approximately 66.75 acres located south of Coal Mine Road and east of North Phoenix Road, and including the half-width of approximately 1500 feet of the abutting Coal Mine Road right-of-way. The proposed annexation would change the County zoning designation of Exclusive Farm Use (EFU) to the City holding zone designation of Single Family Residential – 1 Dwelling Unit per Lot (SFR-00) with the Exclusive Agricultural (E-A) Overlay and would remove the property from Medford Rural Fire Protection District #2. (ANNX-20-079)

WHEREAS, on August 18, 2016, Council Bill 2016-99 was approved adopting an amended urban growth boundary for the City of Medford. The area proposed for annexation was included in the 2016 UGB expansion and is contiguous with the city limits along the northern boundaries of the properties across Coal Mine Road. The area has General Land Use Plan designations of Urban High Density Residential (UH) and Commercial (CM), so the SFR-00 holding zone district is the appropriate transition zone and, because an agricultural operation will continue to exist on the properties, the Exclusive Agricultural Overlay will be applied;

WHEREAS, the owner of the area proposed for annexation has submitted a request for annexation; and

WHEREAS, the area proposed for annexation is situated in Jackson County, Oregon, is legally described in Exhibit A and depicted in Exhibits B and C, all of which are attached hereto and incorporated herein by this reference; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MEDFORD, OREGON:

SECTION 1. Pursuant to ORS 222.170, the City Council elects to dispense with submitting the question of the proposed annexation to the electors of the City.

SECTION 2. A public hearing on the annexation shall be held at the hour of 6:00 p.m. on the 17th day of September, 2020, before the City Council of the City of Medford, Oregon, in City Hall Council Chambers, 411 W. 8th Street, of Medford. Following the hearing, the Council will consider a proposed ordinance a) annexing approximately 66.75 acres located south of Coal Mine Road and east of North Phoenix Road, and including the half-width of approximately 1500 feet of the abutting right-of-way along Coal Mine Road (legally described in Exhibit A and depicted in Exhibits B and C); b) changing the County zoning designation of Exclusive Farm Use (EFU) to the City holding zone designation of Single Family Residential – 1 Dwelling Unit per Lot (SFR-00) with the Exclusive Agricultural (E-A) Overlay; and c) removing the property from Medford Rural Fire Protection District #2.

SECTION 3. Pursuant to ORS 222.120(3), the City Recorder is directed to give notice of the time, place, and purpose of the public hearing provided for in Section 2 hereof by publishing notice thereof once each week for two consecutive weeks prior to the date of said hearing in a newspaper of general circulation in the City of Medford and by causing notices thereof to be posted in four (4) public places in the city for a like period of time.

PASSED by the Council and signed by me in authentication of its passage this ____ day of July, 2020.

ATTEST: _____ _____

City Recorder Mayor

EXHIBIT "A"

LEGAL DESCRIPTION
ANNEXATION BOUNDARY
ASSESSORS MAP NO. 371W34,
TAX LOTS 5000, 5001, 5002, 5300 AND A PORTION OF COAL MINE ROAD
ASSESSORS MAP NO. 381W03, TAX LOT 300

The following described parcel is a portion of the property originally acquired in a deed recorded in Document Numbers 2009-047822, 2017-021017 and 2018-029096 of the Official Records of Jackson County, Oregon, situated in the South half of Section 34, Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon and being more fully described as follows;

COMMENCING at the Southeast corner of Donation Land Claim (D.L.C.) Number 57, in Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon, monumented with a 2-1/2-inch Brass Cap; thence North 89°48'38" West (Record North 89°49'00" West), along the South line of said D.L.C., also being the Centerline of Coal Mine Road, 1824.16 feet to a point on the Southerly boundary line of the area annexed to the City of Medford by Ordinance Number 86, Passed May 7, 1998, said point also being North 00°00'22" East from the Northeast corner of that tract of land described within recorded Document Number 2009-047822 of the Official Records of Jackson County, Oregon, for the TRUE POINT OF BEGINNING; thence South 00°00'22" West (Record South), 738.23 feet to the Southeast corner said Document; thence North 89°48'38" West (Record North 89°40'00" West), 311.82 feet (Record 311.00 feet) to the most Northerly, Northeast corner of Document Number 2018-029096 of said Official Records, marked with a 5/8-inch rebar; thence South 00°06'31" West (Record South 00°06'21" West), along the boundary of said Document, 293.96 feet to a 5/8-inch rebar; thence South 89°48'38" East (Record East), 1027 feet, more or less, to the most Easterly Northeast corner of said Document; thence Southerly, 429 feet, more or less to the Southeast corner of said Document, said point also being on the North line of that tract described in Document Number 2017-021017 of said Official Records; thence South 89°53'10" East, 3.66 feet, more or less, to the Northeast corner of said Document, marked with a 5/8-inch rebar; thence South 00°16'30" West, 389.1 feet to the Southeast corner of said Document, marked with a 5/8-inch rebar; thence North 89°53'10" West, 2238.8 feet, more or less, to the Southwest corner of said Document, said point being on the East Right of Way line of North Phoenix Road; thence North 00°06'13" East along said Right of Way, 389.1 feet to the Northwest corner of said Document; thence South 89°53'10" East along the North boundary of said Document, 519.42 feet to the most Southerly Southwest corner of that tract described in Document Number 2018-029096, marked with a 5/8-inch rebar; thence North 00°06'41" East, 519.61 feet to a 5/8-inch rebar; thence North 71°34'33" West, 161.29 feet to a 5/8-inch rebar and point of curvature; thence 54.03 feet along the arc of a 61.70 foot radius curve to the right, having a delta angle of 50°10'19" (Chord bearing North 38°44'51" West, 52.32 feet), to a 5/8-inch rebar and point of reverse curvature; thence 12.25 feet along the arc of a 25.00 foot radius curve to the left, having a delta angle of 28°04'21" (Chord bearing North 27°41'53" West, 12.13 feet), to a 5/8-inch rebar and point of tangency; thence North 41°44'03 West, 29.65 feet to a 5/8-inch rebar; thence North 00°00'22" East, 81.72 feet to a 5/8-inch rebar; thence North 89°48'38" West (Record North 89°49'00" West), 294.41 feet to a 5/8-inch rebar on the East Right of Way line of North Phoenix Road, determined on Document Numbers 94-002879 and 94-009038; thence North 10°34'22" East, along said Right of Way, 42.26 feet to a 5/8-inch rebar; thence, continuing along said right of way, North 00°58'42" West, 696.80 feet to a point on the South boundary line of the area annexed to the City of Medford by Ordinance Number 86, Passed May 7, 1998, also being the Centerline of Coal Mine Road; thence South 89°48'38" East (Record South 89°49'00" East) along said South boundary line and said Centerline, 1505.66 feet to the POINT OF BEGINNING.

CONTAINING: 67.7 acres, more or less.

Prepared by:

Jason M. Martin
Professional Land Surveyor

To The Point Land Surveying, LLC
P.O. Box 217
Gold Hill, OR 97525
(541) 840-7587
Date: May 20, 2020

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason M. Martin

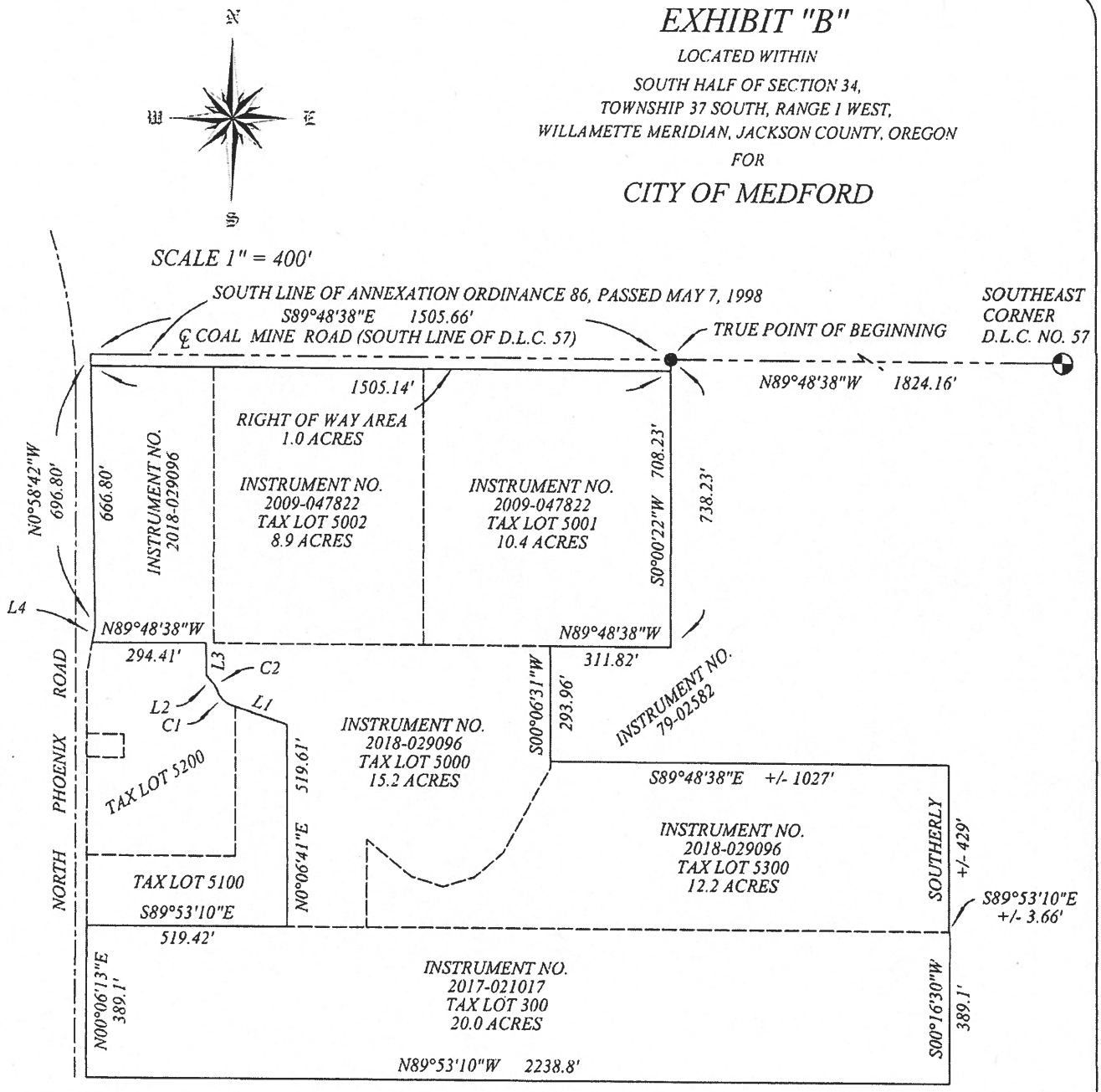
OREGON
MAY 8, 2012
JASON M. MARTIN
54729

RENEWS: 1-1-2021

EXHIBIT "B"

LOCATED WITHIN
SOUTH HALF OF SECTION 34,
TOWNSHIP 37 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON
FOR

CITY OF MEDFORD



CURVE	Δ	RADIUS	ARC LENGTH	CHORD BEARING	LONG CHORD
C1	50°10'19"	61.70'	54.03'	N38°44'51"W	52.32'
C2	28°04'21"	25.00'	12.25'	N27°41'53"W	12.13'

LINE	BEARING	DISTANCE
L1	N71°34'33"W	161.29'
L2	N41°44'03"W	29.65'
L3	N00°00'22"E	81.72'
L4	N10°34'22"E	42.26'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MAY 8, 2012
JASON M. MARTIN
54729

RENEWS: 1/1/2021

SURVEYED BY:

TO THE POINT LAND SURVEYING, LLC
P.O. BOX 217
GOLD HILL, OR 97525
(541) 840-7587

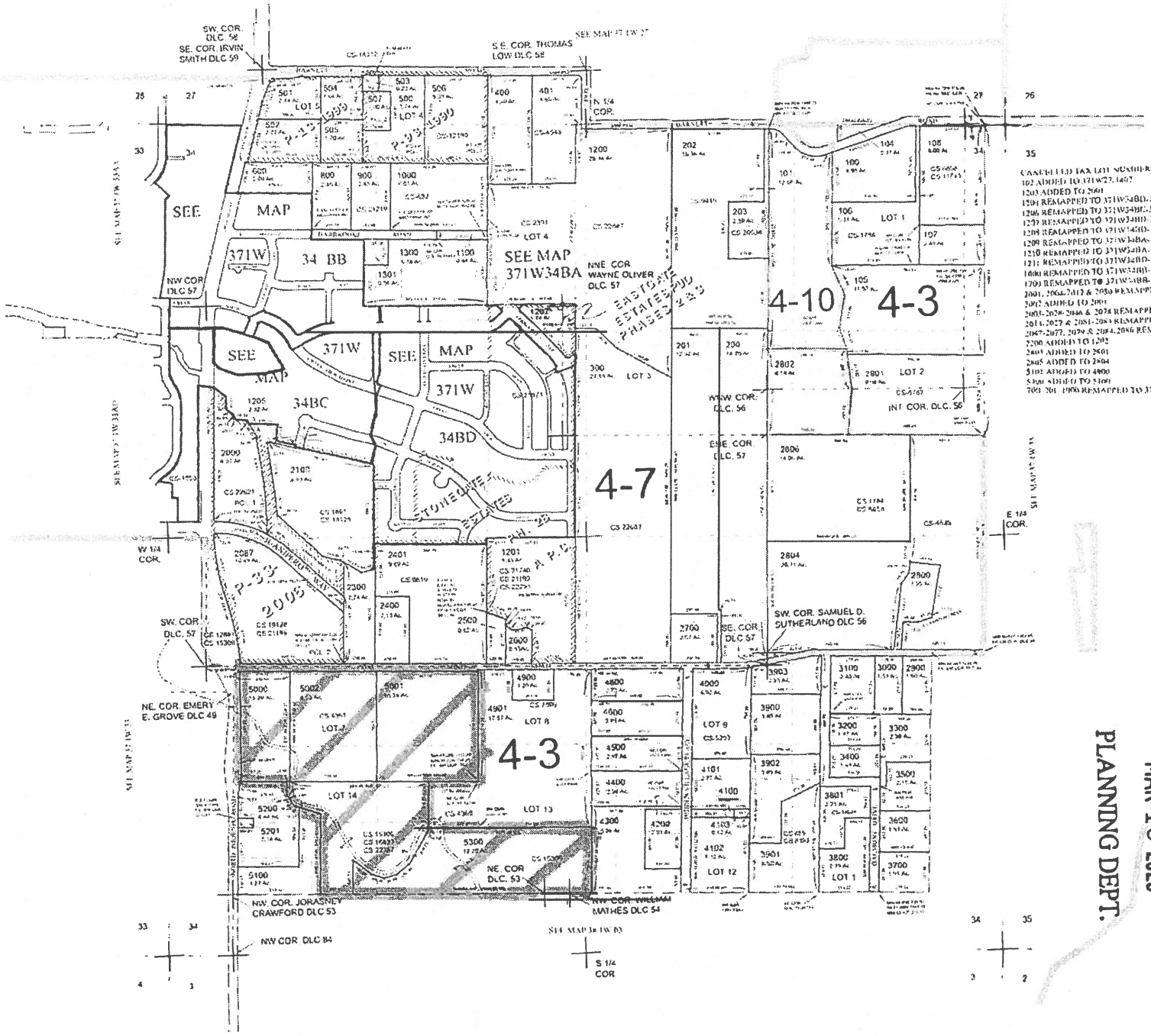
Date: May 20, 2020
Project No. 0006-20

TO THE POINT LAND SURVEYING

FOR ASSESSMENT AND TAXATION ONLY

SECTION 34 T.37S. R.1W. W.M.
JACKSON COUNTY
1" = 400'

371W34
& INDEX
MEDFORD



RECEIVED
MAR 18 2020
PLANNING DEPT.

371W34
& INDEX
MEDFORD
SH W MAP March 15, 2018
REV April 1, 2019

CITY OF MEDFORD
EXHIBIT #
FILE # ANNX-20-079

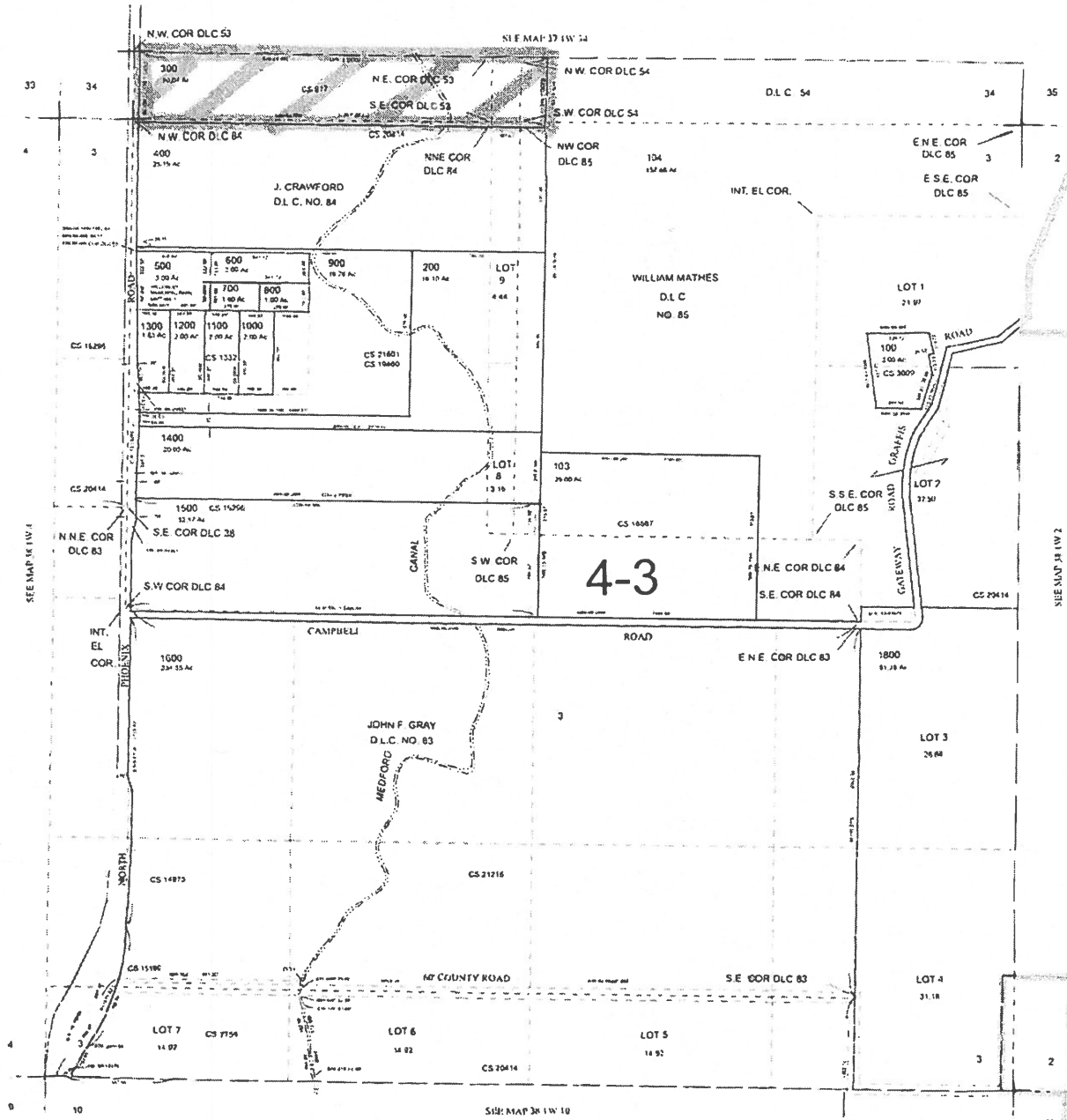
GIS DATA
04/01/2019 12:23:43 PM

12

FOR ASSESSMENT AND TAXATION ONLY

SECTION 3 T.38S. R.1W. W.M.
JACKSON COUNTY
1" = 400'

381W3



CANCELLED TAX LOT NUMBERS
101 REMAPPED TO 199
102 ADDED TO 381W02-101
1601 ADDED TO 1600
1602 KILLED TO STREET
1603 KILLED TO STREET
1700 KILLED TO ROAD
199 KILLED TO STREET

RECEIVED
MAR 18 2020
PLANNING DEPT.

381W3

DOR COGO February 24, 2004
REV April 7, 2015

CITY OF MEDFORD
EXHIBIT # 1
FILE # ANNX-20-079

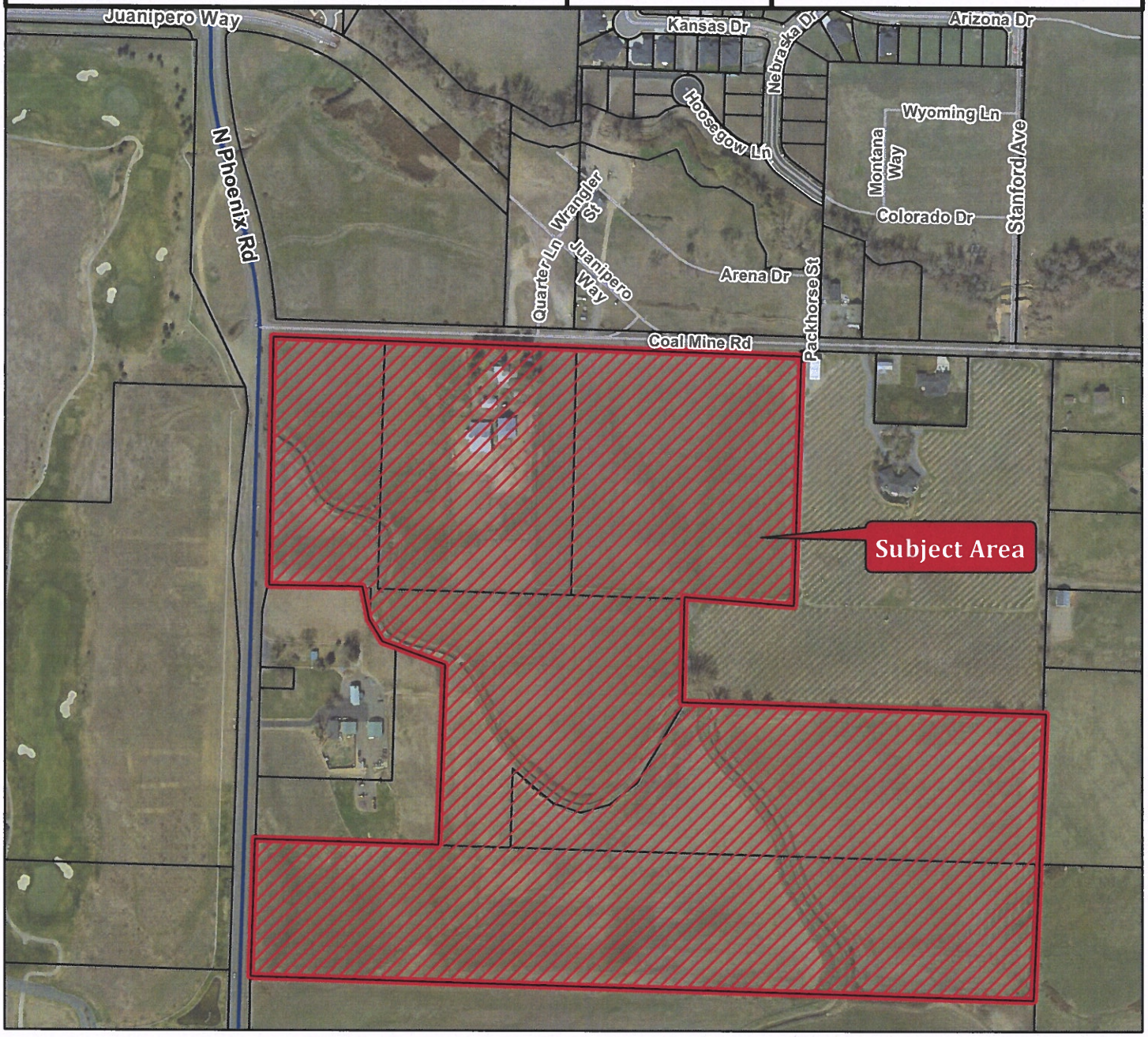
GIS DATA
06/13/2019 12:40:28 PM. bostmanp

MEDFORD PLANNING

Vicinity Map

File Number:

ANNX-20-079



Project Name:

Coal Mine Road at N Phoenix Road Annexation

Map/Taxlot:

371W34 TL 5000, 5001, 5002, 5300
381W03 TL 300

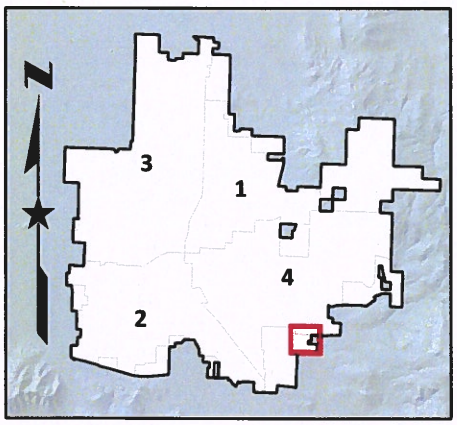
0 320 640 Feet

Legend

Subject Area

Tax Lots

6/18/2020



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Item No: 50.4

AGENDA ITEM COMMENTARY

DEPARTMENT: Public Works
PHONE: (541) 774-2100
STAFF CONTACT: Cory Crebbin, Public Works Director

AGENDA SECTION: Consent Calendar
MEETING DATE: July 16, 2020

COUNCIL BILL 2020-96

AN ORDINANCE approving a contract in the amount of $1,462,792.35 to Central Pipeline, Inc. to construct the Oregon Hills Detention and Water Quality Facility, an 11.6 acre-foot stormwater detention basin.

SUMMARY AND BACKGROUND

The Council is requested to consider approval of a construction contract in the amount of $1,462,792.35 with Central Pipeline, Inc. to construct an 11.6 acre-foot stormwater detention basin.

The project under consideration is titled "Oregon Hills Detention and Water Quality Facility". The 1996 Drainage Master Plan identified an area in what is now known as Oregon Hills Park for a stormwater detention pond on Lazy Creek. The Oregon Hills Park Master Plan shows the conceptual Stormwater Detention Facility. The Facility has been designed by RH2 Engineering of Medford.

The project is included within the City of Medford's Comprehensive Storm Drainage Master Plan and within the Adopted Biennial Budget 2019-2021 as shown on Page 9-51.

Following a two week advertising period, Public Works received and opened bids for the project on June 25, 2020. Central Pipeline, Inc. submitted the lowest responsible bid of $1,462,792.35. Four (4) bids were received and are shown on the attached Bid Summary.

PREVIOUS COUNCIL ACTIONS

On May 17, 2018, Council approved Council Bill 2018-42 awarding a contract to RH2 Engineering in the amount of $452,519.00 to design the Oregon Hills Detention and Water Quality Facility.

On June 6, 2019, Council approved Council Bill 2019-45 adopting the budget for the City of Medford for the biennium commencing July 1, 2019, and making appropriations thereunder.

ANALYSIS

The 1996 Drainage Master Plan (DMP) identifies this project to reduce downstream flooding and erosion. RH2 Engineering performed additional hydrologic modeling to verify expectations of the 1996 DMP. Currently, the City is engaged in a consulting contract with Brown and Caldwell to provide a new Stormwater Master Plan (SMP). The new SMP incorporates stormwater detention in sizing down-gradient facilities and will result in a reduced number of storm drain pipes requiring replacement. The Facility will provide water quality benefits that were not identified in 1996. Water quality is a requirement of the City's Municipal Separate Storm Sewer (MS4) Permit and this project will help us stay in compliance with the permit requirements.

Approximately 14,400 feet of the approximate 16,400 feet of Lazy Creek below the proposed facility is mapped as floodplain with a significant number of homes and businesses in the 100-year floodplain. The project will reduce the 100-year flow downstream and will likely reduce the floodplain boundaries. This can result in lowering flood insurance rates or potentially completely removing the requirement for flood insurance for individual properties after a Letter of Map Revision is commissioned by the property owners. The project will also reduce both short-term maintenance costs as well as long-term capital projects along the channel.

FINANCIAL AND/OR RESOURCE CONSIDERATIONS

The construction contract is for $1,462,792.35 and is budgeted within the Storm Drain Utility Fund. The project is within the City of Medford Adopted Biennial Budget 2019-2021 on page 9-51.

TIMING ISSUES

The project will commence shortly after Council's approval with all project construction scheduled to be completed by October 30, 2020.

COUNCIL OPTIONS

Approve the ordinance as presented.
Modify the ordinance as presented.
Deny the ordinance and provide direction to staff regarding the Oregon Hills Detention and Water Quality Facility.

STAFF RECOMMENDATION

Approve the ordinance for a contract with Central Pipeline, Inc.

SUGGESTED MOTION

I move to approve the ordinance authorizing a contract in the amount of $1,462,792.35 with Central Pipeline, Inc. to construct the Oregon Hills Detention and Water Quality Facility.

EXHIBITS

Ordinance
Bid Summary
Project Site Map
Contract on file in the City Recorder's Office

ORDINANCE NO. 2020-96

AN ORDINANCE approving a contract in the amount of $1,462,792.35 to Central Pipeline, Inc. to construct the Oregon Hills Detention and Water Quality Facility, an 11.6 acre-foot stormwater detention basin.

WHEREAS, the 1996 Drainage Master Plan identified an area in what is now known as Oregon Hills Park for a stormwater detention pond on Lazy Creek. The Oregon Hills Park Master Plan shows the conceptual Stormwater Detention Facility;

WHEREAS, on May 17, 2018, Council approved Council Bill 2018-42 awarding a contract to RH2 Engineering in the amount of $452,519.00 to design the Oregon Hills Detention and Water Quality Facility, and that work has now been completed; and

WHEREAS, four bids were received to construct the Oregon Hills Detention and Water Quality Facility, including an 11.6 acre-foot stormwater detention basin, and Central Pipeline, Inc. was the low bidder with a bid of $1,462.792.35; now, therefore,

THE CITY OF MEDFORD ORDAINS AS FOLLOWS:

A contract, on file in the City Recorder's office, in the amount of $1,462,792.35 with Central Pipeline, Inc. to construct the Oregon Hills Detention and Water Quality Facility, an 11.6 acre-foot stormwater detention basin, is hereby approved.

PASSED by the Council and signed by me in authentication of its passage this _____ day of July, 2020.

ATTEST:_____ _____

City Recorder Mayor

APPROVED _____, 2020 _____

Mayor

MEDFORD
PUBLIC WORKS

Project: Oregon Hills Detention and Water Quality Facility

Location: Oregon Hills Park - McAndrews and Chablis Terrace

Project No: SD939

Date of Bid Opening: June 25, 2020

BID SUMMARY

Central Pipeline, Inc.	$1,462,792.35
LTM, Inc. dba Knife River Materials	$1,558,558.00
Suulutaaq, Inc.	$1,953,284.00
Laduke Construction LLC	$2,117,592.30

SITE MAP

CHABLIS TERRACE
OREGON HILLS PARK
TAMARACK DRIVE
LAZY CREEK
NORTH TRIBUTARY
JACKSON CO.
TAX LOT 216
E MCANDREWS ROAD
OREGON HILLS
DETENTION BASIN
DISTURBED AREA
BIOSWALE
STORMWATER
CHANNEL
OREGON HILLS
SUBUNIT NO. 4
LAZY CREEK
SOUTH TRIBUTARY
PROJECT SITE
T37S R1W S22
VISTA POINTE DAM
LAZY
CREEK
LAZY CREEK
OREGON HILLS
SUBUNIT NO. 1
LAZY CREEK
SCALE: 1" = 100'
0'
100'
200'
DRAWING IS FULL SCALE WHEN
BAR MEASURES 2"

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Item No: 70.1

AGENDA ITEM COMMENTARY

DEPARTMENT: Finance
AGENDA SECTION: Ordinances and Resolutions
PHONE: (541) 774-2030
MEETING DATE: July 16, 2020
STAFF CONTACT: Ryan Martin, CFO/Deputy City Manager

COUNCIL BILL 2020-86

An ORDINANCE amending sections 8.751, 8.752, and 8.755 of the Medford Municipal Code (MMC) related to car rental taxes.

SUMMARY AND BACKGROUND

Council is requested to consider an ordinance amending sections 8.751, 8.752, and 8.755, of the Medford Municipal Code (MMC) related to car rental taxes to finance the Medford Sports and Events Complex.

PREVIOUS COUNCIL ACTIONS

On June 16, 2005, Council adopted ordinance 2005-119 establishing a car rental tax for capital construction projects related to the Leisure Services Plan.

January 31, 2019 study session, Council directed staff to research indoor recreation facility development options that best address community deficiencies and future needs, with emphasis on aquatics, but also recognizing interest in a multi-purpose event center.

September 12, 2019 study session, Council directed staff to proceed forward with the funding options presented by staff.

October 2019 G-3 meetings, Council discussed the funding mechanisms, outreach, and advocacy for the Sports & Events Complex.

February 13, 2020 study session, Council discussed funding mechanisms for the Sports & Events Complex.

May 28, 2020 study session, a majority of Council decided to proceed with staff presenting funding mechanisms at the June 18, 2020 Council meeting for a formal vote.

Council held a public hearing on the proposed ordinance on June 18, 2020. The public hearing was closed and the matter was continued to the July 16, 2020 meeting.

ANALYSIS

On May 19, 2020, voters approved ballot measure 15-188 allowing Council to increase the Transient Lodging Tax from 9% to 11% by ordinance. This was the first step in funding the Medford Sports and Events Complex. The remaining funding will come from an expansion of the car rental tax and increase of the Parks utility fee. This AIC addresses changes to the Car Rental Tax sections of Medford's Municipal Code. The car rental tax is used to fund capital construction projects related to the Leisure Services Plan, which included the expansion for Phase IV of USCCP.

The car rental tax is being expanded to include rentals from any location within the City and includes vehicles designed and used primarily for the transportation of property. Currently the car rental tax is only applicable to passenger vehicles rented at the Rogue Valley International Medford Airport.

Proposed Changes: Section 8.751, Definitions, is revised to clarify that the tax applies to all cars and vehicles used to transport property rented anywhere in the city. Additionally, subsection (7) is revised to clarify the definition of rent. Section 8.752, Tax Imposed, is revised to update the effective date of August 1, 2020. Section 8.755, Exemptions, is revised to remove the exemption for vehicles designed and used primarily for the transportation of property.

This ordinance was initially considered by the Council at its June 18, 2020 meeting. As part of the public input process, Council received two letters citing legal concerns with the current Rental Car Tax and opposing the proposed changes. One letter was from the American Car Rental Association, and the other letter was from EAN Holdings, LLC on behalf of Alamo, Enterprise and National car rental companies. At the request of the City Attorney, Council closed the public hearing and continued the matter to July 16th to allow the City Attorney time to research and respond to the legal issues raised in the two letters. Without waiving the attorney/client privilege as to the details of the communication, the City Attorney's office has advised Council that the current and proposed Rental Car Tax provisions do not violate the Oregon Constitution and that the proposed revisions being considered by Council will adequately address other legal concerns raised by the rental car interests.

FINANCIAL AND/OR RESOURCE CONSIDERATIONS
Revenue in the Park Improvement Fund is expected to increase $250,000 per year.

TIMING ISSUES
Code changes are effective August 1, 2020.

COUNCIL OPTIONS
Approve the ordinance as presented.
Modify the ordinance as presented.
Deny the ordinance as presented and provide direction to staff.

STAFF RECOMMENDATION
Staff recommends approval of the ordinance.

SUGGESTED MOTION
I move to approve the ordinance amending sections 8.751, 8.752, and 8.755, of the Medford Municipal Code (MMC) related to car rental taxes to finance the Medford Sports and Events Complex.

EXHIBITS
Ordinance

ORDINANCE NO. 2020-86

An ORDINANCE amending sections 8.751, 8.752, and 8.755 of the Medford Municipal Code (MMC) related to car rental taxes.

WHEREAS, in January of 2019 the City Council directed staff to research indoor recreation facility development options that would best address community, recreational deficiencies and future needs, with emphasis on aquatics, but also recognizing interest in a multi-purpose event center;

WHEREAS, in May of 2019 the Mayor and Council adopted 2019-21 biennial goals that included determining the feasibility of an aquatic/event center within the Public Infrastructure initiative of proactively planning for and responding to identified infrastructure needs essential for citizens to live, work and play in Medford and the Rogue Valley;

WHEREAS, the vision of the Mayor and Council is to construct an indoor Sports and Events Complex at the Howard Memorial Sports Park. The proposed complex will contain indoor recreational and competitive pools and a multi-purpose events center, and by combining aquatics and the events center into a single facility, the City reduces both development and operational costs through the sharing of spaces;

WHEREAS, Mayor and Council directed City staff to bring forward a package of funding mechanisms for financing construction and operation of the proposed Medford Sports and Events Complex;

WHEREAS, the recommended package of funding mechanisms does not involve increasing property taxes and includes the following revenue generators: a two percent increase to the Transient Lodging Tax (also known as the hotel-motel tax); expanding the current airport Rental Car Tax to apply to commercial locations citywide and vehicles for moving; increasing the Park Utility Fee by $2.40/month, which will be offset by a commensurate reduction in the residential Storm Drain Utility Fee; and early repayment of a U.S. Cellular Community Park debt service bond to free up approximately $1.6 million per year in existing City financing;

WHEREAS, on May 19, 2020 City of Medford voters approved ballot measure 15-188 increasing the Transient Lodging Tax from 9% to 11% and ballot measure 15-187 requiring "transient lodging intermediaries" to collect the Transient Lodging Tax; and

WHEREAS, the City Council has determined it is appropriate to modify Sections 8.751, 8.752, and 8.755 of the Medford Municipal Code to expand the current airport Rental Car Tax to apply citywide and to include trucks, vans and other motor vehicles designed and used primarily for the transportation of property; now, therefore,

THE CITY OF MEDFORD ORDAINS AS FOLLOWS:

Section 1. Section 8.751 of the MMC is amended to read as follows:

8.751 Definitions.

Except where the context otherwise requires, the following definitions govern the construction of **the City of Medford Rental Car Tax** ~~this ordinance~~.

(1) "Rental Car" includes, without limitation, all automobiles; pickups**; trucks, vans and other motor vehicles designed and used primarily for the transportation of property;** and any motorized passenger vehicles which are capable of being used on the highways of Oregon, offered by an operator under this code. ~~Excluded are vehicles designed and used primarily for the transportation of property.~~

(2) "City Council" means the City Council of the City of Medford, Oregon.

(3) "Commercial Establishment" means any person or other entity who generates gross revenues by providing rental cars for a rental fee at ~~the Rogue Valley International-Medford Airport~~ **any location within the corporate limits of the City**.

(4) "Operator" means any person operating a commercial establishment

(5) "Renter" means a natural person, sole proprietorship, partnership, joint venture, association, corporation estate, trust or any other entity in the name of which a motor vehicle is rented under this subchapter.

(6) "Rental or Renting" means obtaining ~~at the Rogue Valley International-Medford Airport~~ the use of a rental car from a commercial establishment at ~~the Rogue Valley International-Medford Airport~~ **any location within the City** for a rental fee. Excluded are leases or other transactions where title of a motor vehicle is permanently or temporarily transferred from the commercial establishment to any other person or entity, fees or charges for fueling, car seats, GPS devices, satellite radio, and similar devices, supplies, and commodities. If the rental originates at ~~the Rogue Valley International-Medford Airport~~ **any location within the City,** but the rental fee is collected at some other location outside the City ~~of Medford~~, the operators who provided the rental car ~~at the Rogue Valley International-Medford Airport~~ **within the City** shall be responsible for remittance of the tax, based on the total rental fee, wherever collected.

(7) "Rental Fee**, Rent or Gross rent**" means the gross fee, whatever the basis of its calculation, paid to a commercial establishment by any person for the rental of a ~~motor vehicle~~ **Rental Car**.

(8) "Tax" means either the tax payable or due by the person, operators or commercial establishment during the reporting period.

(9) "Transacting Business" means a commercial establishment's solicitations to rent rental cars via the printed or telecommunications media, or arrangements for or obligation of payment for rental of a rental car.

Section 2. Section 8.752 of the MMC is amended to read as follows:

8.752 Tax Imposed.
For the privilege of renting a rental car, on and after **August 1, 2020**~~November 1, 2013~~, each renter shall pay a tax in the amount of twelve and one-half percent (12.5%) of the gross rent charged by the operators. The tax constitutes a debt owed by the renter to the city which is extinguished only by payment to the operators or to the city. The renter shall pay the tax to the operators at the time the rent is paid. The operators shall enter the tax on its records when rent is collected if the operators keeps records on the cash accounting basis; and when earned if the operators keeps records on the accrual accounting basis. If the rent is paid in installments, a proportionate share of the tax shall be paid by the renter to the operators with each installment. If for any reason the tax due is not paid to the operators of the commercial agency, the Chief Financial Officer may require that such tax shall be paid directly to the city. In all cases, the rent paid or charged for rental shall exclude the sale of any goods, services and commodities other than the furnishing of rental cars.

Section 3. Section 8.755 of the MMC is amended to read as follows:

8.755 Exemptions.
No tax imposed under this ordinance shall be imposed upon:
(1) A rental fee which Oregon or Federal law exempts from the tax.
(2) A travel trailer, camper or motor home, as defined in ORS 366.512, whose registration fee is allocated to counties pursuant to ORS 390.134(4).
~~(3) Excluded are vehicles designed and used primarily for the transportation of property.~~

NOTE: Matter in **bold font** is new. Matter in ~~strikethrough font~~ is existing law to be repealed. Three asterisks (* * *) indicate existing law which remains unchanged by this ordinance but was omitted for the sake of brevity.

PASSED by the Council and signed by me in authentication of its passage this ____ day of July, 2020.

ATTEST: _____ _____
City Recorder Mayor

APPROVED _____, 2020 _____
Mayor

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Item No: 80.1

AGENDA ITEM COMMENTARY

DEPARTMENT: Planning
PHONE: (541) 774-2380
STAFF CONTACT: Matt Brinkley, AICP, CFM, Planning Director

AGENDA SECTION: Public Hearings
MEETING DATE: July 16, 2020

COUNCIL BILL 2020-97

AN ORDINANCE approving a minor amendment to the Medford Comprehensive Plan to modify the open space requirements found in the Neighborhood and Urbanization Elements of the Comprehensive Plan for the Rogue Valley Manor's Centennial golf course properties located south of Juanipero Way and west of North Phoenix Road. (Tax lots 371W33 700, 801, 900, 1000, 1100, and 1200; 381W04 100 and 101; 371W33CA 2000 and 371W3CD 4700). (CP-20-134)

SUMMARY AND BACKGROUND

Council is requested to consider a Minor Comprehensive Plan Amendment to amend the open space requirements found in the Neighborhood and Urbanization Elements of the Comprehensive Plan for the Rogue Valley Manor's Centennial golf course properties located south of Juanipero Way and west of North Phoenix Road. (Tax lots 371W33 700, 801, 900, 1000, 1100, and 1200; 381W04 100 and 101; 371W33CA 2000 and 371W3CD 4700).

The Planning Commission voted 9-0 in favor of the amendment at their June 25, 2020, hearing. (File No. CP-20-134)

PREVIOUS COUNCIL ACTIONS

On November 15, 2018, Council Bill 2018-131 was approved incorporating procedural requirements into the Neighborhood Element for preparing and adopting urbanization plans for areas within the expanded Urban Growth Boundary.

On August 18, 2016, Council Bill 2016-99 was approved adopting the urban growth boundary.

ANALYSIS

The Centennial Golf Course properties located south of Juanipero Way and west of North Phoenix Road were included in the City's Urban Growth Boundary (UGB) in August 2016. The City's detailed UGB findings included a list of property owner commitments that helped justify, in part, the rationale for inclusion of certain properties. The Centennial property owners agreed to stipulations to preserve the approximately 120 acres of the golf course as open space through use of an open space assessment.

Open space assessments are statutorily regulated in Oregon Revised Statute (308A.300 -308A.330). As identified in state law, the property owner must file for a Comprehensive Plan Amendment through the applicable jurisdiction in order to create the assessment. Since the property is still under County jurisdiction, the amendment would need to be processed through Jackson County. Understanding the property owner was interested in filing an urbanization plan and annexation with the City, this seemed like an unnecessary additional land use step.

Rogue Valley Manor, the owner of the golf course properties, contacted City staff in order to determine if another alternative could be used to preserve the open space. Planning and Legal staff met with the owner's agent to discuss options that could be accomplished under the City's review. Legal staff concluded that a recorded deed restriction could replace the open space assessment requirement identified in the City's Comprehensive Plan regulations. However, the existing regulations would need to be modified in order for the property owner to proceed with their urbanization plan and annexation proposals.

Planning staff agreed to jointly file and process the code amendment in order to modify the language in the Neighborhood and Urbanization elements of the Comprehensive Plan from an open space assessment to a deed restriction. The proposal, if approved, will modify the text in the Comprehensive Plan and afford the Rogue Valley Manor use of a deed restriction to preserve 120 acres of the golf course as open space on the property. This change is necessary to comply with the open space requirements as outlined in the Regional Plan, property owner commitments identified in the 2016 UGB proceedings, and the provisions outlined in the urbanization planning adopted in 2018.

The application is filed in conjunction with an urbanization plan and annexation request (UP-19-004 and ANNX-19-003).

FINANCIAL AND/OR RESOURCE CONSIDERATIONS
None.

TIMING ISSUES
The proposal must be decided on prior to decisions being made on the urbanization and annexation requests filed on the properties.

COUNCIL OPTIONS
Approve the ordinance as presented.
Modify the ordinance as presented.
Decline to approve the ordinance as presented and provide direction to staff.

STAFF RECOMMENDATION
Staff recommends approval of the Minor Comprehensive Plan Amendment.

SUGGESTED MOTION
I move to adopt the ordinance amending the Neighborhood and Urbanization Elements of the Comprehensive Plan.

EXHIBITS
Ordinance
CP-20-134 - Council Report, including Exhibits A through H
CP-20-134 - Vicinity Map

ORDINANCE NO. 2020-97

AN ORDINANCE approving a minor amendment to the Medford Comprehensive Plan to modify the open space requirements found in the Neighborhood and Urbanization Elements of the Comprehensive Plan for the Rogue Valley Manor's Centennial golf course properties located south of Juanipero Way and west of North Phoenix Road. (Tax lots 371W33 700, 801, 900, 1000, 1100, and 1200; 381W04 100 and 101; 371W33CA 2000 and 371W3CD 4700). (CP-20-134)

WHEREAS, on August 18, 2016, Council Bill 2016-99 was approved adopting an amended urban growth boundary (UGB) for the City of Medford. On November 15, 2018, Council Bill 2018-131 was approved incorporating procedural requirements into the Neighborhood Element for preparing and adopting urbanization plans for areas within the expanded UGB;

WHEREAS, the Centennial Golf Course properties located south of Juanipero Way and west of North Phoenix Road were included in the City's 2016 UGB- expansion;

WHEREAS, open space assessments are statutorily regulated in Oregon Revised Statutes (ORS) 308A.300 to 308A.330, and would require a property owner to request a Comprehensive Plan Amendment through Jackson County in order to create the assessment;

WHEREAS, in lieu of the statutory County process, City staff and the property owner agreed to jointly file and process a Comprehensive Plan amendment to modify the language in the Neighborhood and Urbanization elements of the Comprehensive Plan to allow a deed restriction being recorded in order to preserve 120 acres of the golf course as open space on the property instead of requiring a statutory open space assessment process; and

WHEREAS, the Planning Commission voted unanimously in favor of amending the Comprehensive Plan at its June 25, 2020, hearing; now, therefore,

THE CITY OF MEDFORD ORDAINS AS FOLLOWS:

Section 1. A minor amendment to the City of Medford Comprehensive Plan is hereby approved and Section 5.3 of Chapter 10, Neighborhoods, Division 4, Urbanization Plans, is amended to read as follows:

5.3 Compliance with the open space allocation for an urban reserve area (see land use distribution table in RPE or Table 9-1 below). Units that contain only Industrial GLUP designations are exempt from this requirement. The following classifications count as open space for purposes of fulfilling the RPE requirements:

5.3.1 Parks, both public and private shall be counted as open space. Schools may be counted as open space. Where land acquisition is not complete or where specific open space dedications were not offered and accepted as part of the UGB process, park and school sites may be identified as opportunity areas on maps and the acreage planned may be described in text form that explains how the planning unit can satisfy the open space requirement. Areas where specific open space dedications were offered and accepted as part of the UGB review process shall be depicted and the acreage counted toward open space percentages.

5.3.2 Agricultural buffers. Proposed agricultural buffers within the UGB shall be counted as open space. Interim agricultural buffers shall not be counted toward open space percentages unless an additional legal or planning mechanism is imposed to render such areas as open space even after a future UGB amendment in the applicable MD area.
5.3.3 Riparian corridors shall be counted.
5.3.4 Areas under an "open space" ~~tax assessment~~ **deed restriction** shall be counted.
5.3.5 Locally significant wetlands and any associated regulatory buffer shall be counted.
5.3.6 Slopes greater than 25 percent.

Section 2. A minor amendment to the City of Medford Comprehensive Plan is hereby approved and Section 2.1.7(5) of the Urbanization Element is amended to read as follows:

2.1.7 **Annexation of Property Added to the Urban Growth Boundary from the Urban Reserve**

The City Council must find that the following conditions are met in order to approve an annexation of land that was added to the urban area from the Urban Reserve:
* * *
5. The Centennial golf course ~~must receive an open space assessment from Jackson County~~ **shall impose a deed restriction designating the areas which comprise** ~~for~~ approximately 120 acres of land **as open space** ~~prior to the annexation of any of the 417.26 acres that make up~~ **on** the following tax lots:
TL-100 (38 1W 04-100)
TL-101 (38 1W 04-101)
TL-700 (37 1W 33-700)
TL-801 (37 1W 33-801)
TL-900 (37 1W 33-900)
TL-1000 (37 1W 33-1000)
TL-1100 (37 1W 33-1100)
TL-1200 (37 1W 33-1200)
TL-2000 (37 1W 33CA-2000)
TL-4700 (37 1W 33CD-4700)

The deed restriction protecting the open space shall remain in effect in perpetuity, unless both the land owners and the City together agree to remove the restriction.

[Matter in **bold font** is new and matter in strikethrough font is existing law to be repealed; three asterisks (* * *) indicate existing law which remains unchanged by this ordinance but was omitted for the sake of brevity.]

PASSED by the Council and signed by me in authentication of its passage this _____ day of July, 2020.

ATTEST:_____ _____
City Recorder Mayor

APPROVED _____, 2020 _____
Mayor

MEDFORD
PLANNING

COUNCIL REPORT

for a Type-IV legislative decision: **Minor Comprehensive Plan Amendment**

Project Rogue Valley Manor/Centennial Open Space Amendment

File no. CP-20-134

Property Owner Rogue Valley Manor

To Mayor and City Council *for 07/16/2020 hearing*

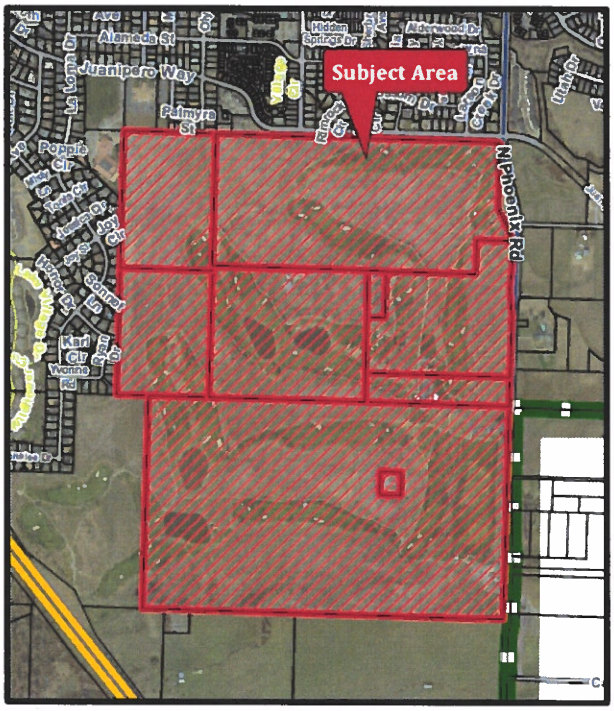
From Carla Angeli Paladino, Principal Planner

Reviewer Matt Brinkley, AICP CFM, Planning Director

Date July 8, 2020

Proposal

A Minor Comprehensive Plan Amendment to modify the Neighborhood and Urbanization Elements of the Comprehensive Plan specifically related to the Rogue Valley Manor's open space assessment requirement in planning unit MD-5f (**Exhibits A and B**). The project was filed concurrently with application UP-19-004.



Authority

The proposed legislative land use action is a Type IV Minor 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 §§10.214 and 10.222.

ISSUES AND ANALYSIS

Background

As part of the findings and conditions of approval of the Urban Growth Boundary (UGB) amendment in 2016, a series of commitments by land owners was substantiated as reasoning for land being included in the City's UGB. The land in Planning Unit MD-5f, owned by the Rogue Valley Manor and currently operated as the Centennial eighteen hole golf course was identified to be reserved as future open space on the site. An open space assessment was identified during the UGB process as the mechanism to reserve this 120 acres of open space on the property.

Open space assessments are statutorily regulated in ORS 308A.300 through 308A.330 (Land Special Assessments – Open Space Lands) (**Exhibit C**). The property owner began discussions with the County Assessor's office in late 2019 to better understand the application process and details of creating such as assessment.

Per the statute, a Comprehensive Plan Amendment through the applicable jurisdiction is needed in order to create the assessment. In this case, the jurisdiction would be Jackson County as the property has not yet been annexed to the City of Medford. Discussions with Jackson County Assessment staff confirmed that the property owner would need to go through the County's land use process in order to create the assessment.

