



Agenda

March 16, 2017

12:00 Noon AND 7:00 P.M.

**Medford City Hall, Council Chambers
411 West 8th Street, Medford, Oregon**

10. Roll Call

Employee Recognition

20. Approval or Correction of the Minutes of the March 2, 2017 Regular Meeting

30. Oral Requests and Communications from the Audience

Comments will be limited to 4 minutes per individual, group or organization. PLEASE SIGN IN.

40. Consent Calendar

40.1 COUNCIL BILL 2017-20 A resolution denying the appeal and upholding the Planning Commission's approval of a Conditional Use Permit for a proposed Bed and Breakfast to be located at 3663 Mallard Lane in the SFR-6 zoning district.

40.2 COUNCIL BILL 2017-21 An ordinance awarding a contract in the amount of \$113,976.50 to Telfer Pavement Technologies, LLC, to perform slurry seal on various city streets.

50. Items Removed from Consent Calendar

60. Ordinances and Resolutions

60.1 COUNCIL BILL 2017-22 A resolution authorizing execution of a Letter of Intent with the Medford Parks and Recreation Foundation, to donate 4.71 acres of parkland to the City of Medford for the development of Village Center Park.

60.2 COUNCIL BILL 2017-23 A resolution adopting support for restoring recreational immunity to landowners and their officers, employees, agents or volunteers who are acting within the scope of their employment or duties so as to allow Oregonians to access their lands for recreational use and enjoyment.

60.3 COUNCIL BILL 2017-24 An ordinance amending section 5.310 of the Medford Municipal Code to allow drinking in public on pedicabs.

60.4 COUNCIL BILL 2017-25 A resolution approving the Building Director's selection of eligible properties for abatement pursuant to the Housing Receivership Ordinance of the City of Medford.

70. Council Business

80. City Manager and Other Staff Reports

80.1 Further reports from City Manager

90. Propositions and Remarks from the Mayor and Councilmembers

- 90.1 Proclamations issued:
Adrian Chavez Day – March 16, 2017
- 90.2 Further Council committee reports
- 90.3 Further remarks from Mayor and Councilmembers

100. Adjournment to the Evening Session

EVENING SESSION
7:00 P.M.

Roll Call

110. Oral Requests and Communications from the Audience

Comments will be limited to 4 minutes per individual, group or organization. PLEASE SIGN IN.

120. Public Hearings

Comments are limited to a total of 30 minutes for applicants and/or their representatives. You 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 others will be limited to 4 minutes. PLEASE SIGN IN.

120.1 COUNCIL BILL 2017- Consider an appeal of an Administrative Decision regarding maintenance of sidewalk at 60 Rose Avenue.

120.2 COUNCIL BILL 2017- Consideration of an appeal of the Site Plan and Architectural Commission's approval of a proposal to develop a four-story hotel composed of 93 rooms to be located on the vacant lot located at 1375 Center Drive within the Regional Commercial (C-R) zoning district. (AC-16-150) Land Use, Appeal

130. Ordinances and Resolutions

140. Council Business

150. Further Reports from the City Manager and Staff

160. Propositions and Remarks from the Mayor and Councilmembers

- 160.1 Further Council committee reports
- 160.2 Further remarks from Mayor and Councilmembers

170. Adjournment



CITY OF MEDFORD AGENDA ITEM COMMENTARY

Item No: 40.1

www.ci.medford.or.us

DEPARTMENT: Planning Department
PHONE: 541-774-2380
STAFF CONTACT: Matt Brinkley, AICP, Planning Director

AGENDA SECTION: Consent Calendar
MEETING DATE: March 16, 2017

COUNCIL BILL 2017-20

A resolution denying the appeal and upholding the Planning Commission's approval of a Conditional Use Permit for a proposed Bed and Breakfast to be located at 3663 Mallard Lane in the SFR-6 zoning district.

SUMMARY AND BACKGROUND

A resolution denying the appeal and upholding the Planning Commission approval of a Conditional Use Permit for a proposed Bed & Breakfast to be located at 3663 Mallard Lane in the SFR-6 (Single-Family Residential – 6 dwelling units per gross acre) zoning district. The appellant contends that the Planning Commission erred in its decision to allow a maximum of six guests in lieu of the ten (10) guests the applicant requested. (File No. CUP-16-139)

PREVIOUS COUNCIL ACTIONS

After the public hearing on March 2, 2017, the City Council voted to deny the appeal and uphold the Planning Commission decision. The City Council also voted to waive fees if an application is submitted to modify the CUP to increase the number of guests within six months from March 2, 2017.

ANALYSIS

An Executive Summary prepared by staff was included in the City Council agenda packet for March 2, 2017. Additional correspondence received after publication of said agenda is attached and should be included as Exhibit 6 to the Executive Summary dated February 23, 2017. Additionally, Page 5 of 7 of the Planning Commission report was inadvertently omitted from the record and should be included.

FINANCIAL AND/OR RESOURCE CONSIDERATIONS

None identified.

TIMING ISSUES

Under Medford Land Development Code (MLDC) Section 10.166, the approving authority shall take final action on an application within 120 days after the application is deemed complete. ORS 227.178(1) further requires that, "...the governing body of a city...shall take final action on an application...including resolution of all appeals...within 120 days after the application is deemed complete." The 120th day for this application is March 22, 2017. The City Council must render its decision by that date.

COUNCIL OPTIONS

Approve, modify or deny the resolution.

STAFF RECOMMENDATION

Staff recommends approval of the resolution.

SUGGESTED MOTION

I move to approve the resolution to uphold the Planning Commission decision to approve CUP-16-139 because no legal error was committed and there is sufficient evidence in the record to support the Planning Commission decision.

EXHIBITS

Resolution

RESOLUTION NO. 2017-20

A RESOLUTION denying the appeal and upholding the Planning Commission's approval of a Conditional Use Permit for a proposed Bed and Breakfast to be located at 3663 Mallard Lane in the SFR-6 zoning district.

WHEREAS, appellants, Robert Forrest and Ninthorn Buaklang contend that the Planning Commission erred in its decision to allow a maximum of six guests in lieu of the ten guests the applicants requested; and

WHEREAS, on March 2, 2017, the City Council reviewed the applicable criteria, heard legal arguments, and considered appellant's request to allow a maximum of ten guests; now therefore,

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

Section 1. The Council finds that there is substantial evidence in the record of the Planning Commission to indicate that the Planning Commission's findings were proper and adequate to support the decision therefore the actions of the Planning Commission are hereby affirmed and the appeal is denied.

Section 2. This decision is based upon the Findings of Fact attached hereto as Exhibit A and incorporated herein by reference.

PASSED by the Council and signed by me in authentication of its passage this _____ day of _____, 2017.

ATTEST: _____
City Recorder

Mayor

Before the City Council for the City of Medford, Oregon

In the Matter of the Conditional)	Findings of Fact and Conclusions of Law
Use Permit for a Proposed Bed)	Affirming Planning Commission Decision
and Breakfast at 3663 Mallard)	Approval with Conditions
Lane)	
)	
Robert Forrest and)	CUP-16-139
Ninthorn Buaklang)	
)	
Applicants)	
<hr/>		

I. Facts

On November 1, 2016, Robert Forrest and Ninthorn Buaklang (Applicants) submitted a Conditional Use Permit application to establish a bed and breakfast service (B&B) at 3663 Mallard Lane in the SFR-6 (Single-Family Residential – 6 dwelling units per gross acre) zoning district. The subject site is the applicants’ residence and is located on the southwesterly corner of Mallard Lane and Dragon Tail Place (File No. CUP-16-139).

On January 26, 2017, the Planning Commission held a public hearing on CUP-16-139. The Commission heard the staff report and received written testimony from a neighboring property owner. The applicant, Mr. Forrest, attended the meeting but did not testify. The Commission voted to adopt the Final Order conditionally approving CUP-16-139. The motion to approve limited the occupancy of the B&B to six guests.

On February 7, 2017, the City received an appeal on the decision to approve the CUP. The appellants contend that the Planning Commission erred in its decision to allow a maximum of six guests in lieu of the 10 guests the applicants requested in their application.

On March 2, 2017, the City Council held its local appeal hearing under Medford Code 10.051. Notice of the appeal hearing was mailed to persons who had previously appeared as well as numerous others, and the Council gave persons in attendance the chance to speak.

II. City Council Findings

The Planning Commission Did not Commit Legal Error and There is Substantial Evidence in the Record to Support the Planning Commission's Decision.

The City Council found that the Planning Commission committed no legal error and that there was substantial evidence in the record to support the Planning Commission's decision to approve the CUP and limit the maximum number of guests at any one time to six guests.

The applicants' findings, which were adopted by the Planning Commission, state: "The proposed use would be comparable to a family with three or four kids." (Page 2 of CUP Exhibit E; Page 43 of the Council Agenda Packet for the March 2, 2017 meeting). That finding supports limiting the number of guests to 6 rather than 10, since a family with two parents and up to four children equals a maximum of six people.

In addition, Medford Land Development Code 10.828(1)(c), which is discussed in the record (Pages 4-7 of the January 26, 2017 Planning Commission Report), states "The number of guests shall generally be limited to **six persons** at any one time, except where sanitation facilities and neighborhood standards would otherwise allow more." (emphasis added)

There is not substantial evidence in the record that the sanitation facilities and neighborhood standards would otherwise allow more than six guests.

Conclusion

For the reasons stated herein, the City Council of the City of Medford finds that the applicants' findings and the Land Development Code 10.821(1)(c) provide substantial evidence to support the Planning Commission's decision. The Planning Commission's decision was supported by substantial evidence in the record and it did not commit legal error in approving CUP-16-139 for a Bed and Breakfast at 3663 Mallard Lane and limiting the maximum number of guests at any one time to six.

Dated this 16th Day of March, 2017.

Gary H. Wheeler, Mayor



CITY OF MEDFORD AGENDA ITEM COMMENTARY

Item No: 40.2

www.ci.medford.or.us

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

AGENDA SECTION: Consent Calendar
MEETING DATE: March 16, 2017

COUNCIL BILL 2017-21

An ordinance awarding a contract in the amount of \$113,976.50 to Telfer Pavement Technologies, LLC, to perform slurry seal on various city streets.

SUMMARY AND BACKGROUND

Telfer Pavement Technologies, LLC, is the low bidder for a contract to perform slurry seal on various streets in the City of Medford. The City contracts for a large portion of pavement maintenance because the City does not have the specialized equipment or expertise to perform this work.

Timely maintenance of streets decreases long-term costs by postponing the need for more costly reconstructions and produces a smoother ride for the traveling public. Slurry Seal is a cost-effective option for preserving the structural integrity of a sound street section.

PREVIOUS COUNCIL ACTIONS

Blackline Inc. was awarded a contract on March 17, 2016, for \$93,810 SY of Slurry Seal that was installed during the period of May through June 2016.

ANALYSIS

The existing pavement condition has been analyzed and it has been determined that this maintenance action will preserve the existing pavement and produce a smoother and safer ride for the traveling public at the lowest life-cycle cost.

FINANCIAL AND/OR RESOURCE CONSIDERATIONS

Expenditure of \$113,976.50, which is included in the 2015/2017 biennium budget for the Street Utility Fund (Fund 24).

TIMING ISSUES

The work will start after May 15, 2017, and is scheduled to be complete by the end of June 2017.

COUNCIL OPTIONS

Approve, modify or deny the ordinance.

STAFF RECOMMENDATION

Approve the ordinance for a contract with Telfer Pavement Technologies, LLC.

SUGGESTED MOTION

I move to approve the ordinance for a contract in the amount of \$113,976.50 to Telfer Pavement Technologies, LLC, for slurry seal.

EXHIBITS

Ordinance
Bid Tabulation
Work To Be Done
Contract documents are available in the City Recorder's office

ORDINANCE NO. 2017-21

AN ORDINANCE awarding a contract in the amount of \$113,976.50 to Telfer Pavement Technologies, LLC, to perform slurry seal on various city streets.

THE CITY OF MEDFORD ORDAINS AS FOLLOWS:

That a contract in the amount of \$113,976.50 to perform slurry seal on various city streets, which contract is on file in the City Recorder's office, is hereby awarded to Telfer Pavement Technologies, LLC.

PASSED by the Council and signed by me in authentication of its passage this _____ day of _____, 2017.

ATTEST: _____
City Recorder

Mayor

APPROVED _____, 2017.

Mayor

SPECIAL PROVISIONS

WORK TO BE DONE

The Work to be done under this Contract consists of the following all materials, labor, and equipment necessary to place a Type II latex modified Slurry Seal as specified; on twenty one (21) residential street sections in the City of Medford, to total approximately 70,550.0 S.Y.

1. Remove vegetation from cracks
2. Sweep Street prior to Slurry Seal
3. Install Type II Latex Modified Slurry Seal
4. Perform additional and incidental Work as called for by the Specifications.

This project includes work at the following locations:

Slurry Seal 2017

	Street Name	From Street	To Street	SY
1	W 2ND ST	SUMMIT ST	N COLUMBUS AV	2483.3
2	W 9TH ST	CANON ST	OARNGE ST	1586.7
3	N BERKELEY WY	LAWNRIERGE ST	CAMBRIDGE CR	1870.0
4	BROAD ST	MARY PL	W JACKSON ST	3373.3
5	CANON ST	W 9TH ST	W 10TH ST	1213.3
6	DOUGLAS AV	KELLY ST	SHERRY AV	3608.0
7	FAIRWEATHER DR	DUSK CR	ARNWOOD ST	3941.7
8	FAR WEST AV	City Limits	ARNWOOD ST	4333.6
9	HILLCOURT ST	N KEENE WAY DR	N BERKELEY WY	2346.7
10	HUTCHINS CR	CRATER LAKE AV	HUTCHINS CR	4982.4
11	S IVY ST	HOLMES AV	GARFIELD AV	4473.3
12	JEANETTE AV	W 8TH ST	W MAIN ST	4510.0
13	JEANETTE AV	DAKOTA AV	FARR ST	2680.6
14	N KEENE WAY DR	E MAIN ST	E JACKSON ST	2420.0
15	N KEENE WAY DR	COLLEGE WY	E MCANDREWS RD	4913.3
16	KELLY ST	SHERRY AV	DOUGLAS AV	3288.4
17	LAWNRIERGE ST	N KEENE WAY DR	N BERKELEY WY	2383.3
18	NEWTOWN ST	BELMONT ST	CATHERINE ST	3226.7
19	OAK ST	MARY PL	CLARK ST	6790.7
20	SHERRY AV	KELLY ST	DOUGLAS AV	1723.3
21	WHITMAN AV	HOLMES AV	GARFIELD AV	4401.4
				<hr/> 70,550.0



CITY OF MEDFORD AGENDA ITEM COMMENTARY

Item No: 60.1

www.ci.medford.or.us

DEPARTMENT:	Parks & Recreation	AGENDA SECTION:	Ordinances and Resolutions
PHONE:	(541) 774-2483	MEETING DATE:	March 16, 2017
STAFF CONTACT:	Rich Rosenthal, Interim Parks & Recreation Director		

COUNCIL BILL 2017-22

A resolution authorizing execution of a Letter of Intent with the Medford Parks and Recreation Foundation, to donate 4.71 acres of parkland to the City of Medford for the development of Village Center Park.

SUMMARY AND BACKGROUND

The proposed Letter of Intent (LOI) formalizes the intention of the Medford Parks and Recreation Foundation to donate 4.71 acres of parkland to the City of Medford for the development of Village Center Park.

PREVIOUS COUNCIL ACTIONS

On Oct. 20, 2016, City Council approved Council Bill 2016-130 initiating a minor amendment to the City's Comprehensive Plan to include the 2016-25 Leisure Services Plan (LSP), which specifies the City's desired level of service pertaining to accessibility of parkland, trails, pathways and open space.

ANALYSIS

Over the past three years, the Medford Parks and Recreation Department has worked with Crystal Springs Development Group on acquiring parkland in the Southeast Area and creating a City-owned neighborhood park named "Village Center Park" at the intersection of Shamrock Dr. and Lone Oak Dr. In Dec. 2016, CSDG donated 4.71 acres of parkland, valued at \$564,000, to the Foundation.

The proposed LOI formalizes the desire of the Foundation to convey the property to the City upon completion of park development. If the City Council approves the LOI, the City will formulate a park development agreement for Council approval outlining conditions and standards for acceptance of the park from the Foundation and the developers.

Village Center Park would fill the parkland gap serving 382 current households within a half-mile radius in the City's rapidly growing Southeast Area that is an identified priority in the LSP. Additionally, to meet LSP level-of-service goals based on growth estimates, the City would need to add 79 acres of neighborhood parkland by 2026.

The Foundation, an independent 501(c)3 non-profit organization, frequently serves as a pass-through for individuals and businesses wishing to receive tax benefit from charitable contributions to the City. Summerfield Park was developed and accepted by the City through a similar process utilizing the Foundation in 2008.

Should the City accept the parkland, the Foundation would assess a 3 percent fee based on the appraised value of the land plus the direct cost of land-use actions related to the property (approximately \$20,000), representing an opportunity for the City to avoid substantial parkland acquisition costs.

The Parks and Recreation Commission approved what was known as the Southeast Area Conceptual Park Master Plan in May 2015, and it recommends approval of the Village Center Park LOI.



CITY OF MEDFORD AGENDA ITEM COMMENTARY

Item No: 60.1

www.ci.medford.or.us

FINANCIAL AND/OR RESOURCE CONSIDERATIONS

The LOI represents an opportunity for the City to receive property valued at \$564,000 for approximately \$20,000. The City has a projected budget of up to \$767,000 in its Six-Year Parks and Recreation Capital Improvement Plan for Southeast Area park development for the 2017-19 biennium.

TIMING ISSUES

Approval of the LOI is the precursor for a Village Center Park development agreement with the Foundation and the Crystal Springs Development Group.

COUNCIL OPTIONS

Approve, deny or amend the Letter of Intent.

STAFF RECOMMENDATION

Staff recommends approval of the Letter of Intent.

SUGGESTED MOTION

I move to approve the Letter of Intent with the Medford Parks and Recreation Foundation.

EXHIBITS

Resolution

Village Center Park Letter of Intent

Village Center Park Map

RESOLUTION NO. 2017-22

A RESOLUTION authorizing execution of a Letter of Intent with the Medford Parks and Recreation Foundation, to donate 4.71 acres of parkland to the City of Medford for the development of Village Center Park.

WHEREAS, the Parks and Recreation Department acquired parkland in the southeast area of Medford to create a neighborhood park named "Village Center Park"; and

WHEREAS, a Letter of Intent has been prepared to express intended due diligence by the parties toward a common goal of developing parkland in the southeast area of Medford; now, therefore,

THE CITY OF MEDFORD ORDAINS AS FOLLOWS:

That execution of a Letter of Intent with the Medford Parks and Recreation Foundation, to donate 4.71 acres of parkland to the City of Medford for the development of Village Center Park, 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 _____, 2017.

ATTEST: _____
City Recorder

Mayor

APPROVED _____, 2017.

Mayor



OFFICE OF
THE CITY MANAGER
E-mail: citymanager@ci.medford.or.us

CITY OF MEDFORD
411 WEST 8TH STREET
MEDFORD, OREGON 97501

TELEPHONE (541) 774-2000
FAX: (541) 618-1700
www.ci.medford.or.us

LETTER OF INTENT

Village Center Neighborhood Park Donation & Development

THIS LETTER OF INTENT is made and entered into by and among the CITY OF MEDFORD, an Oregon municipal corporation ("City"), and Medford Parks and Recreation Foundation ("Foundation").

RECITALS:

A. The City of Medford Parks & Recreation Department is located in Medford, Jackson County, Oregon. The City, Foundation and Crystal Springs Development Group intends to develop Summerfield at South East Park Phase 15, Reserve Acreage Future Development, in Medford, Jackson County, Oregon (the "Development").

B. The City is interested in acquiring and developing the designated public parkland to serve the Southeast Area. The City further agrees to accept the dedicated land, as depicted in the attached *Village Center Park Exhibit*, from the Foundation ("Foundation").

C. The parties will draft a park development agreement for Medford City Council approval pertaining to roles, responsibilities and terms of acceptance of Village Center Park by the City.

NOW, THEREFORE, IT IS AGREED AND ACKNOWLEDGED:

1. INTENT TO TRANSFER OWNERSHIP. Foundation to transfer the 4.71 acres of parkland to the City upon completion of the park development.

The parkland commences at the most southwesterly corner of Development, thence along the boundaries of Development, the following courses and distances: North 00°21'37", East, 335.44 feet; thence North 89°38'24" West, 30.14 feet; thence North 00°05'00" East, 928.51 feet to the True Point Of Beginning; thence continuing North 00°05'00" East, 278.52 feet to the southerly right-of-way of Shamrock Drive (a public street), as dedicated per Instrument Number 2016-012168, of the Official Records of Jackson County, Oregon; thence along the southerly right-of-way of Shamrock Drive the following courses and distances: North 68°23'07" East, 305.44 feet to the beginning of the tangent curve to the right having a radius of 451.00 and a central angle of 21°36'53" (the long chord of which bears North 79°11'34" East, 169.13 feet); thence along the arc of said curve, 170.14 feet; thence North 90°00'00" East, 52.97 feet; thence leaving said right-

of-way, and continuing North 90°00'00" East, 61.71 feet to the beginning of a non-tangent curve to the left, having a radius of 20.00 feet and a certain angle of 90°00'00" (the long chord of which bears South 45°00'00" West, 28.28 feet); thence along the arc of said curve 31.42 feet; thence South 00°00'00" East, 422.75 feet; thence North 90°00'00" West, 41.71 feet to a point on the easterly boundary of Development; thence leaving last said easterly boundary, continuing North 90°00'00" West, 32.29 feet to the beginning of a non-tangent curve to the left, having a radius of 20.00 feet and a central angle of 90°00'00" (the long cord of which bears North 45°00'00" West, 28.28 feet; thence North 90°00'00" West, 451.18 feet to the Point of Beginning.

2. Village Center Park will become part of the City Parks & Recreation inventory.

3. NOTICES. All notices given or required to be given pursuant to the Letter of Intent shall be in writing and personally delivered or mailed by first class mail, postage prepaid, to the individual(s) named at the addresses below, or as any party may from time to time designate in writing:

CITY: City of Medford
411 West 8th Street
Medford, OR 97501
Attention: Brian Sjothun, City Manager

FOUNDATION: Medford Parks and Recreation Foundation
701. N. Columbus Ave.
Medford OR 97501
Attention: Alex Modrell

IN WITNESS WHEREOF, the parties have executed the Letter of Intent as of the date set opposite their signatures

Agreed to and accepted by:

CITY OF MEDFORD

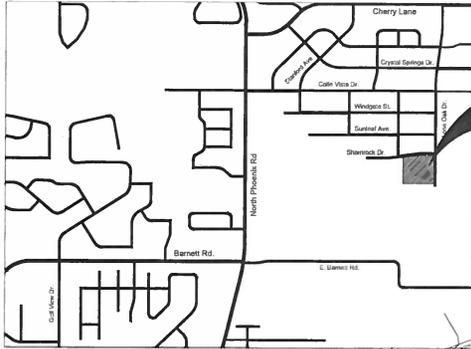
Title

Date: _____

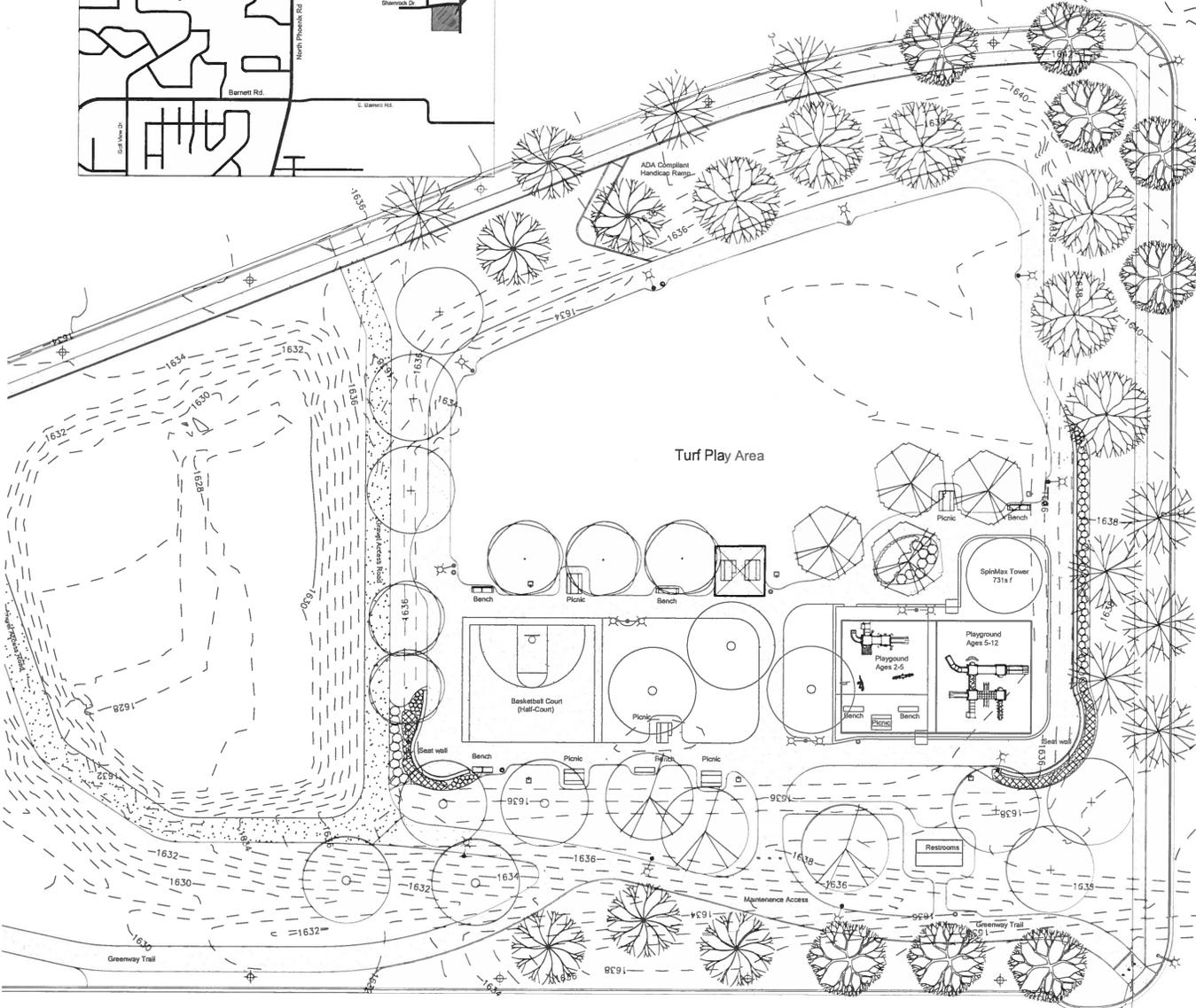
MEDFORD PARKS & RECREATION
FOUNDATION

Title

Date: _____



PROJECT SITE
VILLAGE CENTER PARK



PROJECT INFORMATION:

SITE & ZONING DATA:

Address:
Shamrock Drive & Lone Oak Drive
Medford, OR 97504

Zoning: MFR-20
Map No. 371W27
Lot No. 1010 & 1201

SITE:
The site will be made accessible, with all public facilities and developed areas located on an accessible route.

SHEET INDEX:

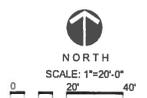
- LANDSCAPE**
- L1 SHEET INDEX & VICINITY MAP LAYOUT PLAN
 - L2 CONSTRUCTION PLAN
 - L3.1 LAYOUT PLAN
 - L3.2 PLAYGROUND & BASKETBALL LAYOUT PLAN
 - L4 GRADING & DRAINAGE PLAN
 - L5 IRRIGATION PLAN
 - L6 PLANTING PLAN
 - L7 LIGHTING PLAN
 - L8.1 HARDSCAPE DETAILS
 - L8.2 PLANTING & IRRIGATION DETAILS

PROJECT TEAM:

OWNER
Makar Homes, Inc.
815 Akor Creek Drive
Medford, OR 97504
p 541-778-1000
f 541-779-7837

LANDSCAPE ARCHITECT
Galbraith and Associates, Inc.
318 South Grape St
Medford, OR 97501
Contact: John Galbraith
p 541.770.7984
f 541.770.5184

CIVIL ENGINEER
Adkins Consulting Engineering, Inc.
3126 State Street
Medford, OR 97504
Contact: Michael Zarosinski
p 541.890.1880



galbraith
AND ASSOCIATES
LANDSCAPE ARCHITECTURE
& SITE PLANNING
318 S. GRAPE STREET
MEDFORD, OR 97501
PH: 541.770.7984
FAX: 541.770.5184
UNIFORM LICENSE No. 254 (CA., 2008)

This document, and the ideas and designs incorporated herein, are an instrument of professional service, the property of Galbraith and Associates, Inc. and it not to be used, modified, or changed in whole or in part for any other purpose without the written authorization of John Galbraith, Landscape Architect.

Village Center Park
Shamrock Dr. & Lone Oak Dr.
Medford, Oregon

REVISIONS:

JOB NO.	1451
ISSUE DATE	01.16.17
DRAWN BY	MM NB
REVIEWED BY	JG
JOB STATUS	

L1



CITY OF MEDFORD AGENDA ITEM COMMENTARY

Item No: 60.2

www.ci.medford.or.us

DEPARTMENT: Legal
PHONE: (541) 774-2020
STAFF CONTACT: Lori Cooper, City Attorney

AGENDA SECTION: Ordinances and Resolutions
MEETING DATE: March 16, 2017

COUNCIL BILL 2017-23

A resolution adopting support for restoring recreational immunity to landowners and their officers, employees, agents or volunteers who are acting within the scope of their employment or duties so as to allow Oregonians to access their lands for recreational use and enjoyment.

SUMMARY AND BACKGROUND

The Oregon Public Use of Lands Act encourages public and private owners of land to make their land available to the public for recreational purposes by providing landowners immunity from tort liability. However, a recent Oregon Supreme Court decision undermined the immunity guaranteed in the Act, which could result in a severe reduction of land available to Oregonians for their recreational use and enjoyment. The Oregon Recreation and Parks Association and the League of Oregon Cities are actively pursuing legislation to restore recreational immunity to both public and private landowners. This resolution recommends that the Legislature pass legislation to restore recreational immunity rights to landowners.

PREVIOUS COUNCIL ACTIONS

The Council has listed this item as one of its legislative priorities.

ANALYSIS

The Public Use of Lands Act has increased the availability of land for free recreation by limiting liability to cities, counties, parks, schools, and a wide range of private owners, including farmers and timber companies that allow hunters, anglers, hikers, mountain bikers and other members of the public to use or traverse their lands at no charge.

For more than twenty years the Public Lands Use Act had been broadly interpreted. However, a 2016 Oregon Supreme Court decision, *Johnson v. Gibson*, undermined the immunity by ruling that when the Legislature passed the Public Lands Act it only immunized the actual landowner and did not extend the immunity to employees, agents, volunteers, and the like who act on behalf of the landowners.

This ruling effectively undermines a public landowner's recreational immunity from tort liability under the Act because public employers are statutorily required to represent and indemnify their employees, agents, and volunteers who are acting within the course and scope of their duties. It also exposes private land owners to similar liability because they will likely be ultimately found responsible for their employees' negligence.