Acknowledging that the property owner is interested in urbanizing and annexing the land, a lengthy land use process at the County level did not seem appropriate to pursue. The property owner started discussions with City staff and possible alternatives to help accomplish the same goal of preserving the open space of the golf course. The applicant met with Medford Planning and Legal staff to review alternatives. Legal staff concluded that a deed restriction could satisfy the creation of the open space without having the property owner complete a separate land use action with the County prior to submitting for land use through the City.

In order to codify the use of a deed restriction as a prescribed method for establishing the open space on the property, the language in the City's Comprehensive Plan must be updated in order to reflect this change. The specific changes are needed within the Neighborhood and Urbanization Elements of the Comprehensive Plan.

The property owner has submitted a draft deed restriction (**Exhibit D**) with the Urbanization Plan application that has been reviewed and modified by Planning and Legal staff. The property owner will record a finalized document upon approval by the City Council.

Proposed Amendments

The proposed language modifies the text within the Comprehensive Plan where the open space assessment is specifically noted in particular:

Section 5.3.4 of the Neighborhood Element (Exhibit A); and

Section 2.1.7(5) of the Urbanization Element (Exhibit B)

The open space assessment requirement is modified to become a deed restriction as the proposed alternative to reserving the open space on the property.

Public Comments

The Planning Department received two letters from Ted and Susan Krempa dated May 31, 2020, in opposition to the proposal (**See Exhibits E and F**). A letter in opposition was received on June 3, 2020, from Bradley and Glennda Allen (**See Exhibit G**). A letter in support of the project was submitted by the Fair Housing Council of Oregon dated June 10, 2020 (**Exhibit H**).

Planning Commission Recommendation

On June 25, 2020, the Planning Commission voted 9-0 in favor of the proposal.

FINDINGS AND CONCLUSIONS

The applicable criteria for a Comprehensive Plan Amendment are in the "Review and Amendments" chapter of the Comprehensive Plan. The applicable criteria in this action are those for Goals and Policies. The applicable criteria are rendered in ***italics*** below; findings and conclusions in roman type.

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 approval of the Urban Growth Boundary (UGB) amendment in 2016, established one mechanism for the applicant to use in order to meet the open space obligations and justify inclusion of the land in the UGB. The process to receive approval of an open space assessment is a lengthy County process that would need to be approved prior to the applicant submitting an application for urbanization and annexation to the City. Because the applicant was interested in annexing and becoming part of the jurisdiction of the City, another option was discussed that could help accomplish the same goal of securing the open space. Based on research from City Legal staff, the reservation of open space in Planning Unit MD-5f can be accomplished through the use of a deed restriction. The existing language is being amended to provide this alternative to the applicant.

Conclusions

Satisfied. An alternative has been identified to replace the open space assessment requirement with a recorded deed restriction for Planning Unit MD-5f. The property owner and City staff concur this is a reasonable substitute to meet the open space obligation on the property. This criterion is found to be satisfied.

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

Findings

The proposal codifies an alternative method to be used by the property owner in order to secure the open space acres on the site. The requirement to provide open space on the site continues to be a public need and Regional Plan requirement that must be met. No new or previously undisclosed public need has been identified with the amendment.

Conclusions

Not Applicable. The proposal does not reveal a new or prior public need on the property. The information is simply being updated to reflect a new process to secure open space on the land. This criterion is found to be not applicable.

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

Findings

The amendment is specific to the Rogue Valley Manor's Centennial property or Planning Unit MD-5f. The open space obligation is still required for the property, however the property owner will be reserving the open space through the use of a deed restriction rather than an open space assessment. No community attitudes or priorities regarding the open space requirements have changed.

Conclusions

Not Applicable. The proposal is specific to Planning Unit MD-5f, and the property owner is required to meet their open space requirements on the property. There has not been a change in community attitudes or priorities. This criterion is found to be not applicable.

4. *Demonstrable inconsistency with another Plan provision.*

Findings

In the Urbanization Element, under policy 2.1.7 (5) and (6), there are two requirements related to Planning Unit MD-5f. The first is explicitly related to the golf course receiving an open space assessment prior to annexation for the 120 acres of open space identified on the property. The other is a list of obligations that states, "MD-5 West (the subject property) shall provide a deed restriction for open space areas."

The amendment aims to clarify the provisions and align the requirements for the benefit of the property owner and the City related to the mechanism used to secure the open space.

Conclusions

Satisfied. The proposal will amend the requirements outlined in the Neighborhood and Urbanization Elements so that requirements are consistent. This criterion is found to be satisfied.

5. *Statutory changes affecting the Plan.*

Findings

The proposal is specific to actions taken during the Urban Growth Boundary amendment process, and requirements applicable to the Rogue Valley Manor's Centennial site related to commitments for securing open space on the property. The requirement is a local implementation measure for urbanizing the land. There are no statutory changes that affect the proposed amendment.

Conclusions

Not Applicable. This criterion is found to be not applicable as no statutory changes affect the amendment.

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. Notice of the amendment was provided to the Department of Land Conservation and Development for review and comment, and mailed notice of the amendment was provided to surrounding property owners within 200 feet of the property boundaries. Two letters from Ted and Susan Krempa have been received in opposition to the proposal (Exhibits E and F). A third letter from Bradley and Glennda Allen has also been received in opposition (**See Exhibit G**). A letter of support (**Exhibit H**) was received from the Fair Housing Council of Oregon.

Finally, the Planning Commission and City Council will consider and vote on the proposed amendment during noticed public hearings.

Conclusions

Satisfied. A public comment and appeal period is provided to surrounding property owners regarding the amendment. The project is reviewed by both the Planning Commission and City Council to consider testimony and concerns from the public. This goal is found to be satisfied.

Goal 2 – Land Use Planning

Findings

The proposed amendment is a legislative land use decision as it is specific to the Rogue Valley Manor's property located in Planning Unit MD-5f. The proposal has been distributed to internal and external agencies for review and comment. Planning staff received official no comments on the amendment from Public Works-Engineering, Medford Water Commission, Medford Fire-Rescue, Public Works-Traffic Engineering, and the Database Technician. Comments from Jackson County Roads are specific to the urbanization plan (UP-19-004) and do not apply to the text changes proposed. The Planning Commission and City Council will hold public hearings to provide an opportunity for the public to provide written feedback on the request.

Conclusions

Satisfied. The proposal follows the outlined land use process within the City's Development Code and Comprehensive Plan. This goal is found to be 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 & Historic Areas, and Open Spaces

Findings

The proposed amendment is specific to the Regional Plan requirements and Comprehensive Plan policies specifically listed in the Neighborhood and Urbanization Elements regarding open space. The golf course will be secured through a deed restriction as the open space on the property. The 120 acres shall remain as open space until such time that the City and property owner agree the land needs to be used for other land use purposes (e.g. another Urban Growth Boundary expansion evaluation).

Conclusions

Satisfied. The site will provide approximately 120 acres of open space through the retention of the existing golf course. This goal is found to be satisfied.

Goal 6 – Air, Water, and Land Resources Quality is not applicable in this case.

Goal 7 – Areas Subject to Natural Hazards is not applicable in this case.

Goal 8 – Recreation Needs

Findings

The Regional Plan outlined the distribution of land uses within each of the planning units that includes open space requirements. The Centennial Golf Course is planned to be reserved as approximately 120 acres of open space on the site providing green space and a recreational amenity open to the public.

Conclusions

Satisfied. The proposal continues to allocate open space on the site in accordance with the Regional Plan requirements. This goal is found to be satisfied.

Goal 9 – Economic Development

Findings

The golf course is the current use on the site. Future development of the remaining acres on the site will include a mix of new residential and commercial improvements that will increase the economic benefit to the property, City, and region as a whole.

Conclusions

Satisfied. Development and new economic opportunities are planned within the planning unit. This goal is found to be satisfied.

Goal 10 – Housing

Findings

The planning unit will include a mix of detached and attached housing units within the designated Urban Residential, Urban High Density Residential, and portions of the Commercial General Land Use Plan (GLUP) designations. The future housing will be surrounded or in close proximity to the golf course, which will serve as the open space within the planning unit. More detailed Goal 10 findings are found in the report for project UP-19-004.

Conclusions

Satisfied. The golf course acreage will be preserved on site and will serve as the open space for future residents living and working in the planning unit. This goal is found to be satisfied.

Goal 11 – Public Facilities and Services does not apply in this case.

Goal 12 – Transportation does not apply in this case.

Goal 13 – Energy Conservation does not apply in this case.

Goal 14 – Urbanization

Findings

The property was included in the City's Urban Growth Boundary in 2016 and acknowledged by the State in 2018. The Regional Plan requirements outline the percentage of land uses including open space to be accommodated in the planning units. The property owner has filed for approval of an urbanization plan in conformance with the provisions outlined in the neighborhood element with the proposed modification to the open space requirement.

Conclusions

Satisfied. The proposal seeks to modify one of the provisions of the urbanization planning process related to open space on the property. The adopted mechanism through an open space assessment is being modified to allow for a deed restriction. This goal is found to be satisfied.

Goals 15 – 19 are not applicable to this region of the state.

RECOMMENDED ACTION

The Planning Commission recommends adopting the Minor Comprehensive Plan amendments as identified in Exhibits A and B, based on the findings and conclusions in the Council Report dated July 8, 2020, including Exhibits A – H.

EXHIBITS

A Proposed amendment to the Neighborhood Element
B Proposed amendment to the Urbanization Element
C ORS 308A.300 through 308A.330
D Proposed Draft Deed Restriction
E Letter from Theodore Krempa, dated May 31, 2020
F Letter from Susan Krempa, dated May 31, 2020
G Letter from Bradley and Glennda Allen, dated June 3, 2020
H Letter from Fair Housing Council of Oregon, dated June 10, 2020

CITY COUNCIL AGENDA: JULY 16, 2020

5.1.2 Commit to specific quantities of residential development in commercial areas.

The findings supporting the urbanization plan submittal shall include density calculations that explain how the plan complies.

5.2 Transportation Planning: A neighborhood circulation plan map showing:

5.2.1 Locations of higher-order streets. Locations and alignments of higher-order streets should be planned in appropriate locations.

The plan will depict how local streets, alleys and paths could be arranged to comply with the City's applicable street connectivity requirements. Typically, a well-connected street grid is desirable both for efficient utilization of urban land and to serve the transportation needs of all modes.

The urbanization plan may seek approval for local street arrangements with less connectivity (fewer intersections, longer block lengths, more dead-ends, greater potential out-of-direction travel) that is otherwise allowed by the code. Such arrangements may be justified on the basis of topographical and other environmental or development constraints, access management requirements, and/or the particular needs of adjacent land uses and those of the surrounding vicinity.

Proposed networks with lower vehicular connectivity may also include mitigation measures including enhanced pedestrian and other active transportation facilities. An example of an active transportation facility may include off-road multi-use paths.

Maps depicting street functional classifications shall utilize a system that is the same as or readily convertible to the City's adopted Transportation System Plan.

5.3 Compliance with the open space allocation for an urban reserve area (see land use distribution table in RPE or Table 9-1 below). Units that contain only Industrial GLUP designations are exempt from this requirement. The following classifications count as open space for purposes of fulfilling the RPE requirements:

5.3.1 Parks, both public and private shall be counted as open space. Schools may be counted as open space. Where land acquisition is not complete or where specific open space dedications were not offered and accepted as part of the UGB process, park and school sites may be identified as opportunity areas on maps and the acreage planned may be described in

text form that explains how the planning unit can satisfy the open space requirement. Areas where specific open space dedications were offered and accepted as part of the UGB review process shall be depicted and the acreage counted toward open space percentages.

5.3.2 Agricultural buffers. Proposed agricultural buffers within the UGB shall be counted as open space. Interim agricultural buffers shall not be counted toward open space percentages unless an additional legal or planning mechanism is imposed to render such areas as open space even after a future UGB amendment in the applicable MD area.

5.3.3 Riparian corridors shall be counted.

5.3.4 Areas under an "open space" ~~tax assessment~~ deed restriction shall be counted.

5.3.5 Locally significant wetlands and any associated regulatory buffer shall be counted.

5.3.6 Slopes greater than 25 percent

5.4 Compliance with the requirements of Regional Plan Element, section 4.1.6, for mixed-use/pedestrian-friendly development and any specific land use performance obligation. Planning units containing only an Industrial GLUP Map designation are exempt from the mixed-use pedestrian friendly development evaluation.

5.5 Preliminary coordination and discussions with public utility providers, including water, sewer, transportation, and irrigation districts.

5.5.1 Coordination may include identifying any existing infrastructure on or adjacent to the site and determining whether it can be maintained or needs to be moved.

5.6 Location or extensions of riparian corridors, wetlands, historic buildings or resources, and habitat protections and the proposed status of these elements.

5.7 Compliance with applicable provisions of the Urban Growth Management Agreement.

5.8 Compliance with the terms of special agreements between the landowners and other public entities that were part of the basis for including an area in the urban growth boundary, as detailed in the Urban Growth Management Agreement.

5.9 Coordination with the Parks and Recreation Department for adherence to the Leisure Service Plan related to open space acquisition and proposed trail and path locations.

5.10 Vicinity map including adjacent planning units and their General Land Use Plan designations.

Formerly, the City of Medford permitted lands to retain County zoning until they developed. This meant that the City had to administer two sets of development codes: Medford zoning for most lots and Jackson County zoning for annexed lots that had not developed or redeveloped. Because such work is an inefficient use of staff time—and thereby public funds—the City amended its code to require rezoning contemporaneously with annexation (2003) and undertook a broad zone change of most of the County-zoned land in the city limits (2009).

2.1.6. Withdrawal from Special Districts

For any areas hereafter annexed to the City of Medford and withdrawn from the Rogue Valley Sewer Services[3] (RVS), or from any sanitary, rural fire protection, domestic water, or other special service district with existing general obligation indebtedness, the city shall, pursuant to ORS 222.520, assume and agree to pay the bonded indebtedness attributable to such area in the manner provided by ORS 222.520, and will thereby relieve the real property in such areas from further district taxation for such bonded indebtedness.

2.1.7 Annexation of Property Added to the Urban Growth Boundary from the Urban Reserve

The City Council must find that the following conditions are met in order to approve an annexation of land that was added to the urban area from the Urban Reserve:

1. A revised Transportation System Plan (TSP), which includes the area to be annexed, has been adopted by the City;

2. A Local Wetlands Inventory (LWI), which includes the area to be annexed, has been adopted by the City;

3. For the area to be annexed, all Goal 5 resources, including riparian corridors, historic structures/properties, deer and elk habitat, wetlands, and scenic views have been identified and protected in accordance with Goal 5. In particular, the properties north of Chrissy Park and south of Hillcrest Road will comply with the mitigation process outlined by Oregon Department of Fish and Wildlife: [derived from Council Exhibit GGG]

    a. A mitigation site shall be proposed by the private property owner and presented to ODFW for evaluation. The site proposed shall be approximately 60 acres. The identified site shall be located within the existing Big Game Winter Range Habitat in either the Lake Creek or Grizzly habitat units. Upon

[3] Formerly called the Bear Creek Valley Sanitary Authority

EXHIBIT B

request of the property owner, ODFW will provide guidance to help identify potential mitigation site characteristics desired by the Department.

b. ODFW will complete the evaluation within 45 days of receipt of a letter requesting a mitigation site evaluation. ODFW will conduct a site visit of the proposed mitigation site. ODFW will provide a letter to the property owner that determines the suitability of the proposed site to meet the mitigation requirements in this condition. The letter shall al-so detail the habitat restoration efforts that will be required for the site.

c. If the property owner accepts the habitat restoration recommendations in 2 above then the restoration shall be completed and the site placed under permanent conservation easement (or other acceptable legal mechanism). Any conservation easement would need to be held by a third party with experience in managing these kinds of agreements, such as the Nature Conservancy or Southern Oregon Land Conservancy.

d. If the property owner does not accept the habitat restoration recommendations, the property owner may propose an alternative site or may propose alternative restoration measures in an attempt to reach agreement on a habitat restoration plan.

e. Upon completion of the agreed upon restoration for an approved mitigation site and evidence of the recorded conservation easement (or other adequate legal mechanism), ODFW will conduct another site visit. If mitigation is adequate, ODFW will provide the property owner a letter verifying the mitigation has been completed. ODFW will pro-vide a copy of the letter to the Jackson County Development Services Department and the City of Medford Planning Department.

4. An urbanization plan has been submitted, and adopted into the Neighborhood Element, for the area to be annexed which demonstrates compliance with the Regional Plan by showing the following details:

   a. Compliance with the minimum residential density required by Regional Plan Element item 4.1.5. The urbanization plan must demonstrate how the planned residential development will meet the minimum density requirement of 6.6 units per gross acre assuming all areas within the development will build out

to the minimum allowed densities. The following are acceptable methods for meeting the density standard:

i. Committing areas to higher density zones within a General Land Use Plan (GLUP) designation. For example, an area within the UR GLUP designation could be designated as SFR-10 (Single Family Residential – 10 units per acre) which would insure a minimum density of 6 units per acre; and/or

ii. Requesting residential GLUP map changes—from a lower density designation to a higher-density designation—as part of the master plan approval process. This will allow for additional areas for medium-density and high-density development within the areas added to the UGB. Although this process may cause slight deviation from the Housing Element it is necessary to ensure success in meeting the Regional plan obligations.

b. Compliance with the requirements of Regional Plan Element item 4.1.6. for mixed-use/pedestrian-friendly development.

c. Compliance with the land use distribution requirements of Regional Plan Element item 4.1.8.(b).

d. Coordination with applicable irrigation district(s).

5. The Centennial golf course ~~must receive an open space assessment from Jackson County~~ shall impose a deed restriction designating the areas which comprise ~~for~~ approximately 120 acres of land as open space ~~prior to the annexation of any of the 417.26 acres that make up~~ on the following tax lots:

TL-100 (38 1W 04-100)
TL-101 (38 1W 04-101)
TL-700 (37 1W 33-700)
TL-801 (37 1W 33-801)
TL-900 (37 1W 33-900)
TL-1000 (37 1W 33-1000)
TL-1100 (37 1W 33-1100)
TL-1200 (37 1W 33-1200)
TL-2000 (37 1W 33CA-2000)
TL-4700 (37 1W 33CD-4700)

The deed restriction protecting the open space shall remain in effect in perpetuity, unless both the land owners and the City together agree to remove the restriction.

6. To substantiate the rationales for including properties that were included at least in part for environmental, social, economic, energy

OPEN SPACE LANDS

308A.300 Definitions for ORS 308A.300 to 308A.330. As used in ORS 308A.300 to 308A.330, unless a different meaning is required by the context:

(1) "Open space land" means:

(a) Any land area so designated by an official comprehensive land use plan adopted by any city or county; or

(b) Any land area, the preservation of which in its present use would:

(A) Conserve and enhance natural or scenic resources;

(B) Protect air or streams or water supply;

(C) Promote conservation of soils, wetlands, beaches or tidal marshes;

(D) Conserve landscaped areas, such as public or private golf courses, which reduce air pollution and enhance the value of abutting or neighboring property;

(E) Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open space;

(F) Enhance recreation opportunities;

(G) Preserve historic sites;

(H) Promote orderly urban or suburban development; or

(I) Retain in their natural state tracts of land, on such conditions as may be reasonably required by the legislative body granting the open space classification.

(2) "Current" or "currently" means as of next January 1, on which the property is to be listed and valued by the county assessor under ORS chapter 308.

(3) "Owner" means the party or parties having the fee interest in land, except that where land is subject to a real estate sales contract, "owner" shall mean the contract vendee. [Formerly 308.740]

308A.303 Legislative intent. The Legislative Assembly declares that it is in the best interest of this state to maintain, preserve, conserve and otherwise continue in existence adequate open space lands and their vegetation to assure continued public health by counteracting pollutants and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of this state and its people. The Legislative Assembly further declares that it is in the public interest to prevent the forced conversion of open space lands to more intensive uses as the result of economic pressures caused by the assessment of those lands for purposes of property taxation at values incompatible with their preservation as open space lands, that assessment practices must be designed to permit the continued availability of open space lands for these purposes and that it is the intent of ORS 308A.300 to 308A.330 to so provide. [Formerly 308.745; 2017 c.315 §11]

308A.306 Application for open space use assessment; contents of application; filing; reapplication. An owner of land desiring current open space use assessment under ORS 308A.300 to 308A.330 shall make application to the county assessor upon forms prepared by the Department of Revenue and supplied by the county assessor. The owner shall describe the land for which classification is requested, the current open space use or uses of the land, and shall designate the paragraph of ORS 308A.300 (1) under which each such use falls. The application shall include such other information as is reasonably necessary to properly classify an area of land under ORS 308A.300 to 308A.330 with a verification of the truth thereof. Applications

EXHIBIT C

shall be made to the county assessor during the calendar year preceding the first assessment year for which such classification is requested. If the ownership of all property included in the application remains unchanged, a new application is not required after the first year for which application was made and approved. [Formerly 308.750]

308A.309 Submission of application for approval of local granting authority; grounds for denial; approval; application withdrawal. (1) Within 10 days of filing in the office of the assessor, the assessor shall refer each application for classification to the planning commission, if any, of the governing body and to the granting authority, which shall be the county governing body, if the land is in an unincorporated area, or the city legislative body, if it is in an incorporated area. An application shall be acted upon in a city or county with a comprehensive plan in the same manner in which an amendment to the comprehensive plan is processed. In determining whether an application made for classification under ORS 308A.300 (1)(b) should be approved or disapproved, the granting authority shall weigh:

(a) The projected costs and other consequences of extending urban services to the affected lot or parcel;

(b) The value of preserving the lot or parcel as open space;

(c) The projected costs and other consequences of extending urban services beyond the affected lot or parcel; and

(d) The projected costs and other consequences, including the projected costs of extending urban services, of expanding the urban growth boundary in other areas if necessary to compensate for any reduction in available buildable lands.

(2) The granting authority shall not deny the application solely because of the potential loss in revenue that may result from granting the application if the granting authority determines that preservation of the current use of the land will:

(a) Conserve or enhance natural or scenic resources;

(b) Protect air or streams or water supplies;

(c) Promote conservation of soils, wetlands, beaches or tidal marshes;

(d) Conserve landscaped areas, such as public or private golf courses, which enhance the value of abutting or neighboring property;

(e) Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations, sanctuaries, or other open spaces;

(f) Enhance recreation opportunities;

(g) Preserve historic sites;

(h) Promote orderly urban or suburban development; or

(i) Affect any other factors relevant to the general welfare of preserving the current use of the property.

(3) The granting authority may approve the application with respect to only part of the land which is the subject of the application; but if any part of the application is denied, the applicant may withdraw the entire application. [Formerly 308.755]

308A.312 Notice to assessor of approval or denial; recording approval; assessor to record potential additional taxes on tax roll; appeal from denial. (1) The granting authority shall immediately notify the county assessor and the applicant of its approval or disapproval which shall in no event be later than April 1 of the year following the year of receipt of said

application. An application not denied by April 1 shall be deemed approved, and shall be considered to be land which qualifies under ORS 308A.300 to 308A.330.

(2) When the granting authority determines that land qualifies under ORS 308A.300 to 308A.330, it shall enter on record its order of approval and file a copy of the order with the county assessor within 10 days. The order shall state the open space use upon which approval was based. The county assessor shall, as to any such land, assess on the basis provided in ORS 308A.315, and each year the land is classified shall also enter on the assessment roll, as a notation, the assessed value of such land were it not so classified.

(3) Each year the assessor shall include in the certificate made under ORS 311.105 a notation of the amount of additional taxes which would be due if the land were not so classified.

(4) The additional taxes noted under subsection (3) of this section shall be deemed assessed and imposed in the year to which the additional taxes relate.

(5) On approval of an application filed under ORS 308A.306, for each year of classification the assessor shall indicate on the tax roll that the property is being specially assessed as open space land and is subject to potential additional taxes as provided by ORS 308A.318, by adding the notation "open space land (potential add'l tax)."

(6) Any owner whose application for classification has been denied may appeal to the circuit court in the county where the land is located, or if located in more than one county, in that county in which the major portion is located. [Formerly 308.760]

308A.315 Determination of maximum assessed value and assessed value of open space lands; rules. (1) The maximum assessed value and assessed value of land classified as open space land under ORS 308A.300 to 308A.330 shall be determined as provided in this section.

(2) Land classified as open space land shall have an assessed value for the tax year equal to the lesser of the land's maximum assessed value or the land's open space value determined under subsection (5) of this section.

(3) The land's maximum assessed value shall equal 103 percent of the land's assessed value for the previous tax year or 100 percent of the land's maximum assessed value for the previous tax year, whichever is greater.

(4)(a) For the first tax year for which the land is classified as open space land, the land shall have a maximum assessed value equal to the land's open space value determined under subsection (5) of this section multiplied by the ratio of the total maximum assessed value of all open space land within the county over the total open space value of all open space land in the county.

(b) If there is an insufficient amount of land classified as open space land in a county to permit a statistically reliable ratio to be determined under paragraph (a) of this subsection, the statewide totals of maximum assessed value of open space land and open space value shall be used in determining the ratio.

(c) The Department of Revenue shall prescribe rules setting forth the minimum amount of open space land in a county needed to establish a statistically reliable ratio.

(5) The open space value of land classified as such under ORS 308A.300 to 308A.330 shall be the land's real market value under ORS 308.205:

(a) Assuming the highest and best use of the land to be the current open space use, such as park, sanctuary or golf course. The assessor shall not consider alternative uses to which the land might be put.

(b) Valuing the improvements on the land, if any, as required by ORS 308.205. [Formerly 308.765; 2003 c.169 §3]

308A.318 Change in use of open space land; notice to assessor; withdrawal from classification; collection of additional taxes; exception. (1) When land has once been classified under ORS 308A.300 to 308A.330, it shall remain under such classification and it shall not be applied to any other use than as open space unless withdrawn from classification as provided in subsection (2) of this section, except that if the use as open space land changes from one open space use to another open space use, such as a change from park purposes to golf course land, the owner shall notify the assessor of such change prior to the next January 1 assessment date.

(2) During any year after classification, notice of request for withdrawal may be given by the owner to the county assessor or assessors of the county or counties in which such land is situated. The county assessor or assessors, as the case may be, shall withdraw such land from such classification, and immediately shall give written notice of the withdrawal to the granting authority that classified the land; and additional real property taxes shall be collected on such land in an amount equal to the total amount of potential additional taxes computed under ORS 308A.312 (3) during each year in which the land was classified, together with interest at the rate of two-thirds of one percent a month, or fraction of a month, from the dates on which such additional taxes would have been payable had the land not been so classified, limited to a total amount not in excess of the dollar difference in the value of the land as open space land for the last year of classification and the real market value under ORS 308.205 for the year of withdrawal.

(3) If the owner fails to give the notice required under subsection (1) of this section during the period of classification, upon withdrawal under subsection (2) of this section, the assessor shall add to the tax extended against the land previously classified, an amount, if any, equal to the additional taxes that would have been collected had the assessor valued the classified land on the basis of the changed open space use, together with interest at the rate of two-thirds of one percent a month, or fraction of a month, from the dates on which such additional taxes would have been payable.

(4) Notwithstanding subsection (2) of this section, open space lands that qualify for wildlife habitat special assessment under ORS 308A.403 to 308A.430 or conservation easement special assessment under ORS 308A.450 to 308A.465 may be disqualified from open space special assessment and qualified for wildlife habitat special assessment or conservation easement special assessment without payment of any additional tax under this section.

(a) The additional tax as determined under subsection (2) of this section shall remain a potential liability notated on the assessment and tax roll, separate from and in addition to the wildlife habitat potential additional tax described in ORS 308A.427 or the conservation easement potential additional tax described in ORS 308A.459.

(b) The interest as described in subsection (2) of this section shall be frozen for as long as the land remains in wildlife habitat special assessment or conservation easement special assessment.

(c) If the land is disqualified from wildlife habitat special assessment or conservation easement special assessment and again becomes qualified for open space special assessment, the open space potential tax calculation shall resume as of the date of the renewed open space use special assessment qualification. [Formerly 308.770; 2003 c.539 §15; 2007 c.809 §9]

308A.321 Withdrawal by assessor when use changed; notice; imposition of additional taxes; interest; penalty; exception. (1) When land which has been classified and assessed under ORS 308A.300 to 308A.330 as open space land is applied to some use other than as open space land, except through compliance with ORS 308A.318 (2), or except as a result of the exercise of the power of eminent domain, the owner shall within 60 days thereof notify the county assessor of such change in use. The assessor or assessors shall withdraw the land from classification and immediately shall give written notice of the withdrawal to the granting authority that classified the land; and additional real property taxes shall be imposed upon such land in an amount equal to the amount that would have been due under ORS 308A.318 if notice had been given by the owner as of the date of withdrawal, plus a penalty equal to 20 percent of the amount so determined.

(2) If no notice is given as required by subsection (1) of this section, the assessor, upon discovery of the change in use, shall compute the amount of taxes, penalty and interest described in subsection (1) of this section, as though notice had been given, and shall add thereto an additional penalty equal to 20 percent of the total amount so computed, for failure to give such notice.

(3) The limitation described in ORS 308A.318 (2) applies only to the computation of taxes and interest, and not to the penalties described in subsections (1) and (2) of this section.

(4) The provisions of subsections (1) and (2) of this section shall not apply in the event that the change in use results from the sale of a least 50 percent of such land classified under ORS 308A.300 to 308A.330 within two years after the death of the owner. [Formerly 308.775]

308A.324 Prepayment of additional taxes; extending taxes on tax roll; collection; distribution. (1) The amount determined to be due under ORS 308A.318 or 308A.321 may be paid to the tax collector prior to the completion of the next general property tax roll, pursuant to ORS 311.370.

(2) The amounts under ORS 308A.318 or 308A.321 shall be added to the tax extended against the land on the next general property tax roll, to be collected and distributed in the same manner as the remainder of the real property taxes. [Formerly 308.780]

308A.327 Reports on land use from owners; effect of failure to make report upon demand. The assessor shall at all times be authorized to demand in writing, by first class mail, and to receive reports from owners of land classified under ORS 308A.300 to 308A.330 as to the use of the land. If the owner fails to comply within 90 days after receipt of the demand, the assessor may immediately withdraw the land from classification. Upon withdrawal of the land from classification, the assessor shall give written notice to the granting authority of the withdrawal and apply the penalties provided in ORS 308A.318 and 308A.321. [Formerly 308.785; 2011 c.204 §6]

308A.330 Rules. The Department of Revenue of the State of Oregon shall make such rules and regulations consistent with ORS 308A.300 to 308A.330 as shall be necessary or desirable to permit its effective administration. [Formerly 308.790]

DEED RESTRICTION REAL PROPERTY COVENANT

The undersigned property owner, being the record owner of the real property described in Exhibit "A" attached hereto (the "Property"), located in Jackson County, State of Oregon, does hereby make the following declaration of restrictions (this "Deed Restriction") specifying that this declaration shall constitute a covenant to run with the land and shall be binding on all persons claiming under them, as set forth and limited below:

> That portion of the Property constituting approximately 120 acres and delineated by certain shaded areas identified as "Open Space Lands" in Exhibit "B" attached hereto (the "Restricted Property") is restricted for use as Open Space Land and shall be so designated on the urbanization plan in the Neighborhood Element of the Comprehensive Plan adopted by the City of Medford. The preservation of the 120 acres was a condition of approval of the 2016 Urban Growth Boundary amendment (Ordinance No. 2016-099 and 2017-102) and was not included in the "developable land inventory." As such, the Open Space Lands shall not be developed for any industrial, commercial or residential uses. The "Open Space Lands," as currently constituted, include the golf course (made up of tees, fairways, roughs, traps and greens), ponds, wetlands and grassy areas. Other future acceptable uses for the "Open Space Lands" include grassy meadows with walking paths, developed parkland, or similar outdoor uses that are functionally maintained, and must include living, native and/or non-native vegetation. The undersigned property owner acknowledges that the "Open Space Lands" identified in Exhibit B exceed the nineteen percent open space requirement of the Urban Growth Boundary amendment and said property owner voluntarily agrees to extend this Deed Restriction to all of the Restricted Property. This Deed Restriction does not prohibit the owner of the Restricted Property from requesting the City of Medford to remove the Open Space Land designation and designate the Restricted Property for residential or commercial development. This Open Space Land use restriction shall be terminated, and this Deed Restriction, and all of its covenants and terms, shall be of no further force or effect, should the City of Medford amend its Comprehensive Plan to remove the Open Space Land designation and allow development of the Restricted Property. Nothing in this Deed Restriction shall in any way limit the use of those portions of the Property not within the area of the Restricted Property.

This covenant a) shall run with the Property concerning the real property rights of the parties and parcels described herein, including any division or partition of the Property; and b) shall be binding upon all heirs, executors, legal representatives, lessees, transferees, assigns and successors in interest.

EXHIBIT D

This covenant shall be perpetual and shall not be modified or terminated except by the express and written consent of all the record owners of the land at the time and the duly authorized representative of the City of Medford as approved via all applicable land use proceedings.

The undersigned property owner agrees that the Restricted Property and the areas designated as Open Space Lands will be specifically delineated and legally described on the final development plats for the Property and the property owner and the City of Medford agree to file one or more amended Deed Restrictions setting forth those legal descriptions when the plats are finalized.

This covenant shall be enforceable by the City of Medford or the property owner through action at law or suit in equity. If either the City or the owner deems it necessary to enforce this covenant through a suit at law or in equity, the prevailing party shall be entitled to its reasonable attorney's fees. If any language in this document is deemed not enforceable, that language shall be stricken and the remainder of this document shall survive in full force and effect.

[Signature on the following page]

SIGNED:

Rogue Valley Manor,
an Oregon nonprofit corporation

By:

_____

Name:

_____

Title:

_____

STATE OF OREGON)
_____) ss
County of_____)

This instrument was acknowledged before me this _____ day of_____, 2020, by_____, the _____of Rogue Valley Manor, on behalf of the company.

_____

_____

NOTARY PUBLIC FOR OREGON

Exhibit A

Property

BEGINNING at a brass disc monument, being the INITIAL POINT of Larson Creek Estates, Phase 3, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence along the south line of said Larson Creek Estates, Phase 3, North 89°57' 50" West 2850.59 feet to the southwest corner thereof; thence continue South 89°57'50" East 927.48 feet to that Boundary Line by Agreement recorded as Instrument No. 75-03109 of the Official Records of Jackson County, Oregon; thence along said boundary by agreement, South 00°04'00" West 1581.77 feet to that Boundary By Agreement recorded as Instrument No. 79-18570 of the Official Records of Jackson County, Oregon; thence along said boundary agreement line, South 00°04'32" West 1067.90 feet, more or less, to the south line of Section 33 in Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence along said south line, South 89°58'01" East 321.32 feet to the westerly line of property described as Parcel A of Parcel 1 of Instrument No. 2015-009346, Official Records of Jackson County, Oregon; thence along said westerly line, South 00°02'15" West 2143.03 feet, more or less, to the south line of Donation Land Claim No. 38 in Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence along said south line, South 89°55'59" East 1533.34 feet to the Northeast corner of Donation Land Claim No. 40 in Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence continue along the south line of the aforesaid Donation Land Claim No. 38, South 89°54'25" East 2108.74 feet, more or less, to the westerly right-of-way line of North Phoenix Road, as said right-of-way is described in Instrument No. 94-12472, Official Records, Jackson County, Oregon; thence leaving the south line of said Donation Land Claim No. 38 and along the westerly right-of-way line of North Phoenix Road the following 10 courses: North 05°39'56" West 46.00 feet; thence North 00°02'43" East 600.50 feet; thence North 05°45'21" East 100.50 feet; thence North 00°00'13" West 2300.00 feet; thence North 05°40'24" West 281.40 feet; thence North 04°23'09" East 421.21 feet; thence North 08°41'24" West 487.12 feet; thence North 14°40'19" West 239.08 feet; thence North 08°59'03" West 268.15 feet; thence North 00°04'53" East 72.53 feet to the south east corner of the aforesaid Larson Creek Estates Phase 3; thence along the south line of the said Larson Creek Estates, Phase 3, North 89°57'50" West 15.00 feet to the point of beginning.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L Huck

OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
EXPIRES: 6/30/2021

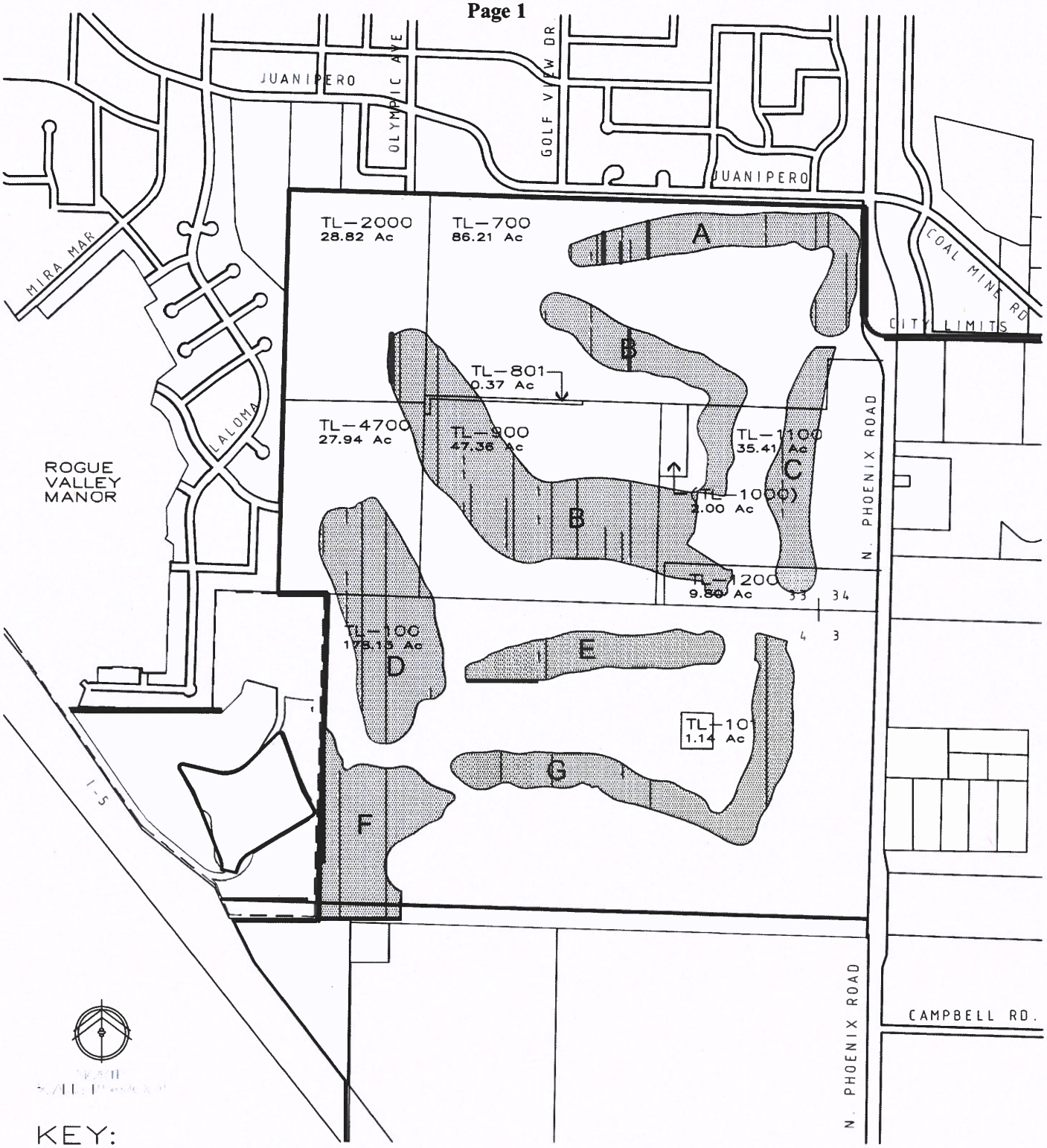
Darrell L. Huck
L.S. 2023 – Oregon
Expires 6/30/2021
Hoffbuhr & Associates, Inc

Exhibit B

Open Space Lands

(See attached pages 1 and 2)

EXHIBIT B
Page 1



KEY:

	OPEN SPACE LANDS (OS – Golf Course)	120.00 acres
	DEVELOPABLE LANDS (DL's)	297.18 acres
	TOTAL SITE	417.18 acres

Centennial **Golf Course Lands**

Robert H. Foster Consultants

RVM UGB Amendment

Exhibit
March 9 2020

B-1

Centennial Golf Course UGB Amendment

3/9/2020

Summary of Open Space (OS) - (tees, greens, and fairways) and Developable Land (DL's) for the Golf Course properties by Assessor's Taxlot Maps.

	OS Acres	DL's Acres	Total Acres
TL-100 (38 1W 04-100)	50.25	127.88	178.13
TL-101(381W 04-101)	0.00	1.14	1.14
TL-700 (37 1W 33-700)	23.64	63.07	86.71
TL-801 (37 1W 33-801)	0.27	0.1	0.37
TL-900 (37 1W 33-900)	21.53	24.17	45.7
TL-1000 (37 1W 33-1000)	0	2	2
TL-1100 (37 1W 33-1100)	11.44	25.01	36.45
TL-1200 (37 1W 33-1200)	2.19	7.81	10
TL-2000 (37 1W 33CA-2000)	2.49	26.33	28.82
TL-4700 (37 1W 33CD-4700)	8.19	19.75	27.94
Totals	120	297.26	417.26 **Acres**

Summary of Open Space (Areas - A, B, C, D, E, F, & G) for the Golf Course properties.

	Acres
A - TL-700	12.24
B - TL-700, 801, 900, 1100, 1200, 2000,4700	41.55
C - TL-700, 1100, 1200	8.60
D - TL-100, 900, 4700	18.35
E - TL-100	8.75
F - TL-100	14.21
G - TL-100	16.30
Total	120 **Acres**

Centennial Golf Course Lands

THEODORE R KREMPA
SUSAN H KREMPA

May 31, 2020

To: Medford Planning Commission
c/o: Carla.paladino@cityofmedford.org

RE: File No.: UP-19-004/CP-20-134

Dear Commissioners:

I remain in opposition to this project and the annexation by the City.

First, the PRS plan calls for over 900 multi-story apartment units to be built along the south side of Juanipero and curving southward along the fence line behind Orchard Hill Elementary to Honor Drive. Secondly, Golf View Drive would be extended south to a new South Stage Road, and in effect be a short cut for traffic from Pacific Highway. The 'new' Golf View would also be opened to Honor Drive, creating a direct path to La Loma Drive, which is all residential area. The road design alone would create an impact on the neighborhoods around La Loma, and especially traffic in and out of Orchard Hill Elementary, which is already a nightmare at the start/end school times. Juanipero cannot be widened and cannot support any additional traffic from the new apartment units, or the new traffic on Golf View. Orchard Hill Elementary cannot absorb new elementary students from the apartments, and there is no middle school or high school in the Talent school district within 10 miles. The sheer number of apartment units in this residential area simply cannot be supported by existing infrastructure.

However, this does not matter to PRS CEO McLemore who revealed at a public meeting on November 5, 2019, that the 'apartment' component of the PRS plan would neither be owned nor managed by PRS. The units would be sold for profit and could be 'low income housing' units, depending on the buyer.

It is clear that PRS is using the 'apartment' component of their plan as a bargaining chip to gain approval of the project with the City of Medford Planning Department. PRS is only interested in profits from the sale of the $600k golf course units to rich retirees from out of state. As stated in the story, McLemore said, "We're anticipating it will create a feeder for the Manor." PRS has a big enough presence in the area. They don't need to expand on the backs of local homeowners and residents. As for McLemore's wish that Medford be more like Bend, that's rich. Medford is many things, but at the end of the day, Medford is a

EXHIBIT E

'blue collar' community. No one I know is yearning to live in a crowded and overpriced place like Bend. If PRS wants to court rich Californians to fill its towers, have at it, but not by ruining the ambiance of local neighborhoods.

The long term residents and homeowners in the area deserve better treatment from PRS and realistic consideration from the Planning Department and Medford City Councilmembers. If we don't stand up to PRS, we can kiss our neighborhoods goodbye.

Sincerely,

Ted Krempa

2856 Tonia Cir

Medford, OR 97504

541-282-2468

THEODORE R KREMPA
SUSAN H KREMPA

May 31, 2020

To: Medford Planning Commission
c/o: Carla.paladino@cityofmedford.org

RE: File No.: UP-19-004/CP-20-134

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However, this does not matter to PRS CEO McLemore who revealed at a public meeting on November 5, 2019, that the 'apartment' component of the PRS plan would neither be owned nor managed by PRS. The units would be sold for profit and could be 'low income housing' units, depending on the buyer.

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EXHIBIT F

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Sincerely,

Susan Hoppe Krempa

2856 Tonia Cir

Medford, OR 97504

541-282-2468

City of Medford
Planning

Notice of Public Hearing-Planning Commission
Hearing Date: Thursday June 11, 2020
Hearing Time: 5:30 pm

File No: UP19-004 / CP-20-134

Attn: Carla Angeli Paladino

We bought our house on Ryan Drive in 1991 and this is not the first time that Brian McLemore, the CEO of Pacific Retirement Services has been instrumental in attempting to destroy the livability of our local neighborhood. Apparently, he does not live in this neighborhood; we that do are collateral damage in his search for profit.

We understood that at some point PRS would surround their golf course with expensive single family dwellings however the plans now have become grossly overbuilt directly affecting the Phoenix Talent school system with 900 multi-story new apartment units. (Which McLemore has already announced will not be owned by PRS but sold) Orchard Hill is a neighborhood school which will not be able to manage the explosion of growth. The Phoenix Talent School district will be looking for tax payers to build a new grade school and eventually an additional middle school and high school.

The road infrastructure will not be not be able to accommodate the increased traffic in the neighborhoods and making the neighborhood intimate streets into laterals will destroy the ambience of a once lovely area.

PRS is in it for the money, but as residents of this area we are appealing to the planning commission to not allow this to be approved as it has been presented.

Bradley R & Glennda Y Allen
1311 Ryan Dr
Medford, OR 97504
541-821-0730 (GYA Cell)

EXHIBIT G

FAIR HOUSING COUNCIL OF OREGON

June 10, 2020

City of Medford Planning Commission
200 South Ivy Street,
Medford, Oregon 97501

RE: CP-20-134
A Minor Comprehensive Plan Amendment to modify the Neighborhood and Urbanization Elements of the Comprehensive Plan specifically related to the Rogue Valley Manor's open space assessment requirement in planning unit MD-5f (Exhibits A and B).

Dear Commissioners:

This letter is submitted jointly by Housing Land Advocates (HLA) and the Fair Housing Council of Oregon (FHCO). Both HLA and FHCO are non-profit organizations that advocate for land use policies and practices that ensure an adequate and appropriate supply of affordable housing for all Oregonians.

Both HLA and FHCO are supportive of CP-20-134, the modification to the Neighborhood and Urbanization Elements of the Comprehensive Plan. Good luck with the continuation of this project!

Thank you for your consideration of our comments.

Sincerely,

Louise Dix

Louise Dix
AFFH Specialist
Fair Housing Council of Oregon

Cc: Gordon Howard, DLCD

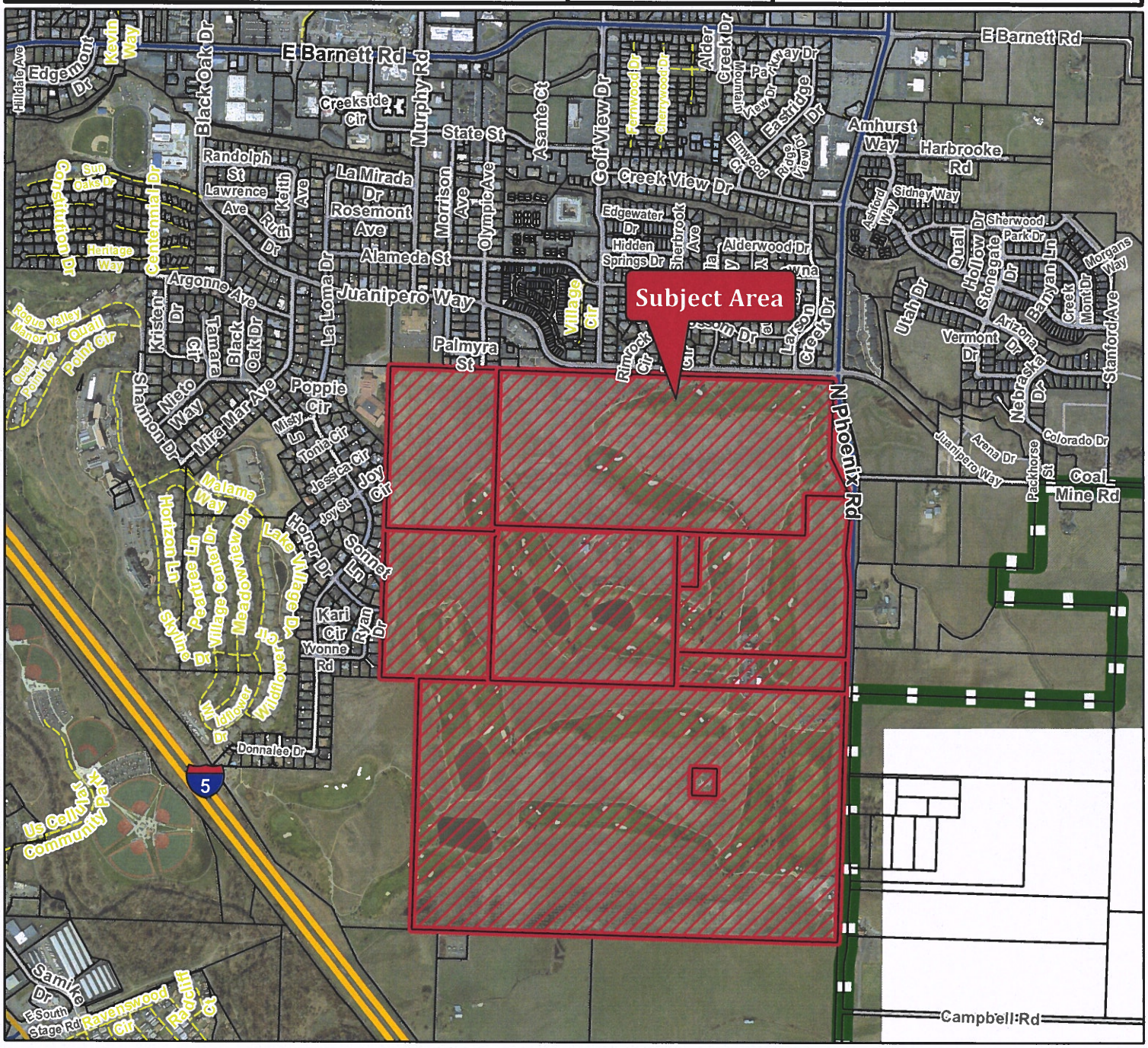
EXHIBIT H

1221 SW Yamhill Street, Portland, Oregon 97205

MEDFORD PLANNING

Vicinity Map

File Number:
UP19-004
ANNX19-003



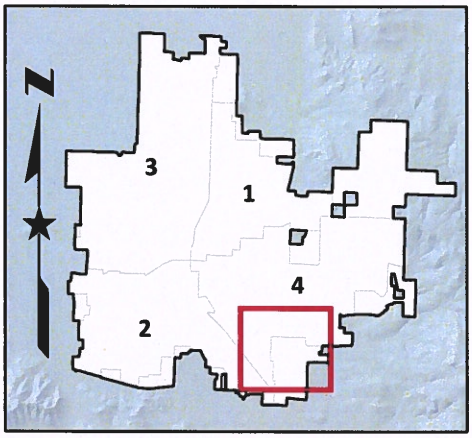
Project Name:
Rogue Valley Manor
1710, 1720, 1900, 2000,
& 2320 North Phoenix Road

Map/Taxlot:
371W33 TL 700, 801, 900, 1000, 1100 & 1200
371W33CA TL 2000, 371W33CD TL 4700
381W4 TL 100 & 101

Legend

Subject Area
Tax Lots

0 950 1,900 Feet



MEDFORD
OREGON
cityofmedford.org

Item No: 80.2

AGENDA ITEM COMMENTARY

DEPARTMENT: Planning
PHONE: (541) 774-2380
STAFF CONTACT: Matt Brinkley, AICP, CFM, Planning Director
AGENDA SECTION: Public Hearings
MEETING DATE: July 16, 2020

COUNCIL BILL 2020-98

AN ORDINANCE approving an amendment to the Medford Comprehensive Plan, to adopt an Urbanization Plan for planning unit MD-5f into the Neighborhood Element for ten tax lots located south of Juanipero Way and west of North Phoenix Road. (Tax lots 371W33 700, 801, 900, 1000, 1100, and 1200; 381W04 100 and 101; 371W33CA 2000 and 371W3CD 4700). (UP-19-004)

SUMMARY AND BACKGROUND

Council is requested to consider a Comprehensive Plan Amendment to adopt an Urbanization Plan for planning unit MD-5f into the Neighborhood Element for ten tax lots located south of Juanipero Way and west of North Phoenix Road. (Tax lots 371W33 700, 801, 900, 1000, 1100, and 1200; 381W04 100 and 101; 371W33CA 2000 and 371W3CD 4700).

The Planning Commission voted 9-0 in favor of the Urbanization Plan at their June 25, 2020, hearing. (File No. UP-19-004)

PREVIOUS COUNCIL ACTIONS

On November 15, 2018, Council Bill 2018-131 was approved incorporating procedural requirements into the Neighborhood Element for preparing and adopting urbanization plans for areas within the expanded Urban Growth Boundary.

On August 18, 2016, Council Bill 2016-99 was approved adopting the urban growth boundary. The properties were included in the 2016 UGB expansion.

ANALYSIS

Urbanization plans are high level planning documents intended to show compliance with identified elements of the Regional Plan including defined land use patterns, higher order street networks, minimum density requirements, mixed-use pedestrian friendly development, and required open space. These plans provide guidance for future development of the site, but do not authorize any construction or land divisions. These plans are incorporated into the Neighborhood Element of the Comprehensive Plan and are required prior to annexing the land.