As a result of this ruling both public and private landowners will likely face substantially increased insurance premiums for this new risk exposure, thereby forcing them to reduce recreational opportunities or services or to limit access or entirely close their property to recreational use.

The bill clarifies that a landowner does not owe a duty to inspect and maintain the land in a safe condition for entry or use by the public for recreational purposes. Therefore, the landowner does not extend any assurance that the land is safe for any purpose and does not assume responsibility or incur liability for injury, death, or loss to any person or property.



CITY OF MEDFORD
AGENDA ITEM COMMENTARY

Item No: 60.2

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FINANCIAL AND/OR RESOURCE CONSIDERATIONS

If legislation addressing the issues with recreational immunity is not passed, the city's insurance premiums may increase. In addition, there may be economic impacts associated with use of US Cellular Community Park if the recreational immunity statute is not amended, since the City may have to charge more for tournaments and other uses of the park to cover increased risk and insurance premiums.

TIMING ISSUES

It is anticipated that the Legislature will be considering this bill during the current legislative session.

COUNCIL OPTIONS

Approve, modify, or deny the resolution.

STAFF RECOMMENDATION

Staff recommends approval of the resolution.

SUGGESTED MOTION

I move to adopt the resolution in support of restoring recreational immunity to landowners.

EXHIBITS

Resolution

RESOLUTION NO. 2017-23

A RESOLUTION adopting support for restoring recreational immunity to landowners and their officers, employees, agents or volunteers who are acting within the scope of their employment or duties so as to allow Oregonians to access their lands for recreational use and enjoyment.

WHEREAS, in 1995, the Legislative Assembly declared it to be the public policy of the State of Oregon to encourage landowners to make their land available to the public for recreational purposes by limiting their liability toward persons entering thereon for such purposes; and,

WHEREAS, recreation purposes includes, but are not limited to, outdoor activities such as hunting, fishing, swimming, boating, camping, picnicking, hiking, nature study, outdoor educational activities, water sports, winter sports, viewing or enjoying historical, archaeological, scenic or scientific sites or volunteering for any public purpose project, including the above aforementioned activities, as well as: gardening, woodcutting and harvesting of special forest products; and,

WHEREAS, the Public Use of Lands Act has increased the availability of land for free recreation by citizens and visitors alike by limiting liability to cities, counties, park districts, irrigation districts, schools, and private landowners, including property-owner associations, farmers and timber companies that, by virtue of this act, allow members of the public to use or traverse their lands at no charge for recreation purposes; and,

WHEREAS, for twenty years, the Public Use of Lands Act has been broadly interpreted to extend this immunity from liability to apply not only to landowners but also to the landowner's employees, agents, and volunteers; and,

WHEREAS, in *Johnson v. Gibson*, the Oregon Supreme Court held that when the Legislature passed the Public Use of Lands Act, it intended to immunize only the landowner, otherwise the Legislative Assembly would have included employees, agents, and volunteers in the Act; and,

WHEREAS, this ruling effectively undermines a landowner's recreational immunity from tort liability under the Act because public employers are statutorily required to represent and indemnify their employees and most, if not all, landowners who allow access to their lands free of charge will ultimately be responsible for the negligence of their employees that results in injury to a member of the public or property; and,

WHEREAS, landowners will likely face substantially increased insurance premiums for this new risk exposure and/or have to close their property or amenities to Oregonians trying to recreate due to the result of this decision; now, therefore,

///

///

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MEDFORD, OREGON, that the City of Medford supports legislation in the 2017 Oregon Legislative Assembly promulgated to restore recreational immunity to landowners and their officers, employees, agents or volunteers who are acting within the scope of their employment or duties so as to allow Oregonians to access their lands for recreational use and enjoyment.

PASSED by the Council and signed by me in authentication of its passage this _____ day of _____, 2017.

ATTEST: _____
City Recorder

Mayor



CITY OF MEDFORD AGENDA ITEM COMMENTARY

Item No: 60.3

www.ci.medford.or.us

DEPARTMENT: Legal
PHONE: (541) 774-2020
STAFF CONTACT: Lori Cooper, City Attorney

AGENDA SECTION: Ordinances and Resolutions
MEETING DATE: March 16, 2017

COUNCIL BILL 2017-24

An ordinance amending section 5.310 of the Medford Municipal Code to allow drinking in public on pedicabs.

SUMMARY AND BACKGROUND

There has been a recent trend around the country involving businesses which operate party bikes, usually in downtowns or tourist areas. The most common variety of party bike is a four wheeled vehicle that is primarily pedal powered (often there is an electrical motor assist) and which seats several people. The steering and brakes are operated by a single professional operator.

A business which operates pedicabs has asked that the Medford Municipal Code be amended to allow consumption of alcohol by customers aboard pedicabs.

PREVIOUS COUNCIL ACTIONS

A study session was held on this matter on February 9, 2017. Staff was requested to bring the ordinance forward for Council consideration.

ANALYSIS

Currently, pedicabs are legal under the Medford Municipal Code, but consuming alcohol while a passenger on a pedicab is not legal, even with a professional operator who is not consuming alcohol. Pedicabs currently can be used to travel between bars and brew pubs in Medford, but alcohol can only be consumed at the brew pubs on bars.

This code amendment will allow consumption of alcohol by passengers on party bikes, but only if nine conditions are satisfied, such as no consumption or control of alcohol by the driver of the pedicab, no glass drinking containers may be used, hard alcohol is prohibited, OLCC rules must be followed, and the pedicab business must have the specified insurance coverage insurance.

After extensive review of similar laws in various other jurisdictions and coordination with the Medford Police Department and the Oregon Liquor Control Commission, staff has drafted a proposed exception to the City's open container law.

FINANCIAL AND/OR RESOURCE CONSIDERATIONS

N/A

TIMING ISSUES

With the Pear Blossom festival and nicer weather approaching, potential pedicab operators would be able to operate with customers consuming alcohol while on board if the Council approves this code amendment at this time.

COUNCIL OPTIONS

Approve, modify, or deny the ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the ordinance.



CITY OF MEDFORD
AGENDA ITEM COMMENTARY

Item No: 60.3

www.ci.medford.or.us

SUGGESTED MOTION

I move to approve the ordinance amending section 5.310 of the Medford Municipal Code.

EXHIBITS

Ordinance

ORDINANCE NO. 2017-24

AN ORDINANCE amending section 5.310 of the Medford Municipal Code to allow drinking in public on pedicabs.

THE CITY OF MEDFORD ORDAINS AS FOLLOWS:

SECTION 1. Section 5.310 of the Medford Code is amended to read as follows:

5.310 Drinking in Public.

(5) Alcoholic liquor may be consumed on a commercial pedicab, as defined in subsection (a), subject to all the following conditions listed in subsection (b):

(a) "Pedicab" means any of the following:

(i) A bicycle that has three or more wheels, that transports, or is capable of transporting, passengers on seats attached to the bicycle, that is operated by a person, and that is being used for transporting passengers for hire.

(ii) A bicycle that pulls a trailer, sidecar, or similar device, that transports, or is capable of transporting, passengers on seats attached to the trailer, sidecar, or similar device, that is operated by a person, and that is being used for transporting passengers for hire.

(iii) A four-wheeled device that is primarily or exclusively pedal-powered, has a seating capacity for eight or more passengers, cannot travel in excess of 15 miles per hour, and is being used for transporting passengers for hire.

(b) The business license of any pedicab operator which permits consumption of alcohol on a pedicab may be subject to revocation if the pedicab operator fails to satisfy the following conditions:

(i) Steering and braking shall be under the exclusive control of an employee or owner of the business operating the pedicab (the "operator"), who shall not consume alcohol while on the job and shall not have an alcohol concentration of 0.04 or greater while operating the pedicab;

(ii) Alcoholic beverages shall not be provided by, served by, sold by, or in control of the operator of the pedicab. Alcoholic beverages may only be supplied by the passengers of the pedicab. All alcoholic beverages supplied by passengers of the pedicab shall be transported to the community cooler of the pedicab only in enclosed, sealed containers, including sealed wine or beer bottles, sealed growlers, and unopened cans.

(iii) Alcoholic beverages may be consumed by a passenger of the pedicab only while he or she is physically on board and within the pedicab.

(iv) All passengers shall be 21 years of age or older if alcohol is consumed by any passenger during the operation of the pedicab.

(v) Passengers of a pedicab may only consume alcohol from an unbreakable cup or can, including drinking vessels made of plastic, metal, or silicone. Glass is prohibited with the exception of growlers and bottles kept in the trunk or cooler of the pedicab. At all times the passengers of the pedicab, not the operator of the pedicab, shall have ownership and control of the alcohol.

Passengers' cups may be filled from glass containers only when the pedicab is stationary.

(vi) The operator of the pedicab shall at all times be able to establish financial responsibility in a minimum amount of one million dollars (\$1,000,000.00) general liability insurance coverage on a per-occurrence basis and an aggregate in a minimum amount of two million dollars (\$2,000,000.00).

(vii) The only types of alcohol which may be consumed onboard a pedicab are beer, wine, and cider. Hard alcohol or mixed drinks containing hard alcohol are not permissible.

(viii) When passengers depart the pedicab, opened or partly-empty growlers and wine bottles must be closed before departing the pedicab. All other alcohol remaining in open containers must be disposed of instead of carried in public.

(ix) The operator must comply with all applicable rules and regulations of the Oregon Liquor Control Commission, including but not limited to rules and regulations regarding advertisement of the business.

(x) All routes of travel must be preapproved by the Medford Police Department.

(xi) If a passenger becomes visibly intoxicated or disorderly, the operator shall eject said passenger from the pedicab.

(56) Violation of this section constitutes a violation punishable by a fine not to exceed \$1,000.

PASSED by the Council and signed by me in authentication of its passage this ____ day of _____, 2017.

ATTEST: _____
City Recorder

Mayor

APPROVED _____, 2017

Mayor

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



CITY OF MEDFORD AGENDA ITEM COMMENTARY

Item No: 60.4

www.ci.medford.or.us

DEPARTMENT: Legal
PHONE: (541) 774-2020
STAFF CONTACT: Kevin McConnell, Deputy City Attorney
Sam Barnum, Building Director
Sgt. Don Lane, MPD

AGENDA SECTION: Ordinances and Resolutions
MEETING DATE: March 16, 2017

COUNCIL BILL 2017-25

A resolution approving the Building Director's selection of eligible properties for abatement pursuant to the Housing Receivership Ordinance of the City of Medford.

SUMMARY AND BACKGROUND

An ordinance approving the Building Director's selection of the following properties eligible for abatement pursuant to the Housing Receivership Ordinance of the City of Medford ("the Ordinance"):

- 1) 205 Chestnut Street
- 2) 1530 W Main Street
- 3) 2690 Connell Avenue
- 4) 540 Midway Road
- 5) 911 Queen Anne Avenue

The Building Director ("the Manager") has determined that each property listed above is in violation of building or housing code(s), and that the violations constitute a threat to the public's health, safety or welfare. If the Council approves the selection of a property, the Manager shall deliver a notice of the City's intention to file an application for the appointment of a receiver to all interested parties for each property. If the interested parties fail to respond to the notice within 60 days or fail to correct the violations as agreed, the Manager may come back before Council and request approval for the selection of a receiver to perform an abatement.

Ordinance 2016-142, passed by Council in December of 2016 implements the Oregon Housing Receivership Act (ORS 105.420 to 105.455). Its purposes include adding to the City's affordable housing stock, ensuring that residential properties comply with the City's building and housing codes, combating urban blight and community deterioration, and protecting the public's health, safety, and welfare.

If the Manager determines that a property is in violation of building or housing code(s), and in the exercise of reasonable discretion determines that the violation is a threat to the public health, safety, or welfare, the Manager may apply to the Jackson County Circuit Court for the appointment of a receiver to abate the violation and rehabilitate the property. Before doing so, the Manager must obtain the Council's approval for the selection of a property, the selection of a receiver to perform an abatement of the property, and notify all interested parties of the City's intent to file an application for the appointment of a receiver. A receiver may be a city department, urban renewal agency, or entity such as a non-profit corporation whose primary purpose is improvement of housing conditions within the City.

If no party with an interest in the property corrects the code violations in the time provided by law, the court will appoint the receiver. A receiver's authority is very broad under the Ordinance and the Oregon Housing Receivership Act. A receiver may, among other things, take possession and control of the property, modify or terminate tenancies, charge and collect rents, pay expenses to maintain property, dispose of abandoned property, enter into contracts to abate & rehabilitate the property, and enter into financing agreements with public or private lenders to obtain funding to abate the property. If the costs of abatement are not paid, the court's order constitutes a lien on the property. Thereafter, the lien may be foreclosed in accordance with state law or City ordinance.



CITY OF MEDFORD AGENDA ITEM COMMENTARY

Item No: 60.4

www.ci.medford.or.us

The City anticipates that the use of this Ordinance will compel owners and/or lienholders that have routinely ignored building and housing code violation citations to complete required repairs, therefore increasing the chance that these properties will then be offered for sale.

PREVIOUS COUNCIL ACTIONS

City Council approved Ordinance 2016-142 pertaining to receivership and Ordinance 2016-56 to adopt the International Property Maintenance Code on December 1, 2016. Ordinance 2016-142 pertaining to receivership was amended on March 2, 2017.

ANALYSIS

The Manager has determined that the following properties listed below are in violation of a building or housing code that threatens the public health, safety, and welfare. The Manager's detailed reports and summaries of code enforcement and police activities are listed as exhibits A through E.

1) 205 Chestnut Street

Building/Housing Code violations

Violation #1- Extensive Damage to Exterior of Structure
IPMC 304.1.1 (Unsafe Conditions)

Violation #2- Extensive Damage to Roof
IPMC 304.1.1 (Unsafe Conditions)
IPMC 304.7 (Roof and Drainage)

Summary of Code Enforcement & Police Activity from January 2012 through January 2017.

46 Calls for Service

Structure deemed hazardous and unsafe due to arson

Trespassing

Warrant and parole violation arrests

Graffiti nuisance- City abated

Property posted for unlawful accumulation of junk- Owner abated

2) 1530 W Main Street

Building/Housing Code violations

Violation #1- Rodent Infestation
IPMC 302.5 (Rodent harborage)
IPMC 309.1 (Infestation)

Violation #2- Visible Holes in Foundation
IPMC 304.5 (Foundation Walls)

Violation #3- Extensive Damage to Exterior of Structure (roof leaks, roof rot, rotting structure)
IPMC 304.1.1 (Unsafe Conditions)

Violation #4- Roof Leaks, Inadequate Drainage
IPMC 304.7 (Roofs and Drainage)

Summary of Code Enforcement & Police Activity from January 2012 through January 2017.

No reported criminal activity



CITY OF MEDFORD AGENDA ITEM COMMENTARY

Item No: 60.4

www.ci.medford.or.us

September 2015- Complaint for unlawful accumulation of junk
June 2016- Complaint for weed violation. No compliance gained, City abated.

3) 2690 Connell Avenue

Building/Housing Code violations

Violation #1- Enclosed Deck- No Foundation and Unpermitted
IPMC 304.1.1 (Unsafe Conditions)

Violation #2- Exterior Structure- Access to Crawl Space through Open Foundation Vents
IPMC 302.5 (Rodent Harborage)
IPMC 309.1 (Infestation)
IPMC 304.5 (Foundation Walls)

Summary of Code Enforcement & Police Activity from January 2012 through January 2017.

64 calls for service

Trespassing

Multiple warrant arrests

Occupied by squatters, removed by MPD.

Squatters attempted to reenter the property several times.

4) 540 Midway Road

Building/Housing Code violations

Violation #1- Unsafe, Unpermitted Covered Back Porch

IPMC 304.1.1 (Unsafe Conditions)

IPMC 304.10 (Stairways, Decks, Porches and Balconies)

Summary of Code Enforcement & Police Activity from January 2012 through January 2017.

192 calls for service

Dozens of warrant arrests

Numerous calls for suspicion of drug activity and numerous arrests

Four compliance checks & one arrest for failing to register as a sex offender

City used its emergency summary abatement procedure to remove and dispose of drug paraphernalia and trash.

Multiple incidents of transients removing boards from structure to gain entry. City was responsible for re-securing property. Arrests for trespass made.

5) 911 Queen Anne Avenue

Building/Housing Code violations

Violation #1- Holes in Deteriorated Foundation

IPMC 302.5 (Rodent Harborage)

IPMC 309.1 (Infestation)

IPMC 304.5 (Foundation Walls)

ORSC R105.1 (Lack of Required Permit)

Violation #2- Emergency Measures to Prevent Entry into Structure

IPMC 109.2 (Emergency Safeguards)



CITY OF MEDFORD AGENDA ITEM COMMENTARY

Item No: 60.4

www.ci.medford.or.us

Summary of Code Enforcement & Police Activity from January 2012 through January 2017.

162 calls for service

22 warrant arrests

5 stolen vehicles recovered

Multiple calls for service- drug activity

Multiple calls for service- suspicious behavior

FINANCIAL AND/OR RESOURCE CONSIDERATIONS

TIMING ISSUES

None.

COUNCIL OPTIONS

Approve, modify, or deny the ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the ordinance.

SUGGESTED MOTION

I move to approve the ordinance approving the Manager's selection of properties as eligible for abatement pursuant to the Housing Receivership Ordinance and further direct the Manager to deliver a notice of the City's intention to file an application for the appointment of a receiver to all interested parties for each property.

EXHIBITS

Ordinance

Map

Exhibit A- Manager's report/summary of code enforcement and police activity- 205 Chestnut St.

Exhibit B- Manager's report/summary of code enforcement and police activity- 1530 W. Main St.

Exhibit C- Manager's report/summary of code enforcement and police activity- 2690 Connell Ave.

Exhibit D- Manager's report/summary of code enforcement and police activity- 540 Midway Rd.

Exhibit E- Manager's report/summary of code enforcement and police activity- 911 Queen Anne Ave.

RESOLUTION NO. 2017-25

A RESOLUTION approving the Building Director's selection of eligible properties for abatement pursuant to the Housing Receivership Ordinance of the City of Medford.

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

Section 1. The Building Director's selection of eligible properties for abatement pursuant to the Housing Receivership Ordinance attached as Exhibit 1 is hereby approved.

Section 2. The Building Director shall deliver a notice of the City's intention to file an application for the appointment of a receiver to all interested parties for each property pursuant to Municipal Code section 9.420.

PASSED by the Council and signed by me in authentication of its passage this _____ day of _____, 2017.

ATTEST: _____
City Recorder

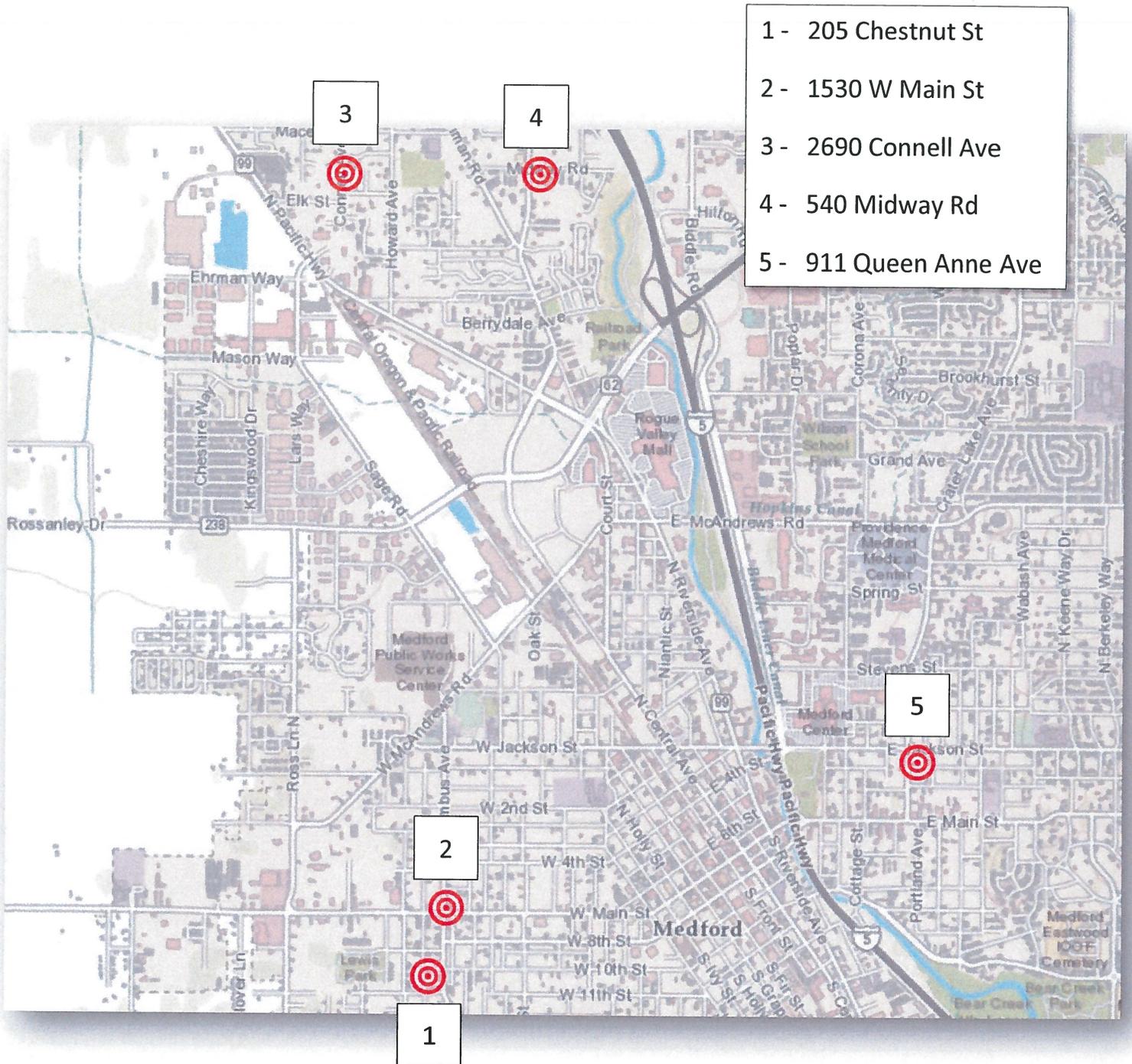
Mayor

Exhibit 1

Building Director's selection of properties eligible for abatement pursuant to the Housing Receivership Ordinance of the City of Medford:

1. 205 Chestnut Street
Map 372W25CB Taxlot 9200
2. 1530 W Main Street
Map 372W25BD Taxlot 7900
3. 2690 Connell Avenue
Map 372W14AA Taxlot 2900
4. 540 Midway Road
Map 372W13AC Taxlot 601
5. 911 Queen Anne Avenue
Map 371W30AB Taxlot 8800

Abatement pursuant to the Housing Receivership Ordinance of the City of Medford
3/16/2017





BUILDING SAFETY DEPARTMENT

CITY OF MEDFORD

LAUSMANN ANNEX
200 SOUTH IVY STREET
MEDFORD, OREGON 97501

TELEPHONE: (541) 774-2025

FAX: (541) 618-1726

E-MAIL: building@cityofmedford.org

Property Address: 205 Chestnut St
Medford, OR 97501

Map & Taxlot: 372W25CB9200

**Property Owner
&/or Responsible:** Stanley C Hagist
1401 Garfield
Bakersfield CA 93304

The City of Medford Building Safety Department has identified the following violations of the Property Maintenance Code which must be addressed. This is only a list of what is currently known to the City of Medford and is based upon only an external visible inspection. If other violations of the Property Maintenance Code are discovered, including but not limited to inside of the structure, the City of Medford does not waive its right to pursue correction of those defects at that time.



Violation #1: Exterior Structure

Structure burned, shows signs of rotting materials, shows to be a threat to public health, safety and welfare.

IPMC 304.1.1 Unsafe Conditions

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

(1) The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strengths;

(3) Structures or components thereof that have reached their limit state

(4) Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylight are not maintained, weather resistant or water tight;

(5) Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects;

(6) Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;

(7) Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;

(8) Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;

(10) Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads resisting all loads effects;

(11) Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;

(12) Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and revisiting all load effects



Violation #2: Exterior Structure

Roof burned – portions missing

IPMC 304.1.1 Unsafe Conditions

- (8) Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with sign of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects

IPMC 304.7 Roofs and Drainage

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure.



Violation #3: Rodent infestation

No screens on foundation vents

IPMC 302.5 Rodent harborage - 309.1 Infestation

All structures and *exterior property* shall be kept free from rodent harborage and *infestation*. Where rodents are found they shall be promptly exterminated by *approved* processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent infestation.

IPMC 304.5 Foundation walls

All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.





**CITY OF MEDFORD
411 W. 8TH ST
MEDFORD, OR 97501**



Medford Police Dept.

PHONE: (541) 774-2200
Web Page: police@ci.medford.or.us

205 Chestnut

CODE ENFORCEMENT ACTIVITY

Property owned by private party – fire occurred on 5/10/2013 and has remained in this condition
MPD #13-9053

- 8/2013** Received neighbor complaint of the condition of this burned property. Building Department also receiving weekly complaints who maintain the condition of the property is hazardous due to its unsound structure. Open MPD investigation delayed CE process.

- 9/2013** Property posted for junk accumulation/dangerous building; junk abated.

DA's office wishes the house to stand "as is" as opposed to having the structure demolished until their case is cleared.

- 8/2015** Complaint of juveniles/transients occupying the shed on this property and again a lot of trash. Contacted property owner regarding compliance; compliance met.

Reports of vehicles (some inoperable) stored on the street at this location, several juveniles sleeping in the vehicles, and loitering on this property and in the burned out building as well. After several weeks of dealing with this vehicle and it moving back and forth, the kids pushed it across the street and into a neighbor's driveway with her permission so vehicle was unable to be towed.

- 11/2015** Graffiti to front of structure; contacted property owner; no compliance; posted and City abated.



CITY OF MEDFORD
411 W. 8TH ST
MEDFORD, OR 97501



Medford Police Dept.

PHONE: (541) 774-2200
Web Page: police@ci.medford.or.us

205 Chestnut

**POLICE ACTIVITY/
CALLS FOR SERVICE 2012 THRU 2016**

Property owned by private party – fire occurred on 5/10/2013 and has remained in this condition
MPD #13-9053

House boarded up sometime after the fire on 05/10/13

AFTER BOARDUP 2013-2016

DOMESTIC PROBLEM X 1

SUSPICIOUS X 3

ORDINANCE X 6

WARRANT ARREST X 2

TRESPASS X 2

PROPERTY (LOST) X 1

PRIOR TO BOARDUP 2012

DOMESTIC PROBLEM X 1

ARSON X 1 RESULTING IN STRUCTURE FIRE



BUILDING SAFETY DEPARTMENT

CITY OF MEDFORD
LAUSMANN ANNEX
200 SOUTH IVY STREET
MEDFORD, OREGON 97501

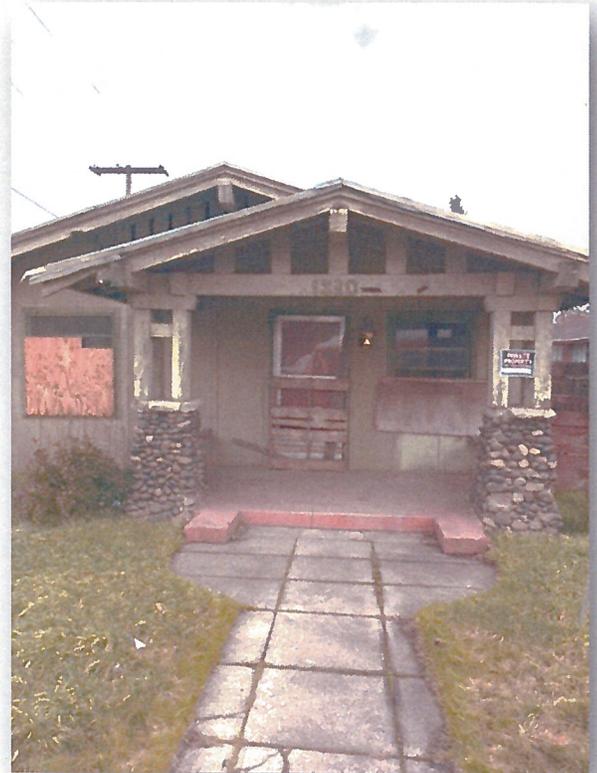
TELEPHONE: (541) 774-2025
FAX: (541) 618-1726
E-MAIL: building@cityofmedford.org

Property Address: 1530 W Main St
Medford, OR 97501

Map & Taxlot: 372W25BD7900

**Property Owner
&/or Responsible:** Samuel Enciso-Cervantes/Adriana Enciso
9751 Blackwell Rd
Central Point, OR 97502

The City of Medford Building Safety Department has identified the following violations of the Property Maintenance Code which must be addressed. This is only a list of what is currently known to the City of Medford and is based upon only an external visible inspection. If other violations of the Property Maintenance Code are discovered, including but not limited to inside of the structure, the City of Medford does not waive its right to pursue correction of those defects at that time.



Violation #1: Rodent infestation

Visible holes in foundation, signs of rodents.

IPMC 302.5 Rodent harborage - 309.1 Infestation

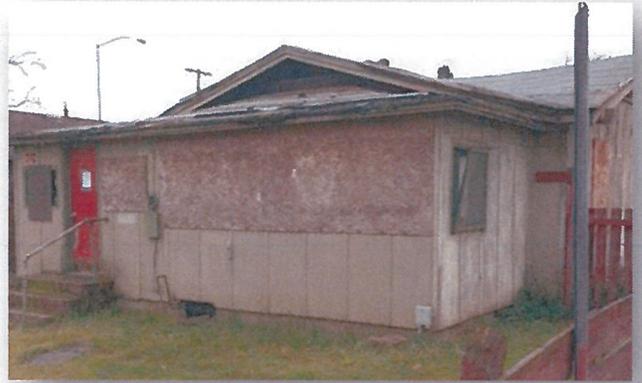
All structures and *exterior property* shall be kept free from rodent harborage and *infestation*. Where rodents are found they shall be promptly exterminated by *approved* processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent infestation.

Violation #2: Exterior Structure

Visible holes in foundation.

IPMC 304.5 Foundation walls

All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

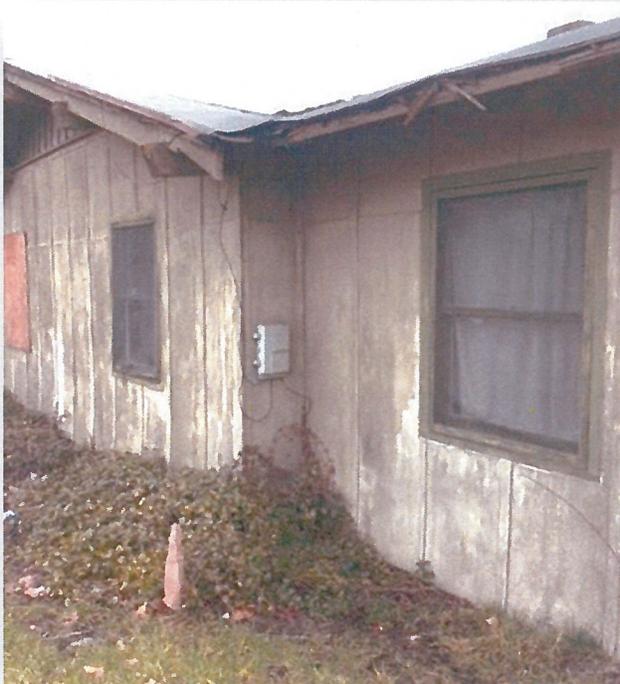


Violation #3: Exterior Structure

Home has many uneven roof surfaces, indicating leaks. Bottom of home and around roof show rot.