The subject property is approximately 417.18 acres in size (424 acres including right-of-way) and referenced as planning unit MD-5f in the Comprehensive Plan. The property was adopted into the Urban Growth Boundary in 2016 and has four General Land Use Plan (GLUP) designations including Urban Residential (UR), Urban High Density Residential (UH), Service Commercial (SC) and Commercial (CM). The applicant proposes to modify the location and acreage of the different GLUP designations by reducing the UR designation and increasing the UH, SC, and CM designations. The site is currently developed with the Centennial eighteen hole, public golf course. The urbanization plan is designed

around the golf course including the proposed street network, number and type of residential units, and commercial areas that will surround this open space amenity.

The proposal outlines the future extensions of Olympic Avenue, Honor Drive, Golf View Drive, South Stage Road, and conversion of the existing golf course entrance on North Phoenix into a public street that will eventually connect into Golf View Drive. Other public streets are proposed to connect to South Stage Road from the main entrance along the southeast portion of the property.

The property owner has calculated and committed to construct 1,527 residential units within the residential GLUP designations with an additional 186 units planned within the commercial designations. The proposed units within the residential GLUPs exceeds staff's calculated minimum density of 1,499 dwelling units. The 120 acres of the golf course is proposed to be retained as open space through a deed restriction rather than an open space assessment as outlined in project CP-20-134. The applicant proposes to create an Active Adult Retirement Community (AARC) around the golf course within the UR GLUP as outlined in the Housing Element of the Comprehensive Plan. Other attached housing types will be built within the UH and CM designations. The commercial components of the property will provide for economic and social opportunities for residents within and surrounding the planning unit.

The application is filed in conjunction with an annexation request (ANNX-19-003).

FINANCIAL AND/OR RESOURCE CONSIDERATIONS
None.

TIMING ISSUES
None.

COUNCIL OPTIONS
Approve the ordinance as presented.
Modify the ordinance as presented.
Decline to approve the ordinance as presented and provide direction to staff.

STAFF RECOMMENDATION
Staff recommends approval of the urbanization plan.

SUGGESTED MOTION
I move to adopt the ordinance incorporating the urbanization plan for planning unit MD-5f into the Neighborhood Element of the Comprehensive Plan.

EXHIBITS
Ordinance
UP-19-003 - Council Report, including Exhibits A through WW
UP-19-003 - Vicinity Map

ORDINANCE NO. 2020-98

AN ORDINANCE approving an amendment to the Medford Comprehensive Plan, to adopt an Urbanization Plan for planning unit MD-5f into the Neighborhood Element for ten tax lots located south of Juanipero Way and west of North Phoenix Road. (Tax lots 371W33 700, 801, 900, 1000, 1100, and 1200; 381W04 100 and 101; 371W33CA 2000 and 371W3CD 4700). (UP-19-004)

WHEREAS, on August 18, 2016 Council Bill 2016-99 was approved adopting an amended urban growth boundary (UGB), on November 15, 2018 Council Bill 2018-131 was approved incorporating procedural requirements into the Neighborhood Element for preparing and adopting urbanization plans for areas within the expanded Urban Growth Boundary;

WHEREAS, Medford Municipal Code (MMC) Section 10.110(C) designates the City Council as the approving authority for Comprehensive Plan amendments;

WHEREAS, the City of Medford received an application requesting adoption of an Urbanization Plan for planning unit MD-5f into the Neighborhood Element for ten tax lots located south of Juanipero Way and west of North Phoenix Road; the application was accompanied by an annexation request (ANNX-19-003);

WHEREAS, the subject property is approximately 417.18 acres in size (424 acres including rights-of-way) and referenced as planning unit MD-5f in the Comprehensive Plan. The property was included within the amended UGB in 2016 and has four General Land Use Plan (GLUP) designations: Urban Residential (UR), Urban High Density Residential (UH), Service Commercial (SC) and Commercial (CM). If adopted, the proposed Urbanization Plan would modify the location and acreage of the different GLUP designations by reducing the UR designation and increasing the UH, SC, and CM designations. The site is currently developed with the Centennial eighteen hole, public golf course, planned as 120 acres of open space. The Urbanization Plan is designed around the golf course, including the proposed street network, number and type of residential units, and commercial areas that will surround this open space amenity;

WHEREAS, on June 25, 2020, the Medford Planning Commission held a public hearing, considered the application and unanimously recommended City Council approval of the application;

WHEREAS, a public hearing was appropriately noticed and duly held before the City Council in accordance with City notice requirements for Comprehensive Plan amendments on July 16, 2020; and

WHEREAS, the City Council has determined that the proposed Urbanization Plan for Planning Unit MD-5f satisfies the applicable criteria as demonstrated by the Findings and Conclusions included in the Council Report dated July 8, 2020 on file in the Planning Department; now, therefore,

THE CITY OF MEDFORD ORDAINS AS FOLLOWS:

The Findings and Conclusions regarding the applicable criteria as set forth in the Council Report dated July 8, 2020 are hereby approved and adopted and the application requesting amendment of the Medford Comprehensive Plan to adopt an Urbanization Plan for planning unit MD-5f into the Neighborhood Element for ten tax lots located south of Juanipero Way and west of North Phoenix Road, as specifically described and identified in Exhibits A-1 and A-2 to the Council Report, incorporated herein by this reference and on file in the Planning Department, is hereby approved. In compliance with Section 2.1.7(5) of the Urbanization Element of the Medford Comprehensive Plan, Applicant is required to execute and record an open space deed restriction in a form acceptable to the City; Applicant shall provide a copy of the recorded document to the Planning Department.

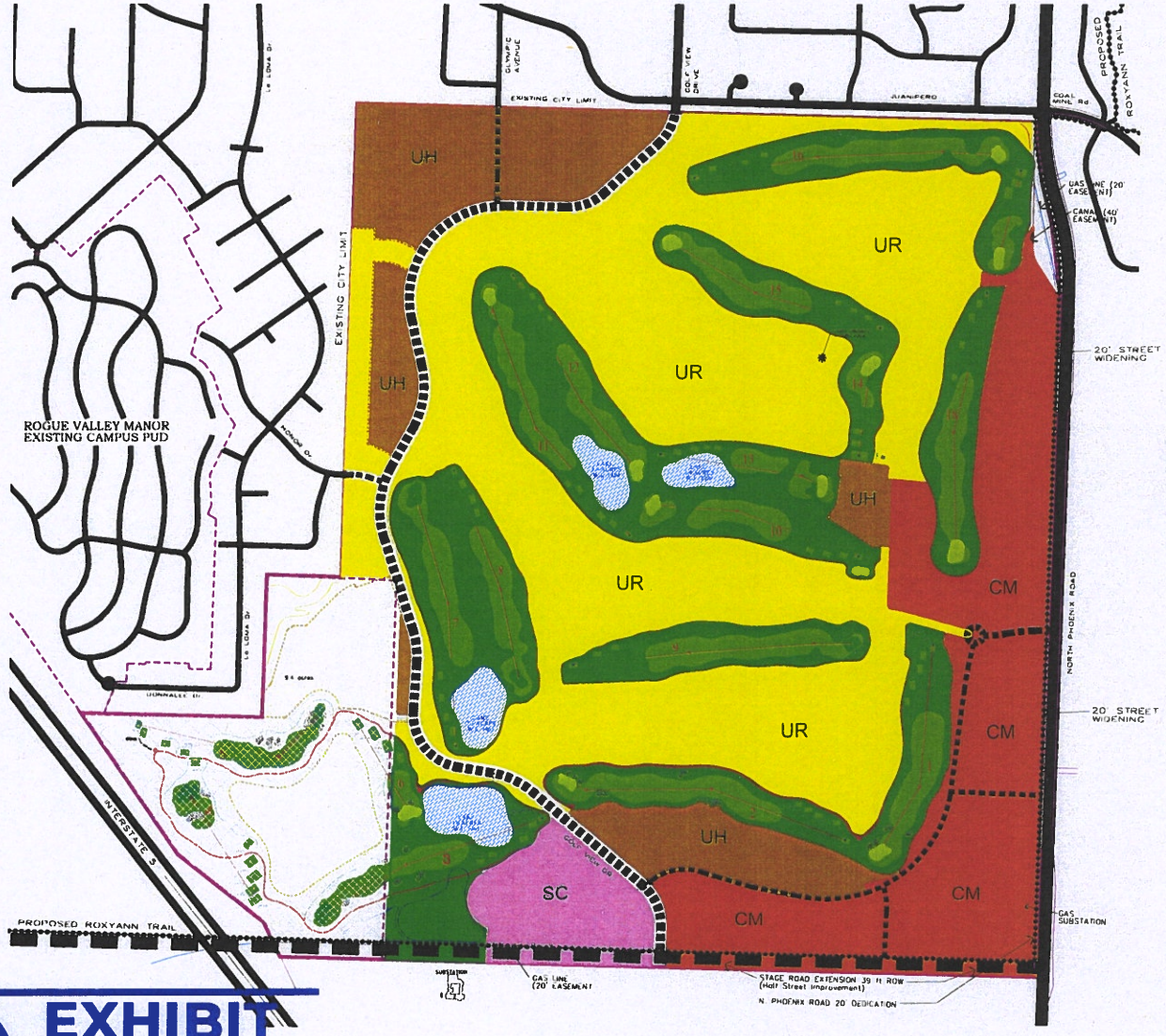
PASSED by the Council and signed by me in authentication of its passage this _____ day of July, 2020.

ATTEST:_____ _____

City Recorder Mayor

APPROVED _____, 2020 _____

Mayor



LAND-USE SUMMARY
GLUP CATAGORIES
CENTENNIAL PROPERTIES

418.34ac TOTAL SITE ACREAGE

KEY	ACRES	LAND-USE TYPE	ACREAGE	GLUP DESIGNATION
HOUSING				
	173.55	UR (SFR-4 ZONE)		UR
	41.60	UH (MFR 30 ZONE)		UH
	215.15	SUB TOTAL HOUSING	215.15 AC	
COMMERCIAL				
	69.51	CM COMMERCIAL NOTES: INCLUDES 20' N. PHOENIX WIDENING & 39' STAGE RD. EXTENSION (4.21 AC)		CM
	13.68	SC COMMERCIAL INCLUDES 39' STAGE RD. EXTENSION (1.38 AC)		SC
	83.19	SUB TOTAL COMMERCIAL	83.19 AC	
OPEN SPACE & ANCILLARY USES				
	120.0	GLUP GOLF COURSE OPEN SPACE, LAKES & WETLANDS		
	120.00	SUB TOTAL OPEN SPACE	120.00 AC	
		TOTAL SITE ACRES UGB	418.34 ACRES	

Centennial GOLF CLUB

CENTENNIAL PROPERTIES
a Golf Course Community

ROGUE VALLEY MANOR
1200 Mira Mar Ave., Medford, Or 97504

MASTER PLAN
LYNSKEY & POSTED CONSULTANTS
431 ASH ST., LAKE OSWEGO, OR
97034 (503) 635-6190 CEL (503) 997-6190

PLANNING
RICHARD SILVERS & ASSOCIATES INC.
PO BOX 4368
MEDFORD, OR 97501
(541) 773-2646

TRANSPORTATION
HATHAWAY LARSON LLP
1331 NW LOVEJOY ST. SUITE 950
PORTLAND, OR 97209
(503) 704-6954

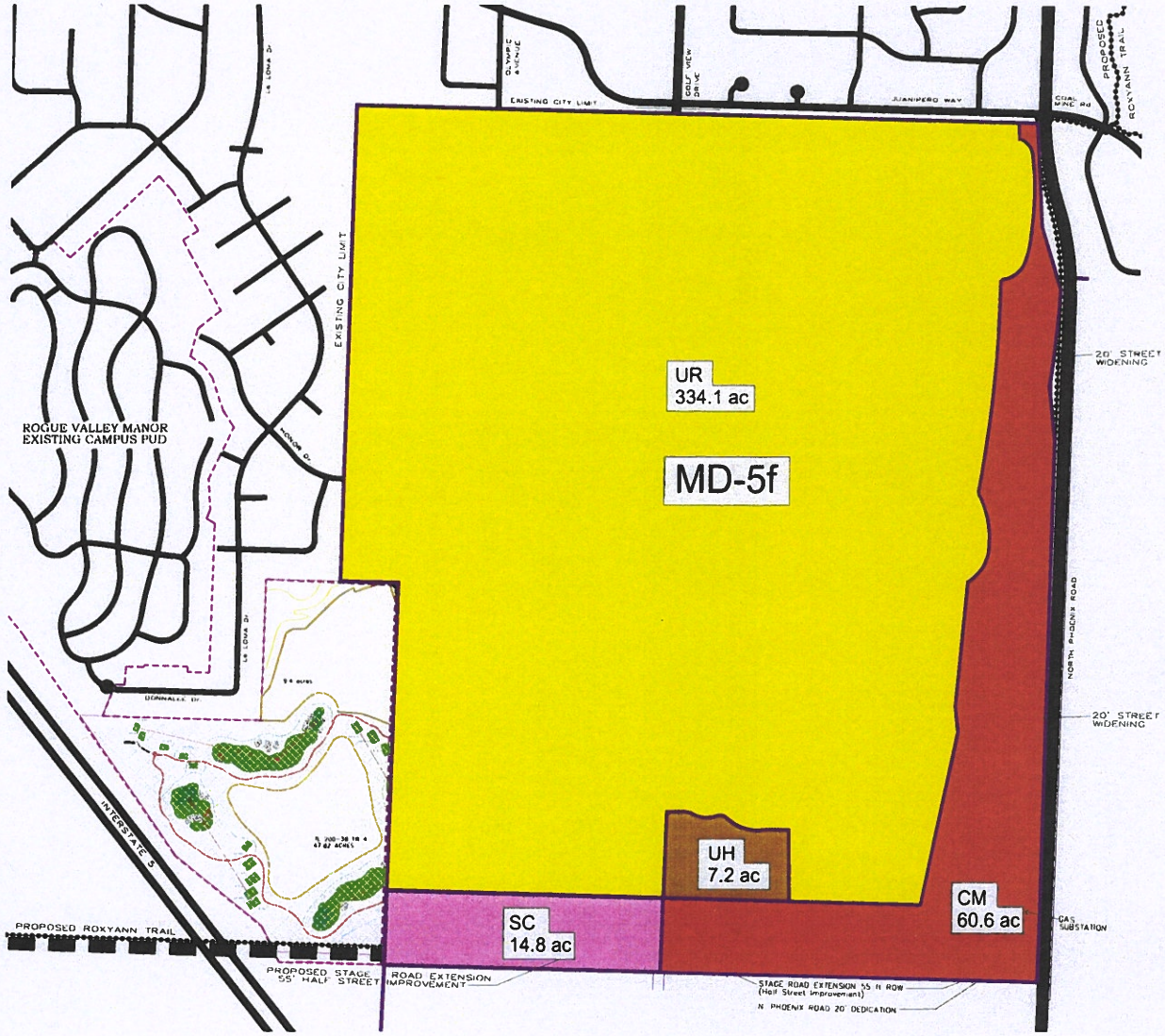
WILSON ENGINEERING, INC.
CIVIL ENGINEERING
3841 FAIRVIEW DR. S.E., SUITE 100
SALEM, OR 97302 (503) 585-2474

HERTELSON & ASSOCIATES INC.
TRANSPORTATION PLANNING, TRAFFIC ENGINEERING
610 SW Alder St., Portland, Or. 97205
(503) 228-5230

RVM Proposed URBANIZATION PLAN for PLANNING UNIT MD-5f

EXHIBIT A1

EXHIBIT A-1



LAND-USE KEY
GLUP CATAGORIES MD-5f
CENTENNIAL PROPERTIES
416.7ac TOTAL SITE ACREAGE

KEY	ACRES	LAND-USE TYPE	HOUSING & ACREAGES	GLUP DESIGNATION
HOUSING				
	334.1	UR (SFR-4 ZONE)	= 1,336 LOTS	UR
	7.2	UH (MFR 30 ZONE)	= 216 UNITS	UH
	341.3	GLUP AREA	TOTAL 1,552 UNITS	
COMMERCIAL				
	60.6	CM COMMERCIAL		CM
	14.8	SC COMMERCIAL		SC
	75.4	GLUP = TOTAL COMMERCIAL 75.4 AC.		
	416.7ac	TOTAL SITE ACRES UGB		

Centennial GOLF CLUB

CENTENNIAL PROPERTIES
a Golf Course Community
ROGUE VALLEY MANOR
1200 Mira Mar Ave., Medford, Or. 97504

EXHIBIT A-2 CITY OF MEDFORD

GLUP Existing URBANIZATION PLAN for PLANNING UNIT MD-5f

EXHIBIT A2

MEDFORD
PLANNING

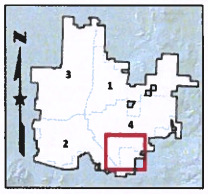
COUNCIL REPORT for a Type IV legislative decision:
Comprehensive Plan Amendment - Urbanization Plan

Project	Urbanization Plan for Planning Unit MD-5f (south of Juanipero Way and west of North Phoenix)
Applicant:	Rogue Valley Manor, Brian McLemore
Agent:	Clark Stevens, Richard Stevens and Associates, Inc.
File no.	UP-19-004
To	Mayor and City Council *for 07/16/2020 hearing*
From	Carla Angeli Paladino, Principal Planner, Long Range Division
Reviewer	Matt Brinkley, AICP CFM, Planning Director
Date	July 8, 2020

BACKGROUND

Proposal

A legislative amendment to adopt an Urbanization Plan into the Neighborhood Element of the Comprehensive Plan (**See Exhibit A-3**) for ten properties totaling approximately 417.18 acres located south of Juanipero Way and west of North Phoenix Road) (371W33 700, 800, 900, 1000, 1100, 1200; 381W04 100 and 101; 371W33CA 2000; and 371W33CD 4700) (**See Exhibits A, A-1, A-2, A-3 B, C, D and E**)



The Urbanization Plan is filed in conjunction with an annexation request for the above tax lots plus adjacent right-of-way along North Phoenix Road (totaling approximately 424 acres). (ANNX-19-003)

Concurrently, the City filed a Minor Comprehensive Plan amendment to modify the text within the Urbanization and Neighborhood Elements specifically related to the Rogue Valley Manor's open space assessment requirement for the properties. (CP-20-134)

Urbanization Plan Details

Open Space Requirement	Minimum Residential Density	Street Extensions
Required:19% of the total planning unit Proposed: 120 acres of the golf course and ponds being deed restricted (representing 29% open space)	Regulatory Minimum 1,499 dwelling units Applicant's Committed Residential Minimum 448 (UR) 1,079 (UH) 1,527 dwelling units Overall Units 1,527 186 (CM) 1,713 dwelling units	Olympic Avenue (Standard Residential) Honor Drive (Standard Residential) Unnamed Street connecting Golf View to North Phoenix (Public Street) Golf View Drive (Major Collector) South Stage Road (Future Minor Arterial)

Subject Site Characteristics

Planning Unit: MD-5f

Zoning: Exclusive Farm Use (EFU) and Rural Residential 5 (RR-5)

GLUP: Urban Residential, Urban High Density Residential, Service Commercial, and Commercial

Uses on site: Centennial golf course and club house; Fredric E. Furry historic single family residence; gas substation

Acreage: 417.18 acres

Surrounding Site Characteristics

North Zone: City SFR-4 and SFR-10
Use(s): Residential

South Zone: County Exclusive Farm Use (EFU)
Use(s): Utility substation; Existing structure/Maintenance shop

East Zone: City SFR-4, County Exclusive Farm Use (EFU) and Rural Residential 5 (RR-5)
Use(s): Residences, Hillcrest Cemetery, 2 Hawk Winery

West Zone: City SFR-00 and SFR-4
Use(s): Residential

History

In June 2018, the Department of Land Conservation and Development acknowledged the City of Medford's proposed Urban Growth Boundary (UGB) amendment providing for the inclusion of 1,658 acres of buildable land to be developed. Following the adoption of the UGB, the City established the Urbanization Planning process in order to provide a regulatory framework for ensuring specific development goals are met as land converts from rural to urban uses. The land included in the UGB was categorized into distinct planning units and coded with a specific numbering and lettering system (e.g. MD-5f). Each planning unit must adopt an Urbanization Plan prior to or in conjunction with a proposal for annexation. The Urbanization Plans are high level master plans intended to show conformance with the Regional Plan and transportation plan requirements.

Property owners of and within planning units are required to conduct a pre-application conference with planning staff and other internal and external review agencies to discuss the proposal prior to submitting a

formal application. A pre-application conference was held to discuss the subject properties on October 23, 2019.

In addition, property owners are required to hold a neighborhood meeting with surrounding neighbors and property owners in order to provide an opportunity to explain the proposal and provide for questions and answers. A neighborhood meeting was held for this project on November 5, 2019.

Planning Unit MD-5f was approved with four General Land Use Plan (GLUP) designations: Urban Residential, Urban High Density Residential, Service Commercial, and Commercial. The planning unit consists of ten tax lots. The property is located in southeast Medford and is bordered by Juanipero Way on the north, North Phoenix Road on the east, and the future extension of South Stage Road on the south. The proposal was initiated by the property owner who is the sole owner of the entire planning unit.

The property owner has requested concurrent annexation of the land. The City Council set the hearing date for annexation for July 16, 2020, through Resolution No. 2020-59. The review and decision on the Urbanization Plan and Annexation will be held on the same evening.

Public Comments

To date, 34 e-mails or letters noting either support or opposition to the proposal have been submitted (**See Exhibits P through WW**).

Planning Commission Hearing and Recommendation

The Planning Commission voted 9-0 in favor of the urbanization plan at their June 25, 2020 hearing.

In addition to written testimony submitted, six residents (Bruce Bauer, Norma Novy, Linda Smith, Cynthia Sheppard, Andrea Cordova, and Hank Levin) spoke during the public hearing. All had questions about the future development of the property and concerns that development will pose. Topics raised included the future height of buildings, increased pollution, reduced wildlife, the disruption of view sheds, air quality, traffic, overcrowding of schools, a request to relocate the Urban High Density Residential GLUP proposed in the northwest corner to another location on

the site, and that the golf course being retained as open space is disingenuous.

Related projects

CP-20-134: Comprehensive Plan Amendment to modify text related to open space requirements for this planning unit

ANNX-19-003: Annexation request for subject parcels and adjacent rights-of-way

CP-16-075: Urbanization Planning Comprehensive Plan Amendments

CP-14-114: Urban Growth Boundary Amendment

Authority

This proposed plan authorization is a Type IV 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 §§10.102–10.122, 10.214, and 10.220.

ANALYSIS

Planning unit MD-5f was adopted into the City's Urban Growth Boundary in 2016 and acknowledged by the State in 2018 to help accommodate future growth. The site is located in southeast Medford and provides for roughly ¾ of the land for residential uses surrounding the existing golf course and the remaining ¼ of the land for commercial development. The property is bordered by a major collector on the north (Juanipero Way), a regional arterial on the east (North Phoenix Road), and will be bordered by a future minor arterial on the south (South Stage Road). The site currently includes an eighteen hole golf course that will be incorporated around an active adult retirement community, multi-family housing, and commercial development.

As described below, this proposal meets the plan requirements/criteria for incorporation into the Neighborhood Element of the Comprehensive Plan. The plan provides for future street connectivity in all directions with extensions of local, collector, and arterial streets to serve existing and future residents and employees. A significant portion of the property will

provide housing specifically for older adults through the creation of an active adult retirement community and along the edges of the golf course multi-family housing will be provided for a broader segment of the population. As stipulated in the findings of the Urban Growth Boundary amendment process, the owners will secure the open space of the golf course through a recorded deed restriction.

FINDINGS AND CONCLUSIONS

Applicable criteria

For the applicable criteria the Medford Municipal Code §10.220(B)(4) redirects to the criteria in the "Review and Amendments" chapter of the Comprehensive Plan. The applicable criteria in this action are those for an Urbanization Plan found in Sections 5 and 6 in the Urbanization Planning Chapter of the Neighborhood Element. The criteria are set in *italics* below; findings and conclusions are in roman type.

The applicant's findings of fact and conclusions address each of the criteria in detail and are attached as **Exhibit F**. A letter dated June 3, 2020, stipulating to certain minimum densities in the Urban High Density Residential (UH) GLUP is attached as **Exhibit F-1**.

Section 5 - PLAN CONTENTS

Criterion 5.1 *RPS Density Requirements: Compliance with the Regional Element minimum gross density performance measures. The urbanization plan shall include specific zoning designations or text that assures development under the minimum densities will meet or exceed the density expected to be achieved for the planning unit(s) in the UGB Amendment residential land supply analysis. Plan techniques that can be employed to achieve this standard include but are not limited to the following:*

5.1.1 *Specify residential zoning districts for certain areas.*

5.1.2 *Commit to specific quantities of residential development in commercial areas.*

The findings supporting the urbanization plan submittal shall include density calculations that explain how the plan complies.

The text below also includes findings that demonstrate compliance with Goal 10 (Housing).

Findings

The Regional Plan Element of the Comprehensive Plan was adopted in August 2012 and established the minimum residential densities each of the participating jurisdictions agreed to achieve. For Medford, the minimum target density is 6.6 dwelling units per gross acre until 2035, then the density increases to 7.6 dwelling units per gross acre. Gross acreage in the City of Medford includes the total area of the properties' boundaries plus any adjacent right-of-way measured to the center line multiplied by the zoning districts minimum and maximum density factors.

The City's Housing Element indicates 15,050 dwelling units are needed between 2009 and 2029. Of that total, the need for single-family detached (for both owners and renters) is 9,034 units, single-family attached units are identified as 384 dwelling units, and multi-family units include 651 duplexes and 4,586 multi-units. The applicant proposes to accommodate 448 dwelling units within the Urban Residential GLUP designation (179 acres/2.5 dwelling units per acre (Single Family Residential 4 (SFR-4)). These units are specific to the Active Adult Retirement Community (AARC) proposed within the planning unit. The Housing Element puts forth special attention to the needs of housing seniors as Medford is anticipated to have a higher proportion of people aged 60 and older in the coming decade. In addition, a list of housing alternatives for seniors are listed in the Housing Element that include independent/assisted living facilities, nursing homes, subsidized housing, manufactured homes in parks, and Active Adult Retirement Communities (AARC).

The Urban High Density Residential (UH) GLUP designation which is planned to be zoned Multi-Family Residential 30 (MFR-30) can provide for 1,079 dwelling units (40.9 acres/25 dwelling units per acre and 2.81 acres/20 dwelling units per acre). The applicant proposes to exceed the minimum density of the zoning district for 40.9 acres of the UH GLUP. In addition, 9.3 acres of the Commercial (CM) GLUP will be used for multi-family development to provide an additional 186 dwelling units (9.3 acres/20 units per acre).

The proposed 1,713 dwelling units will contribute to meeting the two greatest needs outlined in the Housing Element, the detached single family and multi-family dwelling type categories.

The zoning districts noted above include minimum and maximum density factors at the following dwelling units per acre (du/acre):

Zoning	SFR-2	SFR-4	SFR-6	SFR-10	MFR-30
Minimum Density	0.8	2.5	4.0	6.0	20.0
Maximum Density	2.0	4.0	6.0	10.0	30.0

Using a detailed spreadsheet to standardize how residential density is calculated for each of the planning units, the Planning Department has calculated 1,499 dwelling units as the minimum residential density needed within the planning unit. (**See Exhibit G for calculation summary**) The applicant proposes to exceed this number through use of the UH and CM GLUP designations.

Conclusions

Satisfied. The minimum residential density requirement as calculated by Planning staff for the Urban Residential portion of the property is 1,499 dwelling units which includes increasing the minimum density in the UH GLUP and using the CM GLUP to accommodate additional units. The applicant proposes to exceed this number by providing 1,527 dwelling units in the residential GLUP designations and an additional 186 units in the commercial GLUP designations for a total of 1,713 dwelling units. The applicant proposes to re-zone the UR GLUP to the Single-Family Residential 4 (SFR-4) and the UH GLUP to Multi-Family Residential 30 (MFR-30). The re-zoning of the property and future development will be required to meet the applicant's committed minimum residential densities as an obligation of meeting the Regional Plan elements (1,527 dwelling units). The applicant has included a portion of the Commercial GLUP designation to create additional dwelling units (186 units).

The City has an adopted Housing Element (2010) that describes the housing needs of the City through 2029. The housing mix allocations assumed roughly two thirds of the dwelling units to be constructed as single family detached homes, single-family attached homes, manufactured homes, and two-family attached homes (duplexes). The remaining one third would accommodate multi-family homes (3 or more attached units). The overall

needed density in the Housing Element was calculated as 6.3 dwellings per gross acre.

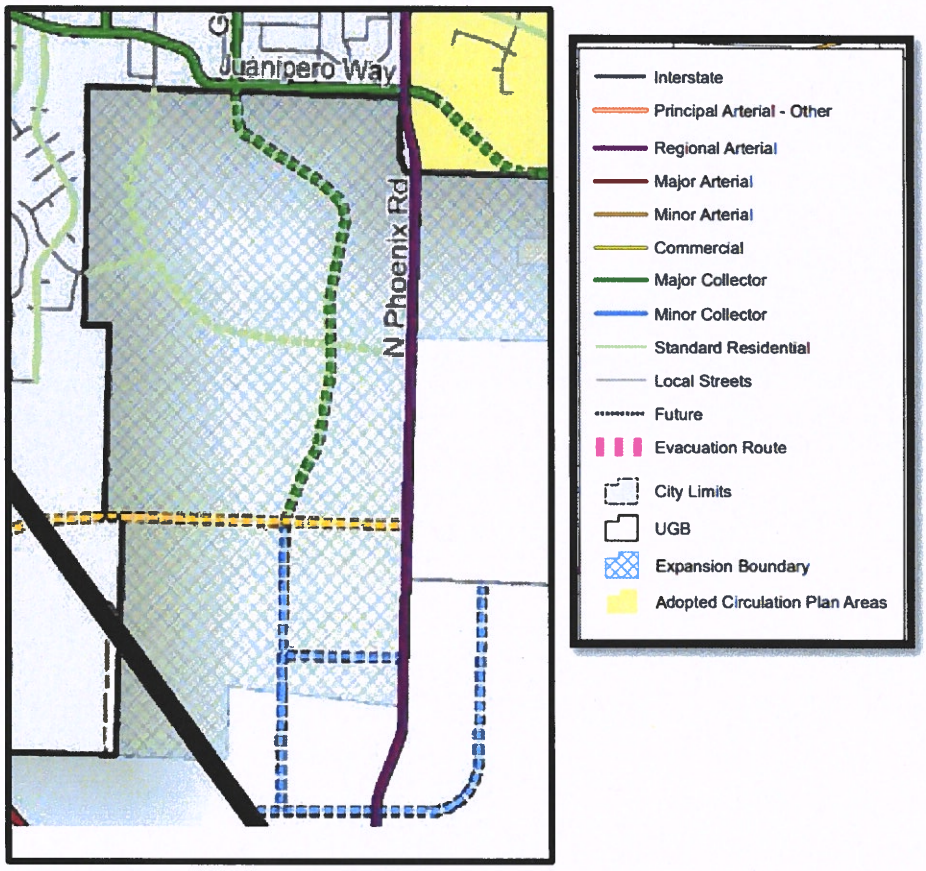
The Regional Plan (2012) imposes a density standard that exceeds that outlined in the Housing Element at a minimum density of 6.6 dwelling units per gross acre. The City has committed to this density until 2035, and then the density factor increases to 7.6 dwelling units per gross acre from 2036 through 2050. Land use changes made as part of the Urban Growth Boundary Phase I (Internal Study Areas 2014) project increased the supply of medium and high density residential designations within the City limits and reallocated lower density residential into the expansion areas. The Urbanization Planning (2018) process was established in order to establish minimum residential density standards in the UR GLUP designations and track housing production within each planning unit as the land develops. This process helps ensure land within the Urban Growth Boundary is being used to its maximum capacity to ensure needed housing of all types are being constructed and the City's obligations under the Regional Plan are being met to the extent possible. This criterion is satisfied.

Criterion 5.2 *Transportation Planning: A neighborhood circulation plan map showing:*

> ***5.2.1*** *Locations of higher-order streets. Locations and alignments of higher order streets should be planned in appropriate locations.*
>
> *The plan will depict how local streets, alleys and paths could be arranged to comply with the City's applicable street connectivity requirements. Typically, a well-connected street grid is desirable both for efficient utilization of urban land and to serve the transportation needs of all modes.*
>
> *The urbanization plan may seek approval for local street arrangements with less connectivity (fewer intersections, longer block lengths, more dead-ends, greater potential out-of-direction travel) that is otherwise allowed by the code. Such arrangements may be justified on the basis of topographical and other environmental or development constraints, access management requirements, and/or the particular needs of adjacent land uses and those of the surrounding vicinity.*
>
> *Proposed networks with lower vehicular connectivity may also include mitigation measures including enhanced pedestrian and other active transportation facilities. An example of an active transportation facility may include off-road multi-use paths.*
>
> *Maps depicting street functional classifications shall utilize a system that is the same as or readily convertible to the City's adopted Transportation System Plan.*

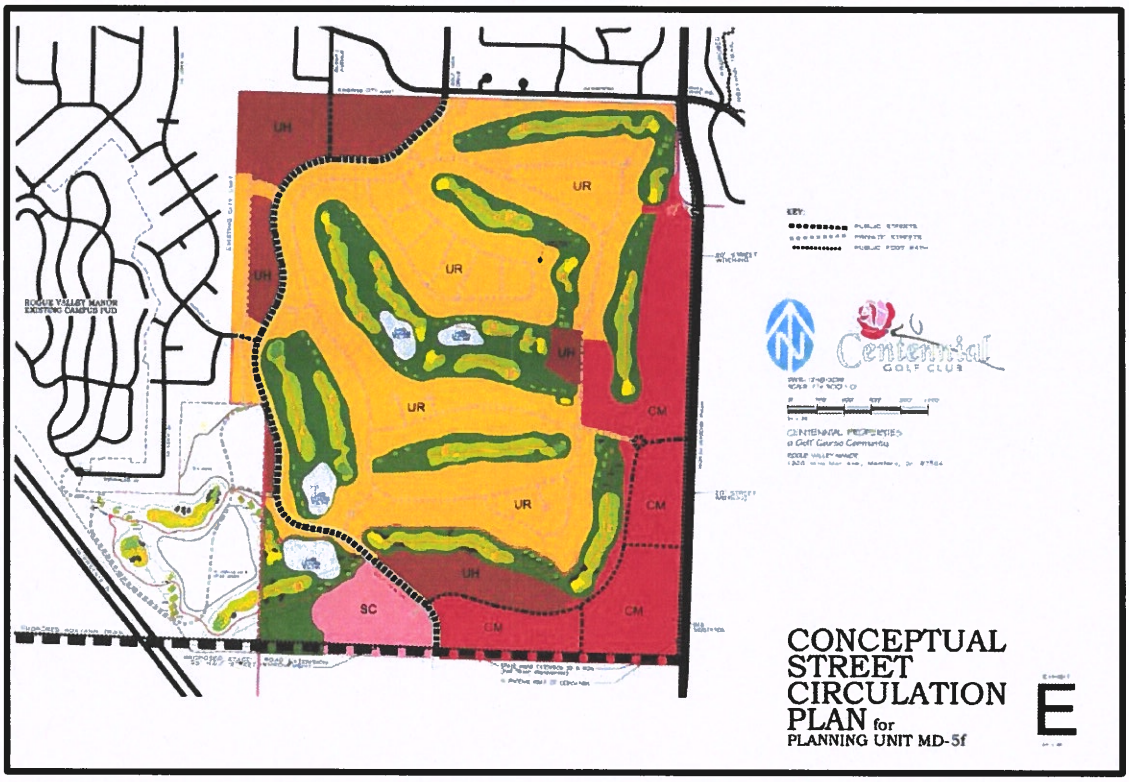
Findings

The subject properties are bordered by existing higher order streets including Juanipero Way (major collector) on the north, North Phoenix Road (regional arterial) on the east, and the future extension of South Stage Road (minor arterial) on the south. Per the Transportation System Plan (TSP) as identified in Figure 18 (Roadway Functional Classification), Golf View Drive (major collector) will be extended through the property from north to south. The applicant proposes to extend this road on the western side of the golf course instead of on the eastern side as noted in the TSP. Other lower order street extensions in the TSP include Honor Drive, Olympic Avenue, and the connection of an unnamed street to connect Golf View Drive and North Phoenix Road along the southeast portion of the property.



Portion of Figure 18 from TSP

The internal street pattern surrounding the golf course is intended to provide for private, gated access to homes within the active adult retirement community. Street connectivity to Juanipero Way will be via Olympic Avenue and Golf View Drive. Honor Drive will provide a connection on the west side of the property, and Golf View Drive and another proposed local street will provide connections to South Stage Road. The existing primary access from North Phoenix Road into the golf course will be converted into a public street and will connect to Golf View Drive. This will take the place of Olympic Drive connecting to North Phoenix Road as shown in the figure above. One additional local street is proposed to connect to North Phoenix Road located south of the primary access.



As shown on Figure 18, Golf View Drive was originally configured to connect into a proposed minor collector street on the south side of South Stage Road within planning unit MD-5g. There is an opportunity for the property owners on the south to realign the minor collector with the new alignment of Golf View Drive or there is ample spacing to connect the minor collector proposed in MD-5g with the local street proposed to extend to South Stage Road in MD-5f.

Seven street connections are proposed to carry traffic from the residential and commercial components of the development to Juanipero Way, North Phoenix Road, and South Stage Road.

Conclusions

Satisfied. There are two higher order streets planned within this planning unit, Golf View Drive and South Stage Road. Other local street connections are proposed to provide outlets to the surrounding higher order street network on the north, east, and south sides of the properties. The internal street pattern for the site is intentionally limited in order to create a gated active adult retirement community surrounding the golf course. The proposal provides the proposed street connections outlined in the Transportation System Plan (TSP) just in a different configuration. This criterion is satisfied.

Criterion 5.3 *Compliance with the open space allocation for an urban reserve area. Units that contain only Industrial GLUP designations are exempt from this requirement. The following classifications count as open space for purposes of fulfilling the RPE requirements:*

5.3.1 *Parks, both public and private shall be counted as open space. Schools may be counted as open space. Where land acquisition is not complete or where specific open space dedications were not offered and accepted as part of the UGB process, park and school sites may be identified as opportunity areas on maps and the acreage planned may be described in text form that explains how the planning unit can satisfy the open space requirement. Areas where specific open space dedications were offered and accepted as part of the UGB review process shall be depicted and the acreage counted toward open space percentages.*

5.3.2 *Agricultural buffers. Proposed agricultural buffers within the UGB shall be counted as open space. Interim agricultural buffers shall not be counted toward open space percentages unless an additional legal or planning mechanism is imposed to render such areas as open space even after a future UGB amendment in the applicable MD area.*

5.3.3 *Riparian corridors shall be counted.*

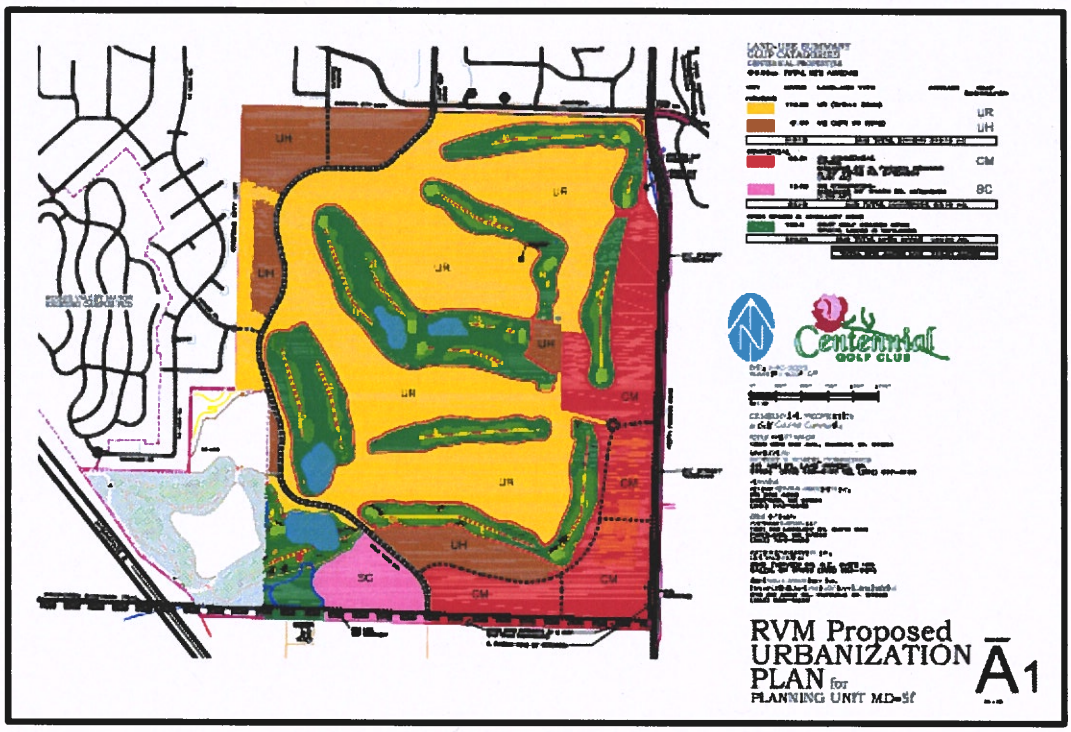
5.3.4 *Areas under an "open space" tax assessment shall be counted.*

5.3.5 *Locally significant wetlands and any associated regulatory buffer shall be counted.*

5.3.6 *Slopes greater than 25 percent*

Findings

The Regional Plan allocated employment, residential and open space land use requirements within each of the planning units. For the planning units within MD-5, 19 percent of the land is designated to open space. Based on 417 acres in MD-5f, a 19 percent allocation would provide 79 acres of open space on the site. As part of the Urban Growth Boundary process, the property owner agreed to reserve the golf course holes located within the planning unit through an open space assessment totaling approximately 120 acres. As per the proposed Comprehensive Plan amendment (CP-20-134), the language is proposed to be changed to secure this open space through the use of a recorded deed restriction (**Exhibit H**) rather than an open space assessment. The areas in green below include the golf course holes and ponds to be deed restricted as open space on the site.



The site does not contain any agricultural buffers or riparian corridors that would count toward the open space. The State approved the City's Local Wetlands Inventory for the Urban Growth Boundary expansion areas in 2017. Although the site was noted as having a wetland and several probable wetlands, the site does not have any identified locally significant wetlands (**See Exhibit I**). Below is one of the maps showing the wetland

areas on site. This wetland is not counted toward the open space total or included in the proposed 120 acres of open space.

The applicant has not identified any slopes greater than 25 percent to be counted as open space.

Conclusions

Satisfied. The property owner is subject to a 19 percent open space requirement on the property which equates to 79 acres. The "open space assessment" type noted under Section 5.3.4 was intended for this planning

unit and serves to meet the Regional Plan Element requirement. The open space assessment is proposed to be secured by a recorded deed restriction upon approval of a code change submitted under application CP-20-134. The golf course and ponds on the site are approximately 120 acres and will be reserved as the designated open space areas on the property. This criterion is satisfied.

Criterion 5.4 *Compliance with the requirements of Regional Plan Element, Section 4.1.6, for mixed-use/pedestrian-friendly development and any specific land use performance obligation. Planning units containing only an Industrial GLUP Map designation are exempt from the mixed-use pedestrian friendly development evaluation.*

Findings

Section 4.1.6 of the Regional Plan Element points to the 2020 benchmark targets identified in the most recent Regional Transportation Plan (RTP-2017) for number of dwelling units and new employment in mixed-use and pedestrian friendly developments or activity centers. Activity centers are defined in the RTP as:

- Areas of development that contribute to achieving mixed-use, pedestrian friendly development;
- Neighborhood commercial and employment centers, parks, and schools;
- Downtown areas;
- Transit Oriented Developments; and
- Development that is vertically or horizontally mixed-use

The 2020 target for new dwelling units in the RTP is identified as 49 percent and for new employment in activity centers is 44 percent. Data from 2001 indicated that Medford was already exceeding these targets at 61 percent and 48 percent respectfully. The City is required to continue meeting or exceeding these targets as required by the Regional Plan.

The planning unit includes residential and commercial land use types to achieve a mix of uses that are easily accessible and will serve those living or working in the planning unit or in the surrounding neighborhoods. The distribution of residential and commercial GLUP designations aligns with that adopted through the Urban Growth Boundary process with commercial proposed along the higher order streets of North Phoenix Road, future South Stage Road, and Golf View Drive. All of these streets

have cross sections that will provide for convenient and safe traveling by pedestrians and provide connections through the planning unit and to other designations outside. Multi-family residential is distributed along the northwest, south, and central east and is in close proximity to the commercial areas in two locations. The development of the Active Adult Retirement Community (AARC) east of Golf View Drive is a key component of the property and provides a self-contained community that is "intended to be a mixed-use/pedestrian friendly development" as noted in the application materials. The gated community will provide opportunities for reduced vehicle trips as residents will be able to walk and bike easily to destinations within the planning unit.

Residential units will be accommodated specifically within the AARC (a future Planned Unit Development), and through increased acreage in the Urban High Density Residential GLUP designation. Portions of the Commercial GLUP will also serve to provide residential units, as well as retail and office uses. A number of different dwelling unit types can be accommodated in the residential GLUP designations to serve the housing needs of residents.

Overall street connectivity is provided in all directions to the higher order streets that border the planning unit.

Conclusions

Satisfied. MD-5f has the appropriate combination of residential and commercial land uses, street connectivity, and allowed versatility within the commercial components to meet the Regional Plan requirements and create a mixed-used/pedestrian friendly activity center in southeast Medford. This criterion is satisfied.

Criterion 5.5 *Preliminary coordination and discussions with public utility providers, including water, sewer, transportation, and irrigation districts.*

> ***5.5.1*** *Coordination may include identifying any existing infrastructure on or adjacent to the site and determining whether it can be maintained or needs to be moved.*

Findings

The property owner has begun preliminary discussions with utility providers through development of this urbanization plan and future development plans for the site. Comments have been provided during the

pre-application process and through this formal application. The guidance from utility providers at this stage is informational only and serves to guide the applicant with future development plans. No utilities are being extended to serve the property during the urbanization planning process.

During the Land Development meeting held on April 29, 2020, comments were received from Medford Public Works Engineering (**Exhibit J**), Jackson County Roads (**Exhibit K**), Rogue Valley Sewer Services (**Exhibit L**), Medford Building (**Exhibit M**), and the Medford Water Commission (**Exhibit N**). Medford Fire-Rescue provided standard comments but no specific conditions for consideration at this time. The installation of off-site and on-site utilities will be coordinated with future development phases of the property.

Rogue Valley Sanitary Sewer is not currently near the site. Two different extension options are possible, one is to connect/extend to the Upper Bear Creek Inceptor line located west of Interstate 5 and the other is to extend north from an existing line near Home Depot. There are existing City sewer lines north and west of the planning unit, but these lines may not be suitable for gravity service. City sewer lines near Juanipero Way may be an option to serve a portion of the development but a service boundary adjustment will be needed.

Jackson County Roads provided comments related to the annexation and jurisdictional transfer of North Phoenix Road. Storm drain management will become the responsibility of the City upon annexation. Future review of access via North Phoenix and possible impacts to nearby intersections will need to be studied.

Water to provide domestic and fire protection will be through two different pressure zones. Water line extensions under North Phoenix and the other proposed streets will be required in coordination with Medford Water Commission staff.

Public Works Engineering will take over jurisdiction and storm water maintenance of North Phoenix Road along the property frontage upon annexation. The other public streets proposed to be constructed will maintained by the City. Sewer and storm drain capacity constraints exist in this location that will need to be addressed prior to future zone change

approval. The applicant will need to provide the location of private and emergency access gates to the private streets in the AARC. A pedestrian connection to Larson Creek Drive and Juanipero Way is recommended with future development proposals from the proposed closed street network near holes 16 and 17 located in the northeast portion of the development. This connection will provide direct pedestrian access to Juanipero Way and travel to neighborhoods and the Larson Creek Commercial Center to the north. System development charges and utility fees will apply upon annexation and as future construction occurs.

The applicant has identified an existing natural gas distribution and metering facility located in the southeast corner of the property near the golf course maintenance shop. The property is leased to Gas Transmission Northwest Corporation and will remain on the site.

Conclusions

Satisfied. Utility providers have reviewed the urbanization plan and have provided preliminary comments that the applicant can use and apply to the next stage of development for the property. This criterion is satisfied.

Criterion 5.6 *Location or extensions of riparian corridors, wetlands, historic buildings or resources, and habitat protections and the proposed status of these elements.*

Findings

The urbanization plan provides a description of the applicable items listed under Criterion 5.6. The site does not contain any mapped riparian corridors. The City's adopted 2017 Local Wetland Inventory identifies one wetland in between holes 8 and 11, existing ponds, and a number of points identified as probable wetlands on the inventory (**See Exhibit I**). Further investigation by a wetland professional is needed to determine the location and extent of wetlands on the site prior to development.

There is an existing residence on the site known as the Fredric E. Furry House which is listed on the National Historic Register. The home is located near holes 14 and 15 and is planned to be retained. After annexation, the home will be incorporated into the City's historic inventory and will be subject to the City's historic review regulations.

Conclusions

Satisfied. The plan shows the location and extent of wetland boundaries, probable wetlands, and existing ponds on the site. In addition, the property contains a historic resource known as the Fredric E. Furry house. This criterion is satisfied.

Criterion 5.7 *Compliance with applicable provisions of the Urban Growth Management Agreement.*

Findings

The property is currently within the Urban Growth Boundary and is subject to the provisions in the Urban Growth Management Agreement (UGMA) as included in the Urbanization Element.

As outlined in the UGMA amended by both the City and County in 2016 and 2017 respectively, under Policy 2, the City agrees to request surrender of the full width road right-of-way along North Phoenix Road upon annexation. The portion of the roadway to be annexed extends from Coal Mine Road (where the current city limits stop) south for approximately 3,900 feet to the southern boundary of the subject property. The applicant has filed a concurrent annexation application that includes this portion of North Phoenix Road. The City will consider annexation during the July 16th public hearing.

Other policies in the UGMA include the protection of agricultural land zoned Exclusive Farm Use (EFU) outside of the Urban Growth Boundary. There is land zoned EFU located north and south of Hillcrest Cemetery on the east side of North Phoenix Road. An agricultural buffer was not specifically identified in this planning unit during the Urban Growth Boundary amendment likely due to the separation of the land by the North Phoenix Road right-of-way. Full construction of the road to City standards will include a 100 foot cross section providing for an instant separator. The City has adopted agricultural buffering standards in accordance with Regional Plan requirements that can be applied if warranted, and can be discussed through a pre-application conference.

The applicant proposes to comply with the provisions agreed upon in the UGMA.

Conclusions

Satisfied. The applicant has proposed to annex the full width right-of-way along the applicable segment of North Phoenix Road in accordance with the Urban Growth Management Agreement. The City will request surrender of this right-of-way following annexation. Segments of the property may be subject to agricultural buffering standards if it is concluded the existing right-of-way on North Phoenix Road is not sufficient. This criterion is satisfied.

Criterion 5.8 *Compliance with the terms of special agreements between the landowners and other public entities that were part of the basis for including an area in the urban growth boundary, as detailed in the Urban Growth Management Agreement.*

Findings

The annexation policies in the Urbanization Element (2.1.7(6)(e)) include a list of commitments offered by land owners during the Urban Growth Boundary expansion process to be met. The property under review is subject to the following:

(e) MD-5 West shall provide a deed restriction for open space areas.

The applicant has submitted a proposed deed restriction for the 120 acres of open space that includes the golf course holes and ponds on the property. The deed restriction shall be recorded after approval of the urbanization plan.

Conclusions

Satisfied. The applicant has submitted a deed restriction to reserve the 120 acres of open space that is the golf course on the property. This is in accordance with the agreements made at the time of approval of the expansion of the Urban Growth Boundary. This criterion is satisfied.

Criterion 5.9 *Coordination with the Parks and Recreation Department for adherence to the Leisure Service Plan related to open space acquisition and proposed trail and path locations.*

Findings

The Leisure Services Plan includes shared use pathways along North Phoenix Road and South Stage Road. The property which has frontage along these roadways will be built to City standards with future

development. The cross section for these arterials include off-street bicycle facilities and sidewalks that can satisfy the pathway requirements noted in the Leisure Services Plan.

Currently, the open space proposed for the site includes the 120 acres of the golf course which is privately maintained and open to the public. Conversations between the applicant and Parks and Recreation staff has occurred based on the applicant's findings. Although there are no specific plans for the Parks and Recreation Department to acquire park land at this time, staff is open to future discussions with the applicant. The site is located in a park walkshed gap and the nearest park is at Orchard Hill Park to the northwest of the site. A future neighborhood park may be appropriate in this location to serve existing and future residents in this area. The Parks and Recreation Department has provided formal comments for the project (**See Exhibit O**).

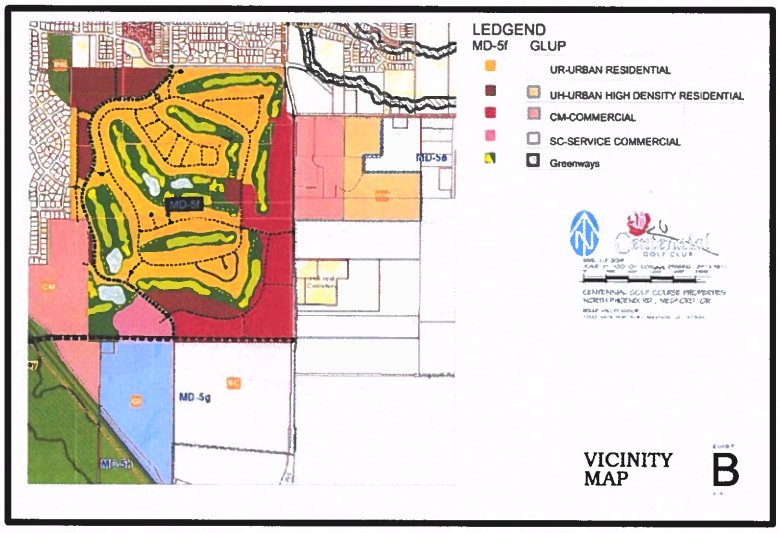
Conclusions

Satisfied. The applicant is satisfying the open space requirement on the property through the use of the golf course. The cross sections for the abutting higher order streets of North Phoenix Road and future South Stage Road will provide off road pedestrian and bicycle facilities for the residents and neighbors to use that will satisfy the proposed trails in the Leisure Service Plan. This criterion is satisfied.

Criterion 5.10 *Vicinity map including adjacent planning units and their General Land Use Plan designations.*

Findings

A vicinity map (**Exhibit B**) showing adjacent planning units and General Land Use Plan (GLUP) designations has been provided by the applicant. Land to the east across North Phoenix Road is identified as planning unit MD-5e and contains the Commercial (CM) and Urban High Density (UH) GLUP designations. To the south is planning unit MD-5g, which includes the General Industrial (GI) and Service Commercial (SC) GLUP designations.



Conclusions

Satisfied. The applicant has provided a vicinity map showing the subject property in relationship to the adjacent and adjoining properties. This criterion is satisfied.

Criteria 5.11 *Property lines for the subject planning unit and adjacent properties, particularly where new streets are proposed.*

Findings

The applicant has provided a vicinity map (**Exhibit B**) showing the outer boundaries of the tax lots for the subject properties and the proposed street extensions to the north, west and south. The current access point on the east side of the property will remain and will be converted into a public street upon development of the property.

Conclusions

Satisfied. The information requested has been provided by the applicant. This criterion is satisfied.

Criteria 5.12 *Existing easements of record, irrigation canals, and structures.*

Findings

A topographic survey (**Exhibit D**) showing contour lines and a map (**Exhibit C**) showing existing structures, ponds, and the location of a number of easements including utility, access, drainage and canal easements was

submitted with the application. Exhibit C identifies five existing buildings on the property, two being the Fredric E. Furry house and the golf course club house.

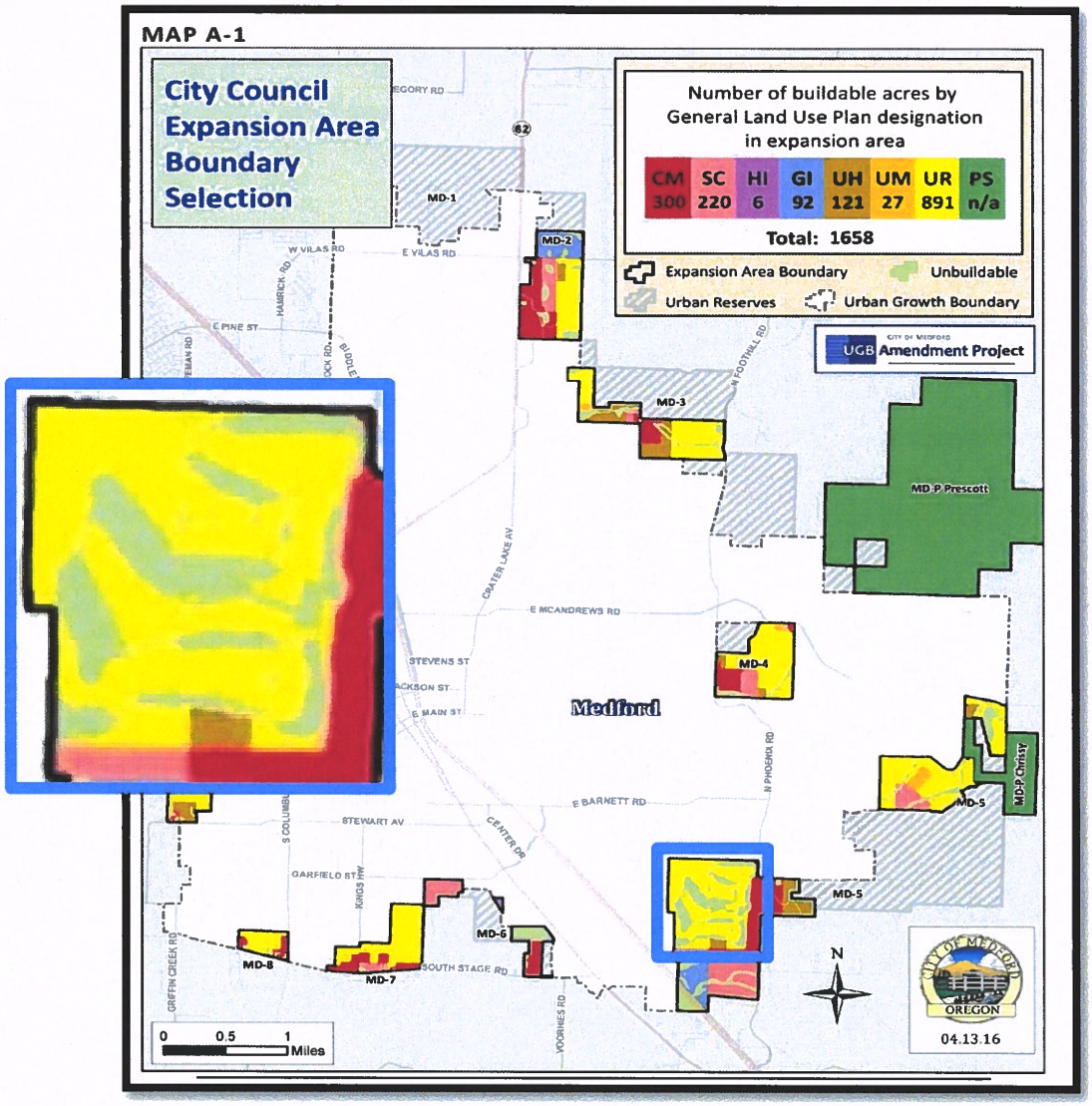
Conclusions

Satisfied. The applicant has provided documentation of existing easements and shown the location of existing buildings on the property. This criterion is satisfied.

Criterion 5.13 *Areas designated as unbuildable per the Urban Growth Boundary City Council Report dated August 18, 2016 (Map A-1), and the status of those areas, including agricultural buffers.*

Findings

Below is Map A-1 which is part of the Urban Growth Boundary Amendment project report adopted by City Council on August 18, 2016. The subject properties are outlined in the blue boxes below. The map outlines the unbuildable areas (green/grey color) on the properties including the existing golf course holes and existing structures. The existing golf course will be designated as open space. No agricultural buffers are noted on the map, but there are portions of the property that abut EFU land to the east which may be subject to buffer requirements prior to development.



Conclusions

Satisfied. The site contains approximately 120 acres of unbuildable land that is the existing golf course along with other existing structures. There is no agricultural buffer noted on Map A-1, but the property in two locations abuts Exclusive Farm Use (EFU) zoning on the east. This criterion is satisfied.

Criterion 5.14 *Contour lines and topography.*

Findings

The contour lines range from 1,550 feet at the northeast portion of the property to 1,470 feet near the southwest portion of the property. The applicant's submitted topographic/contour map is below (**Exhibit D**). The property has approximately a 2.1 percent slope from north to south with steeper slopes near the southeast portion of the property near Hole 1 located in tax lot 381W04100.

Conclusions

Satisfied. The applicant has provided a contour map of the site. The City's mapping program (Medford Land Information) was used to calculate the slope using 10 foot contour data and the map layer that identifies slope information. This criterion is satisfied.

Criterion 5.15 *In the interest of maintaining clarity and flexibility for both the City of Medford and for landowners, no urbanization plan may be submitted with or contain the following items, which are only appropriate at the time of development:*

5.15.1 *Deviations from Municipal Code provisions, including exceptions to Chapter 10. This prohibition does not function to limit specific neighborhood circulation plan requirements hereinabove.*

5.15.2 *Limitations on development due to facility capacity shortfalls.*

5.15.3 *Architectural details.*

5.15.4 *Specifics about building types and building placement.*

5.15.5 *Access and internal circulation on prospective lots or development sites.*

Findings

The applicant's urbanization plan does not include any of the five items listed above which are applicable at the time of development of the properties.

Conclusions

Satisfied. The proposal does not contain any deviations from the Municipal Code provisions, limitations on development due to facility capacity shortfalls, architectural details, building types or placement, or access/internal circulation for lots or sites as these details are too specific for this stage of the planning process. This criterion is satisfied.

Section 6 - GLUP AMENDMENTS
Criteria

6.1.1 *Minor Spatial Adjustments: If GLUP map amendments are proposed within the planning unit but the total acreage for each GLUP Map designation is not significantly changed, the urbanization plan can be the basis for GLUP amendments without the need for complex land supply analysis.*

6.1.2 *Moderate Spatial Adjustments: If land supply GLUP map amendments are proposed that change the spatial arrangement of GLUP designations beyond the boundary of a particular planning unit but maintain the total acreage for each GLUP Map designation within the applicable MD area that is now inside the UGB, then the urbanization plan shall be accompanied by a mapping analysis that explains how the total land use allocations are maintained by GLUP. Spatial exchanges of land use designations such as this shall be coordinated with other planning units in the MD and an analysis urban land use value equity shall be provided.*

6.1.3 *Complex Spatial Adjustments: More complex GLUP Map amendments that have the potential to alter the land supplies in more fundamental ways will typically require extensive city-wide and/or regional plan land supply analyses. This analysis shall demonstrate that both the urban land needs described in the City's Housing Element and Economy Element will be served and that the resulting amendment will continue to comply with all applicable provisions of the Regional Plan for the area specifically and the City as a whole.*

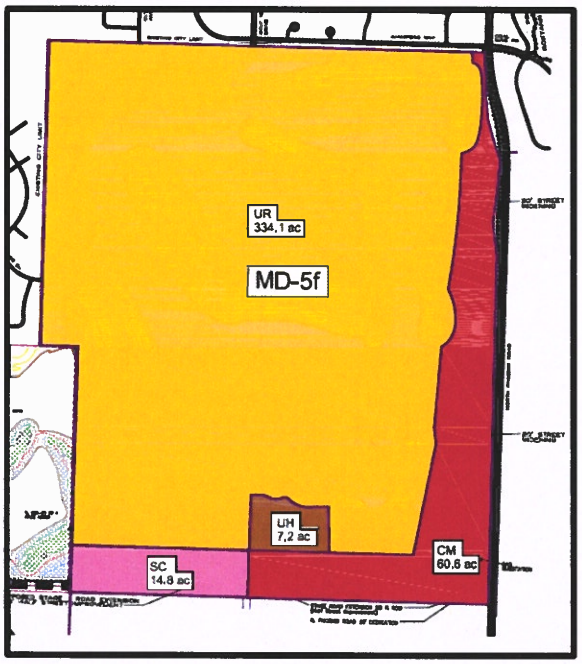
Findings

The General Land Use Plan (GLUP) designations adopted as part of the Urban Growth Boundary resulted in the following types and acres of land.

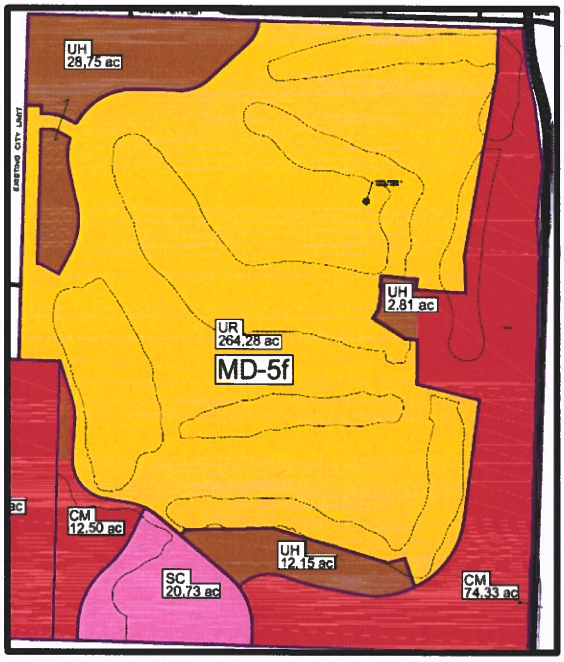
	Existing GLUP Acres	Proposed GLUP Acres
Urban Residential (UR)	334.1	264.28
Urban High Density Residential (UH)	7.2	43.71
Commercial (CM)	60.6	86.83
Service Commercial (CM)	14.81	20.73
Totals	416	415.55

The applicant proposes to decrease the Urban Residential and increase the Urban High Density Residential, Commercial, and Service Commercial designations within the planning unit. The 120 acres of open space extends across all of the proposed GLUP designations reducing the totals noted above. The proposed GLUP map below shows the outline of the open space areas within the different GLUP designations. The change is proposed as a Minor Spatial Adjustment within the planning unit.

Upon approval by City Council, the City's General Land Use Plan map will be updated to reflect the proposed modifications to the size and location of these designations.



Existing GLUP



Proposed GLUP

Conclusions

Satisfied. The applicant proposes to make adjustments to the General Land Use Plan map in order to expand multi-family housing and commercial opportunities within the planning unit. The approval of the Urbanization Plan provides for this GLUP adjustment without the need for a separate GLUP Amendment process. The changes represent a Minor Spatial Adjustment that the City Council can approve with this application. This criterion is satisfied.

RECOMMENDED ACTION

The Planning Commission recommends adopting the Urbanization Plan for MD-5f as identified in Exhibit A-3 into the Neighborhood Element of the Comprehensive Plan based upon the findings and conclusions in the Council Report dated July 8, 2020, including Exhibits A-WW.

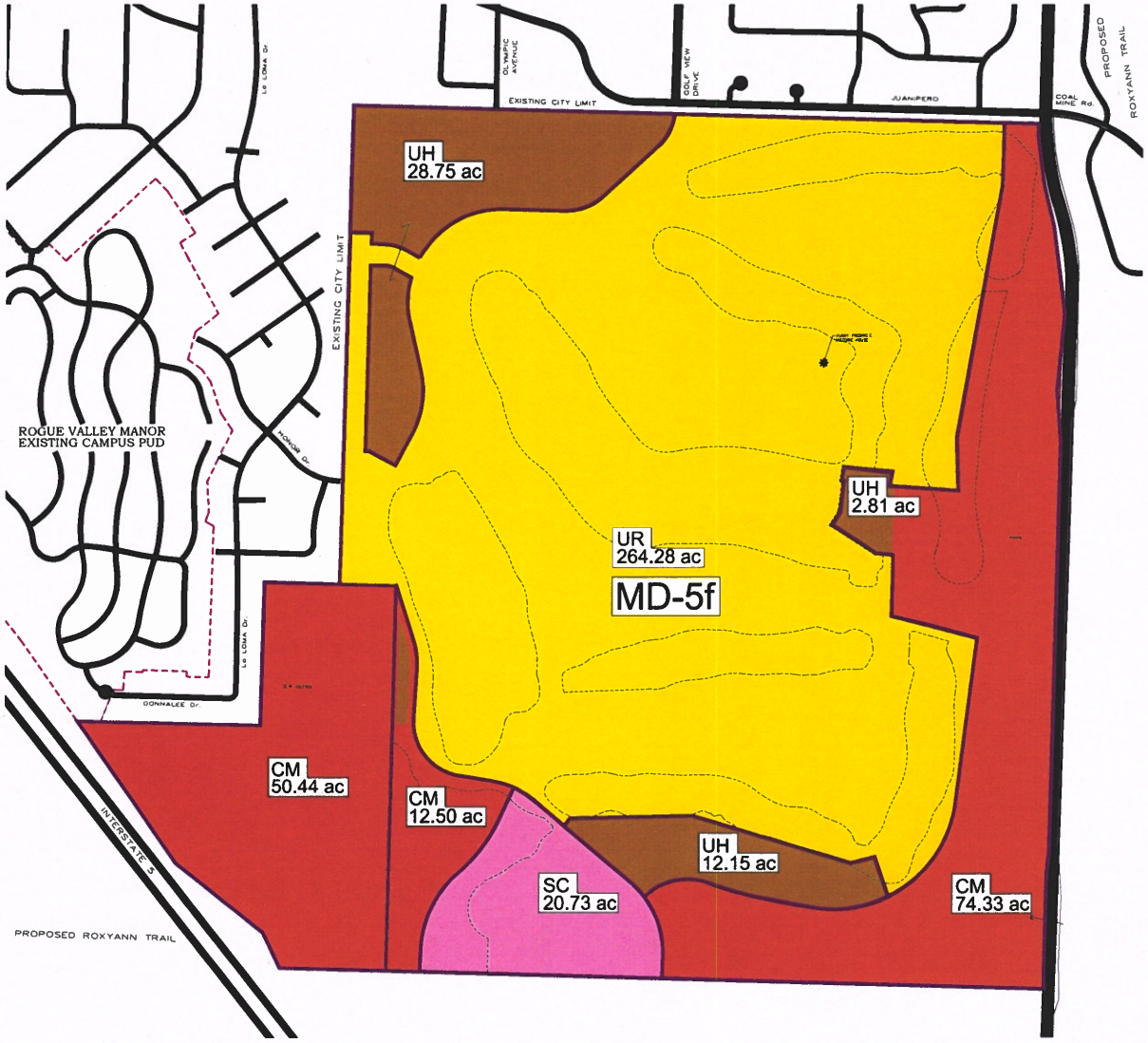
In addition, the owner shall execute the open space deed restriction. The owner is responsible for recording the deed and providing a copy to the Planning Department.

EXHIBITS

A Applicant's Proposed GLUP Map
A-1 Applicant's Urbanization Plan
A-2 Applicant's Existing GLUP Map
A-3 Neighborhood Element Amendment
B Applicant's Vicinity Map
C Applicant's Existing Easements and Structures Map
D Applicant's Topography/Contour Map
E Applicant's Conceptual Street Circulation Map
F Applicant's Findings of Fact
G Staff's Residential Density Spreadsheet Calculator
H Applicant's Open Space Deed Restriction
I Local Wetland Inventory Maps
J Public Works Engineering Comments dated 4/29/2020
K Jackson County Roads Comments dated 3/30/2020
L Rogue Valley Sewer Services Comments dated 4/8/2020
M Building Safety Comments dated 4/27/2020
N Medford Water Commission Comments dated 4/29/2020
O Parks, Recreation, and Facilities Department Comments dated 5/29/2020
P Letter from Theodore Krempa dated 5/31/2020
Q Letter from Susan Hoppe Krempa dated 5/31/2020
R Letter from Bradley and Glennda Allen dated 6/3/2020
S E-mail from Ed Nicholson dated 6/3/2020
T E-mail from Suzanna Davis dated 6/4/2020
U Letter from Rogue Valley Manor Board dated 6/5/2020
V E-mail from Jane Weaver dated 6/7/2020
W E-mail from Gerry Stanley dated 6/7/2020
X E-mail from Ronald Constable dated 6/7/2020
Y E-mail from Katie Yasui dated 6/7/2020
Z Letter from Renae Rogers dated 6/9/2020
AA Letter and signatures from Centennial Golfers dated 6/10/2020
BB Letter from Superintendent Brett Barry from Phoenix Talent School District dated 6/5/2020
CC E-mail from Bruce Bauer dated 6/10/2020
DD Letter from Khmar and Roberta Bhasin dated 6/10/2020
EE Letter from Louise Dix from Fair Housing Council of Oregon dated 6/10/2020

FF E-mail from Dr. and Mrs. Everett dated 6/11/2020
GG Letter from Carolyn and Larry Shirk dated 6/11/2020
HH E-mail from Dr. Paul and Carolyn Turner dated 6/11/2020
II E-mail from Bob Karchich dated 6/11/2020
JJ E-mail from Barbara Field dated 6/12/2020
KK E-mail from Fred Willms dated 6/12/2020
LL Letter from James Stocker dated 6/12/2020
MM E-mail from Wayne Thomas dated 6/12/2020
NN Letter from Dan Wagner dated 6/13/2020
OO E-mail from Paul and Patricia Berglund dated 6/14/2020
PP Letter from Ravindra and Hubertina Vasavada dated 6/14/2020
QQ E-mail from Russy Sumariwalla dated 6/15/2020
RR Letter from James and Joyce Ellis dated 6/15/2020
SS Letter from Anita Sumariwalla dated 6/17/2020
TT Letter from Charles Schwyn dated 6/17/2020
UU E-mail from Rodney Grehn with Medford Water Commission dated 6/23/2020
VV Letter from Cynthia Sheppard dated June 25, 2020
WW E-mail from Douglas McDonald dated June 26, 2020
Vicinity map

CITY COUNCIL AGENDA: JULY 16, 2020



LAND-USE SUMMARY
GLUP CATAGORIES
CENTENNIAL PROPERTIES

468.78ac. TOTAL SITE ACREAGE

KEY	ACRES	LAND-USE TYPE	HOUSING & ACREAGES	GLUP DESIGNATION
HOUSING				
	264.28	UR (SFR-4 ZONE)		UR
	43.71	UH (MFR 30 ZONE)		UH
	307.99	SUB TOTAL HOUSING 307.99		
COMMERCIAL				
	137.27	CM COMMERCIAL		CM
	20.73	SC COMMERCIAL		SC
	160.79	SUB TOTAL COMMERCIAL 160.79 AC.		
		TOTAL SITE AREA 468.78 AC		

DATE: 6-30-2020
SCALE: 1" = 500'-0"

24 x 36

CENTENNIAL PROPERTIES
a Golf Course Community

ROGUE VALLEY MANOR
1200 Mira Mar Ave., Medford, Or. 97504

MASTER PLAN
ROBERT H. FOSTER CONSULTANTS
431 ASH ST., LAKE OSWEGO, OR.
97034 (503) 635-6190 CEL (503) 997-6190

PLANNING
RICHARD STEVENS ASSOCIATES INC.
PO BOX 4368
MEDFORD, OR 97501
(541) 773-2646

GREG HATHAWAY
HATHAWAY LARSON LLP
1331 NW LOVEJOY ST. SUITE 950
PORTLAND, OR 97209
(503) 704-6954

WESTECH ENGINEERING, INC.
CIVIL ENGINEERING
3841 FAIRVIEW DR. S.E., SUITE 100
SALEM, OR 97302 (503) 585-2474

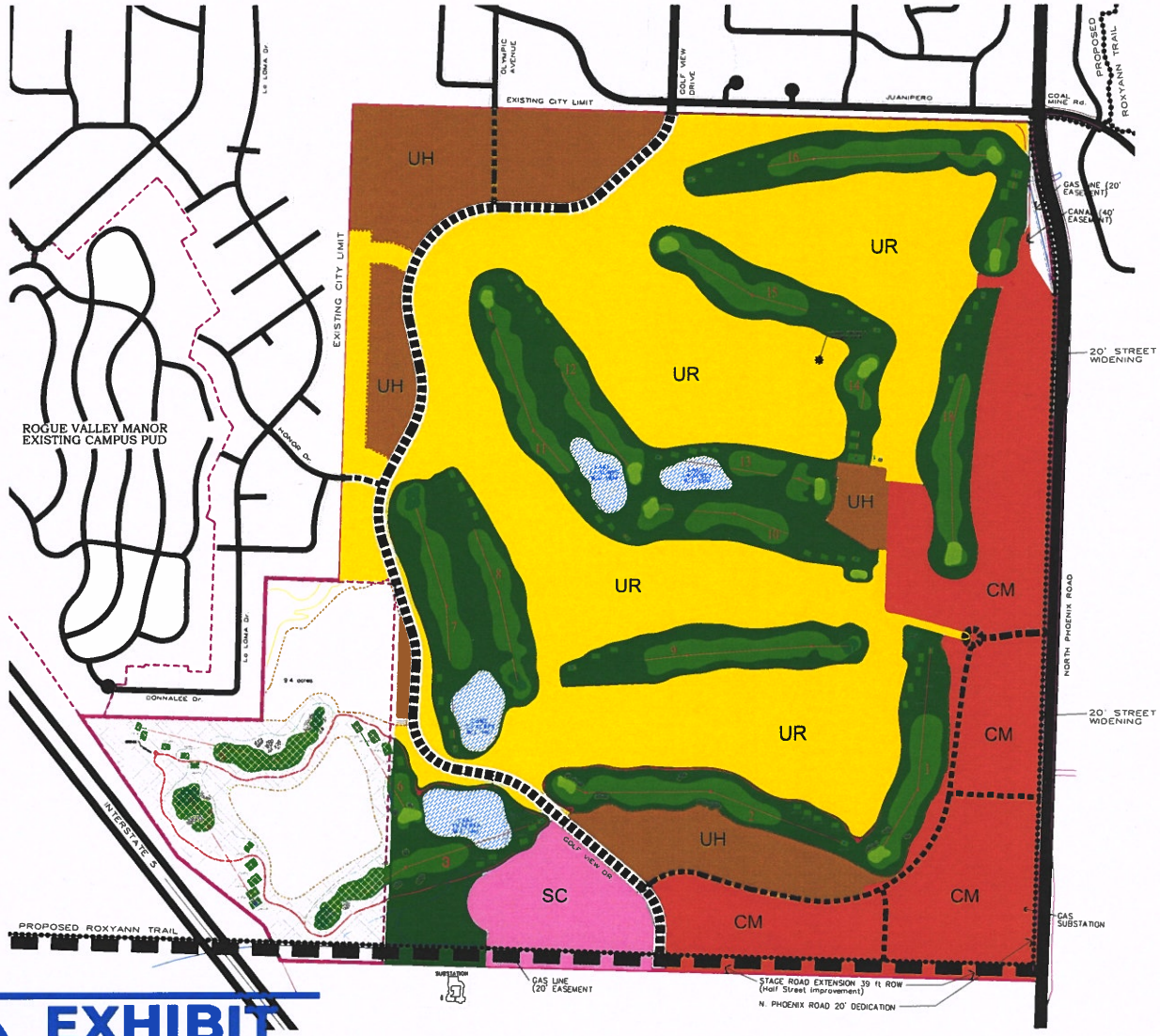
KITTELSON & ASSOCIATES INC.
TRANSPORTATION PLANNING/ TRAFFIC ENGINEERING
610 SW Alder St., Portland, Or. 97205
(503) 228-5230

EXHIBIT A

GLUP Future URBANIZATION PLAN for PLANNING UNIT MD-5f

EXHIBIT A

24 x 36



LAND-USE SUMMARY
GLUP CATAGORIES
CENTENNIAL PROPERTIES

418.34ac. TOTAL SITE ACREAGE

KEY	ACRES	LAND-USE TYPE	ACREAGE	GLUP DESIGNATION
HOUSING				
	173.55	UR (SFR-4 ZONE)		UR
	41.60	UH (MFR 30 ZONE)		UH
	215.15	SUB TOTAL HOUSING 215.15 AC		
COMMERCIAL				
	69.51	CM COMMERCIAL NOTES: INCLUDES 20' N. PHOENIX WIDENING & 39' STAGE RD. EXTENSION (4.21 AC)		CM
	13.68	SC COMMERCIAL INCLUDES 39' STAGE RD. EXTENSION (1.38 AC)		SC
	83.19	SUB TOTAL COMMERCIAL 83.19 AC.		
OPEN SPACE & ANCILLARY USES				
	120.0	GLUP GOLF COURSE OPEN SPACE, LAKES & WETLANDS		
	120.00	SUB TOTAL OPEN SPACE 120.00 AC.		
		TOTAL SITE ACRES UGB 418.34 ACRES		

Centennial GOLF CLUB

DATE: 5-30-2004
SCALE: 1" = 500'-0"

24 x 36

CENTENNIAL PROPERTIES
A Golf Course Community

ROGUE VALLEY MANOR
1200 Mira Mar Ave., Medford, Or. 97504

MASTER PLAN
DONALD H. POSTEL CONSULTANTS
431 ASH ST., LAKE OSWEGO, OR.
97034 (503) 635-6190 CEL (503) 997-6190

PLANNING
RICHARD STEVENS / ASSOCIATES INC.
PO BOX 4368
MEDFORD, OR 97501
(541) 773-2646

GREG HATHAWAY
HATHAWAY LARSON LLP
1331 NW LOVEJOY ST. SUITE 950
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(503) 704-6954

WESTECH ENGINEERING, INC.
CIVIL ENGINEERING
3841 FAIRVIEW DR. S.E., SUITE 100
SALEM, OR 97302 (503) 585-2474

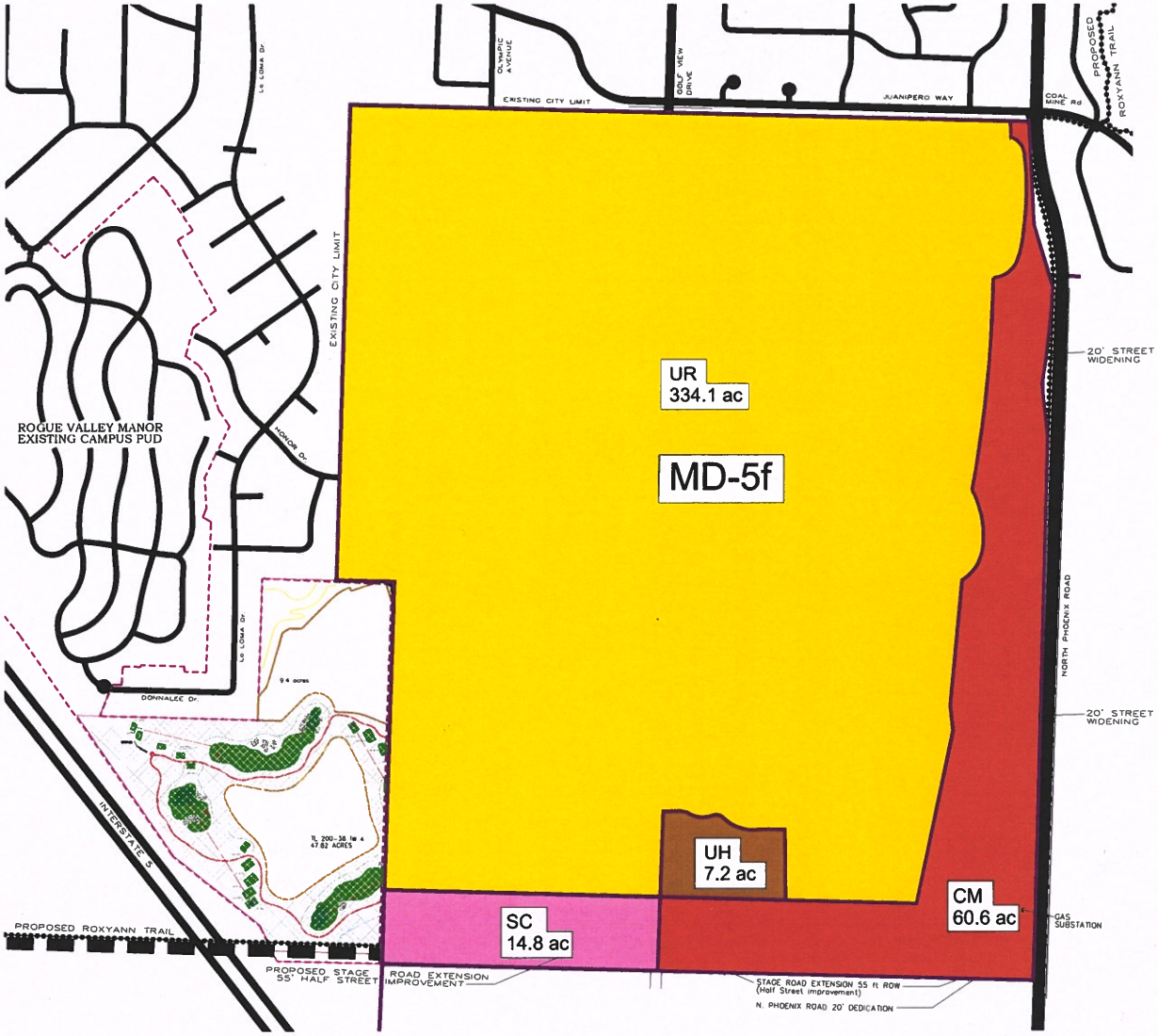
HUTCHISON & ASSOCIATES INC.
TRANSPORTATION PLANNING / TRAFFIC ENGINEERING
610 SW Alder St., Portland, Or. 97205
(503) 228-5230

RVM Proposed URBANIZATION PLAN for PLANNING UNIT MD-5f

EXHIBIT
A1

24 x 36

EXHIBIT
A-1



LAND-USE KEY
GLUP CATAGORIES MD-5f
CENTENNIAL PROPERTIES
416.7ac. TOTAL SITE ACREAGE

KEY	ACRES	LAND-USE TYPE		HOUSING & ACREAGES	GLUP DESIGNATION
HOUSING					
	334.1	UR (SFR-4 ZONE)	=	1,336 LOTS	UR
	7.2	UH (MFR 30 ZONE)	=	216 UNITS	UH
	341.3	GLUP AREA		TOTAL 1,552 UNITS	
COMMERCIAL					
	60.6	CM COMMERCIAL			CM
	14.8	SC COMMERCIAL			SC
	75.4	GLUP =		TOTAL COMMERCIAL 75.4 AC.	
	416.7ac	TOTAL SITE ACRES UGB			

Centennial GOLF CLUB

DATE: 9-30-20
SCALE: 1" = 300'-0"

24 x 36

CENTENNIAL PROPERTIES
a Golf Course Community
ROGUE VALLEY MANOR
1200 Miro Mar Ave., Medford, Or. 97504

EXHIBIT A-2 CITY OF MEDFORD

GLUP Existing URBANIZATION PLAN for PLANNING UNIT MD-5f

EXHIBIT A2

24 x 36

Medford Comprehensive Plan
Chapter 10

Neighborhood Element

Introduction

The divisions of this chapter are special area plans that have been adopted by the Council. Two plans are incorporated by reference; three others are incorporated into this document.

Contents

Introduction 1

10.1 Southeast Plan 2

10.2 Southeast Circulation Plan 17

10.3 Bear Creek Master Plan 40

10.4 Urbanization Planning 41

10.5 Liberty Park Neighborhood Plan 52

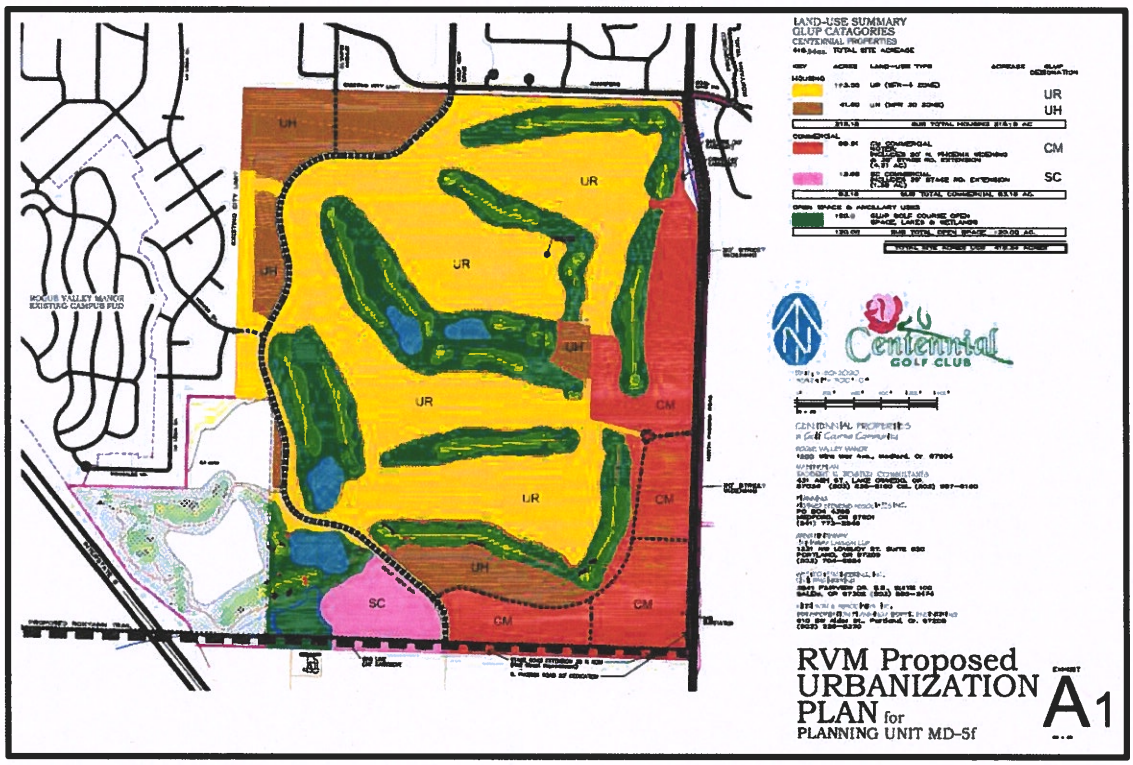
10.6 Adopted Urbanization Plans

1. Planning Unit MD-7c (NW corner of South Stage Road and Kings Highway)
2. Planning Unit MD-5f (South of Juanipero Way and West of North Phoenix Road)

EXHIBIT A-3

URBANIZATION PLAN FOR MD-5f

Adopted by Medford City Council on July 16, 2020; Ordinance no. 2020-XX



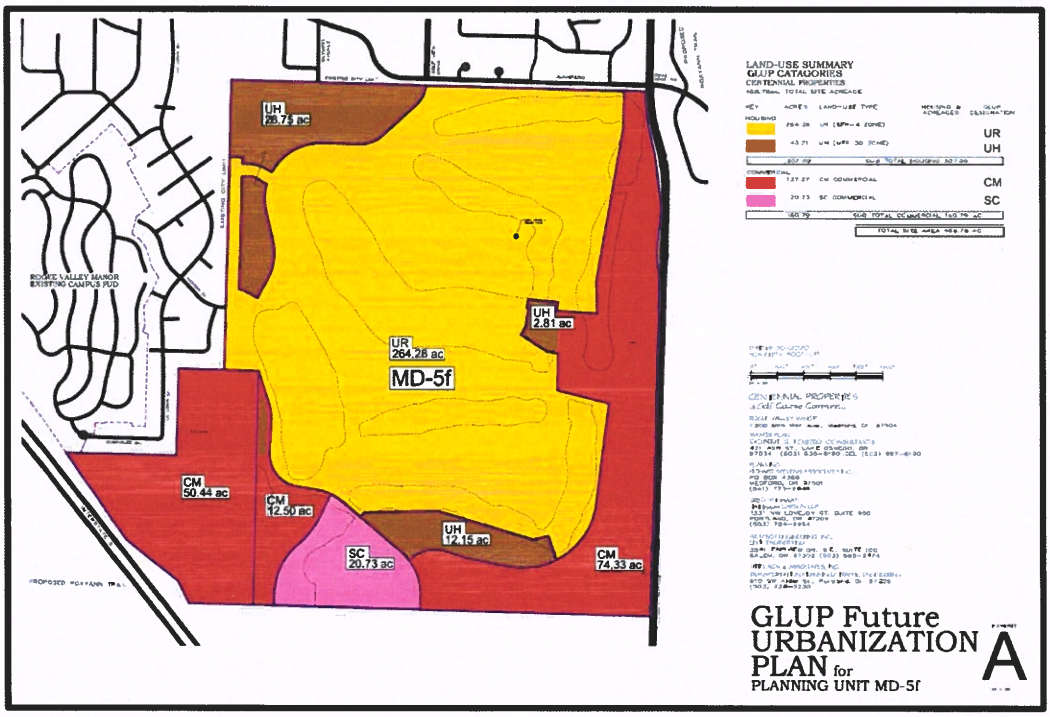
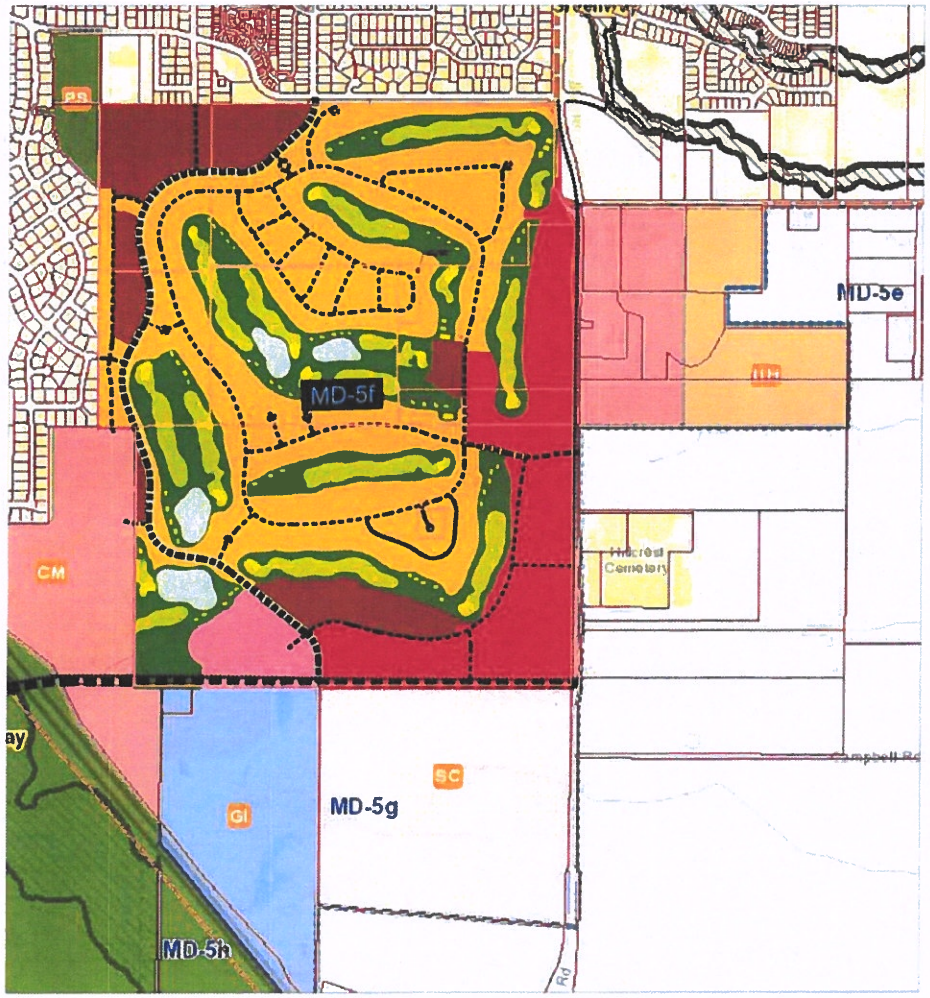


Exhibit A includes 50.44 acres of tax lot 381W04 200 already included in the City

Project Details – MD-5f

The planning unit is approximately 416 acres in size and is located south of Juanipero Way and west of North Phoenix Road. The property has the following four General Land Use Plan designations: Urban Residential, Urban High Density Residential, Service Commercial, and Commercial. The existing golf course totaling approximately 120 acres will be reserved through a deed restriction on the property, exceeding the 19 percent open space requirement for the planning unit. The applicant proposes a minimum of 1,527 dwelling units to be constructed within the residential GLUP designations on the property. Street extensions include Golf View Drive, Olympic Way, Honor Drive, South Stage Road, and the conversion of the main entrance into the golf course into a public street to extend from North Phoenix Road to Golf View Drive.



LEDGEND

MD-5f	GLUP
	UR-URBAN RESIDENTIAL
	UH-URBAN HIGH DENSITY RESIDENTIAL
	CM-COMMERCIAL
	SC-SERVICE COMMERCIAL
	Greenways

Centennial GOLF CLUB

DATE: 11-7-2019
SCALE: 1" 400'-0" (ORIGINAL DRAWING - 24" X 36")
0 400' 800' 1,200' 1,600' 2,000'

CENTENNIAL GOLF COURSE PROPERTIES
NORTH PHOENIX RD., MEDFORD, OR

ROGUE VALLEY MANOR
1200 Mira Mar Ave., Medford, Or 97504

EXHIBIT
B
CITY OF MEDFORD

VICINITY MAP

EXHIBIT
B

RECEIVED
JAN 31 2020
PLANNING DEPT.

EXHIBIT "C"
(EXISTING EASEMENTS - CANAL - STGRUCTURES)

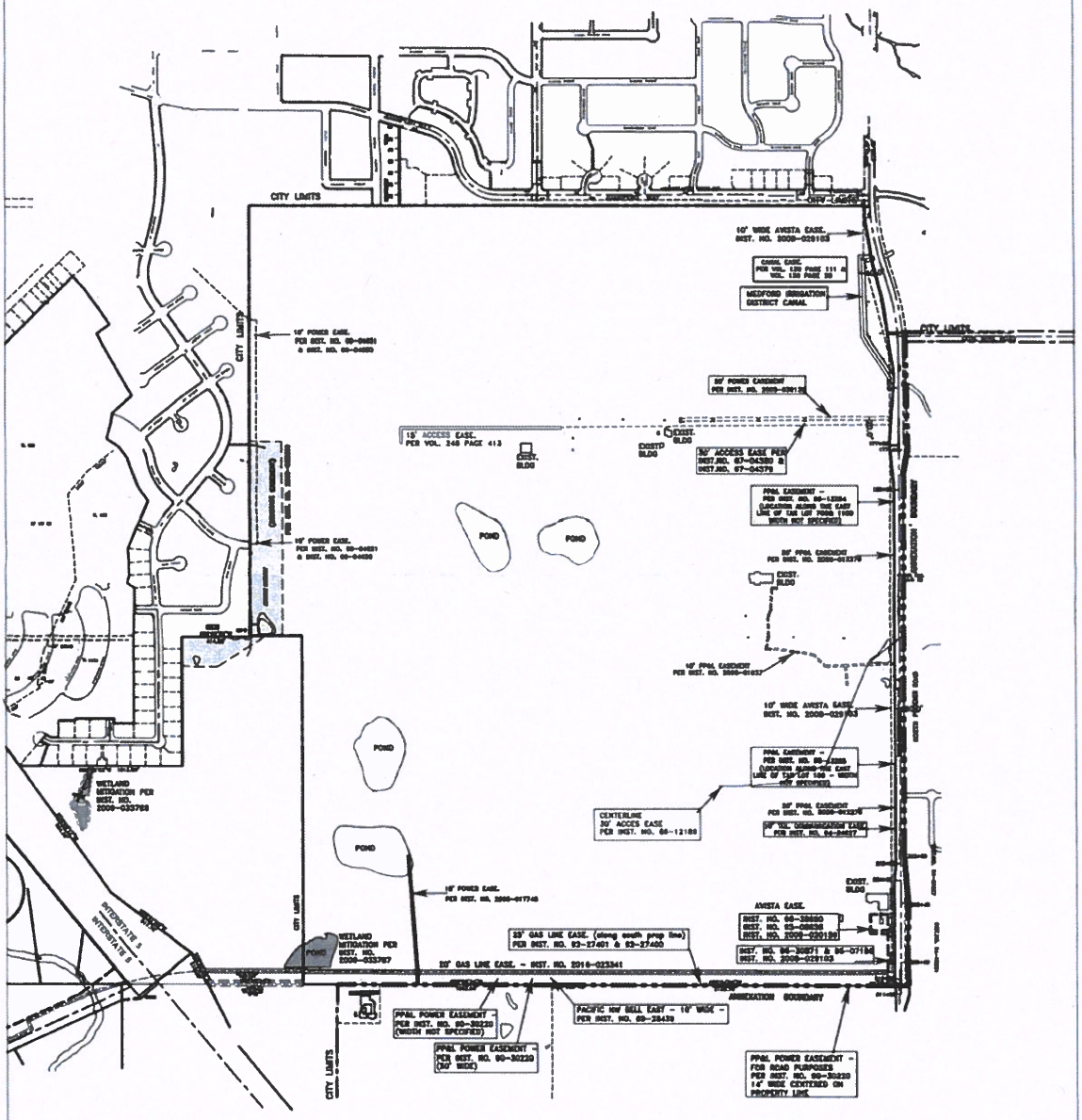
LOCATED IN:
THE S.W. 1/4 & S.E. 1/4, SEC. 33 & THE S.W. 1/4, SEC. 34 &
THE S.E. 1/4, SEC. 33 & THE S.W. 1/4, SEC. 34, T. 37S., R. 1W., W.M.
& THE N.W. 1/4 & N.E. 1/4, SEC. 04, T. 38S., R. 1W., W.M.
JACKSON COUNTY, OREGON

NOTES:

AREA OF ANNEXATION = 424 ACRES
ANNEXED AREA INCLUDES:
TAX LOT 700 OF MAP 37 1W 33
TAX LOT 900 OF MAP 37 1W 33
TAX LOT 1000 OF MAP 37 1W 33
TAX LOT 1100 OF MAP 37 1W 33
TAX LOT 1200 OF MAP 37 1W 33
TAX LOT 2000 OF MAP 37 1W 33CA
TAX LOT 4700 OF MAP 37 1W 33CD
TAX LOT 100 OF MAP 38 1W 04
TAX LOT 101 OF MAP 38 1W 04

OWNER:
ROGUE VALLEY MANOR
1200 MIRA MAR
MEDFORD, OR. 97504

AGENT:
RICHARD STEVENS & ASSOCIATES
100 EAST MAIN SUITE "O"
MEDFORD, OR. 97501
(541) 773-2646



A. PROPERTY IS SUBJECT TO DEED DECLARATION PER INST. NO. 2008-043264
B. PROPERTY IS SUBJECT TO BUILDING SITE IMPROVEMENT AGREEMENT PER INST. NO. 2008-020450
C. PROPERTY IS SUBJECT TO RESTRICTIVE COVENANT (EXCLUSIVE FARM USE) PER INST. NO. 03-53473
D. PROPERTY IS SUBJECT TO RESTRICTIVE COVENANT (EXCLUSIVE FARM USE) PER INST. NO. 03-19738
E. PROPERTY IS SUBJECT TO SCHOOL DIST. 4 AGREEMENT PER INST. NO. 03-00879
F. PROPERTY IS SUBJECT TO PP&L EASE - 20' WIDE PER INST. NO. 07-00053 - LOCATION NOT SPECIFIED
G. PROPERTY IS SUBJECT TO PP&L EASE - 20' WIDE PER VOL. 525 PAGE 222 - LOCATION NOT SPECIFIED
H. PROPERTY IS SUBJECT TO PP&L EASE - PER VOL. 458 PAGE 275 - LOCATION NOT SPECIFIED
I. PROPERTY IS SUBJECT TO PP&L EASE - 20' WIDE PER VOL. 449 PAGE 330 - LOCATION NOT SPECIFIED
J. PROPERTY IS SUBJECT TO POWER EASE - PER VOL. 210 PAGE 342 & VOL. 210 PAGE 342 - LOCATION NOT SPECIFIED

RECEIVED
JAN 31 2020
PLANNING DEPT.

CONTOUR INTERVAL = 2'
INDEX CONTOURS = 10'

HOFFBUHR & ASSOCIATES, INC.

BY: DARRELL L. HUCK	LS 2023
PROJECT:	MANOR
PROJECT NO.:	15-083
DRAWING FILE NO.: 10083 ANNEX EASE EXHIBIT.DWG	
SCALE: 1" = 300'	DECEMBER 20, 2019
REVISION NO.:	
REVISION DATE:	
SHEET 1 OF 1	
BASIS OF BEARING:	SUNOAKS SUB
ELEVATION DATUM:	CITY OF MEDFORD-NGVD 29
DRAWN BY:	DLH
REVIEWED BY:	

EXHIBIT C
CITY OF MEDFORD

NOTES:

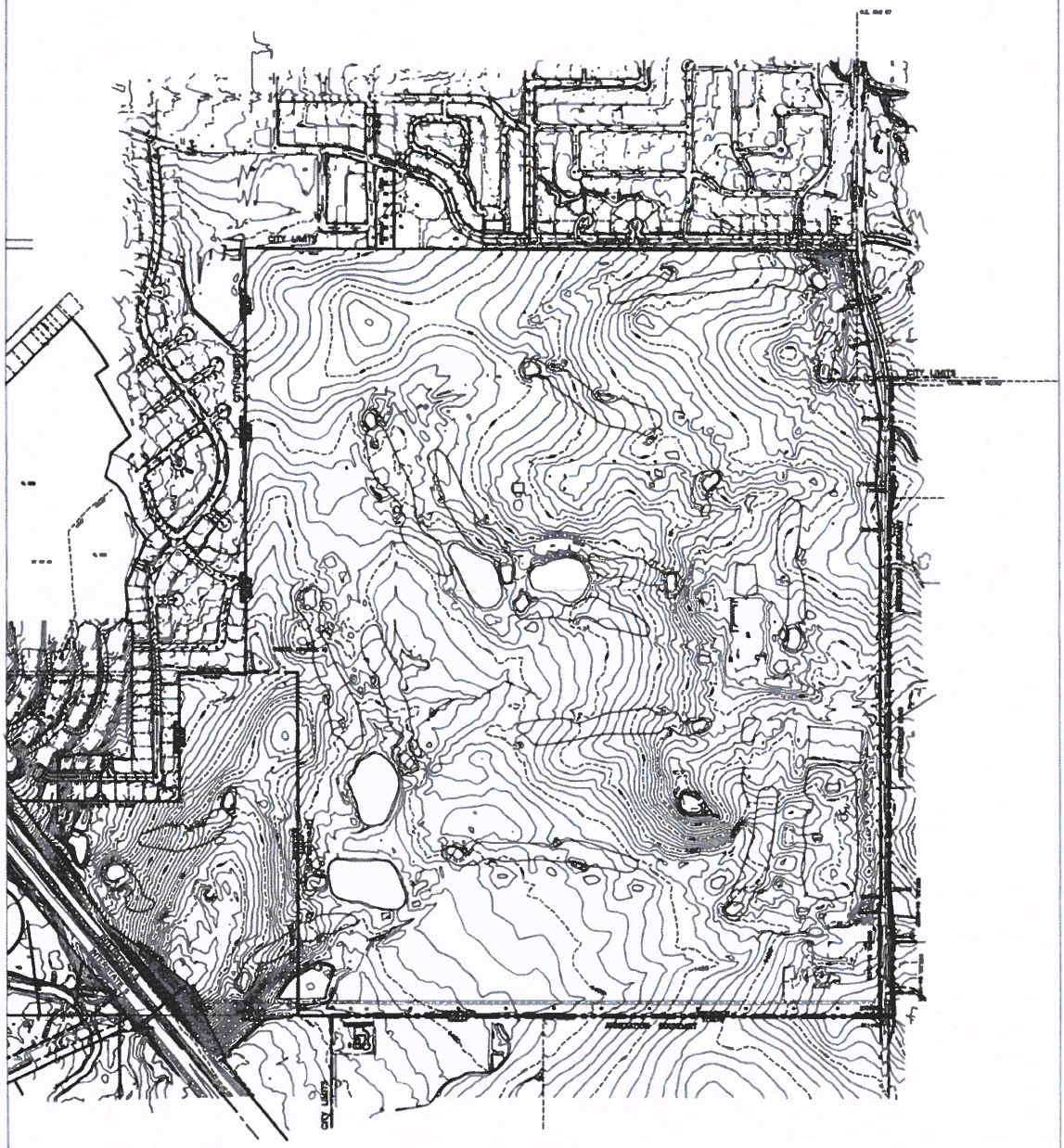
AREA OF ANNEXATION = 424 ACRES
ANNEXED AREA INCLUDES:
TAX LOT 700 OF MAP 37 1W 33
TAX LOT 900 OF MAP 37 1W 33
TAX LOT 1000 OF MAP 37 1W 33
TAX LOT 1100 OF MAP 37 1W 33
TAX LOT 1200 OF MAP 37 1W 33
TAX LOT 2000 OF MAP 37 1W 33CA
TAX LOT 4700 OF MAP 37 1W 33CD
TAX LOT 100 OF MAP 38 1W 04
TAX LOT 101 OF MAP 38 1W 04

EXHIBIT "D"
(TOPO/CONTOUR MAP)

LOCATED IN:
THE S.W. 1/4 & S.E. 1/4, SEC. 33 & THE S.W. 1/4, SEC. 34 &
THE S.E. 1/4, SEC. 33 & THE S.W. 1/4, SEC. 34, T. 37S., R. 1W., W.M.
& THE N.W. 1/4 & N.E. 1/4, SEC. 04, T. 38S., R. 1W., W.M.
JACKSON COUNTY, OREGON

OWNER:
ROGUE VALLEY MANOR
1200 MIRA MAR
MEDFORD, OR. 97504

AGENT:
RICHARD STEVENS & ASSOCIATES
100 EAST MAIN SUITE "O"
MEDFORD, OR. 97501
(541) 773-2646



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JAN 31 2020
PLANNING DEPT.