IPMC 304.1.1 Unsafe Conditions

(8) Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of *deterioration*, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects



IPMC 304.7 Roofs and drainage

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions.



CITY OF MEDFORD
411 W. 8TH ST
MEDFORD, OR 97501



Medford Police Dept.

PHONE: (541) 774-2200

Web Page: police@ci.medford.or.us

1530 W Main

CODE ENFORCEMENT ACTIVITY

Property is privately owned – **boarded up 11/2010 by owner**

- 5/2012** Business license violation (landscaping materials); owner notified; complied.
- 9/2015** Property was identified as part of “blight house” detail conducted by MPD (boarded up). Large amount of landscaping materials were identified visible from public ROW. Expired business license now leaves this an accumulation of junk as well as blight.
- Attempted contact with owner was unsuccessful; posted property.
- 11/2015** Continued attempted to contact/work with owner; issued citation.
- Violations abated, landscaping materials removed.
- 6/2016** Complaint of weed violation.
- 7/2016** No compliance; cited & City-abated.



**CITY OF MEDFORD
411 W. 8TH ST
MEDFORD, OR 97501**



Medford Police Dept.

PHONE: (541) 774-2200
Web Page: police@ci.medford.or.us

1530 W Main

**POLICE ACTIVITY/
CALLS FOR SERVICE 2012 THRU 2016**

Property is privately owned

HOUSE BOARDED UP NOVEMBER 2010 BY OWNER SAMUEL ENISCO

Ordinance X 7

Property (Found) X 1



BUILDING SAFETY DEPARTMENT

CITY OF MEDFORD

LAUSMANN ANNEX
200 SOUTH IVY STREET
MEDFORD, OREGON 97501

TELEPHONE: (541) 774-2025

FAX: (541) 618-1726

E-MAIL: building@cityofmedford.org

Property Address: 2690 Connell Ave
Medford, OR 97501

Map & Taxlot: 372W14AA2900

**Property Owner
&/or Responsible:** William Hoag/NadaAtwood
Hoag Living Trust FNMA
14221 Dallas Pkwy, #1000
Dallas TX 75254

Nationstar Mortgage
8950 Cypress Waters Blvd
Dallas TX 75063

The City of Medford Building Safety Department has identified the following violations of the Property Maintenance Code which must be addressed. This is only a list of what is currently known to the City of Medford and is based upon only an external visible inspection. If other violations of the Property Maintenance Code are discovered, including but not limited to inside of the structure, the City of Medford does not waive its right to pursue correction of those defects at that time.



Violation #1: Exterior Structure

Deck has been enclosed for habitable space. No foundation and unpermitted.

IPMC 304.1.1 Unsafe Conditions

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

- (2) The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
- (6) Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all loads effects;
- (7) Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;



ORSC R105 Permits

A permit shall be obtained through application to the building official when constructing a system regulated by this code.



Violation #2: Exterior Structure

Access to the crawl through open foundation vents

IPMC 302.5 Rodent harborage - 309.1 Infestation

All structures and *exterior property* shall be kept free from rodent harborage and *infestation*. Where rodents are found they shall be promptly exterminated by *approved* processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent infestation.

IPMC 304.5 Foundation walls

All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.





CITY OF MEDFORD
411 W. 8TH ST
MEDFORD, OR 97501



Medford Police Dept.

PHONE: (541) 774-2200
Web Page: police@ci.medford.or.us

2690 Connell

CODE ENFORCEMENT ACTIVITY

Registered Vacant Property Registration Program February/2013 by BAC Home Loans Servicing and transferred between banks at least twice since that time.

Pre-board up

- 9/19/16** CE received the first of many complaints from neighbors of what they believed to be squatters residing here.
- 9/20/16** Information obtained that these occupants have history of squatting at a former rental in this same fashion (#16-15030). Left voicemail for the bank on VP registration to return call regarding this situation.
- 9/22/16** Contact w/occupants asking for proof that they are there legally.
- 10/20/16** Contact with bank (on VP registration) indicates there is no one to be here. However, Legal advises not to cite on Trespass Agreement signed by owner of record (as it is still within the 6-month redemption period) but rather research possible eviction.
- 12/8/16** During eviction research however, as occupants were not paying any utilities during the time of their occupation the water was shut off and meter locked and this is how they were removed by Medford Police.

Post-board up

12/10/16 **Property was secured by Medford Police twice due to it being breached.** Garbage was also removed that was left behind by occupants (12/14/16). The final time of being re-secured by City contractor it was secured from the inside (1/19/17) which proved to be the final time needed. They attempted but were unsuccessful in gaining entry.



**CITY OF MEDFORD
411 W. 8TH ST
MEDFORD, OR 97501**



Medford Police Dept.

PHONE: (541) 774-2200

Web Page: police@ci.medford.or.us

2690 Connell

**POLICE ACTIVITY/
CALLS FOR SERVICE 2012 THRU 2016**

Registered Vacant Property Registration Program February/2013 by BAC Home Loans Servicing and transferred between banks at least twice since that time.

BOARDED UP ON THE OUTSIDE DECEMBER 2016

BOARDED UP FROM THE INSIDE 01/05/17

ANIMAL COMPLAINT X 1

DOMESTIC PROBLEM X 1

DRUG ARRESTS X 7

EXTRA PATROL X 3

NOISE COMPLAINT (POSSIBLE FIREWORKS) X 1

ORDINANCE X 15

OVERDOSE X 1

PROPERTY (LOST) X 1

PROWLER X 1

SUSPICIOUS X 8

THEFT X 1

TRESPASS X 15

Your Department – Our Community

WARRANT ARREST X 7

WEAPON CHARGES X 1

911 HANGUP X 1

PRIOR TO BOARD UP

AMINAL COMPLAINT X 1

CRIMINAL MISCHIEF X 1

PROPERTY (LOST) X 1



BUILDING SAFETY DEPARTMENT

CITY OF MEDFORD
LAUSMANN ANNEX
200 SOUTH IVY STREET
MEDFORD, OREGON 97501

TELEPHONE: (541) 774-2025
FAX: (541) 618-1726
E-MAIL: building@cityofmedford.org

Property Address: 540 Midway Rd
Medford, OR 97501

Map & Taxlot: 372W13AC601

**Property Owner
&/or Responsible:** Citimortgage
c/o Pite Duncan LLC
621 SW Morrison St, #425
Portland, OR 97205

The City of Medford Building Safety Department has identified the following violations of the Property Maintenance Code which must be addressed. This is only a list of what is currently known to the City of Medford and is based upon only an external visible inspection. If other violations of the Property Maintenance Code are discovered, including but not limited to inside of the structure, the City of Medford does not waive its right to pursue correction of those defects at that time.



Violation #1: Exterior Structure

Back covered porch was constructed unsafe and requires building permits

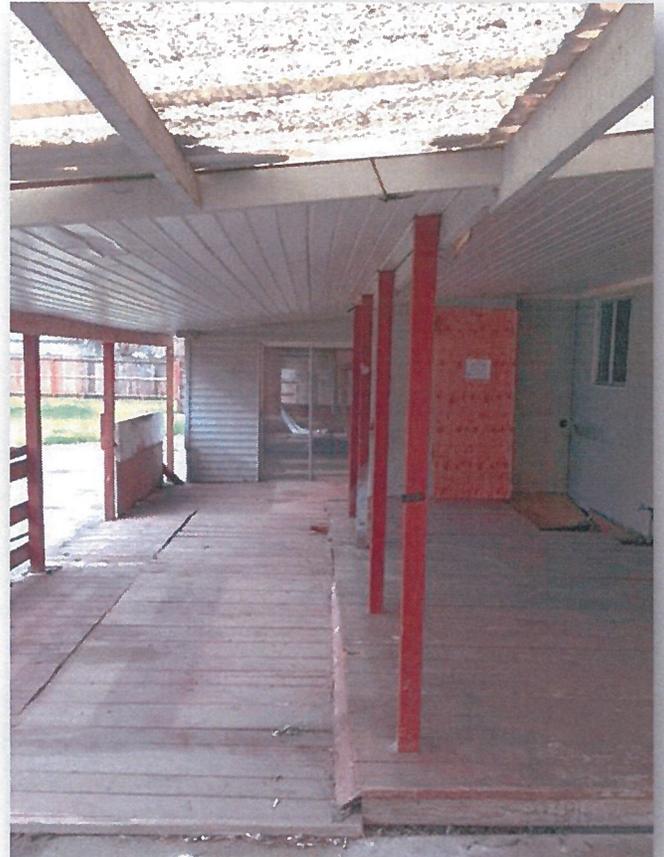
IPMC 304.1.1 Unsafe Conditions

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

- (12) Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and revisiting all load effects

IPMC 304.10 Stairways, decks, porches and balconies

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound in good repair, with proper anchorage and capable of supporting the imposed loads.





CITY OF MEDFORD
411 W. 8TH ST
MEDFORD, OR 97501



Medford Police Dept.

PHONE: (541) 774-2200
 Web Page: police@ci.medford.or.us

540 Midway

CODE ENFORCEMENT ACTIVITY

Property sold to Citimortgage 3/11/15 but remains in previous owner's name via JC tax files

Pre-board up

- 4/2013** Water shut off – posted substandard – water turned back on.
- 8/12/2014** Complaint of gas generator running every day, gas cans everywhere & occupied RV. Inspection revealed no power to house thus reason for generator. They have a new meter box & are waiting for Building Dept to approve it.
- 8/14/2014** Building approved electrical, they still need service. Inspection revealed junk everywhere, 30 days given to remove.
- 10/2/2014** Report of MJ grow inside house, forwarded to MADGE.
- 10/7/2014** Cited occupant for occupied RV ordinance & junk accumulation.
- 10/28/2014** Cited again for occupied RV ordinance.
- 1/29/2015** Water shut off – property posted.
- 1/30/2015** Attorneys involved – complied.



CITY OF MEDFORD
411 W. 8TH ST
MEDFORD, OR 97501



Medford Police Dept.

PHONE: (541) 774-2200
Web Page: police@ci.medford.or.us

540 Midway Rd

**POLICE ACTIVITY/
CALLS FOR SERVICE 2012 THROUGH 2016**

Property sold to Citimortgage 03/11/15 but remains in previous owner's name via JC tax files

AFTER BOARD UP

DRUG LAWS X 1

ORDINANCE X 5

SUSPICIOUS X 4

TRESPASS CALLS X 3

WARRANT ARREST X 2

PRIOR TO BOARD UP OCTOBER 2015

ASSAULT X 1

ASSIST X 11

CIVIL X 1

DETOX X 1

Your Department – Our Community

DOMESTIC PROBLEM X 3

DRUG LAWS X 1

DRUG ARRESTS X 3

DWS ARREST X 1

ELUDE ARREST X 1

FTPDD ARREST X 1 (HIT & RUN)

FOOT PATROL X 9

FUCC ARREST X 1 (FRAUDULANT USE OF CREDIT CARD)

IDENTITY THEFT ARREST X 1

HARASSMENT X 1

JUVENILE PROBLEM X 1

NOISE COMPLAINT X 5

ORDINANCE VIOLATION X 18

PPT X 1 (PRIVATE PROPERTY TOW)

RECKLESS DRIVING ARREST X 1

RECOVERED STOLEN VEHICLE X 1

SEX OFFENDER ARRESTS X 2 (FAIL TO REGISTER)

SEX OFFENDER COMPLIANCE CHECKS X 3

SUSPICIOUS CALLS X 11

TRAFFIC CITE X 1



BUILDING SAFETY DEPARTMENT

CITY OF MEDFORD

LAUSMANN ANNEX
200 SOUTH IVY STREET
MEDFORD, OREGON 97501

TELEPHONE: (541) 774-2025

FAX: (541) 618-1726

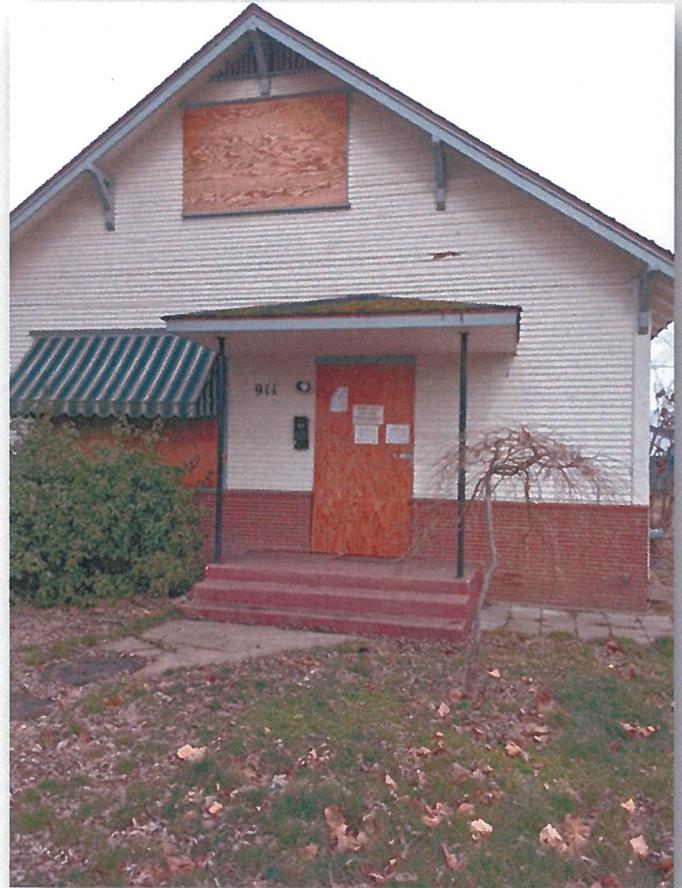
E-MAIL: building@cityofmedford.org

Property Address: 911 Queen Anne Ave
Medford, OR 97504

Map & Taxlot: 371W30AB8800

**Property Owner
&/or Responsible:** Beatrice J Parker
911 Queen Anne Ave
Medford OR 97504

Reverse Mortgage Solutions
2727 Spring Creek Dr.
Spring TX 77373



The City of Medford Building Safety Department has identified the following violations of the Property Maintenance Code which must be addressed. This is only a list of what is currently known to the City of Medford and is based upon only an external visible inspection. If other violations of the Property Maintenance Code are discovered, including but not limited to inside of the structure, the City of Medford does not waive its right to pursue correction of those defects at that time.

Violation #1: Exterior Structure

Holes in the foundation, showing signs of deterioration

IPMC 302.5 Rodent harborage - 309.1 Infestation

All structures and *exterior property* shall be kept free from rodent harborage and *infestation*. Where rodents are found they shall be promptly exterminated by *approved* processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent infestation.

IPMC 304.5 Foundation walls

All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

ORSC R105.1 Required

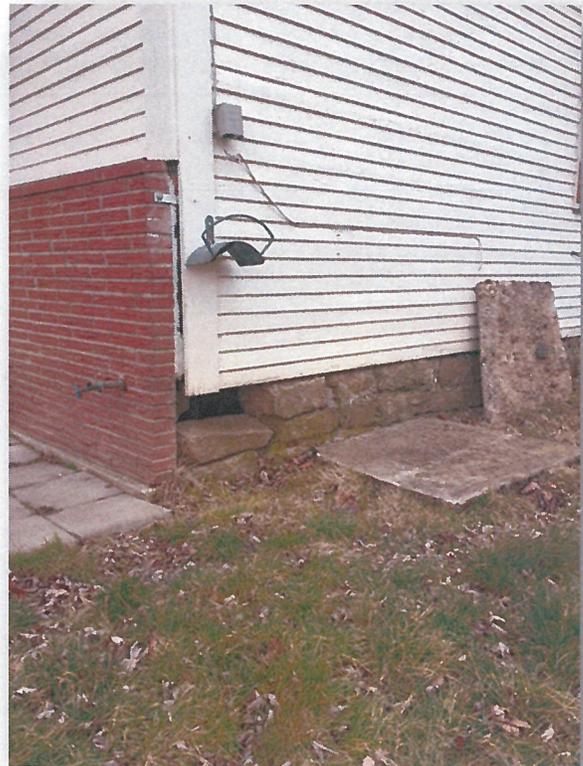
A permit shall be obtained through application to the building official when constructing, enlarging, altering, repairing, moving or changing the occupancy, or installing any electrical, gas, mechanical or plumbing system regulated by this code.

Violation #2: Emergency Measures

Attempts have been made to gain entry from back door and garage.

IPMC 109.2 Emergency safeguards

Notwithstanding other provisions of this code, whenever in the opinion of the code official, there is imminent danger due to an unsafe condition, the code official shall order the necessary work to be done, including the boarding up of openings, to render such structure temporary safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the code official deems necessary to meet such emergency.





**CITY OF MEDFORD
411 W. 8TH ST
MEDFORD, OR 97501**



Medford Police Dept.

PHONE: (541) 774-2200
Web Page: police@ci.medford.or.us

911 Queen Anne

CODE ENFORCEMENT ACTIVITY

Owner of record deceased
Registered Vacant Property Registration Program October/2015 by Reverse Mortgage Solutions

- 8/2012** Junk accumulation - Complied
- 9/2012** Prohibited parking in front yard - Complied
- 11/2012** Obstruction in ROW (12' pile of gravel) - Complied
- 5/2013** Junk accumulation - Complied
- 9/2013** Report of substandard housing/junk accumulation from MPD sgt/detective – confirmation of 6' stack of tires, mattresses, burning of garbage in BBQ, parked cars around property, significant amount of cars in disrepair, broken windows on house, neighbor reporting the loss of the sale of his house due to the condition/occupants of this one.
- 10/2013** Confirmed with Pacific Power there is no active meter at this property. City Electrical Inspector responded and confirmed they had been hooked up directly from the pole to the house illegally for the past 10-11 months, they were cited for Theft of Service among other things.
- 11/6/2013** Property posted No Trespass/Substandard
- 12/26/2013** Property posted for Junk Accumulation & abated on 1/6/2014

- 12/16/2014** Report & confirmation of junk accumulation and illegally stored vehicles on property and street
- 12/18/2014** Water shut off and property posted with 24-hour notice to vacate
- 12/23/2014** Upon inspection property was found to be wide open so it was boarded up/secured by City contractor, along with detached garage. Throughout December & January 2015 previous residents received permission to obtain their possessions prior to full abatement of the property.
- 7/7/2015** CE received 2 reports of attempts to access property as boards had been removed. Windows & back door confirmed to be unsecure. Registering bank was contacted and given 24 hours to re-secure the property.
- 7/10/2015** Further report received of windows being smashed out so abatement was requested of City contractor.
- 7/13/2015** 3 more calls received of people going in and out of property. Property abated & No Trespass signs re-posted.



CITY OF MEDFORD
411 W. 8TH ST
MEDFORD, OR 97501



Medford Police Dept.

PHONE: (541) 774-2200
Web Page: police@ci.medford.or.us

911 Queen Anne

**POLICE ACTIVITY/
CALLS FOR SERVICE 2012 THROUGH 2016**

Owner of record deceased
Registered Vacant Property Registration Program October/2015
by Reverse Mortgage Solutions

AFTER BOARD UP DECEMBER 2014

ASSIST X 2

CIVIL X 1

ELUDE X 1

FOOT PATROL X 5

SUSPICIOUS X 10

TRESPASS CALL X 2

UNSECURE PREMISE X 2

BEFORE BOARD UP

ANIMAL COMPLAINT X 1

ASSIST X 6

ASSAULT ARREST X 3

BURGLARY ARREST X 2

CIVIL X 2

CRIMINAL MISCHIEF X 1

DOMESTIC PROBLEM X 2

DRUG ARREST X 2

DRUG LAWS X 3

DWS ARREST X 1

EXPLOSION X 1

HARRASSMENT ARREST X 2

INTERFERE W/OFFICER ARREST X 2

NOISE X 2

ORDINANCE X 20

PERSON DOWN X 1

RECOVERED VEHICLE X 1

SHOTS FIRED X 1

SUBJECT STOP X 6

SUSPICIOUS X 10

THEFT ARREST X 3

THEFT REPORT X 1

TRAFFIC STOP X 2

TRESPASS CALL X 1

UUMV ARREST X 2

UUMV X 1

WARRANT ARREST X 17



CITY OF MEDFORD AGENDA ITEM COMMENTARY

Item No: 120.1

www.ci.medford.or.us

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

AGENDA SECTION: Public Hearing
MEETING DATE: March 16, 2017

PUBLIC HEARING

Consider an appeal of an Administrative Decision regarding maintenance of sidewalk at 60 Rose Avenue.

SUMMARY AND BACKGROUND

On February 22, 2017, the Engineering Division sent a letter to Ronald and Lahna Graham informing them that the sidewalk abutting 60 Rose Avenue is defective and needs repair. Mr. and Mrs. Graham are appealing the need to repair the sidewalk on five grounds:

1. The hazards are almost non-existing and minor
2. The sidewalk inspector appears to be the only person performing this work and there are no checks and balances
3. The complaint seems to be illegitimate based on what the inspector told them
4. The defective sidewalk was not disclosed at the time they purchased the home approximately seven months ago
5. The sidewalk inspector was unable to provide them with a list of other properties on their street that also received defective sidewalk letters

PREVIOUS COUNCIL ACTIONS

None

ANALYSIS

Section 3.010 of the Medford Municipal Code (MMC) requires owners of property within the City to inspect and maintain all sidewalks abutting their property in a condition safe for use by the public at all times. The code further states that if any property owner, by his/her neglect to perform any duty required by this section, causes injury or damage to any person or property, s/he shall be liable to the person suffering such injury or damage and indemnify the City for all damages it has been compelled to pay in such cases.

Regarding the points raised by Mr. and Mrs. Graham, the defective sidewalk offsets at this address range from approx. 1" to 1½", which exceed the ADA standard of ½". Defective sidewalk notices are complaint driven; there were no complaints regarding defective sidewalk on Rose Avenue until this year. Mrs. Graham called the office and was given the addresses of seven other properties on Rose Avenue that have recently received defective sidewalk letters.

FINANCIAL AND/OR RESOURCE CONSIDERATIONS

None.

TIMING ISSUES

None.

COUNCIL OPTIONS

Approve, modify, or deny the appeal.

STAFF RECOMMENDATION

Staff recommends denial of the appeal.

SUGGESTED MOTION

I move to deny the appeal of an administrative decision regarding the defective sidewalk at 60 Rose Avenue.

EXHIBITS

Appeal Letter
Notification of Defective Sidewalk
Photos

RECEIVED 2-24-17

FEB 27 2017

CITY RECORDER'S OFFICE

Attn city recorder -

This is my official request to appeal your determination in our sidewalk repair. Here are the reasons for our request -

1. The hazards are almost non existing + minor
2. Your reviewer is extremely hard to get facts from and he (micheal) appears to be the only one so you have no ^{check +} ^{balance}
3. The complaint seems to be illegitimate based on what micheal told us
4. We just purchased home + this was (one)

not an issue upon the sale of
the home (approx 7 months ago)

5. I have video + color images
~~but have attached~~ for your
review.

6. Rememer (micheal) was
unable to provide us w/ a
list of the other properties
on our street that were
hit.

Ladana + Ron Graham
40 Rose Ave
Medford, OR 97501
(541)-778-5077



CITY OF MEDFORD

PUBLIC WORKS DEPARTMENT
ENGINEERING & DEVELOPMENT DIVISION

200 S. IVY STREET
MEDFORD, OREGON 97501
www.ci.medford.or.us

TELEPHONE (541) 774-2100
FAX (541) 774-2552

February 16, 2017

GRAHAM RONALD J/LAHNA M
60 ROSE AVE
MEDFORD, OR 97501

Re: Defective Sidewalk at 60 ROSE AVE & Case # 17-523

We have received a complaint regarding the condition on the sidewalk abutting property owned by you at the above address.

As stated in Section 3.010 of the Medford Municipal Code, property owners are responsible for maintaining all public sidewalks abutting their property. Any injuries sustained by the public as a result of this defective condition are the liability of the property owner.

The sidewalk in question must be repaired or replaced within 30 days of this letter. If you need more than 30 days to complete the repairs, a one-time 90-day extension may be granted by the Public Works Director. A written request or e-mail needs to be submitted to the Engineering Division of Public Works at the above address briefly explaining the basis for your request, within 10 days of receiving this notice. This is the only notice you will receive. If the sidewalk is not repaired in 30 days or by the end of the extension period, the City may hire a contractor to do the work with the costs being assessed to you. These costs would include payments to the contractor plus engineering and administrative costs. Non-payment of these costs will result in a lien being placed on the property, at 18% interest per year.

A permit is required and can be obtained from the Engineering Division office at 200 S. Ivy St, 2nd floor, or from the City of Medford's Public Works homepage at www.ci.medford.or.us.

Right to Appeal

If you disagree with our determination that the sidewalk is defective, you may appeal for a hearing before the City Council. A WRITTEN REQUEST MUST BE MAILED to the City Recorder at 411 W. 8th St, Medford, OR 97501 within ten (10) days of receipt of this letter. The request needs to include your reason for opposing the repair of the sidewalk.

Please call 774-2100 if you have any questions or would like our inspector to contact you.

Sincerely,

Lorraine Peterson
Public Works Business Mgr

LP/dw

Magnetic C











CITY OF MEDFORD AGENDA ITEM COMMENTARY

Item No: 120.2

www.ci.medford.or.us

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

AGENDA SECTION: Public Hearing
MEETING DATE: March 16, 2017

PUBLIC HEARING

Consideration of an appeal of the Site Plan and Architectural Commission approval of a proposal to develop a four-story hotel composed of 93 rooms to be located on the vacant lot located at 1375 Center Drive within the Regional Commercial (C-R) zoning district.

SUMMARY AND BACKGROUND

Consideration of an appeal of the Site Plan and Architectural Commission approval of a proposal to develop a four-story hotel composed of 93 rooms to be located on the vacant lot located at 1375 Center Drive within the Regional Commercial (C-R) zoning district. The appellant contends that the Site Plan and Architectural Commission erred in its decision to approve the project without adding to the left turn capacity of the private access drive. (File No. AC-16-150)

PREVIOUS COUNCIL ACTIONS

On October 6, 2016, the City Council approved Ordinance 2016-124 which extinguished a 50-foot wide future public street reservation on the subject property. The MURA Board also approved Resolution 2016-004 approving the same action.

ANALYSIS

An Executive Summary has been prepared by staff and included as Exhibit A.

FINANCIAL AND/OR RESOURCE CONSIDERATIONS

None identified.

TIMING ISSUES

Under Medford Land Development Code (MLDC) Section 10.166, the approving authority shall take final action on an application within 120 days after the application is deemed complete. ORS 227.178(1) further requires that, "...the governing body of a city...shall take final action on an application...including resolution of all appeals...within 120 days after the application is deemed complete." The 120th day for this application is April 8, 2017. The City Council must render its decision by that date.

COUNCIL OPTIONS

In an appeal of a land use decision, the City Council has four options:

1. Affirm the decision of the Site Plan and Architectural Commission.
2. Reverse the decision of the Site Plan and Architectural Commission. If the Council does this, the Council must specify the reasons for reversal.
3. Modify the decision of the Site Plan and Architectural Commission and specify the reasons for such modification.
4. Remand the decision back to the Site Plan and Architectural Commission with an explanation of the error and the action necessary to rectify the error. Given the constraints of the 120-day rule, this is not an option unless the property owner concurs and agrees to extend the 120-day limit.

STAFF RECOMMENDATION

Staff recommends that the City Council find that the Site Plan and Architectural Commission did not make an error in its decision to approve AC-16-150. There was not sufficient evidence in the record to support the requirement to add stacking capacity for the left turn lane on the private access drive.



CITY OF MEDFORD
AGENDA ITEM COMMENTARY

Item No: 120.2

www.ci.medford.or.us

SUGGESTED MOTION

I move to uphold the Site Plan and Architectural Commission decision to approve AC-16-150 because there was not sufficient evidence in the record to support the requirement to add stacking capacity for the left turn lane on the private access drive.

EXHIBITS

Exhibit A – Executive Summary and map, dated March 9, 2017, including Exhibits 1 through 6

Executive Summary

Consideration of an appeal of the Site Plan and Architectural Commission approval of a proposal to develop a four-story hotel composed of 93 rooms to be located on the vacant lot located at 1375 Center Drive within the Regional Commercial (C-R) zoning district. The appellant contends that the Site Plan and Architectural Commission erred in its decision to approve the project without adding to the left turn capacity of the private access drive. (AC-16-150)

Dated: March 9, 2017

Vicinity Map



What are the issues before the City Council?

Did the Site Plan and Architectural Commission err in its decision to approve the project without adding to the left turn capacity of the private access drive? (Notice of Appeal, Exhibit 1)

City Council Scope of Review

The City Council's scope of review is listed in Medford Land Development Code Section 10.053 and is summarized below.

Upon review, the City Council:

- *Shall not re-examine issues of fact, and*
- *Shall limit its review to determining:*
 - *Whether there is substantial evidence to support the findings of the tribunal which heard the matter, or*
 - *If errors in law were committed by such tribunal.*
- *Review shall be limited to those issues set forth in the notice of appeal.*
- *Review shall be based on the record of the initial proceedings.*

Chronology

1. On November 23, 2016, Sycan B Development (Applicant) submitted a Site Plan and Architectural Review application to establish four-story, 93-room hotel at 1375 Center Drive. The subject site is a vacant property located on the east side of Center Drive north of Garfield Street (file no. AC-16-150).
2. On December 9, 2016, the application was deemed complete. The 120th day is April 8, 2017.
3. On January 20, 2017, the Site Plan and Architectural Commission held a public hearing on AC-16-150. The Commission heard the staff report and received verbal testimony. Written testimony from the Appellant, Dan Nash of Nash Holdings, LLC, was attached to the Staff Report dated January 13, 2017, as Exhibit T. The oral decision of the Commission was to conditionally approve AC-16-150.
4. On February 3, 2017, the Commission adopted the Final Order conditionally approving AC-16-150.
5. On February 8, 2017, the action letter was mailed, setting the final appeal date of February 22, 2017.
6. On February 22, 2017, the City received an appeal on the decision to approve the application AC-16-150 from Mr. Nash (Appellant) (Exhibit 1). Appellant has standing in this matter.
7. Per Medford Land Development Code Section 10.052, the appeal hearing before the City Council must be set at its next regular meeting that falls not less than 14 days after the date the appeal is filed. The appeal hearing date was scheduled as required for March 16, 2017. The 120th day is April 8, 2017.

Medford Land Development Code Criteria

The applicable approval criteria are found in Medford Land Development Code (MLDC) Section 10.290, Site Plan and Architectural Review Criteria.