GRAPHIC SCALE

PROFESSIONAL LAND SURVEYOR

HOFFBUHR & ASSOCIATES, INC.

BY: DARRELL L. HUCK	LS 2023
PROJECT:	MANOR
PROJECT NO.:	19-083
DRAWING FILE NO.:	19083 ANNEX TOPO.DWG
SCALE: 1" = 300'	DECEMBER 20, 2019
REVISION NO.:	
REVISION DATE:	
SHEET 1 OF 1	
BASIS OF BEARING:	SUNDAKE SUB
ELEVATION DATUM:	CITY OF MEDFORD-NGVD 29
DRAWN BY:	
REVIEWED BY:	

EXHIBIT
D
CITY OF MEDFORD

KEY:

PUBLIC STREETS
PRIVATE STREETS
PUBLIC FOOT PATH

Centennial GOLF CLUB

DATE: 12-19-2019
SCALE: 1" = 300' - 0"

CENTENNIAL PROPERTIES
a Golf Course Community

ROGUE VALLEY MANOR
1200 Nine Mile Ave., Medford, Or 97504

EXHIBIT
E
CITY OF MEDFORD

CONCEPTUAL STREET CIRCULATION PLAN for PLANNING UNIT MD-5f

EXHIBIT
E

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BEFORE THE PLANNING COMMISSION AND CITY COUNCIL FOR THE CITY OF MEDFORD, JACKSON COUNTY, OREGON:

IN THE MATTER OF AN APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT, URBANIZATION PLAN, FOR PLANNING UNIT MD-5F; ROGUE VALLEY MANOR, APPLICANT; RICHARD STEVENS & ASSOCIATES, INC., AGENTS	**FINDINGS OF FACT AND CONCLUSIONS**

I. RECITALS PERTAINING TO THE PROPERTY:

APPLICANT: Rogue Valley Manor
1200 Mira Mar Avenue
Medford, OR 97504

DESIGNER: Robert H. Foster Consultants
431 Ash Street
Lake Oswego, OR 97034

ATTORNEY: Greg Hathaway
Hathaway Larson LLP
1331 NW Lovejoy Street, Suite 950
Portland, OR 97209

AGENTS: Richard Stevens & Associates, Inc.
P.O. Box 4368
Medford, OR 97501
(541) 773-2646

PURPOSE OF APPLICATION:

The Applicant proposes a Comprehensive Plan amendment to adopt an Urbanization Plan for planning unit MD-5f which is located within the Urban Growth Boundary (UGB) of the City of Medford. The MD-5f planning unit is located east of Interstate-5, south of Juanipero Way, west of North Phoenix Road and north of the planned extension of South Stage Road.

The proposed Urbanization Plan includes ten tax lots totaling 417.18 acres, which are entirely owned by the Applicant. The properties included are described as: T.37S-

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EXHIBIT
F
CITY OF MEDFORD

R.1W-S.33, Tax Lots 700, 801, 900, 1000, 1100 & 1200; T.38S-R.1W-S.04, Tax Lots 100 & 101; T.37S-R.1W-S.33CA, Tax Lot 2000 and T.37S-R.1W-S.33CD, Tax Lot 4700.

II. PROCEDURE:

Medford Land Development Code (MLDC) Section 10.220 governs Major Type IV Amendments. Per MLDC Section 10.220(A)(8) Urbanization plans are a Major Type IV Amendment. Per Section 10.220(C), an application for an Urbanization Plan shall contain the following items:

(1) Written consent of the owner(s) within the planning unit per the Urbanization Planning requirements in the Comprehensive Plan.
(2) Urbanization Plan map(s) drawn to scale that includes the Plan Contents found in Section 5 in the Urbanization Planning Chapter in the Neighborhood Element (20 copies).
(3) One reduced copy of each size plan (8.5" x 11" and 11" x 17").
(4) Electronic files in dwg format or shapefiles.
(5) Vicinity map including other adjacent planning units and their General Land Use Plan designations.
(6) Property lines for the subject planning unit and adjacent properties, particularly where new streets are proposed.
(7) Existing easements of record, irrigation canals, and structures.
(8) Areas designated as unbuildable per the Urban Growth Boundary City Council Report dated August 18, 2016 (Map A-1), and the status of those areas, including agricultural buffers.
(9) Written or graphical representation of compliance with the Plan Contents found in Section 5 of the Urbanization Planning Chapter in the Neighborhood Element.
(10) Written findings showing compliance with the Regional Plan requirements
(11) Contour lines and topography
(12) Property owners' names, addresses, and map and tax lot numbers within 200 feet of the project boundaries, typed on mailing labels.
(13) Documentation that a neighborhood meeting was conducted in accordance with Section 10.194

Discussion: The Applicant owns all of the property within the planning unit and consents to the proposed Urbanization Plan. Urbanization Plan maps have been submitted as required (Exhibit A). A vicinity map including other adjacent planning units, their GLUP designations and adjacent property lines has been submitted (Exhibit B). An exhibit showing existing easements of record, irrigation canals and structures has been submitted (Exhibit C). This planning unit was required to designate 120 acres of the golf course fairways as open space. This unbuildable area is shown on the submitted plans and a draft deed restriction document, to limit these

areas to open space use, has been submitted for review. An exhibit showing contour lines and topography has been submitted (Exhibit D). Required mailing labels have been submitted. Appropriate documentation that a neighborhood meeting was conducted in accordance with Section 10.194 has been submitted. The submitted plan, exhibits and these findings demonstrate compliance with the Plan Contents found in Section 5 of the Urbanization Planning Chapter in the Neighborhood Element and compliance with the Regional Plan requirements.

FINDING:

The City of Medford finds that this application includes the required plans, findings and exhibits for Urbanization Plan applications, in compliance with Section 10.220(C) MLDC.

III. APPLICABLE CRITERIA:

Per MLDC Section 10.220(B)(4) for Urbanization Plan Approval Criteria refer to Sections 5 and 6 in the Urbanization Planning Chapter in the Neighborhood Element of the Comprehensive Plan. The application form provided by the City for urbanization plan approval also requires findings in compliance with Regional Plan Element Section 4.1.8 of the Comprehensive Plan.

IV. FINDINGS IN COMPLIANCE WITH SECTIONS 5 & 6 OF THE URBANIZATION PLANNING CHAPTER IN THE NEIGHBORHOOD ELEMENT AND SECTION 4.1.8 OF THE REGIONAL PLAN ELEMENT, OF THE COMPREHENSIVE PLAN:

5. PLAN CONTENTS

In order to adopt an urbanization plan, the City Council shall be satisfied that the plan substantially conforms to the performance measures outlined in the Regional Plan Element and the submitted plan adequately demonstrates each of the following:

5.1 RPS Density Requirements: Compliance with the Regional Element minimum gross density performance measures. The urbanization plan shall include specific zoning designations or text that assures development under the minimum densities will meet or exceed the density expected to be achieved for the planning unit(s) in the UGB Amendment residential land supply analysis. Plan techniques that can be employed to achieve this standard include but are not limited to the following:

5.1.1 Specify residential zoning districts for certain areas.

5.1.2 Commit to specific quantities of residential development in commercial areas.

The findings supporting the urbanization plan submittal shall include density calculations that explain how the plan complies.

Discussion: The MD-5f planning unit was assigned approximately 76 acres of commercial land, approximately 221 acres of residential land and 120 acres of open space through the UGB amendment process. The Applicant is responsible for demonstrating that the project will meet the minimum density of 6.6 dwelling units (DU) per acre for the portions of the property designated for residential development. The 221.42 acres of residential land prescribes a minimum of 1,461 DU to meet the minimum density requirement across the entire planning unit. In order to demonstrate compliance with this section, the planning unit must be shown to meet the required minimum density if developed to the lowest density permitted in the respective General Land Use Plan (GLUP) designation unless, as permitted through Section 5.1.1 of the Neighborhood Element, areas are committed to specific zoning districts. In addition, Urbanization Element Section 2.1.7.4.a.ii. allows for changes in residential GLUP designations from a lower density designation to a higher density designation and Neighborhood Element Section 5.1.2 allows for specific quantities of residential development in commercial areas to meet minimum density requirements.

Neighborhood Element Section 4.3 requires an application for Urbanization Plan to identify whether the plan includes no spatial changes, minor spatial adjustments, moderate spatial adjustments or complex spatial adjustments. As shown in Table 1.1 below, the proposed Urbanization Plan includes only minor spatial adjustments as the amounts of each of the GLUP map categories shown on the proposed plan is very close to the amounts that were assigned to the planning unit through the UGB amendment process (with the exception of Urban Residential (UR) to Urban High-Density Residential (UH)).

Table 1.1 – Land Categories for Planning Unit MD-5f

	Acres in Comprehensive Plan	Acres in Urbanization Plan
Urban Residential (UR)	214.25	179.38
Urban High-Density (UH)	7.17	41.4
All Residential	**221.42**	**220.78**
Golf Course Open Space	**120**	**120**
Commercial (CM)	61.11	64.1
Service Commercial (SC)	14.84	12.3
All Commercial	**75.95**	**76.4**
Land Totals	***417.37****	***417.18***

* City of Medford number produced during the UGB expansion process. Tax assessment information shows a total of 417.18 acres.

The GLUP designations have been moved throughout the planning unit to match the planned development on the property, 9.3 acres of Commercial (CM) land is committed to residential development, approximately 34 acres of UR land has been converted to UH land, and all areas designated UH are committed to the MFR-30 zoning designation. Table 1.2 identifies the changes made to meet minimum density requirements along with references to the portion of the Comprehensive Plan which permits the proposed change.

Table 1.2 – Proposed Changes and Related Sections of the Comprehensive Plan

Proposed Change	**Authority in Comprehensive Plan**
Convert approximately 34 acres of UR land to UH designation	Urbanization Element Section 2.1.7.4.a.ii.
Commit 9.3 acres of CM land to residential development	Neighborhood Element Section 5.1.2
Commit all 41.4 acres of UH lands to MFR-30 zoning	Neighborhood Element Section 5.1.1

With these changes and commitments, the planning unit will exceed the 1,459 DU and 6.6 DU/acre minimums. Table 1.3 below shows that the project will result in at least 1,462 DU.

Table 1.3 – Total Dwelling Units and Overall Density for Planning Unit MD-5f

	Acres of Land	Minimum Density	Dwelling Units
UR	179.38	2.5 DU/acre	448
UH (all to MFR-30)	41.4	20 DU/acre	828
CM committed	9.3	20 DU/acre	186
			Total DU = 1,462

FINDING:

The City of Medford finds that the discussion and tables above demonstrate that the assigned GLUP map designations as modified in the proposed Urbanization Plan, along with the commercial areas committed to residential development and the commitment to zone all UH lands as MFR-30, assure that residential development will exceed 6.6 DU/gross acre, thus satisfying the Regional Element minimum gross density performance measure.

5.2 Transportation Planning: A neighborhood circulation plan map showing:

5.2.1 Locations of higher-order streets. Locations and alignments of higher order streets should be planned in appropriate locations.

The plan will depict how local streets, alleys and paths could be arranged to comply with the City's applicable street connectivity requirements. Typically, a well-connected street grid is desirable both for efficient utilization of urban land and to serve the transportation needs of all modes.

The urbanization plan may seek approval for local street arrangements with less connectivity (fewer intersections, longer block lengths, more dead-ends, greater potential out-of-direction travel) than is otherwise allowed by the code. Such arrangements may be justified on the basis of topographical and other environmental or development constraints, access management requirements, and/or the particular needs of adjacent land uses and those of the surrounding vicinity.

Proposed networks with lower vehicular connectivity may also include mitigation measures including enhanced pedestrian and other active transportation facilities. An example of an active transportation facility may include off-road multi-use paths.

Maps depicting street functional classifications shall utilize a system that is the same as or readily convertible to the City's adopted Transportation System Plan.

Discussion: The City of Medford Transportation System Plan (TSP) shows a minor arterial street to be constructed along the south end of the planning unit along with a major collector street to connect north to south through the site. The plan also shows two local street connections: the first is a connection from the southern terminus of Olympic Avenue which eventually connects to North Phoenix Road, and the second is a connection from the eastern terminus of Honor Drive that intersects the road extending from Olympic Avenue. The submitted Conceptual Street Circulation Plan (Exhibit E) and the Urbanization Plan show the extension of South Stage Road as a minor arterial street and Golf View Drive as the major collector street connection between Juanipero Way and South Stage Road. These plans also show a local street connection to Olympic Avenue which will intersect with Golf View Drive and eventually connect through the site to North Phoenix Road via a new public street that will run from Golf View Drive to the existing entrance to the Centennial property. The plans also shows a connection to Honor Drive that will intersect with Golf View Drive. As with the land use designations, the street alignments have been modified to match proposed future development while still accomplishing the street connections required by the TSP. The proposed street layout substantially conforms to the higher-order street circulation plan shown in the TSP.

The Conceptual Street Circulation Plan relies on the existing entrance to the Centennial golf club to provide access to the property from North Phoenix Road. The planned development of the property includes a gated Active Adult Retirement Community (AARC) around the golf course between North Phoenix Road and the extension of Golf View Drive. The existing access along North Phoenix Road will be converted to a public street and will provide access to future commercial development along North Phoenix Road and South Stage Road. This new public street will connect from North Phoenix Road to Golf View Drive. The existing access driveway (which will be converted to a public street) will also provide access to the planned private streets which will serve the gated AARC portions of the development. Access to the gated portions of the development will also be provided from Golf View Drive in two locations; one near the northwest corner of the development and the second in the southwest portion of the development. In addition to these two points of access on Golf View Drive, an emergency vehicle access will be provided into the gated portions of the development along Golf View Drive near the intersection of Honor Drive.

The subject property is unique in that it contains a golf course which the Applicant intends to preserve, utilize and develop as an AARC, addressing a need for a specific residential housing type in the City of Medford. Active Adult Retirement Communities are identified on page 72 of the Housing Element, in the Housing Needs of Seniors section, of the Strategies for Meeting Housing Needs Chapter. The fact that this property was identified for meeting this specific development need was part of the basis for its inclusion in the urban reserve as described in Section 3.3 of the Regional Element, which states:

> *The area north of South Stage Road contains Centennial Golf Course and Pacific Retirement Services has already forwarded a UGB proposal that contemplates this area as an "Active Adult Retirement Community." While this use would be residential by definition, the nature of the use will function as basic sector economic development because it has the effect of transferring wealth and investment from outside the region and concentrating it within the region. Pacific Retirement Services has a proven track record of marketing and attracting upper income retirees to relocate to the Rogue Valley and this has spawned a major economic development cluster within the region and one that will be supported by demographic changes over at least the first half of the RPS planning horizon.*

The development of a gated community around a golf course requires a different street orientation than what is typically seen throughout the city. For these reasons, the Applicant intends to develop the property through the Planned Unit Development (PUD) process to provide for private streets and modifications to the street and block length standards. These modifications are necessary to preserve the golf course in place, develop an AARC, and allow the golf course to remain playable. As shown on the Conceptual Street Circulation Plan, golfers will have to cross one public street,

Golf View Drive, to play through the existing golf course. This crossing will require either a bridge or a tunnel to provide safe crossing for golfers. Additional public street crossings through the golf course would create safety issues for players crossing these streets and for drivers passing through the course as not all golf balls remain within the identified confines of the course. The proposed street layout provides connectivity through this large development area while also providing necessary separation between public vehicular traffic and the existing golf course.

The Conceptual Street Circulation Plan shows the conceptual location of several planned private streets within the development. The exact location and orientation of streets throughout this planning unit will be determined prior to development based on site surveying and engineering. The street connectivity as shown will be achieved but the exact location and orientation of streets within the development may change as additional surveying and engineering work is completed.

The Urbanization Plan and Conceptual Street Circulation Plan show the placement of a multi-use path along the extension of South Stage Road and North Phoenix Road adjacent to the site, consistent with Map 11 (Proposed Path & Trail Network) of the Leisure Services Plan. In addition, bicycle and pedestrian connectivity will be provided for through the site with the development of sidewalks and bike lanes on Golf View Drive and with sidewalks on the new street to be developed in the southern portion of the property to connect from Golf View Drive to North Phoenix Road. Pedestrian circulation will also be provided for through the site on cart paths and the network of private streets within the gated portions of the development. The extension and connection of Honor Drive with Golf View Drive will also enhance vehicle, bicycle and pedestrian connectivity for the existing neighborhood to the northwest.

The street circulation plan shown on the proposed Urbanization Plan and Conceptual Street Circulation Plan provides higher order street circulation through the property; it improves circulation (vehicles, bicycles and pedestrians) in the vicinity of the property; it preserves the golf course; it provides internal circulation for a gated AARC; and it provides for bike and pedestrian circulation through the property.

FINDING:

The City of Medford Finds that the submitted materials include a neighborhood circulation plan which shows the alignment of higher-order streets in appropriate locations; planned local streets and paths providing connectivity within and through the site; and justifications for why the Applicant is seeking approval for a local street arrangement based on environmental and development constraints.

5.3 Compliance with the open space allocation for an urban reserve area (see land use distribution table in RPE or Table 9-1 below). Units that contain only Industrial GLUP designations are exempt from this requirement. The following classifications count as open space for purposes of fulfilling the RPE requirements:

5.3.1 Parks, both public and private shall be counted as open space. Schools may be counted as open space. Where land acquisition is not complete or where specific open space dedications were not offered and accepted as part of the UGB process, park and school sites may be identified as opportunity areas on maps and the acreage planned may be described in text form that explains how the planning unit can satisfy the open space requirement. Areas where specific open space dedications were offered and accepted as part of the UGB review process shall be depicted and the acreage counted in open space percentages.

5.3.2 Agricultural buffers. Proposed agricultural buffers within the UGB shall be counted as open space. Interim agricultural buffers shall not be counted toward open space percentages unless an additional legal or planning mechanism is imposed to render such areas as open space even after a future UGB amendment in the applicable MD area.

5.3.3 Riparian corridors shall be counted.

5.3.4 Areas under an "open space" tax assessment shall be counted.

5.3.5 Locally significant wetlands and any associated regulatory buffer shall be counted.

5.3.6 Slopes greater than 25 percent.

Discussion: MD-5 is committed to providing 19% open space per the Regional Element. During the UGB expansion process it was communicated to property owners that the open space percentages, like the residential and employment land figures provided in Section 3.3 of the Regional Element, would be addressed on an MD-wide (a larger urban reserve area) basis and that individual sub-areas (now known as planning units) would not be required to meet the open space, employment, or residential land type commitments individually as these were intended to be addressed across the larger urban reserve area. In the case of open space, property owners were told that if they could demonstrate that open space was assured across a group (any number more than 1) of sub-areas (planning units), they could demonstrate compliance with the open space requirement without having to demonstrate that each of the planning units would provide 19% open space independently. After the adoption of the expanded UGB, the City amended the Neighborhood Element of the Comprehensive Plan to add a section related to Urbanization Plans. In that section, Table 9-1 indicates that the planning units in MD-5

must provide 19% open space. This table does not indicate that each of these planning units must meet the 19% threshold on its own. As such, it appears that the Comprehensive Plan allows for the interpretation that has been provided throughout the adoption of the urban reserves and expansion of the UGB, that open space requirements could be distributed outside of planning unit boundaries.

Planning unit MD-5f is approximately 417 acres in total area. If MD-5f were to commit 79 acres as open space the 19% requirement for open space would be met. However, the Centennial golf course was designated as open space through the UGB expansion process and the Urbanization Element of the Comprehensive Plan requires that 120 acres of this planning unit remain dedicated to open space. This open space meets the standards for open space described in Section 5.3 of the Urbanization Planning Chapter as it was offered and accepted as open space through the UGB amendment process and it was identified as an area that would receive an "open space" tax assessment. The 120 acres amounts to approximately 29% open space for this planning unit and creates 41-acre surplus of open space in excess of the 19% requirement. The 120 acres of open space are shown as designated open space on the submitted Urbanization Plan and a draft deed restriction document, which will be recorded to ensure that these areas remain in open space use, was submitted for review.

The requirement of the Regional Plan is for 19% open space, 56% residential land and 25% employment land for MD-5. In order to avoid exceeding the 19% open space requirement, which would result in an inefficient use of the lands in the UGB as prescribed and an accelerated need to expand the UGB again, the 41-acre surplus in open space for MD-5 should be recognized in considering the Urbanization Plans for other planning units in MD-5, specifically those planning units located near MD-5f.

FINDING:

> **The City of Medford Finds that the Applicant has demonstrated that MD-5f will provided 29% open space and that this results in a 41-acre surplus of open space that should be counted as helping to meet the 19% open space requirement across all of MD-5 when Urbanization Plans are reviewed for other planning units within MD-5.**

5.4 Compliance with the requirements of Regional Plan Element, Section 4.1.6, for mixed-use/pedestrian-friendly development and any specific land use performance obligation. Planning units containing only an Industrial GLUP Map designation are exempt from the mixed-use pedestrian friendly development evaluation.

Discussion: Regional Plan Element, Section 4.1.6 requires that the City achieve 2020 benchmark targets for the number of dwelling units (Alternative Measure no. 5) and

employment (Alternative Measure no. 6) in mixed-use/pedestrian friendly areas as established in the 2009 Regional Transportation Plan (RTP) for lands within urban reserve areas and for lands within the UGB but outside of the City Limit. According to the 2009 RTP:

> *The objective of these measures is to demonstrate progress towards creating mixed-use, pedestrian-friendly developments in the metropolitan planning organization (MPO). Progress towards meeting the benchmarks and targets for these measures would be determined by monitoring development after the appropriate land use and development regulations have been adopted.*

The Measure 5 target for 2020 is that at least 49% of new dwelling units will be developed within new and existing activity centers and the Measure 6 target for 2020 is that at least 44% of new employment will be developed within new and existing activity centers.

Planning unit MD-5f was assigned a mix of residential and commercial land types through the UGB expansion process. The proposed Urbanization Plan locates the allocated land use types around the subject property to achieve an integrated mix of uses while also appropriately locating land uses based on existing and planned adjacent land uses and transportation facilities. The large commercial tracts are placed along North Phoenix Road, South Stage Road and Golf View Drive. The single-family land use is primarily located around the existing golf course as an AARC development. The multiple-family land uses are located near the planned commercial uses towards the south and along the west side of the property near an existing elementary school and Orchard Hill park, with access to Golf View Drive. There is also an area of single-family development proposed along the western boundary of the planning unit which is intended to provide identical uses and separation between the existing single-family homes to the west and the proposed multiple-family development.

The area east of Golf View is planned for the development of an AARC, which is intended to be a mixed-use/pedestrian friendly development. The development of an AARC relies on an integration of land uses to create a community where residents can recreate and shop within the development. The low traffic volumes created by restricting traffic in the gated portions of the community will help to encourage the use of the private streets by pedestrians and bicyclist and the golf cart paths can also be utilized by pedestrians.

The land use designations on the planning units adjacent to the subject property also provide for opportunities to develop a larger-scale activity center in the vicinity of North Phoenix Road and South Stage Road. MD-5e to the east is designated for high-density residential and commercial development and MD-5g to the south is designated as an employment center. These planned land uses should encourage the

development of transit routes into the area to serve the residential, commercial and employment uses that will be developed.

The availability of transit will help to connect these planning units to other parts of the city and the MPO as a whole without strong reliance on personal automobiles. To facilitate transit use, and to further limit the vehicle miles traveled, each of these planning units should provide for bicycle and pedestrian connectivity to major transportation facilities that could be used for future transit routes. For MD-5f, it is important that pedestrians and bicyclists can safely travel through all parts of the development to get to North Phoenix Road, Golf View Drive and South Stage Road. The plans include the development of a multi-use path along the extension of South Stage Road and North Phoenix Road adjacent to the site and bike and pedestrian connectivity will also be provided for through the site with the development of sidewalks and bike lanes on Golf View Drive and sidewalks on the new public street connecting from Golf View Drive to North Phoenix Road.

The property will be developed as a PUD to allow for the use of private streets within the gated portions of the development. The PUD process will allow the Applicant to provide a detailed master plan that shows the planned integration of uses and the pedestrian-friendly nature of the planned project. The proposed Urbanization Plan, without showing development plans, has demonstrated that the designated land uses have been appropriately located to provide for mixed-use development. The provisions of the MLDC will ensure that bicycle and pedestrian facilities are constructed as the property develops.

FINDING:

> **The proposed Urbanization Plan for MD-5f has demonstrated that the development of this property will help the City in meeting the 2020 targets of the RTP for new residential and employment development within activity centers by providing for the development of a new activity center. The plan, along with assigned land use designations on adjacent planning units, provide for the opportunity to develop a large-scale activity center in the area of North Phoenix Road and South Stage Road. The plan shows the development of a multi-use path along the extension of South Stage Road and North Phoenix Road adjacent to the site and bike and pedestrian connectivity will also be provided for through the site with the development of sidewalks and bike lanes on Golf View Drive and sidewalks on the new public street connecting from Golf View Drive to North Phoenix Road. The provisions of the MLDC will ensure that bicycle and pedestrian facilities are constructed as the property develops and more detail regarding pedestrian-friendly development will be provided through the PUD application process.**

5.5 Preliminary coordination and discussions with public utility providers, including water, sewer, transportation, and irrigation districts.

5.5.1 Coordination may include identifying any existing infrastructure on or adjacent to the site and determining whether it can be maintained or needs to be moved.

Discussion: The Applicant's development team has been communicating with applicable utility providers throughout the development of the Urbanization Plan and associated master plan for the property. The location of available utility infrastructure along with available capacity within utility infrastructure have been key considerations during the development of the phasing associated with the master plan for the property.

There is an existing natural gas distribution/metering facility located on a portion of the planning area. This facility is located next to the existing golf course maintenance shop and next to North Phoenix Road on 38 1W 04 TL 100. The property is leased by Gas Transmission Northwest Corporation. As this existing facility will remain in its current location, it is identified on the Urbanization Plan map.

FINDING:

The Applicant has had, and continues to have, discussions with public utility providers, including water, sewer, transportation, and the Medford Irrigation District regarding coordinating the proposed development with existing infrastructure adjacent to the site.

5.6 Location or extensions of riparian corridors, wetlands, historic buildings or resources, and habitat protections and the proposed status of these elements.

Discussion: The Furry, Fredric E., House, listed on the National Historic Register under reference number 80003324 and listed as SE of Medford at 1720 N. Phoenix Road, is located within this planning unit. The approximate location of the home is shown on the Urbanization Plan. The Applicant intends to preserve the building on the property through the development of the planning unit.

The Urbanization Plan shows the location of existing ponds/lakes to be retained on the property. These areas are included within the 120-acres of open space. In addition to the ponds, the updated Local Wetland Inventory (LWI) for the City of Medford identified an approximately 0.87-acre wetland (W17) and several possible wetland locations. A wetland delineation will be conducted to determine the location and extent of wetlands on the property prior to development and any/all development will comply with applicable local, state and federal regulations regarding wetland development.

Wetlands will be mitigated, enhanced and utilized for stormwater detention areas through the development of the property.

There are no riparian corridors within this planning unit.

FINDING:

> **The historic Fredric E. Furry house is identified on the Urbanization Plan within the planning unit, MD-5f. The location and extent of water bodies, wetlands and possible wetlands for this planning unit are shown on the updated LWI for the City of Medford. The Urbanization Plan shows the locations of the larger ponds/lakes on the property and a wetland delineation will be conducted prior to the development of the property. There are no riparian corridors within this planning unit.**

5.7 Compliance with applicable provisions of the Urban Growth Management Agreement.

Discussion:

Per policy number 2 of the Urban Growth Management Agreement (UGMA):

> *"The City Council will request surrender of the following roads within the UGB expansion area upon annexation of the road. City shall not annex property fronting any of these roads without also annexing the full road width."*

On that list is:

> *"MD-5 North Phoenix Road, Coal Mine Road to 2780 feet north of Grove Way (southern boundary of MD-5)."*

A concurrent application for annexation was submitted with this request for Urbanization Plan approval. Although MLDC Section 10.216 (F) (4) requires annexation applications to include a "legal metes and bounds or lot and block description of the annexation area including to the centerline of the adjacent right-of-way", the annexation application submitted includes the entire width of the North Phoenix Road right-of-way adjacent to the subject planning unit, in accordance with this portion of the UGMA.

Policy 12 of the UGMA requires the City to consider compatibility of uses within the UGB with uses outside of the UGB and policy 13 requires uses within the UGB to provide buffering between adjacent EFU lands. The subject planning unit is bordered by urbanized areas within the existing city limits to the north and the west. The

property abuts planning unit MD-5g to the south and MD-5e to the east across North Phoenix Road. These abutting properties, being either currently developed with, or planned for, urban development, need not be considered per either of these policies of the UGMA.

The only portion of the planning unit that does not abut either existing city limits or another planning unit within the UGB is the southern approximately ½ of the subject planning unit's east frontage along North Phoenix Road. The properties on the east side of North Phoenix Road in this location are zoned EFU, outside of the UGB. However, agricultural buffering is not required along this frontage as the properties, and uses are not abutting as they are separated by the North Phoenix Road right-of-way. This interpretation of the City's implementing ordinance (MLDC Section 10.802), that properties separated from EFU zones by existing rights-of-way are not abutting and therefore do not require agricultural buffering, is consistent with Map A-1 of the August 18, 2016 Urban Growth boundary City Council Report which does not identify an "unbuildable" agricultural buffer on the southeast frontage of this planning unit along North Phoenix Road. However, if it is determined that an agricultural buffer is required in this location, the buffering requirements can easily be addressed as the property along this frontage is designated for commercial uses and the 100-foot right-of-way will provide for most if not all of the required buffering distance. Buffering requirements in excess of the 100-foot right-of-way width will however result in either a planted tree buffer along the commercial frontage of the street or required parking being placed between the commercial buildings and the street, neither of which are desirable outcomes.

FINDING:

> **The annexation application submitted concurrently with this request for Urbanization Plan approval includes the full width of the North Phoenix Road right-of-way adjacent to the subject planning unit consistent with UGMA policy 2. The City of Medford has adopted agricultural buffering standards to implement policies 12 and 13 of the UGMA. The subject planning unit does not abut EFU zoned land outside of the UGB and therefore no agricultural buffers are required.**

5.8 Compliance with the terms of special agreements between the landowners and other public entities that were part of the basis for including an area in the urban growth boundary, as detailed in the Urban Growth Management Agreement.

Discussion:

The "special agreements between the landowners and other public entities that were part of the basis for including an area in the urban growth boundary" appear to be

located in the Annexation Policies of the Urbanization Element. The Urban Growth Management Agreement is also located in the Urbanization Element. These agreements are listed under Section 2.1.7 (6) of the Annexation Policies. There are two agreements that appear to apply to this subject planning unit. The first is a requirement for MD-5 properties to provide donation of land for trails per the approved master plan, with the commitment to construct trails that are built concurrently with private development. The summitted Urbanization Plan shows the placement of a multi-use path along the extension of South Stage Road and North Phoenix Road adjacent to the site, consistent with Map 11 of the Leisure Services Plan.

The second requirement is for the MD-5 west properties to provide a deed restriction for open space areas. The Applicant has submitted a draft deed restriction limiting the use of 120 acres of the land to golf course related open space, wetlands, and storm water management. The Applicant agrees to record this deed restriction upon approval of the Urbanization Plan and concurrent annexation request.

FINDING:

> **The submitted application has demonstrated compliance with the "special agreements" to provide right-of-way for and to construct trails per the approved trails plan and to provide a deed restriction for the 120-acres of open space identified in the conceptual plan for this planning unit.**

5.9 Coordination with the Parks and Recreation Department for adherence to the Leisure Services Plan related to open space acquisition and proposed trail and path locations.

Discussion: The Urbanization Plan shows the placement of a multi-use path along the extension of South Stage Road and North Phoenix Road adjacent to the site, consistent with Map 11 of the Leisure Services Plan. There are no other park facilities shown within this planning unit in the Leisure Services Plan. The Applicant's development team has been in contact with the Parks and Recreation Department to coordinate the development of this property as it relates to park facilities. The Parks and Recreation Department has expressed interest in acquisition of land for the development of either a neighborhood park (3-10 acres) or a community park (15+ acres) as the property is located within a park walkshed gap and the land will eventually develop with at least 1,462 new dwelling units.

The Applicant will continue to discuss options for park development within the subject planning unit with the Parks and Recreation Department. However, 120 acres of this planning unit has been committed to open space for the existing public golf course. The golf course will remain open to the public and will provide recreation opportunities

for the larger community. This area will also provide an open space benefit for the residents of the planned AARC. The land uses on the site have been planned to relate to existing park and open space areas. The majority of the multiple-family development will occur in the northwest portion of the planning unit near an existing 4.16-acre public park, Orchard Hill park. Much of the remaining multiple-family development along with most of the single-family development will be developed near and along the existing golf course. These residents will have access to the golf course, to the open space it provides, and to the cart paths which can be used as pedestrian paths. With these conditions, additional park space may not be needed in this planning unit.

FINDING:

> **The submitted Urbanization Plan complies with the Leisure Services Plan by showing planned trail improvements along the south and east boundaries of the property. The Applicant's development team will continue coordination with the Parks and Recreation Department for adherence to the Leisure Services Plan related to open space acquisition and proposed trail and path locations.**

5.10 Vicinity map including adjacent planning units and their General Land Use Plan designations. City of Medford Comprehensive Plan Chapter 10.

Discussion: This required map is included as Exhibit B with this application.

5.11 Property lines for the subject planning unit and adjacent properties, particularly where new streets are proposed.

Discussion: This required map is included as Exhibit B with this application.

5.12 Existing easements of record, irrigation canals, and structures.

Discussion: This required map is included as Exhibit C with this application.

5.13 Areas designated as unbuildable per the Urban Growth Boundary City Council Report dated August 18, 2016 (Map A-1), and the status of those areas, including agricultural buffers.

Discussion: For this planning unit, the areas identified as unbuildable on Map A-1 of the August 18, 2016 Urban Growth Boundary City Council Report are the 120 acres of

the Centennial golf course and areas containing existing development. The 120 acres of open space is shown and designated as open space on the submitted Urbanization Plan. The portions of the property shown as unbuildable due to existing development were identified as such because whether they remain developed in the state they were in 2016, or if they are redeveloped, they are not anticipated to provide any additional development potential. These areas are still required to receive a GLUP map designation and the submitted Urbanization Plan includes all of the developed portions of the property within the GLUP categories assigned to the planning unit. The Urbanization Plan does not identify any areas as unbuildable aside from the 120 acres of open space previously required although additional areas may remain unbuilt due to golf course safety zone requirements and wetland delineations.

FINDING:

The submitted Urbanization Plan shows the 120 acres of open space for the golf course fairways which were shown as unbuildable on Map A-1 of the City Council report dated August 18, 2016. The plan also properly assigns GLUP map designations to areas shown as unbuildable due to the fact that they were developed.

5.14 Contour lines and topography.

Discussion: This required map is included as Exhibit D with this application.

5.15 In the interest of maintaining clarity and flexibility for both the City of Medford and for landowners, no urbanization plan may be submitted with or contain the following items, which are only appropriate at the time of development:

5.15.1 Deviations from Municipal Code provisions, including exceptions to Chapter 10. This prohibition does not function to limit specific neighborhood circulation plan requirements hereinabove.
5.15.2 Limitations on development due to facility capacity shortfalls.

5.15.3 Architectural details.

5.15.4 Specifics about building types and building placement.

5.15.5 Access and internal circulation on prospective lots or development sites.

Discussion: The submitted Urbanization Plan does not include any of information listed as prohibited by this section.

FINDING:

The submitted Urbanization Plan does not include any deviations from Municipal Code Provisions aside from those discussed in the neighborhood circulation plan; it does not include any limitations on development due to capacity shortfall; it does not include any architectural details; it does not include any specifics about building types and building placement; and it does not include any information regarding access or internal circulation on prospective lots or development sites.

CONCLUSION:

The City of Medford concludes that the submitted Urbanization Plan application includes all required application materials per MLDC Section 10.220(C). The Urbanization Plan demonstrates compliance with Section 5 of the Urbanization Planning Chapter in the Neighborhood Element of the Comprehensive Plan by:

1) Demonstrating compliance with the GLUP map designations assigned to the property through the UGB expansion process; compliance with the RPS density requirements; compliance with the TSP higher-order street locations; compliance with neighborhood circulation plan requirements; compliance with open space requirements; compliance with requirements for mixed-use/pedestrian-oriented development; compliance with the UGMA; and compliance with special agreements for inclusion in the UGB.

2) The application materials demonstrate preliminary coordination with public utility providers and the Parks and Recreation Department; and the application includes information about the locations of riparian corridors, wetlands, historic structures and areas designated as unbuildable per Map A-1 of the August 18, 2016 City Council report.

3) The application includes maps showing GLUP map designation and property lines on adjacent planning units; existing easements of record, irrigation canals and structures; and contour lines and topography.

4) The Urbanization Plan does not include any of the project or design details prohibited by Section 5.15.

6. GLUP AMENDMENTS

6.1.1 Minor Spatial Adjustments: If GLUP map amendments are proposed within the planning unit but the total acreage for each GLUP Map designation is not significantly changed, the urbanization plan can be the basis for GLUP amendments without the need for complex land supply analysis.

6.1.2 Moderate Spatial Adjustments: If land supply GLUP map amendments are proposed that change the spatial arrangement of GLUP designations beyond the boundary of a particular planning unit but maintain the total acreage for each GLUP Map designation within the applicable MD area that is now inside the UGB, then the urbanization plan shall be accompanied by a mapping analysis that explains how the total land use allocations are maintained by GLUP. Spatial exchanges of land use designations such as this shall be coordinated with other planning units in the MD and an analysis urban land use value equity shall be provided.

6.1.3 Complex Spatial Adjustments: More complex GLUP Map amendments that have the potential to alter the land supplies in more fundamental ways will typically require extensive city-wide and/or regional plan land supply analyses. This analysis shall demonstrate that both the urban land needs described in the City's Housing Element and Economy Element will be served and that the resulting amendment will continue to comply with City of Medford Comprehensive Plan Chapter.

Discussion: As discussed in the findings for Section 5.1 above, the proposed Urbanization plan includes only minor spatial adjustments. The amounts of each of the GLUP map categories shown on the proposed plan is very close to the amounts that were assigned to the planning unit through the UGB amendment process. The GLUP designations have been moved throughout the planning unit to match the planned development on the property, 9.3 acres of Commercial (CM) land is committed to residential development, approximately 34 acres of UR land has been converted to UH land, and all areas designated UH are committed to the MFR-30 zoning designation. Table 1.2 under Section 5.1 above identifies the changes made to meet minimum density requirements along with references to the portion of the Comprehensive Plan which permits the proposed change.

FINDING:

As the proposed GLUP map amendment includes only minor spatial adjustments this Urbanization Plan can be the basis of the GLUP amendments without the need for a complex land supply analysis per Section 6.1.1.

CONCLUSION:

The submitted Urbanization Plan complies with the provisions of Section 6 of the Urbanization Planning Chapter in the Neighborhood Element of the Comprehensive Plan which allows the Urbanization Plan to be the basis of the proposed GLUP map amendments, which are classified as minor spatial adjustments.

Regional Plan Element Section 4.1.8. Conceptual Land Use Plans

A proposal for a UGB Amendment into a designated UR shall include a Conceptual Land Use Plan prepared by the City in collaboration with the Rogue Valley Metropolitan Planning Organization, applicable irrigation districts, Jackson County, and other affected agencies for the area proposed to be added to the UGB as follows:

a. *Target Residential Density. The Conceptual Land Use Plan shall provide sufficient information to demonstrate how the residential densities of Section 4.1.5 above will be met at full build-out of the area added through the UGB amendment.*

b. *Land Use Distribution. The Conceptual Land Use Plan shall indicate how the proposal is consistent with the general distribution of land uses in the Regional Plan, especially where a specific set of land uses were part of the rationale for designating land which was determined by the Resource Lands Review Committee to be commercial agricultural land as part of an urban reserve, which applies to the following URs: CP-1B, CP-1C, CP-4D, CP-6A, CP-2B, MD-4, MD-6, MD7mid, MD-7n, PH-2, TA-2, TA-4.*

c. *Transportation Infrastructure. The Conceptual Land Use Plan shall include the transportation infrastructure required in Section 4.1.7 above.*

d. *Mixed Use/Pedestrian Friendly Areas. The Conceptual Land Use Plan shall provide sufficient information to demonstrate how the commitments of Section 4.1.6 above will be met at full build-out of the area added through the UGB amendment.*

Discussion: Chapter 5 of the Urbanization Chapter of the Neighborhood Element states that: "In order to adopt an urbanization plan, the City Council shall be satisfied that the plan substantially conforms to the performance measures outlined in the Regional Plan Element". In order to demonstrate conformance with the performance measures of the Regional Plan, the application forms provided by the City for Urbanization Plan approval require findings in compliance with this section in addition to the criteria found in Chapters 5 & 6 of the Neighborhood Element. However, this section of the Comprehensive Plan applies generally to the UGB amendment process.

Prior to amendments to the UGB, the City of Medford is required to prepare conceptual land use plans for any/all urban reserve areas being considered for inclusion into the UGB. This being the case, the findings now must relate to how the proposed Urbanization Plan, like the conceptual plan prepared by the City at the time of UGB expansion, meets the standards produced through the Regional Problem Solving (RPS) process. These standards have been discussed in detail in the required findings under Section 5 of the Urbanization Planning Chapter of the Neighborhood Element and will be summarized here to demonstrate compliance with Section 4.1.8 of the Regional Plan Element.

a. *Target Residential Density. The Conceptual Land Use Plan shall provide sufficient information to demonstrate how the residential densities of Section 4.1.5 above will be met at full build-out of the area added through the UGB amendment.*

As shown in Table 1.3 and in the discussion provided under Section 5.1 above, the GLUP map designations provided for in the submitted Urbanization Plan, along with commitments to develop all UH designated lands under the MFR-30 zoning designation and to develop at least 9.3 acres of commercial lands with high-density residential development, insure that the required minimum residential density standard of 6.6 DU/acre will be achieved even if the property is developed to the lowest possible density allowed for by the plan.

b. *Land Use Distribution. The Conceptual Land Use Plan shall indicate how the proposal is consistent with the general distribution of land uses in the Regional Plan, especially where a specific set of land uses were part of the rationale for designating land which was determined by the Resource Lands Review Committee to be commercial agricultural land as part of an urban reserve, which applies to the following URs: CP-1B, CP-1C, CP-4D, CP-6A, CP-2B, MD-4, MD-6, MD7mid, MD-7n, PH-2, TA-2, TA-4.*

This standard is meant to be addressed on an MD-wide basis and was properly addressed at the time of UGB expansion. That being the case, by demonstrating the submitted Urbanization Plan is consistent with the conceptual plan produced by the City as it relates to the allocation of employment, residential and open space lands; this plan can be found to be in compliance with the land distribution requirements of this section. Table 1.1 in the discussion provided under Section 5.1 above shows that the amounts of employment, residential and open space land types shown on the Urbanization Plan are all within 1 acre of the numbers provided for in the conceptual plan – which was the basis for the current GLUP map designations for the property.

c. *Transportation Infrastructure. The Conceptual Land Use Plan shall include the transportation infrastructure required in Section 4.1.7 above.*

Section 4.1.7 requires conceptual plans to identify a general network of regionally

significant arterial streets, transit corridors, bike and pedestrian paths, and associated projects to provide mobility throughout the region. This standard was meant to be addressed on both an MD-wide and a City-wide basis prior to expanding the UGB. This work was used to create the "Street Functional Classification Plan" (Map A-2 of the UGBA City Council Report dated August 18, 2016) which was used to inform applicable portions of the TSP and the Leisure Services Plan. The discussion and findings provided under Section 5.2 above regarding to location of higher-order streets and off-road multi-use paths also demonstrate compliance with the requirements of this section.

d. *Mixed Use/Pedestrian Friendly Areas. The Conceptual Land Use Plan shall provide sufficient information to demonstrate how the commitments of Section 4.1.6 above will be met at full build-out of the area added through the UGB amendment.*

Both the conceptual plan and the submitted Urbanization Plan are required to demonstrate that mixed-use/pedestrian-friendly development will be provided for. As both of these plans are high-level plans, showing only land-use designations and major transportation corridors, neither can demonstrate the totality of planned mixed-use/pedestrian-friendly development. In order to demonstrate compliance with this criterion, the conceptual plan, and now this Urbanization Plan, have demonstrated that the pattern of land use designations along with the planned transportation corridors will help to provide for a mix of uses and provide for pedestrian friendly development both with the mix of uses and with the availability of pedestrian infrastructure, pedestrian connectivity, and provisions for the development of transit routes into the development. Compliance with this section is discussed in more detail in the discussion and findings provided under Section 5.4 above.

FINDING:

Findings in compliance with Regional Plan Element Section 4.1.8 were made at the time of UGB expansion. Findings in compliance with Section 4.1.8 at this time are used to demonstrate that the submitted Urbanization Plan matches the conceptual plan regarding required minimum residential density, percentages of major land use types (employment, residential and open space), major transportation corridors, and mixed-use/pedestrian-oriented development. The discussion provided above along with the more detailed discussion and findings made under Section 5 of the Urbanization Planning Chapter of the Neighborhood Element above, demonstrate that the submitted Urbanization Plan meets the standards required for conceptual plans per Regional Plan Element Section 4.1.8.

CONCLUSION:

The City of Medford concludes that the submitted Urbanization Plan addresses the required minimum residential density, percentages of major land use types (employment, residential and open space), major transportation corridors, and mixed-use/pedestrian-oriented development as required by Regional Plan Element Section 4.1.8.

IV. SUMMARY:

In order to approve an application for an Urbanization Plan, the City of Medford must find that the application meets the applicable criteria for plan contents and GLUP amendments found in Sections 5 & 6 of the Urbanization Planning Chapter in the Neighborhood Element of the Comprehensive Plan. The application form provided by the City for Urbanization Plan approval also requires findings in compliance with Regional Plan Element Section 4.1.8 of the Comprehensive Plan. Upon review of the application materials, including the above Findings of Fact and all maps and exhibits, the City of Medford can conclude that the submitted Urbanization Plan complies with these applicable sections of the Comprehensive Plan.

With this information, the Applicant respectfully requests that the City of Medford approve the requested Comprehensive Plan amendment and adopt the submitted Urbanization Plan for planning unit MD-5f into the Neighborhood Element of the Comprehensive Plan.

Respectfully Submitted,

Richard Stevens & Associates, Inc.

RICHARD STEVENS & ASSOCIATES, INC.

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Carla Paladino / Principal Planner
Medford Planning Department
200 S. Ivy Street
Medford, OR 97501

June 3, 2020

RE: Density within the UH designations for Centennial Urbanization Plan

The attached exhibit Urbanization Plan map has three areas hatched that reflects approximately 40.9 gross acres of land that will contain the UH Comp Plan Designation. All of the UH lands are proposed to acquire the MFR-30 zoning designation with a minimum density of 20 DU per gross acre. The applicant stipulates that these hatched areas will be developed with multifamily dwellings units that will contain a minimum of 25 dwelling units per gross acre. This calculates to 1,022 MFR dwelling units. The remaining UH/MFR area, approximately 2.81 gross acres, will retain the minimum density for the MFR-30 zoning district, which calculates to 56 MFR dwelling units. Based on these calculations, the total minimum number of MFR dwelling units will be 1,078.

When you add the planned UR/SFR lands planned to contain 448 SFR dwelling units with the MFR dwelling units, there is a total of a minimum of 1,526 DU proposed with this urbanization plan.

Also attached are the requested mapping updates for the urbanization plan. As can be seen, the commercial area west of Golf View Drive consists of 62.94 acres, which includes Tax Lot 200 in the calculations. Tax Lot 200 consists of 50.44 acres, of which approximately 12.50 acres is included as part of the urbanization plan and concurrent annexation.

Sincerely,

Richard Stevens & Associates, Inc.

EXHIBIT
F-1
CITY OF MEDFORD

Urbanization Plan Density Calculator

6/3/2020

Urbanization Plan Name: Rogue Valley Manor

MD-5f_____

SCENARIO RESULTS	Dwelling Units
Supply of Dwelling Units for the Planning Area from the UGB Process from UGB_DUscalcs sheet	987
Minimum Number of Dwelling Units Regulatorily Required by the Urbanization Plan from UrbanizationPlanDUcalcs sheet	1499
Density Compliance expressed as Dwelling Unit Difference (Subtract Row 3 from Row 4)	512
Urbanization Plan Density Compliance - Criterion 5.1?	Yes

EXHIBIT G CITY OF MEDFORD

DEED RESTRICTION REAL PROPERTY COVENANT

The undersigned property owner, being the record owner of the real property described in Exhibit "A" attached hereto (the "Property"), located in Jackson County, State of Oregon, does hereby make the following declaration of restrictions (this "Deed Restriction") specifying that this declaration shall constitute a covenant to run with the land and shall be binding on all persons claiming under them, as set forth and limited below:

> That portion of the Property constituting approximately 120 acres and delineated by certain shaded areas identified as "Open Space Lands" in Exhibit "B" attached hereto (the "Restricted Property") is restricted for use as Open Space Land and shall be so designated on the urbanization plan in the Neighborhood Element of the Comprehensive Plan adopted by the City of Medford. The preservation of the 120 acres was a condition of approval of the 2016 Urban Growth Boundary amendment (Ordinance No. 2016-099 and 2017-102) and was not included in the "developable land inventory." As such, the Open Space Lands shall not be developed for any industrial, commercial or residential uses. The "Open Space Lands," as currently constituted, include the golf course (made up of tees, fairways, roughs, traps and greens), ponds, wetlands and grassy areas. Other future acceptable uses for the "Open Space Lands" include grassy meadows with walking paths, developed parkland, or similar outdoor uses that are functionally maintained, and must include living, native and/or non-native vegetation. The undersigned property owner acknowledges that the "Open Space Lands" identified in Exhibit B exceed the nineteen percent open space requirement of the Urban Growth Boundary amendment and said property owner voluntarily agrees to extend this Deed Restriction to all of the Restricted Property. This Deed Restriction does not prohibit the owner of the Restricted Property from requesting the City of Medford to remove the Open Space Land designation and designate the Restricted Property for residential or commercial development. This Open Space Land use restriction shall be terminated, and this Deed Restriction, and all of its covenants and terms, shall be of no further force or effect, should the City of Medford amend its Comprehensive Plan to remove the Open Space Land designation and allow development of the Restricted Property. Nothing in this Deed Restriction shall in any way limit the use of those portions of the Property not within the area of the Restricted Property.

This covenant a) shall run with the Property concerning the real property rights of the parties and parcels described herein, including any division or partition of the Property; and b) shall be binding upon all heirs, executors, legal representatives, lessees, transferees, assigns and successors in interest.

EXHIBIT H

This covenant shall be perpetual and shall not be modified or terminated except by the express and written consent of all the record owners of the land at the time and the duly authorized representative of the City of Medford as approved via all applicable land use proceedings.

The undersigned property owner agrees that the Restricted Property and the areas designated as Open Space Lands will be specifically delineated and legally described on the final development plats for the Property and the property owner and the City of Medford agree to file one or more amended Deed Restrictions setting forth those legal descriptions when the plats are finalized.

This covenant shall be enforceable by the City of Medford or the property owner through action at law or suit in equity. If either the City or the owner deems it necessary to enforce this covenant through a suit at law or in equity, the prevailing party shall be entitled to its reasonable attorney's fees. If any language in this document is deemed not enforceable, that language shall be stricken and the remainder of this document shall survive in full force and effect.

[Signature on the following page]

SIGNED:

Rogue Valley Manor,
an Oregon nonprofit corporation

By:

_____

Name:

_____

Title:

_____

STATE OF OREGON)
_____) ss
County of_____)

This instrument was acknowledged before me this _____ day of_____, 2020, by_____, the _____of Rogue Valley Manor, on behalf of the company.

_____

_____

NOTARY PUBLIC FOR OREGON

Exhibit A

Property

BEGINNING at a brass disc monument, being the INITIAL POINT of Larson Creek Estates, Phase 3, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence along the south line of said Larson Creek Estates, Phase 3, North 89°57' 50" West 2850.59 feet to the southwest corner thereof; thence continue South 89°57'50" East 927.48 feet to that Boundary Line by Agreement recorded as Instrument No. 75-03109 of the Official Records of Jackson County, Oregon; thence along said boundary by agreement, South 00°04'00" West 1581.77 feet to that Boundary By Agreement recorded as Instrument No. 79-18570 of the Official Records of Jackson County, Oregon; thence along said boundary agreement line, South 00°04'32" West 1067.90 feet, more or less, to the south line of Section 33 in Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence along said south line, South 89°58'01" East 321.32 feet to the westerly line of property described as Parcel A of Parcel 1 of Instrument No. 2015-009346, Official Records of Jackson County, Oregon; thence along said westerly line, South 00°02'15" West 2143.03 feet, more or less, to the south line of Donation Land Claim No. 38 in Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence along said south line, South 89°55'59" East 1533.34 feet to the Northeast corner of Donation Land Claim No. 40 in Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence continue along the south line of the aforesaid Donation Land Claim No. 38, South 89°54'25" East 2108.74 feet, more or less, to the westerly right-of-way line of North Phoenix Road, as said right-of-way is described in Instrument No. 94-12472, Official Records, Jackson County, Oregon; thence leaving the south line of said Donation Land Claim No. 38 and along the westerly right-of-way line of North Phoenix Road the following 10 courses: North 05°39'56" West 46.00 feet; thence North 00°02'43" East 600.50 feet; thence North 05°45'21" East 100.50 feet; thence North 00°00'13" West 2300.00 feet; thence North 05°40'24" West 281.40 feet; thence North 04°23'09" East 421.21 feet; thence North 08°41'24" West 487.12 feet; thence North 14°40'19" West 239.08 feet; thence North 08°59'03" West 268.15 feet; thence North 00°04'53" East 72.53 feet to the south east corner of the aforesaid Larson Creek Estates Phase 3; thence along the south line of the said Larson Creek Estates, Phase 3, North 89°57'50" West 15.00 feet to the point of beginning.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L Huck

OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
EXPIRES: 6/30/2021

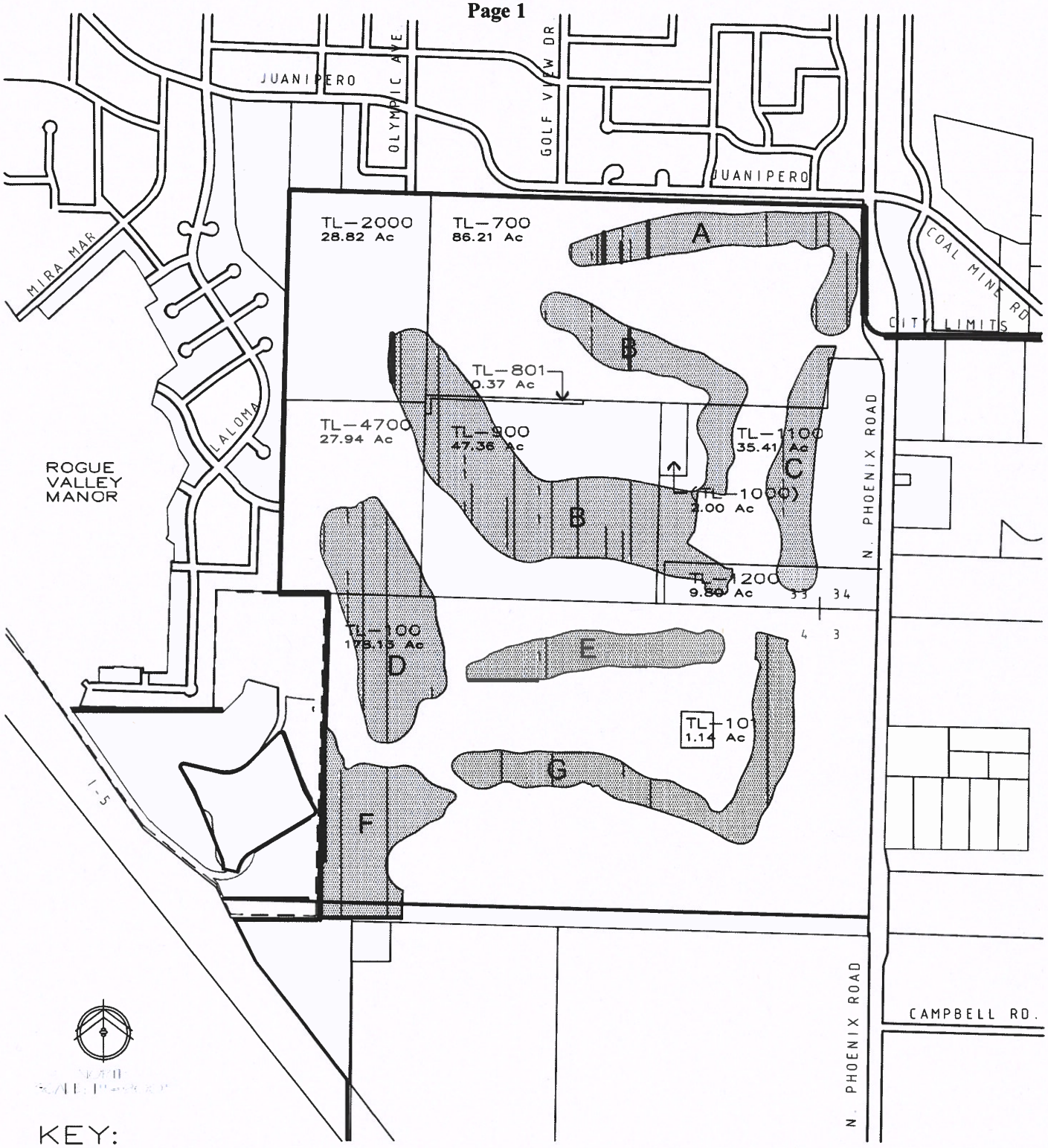
Darrell L. Huck
L.S. 2023 – Oregon
Expires 6/30/2021
Hoffbuhr & Associates, Inc

Exhibit B

Open Space Lands

(See attached pages 1 and 2)

EXHIBIT B
Page 1



KEY:

	OPEN SPACE LANDS (OS – Golf Course)	120.00 acres
	DEVELOPABLE LANDS (DL's)	297.18 acres
	TOTAL SITE	417.18 acres

Centennial **Golf Course Lands**

Robert H. Foster Consultants

RVM UGB Amendment

Exhibit
March 9 2020

B-1

Centennial Golf Course UGB Amendment

3/9/2020

Summary of Open Space (OS) - (tees, greens, and fairways) and Developable Land (DL's) for the Golf Course properties by Assessor's Taxlot Maps.

	OS Acres	DL's Acres	Total Acres
TL-100 (38 1W 04-100)	50.25	127.88	178.13
TL-101(381W 04-101)	0.00	1.14	1.14
TL-700 (37 1W 33-700)	23.64	63.07	86.71
TL-801 (37 1W 33-801)	0.27	0.1	0.37
TL-900 (37 1W 33-900)	21.53	24.17	45.7
TL-1000 (37 1W 33-1000)	0	2	2
TL-1100 (37 1W 33-1100)	11.44	25.01	36.45
TL-1200 (37 1W 33-1200)	2.19	7.81	10
TL-2000 (37 1W 33CA-2000)	2.49	26.33	28.82
TL-4700 (37 1W 33CD-4700)	8.19	19.75	27.94
Totals	120	297.26	417.26 **Acres**

Summary of Open Space (Areas - A, B, C, D, E, F, & G) for the Golf Course properties.

	Acres
A - TL-700	12.24
B - TL-700, 801, 900, 1100, 1200, 2000,4700	41.55
C - TL-700, 1100, 1200	8.60
D - TL-100, 900, 4700	18.35
E - TL-100	8.75
F - TL-100	14.21
G - TL-100	16.30
Total	120 **Acres**

Centennial Golf Course Lands

Figure F-70 – LWI Map

SWCA LWI Data

- SWCA Sample Plot
- Probable Wetland ("PW", <0.5 acre)
- Wetland ("W")
- Waterbody ("WA")
- Stream
- Ditch
- Pond/Water ("AW")

- tudy Area
- Tax Lot, Accessed
- Tax Lot, Not Accessed
- Street
- Section

Artificial Waters Purpose Key:
G- Golf course watering/water management

0 100 200 Feet
0 40 80 Meters

1 inch = 200 feet

City of Medford Urban Reserve
Local Wetlands Inventory
Jackson County, OR
July 2016

Information shown on this map is for planning purposes, represents the conditions that exist at the map date, and is subject to change. The location and extent of wetlands and other waters is approximate. There may be unmapped wetlands and other waters present that are subject to regulation. A current Oregon Department of State Lands-approved wetland delineation is required for state removal-fill permits. You are advised to contact the Department of State Lands and the U.S. Army Corps of Engineers with any regulatory questions.

SWCA
ENVIRONMENTAL CONSULTAN
1220 SW Morrison, Suite 700
Portland, OR 97205-2235
www.swca.com
503.224.0333
Project: 31802

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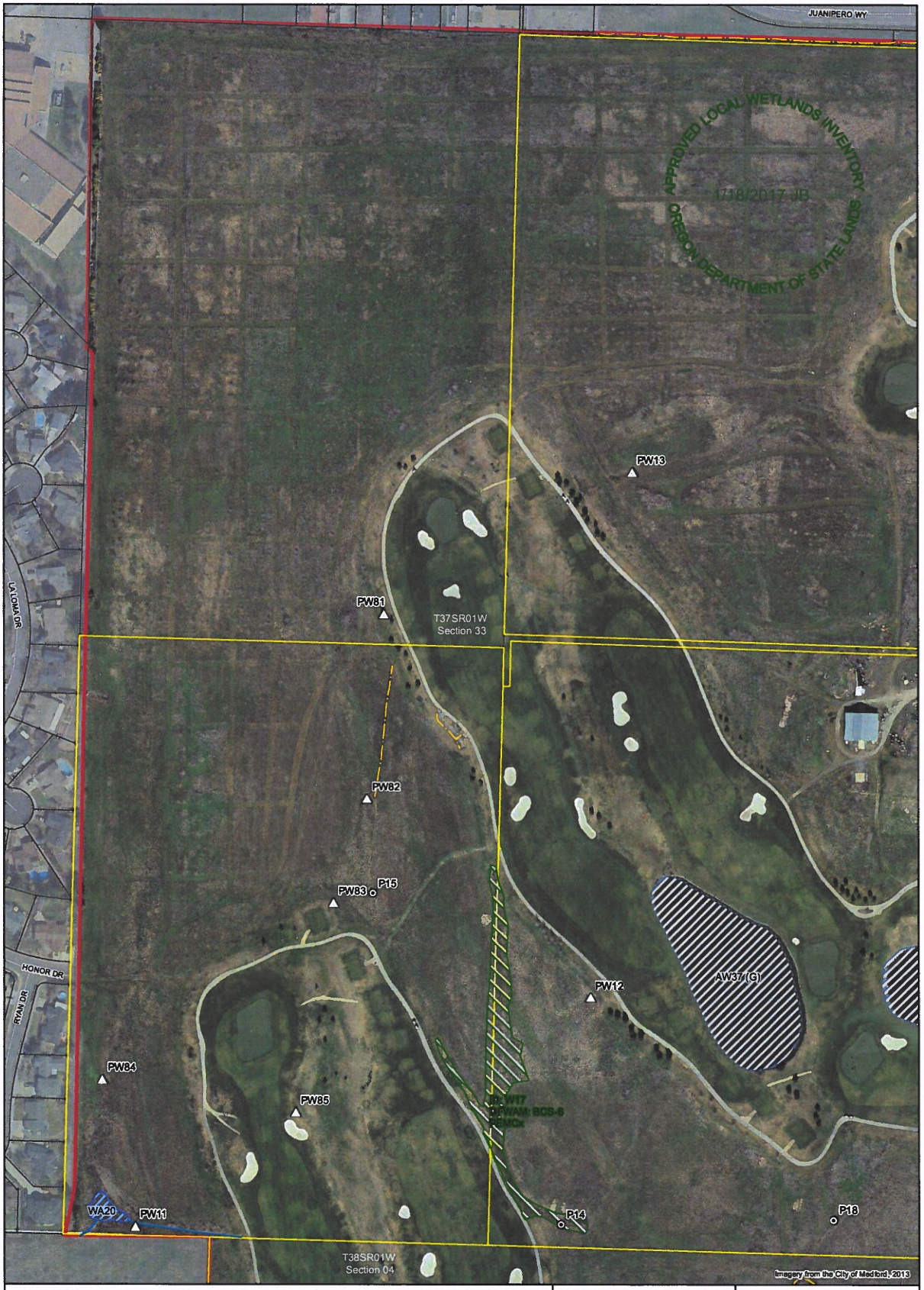

Figure F-71 – LWI Map

SWCA LWI Data

- SWCA Sample Plot
- Probable Wetland ("PW", <0.5 acre)
- Wetland ("W")
- Waterbody ("WA")
- Stream
- Ditch
- Pond/Water ("AW")

- Study Area
- Tax Lot, Accessed
- Tax Lot, Not Accessed
- Street
- Section

Artificial Waters Purpose Key:
G- Golf course watering/water management

0 100 200 Feet
0 40 80 Meters

1 inch = 200 feet

City of Medford Urban Reserve
Local Wetlands Inventory
Jackson County, OR
July 2016

Information shown on this map is for planning purposes, represents the conditions that exist at the map date, and is subject to change. The location and extent of wetlands and other waters is approximate. There may be unmapped wetlands and other waters present that are subject to regulation. A current Oregon Department of State Lands-approved wetland delineation is required for state removal-fill permits. You are advised to contact the Department of State Lands and the U.S. Army Corps of Engineers with any regulatory questions.

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Project: 31802

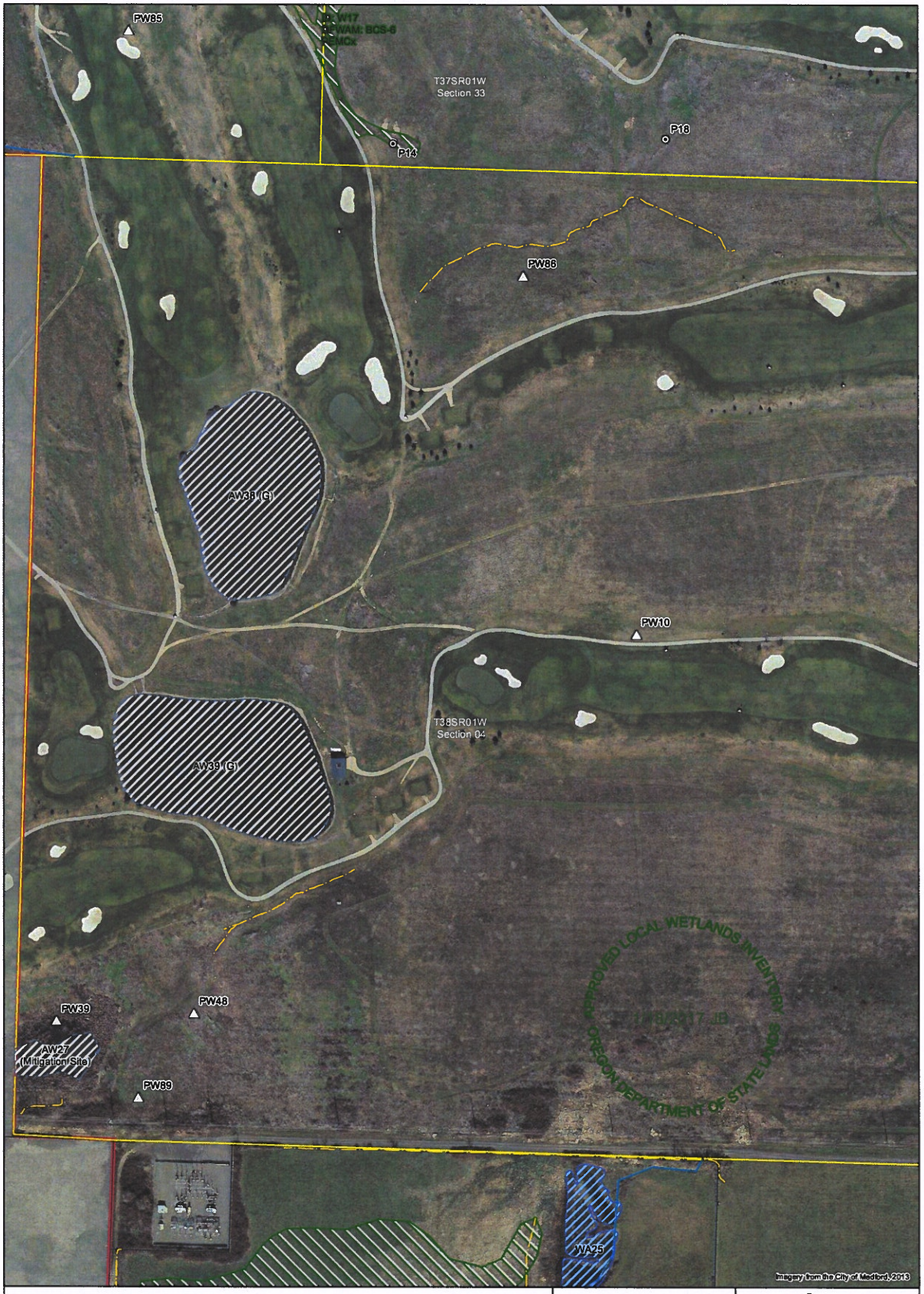

Figure F-72 – LWI Map

SWCA LWI Data

- SWCA Sample Plot
- Probable Wetland ("PW", <0.5 acre)
- Wetland ("W")
- Waterbody ("WA")
- Stream
- Ditch
- Pond/Water ("AW")

- Study Area
- Tax Lot, Accessed
- Tax Lot, Not Accessed
- Section

Artificial Waters Purpose Key:
G- Golf course watering/water management

0 100 200 Feet
0 40 80 Meters
1 inch = 200 feet

City of Medford Urban Reserve
Local Wetlands Inventory
Jackson County, OR
October 2016

Information shown on this map is for planning purposes, represents the conditions that exist at the map date, and is subject to change. The location and extent of wetlands and other waters is approximate. There may be unmapped wetlands and other waters present that are subject to regulation. A current Oregon Department of State Lands-approved wetland delineation is required for state removal-fill permits. You are advised to contact the Department of State Lands and the U.S. Army Corps of Engineers with any regulatory questions.

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503.224.0333

Project: 31802

Figure F-73 – LWI Map

SWCA LWI Data

- SWCA Sample Plot
- Probable Wetland ("PW", <0.5 acre)
- Wetland ("W")
- Waterbody ("WA")
- Stream
- Ditch
- Pond/Water ("AW")

- Study Area
- Tax Lot, Accessed
- Tax Lot, Not Accessed
- Street
- Section

Artificial Waters Purpose Key:
F- Landscaping feature

0 100 200 Feet
0 40 80 Meters
1 inch = 200 feet

City of Medford Urban Reserve
Local Wetlands Inventory
Jackson County, OR
July 2016

Information shown on this map is for planning purposes, represents the conditions that exist at the map date, and is subject to change. The location and extent of wetlands and other waters is approximate. There may be unmapped wetlands and other waters present that are subject to regulation. A current Oregon Department of State Lands-approved wetland delineation is required for state removal-fill permits. You are advised to contact the Department of State Lands and the U.S. Army Corps of Engineers with any regulatory questions.

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MEDFORD
PUBLIC WORKS

LD DATE: 4/29/2020
File Number: UP-19-004/ANNX-19-003

PUBLIC WORKS DEPARTMENT STAFF REPORT

Rogue Valley Manor Urbanization Plan for MD-5f
North Phoenix Road/Juanipero Way (Multiple Tax Lots)

Project: A Comprehensive Plan Amendment to adopt an Urbanization Plan into the Neighborhood Element for ten tax lots totaling 417.18 acres located west of North Phoenix Road and south of Juanipero Way. (371W33 TL 700, 801, 900, 1000, 1100 & 1200; 381W04 TL 100 & 101; 371W33CA TL 2000; 371W33CD TL 4700).

Applicant: Rogue Valley Manor, Agent: Clark Stevens

Planner: Carla Paladino, Principal Planner – Long Range Division

The Urbanization Plan is filed in conjunction with an annexation request of the above properties plus adjacent right-of-way along North Phoenix Road. The County zoning designation of Exclusive Farm Use (EFU) and Rural Residential 2.5 will be changed to the City Single Family Residential- 1unit/acre (SFR-00) holding zoning district. The property will be removed from Medford Rural Fire Protection District #2.

A. STREETS

North Phoenix Road is classified as a Regional Arterial street and is maintained by Jackson County. North Phoenix Road is paved without curb and gutter, street lights or sidewalk. In accordance with the City's Urban Reserve Management Agreement, the County will surrender jurisdiction and the City will assume jurisdiction at the time of annexation.

Future South Stage Road (from North Phoenix Road west to future connection with existing South Stage Road) is classified as a Minor Arterial street and will be maintained by the City of Medford.

Future Golf View (from Juanipero Way south to future intersection with future South Stage Road) is classified as a Minor Collector street and will be maintained by the City of Medford.

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Future Honor Drive (heading east toward Olympic Avenue) is classified as a Standard Residential street and will be maintained by the City of Medford.

Future Olympic Avenue (heading south and then east to connection with North Phoenix Road) is classified as a Standard Residential street and will be maintained by the City of Medford.

B. SANITARY SEWERS

There are capacity constraints in the sanitary sewer system that will need to be addressed prior to acceptance of a zone change on any of the properties.

C. STORM DRAINAGE

There are capacity constraints in the storm drainage system that will need to be addressed prior to acceptance of a zone change on any of the properties.

Future development on this parcel will require stormwater detention and stormwater quality facilities, which shall comply with Medford Land Development Code (MLDC) Sections 10.486 and 10.729 and the Rogue Valley Stormwater Quality Design Manual.

D. TRANSPORTATION SYSTEM

Exhibit E, Conceptual Circulation Plan, shall be modified to indicate the locations of gated accesses to the community and the proposed emergency vehicle access. These need to be shown on the map.

Public Works recommends that the applicant show a pedestrian connection from the cul-de-sac near holes 16 and 17 to the intersection of Larson Creek Drive and Juanipero Way to provide a more direct route for future residents of the Active Adult Retirement Community to access the Larson Creek Shopping Center using active transportation modes.

E. SYSTEM DEVELOPMENT CHARGES

Future development/buildings within this parcel will be subject to System Development Charges (SDC). These SDC fees shall be assessed at the time individual building permits are reviewed.

This development is also subject to Storm Drain System Development Charges. A portion of the storm drain system development charge shall be collected at the time of the approval of a final plat, as applicable.

F. UTILITY FEES

Upon annexation, this parcel will be subject to City of Medford monthly utility fees as applicable.

Prepared by: Jodi K Cope
Reviewed by: Doug Burroughs

JACKSON COUNTY
Roads

Roads
Engineering

Chuck DeJanvier
Construction Engineer

200 Antelope Road
White City, OR 97503
Phone: (541) 774-6255
Fax: (541) 774-6295
dejanvca@jacksoncounty.org

www.jacksoncounty.org

March 30, 2020

Attention: Carla Paladino
Planning Department
City of Medford
200 South Ivy Street, Lausmann Annex, Room 240
Medford, OR 97501

RE: Expanded Urban Growth Boundary (MD-5f) located
South of Juanipero Way - a City maintained road.
West of North Phoenix Road - a County maintained road at this location
Planning File: UP–19-004 & ANNX-19-003

Dear Carla:

Thank you for the opportunity to comment on this Comprehensive Plan Amendment to adopt an Urbanization Plan into the Neighborhood Element for ten lots totaling 417.18 acres located West of North Phoenix Road and South of Juanipero Way. (37-1W-33 TLs 700,801, 900, 1000, 1100 & 1200; 38-104 TLs 100 & 101; 37-1W-33CA TL 2000; 37-1W-33CD TL 4700). Jackson County Roads has the following comments:

1. As provided in the Urban Reserve Management Agreement (URMA) between City and County, please expand the annexation to include North Phoenix Road right-of-way. Then, following annexation, City is required to request jurisdiction of this portion of North Phoenix Road. As provided in the URMA, the request for jurisdiction shall conform to ORS 373.270, except that conditions and compensation allowed by ORS 373.270(6) are not allowed.

2. Without a jurisdictional transfer of North Phoenix Road to the City of Medford, Jackson County will require the following:

    a. Upon development, all existing road approaches from the property to North Phoenix Road will be closed. New approaches to North Phoenix Road will only be allowed if a traffic impact study, as required below, can demonstrate that new or replacement approaches will operate safely and effectively. Additional access to the site should be considered from Juanipero Way or the proposed extension of South Stage Road.

    b. Prepare a traffic impact study to be reviewed and approved by the County. This study shall address the safety aspects of new or altered road approaches to North Phoenix Road and impacts to North Phoenix Road including stopping

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sight distance, traffic queuing, storage lengths, need for dedicated turn lanes or a median turn lane, and impacts to the North Phoenix Road and Juanipero Way intersection. The study shall also address impacts to Coal Mine Road and Campbell Road or other lessor order public roads if access is provided to these facilities. Mitigation measures for each identified issue should be provided and will be reviewed and approved by Jackson County.

c. As provided in the URMA, storm drain management within the annexed areas (including road right-of-way) become the responsibility of the City upon annexation.

3. Any new or improved roads inside the Urban Grow Boundary or expanded Urban Growth Boundary shall be permitted, inspected and become the sole jurisdiction of the City of Medford.

4. If county storm drain facilities are to be utilized, the applicant's registered Engineer shall provide a hydraulic report and plans for review and approval by Jackson County Roads. Storm drainage runoff is limited to that area currently draining to the County storm drainage system. Upon completion of the project the developer's Engineer shall certify that the construction of the drainage system was constructed per the approved plan. A copy of the certification shall be sent to Chuck DeJanvier at Jackson County Roads.

5. North Phoenix Road is a County Minor Arterial road and is maintained by the County. The Average Daily Traffic count was 10,529 on September 5, 2018, 225' south of Coal Mine Road.

6. ADA curb ramps must be located wherever there are curbs or other barriers to entry from a pedestrian walkway or sidewalk, including any intersection where it is legal for a pedestrian to cross the street, whether or not there is any designated crosswalk.

7. The applicant shall submit construction plans to Jackson County Roads, so we may determine if county permits will be required.

8. We would like to be notified of future development proposals, as county permits may be required.

If you have any questions or need further information feel free to call me at 774-6255.

Sincerely,

Chuck DeJanvier, PE
Construction Engineer

I:\Engineering\Development\CITIES\MEDFORD\2019\Up-19-004 & A-19-003.docx

ROGUE VALLEY SEWER SERVICES

Location: 138 West Vilas Road, Central Point, OR - Mailing Address: P.O. Box 3130, Central Point, OR 97502-0005
Tel. (541) 664-6300, Fax (541) 664-7171 www.RVSS.us

April 8, 2020

City of Medford Planning Department
200 S. Ivy Street
Medford, Oregon 97501

Re: ANNX-19-003 & UP-19-004, Rogue Valley Manor Urbanization Plan, 371W33 TL 700, 801, 900, 1000, 1100 & 1200; 381W04 TL 100 & 101; 37 1W33CA TL 2000; 371W33CD TL 4700

ATTN: Carla,

The identified properties are within the RVSS sewer service boundary. However, RVSS sewer facilities are not located near the subject property. There are two obvious connection options, each comes with various obstacles. One option is to connect directly to the RVSS Upper Bear Creek Interceptor located west of Interstate 5 and Bear Creek. The other option is to extend sewer north from the existing 18 inch main which crosses Interstate 5 just north of Home Depot. GIS maps are available on our website for reference. The City of Medford sewer system is located north and west of the area along Juanipero Way and La Loma Drive respectively. However, the City of Medford system is largely unsuitable for standard gravity sewer service to the area. The portion of the area along Juaipero Way that is acceptable for standard gravity sewer may connect to the City of Medford system via a service boundary revision. The conditions of the Medford system connection will be determined by RVSS and the City of Medford.

Rogue Valley Sewer Services requests that the urbanization plan be subject to the following conditions:

1. The developer must provide a conceptual plan of the proposed sewer connection, and extension to and into the property. This conceptual plan must include and account for the extension of South Stage Road showing sewer extensions and/or crossing locations along the South Stage Road corridor.

Rogue Valley Sewer Services requests that the future development be subject to the following conditions:

2. All sewer facilities must be sized for a full 'build-out' condition accounting for contributing up stream sewer shed areas. Sewer system sizing must be performed per RVSS standards.
3. Masterplan drawings of the proposed sewer system and development phasing must be submitted to RVSS.

4. All sewer design and construction must be performed per RVSS standards.
5. Sewer construction drawings must be submitted to RVSS for review and approval.

Please feel free contact me with any questions.

Sincerely,

Nicholas R. Bakke, P.E.
District Engineer

K:\DATA\AGENCIES\MEDFORD\PLANNG\ANNEXATION\2019\A-19-003 & UP-19-004_ROGUE VALLEY MANOR URBANIZATION PLAN.DOC

MEDFORD
BUILDING SAFETY

MEMORANDUM

To: Carla Angeli Paladino, Planning Department

From: Mary Montague, Building Department

CC: Rogue Valley Manor, Applicant; Clark Stevens, Richard Stevens & Associates, Inc., Agent

Date: April 27, 2020

Subject: UP-19-004/ANNX-19-003_UrbanizationPlan and Annexation Rogue Valley Manor

---

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.

General Comments:

1. 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. Once annexed, Site Excavation permit from the building department required to develop, install utilities prior to final plat.

4. Once annexed, Demo Permit is required for any buildings being demolished.

Comments:

5. Provide a letter to the building official per Section R401.4 indicating if expansive soils are present or not. If expansive soils are present then a site specific soils geotech report is required by a Geotech Engineer prior to foundation inspections. The report must contain information per Section 403.1.10 and on how you will prepare the lot for building and a report confirming the lot was prepared per their recommendations.

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BOARD OF WATER COMMISSIONERS

Staff Memo

TO: Planning Department, City of Medford

FROM: Rodney Grehn P.E., Water Commission Staff Engineer

SUBJECT: UP-19-004 and ANNX-19-003

PARCEL ID: 371W33 TL'S 700, 801, 900, 1000, 1100 & 1200; 381W04 TL 100 & 101; 371W33CA TL 2000; 371W33CD TL 4700

PROJECT: A Comprehensive Plan Amendment to adopt an Urbanization Plan into the Neighborhood Element for ten tax lots totaling 417.18 acres located west of North Phoenix Road and south of Juanipero Way. (371W33 TL 700, 801, 900, 1000, 1100 & 1200; 381W04 TL 100 & 101; 371W33CA TL 2000; 371W33CD TL 4700).

The Urbanization Plan is filed in conjunction with an annexation request of the above properties plus adjacent right-of-way along North Phoenix Road. The County zoning designation of Exclusive Farm Use (EFU) and Rural Residential 2.5 will be changed to the City Single Family Residential- 1unit/acre (SFR-00) holding zoning district. The property will be removed from Medford Rural Fire Protection District #2. Applicant: Rogue Valley Manor, Agent: Clark Stevens, Planner: Carla Paladino.

DATE: April 29, 2020

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. The applicant's Civil Engineer shall coordinate with MWC engineering Staff for approved Water Facility Master Plan.

3. This development will be served from two (2) pressure zones (Pressure Zone 1A, and Gravity Pressure Zone) which will serve both domestic and fire protection water to this development.

4. Installation of an "off-site" 16-inch water line is required to be installed in N Phoenix Road in the south bound travel lane from the existing 16-inch water line stub located at the south side of Juanipero Way. This water line is required to be extended to the south property line of this development along N Phoenix Road. (Approximate length 4825 feet). MWC will participate in upsizing costs for pipe diameters above our standard 8-inch water line.

Continued to Next Page

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Continued from Previous Page

5. Installation of "on-site" 4" or 6" water lines (Cul-de-sac), 8-inch water lines (Minor Street), and 12-inch water lines (Major Streets) are required. Applicants' civil engineer shall coordinate with MWC engineering department for on-site water facility layout. Water lines are required to be installed in paved travel lanes. These water lines shall not be installed through landscape islands, parking islands, nor through proposed parking stalls.

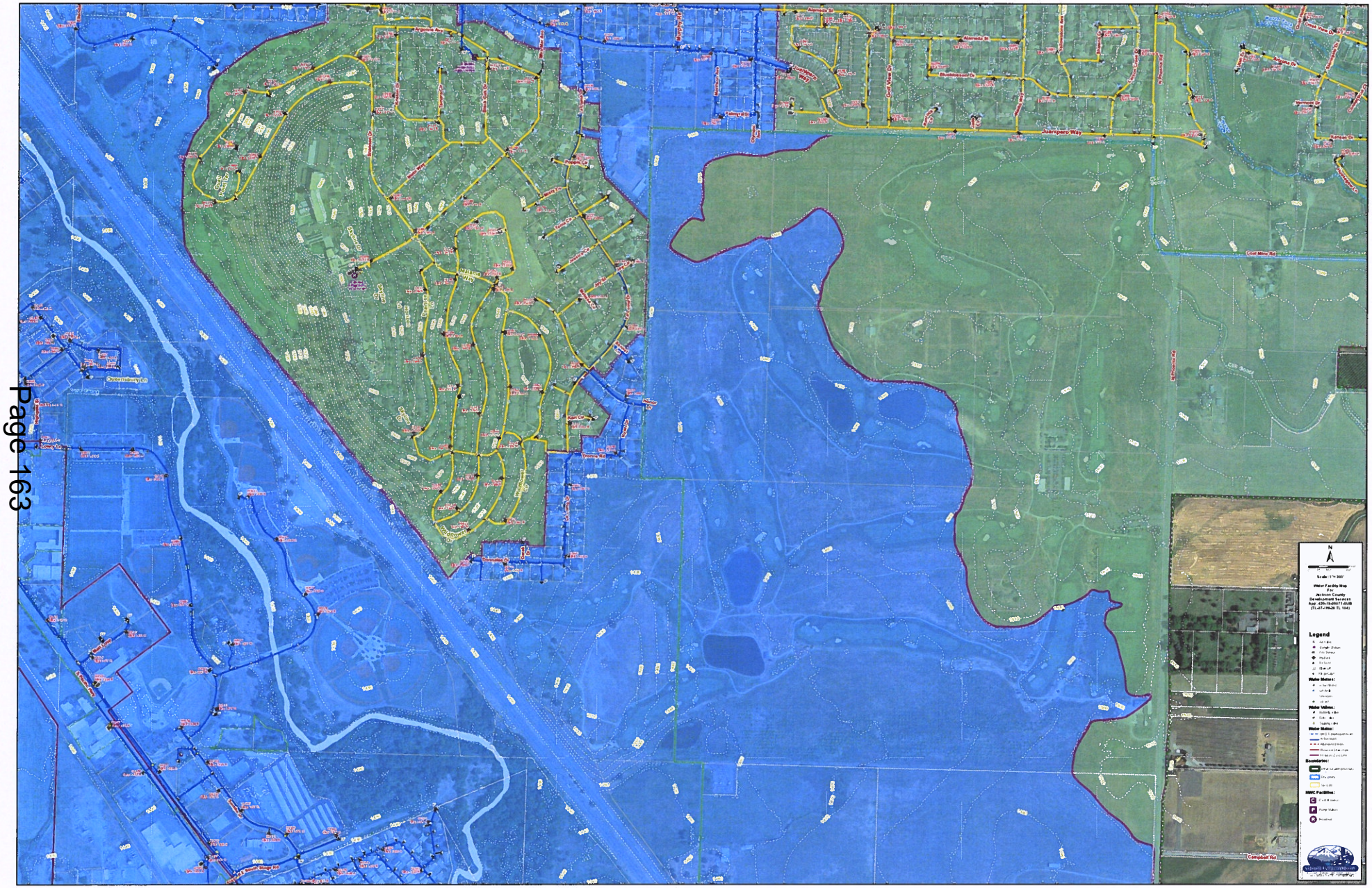
6. "Dead-End" waterlines are not allowed to maintain water quality. All proposed water lines are required to be looped. If a water line cannot be looped, then the installation of a "Fire Hydrant" or "Auto Flusher" will be required on "dead end" water lines

7. The applicants Civil Engineer shall coordinate with Medford Fire Department for "approved" fire hydrant locations.

8. Applicants Civil Engineer shall coordinate with Medford Water Commission, along with our Hydraulic Modeling Consultant to have this proposed development "Modeled" within our existing hydraulic model, This modeling effort will confirm adequate pressure, water quality, and that adequate looping of water lines is also provided.

COMMENTS

1. Adequate water facility capacity exists to this proposed development.
2. On-site water facility construction is required. (See Condition 47
3. Off-site water line installation is required. (See Condition 4 above)
4. MWC-metered water service does NOT exist to this property.
5. Static water pressure is expected to be between 35 and 100 psi. See attached document from the City of Medford Building Department on "Policy on Installation of Pressure Reducing Valves".
6. Access to MWC water lines is available.
    a. There is an existing 16-inch water line (Zone 1A) located near the intersection of N Phoenix Road and Juanipero Way.
    b. There is an existing 6-inch water line (Gravity) at the intersection of Olympic Avenue and Palmyra Street.
    c. There is an existing 10-inch water line (Gravity) in Juanipero Way at the north entrance to Orchard Hill Elementary School.
    d. There is an existing 8-inch water line (Gravity) stubbed for extension at the south east property corner of the parcel at 381W04BB TL 1100. (South of Donnalee Drive.)
    e. There is an existing 8-inch water line (Gravity) stubbed for extension at the east end of Honor Drive.


Juanipero Way
Legend
Water Facility Map
For
Jackson County
Development Services
Scale: 1" = 200'

TO: Carla Paladino - Planning Department

FROM: Haley Cox – Parks Planner

SUBJECT: MD-5f Urbanization Plan

DATE: May 29, 2020

The Parks Department has reviewed the application for urbanization of the MD-5f parcels and has the following comments:

1. According to the Regional Plan Element and as noted in the application, this urbanization area is required to allocate 19% of the total acreage to Open Space uses. The applicant has shown significant open space allocated to golf course fairways, which would remain privately owned and maintained. The Parks Department does not have specific plans to acquire and develop parkland here, however, this area is within a park walkshed gap, and as such the Department remains open to identifying strategic opportunities.

   The Parks Department prefers to acquire park parcels greater than 3 acres, as there are limited recreational opportunities and relatively high levels of maintenance needed to keep smaller open spaces safe and clean. Neighborhood parks that serve residents within ½ mile are ideally 3-15 acres, and community parks serving residents within a 2 mile radius are ideally greater than 15 acres.

2. The Leisure Services Plan does indicate a shared-use pathway along North Phoenix Road, as well as along South Stage Road. The City standard for shared-use pathways is 10-foot asphalt in a dedicated greenway corridor, or within the street ROW. Since these are both higher-order streets, the applicant is encouraged to implement ROW cross sections that include separated, off-street bike and pedestrian facilities. This would satisfy the LSP pathway requirement- no additional pathway would be needed if the preferred arterial cross sections are implemented as shown in the TSP.

3. The Parks Department can advise the applicant on irrigation design and tree species selection for higher-order ROW planter strips. More information can be found on the City's website: Information for Architects, Approved Street Tree List, and City Tree Planting Detail.

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THEODORE R KREMPA
SUSAN H KREMPA

May 31, 2020

To: Medford Planning Commission
c/o: Carla.paladino@cityofmedford.org

RE: File No.: UP-19-004/CP-20-134

Dear Commissioners:

I remain in opposition to this project and the annexation by the City.

First, the PRS plan calls for over 900 multi-story apartment units to be built along the south side of Juanipero and curving southward along the fence line behind Orchard Hill Elementary to Honor Drive. Secondly, Golf View Drive would be extended south to a new South Stage Road, and in effect be a short cut for traffic from Pacific Highway. The 'new' Golf View would also be opened to Honor Drive, creating a direct path to La Loma Drive, which is all residential area. The road design alone would create an impact on the neighborhoods around La Loma, and especially traffic in and out of Orchard Hill Elementary, which is already a nightmare at the start/end school times. Juanipero cannot be widened and cannot support any additional traffic from the new apartment units, or the new traffic on Golf View. Orchard Hill Elementary cannot absorb new elementary students from the apartments, and there is no middle school or high school in the Talent school district within 10 miles. The sheer number of apartment units in this residential area simply cannot be supported by existing infrastructure.

However, this does not matter to PRS CEO McLemore who revealed at a public meeting on November 5, 2019, that the 'apartment' component of the PRS plan would neither be owned nor managed by PRS. The units would be sold for profit and could be 'low income housing' units, depending on the buyer.

It is clear that PRS is using the 'apartment' component of their plan as a bargaining chip to gain approval of the project with the City of Medford Planning Department. PRS is only interested in profits from the sale of the $600k golf course units to rich retirees from out of state. As stated in the story, McLemore said, "We're anticipating it will create a feeder for the Manor." PRS has a big enough presence in the area. They don't need to expand on the backs of local homeowners and residents. As for McLemore's wish that Medford be more like Bend, that's rich. Medford is many things, but at the end of the day, Medford is a

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'blue collar' community. No one I know is yearning to live in a crowded and overpriced place like Bend. If PRS wants to court rich Californians to fill its towers, have at it, but not by ruining the ambiance of local neighborhoods.

The long term residents and homeowners in the area deserve better treatment from PRS and realistic consideration from the Planning Department and Medford City Councilmembers. If we don't stand up to PRS, we can kiss our neighborhoods goodbye.

Sincerely,

Ted Krempa

2856 Tonia Cir

Medford, OR 97504

541-282-2468

THEODORE R KREMPA
SUSAN H KREMPA

May 31, 2020

To: Medford Planning Commission
c/o: Carla.paladino@cityofmedford.org

RE: File No.: UP-19-004/CP-20-134

Dear Commissioners:

I remain in opposition to this project and the annexation by the City.

First, the PRS plan calls for over 900 multi-story apartment units to be built along the south side of Juanipero and curving southward along the fence line behind Orchard Hill Elementary to Honor Drive. Secondly, Golf View Drive would be extended south to a new South Stage Road, and in effect be a short cut for traffic from Pacific Highway. The 'new' Golf View would also be opened to Honor Drive, creating a direct path to La Loma Drive, which is all residential area. The road design alone would create an impact on the neighborhoods around La Loma, and especially traffic in and out of Orchard Hill Elementary, which is already a nightmare at the start/end school times. Juanipero cannot be widened and cannot support any additional traffic from the new apartment units, or the new traffic on Golf View. Orchard Hill Elementary cannot absorb new elementary students from the apartments, and there is no middle school or high school in the Talent school district within 10 miles. The sheer number of apartment units in this residential area simply cannot be supported by existing infrastructure.

However, this does not matter to PRS CEO McLemore who revealed at a public meeting on November 5, 2019, that the 'apartment' component of the PRS plan would neither be owned nor managed by PRS. The units would be sold for profit and could be 'low income housing' units, depending on the buyer.

It is clear that PRS is using the 'apartment' component of their plan as a bargaining chip to gain approval of the project with the City of Medford Planning Department. PRS is only interested in profits from the sale of the $600k golf course units to rich retirees from out of state. As stated in the story, McLemore said, "We're anticipating it will create a feeder for the Manor." PRS has a big enough presence in the area. They don't need to expand on the backs of local homeowners and residents. As for McLemore's wish that Medford be more like Bend, that's rich. Medford is many things, but at the end of the day, Medford is a

EXHIBIT
Q
CITY OF MEDFORD

'blue collar' community. No one I know is yearning to live in a crowded and overpriced place like Bend. If PRS wants to court rich Californians to fill its towers, have at it, but not by ruining the ambiance of local neighborhoods.

The long term residents and homeowners in the area deserve better treatment from PRS and realistic consideration from the Planning Department and Medford City Councilmembers. If we don't stand up to PRS, we can kiss our neighborhoods goodbye.

Sincerely,

Susan Hoppe Krempa

2856 Tonia Cir

Medford, OR 97504

541-282-2468

City of Medford
Planning

Notice of Public Hearing-Planning Commission
Hearing Date: Thursday June 11, 2020
Hearing Time: 5:30 pm

File No: UP19-004 / CP-20-134

Attn: Carla Angeli Paladino

We bought our house on Ryan Drive in 1991 and this is not the first time that Brian McLemore, the CEO of Pacific Retirement Services has been instrumental in attempting to destroy the livability of our local neighborhood. Apparently, he does not live in this neighborhood; we that do are collateral damage in his search for profit.

We understood that at some point PRS would surround their golf course with expensive single family dwellings however the plans now have become grossly overbuilt directly affecting the Phoenix Talent school system with 900 multi-story new apartment units. (Which McLemore has already announced will not be owned by PRS but sold) Orchard Hill is a neighborhood school which will not be able to manage the explosion of growth. The Phoenix Talent School district will be looking for tax payers to build a new grade school and eventually an additional middle school and high school.

The road infrastructure will not be not be able to accommodate the increased traffic in the neighborhoods and making the neighborhood intimate streets into laterals will destroy the ambience of a once lovely area.

PRS is in it for the money, but as residents of this area we are appealing to the planning commission to not allow this to be approved as it has been presented.

Bradley R & Glennda Y Allen
1311 Ryan Dr
Medford, OR 97504
541-821-0730 (GYA Cell)

EXHIBIT
R
CITY OF MEDFORD

Tue 6/2/2020 3:45 PM
Ed Nicholson ednich2102@gmail.com
Rogue Valley Manor item on June 11 agenda

I am writing in support of Rogue Valley Manor's request for development in SE Medford in and around Centennial Golf Course. I agree totally with the provisions of the request.

Ed Nicholson
2102 Quail Point Circle
Medford, OR 97504

EXHIBIT
S
CITY OF MEDFORD

Thu 6/4/2020 2:00 AM
Suzanna Davis suzannadavi@gmx.com
UP-19-004/CP20-134

I am writing to express my concern over the development of so many retirement facilities in our area while development of low cost housing is completely ignored. Also, I have lived in this valley for 40 years and have seen no good plan for water management in these new buildings. This area, while having a good water supply at this time, has known long periods of drought. Any decisions about future building should include well thought out commitments in legalese that require xeriscape as part of the plan not more and more green lawns taxing the water available to our valley in general, as well as alternative electrical such as solar panels or wind generators...truly we must be forward thinking in our development of our valley and not become a desert of old people in massive warehouses using all our resources and limiting the housing for our working middle and lower class.

Suzanna Davis RN
1220 Woodrow LN
Medford, OR 97504
541 941 3490

EXHIBIT
T
CITY OF MEDFORD

ROGUE VALLEY Manor

June 5, 2020

Medford Planning Commission
c/o: Carla Angeli Paladino, Principal Planner
City of Medford, Oregon – Planning Department
200 S. Ivy Street, Medford, OR 97501
carla.paladino@cityofmedford.org

RE: File No.: UP-19-004/CP-20-134

Dear City of Medford Planning Commission Members,

As the Board of Directors for Rogue Valley Manor (RVM) and its governing body, we enthusiastically recommend and support the proposed development around Centennial Golf Club.

Centennial opened in 2006 and is owned by RVM, with golf course operations managed by the Manor's parent company, Pacific Retirement Services (PRS). As you know, RVM is proposing to develop the property around Centennial with a multi-phase Planned Unit Development and a mix of residential and commercial uses. The proposal includes a gated Active Adult Retirement Community surrounding the golf course – and an entire development designed to be a mixed-used, pedestrian friendly environment that will provide for connectivity and a multitude of recreation and shopping opportunities for residents to enjoy. Centennial Golf Club is the only public 18-hole golf course in Medford, and we are committed to keeping the golf course open and available to the public if this project is approved in order to continue offering recreational opportunities for the greater Medford community.

A gated Active Adult Retirement Community like the one being proposed is unlike anything that currently exists in the City of Medford or the region. In addition to ensuring the preservation of open space and picturesque green fairways throughout, it will offer amenities to attract current Medford residents, business owners, and those who may consider relocating to the Rogue Valley – spawning economic development for southern Oregon. RVM and PRS have a proven track record of attracting retirees to relocate to the Rogue Valley. Moreover, we have ensured that in addition to retirees, this project will offer much needed multi-family housing for Medford. Additionally, it would be inclusive of commercial enhancements in an area of the City where they are currently not offered.

EXHIBIT U

1200 Mira Mar Avenue • Medford, OR 97504 • (541) 857-7777 • Fax: (541) 857-7599
E-mail: prs@retirement.org • Affiliate of Pacific Retirement Services, Inc.

We encourage you to accept the proposed plan, and would absolutely welcome its addition to our community. Thank you for your consideration, and please feel free to reach out to Board Chair April Sevcik at 541-857-7219 should you have any questions.

Sincerely,

Rogue Valley Manor's Board of Directors

1200 Mira Mar Avenue
Medford, OR 97504
541-857-7219

April Sevcik	*Carol Christlieb*	*Bob Mayers*	*Ray Heysell*
Kumar Bhasin	*Don Hildebrand*	*Sue Kupillas*	*Bill Jacobs*

Sun 6/7/2020 12:46 PM
Jane cecweav@charter.net
PRS Plan for Building on the Centennial Golf Course

I understand there is a Planning Commission hearing scheduled for June 11th that the public cannot attend. Consequently, this is to make my concerns known as I am a home owner who will definitely be impacted by the development planned on the Centennial Golf Course.

I live at 2828 Honor Drive, less than a block from the gate into the golf course. When we bought this house, we were told that eventually the Honor Drive gate would be opened to the golf course, but the development would be higher end, single family homes around the course. There was no mention of apartments. We had been living in the country, first Upper Applegate and then off Dark Hollow, so we wanted an area with larger lots and a quiet atmosphere. This area was fine as there is very little traffic on Honor Drive. We knew realistically, when they developed the area, traffic would increase on Honor Drive, but probably minimally as there would be little reason for residents to come up this way to get to their homes if they could enter from Golf View. Now we are told that the proposal includes over 900 multi-story apartments, right on the golf course side of the fence off Honor Drive. This would be the easiest way for apartment dwellers to get to their homes, would seriously increase traffic and have a huge impact on the peace and quiet of the neighborhood. Additionally, although my view would not be impacted, many of my neighbors and friends will have their beautiful views erased by several story buildings. The extra traffic and the blockage of view will definitely impact the value of our homes, as well.

I am asking you to please take this severe impact on our neighborhood into consideration when you are making any decisions regarding the use of the land on Centennial Golf Course.

Thank you. Jane E. Weaver, 2828 Honor Drive, Medford, OR 97504 541-608-1696

Sent from Mail for Windows 10

EXHIBIT V

Sun 6/7/2020 4:08 PM
Gerry Stanley glstanley@mac.com
Public Hearing - Medford Planning Commission

I have received notification that the Planning Commission has a hearing scheduled for June 11, and that the public cannot attend due to corona virus constraints. I am a homeowner that will be impacted by this development planned on PRS owned land (Centennial Golf Course).

I believe that holding a meeting without the public in attendance is not right, citizens cannot represent themselves in an open forum. Furthermore, the narrowly defined requirement that only those homeowners within 200 feet of the project are entitled to be notified denies input from property owners outside this arbitrary boundary who will be directly impacted by the actions of the developer and the Planning Commission.

I live at 2827 Honor Drive, two properties from the gate to the golf course. This street as well as La Loma and Juanipero will be heavily impacted by this development if 900 multi-family dwellings are built along this edge of the property. These narrow streets are already impacted by traffic particularly around Orchard Hill Elementary School.

Since the plan put forth by Mr. McLemore and others would call for sale of the land where multi-family housing would be built, the original developers are only concerned about the gated community of 55 and older purchasers who would be future candidates for occupancy at Rogue Vally Manor. Apparently, the Planning Commission has set density per acre requirements that mandate the extraordinarily high number of units on the perimeter of the gated community. It would seem these units could be distributed throughout the development in order to diminish the density impact on the infrastructure of this particular area. These dwellings would impact, property values, transportation, the peace and quiet, as well as block the views of the golf course and the beautiful rural quality that originally drew citizens to this neighborhood.

We ask that you consider the severe impact this will have on our neighborhood when you are making decisions regarding the use of the land at Centennial Golf Course.

Thank you for your consideration,

Gerald and Patricia Stanley
2827 Honor Drive
Medford, OR 97504

EXHIBIT W

Sun 6/7/2020 9:20 PM
Ronald L Constable rconstable@aol.com
Re. Council Bill 2020-59 (ANNX-19-003) -- Centennial Golf Course Development Annexation

Dear Council and Planning Commission officers,

I have one particular question regarding the subject annexation. Given that Southwestern Oregon is in a severe drought, there are at least casual discussions of needing water rationing this Summer and Fall, and climate change is likely to continue exacerbating the water issue, just how will the water for approximately 3,000 new residents and a golf course included in this annexation be provided and ensured?

It seems prudent that planning for this annexation include at least serious consideration of this issue.

Thank you for your consideration.

Sincerely,

Ronald L Constable
2115 Quail Point Circle
Medford OR 97504
541-857-6198

EXHIBIT X

Sun 6/7/2020 3:23 PM
katie yasui lambieka@gmail.com
Pacific Retirement Services project

Greetings,

I am in opposition of the Pacific Retirement Services project of a 900 multi-story apartment unit to be built along the south side of Juanipero. The impact of changing the traffic patterns in a residential area is unacceptable. Does the city of Medford continue to build retirement services and units that downgrade the quality of living in our area? Looking ahead to the economic impacts of such a development would be to see that in the long term, it will make neighborhoods unlivable and at the same time, make terrible traffic choices for the local area.

A good example of bad planning such as this is how the interstate cut Medford in half and was built over the only body of water in Medford, therefore degrading what could have been a beautiful part of town. Smart planning is critical to the future of Medford. I live on South Stage Road and will be impacted also. The roads in Medford are too busy in neighborhoods. Take the initiative to add additional on-ramp and off-ramps off the Interstate that reduce traffic to help with crosstown traffic.

Thank you,

Katie Yasui
5418908113

EXHIBIT Y

June 9, 2020

To: Medford Planning Commission

From: Renae Rogers

Dear Commissioners,

I urge you to reject PRS's request for the 900 unit housing request. As a resident who has lived in this wonderful neighborhood for 20 years and someone will be directly (and very negatively) impacted with this plan, I hope their plans will be rejected. This is a quiet, safe neighborhood with older residents and also young families who find their first homes to raise their children in. It's a well maintained area and off the beaten path, which is what all residents find appealing. The one drawback to this area is PRS and their attitude that they own this entire swath of land. Their bullying behavior towards any residents in this area who aren't paying them to live here are irritating to say the least, and quite offensive. We all pay our mortgages and taxes and deserve to be treated fairly by them and the city. Bringing this much housing and traffic to this area will have many negative impacts on this area. Gone will be the quiet streets that are safe for kids riding bikes and skateboards, residents walking dogs and taking long walks in this neighborhood. Bringing more traffic and housing will make this area more open to traffic that can invite problems that we currently don't have issues with.