The Site Plan and Architectural Commission shall approve a site plan and architectural review application if it can find that the proposed development conforms, or can be made to conform through the imposition of conditions, with the following criteria:

- (1) *The proposed development is compatible with uses and development that exist on adjacent land, and*
- (2) *The proposed development complies with the applicable provisions of all city ordinances or the Site Plan and Architectural Commission has approved (an) exception(s) as provided in MLDC Section 10.253.*

Project Summary

The applicant, Sycan B Development, proposes to develop a 13,850 square foot, four story Holiday Inn Express Hotel and Suites consisting of 93 guest rooms, a guest breakfast room, a meeting room with a 16 person capacity, and an indoor pool. The subject property consists of a single vacant lot totaling 2.4 acres located on the east side of Center Drive north of Garfield Street.

The property is outlined in the aerial photo below. It is in a “flag lot” configuration where the “pole” portion is an existing, shared private access drive that serves the subject site and properties to the north, south and the Appellant’s property to the east. The “flag” portion south of the driveway is the developable area where the hotel is proposed to be constructed.



Notice of Appeal

A single Notice of Appeal was filed on February 22, 2017, which is within 14 days of the date the notice of the Site Plan and Architectural Commission action was mailed as required in MLDC 10.051.

Allegations of Error

A single allegation of error is identified in the appeal (Exhibit 1).

1. The Appellant contends, “...we do not agree with the decision reached by the Site Plan and Architectural Commission to approve the project without adding to the left turn capacity of the private access drive. We feel that this decision is not in accordance with proper mitigation of the proposed projects impacts.”

Staff Response:

The Appellant raises a single point in the appeal – the Commission’s decision not to require the extension of the existing left turn lane to accommodate more than the current, approximate two-car capacity. While the Appellant offered a design that gained the support of staff, there was no evidence demonstrating that the improvement was warranted, such as a traffic study. The Commission discussed the issue at length during the public hearing, specifically asking if any kind of analysis had been submitted. The Appellant did not request to continue the hearing or leave the record open in order to submit additional evidence as permitted in MLDC 10.161(3)(j). The Commission did not err in its decision because there was no factual basis to apply the requirement.

Authority of the Site Plan and Architectural Commission

The purpose of Site Plan and Architectural Review is found in MLDC 10.285(A) and is implemented via the application of the approval criteria in MLDC 10.290 listed above and use of discretionary authority granted in MLDC 10.291:

10.291 Conditions of Approval.

In approving a site plan and architectural review application, the Site Plan and Architectural Commission may impose, in addition to those standards expressly specified in this code, conditions determined to be reasonably necessary to ensure compliance with the standards of the code and the criteria in Section 10.290, and to otherwise protect the health, safety and general welfare of the surrounding area and community as a whole. These conditions may include, but are not limited to the following:

- (1) *Limiting the number, height, location and size of signs;*
- (2) *Requiring the installation of appropriate public facilities and services and dedication of land to accommodate public facilities when needed;*

- (3) *Limiting the visibility of mechanical equipment through screening or other appropriate measures;*
- (4) *Requiring the installation or modification of irrigated landscaping, walls, fences or other methods of screening and buffering;*
- (5) *Limiting or altering the location, height, bulk, configuration or setback of buildings, structures and improvements.*
- (6) *Requiring the improvement of an existing, dedicated alley which will be used for ingress or egress for a development;*
- (7) *Controlling the number and location of parking and loading facilities, points of ingress and egress and providing for the internal circulation of motorized vehicles, bicycles, public transit and pedestrians;*
- (8) *Requiring the retention of existing natural features;*
- (9) *Modifying architectural design elements including exterior construction materials and their colors, roofline, fenestration and restricting openings in the exterior walls of structures;*
- (10) *Restricting the height, directional orientation and intensity of exterior lighting.*

The Commission has the authority in MLDC 10.291(5) and (7) to require the extension of the left turn lane, even if it is not a requirement of the Code, if the Commission determines that it is *reasonably necessary*. The Commission discussed the issue at length, questioning staff, the Applicant and the Appellant during the public hearing (Exhibit 4, page 3). In the end, the Commission found that there was a lack of evidence to support the requirement. The Appellant did not submit any kind of traffic study or analysis in support of the request.

Staff Position and Commission Action

The Appellant seems to imply that the Site Plan and Architectural Commission should have granted the request because staff was supportive (Exhibit 1). In MLDC 10.132, the Site Plan and Architectural Commission is designated as the approving authority for Site Plan and Architectural Review applications. Staff has the duty to analyze applications for compliance with the requirements of the *Comprehensive Plan* and the MLDC and report its findings to the deciding body in MLDC 10.223(4). Staff makes recommendations and acts as a resource to the Site Plan and Architectural Commission, but has no decision making authority in this matter. The Site Plan and Architectural Commission decision to not adopt a staff recommendation does not constitute an error on the part of the Commission.

Land Locked Parcels

In the original testimony included as Exhibit T and attached to the Notice of Appeal, the Appellant raised the question of landlocked parcels. The subject development does not “land lock” any properties. The property was approved in this configuration via the land partition process in 2004.

The Commission’s conditional approval of this proposal requires the applicant to provide evidence of or provide cross-access easements for all adjacent properties in accordance with MLDC 10.550, Access Standards. (Exhibits A-1 and K-1 to Exhibit 2) MLDC 10.550 does not contain design specifications for cross-access easements; rather, it leaves the design and location to be determined by the affected property owners. Compliance with this condition of approval ensures access to the adjoining properties.

Summary

The Site Plan and Architectural Commission found that the application met the approval criteria found in MLDC 10.290 and applied the conditions of approval it deemed necessary. Based on the analysis of the record provided above, there was not sufficient persuasive evidence to support a condition of approval requiring the addition to the left turn capacity of the private access drive.

City Council Options

The City Council will need to determine if there is substantial evidence in the record to support the decision of the Site Plan and Architectural Commission. The options are:

1. If the Council finds that there is substantial evidence in the record to conclude that the Site Plan and Architectural Commission decision was correct and that the evidence in the record supports the Commission’s findings, then the Council should affirm the decision.
2. If the Council finds that the evidence in the record supports the Appellant's contention that the decision was in error or that there is not substantial evidence to support the decision, then based upon substantial evidence in the record the City Council should:
 - a. Reverse the decision. If the Council does this, the Council must specify the reasons for reversal; or
 - b. Modify the decision and specify the reasons for such modification; or
 - c. Remand the decision back to the Site Plan and Architectural Commission with an explanation of the error and the action necessary to rectify the error. Given the constraints of the 120-day rule, this is not an option unless the Applicant concurs and agrees to extend the 120-day limit.

Recommendation

There is a single question before the Council: Did the Site Plan and Architectural Commission err in its decision to approve the Site Plan and Architectural Review application without adding to the left turn capacity of the private access drive?

The City Council can find that the Site Plan and Architectural Commission did not err in its decision to because no legal error was committed and there is sufficient evidence in the record to support the Site Plan and Architectural Commission decision to conditionally approve the application. There was not sufficient evidence in the record to support the requirement to add to the left turn capacity of the private access drive.

EXHIBITS

- 1 Notice of Appeal received February 22, 2017
- 2 Site Plan and Architectural Commission Final Order and Site Plan and Architectural Commission Report dated January 20, 2017, with all exhibits
- 3 PowerPoint Presentation to the Site Plan and Architectural Commission dated April 28, 2016
- 4 Site Plan and Architectural Commission Minutes of January 20, 2017
- 5 Excerpt of the Site Plan and Architectural Commission Minutes of February 3, 2017
- 6 Action Letter dated February 8, 2017



22 February, 2017

RE: AC 16-150 (Appeal)

Dear City Council Members,

For the record, we support the applicants planned use for the site.

However, we do not agree with the decision reached by the Site Plan and Architectural Commission to approve the project without adding to the left turn capacity of the private access drive. We feel that this decision is not in accordance with proper mitigation of the proposed projects impacts.

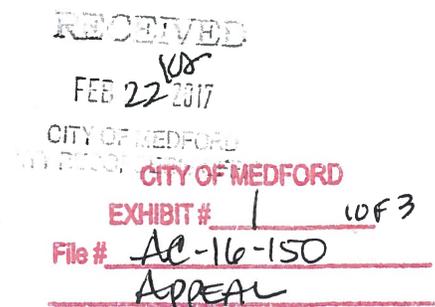
We have outlined our concerns and proposed a possible solution to the owners and to the SPAC. In the Staff Report to SPAC prepared by the Medford Planning Department, staff concurred with our analysis that increasing the left turn capacity as suggested by Mr Nash was 'a necessary and appropriate condition of approval'.

We have attached a copy of our request to the Site Plan and Architectural Committee for your review. Our request is reasonable and does not create an undue burden on the development.

We look forward to presenting our case for your consideration.

Respectfully Submitted,

Brian Westerhout,
Ron Grimes Architects pc



11 January, 2017

Members of the Site Plan Architectural Review Committee

My Name is Dan Nash and I am the Managing Member for Nash Holdings LLC. Our Family owns Tax Lot 3600, the 3.5 acres directly East of the subject site. We have owned the property since 1965.

First, I would like to state for the record, that we support the applicants planned use for this site. However after careful review of the application we are concerned that the transportation elements of access, circulation, and connectivity have not been properly addressed or provided for by the applicant. Medford's land use code requires that, in order to insure an efficient movement of cars, all property owners in a given area work to create a transportation plan that facilitates and maximizes the movement of cars. Especially in this area, which is in close proximity to the Freeway and Hwy 99. This plan does none of that. In fact, if this plan were approved as presented, it would create both immediate and down the road traffic problems.

The applicant, despite having adequate property to do so, does not provide for additional left turn stacking. Currently there is minimal storage for left turn movement at the intersection (about 2 cars). The applicant provides for a connection to the existing Hotels, and we support that since the traffic from the existing Hotels cannot make a left turn from their sites. Add to that the future traffic from the vacant parcel to the West, which will be land locked if this application is approved as submitted, and you have a very dysfunctional traffic situation. The vacant parcel to the West of the applicants (tax lot 4703) will not be allowed access on Center Drive, and their access to the Interior Access Road needs to be as far east as possible to minimize conflicts with vehicles entering the Interior Access Road from Center Drive. This needs to be addressed now. We have taken the liberty of showing a possible solution that benefits all properties and provides for the orderly movement of cars.

We have not communicated with the property holder of tax lot 4703, but we believe that our proposed solution provides for the best and safest vehicular and pedestrian circulation for all parties and best meets the standards of MLDC 10.426 regarding Street Circulation Design and Connectivity, and Interior Access Roads.

Respectfully Submitted,

Dan Nash
Nash Holdings LLC

1 20F3

BEFORE THE MEDFORD SITE PLAN AND ARCHITECTURAL COMMISSION

STATE OF OREGON, CITY OF MEDFORD

IN THE MATTER OF SITE PLAN AND ARCHITECTURAL COMMISSION)
FILE AC-16-150 APPLICATION FOR PROJECT REVIEW SUBMITTED) ORDER
BY SYCAN B REAL ESTATE DEVELOPMENT)

AN ORDER granting approval of a proposal for the development of a four-story hotel composed of 93 rooms to be located on the vacant lot located at 1375 Center Drive within the Regional Commercial (C-R) zoning district.

WHEREAS:

1. The Site Plan and Architectural Commission has duly accepted the application filed in accordance with the Land Development Code, Section 10.285.
2. The Site Plan and Architectural Commission has duly held a public hearing on the matter of an application of a proposal for the development of a four-story hotel composed of 93 rooms to be located on the vacant lot located at 1375 Center Drive within the Regional Commercial (C-R) zoning district, with a public hearing a matter of record of the Site Plan and Architectural Commission on January 20, 2017.
3. At the public hearing on said application, evidence and recommendations were received and presented by the Planning Department staff; and
4. At the conclusion of said public hearing, after consideration and discussion, the Site Plan and Architectural Commission, upon a motion duly seconded, granted approval and directed staff to prepare a final order with all conditions and findings set forth for the granting of approval.

THEREFORE LET IT BE HEREBY ORDERED that the application of Sycan B Real Estate Development, stands approved subject to compliance with the conditions stated in the Commission Report dated January 20, 2017.

AND LET IT FURTHER BE OF RECORD that the action of the Site Plan and Architectural Commission approving this application is hereafter supported by the following findings:

- (a) That the proposed development, with the conditions of approval, complies with the applicable provisions of all city ordinances as determined by the staff review.
- (b) That the proposed development is compatible with uses and development that exist on adjacent land, based upon information provided in the Applicant's Questionnaire and presented at the public hearing.

CITY OF MEDFORD
EXHIBIT # 2
File # AC-16-150
APPEAL

FINAL ORDER AC-16-150

BASED UPON THE ABOVE, it is the finding of the Medford Site Plan and Architectural Commission that the project is in compliance with the criteria of Section 10.290 of the Land Development Code.

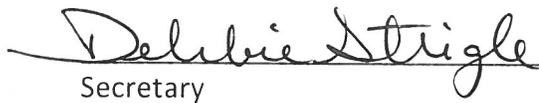
Accepted and approved this 3rd day of February, 2017.

MEDFORD SITE PLAN AND ARCHITECTURAL COMMISSION



Site Plan and Architectural Commission Chair

ATTEST:



Secretary



COMMISSION REPORT

for a Type-C quasi-judicial decision: **Site Plan and Architectural Review**

PROJECT Center Drive Hotel
 Applicant: Sycan B Development; Agent: Jim Sharp, Sycan B Corp.

FILE NO. AC-16-150

TO Site Plan and Architectural Review Commission

DATE January 20, 2017

BACKGROUND

Proposal

Consideration of a proposal for the development of a four-story hotel composed of 93 rooms to be located on the vacant lot located at 1375 Center Drive within the Regional Commercial (C-R) zoning district (371W32B4701).

Subject Site Characteristics

Zoning: Regional Commercial (C-R)

GLUP: Commercial (CM)

Overlay(s): None

Use: Vacant

Surrounding Site Characteristics

North Zone: C-R
 Use(s): Southern Oregon Ice Rink

South Zone: C-R
 Use(s): Marriot Hotel

East Zone: SFR-00
 Use(s): future South Side Center development

West Zone: (C-R)
 Use(s): Vacant lot, Walmart.

Related Projects

AC-03-244 Kaczor commercial/office building

LDP-04-147 Kaczor partition

PA-16-144 Center Drive Hotel pre-application

Applicable Criteria

MLDC Section: 10.290 – Site Plan & Architectural Review Criteria

The Site Plan and Architectural Commission shall approve a site plan and architectural review application if it can find that the proposed development conforms, or can be made to conform through the imposition of conditions, with the following criteria:

- (1) The proposed development is compatible with uses and developments that exist on adjacent land; and*
- (2) The proposed development complies with the applicable provisions of all city ordinances or the Site Plan and Architectural Commission has approved (an) exception(s) as provided in MLDC § 10.253.*

ISSUES AND ANALYSIS

Background

The subject property consists of a single tax lot totaling 2.4 acres, and is currently vacant. The applicant, Sycan B Development, has a purchase agreement for the property, which is currently owned by Wal-Mart Stores, Inc. The applicant is proposing the development of a 13,850 square foot, four story Holiday Inn Express Hotel and Suites consisting of 93 guest rooms, a guest breakfast room, a meeting room with a 16 person capacity, and an indoor pool.

The applicant applied for a pre-application on September 14, 2016, in order for the proposed development to be preliminarily reviewed prior to Site Plan & Architectural Commission (SPAC) submittal. After receiving preliminary comments from the Planning staff and other pertinent departments and agencies, the applicant submitted an application for SPAC review on November 23, 2016.

Access/Road Reservation

The property is configured as a flag lot with the “flag pole” section providing access from Center Drive - classified as a Major Arterial street. The creation of the subject flag lot in 2004 (LDP-04-147) included a road reservation consisting of a 50 foot strip of land dedicated to the City for future right-of-way along the northerly property boundary. However, the future public street reservation was subsequently removed by the City as requested by the applicant.

Dan Nash, owner of the adjoining property (371W32B3600) to the east which shares access off of Center Drive with the subject property, has expressed concerns with the applicant’s submitted site plan in regards to the width of the private road and its capacity to handle the increased traffic that will be generated by the proposed development and the future development of the adjoining properties (Exhibit T). Mr. Nash also submitted a site plan

(Exhibit S) prepared by Ron Grimes Architects in which proposes the extension of the third lane; thereby, preventing the potential stacking of vehicles attempting to make a left out from the subject property from inhibiting vehicles seeking to make a right out. Currently, the left turn lane measures 40 feet: a space sufficient to accommodate only two cars. The widening of the road to the proposed length of 225 feet would allow the left turn lane to be extended to 140 feet: roughly the length of 7 cars. Additionally, Mr. Nash's plan proposes an access be constructed for tax lot 4703 in order to accommodate its future development.

The Code does grant the Commission the discretionary authority to require street improvements be made - both public and private - in order to assure land is developed in accordance with the public safety and general welfare of the community. MLDC 10.285(A), states the following:

A. Purpose. The Site Plan and Architectural Review process is established in order to provide for review of the functional and aesthetic adequacy of development and to assure compliance with the standards and criteria set forth in this chapter for the development of property as applied to the improvement of individual lots or parcels of land as required by this code. Site Plan and Architectural Review considers consistency in the aesthetic design, site planning and general placement of related facilities such as street improvements, off-street parking, loading and unloading areas, points of ingress and egress as related to bordering traffic flow patterns, the design, placement and arrangement of buildings as well as any other subjects included in the code which are essential to the best utilization of land in order to preserve the public safety and general welfare, and which will encourage development and use of lands in harmony with the character of the neighborhood within which the development is proposed.

Staff concurs with Mr. Nash's assessment that the width of the existing private roadway is inadequate to accommodate the level of traffic in which the proposed development will generate (though there has been no traffic study performed to confirm this assessment). Of particular concern to staff is the left turn lane which currently provides space for the stacking of only two cars - a potential chokepoint leading to traffic congestion. It is further staff's view that the extension of the left turn lane to 140 feet, as suggested by Mr. Nash, would constitute a necessary and appropriate condition of approval for the proposed development.

Wetland

There is a designated wetland identified on the Local Wetland Inventory map which shows the "flag pole" section of the subject lot partially impacted by the presence of a wetland (Exhibit P). As required by ORS 227.350, staff forwarded the application to the Oregon Department of State lands (DSL) as a reviewing agency. In DSL's responding report (Exhibit Q), they have recommended that an onsite inspection by a qualified wetland consultant be performed prior to site development to determine if a wetland is present onsite, and if the presence of a wetland is confirmed, that a wetland delineation report be prepared to determine the wetlands precise boundaries.

As a condition of approval, the applicant will be required to comply with the recommendations of DSL prior to the issuance of a building permit for vertical construction.

Transit stop

Per MLDC 10.808, all new commercial, office and institutional buildings on parcels within 600 feet of an existing or planned major transit stop, as designated by the City of Medford Transportation System Plan (TSP), require specific standards that new developments must comply with. The applicant has requested an exception from strict compliance with these standards; however, staff has concluded that the proposed development is not located within 600 of an existing or planned major transit stop based the review of the *Medford Designated Major RVTD Transit Routes and Stops* map (Exhibit R). There are several bus stops located within 600 feet of the development, but they are not identified as major transit stops in the City of Medford's TSP. Therefore, the special standards outlined in MLDC 10.808 are inapplicable to the proposed development.

Bufferyard

Per MLDC 10.790, a bufferyard is required in order to minimize potential conflicts by providing screening between adjoining properties that have incompatible land uses (e.g., industrial abutting residential). Factors to be mitigated include nuisances, such as visual impacts of buildings or parking areas, glare, views from upper story windows, dirt, litter, noise and signs. Bufferyards require a concrete or masonry wall, along with a planting scheme of trees and shrubs of the appropriate size, shape and spacing to provide effective screening between the adjacent properties having dissimilar land uses.

MLDC 10.790-3 provides the following table identifying the two required bufferyard types:

Type	Width	Wall
A	10 feet	Six (6) foot concrete or masonry wall.
B	20 feet	Eight (8) foot concrete or masonry wall

The subject property is zoned C-R and abuts an SFR-00 property along its easterly property line; requiring the installation of a Type A bufferyard consisting of six foot concrete or masonry wall, along with a 10 foot wide planting scheme of trees and shrubs, running the length of the easterly lot line minus the roadway.

Included in the applicant's narrative under Question O of the Compatibility Questionnaire is a request for an exception from the aforementioned bufferyard requirement to construct a six foot wall along its easterly lot line, with the applicant stating the following:

We request an exception to bufferyard requirements for a concrete or cmu block, six-foot tall wall along the property line between our parcel and SFR zoned parcel to the east. There will be a bufferyard provided with the minimum dimension of ten-feet wide and it will be landscaped per the bufferyard requirements; however, the exception to the wall is requested because: there is no similar wall along the property line

separating the other parcels that share a boundary with the SFR zoned parcel; while the neighboring parcel is zoned SFR, the General Land Use Map Designation is Commercial; and its current use appears to be more of a mixed use and not a traditional single family residential use.

MLDC 10.790(E)(6) allows the Commission the discretion to approve adjustments to bufferyard requirements, stating the following:

(6) Adjustments to bufferyards: The approving authority shall have the discretion to make adjustments to the bufferyard requirements if an unusual circumstance exists and a finding is made that adequate buffering will be provided to avoid significant adverse impacts to the livability or value of the adjoining properties. Adjustments shall not be made simply for the convenience of site design. Adjustments to the bufferyard requirements may include, but are not limited to, the following:

(a) Where a building wall with no openings below eight (8) feet abuts the bufferyard, the building wall may be counted in place of a required wall or fence.

(b) Where there is existing development on the site, such as paving or a building, which affects or precludes implementation of the bufferyard standard.

(c) Where a proposed project abuts existing development, and the adjacent uses are the same (i.e., apartment parking lot adjacent to commercial parking lot) or are sufficiently compatible that the full buffering, otherwise required, is not necessary and the uses are not expected to change significantly over time.

(d) Where a project abuts an irrigation canal, natural waterway, railroad right-of-way, or other such element.

Staff is supportive of the applicant's request for an exception from the bufferyard requirement of constructing a six foot fence between their lot and the adjoining SFR zoned lot to the east, for the following reasons:

- The primary purpose of the SFR-00 zoning district is to provide a holding zone for properties that are changing from County to City zoning and have not yet been tested for facility adequacy to allow development to urban level densities and intensities.
- The area surrounding the subject SFR-00 lot is commercial, with its GLUP designation as (CM) commercial.

It is the view of staff that the development of the two adjoining lots meet criterion (c), and will not result in incompatible land uses, which effectively negates the necessity of a bufferyard screening between the two properties. Therefore, it is staff's view that the exception can be granted in keeping with the intent and purpose of MLDC 10.790

Parking

PARKING TABLE

	Required	Shown
Total Spaces	102	103
Accessible Spaces	4	5
Bicycle Spaces	10	12

The submitted site plan identifies a total of 103 proposed parking spaces, meeting the minimum required spaces for a hotel per MLDC 10.741. Additionally, the site plan includes the requisite number, location, and dimensions of accessible parking spaces and bicycle parking spaces as outlined in the Code.

Landscaping

Landscape Table

	Required	Shown
Parking lot planters: Trees	13	13+
Parking lot Planters: Shrubs	26	26+
Parking Lot Planters: Area	2,150 SQ FT	3,926 SQ FT

It can be found that the submitted Landscape Plan (Exhibit D) meets and/or exceeds the frontage landscaping and parking lot planter requirements per MLDC 10.797 and 10.746(3).

Concealments

The submitted site plan and architectural plan show both the proposed trash receptacle and Heating, Ventilation, Air Conditioning (HVAC) unit concealed consistent with the requirements of MLDC 10.781.

Public Improvements

Per the agency comments submitted to staff (Exhibits K-M), including the Rogue Valley Sewer Service (RVSS) report (Exhibit N), it can be found that there are adequate facilities to serve the proposed development.

Committee Comments

No comments were received from committees such as BPAC.

Decision

At the hearing held on January 20, 2016, the Commission voted unanimously to approve the request. At the direction of the Commission, one Exhibit was added to the record and the language of one condition was modified.

At the opening of staff's presentation, staff explained that they had added a revised Public Works report to the record as Exhibit K-1, and added two conditions of approval. The two additional conditions consisted of the following:

- Provide pedestrian connectivity to each abutting property consistent with MLDC 10.773.
- Provide sidewalk connectivity along the southerly side of the private road from Center Drive to the subject property as recommended by Public Works (Exhibit K).

The Commission adopted all the recommended conditions while directing staff to modify Discretionary Condition 1 to clarify that sidewalk connectivity shall be provided along the southerly side of the private road from Center Drive to the *northwest corner* of the subject property.

Brian Westerhout of Ron Grimes Architects, representing Dan Nash, the adjoining neighbor to the east sharing vehicular access with the applicant, spoke at the hearing requesting that the Commission require the applicant to extend the left turn lane at the entrance of the private road. Mr. Westerhout provided the Commission with an aerial map that was displayed on the projector to illustrate traffic patterns in the area. The Commission directed staff to enter the aerial map into the record as Exhibit W.

FINDINGS AND CONCLUSIONS

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

ACTION TAKEN

Adopted the findings as recommended by staff and directed staff to prepare the Final Order of AC-16-150 per the staff report dated January 13, 2017, including Exhibits A through W.

EXHIBITS

- A-1** Conditions of Approval drafted January 24, 2017.
- B** Site Plan received January 6, 2017.
- C** Conceptual Grading & Drainage Plan received November 23, 2016.
- D** Landscape Plan received January 6, 2017.
- E** Planting Plan received January 6, 2017.
- F** Floor Plans (1-4) received November 23, 2016.
- G** Elevation Plans (1-2) received November 23, 2016.
- H** Lighting Plan received December 9, 2016.

- I Roof Plan received November 23, 2016.
- J Applicant's Narrative, Questionnaire, and Findings of Fact received November 23, 2016.
- K-1 Public Works staff report received January 18, 2016.**
- L Medford Water Commission memorandum received December 28, 2016.
- M Medford Fire Department report received January 11, 2016.
- N Rogue Valley Sewer Services (RVSS) report received December 21, 2016.
- O Oregon Department of Aviation (ODA) email received December 22, 2016.
- P Medford Wetlands Inventory map created January 10, 2017.
- Q DSL Wetland Land Use Notification Response received January 11, 2017.
- R RVTD Transit Routes and Stops map adopted November 20, 2003.
- S Proposed road alteration plan provided by Dan Nash received on January 11, 2017.
- T Letter from Dan Nash received January 11, 2017.
- U Application received November 23, 2016.
- V Light design received December 9, 2016
- W Aerial map provided by Brian Westerhout shown at hearing January 20, 2017.**
Vicinity map

SITE PLAN AND ARCHITECTURAL COMMISSION



Jeff Bender, Chair

SITE PLAN AND ARCHITECTURAL COMMISSION AGENDA:

January 20, 2017
February 3, 2017

EXHIBIT A-1

Center Drive Hotel
AC-16-150
Conditions of Approval
January 24, 2017

CODE REQUIRED CONDITIONS

Prior to the issuance of a building permit for vertical construction, the applicant shall:

1. Comply with all conditions stipulated by the Medford Water Commission (Exhibit L).
2. Comply with all conditions stipulated by the Public Works Department (Exhibit K).
3. Comply with all requirements of the Medford Fire Department (Exhibit M).
4. Comply with all conditions stipulated by the Rogue Valley Sewer Services (Exhibit N).
5. Comply with requirements of the Oregon Department of State Lands (Exhibit Q)
6. **Provide pedestrian connectivity to each abutting property consistent with MLDC 10.773.**

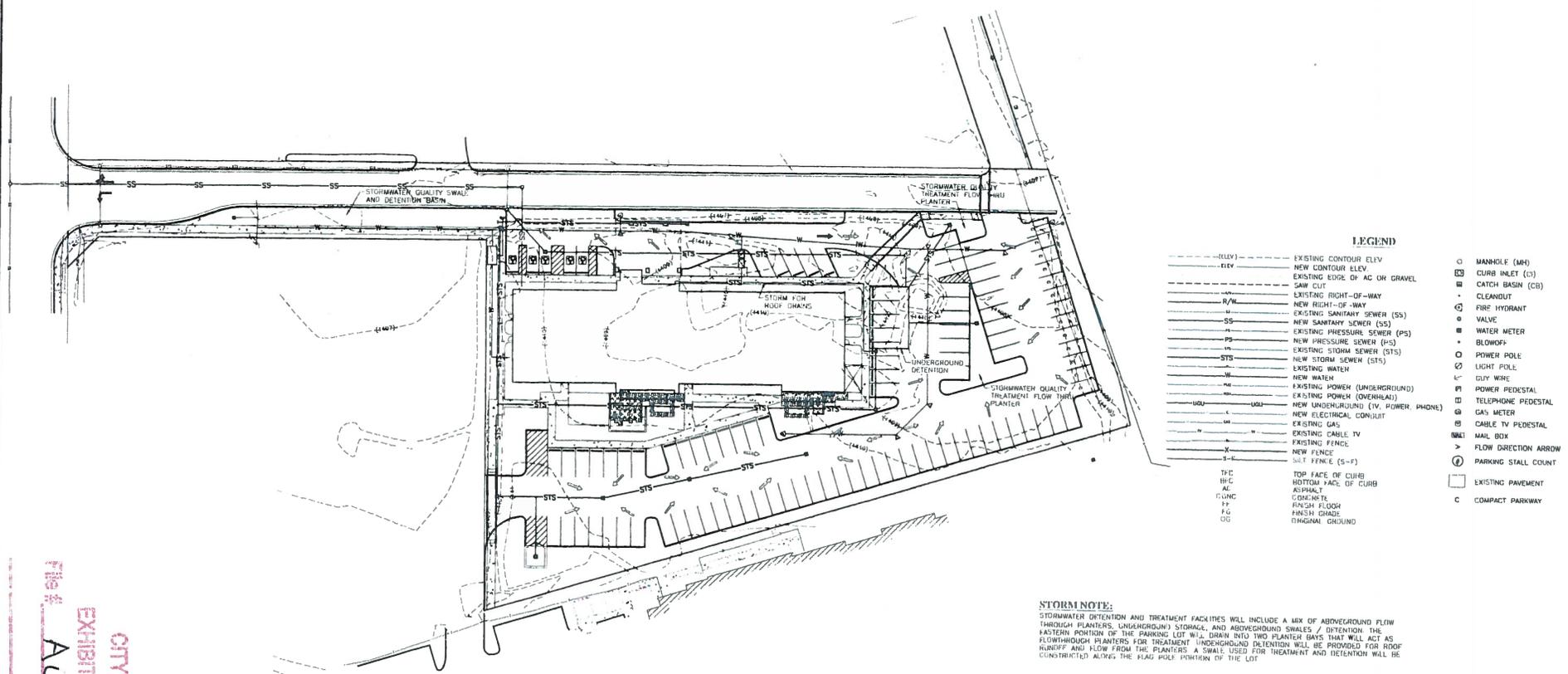
DISCRETIONARY CONDITIONS

Prior to the issuance of a building permit for vertical construction, the applicant shall:

1. **Provide sidewalk connectivity along the southerly side of the private road from Center Drive to the northwest corner of the subject property as recommended by Public Works (Exhibit K).**

CITY OF MEDFORD
EXHIBIT # 2A
File # AC-16-150

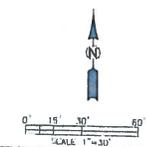
MEDFORD HOTEL CONCEPTUAL GRADING & DRAINAGE PLAN



LEGEND

---	EXISTING CONTOUR ELEV	○	MANHOLE (MH)
---	NEW CONTOUR ELEV	□	CURB INLET (CI)
---	EXISTING EDGE OF AC OR GRAVEL	■	CATCH BASIN (CB)
---	SAW CUT	•	CLEANOUT
---	EXISTING RIGHT-OF-WAY	⊕	FIRE HYDRANT
---	R/W	○	VALVE
---	NEW RIGHT-OF-WAY	■	WATER METER
---	EXISTING SANITARY SEWER (SS)	•	BLOWOFF
---	NEW SANITARY SEWER (SS)	○	POWER POLE
---	EXISTING PRESSURE SEWER (PS)	⊕	LIGHT POLE
---	NEW PRESSURE SEWER (PS)	⊕	CLIP WIRE
---	EXISTING STORM SEWER (STS)	⊕	POWER PEDESTAL
---	NEW STORM SEWER (STS)	⊕	TELEPHONE PEDESTAL
---	EXISTING WATER	⊕	GAS METER
---	NEW WATER	⊕	CABLE TV PEDESTAL
---	EXISTING POWER (UNDERGROUND)	⊕	MAIL BDK
---	NEW POWER (UNDERGROUND)	⊕	> FLOW DIRECTION ARROW
---	EXISTING UNDERGROUND (W, POWER, PHONE)	⊕	○ PARKING STALL COUNT
---	NEW ELECTRICAL CONDUIT	⊕	□ EXISTING PAVEMENT
---	EXISTING GAS	⊕	○ COMPACT PARKWAY
---	EXISTING CABLE TV	⊕	
---	EXISTING FENCE	⊕	
---	NEW FENCE	⊕	
---	SILT FENCE (S-F)	⊕	
TRC	TOP FACE OF CURB		
BFC	BOTTOM FACE OF CURB		
AC	ASPHALT		
CONC	CONCRETE		
FF	FINISH FLOOR		
FG	FINISH GRADE		
OG	ORIGINAL GROUND		

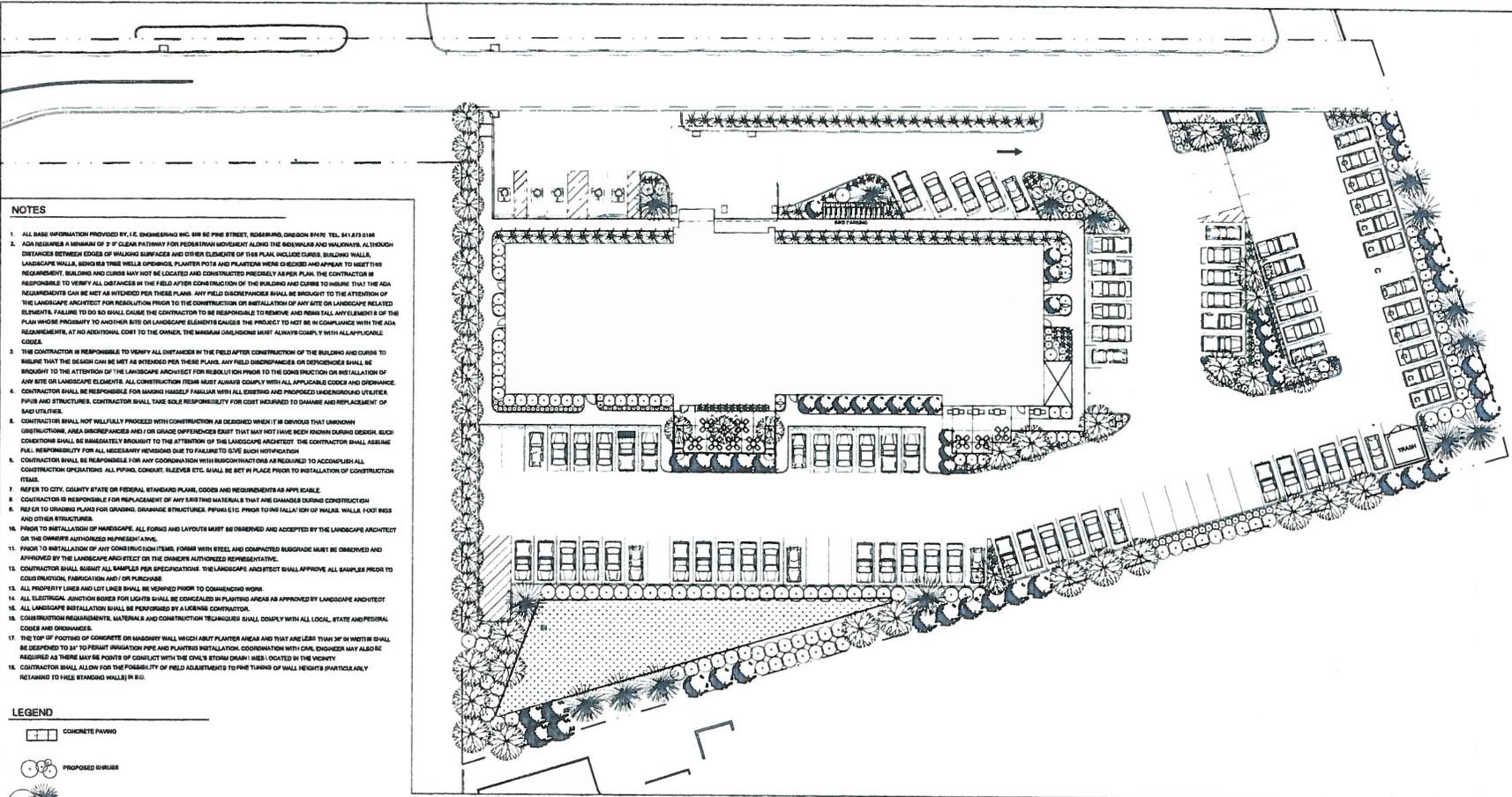
STORM NOTE:
STORMWATER DIRECTION AND TREATMENT FACILITIES WILL INCLUDE A MIX OF ABOVEGROUND FLOW THROUGH PLANTERS, UNDERGROUND STORAGE, AND ABOVEGROUND SWALES / DETENTION. THE EASTERN PORTION OF THE PARKING LOT WILL DRAIN INTO TWO PLANTER BAYS THAT WILL ACT AS FLOWTHROUGH PLANTERS FOR TREATMENT. UNDERGROUND DETENTION WILL BE PROVIDED FOR ROOF RUNOFF AND FLOW FROM THE PLANTERS. A SWALE USED FOR TREATMENT AND DETENTION WILL BE CONSTRUCTED ALONG THE FLAG POLE PORTION OF THE LOT.



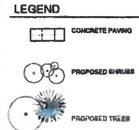
i.e.
INTEGRATED ENGINEERING
909 AC (Plus) Blvd
Hazard, Oregon 97119
PHONE: (503) 973-0168
FAX: (503) 460-8382
www.integratedengineering.com
PROJECT NO 2721-02
DWG BY: ANV

Page 92

CITY OF MEDFORD
EXHIBIT # 2C
File # AC-16-150



- NOTES**
1. ALL BASE INFORMATION PROVIDED BY I.E. ENGINEERING INC. 508 SE FINE STREET, ROSSBORO, OREGON 97470 TEL: 541 875 5188
 2. ADA REQUIRES A MINIMUM OF 3' CLEAR PATHWAY FOR PEDESTRIAN MOVEMENT ALONG THE SIDEWALK AND WALKWAYS. ALTHOUGH DISTANCES BETWEEN EDGES OF WALKING SURFACES AND OTHER ELEMENTS OF THIS PLAN INCLUDE CURBS, BUILDING WALLS, LANDSCAPE WALLS, BENCHES, TREES, WELLS, OPENINGS, PLANTER POTS AND PLANTERS WERE OBSERVED AND APPEAR TO MEET THE REQUIREMENT. BUILDING AND CURBS MAY NOT BE LOCATED AND CONSTRUCTED PRECISELY AS PER PLAN. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DISTANCES IN THE FIELD AFTER CONSTRUCTION OF THE BUILDING AND CURBS TO INSURE THAT THE ADA REQUIREMENTS CAN BE MET AS INTENDED PER THESE PLANS. ANY FIELD DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO THE CONSTRUCTION OR INSTALLATION OF ANY SITE OR LANDSCAPE RELATED ELEMENTS. FAILURE TO DO SO SHALL CAUSE THE CONTRACTOR TO BE RESPONSIBLE TO REMOVE AND REINSTALL ANY ELEMENTS OF THE PLAN WHOSE PROXIMITY TO ANOTHER SITE OR LANDSCAPE ELEMENTS CAUSES THE PROJECT TO NOT BE IN COMPLIANCE WITH THE ADA REQUIREMENTS, AT NO ADDITIONAL COST TO THE OWNER. THE MINIMUM DISTANCES MUST ALWAYS COMPLY WITH ALL APPLICABLE CODES.
 3. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DISTANCES IN THE FIELD AFTER CONSTRUCTION OF THE BUILDING AND CURBS TO INSURE THAT THE DESIGN CAN BE MET AS INTENDED PER THESE PLANS. ANY FIELD DISCREPANCIES OR DEFICIENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO THE CONSTRUCTION OR INSTALLATION OF ANY SITE OR LANDSCAPE ELEMENTS. ALL CONSTRUCTION ITEMS MUST ALWAYS COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING VISIBLE FASILLARS WITH ALL EXISTING AND PROPOSED UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
 4. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND / OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO DO SUCH INVESTIGATION.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PERMITS, CONDUIT, SLEEVES ETC. SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
 6. REFER TO CITY, COUNTY STATE OR FEDERAL STANDARD PLANS, CODES AND REQUIREMENTS AS APPLICABLE.
 7. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
 8. REF TO DRAWING PLANS FOR GRADING, DAMAGE STRUCTURES, PIPES ETC PRIOR TO INSTALLATION OF WALKS, WALLS, FOOT PADS AND OTHER STRUCTURES.
 9. PRIOR TO INSTALLATION OF LANDSCAPE, ALL FORMS AND LAYOUTS MUST BE OBSERVED AND ACCEPTED BY THE LANDSCAPE ARCHITECT OR THE OWNER AUTHORIZED REPRESENTATIVE.
 10. PRIOR TO INSTALLATION OF ANY CONSTRUCTION ITEMS, FORMS WITH STEEL AND CONTRACTED REBAR/MUST BE OBSERVED AND APPROVED BY THE LANDSCAPE ARCHITECT OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
 11. CONTRACTOR SHALL SUBMIT ALL SAMPLES PER SPECIFICATIONS. THE LANDSCAPE ARCHITECT SHALL APPROVE ALL SAMPLES PRIOR TO COMMENCING FABRICATION AND / OR PURCHASE.
 12. ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
 13. ALL ELECTRICAL JUNCTION BOXES FOR LIGHTS SHALL BE CONCEALED IN PLANTING AREAS AS APPROVED BY LANDSCAPE ARCHITECT.
 14. ALL LANDSCAPE INSTALLATION SHALL BE PERFORMED BY A LICENSED CONTRACTOR.
 15. CONSTRUCTION REQUIREMENTS, MATERIALS AND CONSTRUCTION TECHNIQUES SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.
 16. THE TOP OF FOOTING OF CONCRETE OR MASONRY WALL WHICH ABUT PLANTING AREAS AND THAT ARE LESS THAN 30" IN WIDTH SHALL BE DESIGNED TO BE "TO PERMIT DRAINAGE PIPE AND PLANTING INSTALLATION. COORDINATION WITH CIVIL ENGINEER MAY ALSO BE REQUIRED AS THERE MAY BE POINTS OF CONFLICT WITH THE CIVIL ENGINEER'S DESIGN LOCATED IN THE VICINITY.
 17. CONTRACTOR SHALL ALLOW FOR THE POSSIBILITY OF FIELD ADJUSTMENTS TO FINE TUNING OF WALL HEIGHTS (PARTICULARLY RETAINED TO FREE STANDING WALLS) IN 810.



GENERAL NOTES

WORKMANSHIP: HEREIN SHALL BE PERFORMED APPLICABLE LAWS, ORDINANCES, AND REGULATIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD AND REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.

ADDITIONAL NOTES: CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE INCURRED TO SAME.

CONTRACTOR SHALL ADVISE THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THE CONTRACTOR SHALL APPLY CONTINUALLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK IN THIS PROJECT EXCEPT FOR SUCH LIABILITY FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE A NINETY DAY MAINTENANCE CONTRACT TO BE PAID FOR BY THE OWNER.

ALL LANDSCAPE INSTALLATION SHALL BE PERFORMED BY A LICENSED CONTRACTOR WITH A C-27 LICENSE OR GREATER.

SLEEVES (SEE IRRIGATION PLAN)

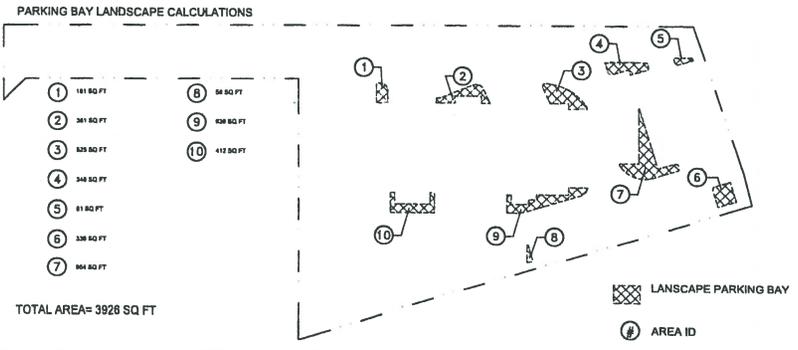
1. SLEEVES SHOWN ON DRAWING ARE TO BE INSTALLED AS FOLLOWS:

- SLEEVES TO BE SET 1" BELOW FINAL GRADE.
- SLEEVES SURFACE TO BE ON SAME LEVEL AS INSIDE FACE OF CURB.
- OPEN ENDS ARE TO BE COVERED WITH DUCT TAPE.
- HOODS / GROUND ENDS (8" x 1" HOOD TOP) ARE TO BE PLACED AT ALL SLEEVE LOCATIONS AT FACE OF WALKS AND CURBS.

2. ALL SLEEVES SHALL BE SCHEDULE 40 PVC.

3. SLEEVE SIZES SHALL BE 8" UNLESS NOTED OTHERWISE.

4. SLEEVE LAYOUT IS SCHEMATIC, VERIFY LOCATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION OFF ELECTRICAL AND IRRIGATION SYSTEM.



Schlesinger & Associates, Inc.
 LANDSCAPE ARCHITECTS AND DESIGNERS

1811 WILSONVILLE BL., SUITE 210 Englewood, Oregon 97124
 Phone (503) 742-8817
 Fax (503) 742-8818
 Web: www.schlesinger.com

PROJECT NAME: **Medford Hotel**

1275 CENTER DRIVE
 Medford, Oregon

Schematic:
 FROM: January 6, 2017
 BY: [Signature]
 DRAWN BY: [Signature] CHECKED BY: [Signature]

SHEET TITLE: **Landscape Site Plan**

SHEET NUMBER: **L-1**

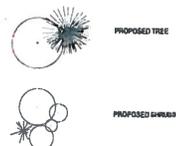
REGISTERED
 501
 ERAN J. SCHLESINGER
 OREGON
 05/10/02

2571 SCHLESINGER - JACOBS 16

NOTES

1. MAKE MINOR ADJUSTMENTS IN TREE SPACING AS NECESSARY TO ACCOMMODATE THE IRRIGATION SYSTEM AS INSTALLED.
2. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN THE LAYOUT OF WORK PRIOR TO THE EXECUTION OF THE WORK.
3. VERIFY LOCATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXECUTION OF WORK. REPAIR ANY DAMAGE TO EXISTING UTILITIES, PIPES OR RELATED FACILITIES AT CONTRACTOR'S EXPENSE AND IN A MANNER APPROVED BY THE GENERAL CONTRACTOR.
4. PROTECT TRUNKS, LIMBS AND ROOT ZONES OF EXISTING TREES TO REMAIN FROM ABRASION AND COMPACTED. DO NOT CUT LASSER OR ROOTS LARGER THAN 2" IN DIAMETER WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT.
5. TREES AND SHRUBS PLANTED TOO DEEPLY WILL NOT BE ACCEPTED. SEE TREE PLANTING DETAIL.

LEGEND



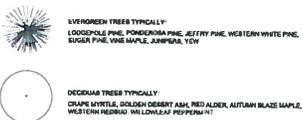
SLEEVES

1. SLEEVES SHOWN ON DRAWING ARE TO BE INSTALLED AS FOLLOWS:
 - SLEEVES TO BE SET 1" BELOW FINISH GRADE
 - SLEEVES EXTEND 6" BEYOND ADJACENT PAVEMENT OR INSIDE FACE OF CURB.
 - OPEN ENDS ARE TO BE COVERED WITH SUCT TAPS.
 - WOOD LOCATION STAKES (2 X 2 RED TYP) ARE TO BE PLACED AT ALL SLEEVE LOCATIONS AT FACE OF WALKS AND CURBS.
2. ALL SLEEVES SHALL BE SCHEDULE 40 PVC.
3. SLEEVE SIZES SHALL BE 4"
4. SLEEVE LAYOUT IS SCHEMATIC. VERIFY LOCATIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION OF ELECTRICAL AND IRRIGATION SYSTEM.

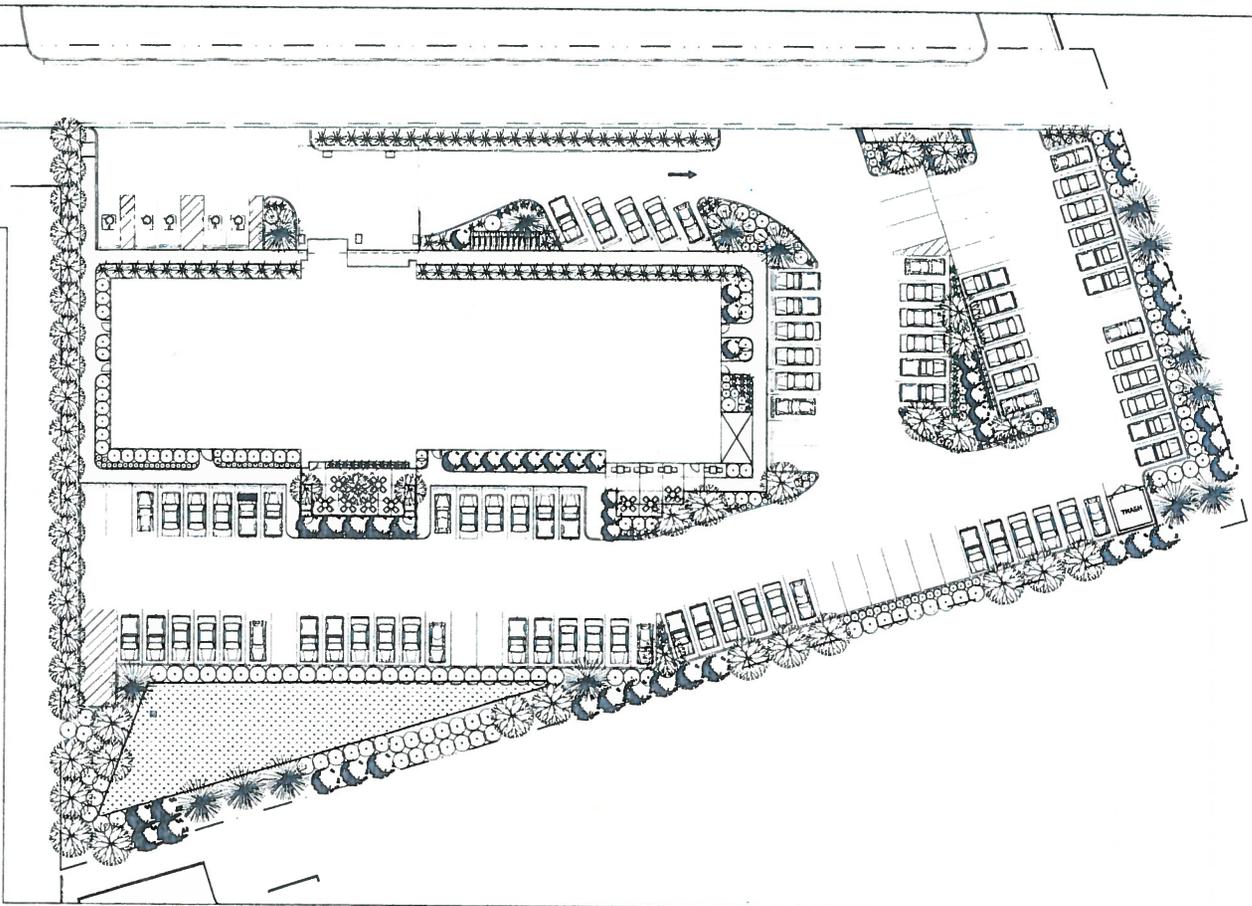
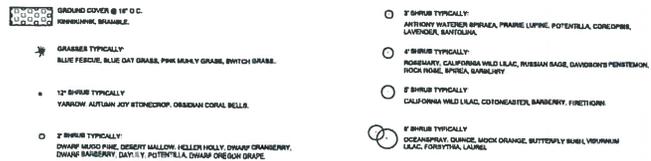
IRRIGATION SYSTEM

IRRIGATION SYSTEM TO BE INSTALLED IN ALL LAWN AND PLANT BEDS. IN LAWN IRRIGATION SYSTEM TO BE AUTOMATIC ELECTRIC CONTROLLED UNDERGROUND SPRINKLER SYSTEM WITH PVC PIPE AND FITTINGS, BACKFLOW PREVENTION DEVICE, AUTOMATIC BACKFLOW PREVENTER, SHARED OR APPROVED, ELECTRIC NEGATIVE CONTROL, VALVES (SHOWN) PLUS PLS SLEEVES OR APPROVED WITH POP-UP SPRAY SPRINKLERS (SHOWN) 1800 RAAPPS SERIES OR APPROVED. ALL VALVES TO BE LOCATED IN UNDERGROUND VALVE BOX (FANSON OR APPROVED). AUTOMATIC CONTROLLER TO BE LOCATED IN WEATHER PROOF LOCATION. PLANT BED IRRIGATION SYSTEM WILL BE SELF-PURGEABLE SELF-CLEANING DRIP IRRIGATION (NET-IVM OR APPROVED).

PLANTING LEGEND - TREES



PLANTING LEGEND - SHRUBS AND GROUND COVERS



Schlesinger + Associates, Inc.
 LANDSCAPE ARCHITECTS AND DESIGNERS

1811 WILLAMETTE BL., Suite 210 Eugene, Oregon 97401
 Phone (503) 435-4847
 Fax (503) 435-4848
 Web www.schlesinger.com

SCALE: 1/8" = 1'-0" (AS SHOWN)
 DATE: JANUARY 6, 2017
 DRAWN BY: CHC/DB/PT
 CHECKED BY: CHC/DB/PT
 PROJECT NO: 17-001
 SHEET NO: L-2

PROJECT NAME
Medford Hotel

REVISIONS

#	Date	Description

SCALE
1" = 20' - 0"

PROJECT NAME
 Medford Hotel
 1375 CENTER DRIVE
 Medford, Oregon

Schematic
 DATE
 January 6, 2017
 DRAWN BY
 CHC/DB/PT

SHEET TITLE
Schematic Planting Plan

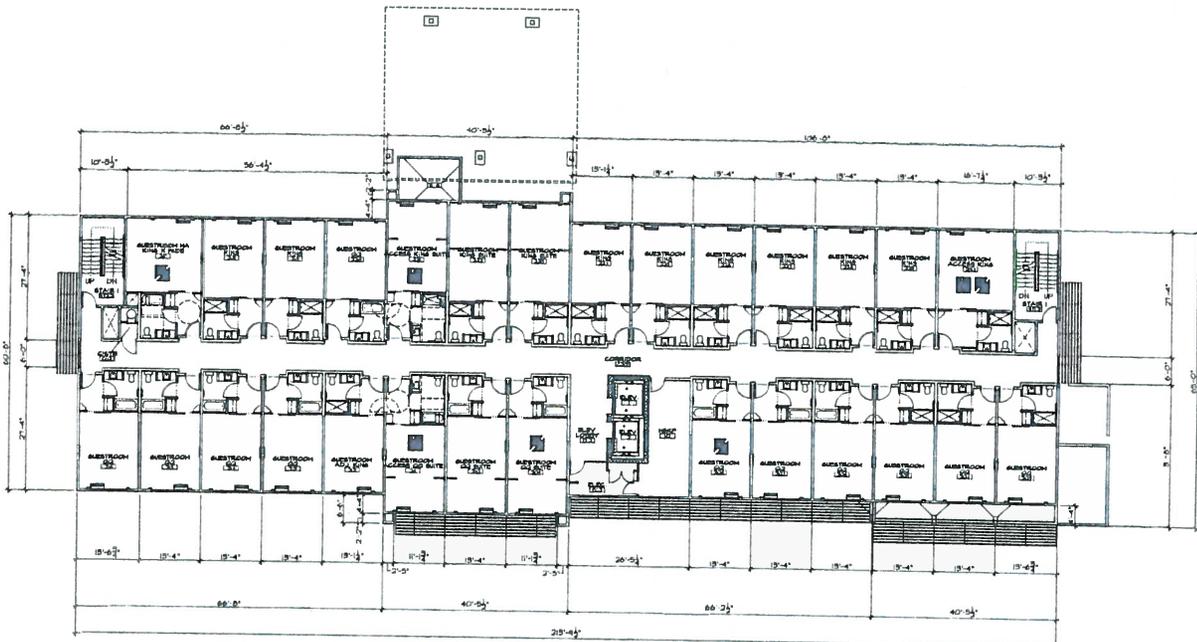
SHEET NUMBER
L-2



File # Ac 16-150
 ERNIE J. SCHLESINGER

GENERAL NOTES:

1. SEE STRUCTURAL FOR LOCATION AND CONSTRUCTION OF SHEAR WALLS.
2. SEE ELECTRICAL PLANS FOR SPECIAL CONSTRUCTION AND REQUIREMENTS OF HEAVY IMPAIRED ROOFS.
3. MAINTAIN FIRE RATED CONSTRUCTION BEHIND AND AROUND ALL NON-RATED BOXES, CABINETS, AND PENETRATIONS IN RATED WALLS AND CEILINGS.
4. ALL DIMENSIONS FROM STUD FACE TO STUD FACE UNLESS OTHERWISE NOTED.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE LOCATION OF ALL ARCHITECTURAL, MECHANICAL AND ELECTRICAL EQUIPMENT, PIPING, PILING AND GROUNDS PRIOR TO INSTALLATION.
6. PLUMBING AND ELECTRICAL LOCATIONS SHOWN SCHEMATICALLY ONLY. CONTRACTOR TO COORDINATE EXACT LOCATIONS WITH P.E. SUBCONTRACTORS AND ALL TO VERIFY ALL APPLICABLE CODES.
7. SUPERINTENDENT TO VERIFY ALL ROUGH-INS AND ROUGH-OPENINGS.
8. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH ANY WORK.
9. VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION.
10. CONTRACTORS TO COORDINATE LOCATIONS OF SLAB DEPRESSIONS WITH MECHANICAL, STRUCTURAL AND OTHER SUPPLIED ITEMS.
11. CONTRACTOR TO PROVIDE FRESH VENTILATION DURING INSTALLATION OF CONCRETE & GYP CRETE.
12. FRAMES TO PROVIDE OPENING FOR RECESSED ELECTRICAL PANELS IN WALLS. OPENINGS TO BE FIRE RATED (SEE DETAILS 21, 22, & 25(A)-25(C)).
13. KITCHEN LAYOUT AND SEATING DRAWINGS PROVIDED BY KITCHEN SUPPLIER. CONTRACTOR TO COORDINATE WITH KITCHEN SUPPLIER & OWNER.
14. SEE POOL CONSULTANT DRAWINGS FOR POOL LAYOUT AND DETAILS.



SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 15206 SQ. FT.
 ROOM COUNT = 20

Page 96

CITY OF MEDFORD
 EXHIBIT # 17F (2054)
 File # AC-16-150

HOTEL
 MEDFORD, OREGON

PLANNING DEPARTMENT

NO VISITING ARCHITECTS

ARCHITECTURE • PLANNING • INTERIOR DESIGN

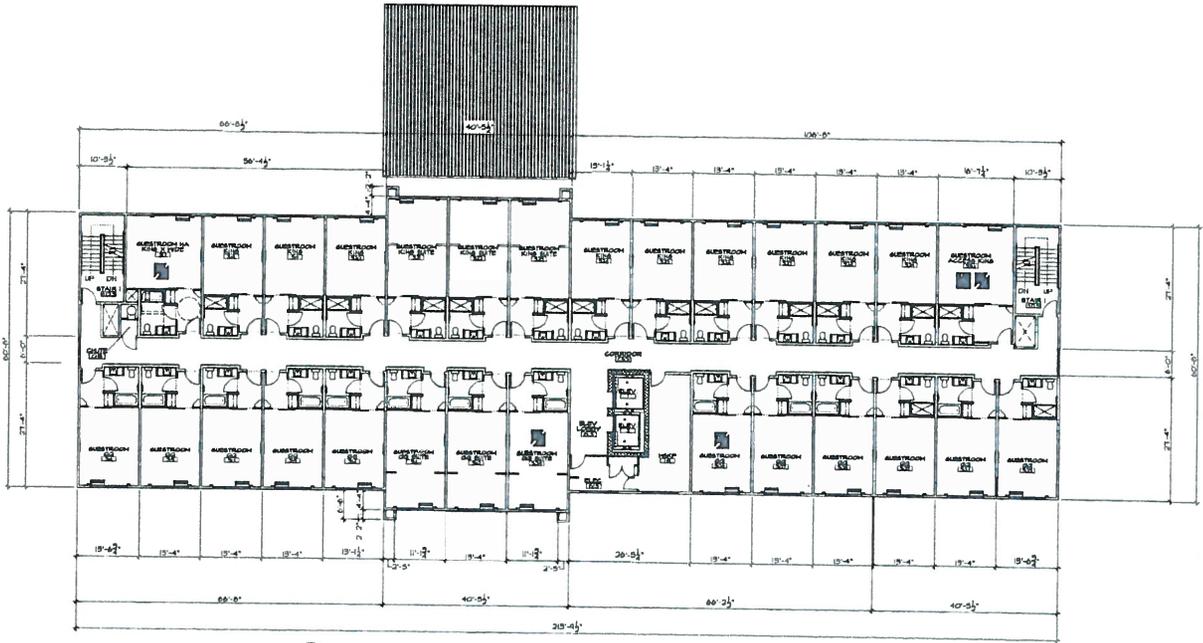
2016

11/16

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GENERAL NOTES

1. SEE STRUCTURAL FOR LOCATION AND CONSTRUCTION OF BEAR WALLS.
2. SEE ELECTRICAL PLANS FOR SPECIAL CONSTRUCTION AND REQUIREMENTS OF HEAVY WIRING ROOMS.
3. MAINTAIN FIRE RATED CONSTRUCTION BEHIND AND AROUND ALL NON-RATED BOXES, CABINETS, AND PENETRATIONS IN RATED WALLS AND CEILING.
4. ALL DIMENSIONS FROM STUD FACE TO STUD FACE UNLESS OTHERWISE NOTED.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE LOCATION OF ALL ARCHITECTURAL, MECHANICAL AND ELECTRICAL EQUIPMENT, PIPING, WIRING AND OPENINGS PRIOR TO RETAILATION.
6. PIPING AND ELECTRICAL LOCATIONS SHOWN SCHEMATICALLY ONLY. CONTRACTOR TO COORDINATE EXACT LOCATIONS WITH FIRE, SUBCONTRACTORS AND ALL TO VERIFY ALL APPLICABLE CODES.
7. SUPERINTENDENT TO VERIFY ALL ROUGH-INS AND ROOM OPENINGS.
8. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH ANY WORK.
9. VERIFY ALL DIMENSION BEFORE CONSTRUCTION.
10. CONTRACTORS TO COORDINATE LOCATIONS OF SLAB DEPRESSIONS WITH MECHANICAL, STRUCTURAL AND OTHER SUPPLIED ITEMS.
11. CONTRACTOR TO PROVIDE PROPER VENTILATION DURING INSTALLATION OF CONCRETE & GYP GARD.
12. FRAMES TO PROVIDE OPENING FOR RECESSED ELECTRICAL PANELS IN WALLS OPENINGS TO BE FIRE RATED, (SEE DETAILS 21.33, 1.23(A)&3.0).
13. KITCHEN LAYOUT AND SEATING DRAWINGS PROVIDED BY KITCHEN SUPPLIER. CONTRACTOR TO COORDINATE WITH KITCHEN SUPPLIER & OWNER.
14. SEE POOL CONSULTANTS DRAWINGS FOR POOL LAYOUT AND DETAILS.