The fact that residents were not notified of this plan is upsetting, but not surprising. It would be appreciated to feel like normal residents and their opinions and insights were welcomed and considered. It feels as though the only driving force is the money the city stands to gain and the bullies at PRS getting what they want as they always do. To say this is disappointing and infuriating is and an understatement, and I doubt that our voices will be heard over the roar of the voices of PRS, but I sincerely hope you will think just a little about how many lives this will impact and the loss of safety, security and property values all residents will have to deal with.

Sincerely,

Renae Rogers
2731 Joy St.
Medford, OR 97504

EXHIBIT Z

June 10, 2020

Medford Planning Commission
c/o: Carla Angeli Paladino, Principal Planner
City of Medford, Oregon – Planning Department
200 S. Ivy Street, Medford, OR 97501
carla.paladino@cityofmedford.org

RE: File No.: UP-19-004/CP-20-134

Dear City of Medford Planning Commission Members,

We are golfers and supporters of Centennial Golf Club, and are pleased to submit to you this letter of recommendation in support of the proposed development around the existing golf course.

The proposal includes a gated Active Adult Retirement Community surrounding the golf course – and an entire development designed to be a mixed-used, pedestrian friendly environment that will provide for connectivity and a multitude of recreation and shopping opportunities for residents to enjoy. Centennial Golf Club is the only public 18-hole golf course in Medford, and will remain open to the public if this project is approved in order to continue offering recreational opportunities for the greater Medford community.

A developed neighborhood such as the proposed is unlike anything that currently exists in the City of Medford or the region. In addition to ensuring the preservation of open space and picturesque green fairways throughout, it will offer amenities to attract current Medford residents, business owners, and those who may consider relocating to the Rogue Valley – spawning economic development for southern Oregon. Additionally, the project would be inclusive of commercial enhancements in an area of the City where they are currently not offered.

We would absolutely welcome the addition of the proposed Centennial development to our community, and enthusiastically support the project. Thank you for your consideration.

Sincerely,

Centennial Golf Club Golfers and Supporters
(Please see attached list for names and contact information.)

EXHIBIT AA

Centennial Development Golfer Contact Information

Name	Address	City	State	Phone
Ben Running	2695 Montego Pl	Medford	OR	(541)890-3650
Matt Preston	3442 Lone Pine RD	Medford	OR	541-261-1339
Bobby Jones	3726 Arizona Dr	Medford	OR	541-261-5709
Kazuji Sato	3285 Blackthorn Dr	Medford	Or	541-973-5483
Christian Inkley	333 Maple Street Medford OR	Medford	OR	541 9412334
Justin Wtz	930 East Pitton	Eagle Point	OR	608 334 0615
John Kandaris	228 Talent Ave	Talent	OR	541-531-1651
Kelly Rasmussen	3255 Millcrest	MFR	OR	541 840.9840
David Schoenberg	2693 E McAndrews	MFR	OR	541 601 1102
Jeff Dwire	1201 Paulita Dr	Medford	OR	(541) 414-7589
Dan Carender	987 Willowdale Ave	Medford	OR	541 8901795
Steve Terry	1016 Aspen	Medford	Or	541 7780387
Kos Ray	1314 Utah Dr	Med	OR	541 324-4344
Larry Douglas	2416 N. Keene Way Dr	Med	OR	541-778-4695
Michael Clark	431 Silver Creek Drive	CP	OR	541-890-4898
[illegible]	108 Dunn Circle	Ashland	OR	3236010[illegible]

Centennial Development Golfer Contact Information

Name	Address	City	State	Phone
Marie Resler	130 Jackson Cr Dr	J'ville	OR	
Judy Tomm	1916 Old Military	CP	OR	~~541-779~~
Judy Lewis	663 Crystal Dr.	Eagle Pt	OR	
Gwen Quimby	1524 Cambridge Cir	Medford	OR	541-944-5020
Karen Curtis	571 St. Augustine Dr	Medford	OR.	916-768-3491
Colleen Helbert	567 St Augustine Dr	Medfo	OR	541-944-7359
Deanna [illegible]	2600 Stewart Way	Medford	OR	503 706-5334
Linda Wade	12690 Duggan	Central Point	OR	541-855-1612
Susan Hutton	225 Grandview	Ashland	OR	713-306-3107
Tracy Meuter	1250 Park St	Ashland	OR	541-941-4000
Judy Korpas	2637 Aldersgate	Medford		541-601-0109
Lawel Kiichli	650 Forest St.	Ashland	OR	541-708-0635
Marie Rickards	3130 Alameda St	Medford	OR	907-388-8458
Mike Prutsman	1471 Foxwood Dr.	Medford	OR	541 301 3975
Ryan Sandoval	312 August Ct	Eagle Point	OR	541-282-4008

Centennial Development Supporter Contact Information

Name	Address	City	State	Phone
Brian Sackett	931 Hopkins Rd.	Central Pt.	Or	(458) 226-0507
Wendy Cooper	1213 Wedgewood Dr.	Central Point	OR	541-951-5343
Taylor Klemp	1224 N Modoc Ave.	Medford Or.	OR.	541-941-0138
Jessica Young	124 Vernada Pl	Medford OR	OR	541-698-7953
Ryan Kukula	124 Vernada Pl	Medford,	OR	360-751-8772
[illegible]	605 Chantal Ct	"	"	541 499 2253
Alex Jacobberger [illegible]	1443 Ridgepine Way	Medford	OR	541-210-2681
Marsha Howard	575 Primrose Dr.	Central Point	OR	541-621-3468
Tyler Dean	892 Pennsylvania Ave	Medford	OR	541-331-4225
Victor Redos	9020 Hillcrest Mt.	Medford	OR	727-2219
GARY WARNER	1155 ASHLAND MINE Rd	ASHLAND	OR	541 488 9388
Dan DeWald	320 Jackson Cr. Jacksonville	Jacksonville	OR	541-702-2110
FRANK ECKARD	1541 CYPRESS POINT DRIVE	MEDFORD	OR	502-93[illegible]-4721
Kevin Williams	3022 COLONIAL AVE. ~~MEDFORD, OR~~ 97504	MEDFORD	OR	541-778-2918
Leslie Gauney	625 NOTTINGHAM	EP	OR	541-951-3289
Sandy Eschlund	3461 HENREDON WAY	MEDFORD	OR	603-738-9631

Centennial Development Golfer Contact Information

Name	Address	City	State	Phone
Chris Dahlitt	806 Gardendale Ave	Medford	OR	541 778 1026
Jeremy Tyler	916 Aspen St	medford	OR	541 778-1012
Ron Wallace	2402 Senate Way	Medford	OR	541-941-9938
Mike Davis	201 Glenn Way	CP	OR	541-301-0556
Nancy Dicus	PO Box 1408	Jacksonville	OR	425-501-0151
Elijah Kattan	439 Helman	Ashland	Or	541.499 5470
Jeremy Ross	380 Golf View dr	medford	OR	541-531-0212
Greg Lathrop	3384 Cadet Dr.	Med	OR	541-601-9808
Vernon Robinson	2524 Huntington Lane	Med	OR	541-326167
Chris Wood	3383 Alameda St	Med	OR	541-613-2035
Patrick Reynolds	2109 Dellwood Ave	Med	OR	541-941-3799
Dexter Daum	1402 N. Modoc	Med	OR	775-530-3077
Greg LeVelay	3073 Crystal Mtn Ave	Med	OR	541 971-5287
Steven Renfro	1238 Looking glass way	CP	OR	541-227 9504
Jaime Burton	2744 N. Keene Med, OR	Med	OR	541-890-4688
Nan Keck	6805 Pineridge Dr.	Med	OR	541-778-4323

Centennial Development Golfer Contact Information

Name	Address	City	State	Phone
David Stiemert	6394 Adams Rd.	Talent	OR	541-301-7578
Anthony Ullova	1452 Angel Crest Dr	Medford	OR	541 821 6635
Aidan Jones	76 Dewey St. Ashland	Ashland	OR	541 326 2518
Reese Fisher	605 Chantal Court	Medford	OR	541-499-2248
Joey Walker	5295 Dark Hollow rd	Medford	OR	541-951-2822
Phil Cardin	3855 Dover Park #26	Medford	OR	541-326-2631
Robert Capsy	1103 Queen Anne	Medf	OR	5417798752
Ryan Whittaker	35 Ashley PL	Central point	OR	541-301-6201
Al Baham	1211-LaHonda	Medford	OR	541 941-6942
DENNIS H. MILLER	317 NEWTOWN ST	MEDFORD	OR	541-227-3092
JAY MILLER	7674 WAGNER CR RD	SALEM	OR	208-837-7013

Centennial Development Golfer Contact Information

Name	Address	City	State	Phone
Greg Knudson	2427 Country Club Dr	Medford	OR	541 773 6788
Blake Shields	815 black oak	medford	OR	206-861-3989
SERRA SCHOOL	10 FAIR OAKS	MEDFORD	OR	541 840 3970
TOM PARKS	2542 OLD MIL	CT. PIT.	OR	541-773 7066

Phoenix-Talent Schools

Excellence For Everyone

RECEIVED

JUN 10 2020

PLANNING DEPT.

June 5, 2020

City of Medford Planning Dept.
Lausmann Annex
200 South Ivy
Medford, OR 97501

Dear Planning Department,

Phoenix-Talent School District would like to respond to the recent notice and request for comment regarding Rogue Valley Manor's Urbanization Plan and Annexation applications in Planning Unit MD-5f. Though we are neither in favor nor against the proposed plan, our district has planned for growth in SE Medford.

Over the last several years, we have studied, examined and planned facility upgrades across our entire district in anticipation for future growth. We currently have a long-range facility plan working through each jurisdiction in our boundary area, which highlights growth projections, current condition of our facilities and the facility needs in the future. In November 2017, we were fortunate that our patrons voted in favor of a $68 million dollar bond measure. This allows us to improve our facilities to meet this anticipated growth.

Specifically, the district is prepared for additional growth at Orchard Hill Elementary School (OHES) over the next ten years. The addition of a large cafeteria and improvements to mechanical and HVAC systems, prepares this facility for additional students. The optimum capacity for OHES, with the improvements, is 600 students, according to our long-range facility plan. Current enrollment at OHES is 401 students. The district is also evaluating elementary school boundaries and has an opportunity to adjust Orchard Hill Elementary and Phoenix Elementary boundaries to accommodate growth in SE Medford. Upon community and family outreach, a recommendation will be made to the board during the 2020-21 school year.

The long-range facility plan projects capacity issues may arise at OHES during or after the 10 to 20 year planning timeframe. The long-term capacity issues at OHES are projected to arise from development in the Southeast Neighborhood Plan area. The Rogue Valley Manor's urbanization plan proposal may shape the district's future facility planning in this area, but it is not expected to create unanticipated facility capacity issues.

Thank you for allowing this comment to be entered into the record. If there are any questions, please do not hesitate to contact our office.

Sincerely,

Brent Barry
Superintendent

Phoenix-Talent Schools
PO Box 698/401 W. 4th St. Phoenix, OR 97535
Phone: (541) 535-1511 / Fax: (541) 535-3928

EXHIBIT BB

Wed 6/10/2020 1:19 PM
bruce bauer bbauer1942@yahoo.com
Rogue Valley Manor Project

Matt Brinkley, Director 9of the Planning Commission Medford Oregon.

About 15 years ago I was on the Citizens Advisory Grou8p to the Planning Commission. I had to quite because I was physically threatened. A lot project a lot people feel very passionate about but there is no room for threatening people and I have experiences with you have been very understanding! Thank You.

On the planned project for the 417 acres located on North Phoeinix Road, I have some concerns. I have a storm drain that goes on my property and a neighbors property that drains into the marsh area. What are the plains for this area? Another potential water problem is a spring that comes up about 100 yeard northeast of my proptery. What are the plans for this spring? There were about a dozen fruit trees that grew in that area and irrigated by the spring. I may be wrong, but I think the city of Medford has a ordinance about removing trees?

I an very concerned about climate change, so is there going to be a requirement for solar pannels on these new housing units? What other climate adjustments have been made to this development? What about water? The city of Ashland was told they had enough water for years and about 2 years ago they had to construct a water main to Ashland.The entire world needs to be thinking about this problem and this might be a start.

I have many concerns about traffic. Has there been a traffic study? The widening of North Phoenix Road will definitely help, but my street (La Loma) will have a lot more traffic as well. Also, I have heard that Gold View Drive would be widened which would help. Can Barnett handle any more traffic?

There is usual, rules about construction hours. I have had many problems with the code enforcement department with city and they respond they are not required! What are my alternatives? The project has really started yet and all ready I getting a lot more rats, vols, squirels and snakes I have had in years past. What can be done about this problem? What dirt in the air, who pays for extra cleaning of the exterior of my house?

The recent Avista project of painting marks on my street and our yards is a perfect example of the city of Medford not informing residents of what is going on!

Lastly, our Govenor Brown has issued new rules about development, but it would be nice if some these rules (BCD EO 20-04 3 report would be incorporated into the project, but the city would not be required until 2022.

Thank You for reading my concerns.

Bruce Bauer 541-821-1823

EXHIBIT CC

June 10, 2020

To: City of Medford Planning Commission Members

Subject: Centennial Property Annexation
File No. UP-19-004/CP-20-134

We are writing in support of Rogue Valley Manor's application for annexation of the Centennial property into the City of Medford.

Medford's population is projected to increase by 20 percent in the next 15 years--from about 84,000 today to more than 100,000 in 2035. Therefore, in 2018 the City of Medford wisely expanded its Urban Growth Boundary and added more than 4,000 acres to the City to comply with State law and to provide a 20-year land supply to accommodate this additional population's need for housing and employment.

The proposed Centennial development will add more than 1,500 single- and multi-family residences, along with commercial space for new businesses.

The 20 percent growth in Medford's population will occur whether it is planned for or not. Neighbors need only look from their homes west to Rogue Valley Manor to see the kind of thoughtfully planned development that can be expected around the existing golf course as a result of the Manor's application for annexation.

Respectfully,

Kumar Bhasin

Kumar Bhasin

Roberta Bhasin

Roberta Bhasin

1714 Lake Village Drive
Medford, OR 97504

EXHIBIT DD

FAIR HOUSING COUNCIL OF OREGON

June 10, 2020

City of Medford Planning Commission
200 South Ivy Street,
Medford, Oregon 97501

RE: UP-19-004
Comprehensive Plan Amendment to adopt an Urbanization Plan into the Neighborhood Element for ten tax lots totaling 417.18 acres located west of North Phoenix Road (planning unit MD-5f- Rogue Valley Manor).

Dear Commissioners:

This letter is submitted jointly by Housing Land Advocates (HLA) and the Fair Housing Council of Oregon (FHCO). Both HLA and FHCO are non-profit organizations that advocate for land use policies and practices that ensure an adequate and appropriate supply of affordable housing for all Oregonians.

Both HLA and FHCO are supportive of UP-19-004, the adoption of an Urbanization Plan into the Neighborhood Element for ten tax lots located west of North Phoenix Road. Furthermore, the Goal 10 portion of the staff report is excellent and we hope to use it as a model to help other jurisdictions. Good luck with the continuation of this project!

Thank you for your consideration of our comments.

Sincerely,

Louise Dix

Louise Dix
AFFH Specialist
Fair Housing Council of Oregon

Cc: Gordon Howard, DLCD

EXHIBIT EE

Thu 6/11/2020 11:29 AM
sleeper1428@charter.net
Comment on planning/execution of development around Centennial Golf Course by Rogue Valley Manor

From: Dr. and Mrs. Gaither B. Everett
1428 Larson Creek Drive
Medford, OR 97504
Tel No - 543-776-1237

To whom it may concern:

We had our home built on the west corner of Juanipero Way and Larson Creek Drive in 1996 and we've lived there since that time. At that time we were only the second home on Juanipero Way, the first having been built on the corner of Juanipero Way and North Phoenix Rd. Since that time homes have been built the entire length of Juanipero Way, each home necessitating the use of double trailer rock and gravel trucks in the preparation of each building site with these trucks using Juanipero Way as a temporary parking area. The next development in this area was across North Phoenix Rd. between Juanipero Way and Creek View Drive on the east side, this development once again seeing double trailer rock and gravel trucks using Juanipero Way as a temporary parking area. While temporarily parked, these trucks entirely block the bike lanes and extend partially into one of the auto lanes, forcing traffic to veer into the oncoming traffic lane in a rather unsafe manner in order to pass these trucks and/or their trailers which are dropped while the truck is dropping its load.

We have had to put up with the noise and unsafe traffic conditions related to these trucks for nearly 25 years and now we are faced with yet another development, this one much larger and more extensive than anything we've faced to date. We realize that we have little or no hope of blocking or altering in any significant way the planned development - those with the money have the power and make the rules - we would appreciate some consideration for the home owners on Juanipero Way who, if things are done as usual, will be faced with multiple double trailer rock and gravel trucks parking up and down Juanipero Way until each and every building site is prepared. To be quite specific, since the plan appears to be to cut Golf View Drive through the west end of the new development area, we would appreciate it if this could be done as a first priority. Once Golf View Drive has been extended through this area, we would appreciate it if the trucking companies working to prepare building sites in the new development be required to use the newly extended Golf View Drive to park their double trailer rock and gravel trucks. This would significantly reduce the noise and dust creation factors, the wear and tear on Juanipero Way and would make that street far safer for bicycle riders as well as automobile drivers.

We would very much appreciate your bringing our concerns and suggestions regarding this development to the attention of the Planning Commission. As I mentioned, we see little if any chance of blocking or significantly changing the plan as presented but we would like to do what we can to lessen the impact of the construction of this development on the home owners living on Juanipero Way.

Sincerely,
Dr. and Mrs. Gaither B. Everett
1428 Larson Creek Drive
Medford, OR 97504
541-776-1237

EXHIBIT FF

June 11, 2020

To: City of Medford Planning Commission Members

Subject: Centennial Property Annexation
File No. UP-19-004/CP-20-134

We are writing in support of Rogue Valley Manor's application for annexation of the Centennial property into the City of Medford.

Medford's population is projected to increase by 20 percent in the next 15 years--from about 84,000 today to more than 100,000 in 2035. Therefore, in 2018 the City of Medford wisely expanded its Urban Growth Boundary and added more than 4,000 acres to the City to comply with State law and to provide a 20-year land supply to accommodate this additional population's need for housing and employment.

The proposed Centennial development will add more than 1,500 single- and multi-family residences, along with commercial space for new businesses.

The 20 percent growth in Medford's population will occur whether it is planned for or not. Neighbors need only look from their homes west to Rogue Valley Manor to see the kind of thoughtfully planned development that can be expected around the existing golf course as a result of the Manor's application for annexation.

Respectfully,

Larry Shirk

Carolyn Shirk

1905 Wildflower Circle,

Medford, OR 97504

EXHIBIT GG

Thu 6/11/2020 2:47 PM
Carolyn And Paul Turner oceanwise@aol.com
Annexation of Centennial property

Dear Ms. Paladino,

As interested Medford residents we respectfully submit that the Centennial properties should be annexed into the city: UP-19-004/CP-20-134.
Given our projected 20% growth we anticipate that new and well developed housing will be of utmost importance to keep our community prospering and beautiful.
Please consider annexing this valuable property to the city of Medford.

Respectfully,
Dr. Paul Turner and Carolyn Turner
541-857-6620

EXHIBIT HH

Thu 6/11/2020 3:38 PM
Bob Karcich brokerbob45@yahoo.com
RPS 900 units

to: Medford Planning Department and City Council,

I believe the extent of the plan to build 900 rental units for the general public to purchase, is enough to destroy the LaLoma & surrounding neighborhood. RPS is always about the money and they proved that by the density of the condos they eventually got approved and built on the hillside over the years and the amount of other commercial development in that area.

Infrastructure alone cannot handle the extent of that kind of development. LaLoma is already a disaster to travel when school children and parents are present.

The homeowners in the area will be severely impacted by the negative results of such a huge development.

I am a Realtor and have already had 2 clients make it very clear that they do not want to live in the LaLoma area due to what they have heard about the massive development plans of RPS. I have been selling homes in that area since early 1980 and have never heard that kind of statement made about the LaLoma location.

The City and all you folks work for the public at large not just the developers. You have a duty to all parties concerned. You should not align yourselves with development only. Take into consideration the homeowners and the impact such a development will have on their homes and investments these folks have made. Also, think of the children's safety and how difficult it will be to control traffic in the area of Orchard Hill Elementary.

Thank you,

Bob Karcich, Broker

brokerbob45@yahoo.com

EXHIBIT II

Fri 6/12/2020 8:25 AM
Barbara FIELD barbandsidfield@msn.com
centennial annexation

To Carla

I am writing in support of the Centennial property to be annexed to the City Of Medford. I live at the Rogue Valley Manor and am in strong favor of this annexation which has been discussed for years. This will be a wonderful addition to the City of Medford.

The file number of this case is UP-19-004/CP-20-134

Thank you

Barbara Field

1701 Lake Village Drive

Medford, Or 97504

EXHIBIT JJ

Fri 6/12/2020 2:30 PM
Fred Willms fredwillms11@gmail.com
Centennial Property Annexation, File No.

For the attention of the City of Medford Planning Commission Members

My wife and I have lived at Rogue Valley Manor for 21 years. Three years ago I wrote a letter to the Jackson County Planning Commission urging that the Centennial Golf Course and surrounding property (about 424 acres) be included in the expansion of the Urban Growth Boundary. This property has now been included in the expanded Urban Growth Boundary and an application for annexation of this property into the City of Medford has been submitted.

In that letter, I mentioned that residents of Rogue Valley Manor might have a shorter term outlook than the general population about projects that might carry on for many years. In the case of the acquisition of the land and the subsequent development of the Centennial Golf Course, it was clear to the residents that the project would evolve over time in a way that would be to the long-term benefit to both the City of Medford and the Rogue Valley Manor. Significant investment has been made in the construction of the Centennial Golf Course and its operation as a popular championship level course. This provides a major building block to make possible the construction of an over 55 community that will attract residents of the Rogue Valley and other communities. The addition of multi-family homes will help satisfy the need for housing caused by the projected 20 percent growth in Medford's population over the next several years.

The satisfaction of the long sought goal of the residents of Rogue Valley Manor needs the approval of this application for the annexation of this property. We urge the Commission to grant its approval.
Respectfully,

Lee and Fred Willms
1 Skyline Drive, #3412
Medford, OR 97504

EXHIBIT KK

James D. Stocker
1506 Village Center Drive
Medford, OR 97504

To: City of Medford Planning Commission Members
Attn: Ms. Carla Paladino, Medford City Principal Planner

Subject: Centennial Property Annexation
File No. UP-19-004/CP-20-134

I am writing to you to support the application of Rogue Valley Manor for annexation of the Centennial property into the City of Medford. This property when developed will add more than 1,500 single and multi-family residences along with ample provision for commercial space for new businesses in West Medford.

We are aware of the projected 20% growth in Medford's residents in the next 15-20 years, and applaud the vision of Medford's leaders in expanding the Urban Growth Boundary to facilitate planning for fruitful expansion to meet the needs of this expanded population..

As I mentioned in several recent presentations to Medford and Jackson County officials, Rogue Valley Manor is very conscious of its important role in the future of this valley. We are dedicated to ensuring that development of this property will meet the high standards which we have maintained since our founding over 65 years ago.

Respectfully,

James D. Stocker

EXHIBIT LL

June 10, 2020
Wayne Thomas; whthomas_0923@yahoo.com
Re. Council Bill 2020-59 (ANNX-19-003) -- Centennial Golf Course Development Annexation

Dear Planning Commissioners and Staff:

I support Rogue Valley Manor's well-designed and vetted proposal for bringing the 424-acre Centennial Golf Course and surrounding land into the City of Medford. The Planning Commission considered RVM's proposal for the development of the property when determining which portions of the city's surrounding rural area would be brought into the urban growth boundary (UGB). The Planning Commission found RVM's proposed development with a mixture of multifamily, commercial, and single-family homes, all surrounding the beautiful golf course, would be a desirable addition to the City of Medford. The City Council agreed, and the Centennial property is now within the expanded UGB.

Medford's population will reach nearly100, 000 by 2035 (Coordinated Population Forecast for Jackson County…2015-2065, by the Population Research Center, Portland State University), about 18,000 more than in 2018 (US Census Bureau). In 2018, the City Council added 4,046 acres to the city's UGB to permit the construction of residential, commercial, and industrial properties to accommodate the forecast growth. The expansion included the Centennial property, now designed to include 824 (not 900) multifamily housing units to achieve minimum population density requirements.

Centennial's neighbors, especially those near the north side of the Centennial development, will bear much of the brunt of the new development, especially as caused by increased traffic. Their concerns are understandable, but I hope they can appreciate adding thousands of new residents to Medford will require some squeezing in wherever homes and businesses are built within the UGB to accommodate them, not just the area near Centennial.

While the City has to find a way to rationally provide for expected growth, part of the planning process must include ways to mitigate the impact of the growth, especially in creating adequate ways to move the increased numbers of people. This may include widening streets and taking other measures to keep traffic issues at a minimum. In other words, allowing for growth requires not only the construction of homes and businesses but also addressing the need to provide for smoother traffic flows.

I recommend the Planning Commission approve the Centennial development proposal as a very desirable way to allow for the city's growth to come. The development planners have designed a comprehensive project that will be a beautiful addition to the city while making a substantial increase to the city's economy. I think this can be done while also including planning for ways to address the concerns of the neighbors of the project.

Wayne Thomas
1 Skyline Drive, Apt. 3314
Medford OR 97504
541 847 6914

EXHIBIT MM

June 12, 2020

To: City of Medford Planning Commission Members

Subject: Centennial Property Annexation
File: UP-19-004/CP-20-134

Dear Planning Commissioners and Staff:

I firmly support the Rogue Valley Manor proposal to incorporate the annexation of over 400 acres, including the Centennial Golf Course and surrounding lands, into the City of Medford. This very attractive and well-located property is contiguous to residential areas within the City, as well as Rogue Valley Manor, and close to important traffic routes. It provides an excellent opportunity for Medford's expansion within the Urban Growth Boundary as decided by the City Council in 2018.

The population of the City is expected to grow approximately 20 percent in the next 15 years. Important organizations such as Asante Rogue Regional Medical Center are planning major expansions of their facilities. The location of Rogue Valley Manor's proposed development in proximity to Asante will be a positive factor for prospective residents and businesses who consider locating to the Centennial property.

Having been there myself, I very much appreciate the concerns of local residents whose properties are close to the proposed development and related expansions of traffic and infrastructure capacity. Medford does need residential and commercial capacity to meet predicted demand, and this property presents an excellent opportunity. There are important criteria for zoning and housing density, and traffic loads which benefit all of us. The proposed development plan has been well prepared.

I recommend the Commission approve Rogue Valley Manor's proposal as an excellent means of providing for Medford's growth into the future, and as an attractive and cohesive addition to the City.

Thank you.

Dan Wagner

Ernest D. Wagner Jr.
1907 Wildflower Circle
Medford, OR, 97504
541-857-6414

EXHIBIT NN

Sun 6/14/2020 11:00 AM
Pb canada9668@gmail.com
Thoughts on Centennial project

1601 Meadow View Drive
Medford OR 97504
June 14, 2020

Carla Paladino
Medford City Principal Planner

Dear Ms. Paladino,

We know there have been some comments in the newspaper from people opposed to development of the Centennial golf course property. Change is always difficult, and there will always be those who oppose it. But change and growth are desirable and, we would say, inevitable. With the current good solid planning behind this project, the proposed changes around Centennial will bring huge benefits to our city.

We understand this issue is coming up for official discussion, so we write to support UP-19-004/CP-20-134.

We do believe that there are many, many more supporters of this project than there are critics.

Sincerely,

Patricia Berglund

Paul R. Berglund

EXHIBIT OO

June 14, 2020

TO: City of Medford Planning Commission Members

Subject: Centennial Property Annexation
File No. UP-19-004/CP-20-134

We are writing in support of Rogue Valley Manor's application for annexation of Centennial property into the City of Medford.

The City of Medford wisely expanded its Urban Growth Boundary by adding more than 4000 acres to the City of Medford to comply with State law. This action by the City will provide for a planned growth over many years in anticipation of the expected 20% increase in population and resulting needs for additional housing and employment.

The proposed Centennial development around the existing golf course is consistent with the spirit and substance of the City of Medford's Plan and we whole heartedly support it. It will add more than 1500 single- and multi-family residences, along with commercial space for new businesses.

Medford's population has been growing steadily over the years and even as the Covid-19 pandemic continues to impact our economy. We believe that thoughtfully planned future growth will benefit the City immensely and ensure that the Rogue Valley Manor continues to be an attractive place.

Respectfully,

Ravindra C Vasavada

Hubertina J Vasavada

1622 Meadow View Drive
Medford, OR 97504

EXHIBIT PP

Mon 6/15/2020 6:45 PM
russy4100@gmail.com
Centennial Property Annexation - File No. UP-19-004/CP-20-134

Dear Ms. Paladino:

This refers to the above-mention File application for annexation of Centennial property to the City of Medford. Having considered various pros and cons of the issue I have come to the conclusion that such annexation will prove to be in the long-term interest of both the current and future residents of Medford. Medford environment provides a unique opportunity for socio-economic growth sorely needed and the potential exists for a win-win future for all concerned. I am assuming that the Planning Commission will take into consideration the net impact on the lives of current residents and remain optimistic that the overall result would be positive for all.

Very truly yours,

Russy D. Sumariwalla
1 Skyline Drive, Apt. 3615
Medford, OR 97504-2506
russy4100@gmail.com Please use ONLY THIS E-mail address.
541.857.6606
Humankind and Planet Earth FIRST

EXHIBIT QQ

RECEIVED
JUN 15 2020
PLANNING DEPT.

2107 Quail Pont Cir

Medford, OR 97504-4523

June 12, 2020

Medford Planning Commission

200 S Ivy St

Medford, OR 97501

Subject: Annexation of Centennial Property.

File # UP19-004/CP-20-134

We encourage your support for the annexation of the Centennial Property.

Sincerely,

James C. Ellis

James C Ellis

Joyce B. Ellis

Joyce B Ellis

EXHIBIT RR

Ex: RR

Wed 6/17/2020 11:12 AM
Anita Sumariwalla anitabanoo@gmail.com
Centennial Property Annexation

Dear Ms. Paladino,

This refers to the application for the 'Centennial Property Annexation - File No. UP-19-004/CP-20-134 to the City of Medford, OR 97504.

Having considered various pros and cons of the issue, I have come to the conclusion that such annexation will prove to be in the long-term interest of both - the current and future residents of Medford.

Medford's environment provides a unique opportunity for socio-economic growth - very much needed! The potential exists for a 'Win-Win' future for all concerned!

I am assuming that the Planning Commission will take into consideration the net impact on the lives of current residents. I remain optimistic that the overall result would be positive for all concerned!

With best regards,

Anita R. Sumariwalla.

EXHIBIT SS

Wed 6/17/2020 1:55 PM
Chuck Schwyn ceschwyn@charter.net
Centennial Property

Dear Ms. Paladino,

I am writing in support of Rogue Valley Manor's application for annexation of the Centennial property into the City of Medford.

Much time and consideration of the planning and development of this project has gone into the plans. This would greatly enhance the continuing growth and development of Medford's future.

Thank you.

Sincerely,

Charles (Chuck) Schwyn
1704 Lake Village Drive
Medford, Or. 97504

EXHIBIT TT

From: Rodney L. Grehn [mailto:rodney.grehn@medfordwater.org]
Sent: Monday, June 22, 2020 4:27 PM
To: Matt H. Brinkley <Matt.Brinkley@cityofmedford.org>
Cc: Eric C. Johnson <eric.johnson@medfordwater.org>; Brad_Taylor Water <brad.taylor@medfordwater.org>
Subject: FW: Centennial Golf Course Annexation

<EXTERNAL EMAIL **Click Responsibly!>**

Matt,

Good afternoon, I'm responding to the email below (*bottom of this email thread*) which is in regards to the previously held City of Medford Council Meeting on the expansion of the proposed residential development around the existing "Centennial Golf Course". Mr. Constable voiced his concerns about this summers potential "drought" situation, and of the amount of water that will be utilized for the proposed 3,000 residents.

Medford Water Commission (MWC) is keenly aware of the water demand in our distribution system. MWC is always planning for the future by expanding our Water Treatment Plant, and supply lines to various portions of the City of Medford. Every 10 years Medford Water Commission goes through a Water Distribution System Master Plan. This study identifies deficiencies in our system, and provides solutions to eliminate the deficiency, or ways to better the distribution system. Our Water Treatment Plant, and Water Distribution System are thoroughly analyzed by our Hydraulic Modeling consultant. Out of the Master Plans numerous Capital Improvement Projects are identified, and over the years that these projects get implemented.

MWC also has a Water Conservation Department, so we are also in the business of conserving water too, along with helping our customers with their existing, or planned irrigation systems, so that water isn't wasted needlessly.

I also reached out to the management staff at the Rogue Valley Manor to inquire about their "source of irrigation water" for the Centennial Golf Course . Currently, the Centennial Golf Course use's Talent Irrigation District for all of their greens and fairways. They are even considering the use of "irrigation" water for around the proposed homes, like they have done at the Rogue Valley Manor.

It is my hope that Mr. Ronald Constable can have some peace in knowing that we're not just allowing the waste of water; and that we are truly doing our best to manage the precious water resource that we have here in the Rogue Valley.

Thanks,

Rodney Grehn, P.E.
Staff Engineer
Medford Water Commission
200 S. Ivy St. Rm. 177
Medford, Oregon 97501
Direct: 541-774-2448
Fax: 541-774-2555
Email: Rodney.Grehn@medfordwater.org

EXHIBIT UU

From: Brian McLemore <Brian@retirement.org>
Sent: Monday, June 22, 2020 9:29 AM
To: Rodney L. Grehn <rodney.grehn@medfordwater.org>
Cc: Eric C. Johnson <eric.johnson@medfordwater.org>
Subject: RE: Centennial Golf Course Annexation

Thanks. We are using irrigation water for the Centennial and will continue to do so. We may even use irrigation water around the homes like we have done at RVM but I am not 100% sure on that yet. Also I think we are on TID at the golf course and MID at RVM.
Thanks,
Brian

From: Rodney L. Grehn [mailto:rodney.grehn@medfordwater.org]
Sent: Monday, June 22, 2020 9:26 AM
To: Brian McLemore <Brian@retirement.org>
Cc: Eric C. Johnson <eric.johnson@medfordwater.org>
Subject: Centennial Golf Course Annexation

Good morning Brian,

At the previous City of Medford Council Meeting in regards to the proposed Centennial Golf Course Development, there was a concerned resident at the Manor that sent the email below to Matt Brinkley City Planning Director in regards to his concern of potential drought, and that this development will exacerbate the water issue. (I've pasted the email below for your review.)

I believe that the Centennial Golf Course is currently watering with irrigation water from MID, is that correct? And if so, is it Centennial Golf Course's plan to continue the use of irrigation water for the Golf Course into the future?

If your able, please get back to me at your earliest convenience.

Thanks,

Rodney Grehn, P.E.
Staff Engineer
Medford Water Commission
200 S. Ivy St. Rm. 177
Medford, Oregon 97501
Direct: 541-774-2448
Fax: 541-774-2555
Email: Rodney.Grehn@medfordwater.org

From: Ronald L Constable [mailto:rconstable@aol.com]
Sent: Sunday, June 7, 2020 9:20 PM
To: Mayor and Council <mayor@cityofmedford.org>; Carla G. Paladino <Carla.Paladino@cityofmedford.org>
Subject: Re. Council Bill 2020-59 (ANNX-19-003) -- Centennial Golf Course Development Annexation

<EXTERNAL EMAIL **Click Responsibly!>**
Dear Council and Planning Commission officers,

I have one particular question regarding the subject annexation. Given that Southwestern Oregon is in a severe drought, there are at least casual discussions of needing water rationing this Summer and Fall, and climate change is likely to continue exacerbating the water issue, just how will the water for approximately 3,000 new residents and a golf course included in this annexation be provided and ensured?

It seems prudent that planning for this annexation include at least serious consideration of this issue.

Thank you for your consideration.

Sincerely,

Ronald L Constable
2115 Quail Point Circle
Medford OR 97504
541-857-6198

RECEIVED
JUN 25 2020
PLANNING DEPT.

6/25/20

Dear Members of Medford Planning Commission,

This letter is to inform you that I am opposed to the Planned Unit Development (MD-5f-Rogue Valley Manor) on the Centennial property located on the west side of North Phoenix Rd., south of Juanipero Way. My home and property located at 1221 La Loma Drive, borders the land which is part of the proposed development. Just beyond my property line the plan now incorporates single family dwellings (part of Phase 5) abutting my property and other existing single family dwellings. Beyond a single row of new single family dwellings, the proposal is to build 3 story multi-family apartment buildings. My current view from my backyard of open land, the golf course, and the hills beyond will no longer exist. Those are the main reasons I purchased this property and house, to obtain a feeling of being out in the country, but in a safe and friendly neighborhood. If this development proceeds as planned, I will be forced to sell my home and property, quite possibly at a decreased property value.

Sincerely,

Cynthia A. Sheppard
1221 La Loma Drive
Medford, OR 97504

EXHIBIT VV

Fri 6/26/2020 11:20 AM
Douglas McDonald douglassmcdonald@gmail.com
Re: Rogue Valley Manor plan map

Yes, I would.

On Fri, Jun 26, 2020, 7:28 AM Carla G. Paladino <Carla.Paladino@cityofmedford.org> wrote:

Thank you Doug. Do you want your comments included in the record?

From: Douglas McDonald [mailto:douglassmcdonald@gmail.com]
Sent: Thursday, June 25, 2020 5:19 PM
To: Carla G. Paladino <Carla.Paladino@cityofmedford.org>
Subject: Re: Rogue Valley Manor plan map

Thanks. That clarifies things. I'm in favor of the proposed changes.

Doug.

On Thu, Jun 25, 2020, 5:08 PM Carla G. Paladino <Carla.Paladino@cityofmedford.org> wrote:

Hello Mr. McDonald,

The Planning Commission packet is available on the City's website and you can access the Urbanization Plan documents. The urbanization plan proposal does not show the specific location of lots or sites. This stage provides an overall plan for the types of land uses and where they are located on the site, higher street locations, general street circulations, open space requirements and residential density numbers. No construction is proposed with the urbanization plan.

https://www.ci.medford.or.us/Agendas.asp?AMID=8623&Display=Agenda

If the urbanization plan and annexation are approved, the property owner will have to apply for a zone change, land division and site plans which will provide the more specific details you are looking for.

Please take a look at the packet and let me know what questions I can answer. I can send you pdfs of any of the plans in the packet also.

Thank you for contacting our office,

Carla Paladino

Carla Angeli Paladino | *Principal Planner*
City of Medford, Oregon | Planning Department
200 S. Ivy Street, Medford, OR 97501
Ph: 541-774-2395 | F: 541-618-1708
Website | Facebook | Twitter

EXHIBIT WW

From: Douglas McDonald [mailto:douglassmcdonald@gmail.com]
Sent: Thursday, June 25, 2020 4:33 PM
To: Carla G. Paladino <Carla.Paladino@cityofmedford.org>
Subject: Rogue Valley Manor plan map

Hello Ms. Paladino.

We live on Blue Blossom Dr. and received notification of the hearing scheduled for July 16. We'd like to look at the proposed site details, which would include where houses, apartments and major/minor roads, parks, walkways, etc. are going to be located.

I know of someone who has already objected to this development in MT letters to the editor. I personally favor the project in concept, but I'd like to see more details. Can I see these at the planning department or another place?

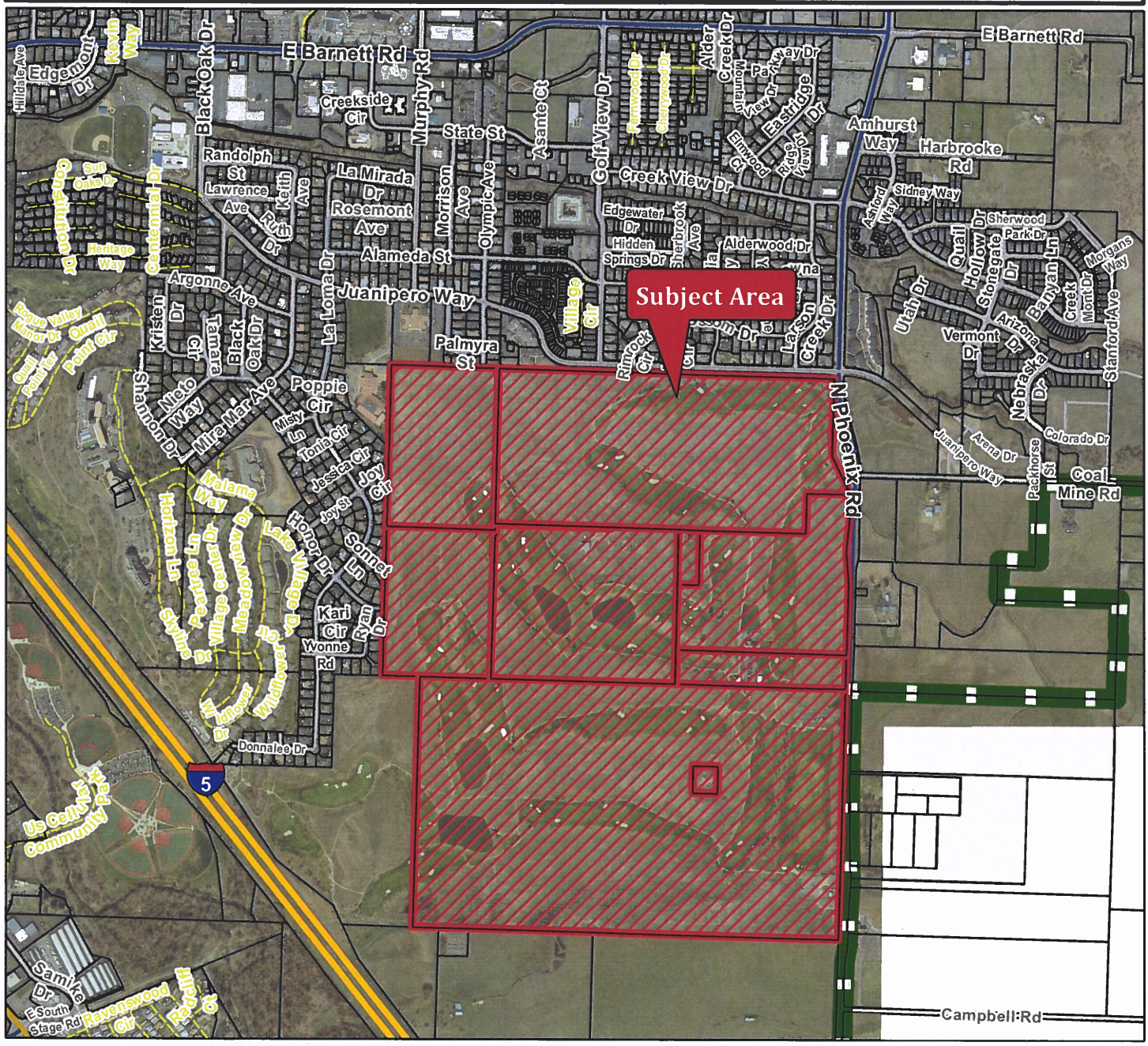
Thanks in advance.

Doug & Jean McDonald
3490 Blue Blossom Dr, Medford, Or 97504

MEDFORD PLANNING

Vicinity Map

File Number:
UP19-004
ANNX19-003

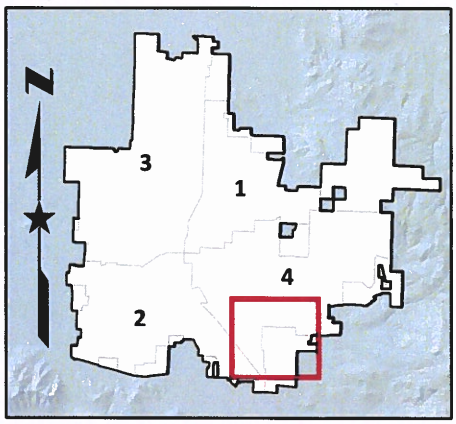


Project Name:
Rogue Valley Manor
1710, 1720, 1900, 2000,
& 2320 North Phoenix Road

Map/Taxlot:
371W33 TL 700, 801, 900, 1000, 1100 & 1200
371W33CA TL 2000, 371W33CD TL 4700
381W4 TL 100 & 101

Legend

Subject Area
Tax Lots



0 950 1,900 Feet

1/10/2020

MEDFORD
OREGON
cityofmedford.org

Item No: 80.3

AGENDA ITEM COMMENTARY

DEPARTMENT: Planning
PHONE: (541) 774-2380
STAFF CONTACT: Matt Brinkley, AICP, CFM, Planning Director
AGENDA SECTION: Public Hearings
MEETING DATE: July 16, 2020

COUNCIL BILL 2020-99

AN ORDINANCE proclaiming annexation to the City of Medford of 424 acres of property located south of Juanipero Way, west of North Phoenix Road, and north of the planned extension of South Stage Road, and including the full width of the easterly adjacent North Phoenix Road right-of-way between Juanipero Way and the future extension of South Stage Road; changing zoning designations of Exclusive Farm Use (EFU) and Rural Residential 2.5, to the City's SFR-00 (Single-Family Residential –1 dwelling unit per existing lot) holding zone designation; and removing the property from Medford Rural Fire Protection District #2. (ANNX-19-003)

SUMMARY AND BACKGROUND

Council is requested to consider the annexation of ten properties to the City of Medford totaling approximately 424 acres. The properties under consideration are located south of Juanipero Way, west of North Phoenix Road and north of the planned extension of South Stage Road, and includes the full width of adjacent right-of-way along North Phoenix Road between Juanipero Way and the future extension of South Stage Road. The County zoning designations of Exclusive Farm Use (EFU) and Rural Residential 5 will be changed to the City's SFR-00 (Single-Family Residential – 1 dwelling unit per existing lot) holding zone designation. The property will be removed from Medford Rural Fire Protection District #2. (File No. ANNX-19-003)

PREVIOUS COUNCIL ACTIONS

On May 21, 2020, Council Bill 2020-59 was approved establishing a hearing date of July 16, 2020, for consideration of this matter.

On August 18, 2016, Council Bill 2016-99 was approved adopting the urban growth boundary. The property proposed for annexation was included in the 2016 UGB expansion.

ANALYSIS

The subject properties and adjacent right-of-way are located within the City's Urban Growth Boundary and are contiguous with the city limits along the northern and western boundary of the property. The following General Land Use Plan designations are found on the properties: Urban Residential (UR), Urban High Density Residential (UH), Service Commercial (SC), and Commercial (CM). The site is currently zoned County Exclusive Farm Use (EFU) and Rural Residential-5. The SFR-00 zoning district is the appropriate transition zone for the properties until a formal zone change application is submitted to consider Single Family Residential 4 (SFR-4)(4 dwelling units per acre), Multi-Family Residential 30 (MFR-30)(30 dwelling units per acre), Service Commercial and Professional Office (C-S/P) and Heavy Commercial (C-H).

The application is filed in conjunction with an Urbanization Plan (File No. UP-19-004). The properties are identified as planning unit MD-5f in the Urbanization Planning section of the Neighborhood Element of the Comprehensive Plan.

Annexation of the full right-of-way along the identified portion of North Phoenix Road is outlined in the Urban Growth Management Agreement (UGMA) with the County. The agreement stipulates the City will request surrender of this road from the County upon annexation and Medford Public Works-Engineering concurs with this happening. The City will take over this segment of North Phoenix Road regardless of the design standard used to construct the road and without compensation or imposition of conditions. The BUILD grant for S. Stage Road does not cover this segment of North Phoenix Road.

Per the Urban Reserve Management Agreement (URMA), upon annexation, the City is responsible for management of the public storm water within the roadway. Following jurisdictional transfer, the City assumes paving and maintenance responsibilities for the roadway.

Once the annexation is finalized, the applicant can apply for the next steps in the development of the property including zone change and land division applications.

FINANCIAL AND/OR RESOURCE CONSIDERATIONS

The City collects fees for streets, parks, public safety, sewer, and storm drain maintenance. Property taxes are also adjusted based on annexation occurring. The 2019 combined maximum assessed value for the tax lots was $9,731,590. The taxes on the property for 2019 totaled $115,825. An approximate estimate of property tax revenue to the City after annexation is $50,259. This will increase with development of the land.

TIMING ISSUES

None.

COUNCIL OPTIONS

Approve the ordinance as presented.
Modify the ordinance as presented.
Decline to approve the ordinance as presented and provide direction to staff.

STAFF RECOMMENDATION

Staff recommends approval of the annexation.

SUGGESTED MOTION

I move to adopt the ordinance authorizing the annexation of ten properties and adjacent right-of-way totaling 424 acres located south of Juanipero Way and west of North Phoenix Road.

EXHIBITS

Ordinance
ANNX-19-003 Council Report, including Exhibits A through E
ANNX-19-003 Vicinity Map

ORDINANCE NO. 2020-99

AN ORDINANCE proclaiming annexation to the City of Medford of 424 acres of property located south of Juanipero Way, west of North Phoenix Road, and north of the planned extension of South Stage Road, and including the full width of the easterly adjacent North Phoenix Road right-of-way between Juanipero Way and the future extension of South Stage Road; changing zoning designations of Exclusive Farm Use (EFU) and Rural Residential 5, to the City's SFR-00 (Single-Family Residential –1 dwelling unit per existing lot) holding zone designation; and removing the property from Medford Rural Fire Protection District #2. (ANNX-19-003)

WHEREAS, the owners of the land in the territory to be annexed have consented in writing to the annexation, said consent having been heretofore filed with the City Recorder in the manner prescribed by law;

WHEREAS, the City Council by Resolution No. 2020-59, adopted May 21, 2020, dispensed with submitting the question of the proposed annexation to the electors of the city and set 6:00 p.m. on the 16th day of July, 2020, in the Council Chambers of the City Hall in said city as the time and place of hearing thereon, at which time and place the registered voters of the city and other interested parties were given an opportunity to be heard on the question;

WHEREAS, notices of the public hearing were published and posted in the manner and for the time prescribed by law; the public hearing was duly held by and before the City Council on May 21, 2020 as provided by law and by the terms of said resolution and the published notice; the public hearing was closed by the City Council on May 21, 2020, the record was left open for participants to provide additional comments and evidence and the matter was continued until July 16, 2020 for Council deliberation and decision;

WHEREAS, it is in the best interests of the City and of the area involved that it be annexed to the City of Medford and the area be withdrawn from Medford Rural Fire Protection District #2; and

WHEREAS, the City Council finds and determines that the Findings and Conclusions in the Council Report dated July 8, 2020, incorporated by this reference and on file in the Planning Department, are true and correct; now, therefore,

THE CITY OF MEDFORD ORDAINS AS FOLLOWS:

Section 1. The Findings and Conclusions in the Staff Report dated July 8, 2020 are true and correct and are hereby adopted as the findings of the City Council.

Section 2. The area legally described in Exhibit A and depicted in Exhibit B, both attached hereto and incorporated herein, (the "Property") shall be annexed to the City of Medford, Oregon with the City of Medford holding zone designation of SFR-00 (Single-Family Residential – 1 dwelling unit per existing lot).

Section 3. The above-described Property annexed to the City of Medford is hereby withdrawn from Medford Rural Fire Protection District #2.

Section 4. Pursuant to ORS 222.177, the City Recorder is directed to submit to the Oregon Secretary of State a) a copy of this Ordinance; and b) a copy of the statement of consent signed by the landowners or electors in the Property being annexed. The City Recorder is further directed, within ten days of the effective date of this annexation, to send copies of this Ordinance to the Jackson County Clerk, Jackson County Assessor, and Medford Rural Fire Protection District #2.

Section 5. Pursuant to ORS 222.180 the annexation shall be complete from the date of filing the annexation records with the Secretary of State and the annexation shall be effective on the date of such filing.

PASSED by the Council and signed by me in authentication of its passage this ____day of July, 2020.