THIRD FLOOR PLAN
 SCALE 3/8" = 1'-0"
 15,200 SQ. FT.
 ROOM COUNT - 20



CITY OF MEDFORD
EXHIBIT # 1E
 File # AC-16-150
 (3 of 4)

HOTEL

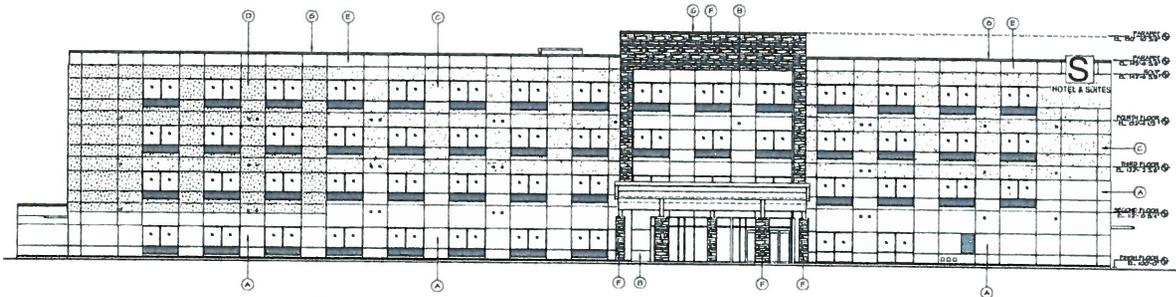
MEDFORD, OREGON

PLANNING DEPARTMENT

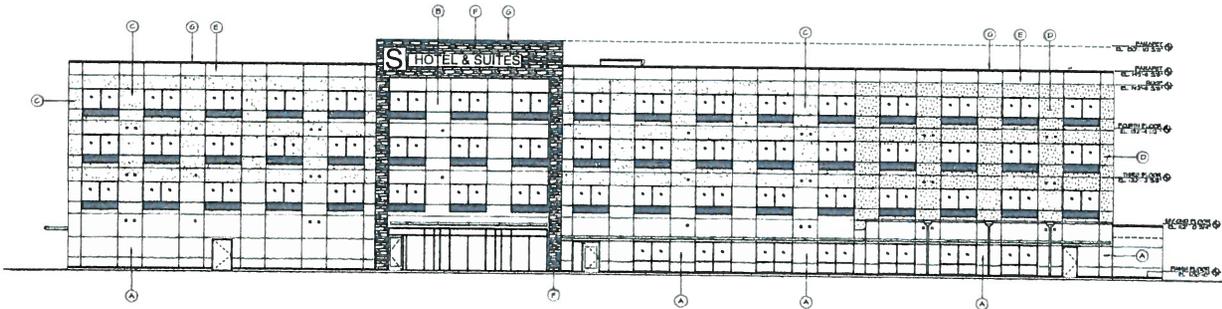
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NOV 14 2016
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NORTH ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"

COLOR LEGEND:

- A EPS - LS ACCESSIBLE EDGE, SHERWIN WILLIAMS PAINT, SH1036 PAREX MULTI TEXTURE (332)
- B EPS - LS ACCESSIBLE EDGE, SHERWIN WILLIAMS PAINT, SH1036 PAREX SAND SMOOTH (333)
- C EPS - 06 VIRTUAL TAURE, SHERWIN WILLIAMS PAINT, SH1034 PAREX SAND FINE (334)
- D EPS - BR KIDKWOOD TERRA COTTA, SHERWIN WILLIAMS PAINT, SH2009 PAREX SAND SMOOTH (333)
- E EPS - YH ALABASTER, SHERWIN WILLIAMS PAINT, SH1008 PAREX SAND SMOOTH (333)
- F STONE BOUNAL STONE, PRO-FIT LEDGESTONE SOUTHWEST OLEND
- G SHEET METAL-YH

CITY OF MEDFORD
EXHIBIT # 26 (1 of 2)
File # AC-16-150

HOTEL

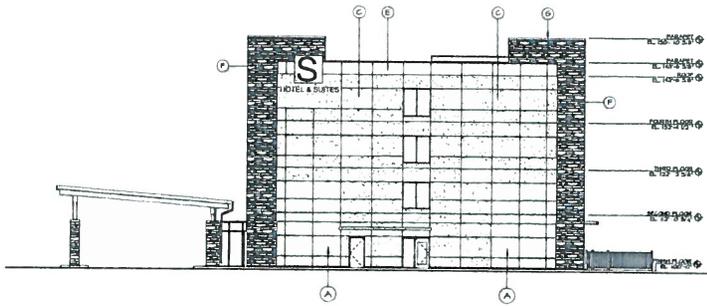
MEDFORD, OREGON

PLANNING DEPARTMENT

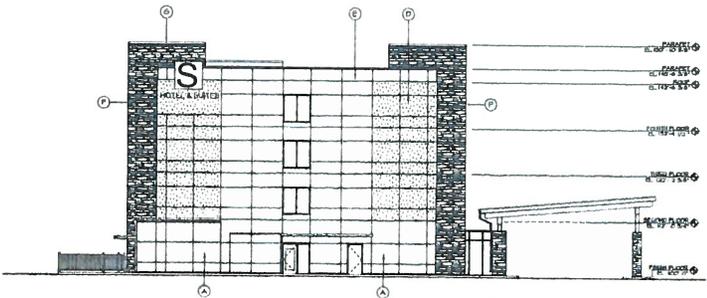
2016
 MEDFORD, OREGON
 ARCHITECTURE & INTERIOR DESIGN
 1000 BROADWAY, SUITE 201
 MEDFORD, OREGON 97504
 TEL: 531.753.5800
 FAX: 531.753.5801
 WWW.MEDFORDARCHITECTURE.COM

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 FAX: 531.753.5801
 WWW.MEDFORDARCHITECTURE.COM



WEST ELEVATION
SCALE 3/8" = 1'-0"



EAST ELEVATION
SCALE 3/8" = 1'-0"

COLOR LEGEND

- (A) EIFS - LS ACCESSIBLE BEIGE, SHERWIN WILLIAMS PAINT, SKYDOL PANEL PALETTE TEXTURE (232)
- (B) EIFS - L56 ACCESSIBLE BEIGE, SHERWIN WILLIAMS PAINT, SKYDOL PANEL SAND SMOOTH (233)
- (C) EIFS - 08 VERTICAL TAUPÉ, SHERWIN WILLIAMS PAINT, SKYDOL PANEL SAND PURE (234)
- (D) EIFS - 09 ROCKWOOD TERRA COTTA, SHERWIN WILLIAMS PAINT, SKYDOL PANEL SAND SMOOTH (235)
- (E) EIFS - 181 ALABASTER, SHERWIN WILLIAMS PAINT, SKYDOL PANEL SAND SMOOTH (235)
- (F) STONE BORDA STONE, PRO-FIT LEONARDI SOUTH WEST OLEND
- (G) SHEET METAL .181

CITY OF MEDFORD
 EXHIBIT # 6 (282)
 File # AC-16-150

HOTEL

MEDFORD, OREGON

EXTERIOR ELEVATION
 PLANNING DEPARTMENT
 CITY OF MEDFORD, OREGON
 0115
 1508

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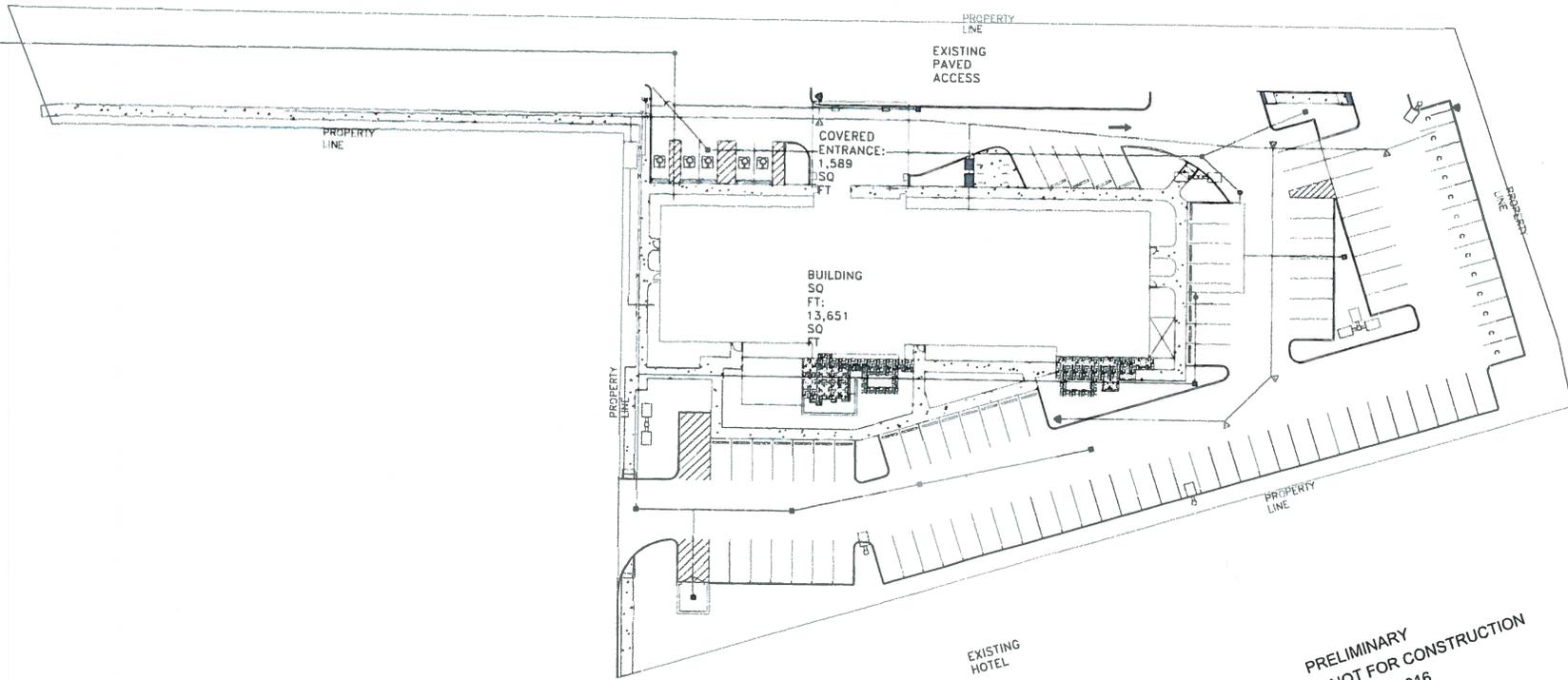
A4.2

PARKING LOT LUMINAIRES:
 LUMINAIRE MOUNTING HEIGHT BETWEEN 22.5' AND 32.5'
 LUMINAIRE TYPE: DARK SKIES RATED, LED
 POWER LIMITATION FOR LIGHTING PER OREGON CODE FOR EXTERIOR LIGHTING

WALKWAY LUMINAIRES SIMILAR TO PARKING LOT EXCEPT LIMITED TO 10' TO 15'.
 WALKWAY LUMINAIRE LOCATIONS DEPEND ON EXISTING LIGHTING AT PAVED
 ACCESS AND FINAL LOCATIONS OF PARKING LOT LIGHTING.

MINIMUM BUILDING MOUNTED LIGHTING.

UNDER CANOPY LIGHTING: LED DOWN LIGHTING.



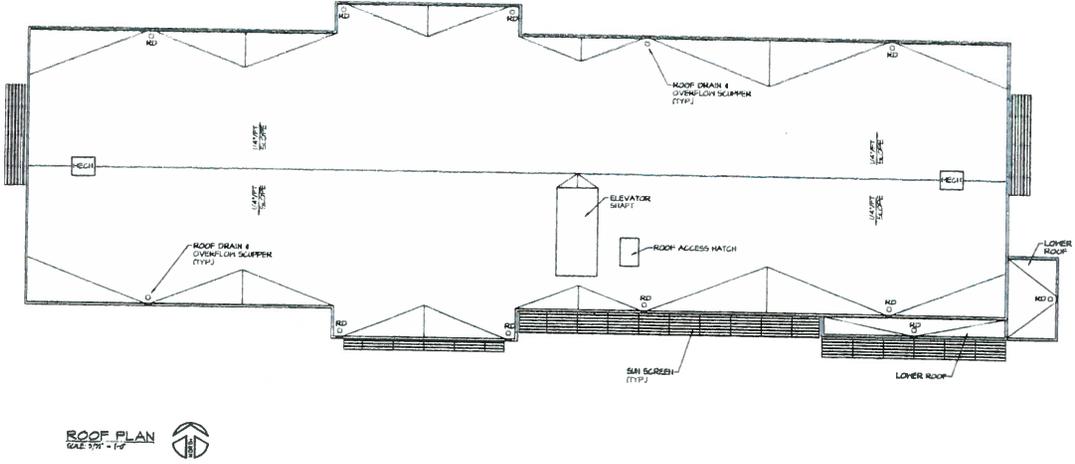
PRELIMINARY
 NOT FOR CONSTRUCTION
 11.23.2016

400 NW 10th Ave.
 Medford, OR 97504
 541.754.1144
 www.orsarchitects.com

Preliminary Site Lighting
ORSAArchitects
 ARCHITECTURE • PLANNING • INTERIOR DESIGN

DATE	11.23.16
PROJECT NO.	15011
DRAWN BY	ML
CHECKED BY	ML
PROJECT #	15011
SCALE	AS SHOWN

CITY OF MEDFORD
EXHIBIT #1
File # AC-16-150



HOTEL
MEDFORD, OREGON

PLANNING DEPARTMENT

NOVEMBER 2011

ARCHITECTURE • INTERIOR DESIGN

NOVEMBER 2011

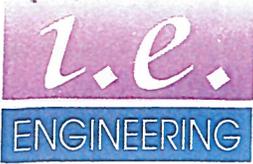
2011

NOVEMBER 2011

1-A39

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10



809 SE PINE STREET
POST OFFICE BOX 1271
ROSEBURG, OR 97470

(541) 673-0166
FAX: (541) 440-9392

RECEIVED
NOVEMBER 23, 2016
PLANNING DEPARTMENT

November 23, 2015

RE: Center Drive Medford Hotel
Site Plan and Architectural Review

Project Address: 1375 Center Drive
Medford, OR 97501

Section I - Narrative:

The Developer is proposing to construct a four story hotel, with a 13,850 square foot footprint. The hotel will have 93 guest rooms, a guest breakfast room, a meeting room with 16 person capacity, and an indoor pool. The site is a 2.4 acre flag lot with signalized access off of Center Drive. The existing parcel is undeveloped with the exception of the paved flag and access road, providing shared access to the parcel to the north.

For this submittal, two site plans are provided. Fire access requirements need access from the south of the lot also. The preferred alternative places a driveway cut along the west property, with access over the westerly parcel and then to the existing paved lot on the southerly parcel. However, the developer does not own the westerly parcel and is in negotiations with the westerly property owner to obtain an easement across their property. The developer does have ownership interest in the southerly parcel. The alternative entrance site plan has the rear driveway along the southerly property line directly onto the southerly parcel.

Section II – Compatibility: Criterion No. 1

A List existing uses and development adjacent to your project site. Along with this list, describe the architecture (materials, colors, etc.), age, and condition of the adjacent).

The neighboring parcel to the west is a 1.6 acre undeveloped, C-R zoned property that sits between our parcel to be developed and Center Drive. The parcel to the north is zoned C-R, with a 38,320 concrete building used as an ice skating facility. The parcel to the south is zoned C-R and contains two, multi-story hotels including Springhill Suites and a Medford Springs Suites. To the east is a 3.3 acre parcel zoned single family residential that currently has one building on it. The building on the east parcel is a wood framed, 1950's, multi-story building. This existing buildings exterior is in poor visual condition. The east parcel has mixed use of residential and light industrial per assessor records.

B Describe the building architecture and exterior treatments in your proposal, and how they fit with and complement adjacent buildings and development.

The architecture of this hotel follows the prototype standards established by the parent organization that this hotel will be a part of. The primary exterior finish materials are Exterior Insulation Finish System and stone. We have several color options for these two materials which will help the building to



blend with its neighbors. The two hotels to the south also use a combination of EIFS and stone for their primary finish materials as well, so the three buildings will have a common finish materials theme. The skating building to the north is a concrete building and concrete and EIFS have a similar textural look.

C Describe the proposed architecture and exterior treatments that break up large facades and give relief to the building mass. The Site Plan and Architectural Commission Design Guidelines are a helpful reference, and can be found on the City's website, and at the Planning Department.

Through the use of different materials and different colors of those materials, the building façade will be broken up visually, so that your eye will focus on smaller areas of the building, rather than the entire building. The central core which the entry to the building is stepped out from the guest room wings further breaking up the mass of the building.

D Describe how the placement and orientation of the proposed building(s) relate(s) to the street facilities, and how this orientation promotes a more pedestrian-friendly site design.

The lot is a flag lot. The proposed structure is placed nearer to the "flag pole" portion of the lot fronts the existing paved access on the site. The main entrance faces towards the existing paved access, and new sidewalk will be constructed from Center Drive to the building.

D. a. If the site lies within 600-feet of an existing or planned transit stop, as designated by the Transportation System Plan (TSP), describe compliance with the standards of Section 10.808, New Commercial and Institutional Development.

The site does lie within 600-feet of an existing transit stop. An exception to compliance with the design requirements of Section 10.808 is requested. The exception is requested because strict compliance with the standard is not possible because of terrain or other physical conditions beyond the control of the applicant. The lot is a flag lot and cannot meet the design requirements based on the layout of the lot. In addition, direct, convenient and safe access to transit is otherwise adequately provided for by other measures. A new pedestrian sidewalk will be constructed from the new building, directly to Center Drive.

E Describe the pedestrian facilities and amenities on your site (useable outdoor space, benches, etc.), and how they will function for pedestrians.

The pedestrian facilities and amenities will include pedestrian concrete paths with outdoor patios and benches.

F Describe vehicle and pedestrian access to the site, and how it relates internally on the site, and to adjacent sites.

Pedestrian access to the site will include a new sidewalk from Center Drive. The sidewalk will connect directly to the front access and will surround the building, with pedestrian access to the adjacent properties to the north and south. Vehicle access is primarily off of Center Drive, at an existing signaled intersection with an existing paved access. This existing paved access includes cross-access easements for neighboring properties. A vehicle access will also be provided at the south of the building that will connect into the existing hotel parking lot to the south.

G Describe if and how the proposed plan is sensitive to retaining any existing trees or significant native vegetation on the site. Should existing trees be preserved, a Tree Protection Plan shall also be included in this application.

There are no existing trees on the site or significant vegetation, so no tree protection plan is included.

H Describe stormwater detention facilities on the site (underground storage, surface pond, etc.). If these facilities will be landscaped areas, describe how the proposed landscaping will be integrated with other landscaping on the site.

Stormwater detention and treatment facilities will include a mix of aboveground flow through planters, underground storage, and aboveground swales / detention. The eastern portion of the parking lot will drain into two planter bays that will act as flowthrough planters for treatment. Underground detention will be provided for roof runoff and flow from the planters. A swale used for treatment and detention will be constructed along the flag pole portion of the lot.

Bioretention plantings will be appropriately grouped by water requirements and will be densely planted in order to match the aesthetic of the parking lot buffer plantings and the landscaped areas surrounding the patios. Perennial tall grasses, shrubs and trees in the stormwater facilities will also match the colors and textures of the surrounding landscaped areas in order to tie together the entire site.

I Describe how your proposed landscaping design will enhance the building and other functions on the site.

The landscaped and hardscaped areas carefully consider pedestrian circulation and how the site is experienced by both guests and hotel employees. Patios on the south side of the building connect to the inside common areas, providing guests with indoor and outdoor seating options. Dense vegetation and a seat wall create a sense of privacy between the common outdoor areas and the parking lot. Dense, water-wise plants buffer the parking areas from the surrounding properties and provide shade to cars and the hotel patios. Parking lot islands are planted to allow for high visibility while also providing enough density in plantings for shade and effective sustainable stormwater management.

J Describe how your exterior lighting illuminates the site, and explain how the design of fixtures does not diminish a view of the night sky, or produce glare on adjacent properties, consistent with the standards of Section 10.764.

The site lighting will be placed to provide pleasing illumination of the building and site and comply with all city standards and regulations. The individual lights will be shielded to direct the light down, so as to not diminish the night sky views.

K Describe any proposed signage, and how it will identify the location of the occupant and serve as an attractive complement to the site.

There will be signage on the east and west sides and the northwest corner of the building. An appropriate sized monument sign will be placed at the intersection of the access road to the property and Center Drive. Because this property is surrounded on all sides by other properties with buildings on them, and the access road to the hotel is a private drive, 60 foot tall freeway signs will be placed in the northeast and southwest corners of the property, identifying the hotel for people driving both directions

on Garfield Street, Center Drive and Interstate 5. Additional signage will be placed at the entrance to the property, where the private drive intersects with Center Drive.

L Explain any proposed fencing, including its purpose, and how you have incorporated it as a functional, attractive component of your development. (See Sections 10.731-10.733).

There are no proposed fences for this development. There is an existing chain link fence along the perimeter of the SFR zoned parcel to the east. This fence appears to be for the benefit of the easterly parcel and is to remain in place.

M Explain how any potential noise generated by future occupants will be mitigated on the proposed site, consistent with the standards of Sections 10.752-10.761.

Any potential noise is anticipated to be less than allowed by code. Primary gathering spaces such as the pool and meeting room will be inside, limiting noise generated by public gathering and mechanical equipment will be either placed inside the building, or on the roof, below the parapet elevation, helping to mask the minimal amount of noise from that equipment.

N Explain anything else about your project that adds to the compatibility of the project with adjacent development and uses.

The project is in an area of other hotels. This location is compatible with hotel use due to its proximity to the I-5 interchange and amenities such as athletic fields and the Travel Medford Visitor Information Center.

O List and explain any exceptions or modifications requested and provide reasons for such.

We request an exception to bufferyard requirements for a concrete or cmu block, six-foot tall wall along property line between our parcel and SFR zoned parcel to the east. There will be a bufferyard provided with the minimum dimension of ten-feet wide and it will be landscaped per the bufferyard requirements; however, the exception to the wall is requested because: there is no similar wall along the property line separating the other parcels that share a boundary with the SFR zoned parcel; while the neighboring parcel is zoned SFR, the General Land Use Plan Map Designation is Commercial; and its current use appears to be more of a mixed use and not a traditional single family residential use.

P Section 10.780(C)(2) - List any petition for relief of landscaping standards (i.e., request an increase in turf area at a facility for active recreation; eliminate requirement for root barriers when trees are planted in structural soils). Provide rationale for requested deviation from standard.

The only relief to landscaping standards is the request for the exception to the bufferyard wall as discussed above.

Signed,



Erik D. Ranger, PE



Continuous Improvement Customer Service

CITY OF MEDFORD

Revised Date: 1/18/2017
File Number: AC-16-150
Reference: PA-16-114

PUBLIC WORKS DEPARTMENT STAFF REPORT 1375 Center Drive Four-Story Hotel

Project: Consideration of a proposal for the development of a four-story hotel composed of 93 rooms to be located on the vacant lot.

Location: Located at 1375 Center Drive within the Regional Commercial (C-R) zoning district (371W32B4701).

Applicant: Sycan B Development, Applicant. Dustin Severs, Planner.

NOTE: The items listed here shall be completed and accepted prior to the respective issuances of permits and certificates:

Prior to issue of the first building permit, the following items shall be completed and accepted:

- Submittal and approval of plans for site grading and drainage, and detention.
- Completion of all public improvements, if required. The applicant may provide security for 120% of the improvements prior to issuance of building permits. Construction plans for the improvements will need to be approved by the Public Works Engineering Division prior to acceptance of security.
- Items A – D, unless noted otherwise.

Prior to issue of Certificate-of-Occupancy for completed structures, the following items shall be completed and accepted:

- Paving of all on-site parking and vehicle maneuvering areas.
- Certification by the design engineer that the stormwater quality and detention system was constructed per the approved plan.
- Completion of all public improvements, if applicable.

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Page 1

PUBLIC WORKS DEPARTMENT
ENGINEERING & DEVELOPMENT DIVISION

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MEDFORD, OREGON 97501
www.ci.medford.or.us

TELEPHONE (541) 774-2100
FAX (541) 774-2552

CITY OF MEDFORD
EXHIBIT # 2-K-1
File # AC-16-150

A. STREETS

1. Dedications

Center Drive is classified as a Major Arterial street, and in accordance with Medford Land Development Code (MLDC) Section 10.428, requires a total right-of-way width of 100-feet. Additional right-of-way was dedicated with recorded document #2011-022767. **No additional right-of-way is required.**

There is currently a 10-foot public utility easement (PUE) along the frontage of Center Drive that was dedicated by recorded document #2011-022767.

The City of Medford has administratively removed an existing 50-foot wide future public street reservation (document number 03-35871) as requested with PA-16-114.

2. Public Improvements

a. Public Streets

Center Drive – All standard street section improvements have been completed, including pavement, curb and gutter, street lights, and sidewalk. **No additional public improvements are required.**

b. Street Lights and Signing

No additional street lights or signs are required.

The Developer shall be responsible for the preservation and re-installation of all signs removed during demolition and site preparation work. The Developer's contractor shall coordinate with the City of Medford Public Works, Maintenance and Operations Division to remove any existing signs and place new signs provided by Medford Public Works Department and paid for by Developer.

c. Pavement Moratoriums

There are no pavement cutting moratoriums currently in effect along this frontage.

3. Access and Circulation

Driveway access and circulation to and through the proposed development shall comply with MLDC 10.550 and 10.426.

The Developer shall submit evidence of or provide cross-access easements for all adjacent properties in accordance with MLDC 10.550.

4. Transportation System

The existing paved access shown on the site plan does not appear to meet the requirements for an Interior Access Road per Medford Municipal Code (MMC) 10.426. Changes needed include

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Page 2

extending the parallel 5-foot sidewalk shown on the north side of the access from its current stopping point to the eastern property line.

Medford Municipal Code 10.426 states that pedestrian access paths are preferred on both sides of Interior Access Roads. An additional path on the south side of the existing paved access is recommended to connect the north/south sidewalk shown on the site plan to the existing sidewalk on Center Drive, south of the intersection.

B. SANITARY SEWERS

This site lies within the Rogue Valley Sewer Service (RVSS) area. The Developer shall contact RVSS for conditions of connection to the sanitary sewer collection system.

C. STORM DRAINAGE

1. Drainage Plan

A comprehensive drainage plan showing the entire project site with sufficient spot elevations to determine direction of runoff to the proposed drainage system, and also showing elevations on the proposed drainage system, shall be submitted with the first building permit application for approval.

The Developer shall provide copies of either a Joint Use Maintenance Agreement or a private stormdrain easement for any stormwater draining onto or from adjacent private property.

All private storm drain lines shall be located outside of the public right-of-way and/or any PUE.

2. Grading

A comprehensive grading plan showing the relationship between adjacent property and the proposed development will be submitted with the improvement plans for approval. Grading on this development shall not block drainage from an adjacent property or concentrate drainage onto an adjacent property without an easement. The Developer shall be responsible that the final grading of the development shall be in compliance with the approved grading plan.

3. Detention and Water Quality

Stormwater quality and detention facilities shall be required in accordance with MLDC Section 10.481 and 10.729.

4. Certification

Upon completion of the project, and prior to certificate of occupancy of the building, the Developer's design engineer shall certify that the construction of the stormwater quality and detention system was constructed per plan. Certification shall be in writing and submitted to the Engineering Division of Public Works. Reference Rogue Valley Stormwater Quality Design Manual, Appendix I, Technical Requirements.

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Page 3

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5. Wetlands

The Developer shall contact the Division of State Lands for the approval or clearance of the subject property with regards to wetlands and/or waterways, if they are present on site.

6. Erosion Prevention and Sediment Control

All development that disturbs 5,000 square feet or greater shall require an Erosion Prevention and Sediment Control Plan. Developments that disturb one acre and greater shall require a 1200C permit from the Department of Environmental Quality (DEQ). Erosion Prevention and Sediment Control Plans shall be submitted to the Building Department with the project plans for development. All disturbed areas shall be covered with vegetation or properly stabilized prior to certificate of occupancy.

D. GENERAL CONDITIONS

1. Construction and Inspection

The Developer or Developer's contractor shall obtain appropriate right-of-way permits from the Department of Public Works prior to commencing any work within the public right-of-way that is not included within the scope of work described within approved public improvement plans. Pre-qualification is required of all contractors prior to application for any permit to work in the public right-of-way.

Contractors proposing to do work on public streets, sewers, or storm drains shall 'prequalify' with the Engineering Division prior to starting work. Contractors shall work off a set of public improvement drawings that have been approved by the City of Medford Engineering Division. Any work within the County right-of-way shall require a separately issued permit from the County.

2. Site Improvements

All on-site parking and vehicle maneuvering areas related to this development shall be paved in accordance with MLDC, Section 10.746, prior to issuance of certificate of occupancy for any structures on the site. Curbs shall be constructed around the perimeter of all parking and maneuvering areas that are adjacent to landscaping or unpaved areas related to this site. Curbs may be deleted or curb cuts provided wherever pavement drains to a water quality facility.

3. System Development Charges (SDC)

Buildings in this development are subject to street, sanitary sewer treatment and storm drain SDCs. All SDC fees shall be paid at the time individual building permits are issued.

Prepared by: Doug Burroughs

SUMMARY CONDITIONS OF APPROVAL

1375 Center Drive

Four-Story Hotel

A. Streets

1. Street Dedications to the Public:

- **Center Drive** – No street dedications are required for this development.
- 10-foot Public Utility Easement (PUE) has been dedicated.

2. Improvements:

Public Streets

- **Center Drive** improvements have been completed.

Lighting and Signing

- No additional street lights are required.

Access and Circulation

- Driveway access to the proposed development site shall comply with MLDC 10.550 & 10.426.
- Provide cross-access easements.

B. Sanitary Sewer:

- The site is situated within the RVSS area.

C. Storm Drainage:

- Provide a comprehensive grading and drainage plan.
- Provide water quality and detention facilities, calculations and O&M Manual.
- Provide engineers certification of stormwater facility construction.
- Provide DSL signoff if wetlands are present.
- Provide copy of an approved Erosion Control Permit (1200C) from DEQ for this project.

The above summary is for convenience only and does not supersede or negate the full report in any way. If there is any discrepancy between the above list and the full report, the full report shall govern. Refer to the full report for details on each item as well as miscellaneous requirements for the project, including requirements for public improvement plans (Construction Plans), design requirements, phasing, draft and final plat processes, permits, system development charges, pavement moratoriums and construction inspection.

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Page 5

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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: AC-16-150

PARCEL ID: 371W32B4701

PROJECT: Consideration of a proposal for the development of a four-story hotel composed of 93 rooms to be located on the vacant lot located at 1375 Center Drive within the Regional Commercial (C-R) zoning district (371W32B4701); Sycan B Development, Applicant. Dustin Severs, Planner.

DATE: December 28, 2016

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

CONDITIONS

1. The water facility planning/design/construction process will be done in accordance with the Medford Water Commission (MWC) "Regulations Governing Water Service" and "Standards For Water Facilities/Fire Protection Systems/Backflow Prevention Devices."
2. All parcels/lots of proposed property divisions will be required to have metered water service prior to recordation of final map, unless otherwise arranged with MWC.
3. The installation of a 12-inch water line is required in the existing paved access drive east of Center Drive, with connection to an existing 12-inch water line. The new water line shall extend easterly on-site through the paved travel lane and shall connect to the existing 10-inch water line along the easterly property line.
4. The installation of an 8-inch water line is required in the paved travel lane adjacent to the west and south side of the proposed hotel. This water line shall terminate with the proposed 3-inch domestic water meter and backflow device, along with a fire hydrant.
5. Dedication of a 10 foot wide (minimum) access and maintenance easement to MWC over all water facilities located outside of public right-of-way is required. Easement shall be submitted to MWC for review and recordation prior to construction.
6. Installation of an Oregon Health Authority approved backflow device is required for all commercial, industrial, municipal, and multi-family developments. New backflow devices shall be tested by an Oregon certified backflow assembly tester. See MWC website for list of certified testers at the following web link <http://www.medfordwater.org/Page.asp?NavID=35>.
7. A pre-design meeting between the applicants Civil Engineer and MWC Engineering staff is required prior to plan submittal to MWC.

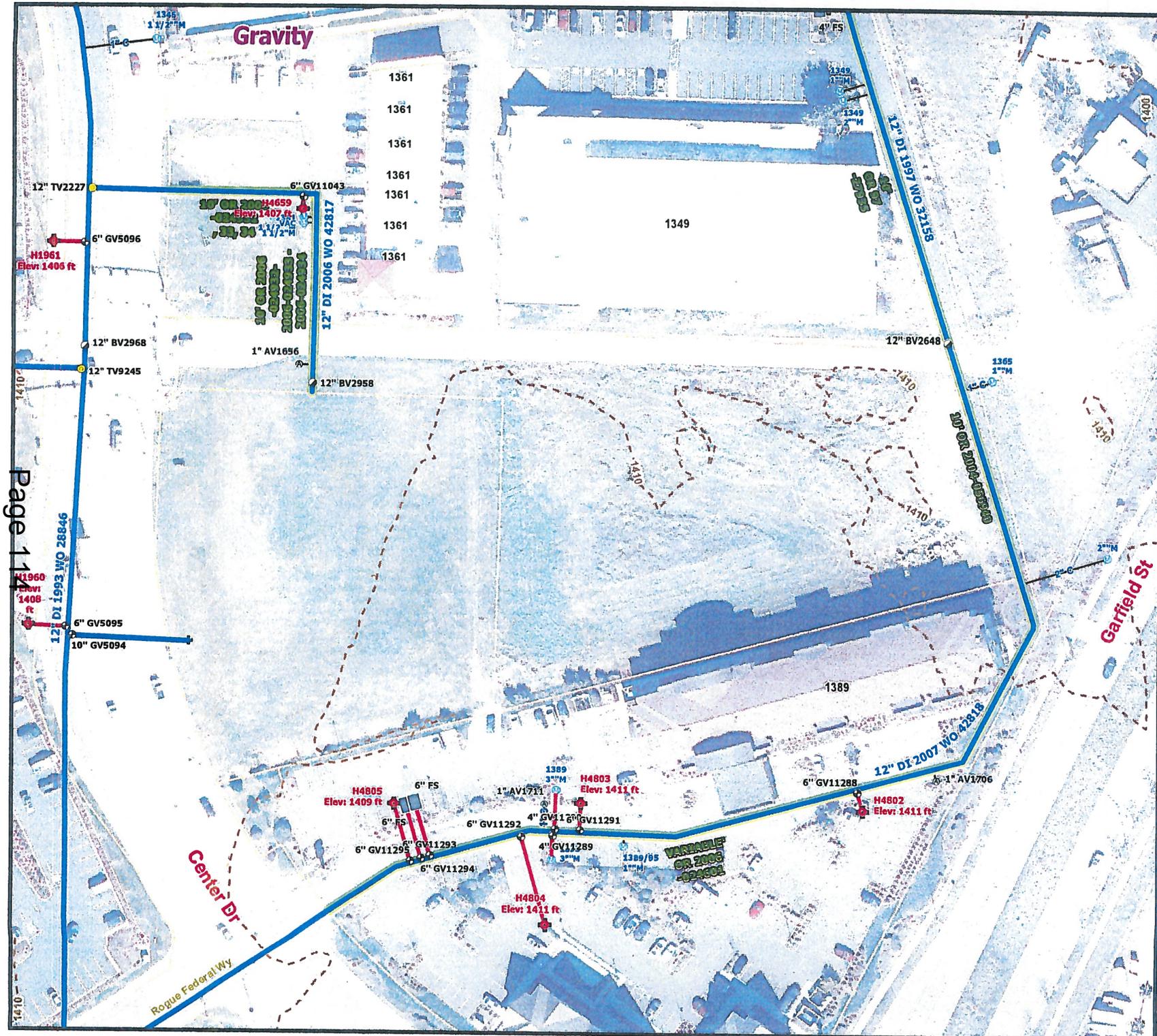
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COMMENTS

1. Off-site water line installation is not required.
2. On-site water facility construction is required. (See Condition 3 above)
3. Static water pressure is approximately 76 psi.
4. MWC-metered water service does not exist to serve this property. There is however two (2) water meters along the easterly property line. There is an existing 1-inch meter which serves the neighboring parcel held by Nash Holdings LLC. There is also a 2-inch water meter which serves the ODOT R/W landscape irrigation system for the S Medford I-5 interchange.
5. Access to MWC water lines is available. There is an existing 12-inch water line that crosses the existing access drive off Center Drive located approximately 150-feet west of the proposed hotel in a 10-foot water line easement per OR 2006-024932. There is also a 10-inch water line located along the east property line in a 10-foot water line easement per OR-2004-056940.



0 25 50 100 Feet
Scale: 1"=100'

Water Facility Map for AC-16-150

Legend

- ⊙ Air Valve
- ⊙ Sample Station
- ⊙ Fire Service
- ⊙ Hydrant
- ⊙ Reducer
- ⊙ Blow Off
- ⊙ Plugs-Caps

Water Meters:

- ⊙ Active Meter
- ⊙ On Well
- ⊙ Unknown
- ⊙ Vacant

Water Valves:

- ⊙ Butterfly Valve
- ⊙ Gate Valve
- ⊙ Tapping Valve

Water Mains:

- Active Main
- - - Abandoned Main
- Reservoir Drain Pipe
- Pressure Zone Line

Boundaries:

- ⊙ Urban Growth Boundary
- ⊙ City Limits
- ⊙ Tax Lots

MWC Facilities:

- ⊙ Control Station
- ⊙ Pump Station
- ⊙ Reservoir



This map is based on a digital database compiled by Medford Water Commission from a variety of sources. Medford Water Commission cannot be held responsible for errors, omissions, or outdated accuracy. There are no warranties, expressed or implied.

Page 11



Medford Fire Department

200 S. Ivy Street, Room #180
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Phone: 774-2300; Fax: 541-774-2514;
E-mail www.fire@ci.medford.or.us

LAND DEVELOPMENT REPORT - REVISED

To: Dustin Severs

LD Meeting Date: 12/28/2016

From: Greg Kleinberg

Report Prepared: 01/11/2017

Applicant:

File #: AC - 16 - 150

Site Name/Description: Hotel

Consideration of a proposal for the development of a four-story hotel composed of 93 rooms to be located on the vacant lot located at 1375 Center Drive within the Regional Commercial (C-R) zoning district (371W32B4701); Sycan B Development, Applicant. Dustin Severs, Planner. Note: Revised comments based on 1/4/17 site plan revision.

DESCRIPTION OF CORRECTIONS

REFERENCE

Requirement FIRE HYDRANTS

OFC

508.5

Fire hydrants with reflectors will be required for this project.

Fire hydrant locations shall be as follows: Locations approved as submitted.

Additional hydrants may be required to comply with the requirement of proximity to fire department connections (for fire sprinkler and standpipe systems, the fire department connection shall be located at an approved location away from the building and within 75' of a fire hydrant. The fire department connection shall be located on the same side as the fire department access route.).

The approved water supply for fire protection (hydrants) is required to be installed prior to construction when combustible material arrives at the site.

Plans and specifications for fire hydrant system shall be submitted to Medford Fire Department for review and approval prior to construction. Submittal shall include a copy of this review (OFC 501.3).

Requirement FD APPARATUS ACCESS ROAD DESIGN

OFC

503.2.1

The covered entrance must be raised so that there is a minimum 13' 6" clearance to accommodate emergency vehicles.

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and unobstructed vertical clearance of not less than 13 feet 6 inches. The required width of a fire apparatus access road shall not be obstructed in any manner, including parking of vehicles. Minimum required widths and clearances established under section 503.2.1, shall be maintained at all times. The fire apparatus access road shall be constructed as asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 60,000 pounds.

(See also OFC 503.4; D102.1)

The turning radius on fire department access roads shall meet Medford Fire Department requirements (OFC



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LAND DEVELOPMENT REPORT - REVISED

To: Dustin Severs

LD Meeting Date: 12/28/2016

From: Greg Kleinberg

Report Prepared: 01/11/2017

Applicant:

File #: AC - 16 - 150

Site Name/Description: Hotel

503.2.4).

Requirement AERIAL APPARATUS ACCESS

OFC

D105

The aerial apparatus access road along the South side of the building is approved, with the exception that a fire department turn around is required in accordance with OFC 503.2.5 and Appendix D (This could be accomplished by utilizing a 120' hammerhead or "acceptable alternate to 120-foot hammerhead in Figure D103.1).

SECTION D105-AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

D105.2 Width. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.

Requirement SECONDARY FIRE APPARATUS ACCESS - COMMERCIAL

OFC

D104

Either a secondary connection/fire department access road is required, or, the second fire department access road required by OFC Section D104.1 can be eliminated if the building is equipped throughout by a NFPA 13 fire sprinkler system (not a NFPA 13R system).

SECTION D104-COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m²) shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m²) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler



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LAND DEVELOPMENT REPORT - REVISED

To: Dustin Severs

LD Meeting Date: 12/28/2016

From: Greg Kleinberg

Report Prepared: 01/11/2017

Applicant:

File #: AC - 16 - 150

Site Name/Description: Hotel

systems.

D104.3 Remoteness. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Requirement PRIVATE FIRE DEPARTMENT ACCESS PARKING RESTRICTION OFC 503.4

Parking along the existing paved access road shall be posted as prohibited on both sides and parking along the fire lanes shall be marked as prohibited.

Fire apparatus access roads 20-26' wide shall be posted on both sides as a fire lane. Fire apparatus access roads more than 26' to 32' wide shall be posted on one side as a fire lane (OFC D103.6.1).

Where parking is prohibited for fire department vehicle access purposes, NO PARKING-FIRE LANE signs shall be spaced at minimum 50' intervals along the fire lane (minimum 75' intervals in 1 & 2 family residential areas) and at fire department designated turn-around's. The signs shall have red letters on a white background stating "NO PARKING-FIRE LANE" (See handout).

For privately owned properties, posting/marketing of fire lanes may be accomplished by any of the following alternatives to the above requirement (consult with the Fire Department for the best option):

Alternative #1:

Curbs shall be painted red along the entire distance of the fire department access. Minimum 4" white letters stating "NO PARKING-FIRE LANE" shall be stenciled on the curb at 25-foot intervals.

Alternative #2:

Asphalt shall be striped yellow or red along the entire distance of the fire department access. The stripes shall be at least 6" wide, be a minimum 24" apart, be placed at a minimum 30-60 degree angle to the perimeter stripes, and run parallel to each other. Letters stating "NO PARKING-FIRE LANE" shall be stenciled on the asphalt at 25-foot intervals.

Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths (20' wide) and clearances (13' 6" vertical) shall be maintained at all times (OFC 503.4; ORS 98.810-12).

This restriction shall be recorded on the property deed as a requirement for future construction.



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Phone: 774-2300; Fax: 541-774-2514;
E-mail www.fire@ci.medford.or.us

LAND DEVELOPMENT REPORT - REVISED

To: Dustin Severs

LD Meeting Date: 12/28/2016

From: Greg Kleinberg

Report Prepared: 01/11/2017

Applicant:

File #: AC - 16 - 150

Site Name/Description: Hotel

A brochure is available on our website or you can pick up one at our headquarters.

Requirement EMERGENCY RESPONDER RADIO COVERAGE

OFC

510.1.1

Emergency responder radio coverage must be provided in the following buildings and locations:

1. Any building with one or more basement or below-grade building levels.
2. Any underground building.
3. Any building more than five stories in height.
4. Any building 50,000 sq. ft. in size or larger.
5. Any building that, through performance testing, does not meet the requirement of Section 510.

Requirement FIRE DEPARTMENT TURN-AROUND

OFC

503.2.5

Without a secondary access, a fire department turn around is required in the South parking lot in accordance with OFC 503.2.5 and Appendix D (This could be accomplished by utilizing a 120' hammerhead or "acceptable alternate to 120-foot hammerhead in Figure D103.1).

Dead-end Fire Apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus.

The Fire department turn-around area must be posted with "NO PARKING-FIRE LANE" signs. These signs shall be spaced at 50' intervals along the fire lane and at fire department designated turn-around's.

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

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

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

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

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



ROGUE VALLEY SEWER SERVICES

Location: 138 West Vilas Road, Central Point, OR - Mailing Address: P.O. Box 3130, Central Point, OR 7502-0005
Tel. (541) 664-6300, Fax (541) 664-7171 www.RVSS.us

December 21, 2016

City of Medford Planning Department
200 S. Ivy Street
Medford, Oregon 97501

Re: AC-16-150, Sycan Development (Map 371W32B, Tax Lot 4701)
Ref: (PA-16-114)

ATTN: Dustin,

The subject property is within Rogue Valley Sewer Services (RVSS) service area. Sewer for the development will require a mainline extension into the property from the existing 8 inch sewer main along Center Drive and must be accepted by RVSS. The sewer connect permit for the building will be issued by the City of Medford. However, there will be system development charges owed to RVSS.

Rogue Valley Sewer Services requests that approval of this application be subject to the following condition:

1. Sewer improvements shall be designed in accordance with RVSS standards and submitted for approval.
2. Easements must be provided per RVSS standards for public sewer facilities located on private property.
3. The applicant must provide RVSS with a plumbing fixture plan for the determination of system development charges.
4. The applicant must pay sewer system development charges to Rogue Valley Sewer Service prior to issuance of a building permit.

Sincerely,

Nicholas R. Bakke

Nicholas R. Bakke, P.E.
District Engineer

K:\DATA\AGENCIES\MEDFORD\PLANNG\ARCH COMM\2016\AC-16-150_SYCAN DEVELOPEMENT.DOC

Dustin J. Severs

From: CAINES Jeff <Jeff.CAINES@aviation.state.or.us>
Sent: Thursday, December 22, 2016 11:41 AM
To: Dustin J. Severs
Subject: File: AC-16-150 - ODA Comments

Dustin:

Thank you for allowing ODA to comment on the four-story hotel proposed at 1375 Center Drive. ODA has reviewed the proposed development and have the following comments:

The site is approximately 3.75 miles south of the Rough Valley Int'l airport. There are existing developments between the site and the airport as well as topography that is at a higher elevation than both the proposed site and the airport.

Therefore, ODA finds that the proposed development will not pose a hazard to air navigation and that no FAA form 7460-1 will be required.

Please feel free to contact me if you or the applicant have any questions.

Jeff

Jeff Caines, AICP

Oregon Department of Aviation
Aviation Planner / SCIP Coordinator
3040 25th St. SE | Salem, OR 97302
Office: [503.378.2529](tel:503.378.2529)

Cell / Text: [503.507.6965](tel:503.507.6965)

Email: Jeff.Caines@aviation.state.or.us

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MLI

Jackson County Prop

Legend

TAXLOTS AND SITE ADDRESSES GROUP

Taxlots



TRANSPORTATION GROUP

Streets by Type with Names

- Freeway
- On \ Off Ramps
- State Highway
- Major Arterial
- Minor Arterial
- Major / Urban Collector
- Minor Collector
- Other Public Road
- Unimproved County Road
- Local Access Road
- Major USFS / BLM Road
- Other USFS / BLM Road
- Private Road

ENVIRONMENT GROUP

Medford Wetlands Inventory

- Locally Significant
- Other Wetlands

2013 Aerials

- Red: Band_1
- Green: Band_2
- Blue: Band_3



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CITY OF MEDFORD
EXHIBIT #2P
File # AC-16-150



WETLAND LAND USE NOTIFICATION RESPONSE
OREGON DEPARTMENT OF STATE LANDS
 775 Summer Street NE, Suite 100, Salem, OR 97301-1279
 Phone (503) 986-5200
www.oregonstatelands.us

DSL File Number: WN2016-0554

Cities and counties have a responsibility to notify the Department of State Lands (DSL) of certain activities proposed within wetlands mapped on the Statewide Wetlands Inventory. Dustin Severs from city of Medford submitted a WLUN pertaining to local case file #: AC-16-150.

Activity location:

township: 37S	range: 01W	section: 32	quarter-quarter section: B
tax lot(s): 4701			
street address: 1375 Center Dr Medford			
city: Medford		county: Jackson	
latitude: 42.310522		longitude: -122.852809	

Mapped wetland/waterway features:

- The local wetlands inventory shows a wetland on the property.
- The county soil survey shows hydric (wet) soils on the property. Hydric soils indicate that there may be wetlands.

Oregon Removal-Fill requirement (s):

- A state permit is required for 50 cubic yards or more of removal and/or fill in wetlands, below ordinary high water of streams, within other waters of the state, or below highest measured tide where applicable.

Your activity:

- An onsite inspection by a qualified wetland consultant is recommended prior to site development to determine if the proposed project may impact wetlands or waters. If wetlands are present, a wetland delineation is needed to determine precise wetland boundaries. The wetland delineation report should be submitted to DSL for review and approval.

Contacts:

- This is a preliminary jurisdictional determination and is advisory only.

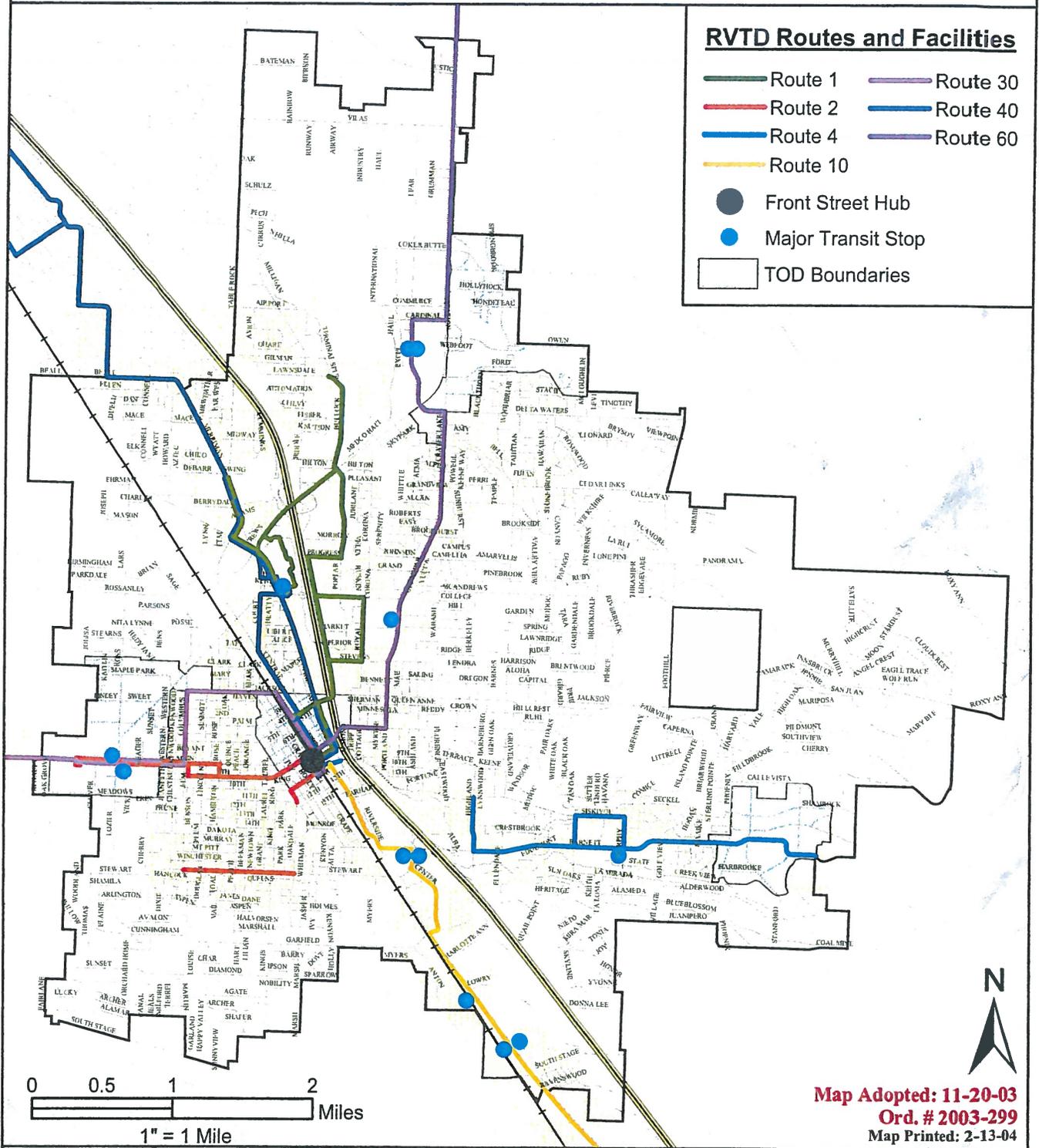
Comments: The site has been highly impacted, but it is not possible to determine with in-house tools whether remnant wetlands still exist. The soil type and some of the existing aerial photographs suggest that the site should be checked on the ground, so a site inspection is recommended. If wetlands are

CITY OF MEDFORD
 EXHIBIT # 20
 File # AC-16-150

identified, a wetland delineation is needed. The soil series on site typically supports vernal pools. Although there is no evidence of intact vernal pools, the soil may still perch water in some places and thus support wetlands.

Response by:  date: 01/10/2017

Figure 7-1: Medford Designated Major RVRTD Transit Routes and Stops



1/4 Mile Distance from Transit Routes

- Other Streets (Thin grey line)
- Highway (Thick grey line)
- Railroad (Line with cross-ticks)
- UGB (Cross symbol)

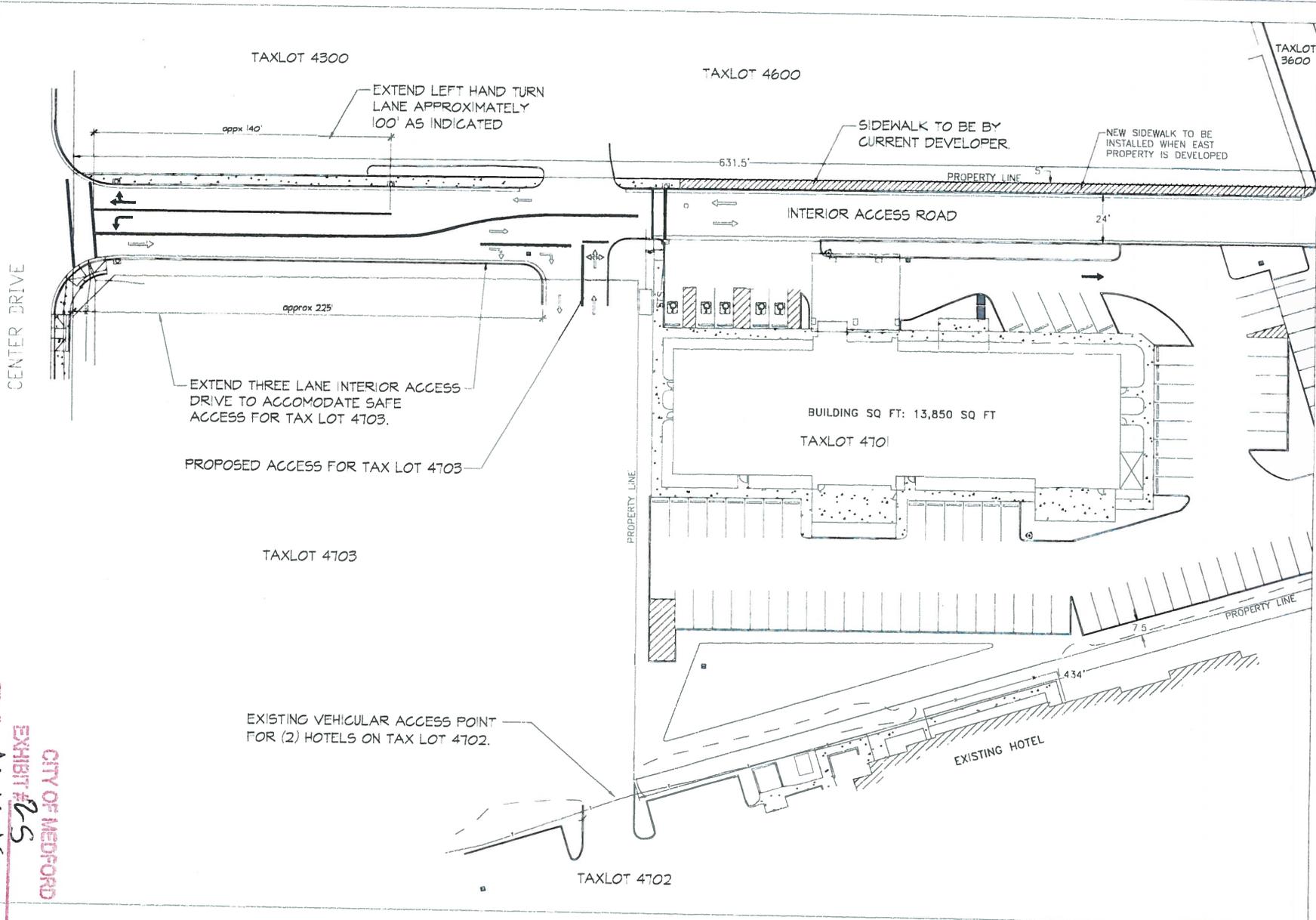


The Geographic Information Systems (GIS) data made available on this map are developed and maintained by the City of Medford and Jackson County. GIS data is not the official representation of any of the information included. The maps and data are made available to the public solely for informational purposes.

THERE MAY BE ERRORS IN THE MAPS OR DATA. THE MAPS OR DATA MAY BE OUTDATED, INACCURATE, AND MAY OMIT IMPORTANT INFORMATION. THE MAPS OR DATA MAY NOT BE SUITABLE FOR YOUR PARTICULAR USE. THIS INFORMATION IS BEING PROVIDED "AS IS" OR "WITH ALL FAULTS". THE ENTIRE RISK AS TO THE QUALITY OR PERFORMANCE IS WITH THE BUYER AND IF INFORMATION IS DEFECTIVE, THE BUYER ASSUMES THE ENTIRE COST OF ANY NECESSARY CORRECTIONS OR REWORKING.

Fig # AC-16-150

CITY OF MEDFORD
EXHIBIT #2-5
FIG # AC-16-150



THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED THEREIN ARE THE PROPERTY OF ORCA ENVIRONMENTAL SERVICES, INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ORCA ENVIRONMENTAL SERVICES, INC.

PROJECT NAME
XXX
XXX

REVISIONS	BY

FILE:
DATE: 01-10-17
SCALE:
DRAWN: BW
JOB #: 1617
SHEET AS-1.0
OF

1 SITE PLAN
SCALE: 1"=200'-0"



Members of the Site Plan Architectural Review Committee

My Name is Dan Nash and I am the Managing Member for Nash Holdings LLC. Our Family owns Tax Lot 3600, the 3.5 acres directly East of the subject site. We have owned the property since 1965.

First, I would like to state for the record, that we support the applicants planned use for this site. However after careful review of the application we are concerned that the transportation elements of access, circulation, and connectivity have not been properly addressed or provided for by the applicant. Medford's land use code requires that, in order to insure an efficient movement of cars, all property owners in a given area work to create a transportation plan that facilitates and maximizes the movement of cars. Especially in this area, which is in close proximity to the Freeway and Hwy 99. This plan does none of that. In fact, if this plan were approved as presented, it would create both immediate and down the road traffic problems.

The applicant, despite having adequate property to do so, does not provide for additional left turn stacking. Currently there is minimal storage for left turn movement at the intersection (about 2 cars). The applicant provides for a connection to the existing Hotels, and we support that since the traffic from the existing Hotels cannot make a left turn from their sites. Add to that the future traffic from the vacant parcel to the West, which will be land locked if this application is approved as submitted, and you have a very dysfunctional traffic situation. The vacant parcel to the West of the applicants (tax lot 4703) will not be allowed access on Center Drive, and their access to the Interior Access Road needs to be as far east as possible to minimize conflicts with vehicles entering the Interior Access Road from Center Drive. This needs to be addressed now. We have taken the liberty of showing a possible solution that benefits all properties and provides for the orderly movement of cars.

We have not communicated with the property holder of tax lot 4703, but we believe that our proposed solution provides for the best and safest vehicular and pedestrian circulation for all parties and best meets the standards of MLDC 10.426 regarding Street Circulation Design and Connectivity, and Interior Access Roads.