ATTEST: _____ _____

City Recorder Mayor

APPROVED: _____2020. _____

Mayor

EXHIBIT A
ANNEXATION

BEGINNING at the center of Section 33 in Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, said point of beginning being the southeasterly corner of the area annexed to the City of Medford by Ordinance No. 6330, passed January 17, 1956; thence westerly, along said annexed boundary, a more or less distance of 927.5 feet to an angle point in said annexed boundary; thence southerly, along said annexed boundary, a more or less distance of 2649.7 feet to the northerly boundary of the area annexed to the City of Medford by Ordinance No. 1999-50; thence along said northerly boundary, North 89°55'30" East a more or less distance of 321 feet to an angle point in said annexed boundary; thence along the easterly line of said annexed boundary, South 00°03'30" West, a more or less distance of 2143.22 feet to the northerly boundary of the area annexed to the City of Medford by Ordinance No. 2007-50; thence easterly, along said northerly boundary, a more or less distance of 209 feet to the northeast corner of said annexed area, said northeast corner being situated on the north line of Donation Land Claim (D.L.C.) No. 40 in Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence leaving said annexation boundary and along the north line of said D.L.C. No. 40, South 89°52'40" East a more or less distance of 1324 feet to the northeast corner of said D.L.C. No. 40; thence along the south line of Donation Land Claim (D.L.C.) No. 38 in Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, and it's easterly prolongation, South 89°50'40" East a more or less distance of 2191.45 feet to the easterly right-of-way line of North Phoenix Road, as described per Instrument No. 94-10501, Official Records, Jackson County, Oregon; thence northerly, along said easterly right-of-way line and it's northerly prolongation, a more or less distance of 4043 feet to the southerly boundary of the area annexed to the City of Medford by Ordinance No. 1998-86; thence along said annexed boundary, North 89°50'15" West a more or less distance of 106 feet to the southwest corner of said annexed area; thence along the westerly boundary of said annexed area, along the arc of a 409.30 foot radius non-tangent curve to the right (the long chord to which bears North 14°05'04" West 200.21 feet) an arc distance of 202.26 feet; thence continue along said westerly boundary, North 00°04'21" East a more or less distance of 614 to the southerly boundary of that area annexed to the City of Medford by Ordinance No. 775, passed January 16, 1970; thence westerly along said southerly boundary, a more or less distance of 2865 feet to the point of beginning.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck

OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

EXPIRES: 6/30/2021

Darrell L. Huck
L.S. 2023 – Oregon
Expires 6/30/2021
Hoffbuhr & Associates, Inc

(19083annex desc.doc)

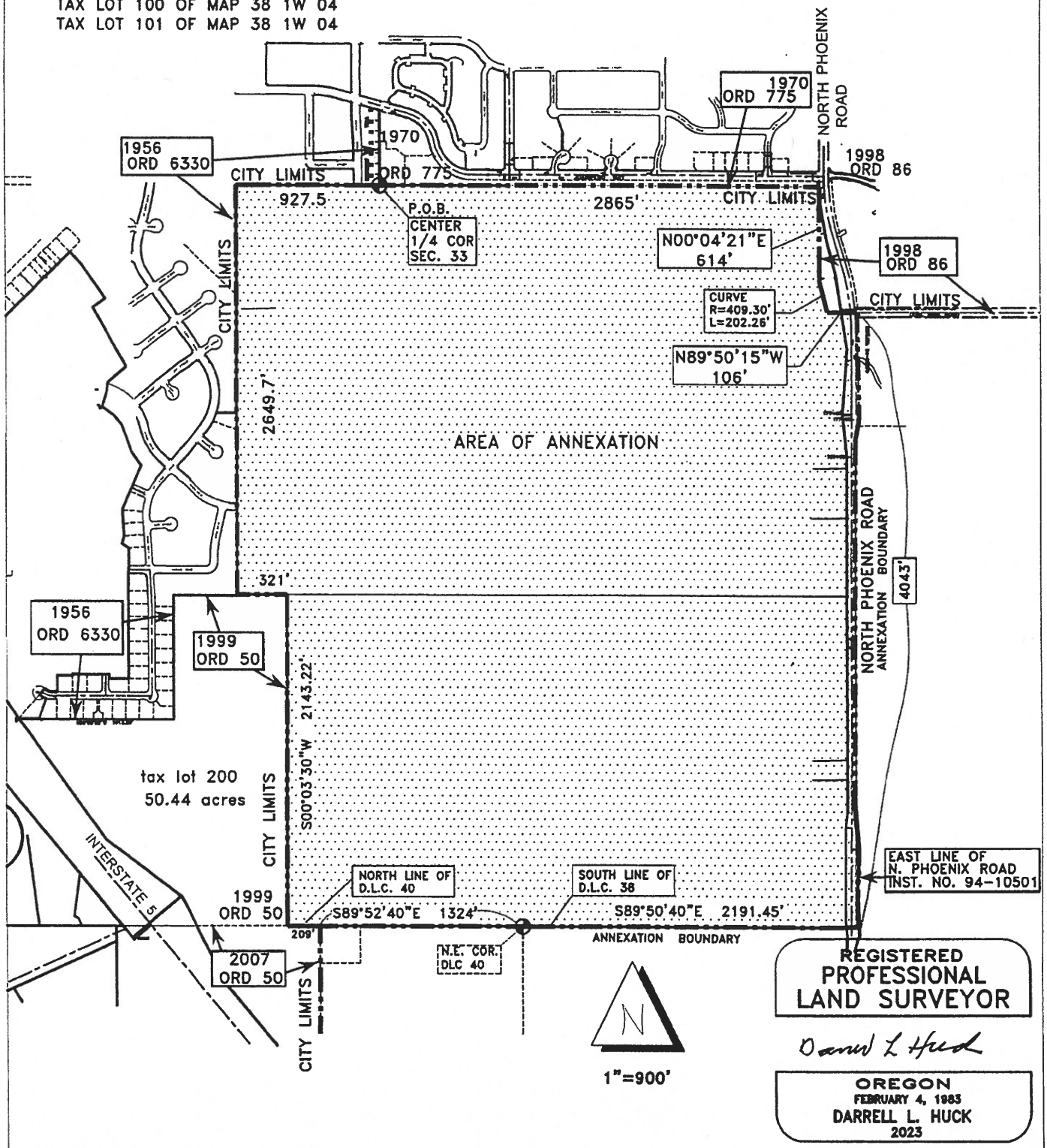
EXHIBIT A

NOTES:

AREA OF ANNEXATION = 424 ACRES
ANNEXED AREA INCLUDES:
TAX LOT 700 OF MAP 37 1W 33
TAX LOT 900 OF MAP 37 1W 33
TAX LOT 1000 OF MAP 37 1W 33
TAX LOT 1100 OF MAP 37 1W 33
TAX LOT 1200 OF MAP 37 1W 33
TAX LOT 2000 OF MAP 37 1W 33CA
TAX LOT 4700 OF MAP 37 1W 33CD
TAX LOT 100 OF MAP 38 1W 04
TAX LOT 101 OF MAP 38 1W 04

EXHIBIT "B"
ANNEXATION

LOCATED IN:
THE S.W. 1/4 & S.E. 1/4, SEC. 33 & THE S.W. 1/4, SEC. 34 &
THE S.E. 1/4, SEC. 33 & THE S.W. 1/4, SEC. 34, T. 37S., R. 1W., W.M.
& THE N.W. 1/4 & N.E. 1/4, SEC. 04, T. 38S., R. 1W., W.M.
JACKSON COUNTY, OREGON



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L Huck

OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

(19083 annex exhibit b 5-1-20)

Expires 6/30/2021

EXHIBIT B

MEDFORD
OREGON

COUNCIL REPORT

for a Type IV Quasi-Judicial decision: **Annexation**

Project	Rogue Valley Manor – Centennial Golf Course Annexation
File no.	ANNX-19-003
Applicant	Rogue Valley Manor, Brian McLemore
Agent	Clark Stevens, Richard Stevens and Associates
To	Mayor and City Council *for July 16, 2020 hearing*
From	Carla Angeli Paladino, Principal Planner
Reviewer	Matt Brinkley, AICP CFM, Planning Director
Date	July 8, 2020

BACKGROUND

Proposal

The proposal is to annex ten properties to the City of Medford totaling approximately 424 acres. The properties under consideration are located south of Juanipero Way, west of North Phoenix Road and north of the planned extension of South Stage Road, and includes the full width of adjacent right-of-way along North Phoenix Road between Juanipero Way and the future extension of South Stage Road (**See Exhibits A and B**). The County zoning designations of Exclusive Farm Use (EFU) and Rural Residential 5 will be changed to the City's SFR-00 (Single-Family Residential – 1 dwelling unit per existing lot) holding zone designation. The property will be removed from Medford Rural Fire Protection District #2.

History

On May 21, 2020, Council approved Council Bill 2020-59 establishing a hearing date of July 16, 2020, for consideration of the matter.

Related Projects

UP-19-004 – Urbanization Plan for MD-5f

Authority

This proposed plan authorization is a Type IV Quasi-judicial decision. City Council is authorized to approve annexations under Medford Municipal Code Sections 10.214 and 10.216.

ANALYSIS

The subject property was adopted into Medford's Urban Growth Boundary in 2016 that was acknowledged by the State in 2018. The site is identified as planning unit MD-5f in the Comprehensive Plan. The annexation request is filed in conjunction with an Urbanization Plan (UP-19-004).

The applicant's written findings of fact and conclusions are attached as **Exhibit C**.

The properties are located in southeast Medford and are bordered by Juanipero Way on the north, North Phoenix Road on the east, and the future extension of South Stage Road on the south. The City limits border the subject properties along the north and west. The General Land Use Plan (GLUP) designations on the properties include Urban Residential, Urban High Density Residential, Service Commercial and Commercial. The existing County zoning designations are Exclusive Farm Use (EFU) and Rural Residential 5, and upon annexation will be converted to the City's SFR-00 (Single Family Residential - 1 dwelling unit per existing lot) holding zone. A formal zone change application is needed to change the holding zone to the proposed zoning districts of SFR-4 (Single Family Residential - 4 dwelling units per acre), MFR-30 (Multi-Family Residential – 30 dwelling units per acre), C-S/P (Service Commercial – Professional Office) and Heavy Commercial (C-H).

The applicant proposes to utilize the Urban Residential (UR) and Urban High Density Residential (UH) GLUPs to accommodate a minimum of 1,527 dwelling units and an additional 186 dwelling units on portions of the Commercial (CM) GLUP designation to provide for needed housing in the city. The detailed findings related to housing can be found in the accompanying Urbanization Plan (project UP-19-004).

As outlined in the Urban Growth Management Agreement (UGMA), the annexation of property from the Urban Growth Boundary will include the full width right-of-way for the identified segment along North Phoenix Road described and shown in Exhibits A and B. The

City will be responsible to request jurisdiction of the roadway following annexation. Public Works-Engineering concurs with this requirement **(Exhibit D)**. If jurisdiction is not taken over by the City, the County will require the applicant to adhere to other stipulations noted in their comments **(See Exhibit E)** such as the approval of new or replacement approaches on North Phoenix Road only with a traffic study and a demonstration they will operate safety and effectively.

FINDINGS AND CONCLUSIONS

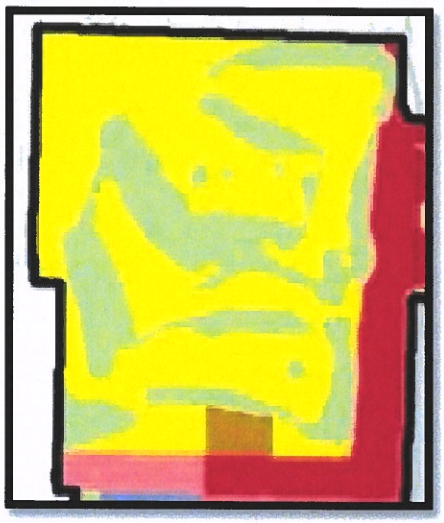
Applicable Criteria

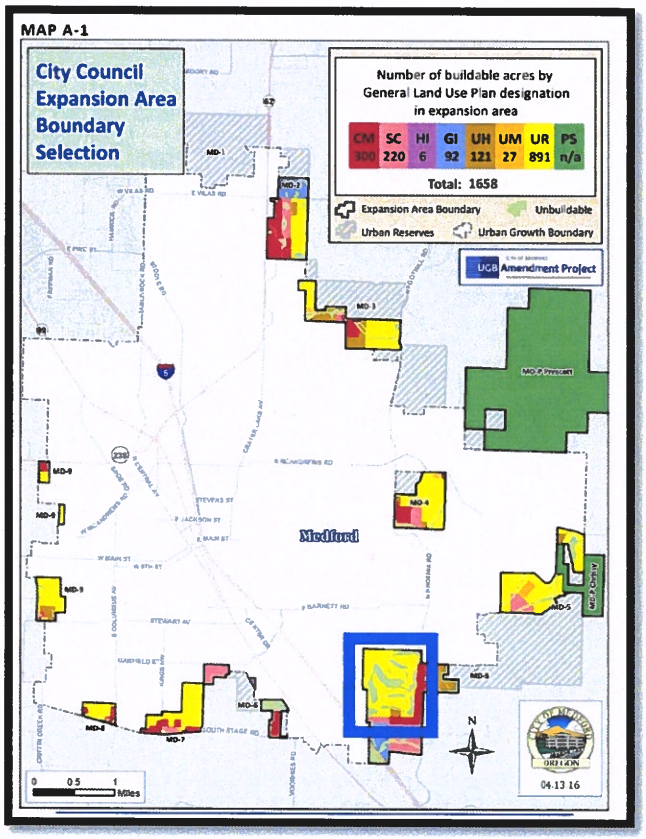
The applicable criteria are found in Medford Municipal Code 10.216(C). The criteria are set in *italics* below; findings and conclusions are in roman type. The City Council must find that the following State requirements are met in order to approve an annexation:

1. *The land is within the City's Urban Growth Boundary.*

Findings

The subject property was adopted into the City's Urban Growth Boundary in 2016 (Ordinance no. 2016-99 and Ordinance no. 2017-102). The City's Urban Growth Boundary amendment was acknowledged by the Department of Land Conservation and Development in 2018. The subject property is identified as planning unit MD-5f and is located in southeast Medford at the southwest corner of Juanipero Way and North Phoenix Road.





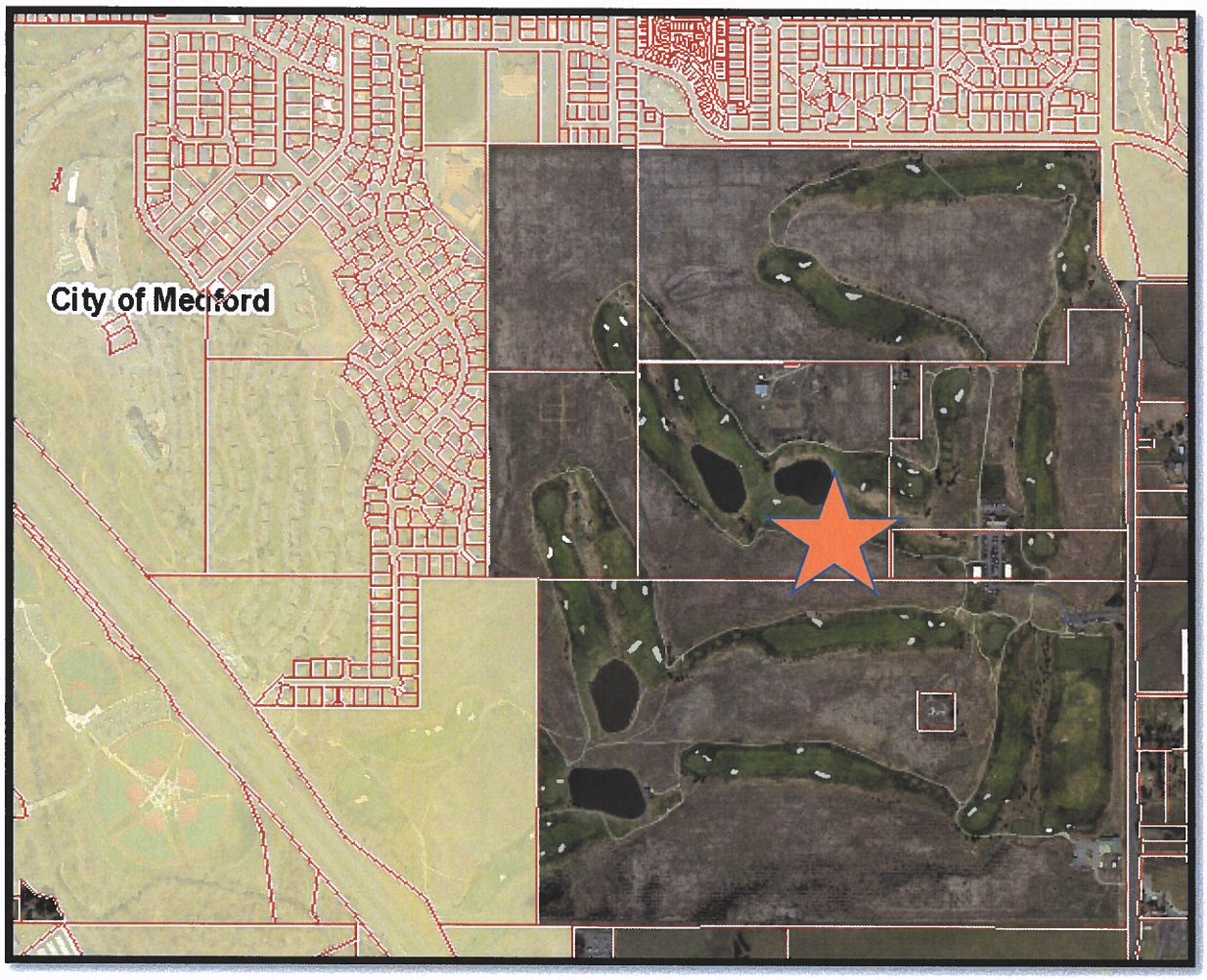
Conclusions

The subject property became a part of the City's Urban Growth Boundary in June 2018. This criterion is satisfied.

2. The land is contiguous to the current city limits.

Findings

The northern and western boundaries of the properties are contiguous to the current city limits represented by the yellow shaded areas on the map below.



Conclusions

The City finds the property is contiguous to the existing city limits along the northern and western boundaries of the site. This criterion is satisfied.

3. *Unless the land being considered for annexation is enclaved by the City or the City chooses to hold an election, a majority of the land owners and/or electors have consented in writing to the annexation per ORS 222.125 or ORS 222.170.*

Findings

The properties are under the sole ownership of the Rogue Valley Manor with Brian McLemore as signatory. The written consent forms to annex the properties have been signed and submitted to the City as part of the application materials. There is one elector, Stephen Eichen, residing on tax lot 371W33 1000. Mr. Eichen has also signed the consent form.

Conclusions

The applicable state statutes have been followed regarding the annexation request. The City Council can decide on the proposal without holding an election on the matter because the property owner and elector have consented to the action. This criterion is satisfied.

RECOMMENDED ACTION

Adopt the findings as recommended by staff and approve the ordinance for the annexation per the staff report dated July 8, 2020, including Exhibits A and E.

EXHIBITS

A Legal description
B Exhibit Map
C Applicant's Findings of Fact and Conclusions, received January 31, 2020
D Public Works report, dated April 29, 2020
E Jackson County Roads letter, dated March 30, 2020
Vicinity Map

CITY COUNCIL AGENDA: JULY 16, 2020

EXHIBIT A
ANNEXATION

BEGINNING at the center of Section 33 in Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, said point of beginning being the southeasterly corner of the area annexed to the City of Medford by Ordinance No. 6330, passed January 17, 1956; thence westerly, along said annexed boundary, a more or less distance of 927.5 feet to an angle point in said annexed boundary; thence southerly, along said annexed boundary, a more or less distance of 2649.7 feet to the northerly boundary of the area annexed to the City of Medford by Ordinance No. 1999-50; thence along said northerly boundary, North 89°55'30" East a more or less distance of 321 feet to an angle point in said annexed boundary; thence along the easterly line of said annexed boundary, South 00°03'30" West, a more or less distance of 2143.22 feet to the northerly boundary of the area annexed to the City of Medford by Ordinance No. 2007-50; thence easterly, along said northerly boundary, a more or less distance of 209 feet to the northeast corner of said annexed area, said northeast corner being situated on the north line of Donation Land Claim (D.L.C.) No. 40 in Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence leaving said annexation boundary and along the north line of said D.L.C. No. 40, South 89°52'40" East a more or less distance of 1324 feet to the northeast corner of said D.L.C. No. 40; thence along the south line of Donation Land Claim (D.L.C.) No. 38 in Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, and it's easterly prolongation, South 89°50'40" East a more or less distance of 2191.45 feet to the easterly right-of-way line of North Phoenix Road, as described per Instrument No. 94-10501, Official Records, Jackson County, Oregon; thence northerly, along said easterly right-of-way line and it's northerly prolongation, a more or less distance of 4043 feet to the southerly boundary of the area annexed to the City of Medford by Ordinance No. 1998-86; thence along said annexed boundary, North 89°50'15" West a more or less distance of 106 feet to the southwest corner of said annexed area; thence along the westerly boundary of said annexed area, along the arc of a 409.30 foot radius non-tangent curve to the right (the long chord to which bears North 14°05'04" West 200.21 feet) an arc distance of 202.26 feet; thence continue along said westerly boundary, North 00°04'21" East a more or less distance of 614 to the southerly boundary of that area annexed to the City of Medford by Ordinance No. 775, passed January 16, 1970; thence westerly along said southerly boundary, a more or less distance of 2865 feet to the point of beginning.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck

OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
EXPIRES: 6/30/2021

Darrell L. Huck
L.S. 2023 – Oregon
Expires 6/30/2021
Hoffbuhr & Associates, Inc

(19083annex desc.doc)

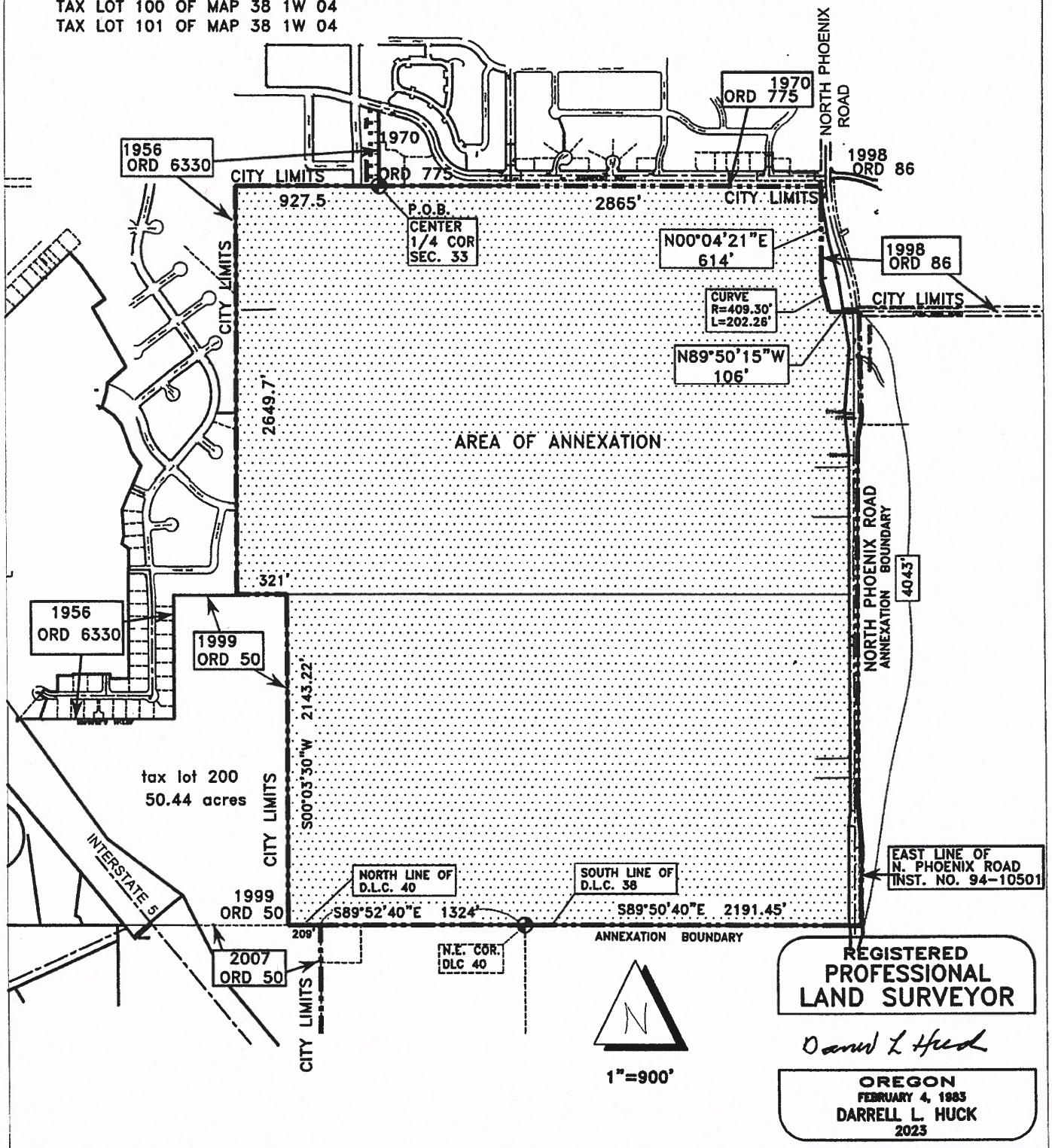
EXHIBIT A

NOTES:

AREA OF ANNEXATION = 424 ACRES
ANNEXED AREA INCLUDES:
TAX LOT 700 OF MAP 37 1W 33
TAX LOT 900 OF MAP 37 1W 33
TAX LOT 1000 OF MAP 37 1W 33
TAX LOT 1100 OF MAP 37 1W 33
TAX LOT 1200 OF MAP 37 1W 33
TAX LOT 2000 OF MAP 37 1W 33CA
TAX LOT 4700 OF MAP 37 1W 33CD
TAX LOT 100 OF MAP 38 1W 04
TAX LOT 101 OF MAP 38 1W 04

EXHIBIT "B"
ANNEXATION

LOCATED IN:
THE S.W. 1/4 & S.E. 1/4, SEC. 33 & THE S.W. 1/4, SEC. 34 &
THE S.E. 1/4, SEC. 33 & THE S.W. 1/4, SEC. 34, T. 37S., R. 1W., W.M.
& THE N.W. 1/4 & N.E. 1/4, SEC. 04, T. 38S., R. 1W., W.M.
JACKSON COUNTY, OREGON



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L Huck

OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

(19083 annex exhibit b 5-1-20)

Expires 6/30/2021

EXHIBIT B

BEFORE THE PLANNING COMMISSION AND CITY COUNCIL FOR THE CITY OF MEDFORD, JACKSON COUNTY, OREGON:

IN THE MATTER OF AN APPLICATION FOR ANNEXATION OF 10 PROPERTIES TOTALING 417.18 ACRES, DESCRIBED AS T.37S-R.1W-SEC 33, TAX LOTS 700, 801, 900, 1000, 1100 & 1200; T.37S-R.1W-SEC 33CA, TAX LOT 2000; T.37S-R.1W-SEC 33CD TAX LOT 4700; AND T.38S-R.1W-SEC 04, TAX LOTS 100 & 101, LOCATED SOUTH OF JUANAPERO WAY AND WEST OF NORTH PHOENIX ROAD; ROGUE VALLEY MANOR, APPLICANT; RICHARD STEVENS & ASSOCIATES, INC., AGENTS	**FINDINGS OF FACT AND CONCLUSIONS**

I. RECITALS PERTAINING TO THE PROPERTY:

APPLICANT: Rogue Valley Manor
1200 Mira Avenue
Medford, OR 97504

AGENTS: Richard Stevens & Associates, Inc.
P.O. Box 4368
Medford, OR 97501
(541) 773-2646

PURPOSE OF APPLICATION:

The application is for the annexation of 10 contiguous properties totaling approximately 417.18 acres (per assessment data) and the portion of the North Phoenix Road right-of-way adjacent to these properties. The properties are currently zone Exclusive Farm Use (EFU) (414.04 acres) and Rural Residential 2.5 (RR-2.5) (3.14 acres) in Jackson County and the properties have the following General Land Use Plan (GLUP) map designations: approximately 180 acres of Urban Residential (UR); approximately 41 acres of Urban High-Density Residential (UH); approximately 64 acres of Commercial (CM); approximately 12 acres of Service Commercial (SC); and 120 acres of open space. The final size and orientation of each of the land use designations will be determined through a concurrent application for Urbanization Plan approval. The properties are located within the Urban Growth Boundary (UGB) of the City of Medford east of Interstate-5, south of Juanipero Way, west of North Phoenix Road and north of the planned extension of South Stage Road. The properties included are described as: T.37S-R.1W-S.33, Tax Lots 700, 801, 900, 1000, 1100 & 1200; T.38S-R.1W-S.04, Tax Lots 100 & 101; T.37S-R.1W-S.33CA, Tax Lot 2000 and

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EXHIBIT C

T.37S-R.1W-S.33CD, Tax Lot 4700, along with the full width of the North Phoenix Road right-of-way adjacent to the properties.

II. PROCEDURE:

Medford Land Development Code (MLDC) Section10.216 governs applications for annexation. Per MLDC Section 10.216(F) an application for annexation shall contain the following information:

(1) Vicinity Map drawn at a scale of 1" = 1,000' identifying the proposed area of annexation and existing city limits.
(2) Assessor's Maps of the proposed annexation area. The assessor's maps shall have identified those parcels for which consents to annex have been acquired and adjacent right-of-way to be annexed.
(3) Consent to annex forms completed and signed by all consenting property owners within the proposed annexation area.
(4) Legal metes and bounds or lot and block description of the annexation area including to the centerline of the adjacent right-of-way in electronic form per the instructions of the City of Medford Planning Department.
(5) Specific information on each parcel within the proposed annexation area:
    (a) Current assessed valuation shown on County Assessor's tax rolls.
    (b) Acreage of both public and private property to be annexed.
    (c) Map and tax lot number.
(6) Addresses of all dwelling units and businesses located within the annexation area and names of all residents and whether they are registered voters.
(7) The following information shall be supplied by the applicant:
    (a) Existing land uses within annexation area.
    (b) Existing zoning within the annexation area.
    (c) Existing improvements:
        -water system
        - streets
        - sanitary sewer
        - storm drainage
    (d) Special Districts within the area:
        - water district
        - irrigation district
        - fire district
        - school district
        - Rogue Valley Sewer Services
        - other
    (e) A completed Census Information Sheet for all parcels being considered for annexation.

(f) Written findings indicating compliance with all of the annexation criteria 1 through 3 contained in Section 10.216(C) Annexation Approval Criteria.

(8) Property owners' (and agents') names, addresses and map and tax lot numbers within 200 feet of the subject site, typed on mailing labels.

III. APPLICABLE CRITERIA:

Per MLDC Section 10.216(B), applications for annexation shall, in addition to requirements contained in the application form, be subject to the provisions of ORS 222.111 to 222.180 or 222.840 to 222.915. The criteria for annexation, listed below, are contained in MLDC Section10.216(C).

(1) The land is within the City's Urban Growth Boundary,
(2) The land is contiguous to the current city limits, and
(3) Unless the land being considered for annexation is enclaved by the City or the City chooses to hold an election, a majority of the land owners and/or electors have consented in writing to the annexation per ORS 222.125 or ORS 222.170.

IV. FINDINGS IN COMPLIANCE WITH APPLICABLE STATE LAW PER SECTION 10.216 (B), THE CRITERIA FOR ANNEXATION IN SECTION 10.216 (C) AND THE APPLICATION REQUIREMENTS OF SECTION 10.216 (F):

A. OREGON REVISED STATUTES:

Discussion:

ORS 222.111 provides that a proposal for annexation may be initiated by owners of real property in any territory to be annexed. ORS 222.120 provides for a public hearing and annexation of property consistent with consents to annex as outlined in ORS 222.170, i.e., the "triple majority" concept if no electors are involved and a "double majority" if electors are involved.

However, ORS 222.125 provides that

> *"The legislative body of a city need not call or hold an election in the city or in any contiguous territory proposed to be annexed, or hold the hearing otherwise required under ORS 222.120 (emphasis added) when all of the owners of land in that territory and not less than 50 percent of the electors, if any, residing in the territory consent in writing to the annexation of the land in the territory, and file a statement of their consent with the legislative body. Upon receiving written consent to annexation, the legislative body of the city, by resolution or ordinance,*

may set the final boundaries of the area to be annexed by a legal description, and proclaim the annexation."

The subject properties are abutting lands that have been annexed. The subject properties are located within the Urban Growth Boundary for the City of Medford. The applicant/owner (Rogue Valley Manor with Brian McLemore as signatory) of these properties has signed the consents to annex for all of the ten properties involved and the consents are attached to this application. There is a single elector, Stephen Eichen, residing on T-37 R-1W SEC-33, Tax Lot 1000. This elector has also signed a consent form which is attached to the application along with the Census Form provided with the application.

Conclusion:

Based upon the fact that the properties are within the Urban Growth Boundary, and are contiguous with lands that have been annexed, the site qualifies to be annexed. Since the applicant and elector have signed consents to annex consistent with the Statutes, it is clear the properties are eligible for annexation, and that the applicant has complied with the applicable state statutes governing annexation.

FINDING:

This application is consistent with the provisions of State Law since the property owner and elector have consented to annexation in writing, consistent with ORS 222.125, and have stipulated to that annexation.

B. THE MEDFORD LAND DEVELOPMENT CODE:

Section 10.216 (C), MLDC:

(1) The land is within the City's Urban Growth Boundary,
(2) The land is contiguous to the current city limits, and
(3) Unless the land being considered for annexation is enclaved by the City or the City chooses to hold an election, a majority of the land owners and/or electors have consented in writing to the annexation per ORS 222.125 or ORS 222.170.

10.216(C)(1): The properties are within the urban growth boundary for the City of Medford, based on the General Land Use Plan map. The properties have been determined to be available for urbanization by inclusion in the Medford UGB. The use of the properties for urban purposes can be best served by inclusion in the City.

10.216(C)(2): The subject properties are contiguous to the Medford City Limit boundaries along the northern and western boundaries.

10.216(C)(3): The applicant/owner (Rogue Valley Manor with Brian McLemore as signatory) of these properties has signed the consents to annex for all of the ten properties involved and the consents are attached to this application. There is a single elector residing on T.37S-R.1W-S.33, Tax Lot 1000. This elector has also signed a consent form which is attached to the application along with the Census Form provided with the application. There is a 100% consent by the owners and electors for this annexation request.

Conclusion:

Based upon a review of the criteria contained in the MLDC, the City of Medford concludes that this site is suitable, available, and appropriate for annexation to the City of Medford. The properties are within the UGB as demonstrated on the General Land Use Plan Map, are contiguous to properties annexed by the city, and can be served by existing levels of public facilities, while making future extensions of those facilities more readily available. The property owners and electors have consented in writing for this annexation request.

FINDING:

> **The properties to be annexed are within the City's Urban Growth Boundary. The properties are contiguous with the current City limits and the applicants have consented in writing to be included into the City of Medford. Annexation provides incentives to both the property owners and the City to develop the site to urban standards.**

Section 10.216 (F), MLDC:

This section requires annexation applications to submit the following information for review.

(1) Vicinity Map drawn at a scale of 1" = 1,000' identifying the proposed area of annexation and existing city limits.

Attached to the application a vicinity map has been provided.

(2) Assessor's maps of the proposed annexation area.

Attached to the application, Assessor's maps, showing all properties involved, have been provided.

(3) Consent to annex forms completed and signed by all consenting property owners within the proposed annexation area.

Attached to the application, the consents to annex has been prepared.

(4) Legal metes and bounds or lot and block description of the annexation area...

Attached to the application, the legal description of the annexation tracts has been submitted (Deed). The final legal description will be prepared upon notice from the City that the annexation boundary is defined.

(5) Specific information on each parcel within the proposed annexation area.

See the attached Assessor's information for the subject properties.

(6) Addresses of all dwelling units and businesses located within the annexation area and names of all residents and whether they are registered voters.

There is one single family dwelling located at 1720 North Phoenix Road on T.37S-R.1W-S.33, Tax Lot 1000. There is a single resident in this dwelling, Stephen Eichen, who is also a registered voter. There is an 18-hole golf course, a driving range and a club house with a pro shop and a restaurant located across much of this group of ten properties. The golf course club house is addressed as 1900 North Phoenix Road and is located on T.37S-R.1W-S.33, Tax Lot 1100.

(7) The following information shall be supplied by the applicant:

(a) Existing land uses;

The subject site is currently developed with an 18-hole golf course, a driving range and a club house with a pro shop and a restaurant. There is a single-family residence located at 1720 North Phoenix Road on the property described as T.37S-R.1W-S.33, Tax Lot 1000. There is also a natural gas distribution and metering facility, operated by Gas Transmission Northwest Corporation, located on a portion of T.38S-R.1W-S.04, Tax Lot 100.

(b) Existing zoning within the annexation area.

The majority of the subject properties are currently zoned EFU (414.12 acres) with T.37S-R.1W-S.33, Tax Lot 1000 and T.38S-R.1W-S.04, Tax Lot 101 zoned RR-2.5 (3.14 acres) with Jackson County.

(c) *Existing improvements*

Water system:
Water service is provided to the club house by the Medford Water Commission. Water for irrigation is provided by the Medford Irrigation District. Additional water infrastructure is available to the west and the north of these properties and water service from the Medford Water Commission will be available upon annexation.

Streets:

The site is bordered by North Phoenix Road to the east and is 35 feet to the south of Juanipero Way. North Phoenix Road is designated as a regional arterial street and Juanipero Way is designated as a major collector street by the City of Medford. Two local streets, Honor Drive and Olympic Avenue, currently dead end into the subject properties.

Sanitary sewer:

Sanitary sewer facilities are present near the north and west sides of the properties. However, these facilities are part of the City of Medford system and the subject properties are located within the Rogue Valley Sewer Service (RVSS) district. Utilization of the Medford sanitary sewer system will require a change in district boundaries. Much of these properties will eventually be served by RVSS for sanitary sewer service.

Storm drainage:

There are existing urban storm drainage facilities present near the north and west property boundaries. The development of these properties will require the coordination with the City of Medford and RVSS for the extension of storm drainage facilities into and through the properties. The subject site is located within the Bear Creek/Larson Creek Drainage Basin.

(d) Special Districts:

The following special districts serve the subject properties:

1. Phoenix/Talent School District - The school district will remain in place after the annexation of the properties and continue to provide school services. The school district will not require removal as a result of the annexation and, therefore, there is no fiscal impact to the City.

2. Fire District #2- The fire district will require removal of the properties as a result of the annexation. The fire services will, thereafter, be provided by the City of Medford. Fire District #2 does not have any bond debt, and as a result, the City will incur no cost as a result of removing Fire District #2 from the site.

3. Rogue Valley Sewer Service - RVSS will remain in place after the annexation of the properties and continue to provide sanitary sewer service to much of these properties. The district boundary may be amended to allow for a portion of the properties to connect to the City of Medford sewer system. As proposed, this arrangement will eventually have the benefit of eliminating a pump station from the Medford system and freeing up some capacity within the Medford system by rerouting a portion of the Medford system to connect to RVSS.

4. Medford Irrigation District - There are existing irrigation rights on the properties and irrigation water provided by MID is used to irrigate the golf course. The owners intend to continue to use irrigation water from MID for this purpose after annexation and subsequent development. Developed portions of the properties may be required to remove irrigation rights and this will be coordinated with MID.

The annexation will require withdrawal from Fire District #2. No other special districts are affected with this annexation request.

(e) A completed Census Information Sheet for all parcels being considered for annexation.

There is a single elector, Stephen Eichen, residing on T-37 R-1W SEC-33, Tax Lot 1000. This elector has signed a consent form which is attached to the application along with the Census Form provided with the application.

(f) Written findings indicating compliance with all of the annexation criteria 1 through 3 contained in Section 10.216(C) Annexation Approval Criteria.

Findings indicating compliance with all of the annexation criteria 1 through 3 contained in Section 10.216(C) Annexation Approval Criteria are provided above.

(8) Property owners' (and agents') names, addresses and map and tax lot numbers within 200 feet of the subject site, typed on mailing labels.

Attached to the application, the required mailing labels have been provided.

FINDING:

The submitted application includes all application materials required per MLDC Section 10.216 (F).

IV. SUMMARY AND CONCLUSIONS:

Based upon the information submitted within this application and the annexation conclusions and findings of fact, the City of Medford can find that:

1. This application is consistent with the applicable provisions of ORS 222.111, 222.115 and 222.125 pertaining to annexations.

2. This application is consistent with the applicable provisions of the Medford Land Development Code as it pertains to annexations, in that it provides additional land for urban uses, and is adjacent to incorporated city areas. The annexation request is consistent with the annexation standards and criteria in Sections 10.216 (C) & (F) of the MLDC.

With the above in mind, the property owner respectfully requests that the subject properties be annexed into the City of Medford, Oregon.

Respectfully Submitted,

RICHARD STEVENS & ASSOCIATES, INC.

MEDFORD
PUBLIC WORKS

LD DATE: 4/29/2020
File Number: UP-19-004/ANNX-19-003

PUBLIC WORKS DEPARTMENT STAFF REPORT

Rogue Valley Manor Urbanization Plan for MD-5f
North Phoenix Road/Juanipero Way (Multiple Tax Lots)

Project: A Comprehensive Plan Amendment to adopt an Urbanization Plan into the Neighborhood Element for ten tax lots totaling 417.18 acres located west of North Phoenix Road and south of Juanipero Way. (371W33 TL 700, 801, 900, 1000, 1100 & 1200; 381W04 TL 100 & 101; 371W33CA TL 2000; 371W33CD TL 4700).

Applicant: Rogue Valley Manor, Agent: Clark Stevens

Planner: Carla Paladino, Principal Planner – Long Range Division

The Urbanization Plan is filed in conjunction with an annexation request of the above properties plus adjacent right-of-way along North Phoenix Road. The County zoning designation of Exclusive Farm Use (EFU) and Rural Residential 2.5 will be changed to the City Single Family Residential- 1unit/acre (SFR-00) holding zoning district. The property will be removed from Medford Rural Fire Protection District #2.

A. STREETS

North Phoenix Road is classified as a Regional Arterial street and is maintained by Jackson County. North Phoenix Road is paved without curb and gutter, street lights or sidewalk. In accordance with the City's Urban Reserve Management Agreement, the County will surrender jurisdiction and the City will assume jurisdiction at the time of annexation.

Future South Stage Road (from North Phoenix Road west to future connection with existing South Stage Road) is classified as a Minor Arterial street and will be maintained by the City of Medford.

Future Golf View (from Juanipero Way south to future intersection with future South Stage Road) is classified as a Minor Collector street and will be maintained by the City of Medford.

EXHIBIT D

Future Honor Drive (heading east toward Olympic Avenue) is classified as a Standard Residential street and will be maintained by the City of Medford.

Future Olympic Avenue (heading south and then east to connection with North Phoenix Road) is classified as a Standard Residential street and will be maintained by the City of Medford.

B. SANITARY SEWERS

There are capacity constraints in the sanitary sewer system that will need to be addressed prior to acceptance of a zone change on any of the properties.

C. STORM DRAINAGE

There are capacity constraints in the storm drainage system that will need to be addressed prior to acceptance of a zone change on any of the properties.

Future development on this parcel will require stormwater detention and stormwater quality facilities, which shall comply with Medford Land Development Code (MLDC) Sections 10.486 and 10.729 and the Rogue Valley Stormwater Quality Design Manual.

D. TRANSPORTATION SYSTEM

Exhibit E, Conceptual Circulation Plan, shall be modified to indicate the locations of gated accesses to the community and the proposed emergency vehicle access. These need to be shown on the map.

Public Works recommends that the applicant show a pedestrian connection from the cul-de-sac near holes 16 and 17 to the intersection of Larson Creek Drive and Juanipero Way to provide a more direct route for future residents of the Active Adult Retirement Community to access the Larson Creek Shopping Center using active transportation modes.

E. SYSTEM DEVELOPMENT CHARGES

Future development/buildings within this parcel will be subject to System Development Charges (SDC). These SDC fees shall be assessed at the time individual building permits are reviewed.

This development is also subject to Storm Drain System Development Charges. A portion of the storm drain system development charge shall be collected at the time of the approval of a final plat, as applicable.

F. UTILITY FEES

Upon annexation, this parcel will be subject to City of Medford monthly utility fees as applicable.

Prepared by: Jodi K Cope
Reviewed by: Doug Burroughs

JACKSON COUNTY
Roads

Roads
Engineering

Chuck DeJanvier
Construction Engineer

200 Antelope Road
White City, OR 97503
Phone: (541) 774-6255
Fax: (541) 774-6295
dejanvca@jacksoncounty.org

www.jacksoncounty.org

March 30, 2020

Attention: Carla Paladino
Planning Department
City of Medford
200 South Ivy Street, Lausmann Annex, Room 240
Medford, OR 97501

RE: Expanded Urban Growth Boundary (MD-5f) located
South of Juanipero Way - a City maintained road.
West of North Phoenix Road - a County maintained road at this location
Planning File: UP–19-004 & ANNX-19-003

Dear Carla:

Thank you for the opportunity to comment on this Comprehensive Plan Amendment to adopt an Urbanization Plan into the Neighborhood Element for ten lots totaling 417.18 acres located West of North Phoenix Road and South of Juanipero Way. (37-1W-33 TLs 700,801, 900, 1000, 1100 & 1200; 38-104 TLs 100 & 101; 37-1W-33CA TL 2000; 37-1W-33CD TL 4700). Jackson County Roads has the following comments:

1. As provided in the Urban Reserve Management Agreement (URMA) between City and County, please expand the annexation to include North Phoenix Road right-of-way. Then, following annexation, City is required to request jurisdiction of this portion of North Phoenix Road. As provided in the URMA, the request for jurisdiction shall conform to ORS 373.270, except that conditions and compensation allowed by ORS 373.270(6) are not allowed.

2. Without a jurisdictional transfer of North Phoenix Road to the City of Medford, Jackson County will require the following:

    a. Upon development, all existing road approaches from the property to North Phoenix Road will be closed. New approaches to North Phoenix Road will only be allowed if a traffic impact study, as required below, can demonstrate that new or replacement approaches will operate safely and effectively. Additional access to the site should be considered from Juanipero Way or the proposed extension of South Stage Road.

    b. Prepare a traffic impact study to be reviewed and approved by the County. This study shall address the safety aspects of new or altered road approaches to North Phoenix Road and impacts to North Phoenix Road including stopping

EXHIBIT E

sight distance, traffic queuing, storage lengths, need for dedicated turn lanes or a median turn lane, and impacts to the North Phoenix Road and Juanipero Way intersection. The study shall also address impacts to Coal Mine Road and Campbell Road or other lessor order public roads if access is provided to these facilities. Mitigation measures for each identified issue should be provided and will be reviewed and approved by Jackson County.

c. As provided in the URMA, storm drain management within the annexed areas (including road right-of-way) become the responsibility of the City upon annexation.

3. Any new or improved roads inside the Urban Grow Boundary or expanded Urban Growth Boundary shall be permitted, inspected and become the sole jurisdiction of the City of Medford.

4. If county storm drain facilities are to be utilized, the applicant's registered Engineer shall provide a hydraulic report and plans for review and approval by Jackson County Roads. Storm drainage runoff is limited to that area currently draining to the County storm drainage system. Upon completion of the project the developer's Engineer shall certify that the construction of the drainage system was constructed per the approved plan. A copy of the certification shall be sent to Chuck DeJanvier at Jackson County Roads.

5. North Phoenix Road is a County Minor Arterial road and is maintained by the County. The Average Daily Traffic count was 10,529 on September 5, 2018, 225' south of Coal Mine Road.

6. ADA curb ramps must be located wherever there are curbs or other barriers to entry from a pedestrian walkway or sidewalk, including any intersection where it is legal for a pedestrian to cross the street, whether or not there is any designated crosswalk.

7. The applicant shall submit construction plans to Jackson County Roads, so we may determine if county permits will be required.

8. We would like to be notified of future development proposals, as county permits may be required.

If you have any questions or need further information feel free to call me at 774-6255.

Sincerely,

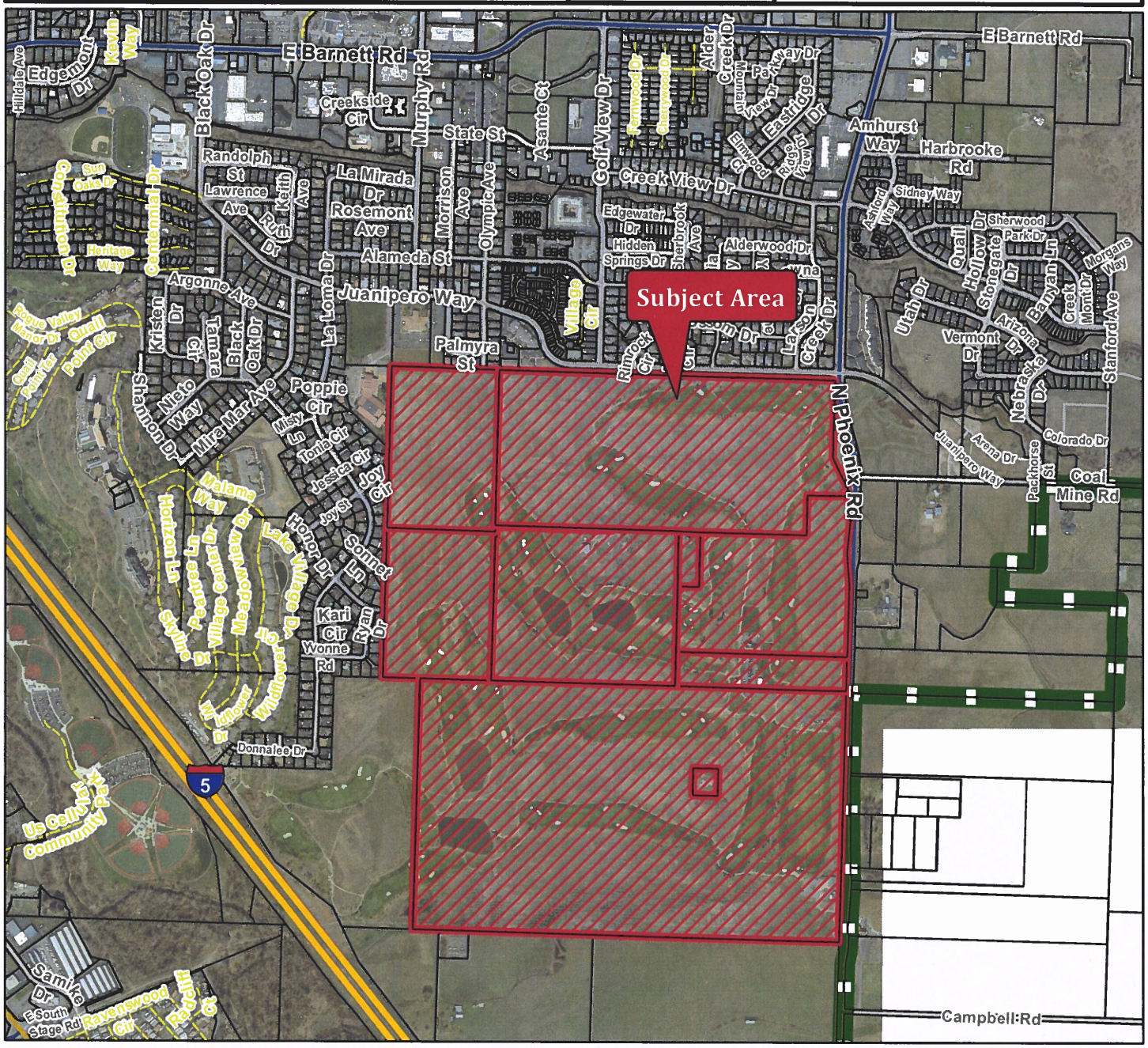
Chuck DeJanvier, PE
Construction Engineer

I:\Engineering\Development\CITIES\MEDFORD\2019\Up-19-004 & A-19-003.docx

MEDFORD PLANNING

Vicinity Map

File Number:
UP19-004
ANNX19-003

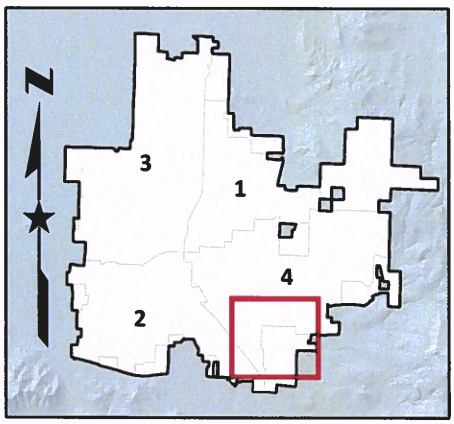


Project Name:
Rogue Valley Manor
1710, 1720, 1900, 2000,
& 2320 North Phoenix Road

Map/Taxlot:
371W33 TL 700, 801, 900, 1000, 1100 & 1200
371W33CA TL 2000, 371W33CD TL 4700
381W4 TL 100 & 101

Legend

Subject Area
Tax Lots



0 950 1,900 Feet

1/10/2020

MEDFORD
OREGON
cityofmedford.org

Item No: 100.1

AGENDA ITEM COMMENTARY

DEPARTMENT: City Manager's Office
PHONE: (541) 774-2000
STAFF CONTACT: City Manager Brian Sjothun

AGENDA SECTION: City Manager Reports
MEETING DATE: July 16, 2020

MEDFORD
HUMAN RESOURCES

MEMORANDUM

To: Brian Sjothun

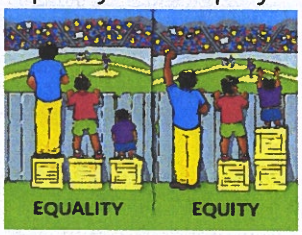
From: Bonnie Barasch

Date: June 30, 2020

Subject: Diversity and Inclusion Efforts

Here are some ideas that I think would be helpful to our Diversity and Inclusion efforts for the City.

- Develop a Diversity and Inclusion Group or Employee Resource Group
- Training
  - Continue training on the subjects of Diversity, Inclusion, Micro Aggressions, Equality and Equity



  - Bring in guest speakers throughout the year to continue to enforce the message to staff
- Review the A/R on Discrimination & Harassment to ensure it is current and accurate for our organization
- Compare our City employment demographics with those of the county of Jackson (see below)
- Strengthen recruitment diversity efforts
  - Develop contacts in diversity groups
  - Create a more diverse listserv for certain job notices to be sent
  - Attend Say Hey Events
- Participate in Multi-Cultural Committee
  - Consider new title
  - Consider disbanding existing committee
  - Consider a City driven committee

MEDFORD
HUMAN RESOURCES

Demographic Comparison

Age Group	As of 6/24/20 City of Medford #	%	US Census Estimates as of 7/1/19 Jackson County %	Demographics Comparison City - Jackson County %
18-64	588	93.63%	51.80%	41.83%
Age 65+	37	5.89%	22.00%	-16.11%
Under 18	3	0.48%	26.20%	-25.72%
	628	100.00%	100.00%	

Sex	#	%	%	%
Female	209	33.28%	51.20%	-17.92%
Male	419	66.72%	48.80%	17.92%
	628	100.00%	100.00%	

Race	#	%	%	%
American Indian	3	0.48%	1.60%	-1.12%
Asian or Pacific Islander	10	1.59%	2.00%	-0.41%
Black	6	0.96%	1.00%	-0.04%
Caucasian	566	90.13%	80.40%	9.73%
Hispanic	43	6.85%	13.20%	-6.35%
	628	100.00%	98.20%	