Respectfully Submitted,

Dan Nash
Nash Holdings LLC

CITY OF MEDFORD
EXHIBIT # 21
File # AC-16-150

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

PLANNING DEPARTMENT

Section II – Code Compliance: Criterion No. 2

PROJECT SITE		
	PROPOSED	REQUIRED
• Zoning District	CR	
• Overlay District(s)	N/A	
• Proposed Use	Hotel	
• Project Site Acreage	2.4	
• Site Acreage (+ right-of-way)	2.5	
• Proposed Density (10.708)	N/A	
• # Dwelling Units	N/A	
• # Employees	15 TOTAL / MAX. 10 ON SHIFT	

STRUCTURES		
	EXISTING	PROPOSED
• # Structures	0	1
• Structure Square Footage (10.710-10.721)	0	54,800

SITE DESIGN STANDARDS		
	PROPOSED	REQUIRED
• Front Yard Setback (10.710-721)	17'	10'
• Side Yard Setback (10.710-721)	68'	11.5'
• Side Yard Setback (10.710-721)	68'	11.5'
• Rear Yard Setback (10.710-721)	150'	150'
• Lot Coverage (10.710-721)	13,850 sq.ft.	41,821 sq. ft. maximum

PARKING		
	PROPOSED	REQUIRED
• Regular Vehicular Spaces (10.743)	98 (97 on alternate)	97
• Disable Person Vehicular Spaces (10.746[8])	5	5
• Carpool/Vanpool Spaces (10.809)	1	1
• Total Spaces (10.743)	103 (102 on alternate)	102
• Bicycle Spaces (10.748)	12	11
• Loading Berths (10.742)	1	1

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

LANDSCAPING

	PROPOSED	REQUIRED
• Total Landscape Area (square feet)	18,950 sq.ft.	
• Total Landscape Area in High Water Use Landscaping (square feet)	0	
• Total Landscape Area in High Water Use Landscaping (percentage)	0	
• Total % Landscape Coverage	18%	
• Required Organic Content (cu.yd.)	57 cu.yd.	
• Frontage Landscaping (10.797)		
• Street:		
• Feet:		
• # Trees:		
• # Shrubs:		
• Street:		
• Feet:	10' min. by 145'	
• # Trees:		
• # Shrubs:		
• Bufferyard Landscaping (10.790)		
• Type:	A	A
• Distance (ft):	10' min. by 145'	
• # Canopy Trees:	4	
• # Shrubs:	31	
• Fence/Wall:	None	6-foot tall
• Parking Area Planter Bays (10.746)		
• Type:		
• # Bays:	13	
• Area:	4,610 sq.ft. (4,105 sq.ft. on alternate)	2,125 sq. ft.
• # Trees:	25	13
• # Shrubs:	103	26

STRUCTURE

	PROPOSED
• Materials	Exterior Insulation Finish System and stone
• Colors	Beige, Taupe, Terra Cotta, Alabaster

Please remember that the information you provide in response to the questionnaire must be included with your SPAR application submittal. Remember to sign and date your written response.

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

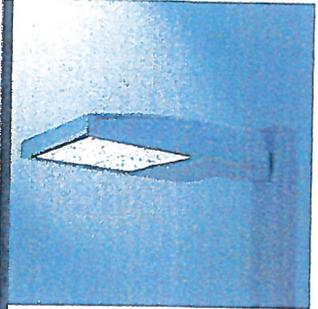
arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.

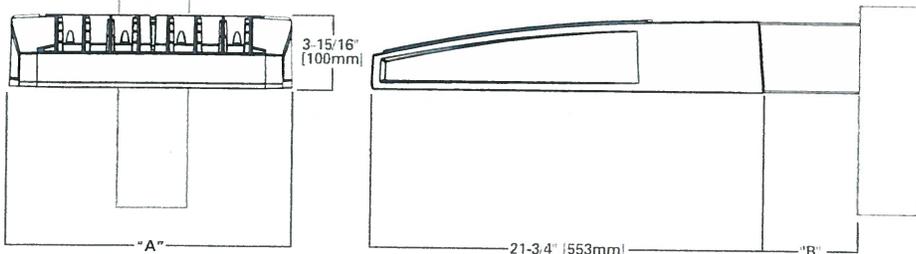


GLEON GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS

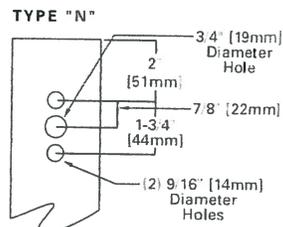


DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN



CERTIFICATION DATA

UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium™ Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)



CITY OF MEDFORD
EXHIBIT # 2V
File # AC-16-150
www.designlights.org
Page 129

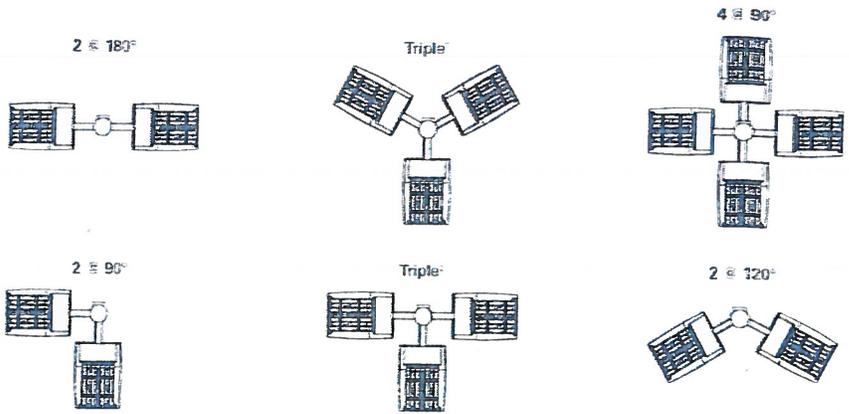


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28

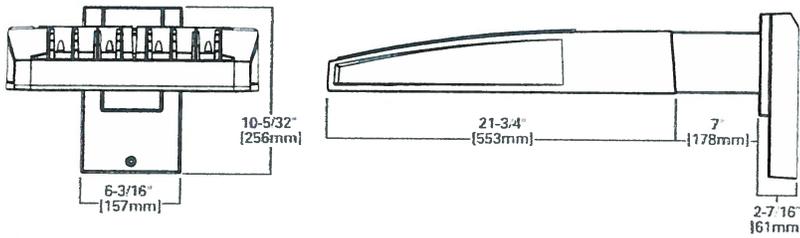
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AF-01	7' Arm (Standard)	7' Arm (Standard)
GLEON-AF-02	7' Arm (Standard)	7' Arm (Standard)
GLEON-AF-03	7' Arm (Standard)	7' Arm (Standard)
GLEON-AF-04	7' Arm (Standard)	7' Arm (Standard)
GLEON-AF-05	10' Extended Arm (Required)	7' Arm (Standard)
GLEON-AF-06	10' Extended Arm (Required)	7' Arm (Standard)
GLEON-AF-07	13' Extended Arm (Required)	13' Extended Arm (Required)
GLEON-AF-08	13' Extended Arm (Required)	13' Extended Arm (Required)
GLEON-AF-09	16' Extended Arm (Required)	16' Extended Arm (Required)
GLEON-AF-10	18' Extended Arm (Required)	16' Extended Arm (Required)

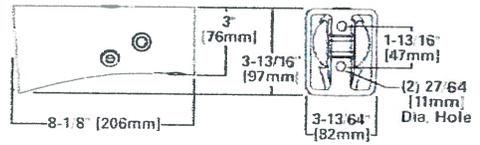


NOTES 1 Round poles are 9 & 12" Square poles are 9 & 12" 2 Round poles are 3 @ 90°

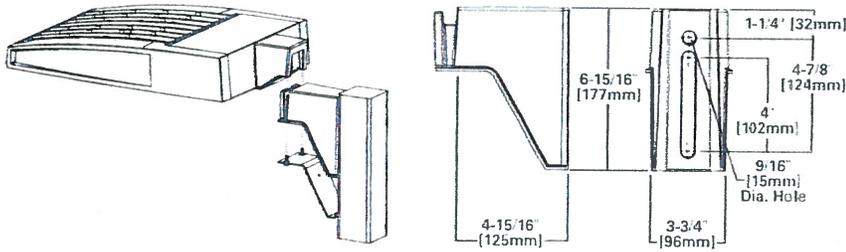
STANDARD WALL MOUNT



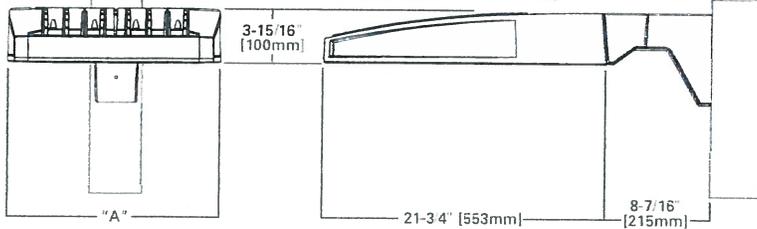
MAST ARM MOUNT



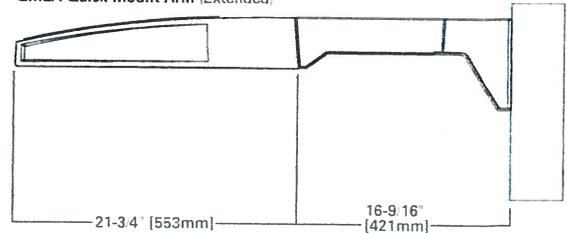
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



QMEA Quick Mount Arm (Extended)

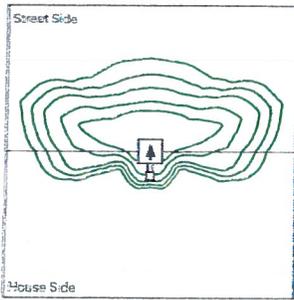


QUICK MOUNT ARM DATA

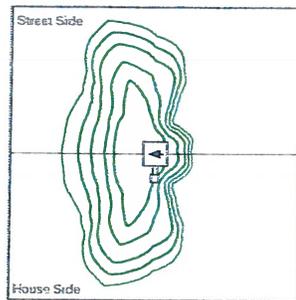
Number of Light Squares ^{1,2}	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2 (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 ³	21-5/8 (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8 (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-6 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole

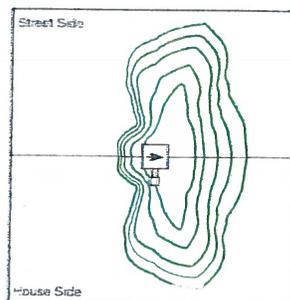
OPTIC ORIENTATION



Standard



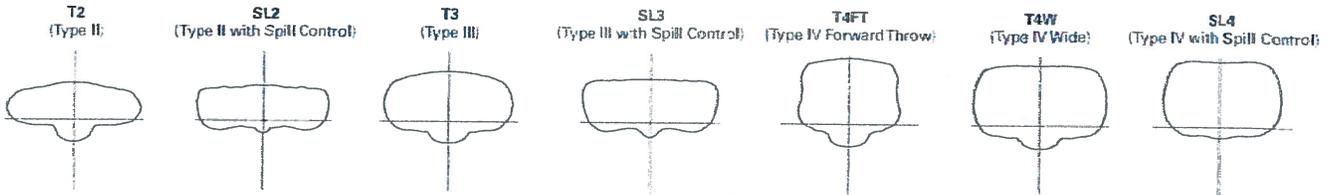
Optics Rotated Left @ 90° [L90]



Optics Rotated Right @ 90° [R90]

OPTICAL DISTRIBUTIONS

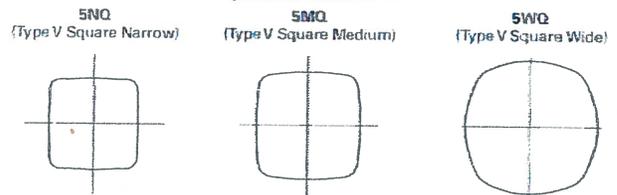
Asymmetric Area Distributions



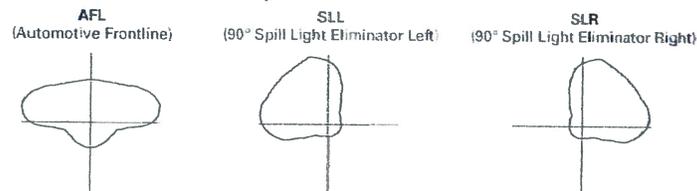
Asymmetric Roadway Distributions



Symmetric Distributions



Specialized Distributions

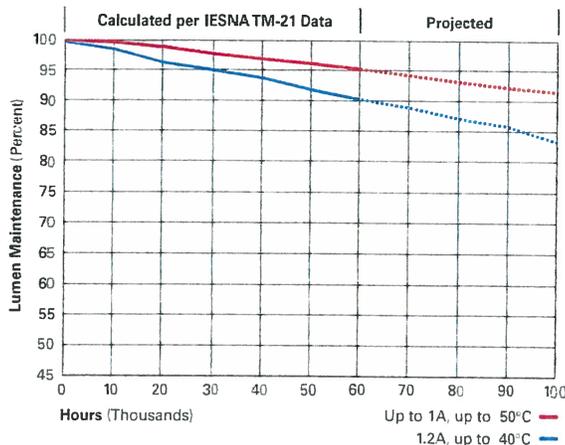


LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97



NOMINAL POWER LUMENS (1.2A)

Number of Light Squares	1	2	3	4	5	6	7	8	9	10	
Nominal Power (Watts)	67	129	191	258	320	382	448	511	575	640	
Input Current @ 120V (A)	0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87	
Input Current @ 208V (A)	0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14	
Input Current @ 240V (A)	0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71	
Input Current @ 277V (A)	0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36	
Input Current @ 347V (A)	0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92	
Input Current @ 480V (A)	0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45	
Optics											
T2	4000K/5000K Lumens	6,709	13,111	19,562	25,848	32,026	38,325	45,324	51,355	57,286	63,424
	3000K Lumens	5,939	11,606	17,316	22,881	28,349	33,925	40,121	45,459	50,710	56,143
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	7,122	13,919	20,769	27,442	34,000	40,667	48,117	54,519	60,816	67,333
	3000K Lumens	5,939	11,606	17,316	22,881	28,349	33,925	40,121	45,459	50,710	56,143
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,838	13,363	19,939	26,346	32,642	39,062	46,196	52,343	58,388	64,646
	3000K Lumens	6,053	11,829	17,650	23,321	28,895	34,578	40,893	46,334	51,685	57,225
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,990	13,660	20,382	26,931	33,368	39,930	47,223	53,566	59,686	66,081
	3000K Lumens	6,186	12,092	18,042	23,839	29,537	35,346	41,802	47,364	52,834	58,495
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,878	13,440	20,055	26,499	32,832	39,289	46,464	52,646	58,726	65,020
	3000K Lumens	6,088	11,897	17,753	23,457	29,063	34,779	41,130	46,602	51,984	57,556
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,789	13,267	19,795	26,156	32,408	38,781	45,864	51,967	57,968	64,180
	3000K Lumens	6,010	11,744	17,523	23,153	28,688	34,329	40,599	46,001	51,313	56,812
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,657	13,088	19,529	25,804	31,970	38,259	45,245	51,267	57,186	63,315
	3000K Lumens	5,928	11,585	17,287	22,842	28,300	33,867	40,051	45,382	50,621	56,046
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,837	13,361	19,936	26,342	32,639	39,057	46,189	52,336	58,380	64,636
	3000K Lumens	6,052	11,827	17,647	23,318	28,892	34,573	40,887	46,328	51,678	57,216
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	6,496	12,695	18,943	25,029	31,011	37,110	43,886	49,727	55,470	61,414
	3000K Lumens	5,750	11,238	16,768	22,156	27,451	32,850	38,848	44,018	49,102	54,364
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5N0	4000K/5000K Lumens	7,052	13,781	20,564	27,171	33,664	40,285	47,641	53,981	60,215	66,669
	3000K Lumens	6,242	12,199	18,203	24,052	29,799	35,660	42,172	47,784	53,302	59,015
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5M0	4000K/5000K Lumens	7,182	14,034	20,942	27,671	34,284	41,027	48,518	54,975	61,323	67,896
	3000K Lumens	6,358	12,423	18,538	24,494	30,348	36,317	42,948	48,664	54,283	60,102
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
5W0	4000K/5000K Lumens	7,201	14,073	20,998	27,744	34,375	41,136	48,648	55,121	61,487	68,077
	3000K Lumens	6,374	12,457	18,587	24,559	30,429	36,414	43,063	48,793	54,428	60,262
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	6,009	11,741	17,519	23,148	28,681	34,321	40,589	45,990	51,301	56,798
	3000K Lumens	5,319	10,393	15,508	20,491	25,388	30,381	35,929	40,710	45,412	50,278
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
RW	4000K/5000K Lumens	6,989	13,657	20,378	26,925	33,360	39,921	47,211	53,494	59,672	66,066
	3000K Lumens	6,187	12,089	18,039	23,834	29,530	35,338	41,791	47,353	52,822	58,482
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	7,014	13,706	20,452	27,023	33,481	40,066	47,383	53,688	59,888	66,306
	3000K Lumens	6,209	12,133	18,104	23,921	29,637	35,466	41,943	47,525	53,013	58,694
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.



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NOMINAL POWER LUMENS (1A)

Number of Light Squares	1	2	3	4	5	6	7	8	9	10	
Nominal Power (Watts)	59	113	166	225	279	333	391	445	501	558	
Input Current @ 120V (A)	0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.03	4.6	5.07	
Input Current @ 208V (A)	0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75	
Input Current @ 240V (A)	0.26	0.43	0.71	0.96	1.19	1.41	1.67	1.89	2.12	2.39	
Input Current @ 277V (A)	0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09	
Input Current @ 347V (A)	0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.66	
Input Current @ 480V (A)	0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.25	
Optics											
T2	4000K/5000K Lumens	6,116	11,951	17,833	23,563	29,195	34,937	41,317	46,814	52,221	57,817
	3000K Lumens	5,414	10,579	15,786	20,858	25,843	30,926	36,574	41,440	46,226	51,180
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	6,493	12,688	18,932	25,015	30,994	37,090	43,663	49,699	55,439	61,380
	3000K Lumens	5,748	11,231	16,759	22,143	27,436	32,832	38,828	43,994	49,075	54,334
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,234	12,181	18,176	24,017	29,756	35,609	42,111	47,715	53,225	58,930
	3000K Lumens	5,518	10,783	16,089	21,260	26,340	31,521	37,277	42,237	47,115	52,165
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,372	12,453	18,580	24,550	30,418	36,400	43,048	48,776	54,409	60,239
	3000K Lumens	5,640	11,023	16,447	21,732	26,926	32,221	38,106	43,177	48,163	53,324
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,270	12,252	18,282	24,156	29,929	35,815	42,356	47,992	53,534	59,271
	3000K Lumens	5,550	10,845	16,183	21,383	26,493	31,703	37,494	42,483	47,388	52,467
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,189	12,094	18,045	23,844	29,543	35,352	41,809	47,372	52,843	58,506
	3000K Lumens	5,479	10,706	15,973	21,107	26,151	31,294	37,009	41,934	46,777	51,790
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,105	11,931	17,803	23,522	29,144	34,877	41,245	46,734	52,130	57,717
	3000K Lumens	5,404	10,561	15,759	20,822	25,798	30,873	36,510	41,369	46,145	51,091
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,233	12,180	18,174	24,013	29,753	35,604	42,106	47,708	53,218	58,921
	3000K Lumens	5,517	10,782	16,088	21,256	26,337	31,517	37,272	42,231	47,109	52,157
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	5,922	11,572	17,268	22,816	28,269	33,829	40,006	45,330	50,566	55,984
	3000K Lumens	5,242	10,244	15,286	20,197	25,024	29,945	35,413	40,126	44,761	49,557
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	6,429	12,563	18,746	24,768	30,688	36,723	43,429	49,208	54,891	60,775
	3000K Lumens	5,691	11,121	16,594	21,925	27,165	32,507	38,443	43,559	48,590	53,798
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
5MQ	4000K/5000K Lumens	6,547	12,794	19,090	25,224	31,253	37,400	44,228	50,114	55,902	61,893
	3000K Lumens	5,795	11,325	16,898	22,328	27,665	33,106	39,151	44,361	49,494	54,788
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	6,564	12,828	19,141	25,291	31,336	37,499	44,347	50,248	56,051	62,058
	3000K Lumens	5,810	11,355	16,944	22,388	27,739	33,194	39,256	44,480	49,616	54,934
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLR/SLR	4000K/5000K Lumens	5,478	10,703	15,970	21,102	26,145	31,286	37,001	41,924	46,765	51,777
	3000K Lumens	4,849	9,474	14,137	18,679	23,144	27,694	32,753	37,111	41,396	45,833
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	6,371	12,449	18,576	24,544	30,411	36,392	43,037	48,764	54,396	60,225
	3000K Lumens	5,640	11,020	16,443	21,726	26,920	32,214	38,096	43,166	48,151	53,311
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	6,394	12,494	18,644	24,634	30,521	36,524	43,194	48,942	54,593	60,444
	3000K Lumens	5,660	11,060	16,504	21,806	27,017	32,331	38,235	43,323	48,326	53,505
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.



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2016-09-28 15:31:55

NOMINAL POWER LUMENS (800MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		44	85	124	171	210	249	295	334	374	419
Input Current @ 120V (A)		0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80
Input Current @ 208V (A)		0.22	0.44	0.62	0.88	1.06	1.24	1.50	1.68	1.87	2.12
Input Current @ 240V (A)		0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.45	1.62	1.84
Input Current @ 277V (A)		0.17	0.36	0.47	0.72	0.83	0.95	1.19	1.31	1.42	1.67
Input Current @ 347V (A)		0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52
Input Current @ 480V (A)		0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96
Optics											
T2	4000K/5000K Lumens	4,941	9,656	14,408	19,038	23,583	28,227	33,382	37,823	42,191	46,713
	3000K Lumens	4,374	8,547	12,754	16,852	20,880	24,987	29,550	33,481	37,347	41,350
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5
T2R	4000K/5000K Lumens	5,246	10,251	15,296	20,211	25,041	29,966	35,439	40,154	44,791	49,592
	3000K Lumens	4,644	9,074	13,540	17,891	22,166	26,526	31,371	35,544	39,649	43,899
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3	4000K/5000K Lumens	5,037	9,842	14,685	19,404	24,041	28,770	34,024	38,551	43,003	47,612
	3000K Lumens	4,459	8,712	12,999	17,176	21,281	25,467	30,118	34,125	38,066	42,146
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	5,148	10,061	15,011	19,835	24,576	29,409	34,780	39,408	43,959	48,669
	3000K Lumens	4,557	8,906	13,288	17,558	21,755	26,033	30,737	34,884	38,913	43,082
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	5,066	9,899	14,770	19,516	24,181	28,936	34,221	38,774	43,252	47,888
	3000K Lumens	4,484	8,763	13,074	17,276	21,405	25,614	30,292	34,323	38,287	42,390
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	5,000	9,771	14,579	19,264	23,869	28,562	33,779	38,274	42,694	47,269
	3000K Lumens	4,426	8,649	12,905	17,052	21,129	25,283	29,901	33,880	37,793	41,843
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	4,933	9,639	14,383	19,005	23,547	28,178	33,324	37,758	42,118	46,632
	3000K Lumens	4,367	8,532	12,732	16,823	20,844	24,943	29,498	33,423	37,283	41,279
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	5,036	9,841	14,683	19,401	24,039	28,766	34,019	38,546	42,997	47,605
	3000K Lumens	4,458	8,711	12,997	17,174	21,279	25,464	30,114	34,121	38,061	42,140
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	4,784	9,350	13,951	18,434	22,840	27,332	32,323	36,624	40,854	45,232
	3000K Lumens	4,235	8,277	12,349	16,318	20,218	24,194	28,612	32,420	36,164	40,039
	BUG Rating	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	5,194	10,150	15,145	20,011	24,794	29,670	35,088	39,757	44,349	49,102
	3000K Lumens	4,598	8,985	13,406	17,714	21,948	26,264	31,060	35,193	39,258	43,465
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
5MQ	4000K/5000K Lumens	5,290	10,337	15,424	20,380	25,250	30,217	35,734	40,489	45,165	50,006
	3000K Lumens	4,683	9,150	13,653	18,040	22,351	26,748	31,632	35,841	39,930	44,265
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
5WQ	4000K/5000K Lumens	5,304	10,365	15,465	20,434	25,318	30,297	35,830	40,597	45,286	50,139
	3000K Lumens	4,695	9,175	13,690	18,088	22,411	26,819	31,717	35,936	40,087	44,383
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	4,426	8,648	12,903	17,049	21,124	25,278	29,894	33,872	37,784	41,832
	3000K Lumens	3,918	7,655	11,422	15,092	18,699	22,376	26,462	29,983	33,446	37,030
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	5,147	10,058	15,009	19,830	24,570	29,402	34,771	39,399	43,949	48,658
	3000K Lumens	4,556	8,903	13,286	17,554	21,749	26,027	30,779	34,876	38,904	43,072
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
AFL	4000K/5000K Lumens	5,166	10,095	15,063	19,903	24,659	29,509	34,898	39,542	44,108	48,835
	3000K Lumens	4,573	8,936	13,334	17,618	21,828	26,121	30,892	35,003	39,044	43,229
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.



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NOMINAL POWER LUMENS (600MA)

Number of Light Squares	1	2	3	4	5	6	7	8	9	10	
Nominal Power (Watts)	34	66	96	129	162	193	226	257	290	323	
Input Current @ 120V (A)	0.30	0.53	0.66	1.16	1.44	1.73	2.03	2.33	2.59	2.89	
Input Current @ 208V (A)	0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63	
Input Current @ 240V (A)	0.15	0.30	0.43	0.56	0.74	0.87	1.03	1.13	1.30	1.43	
Input Current @ 277V (A)	0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33	
Input Current @ 347V (A)	0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99	
Input Current @ 480V (A)	0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77	
Optics											
T2	4000K/5000K Lumens	4,029	7,874	11,749	15,525	19,235	23,019	27,222	30,844	34,406	38,093
	3000K Lumens	3,566	6,970	10,400	13,743	17,027	20,376	24,097	27,303	30,456	33,720
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T2R	4000K/5000K Lumens	4,273	8,360	12,474	16,482	20,421	24,437	28,900	32,745	36,527	40,441
	3000K Lumens	3,787	7,400	11,042	14,590	18,077	21,632	25,582	28,986	32,334	35,798
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3	4000K/5000K Lumens	4,107	8,026	11,976	15,824	19,605	23,461	27,746	31,438	35,068	38,827
	3000K Lumens	3,636	7,105	10,601	14,007	17,354	20,768	24,561	27,829	31,042	34,370
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T3R	4000K/5000K Lumens	4,198	8,205	12,242	16,175	20,041	23,982	28,363	32,137	35,848	39,689
	3000K Lumens	3,716	7,263	10,837	14,318	17,740	21,229	25,107	28,448	31,733	35,133
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	4,131	8,072	12,045	15,915	19,719	23,597	27,997	31,620	35,272	39,052
	3000K Lumens	3,657	7,145	10,662	14,088	17,455	20,888	24,703	27,990	31,223	34,569
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	4,077	7,968	11,889	15,710	19,465	23,292	27,546	31,212	34,816	38,547
	3000K Lumens	3,609	7,053	10,524	13,906	17,230	20,618	24,384	27,629	30,819	34,122
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL2	4000K/5000K Lumens	4,022	7,861	11,729	15,498	19,202	22,979	27,175	30,791	34,347	38,028
	3000K Lumens	3,560	6,959	10,383	13,719	16,998	20,341	24,055	27,256	30,404	33,662
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL3	4000K/5000K Lumens	4,106	8,025	11,974	15,821	19,603	23,458	27,742	31,433	35,064	38,821
	3000K Lumens	3,635	7,104	10,599	14,005	17,353	20,765	24,557	27,824	31,039	34,364
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	3,902	7,624	11,377	15,033	18,626	22,289	26,359	29,867	33,316	36,886
	3000K Lumens	3,454	6,749	10,071	13,307	16,488	19,730	23,333	26,438	29,491	32,651
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	4,236	8,277	12,351	16,319	20,219	24,196	28,614	32,422	36,166	40,042
	3000K Lumens	3,750	7,327	10,933	14,446	17,898	21,418	25,329	28,700	32,014	35,445
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
5MQ	4000K/5000K Lumens	4,314	8,429	12,578	16,619	20,591	24,641	29,141	33,019	36,832	40,779
	3000K Lumens	3,819	7,461	11,134	14,711	18,227	21,812	25,796	29,228	32,604	36,098
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
5WQ	4000K/5000K Lumens	4,325	8,452	12,611	16,664	20,646	24,707	29,219	33,106	36,930	40,888
	3000K Lumens	3,828	7,482	11,163	14,751	18,276	21,871	25,865	29,305	32,690	36,194
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
SLL/SLR	4000K/5000K Lumens	3,609	7,052	10,522	13,903	17,226	20,613	24,378	27,622	30,812	34,114
	3000K Lumens	3,195	6,242	9,314	12,307	15,248	18,247	21,579	24,451	27,275	30,198
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	4,197	8,202	12,239	16,171	20,036	23,977	28,356	32,129	35,839	39,680
	3000K Lumens	3,715	7,260	10,834	14,315	17,736	21,224	25,101	28,441	31,725	35,125
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
AFL	4000K/5000K Lumens	4,213	8,232	12,284	16,230	20,109	24,064	28,459	32,246	35,969	39,824
	3000K Lumens	3,729	7,287	10,874	14,367	17,800	21,301	25,192	28,544	31,840	35,252
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.



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CONTROL OPTIONS

0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (P, R and PER7)

Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

After Hours Dim (AHD)

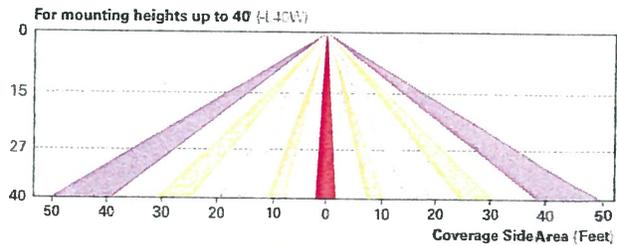
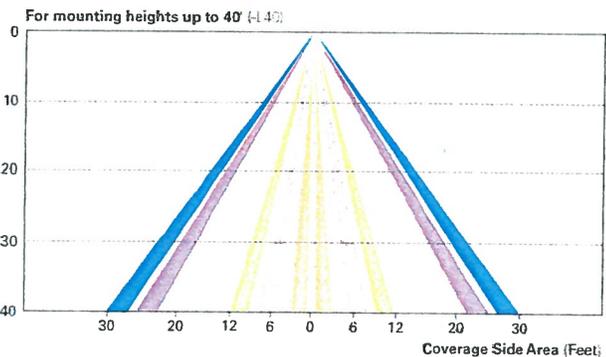
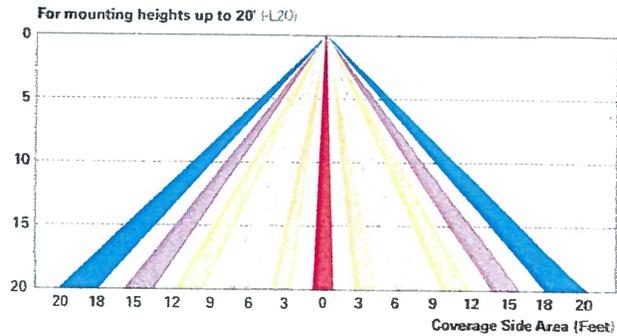
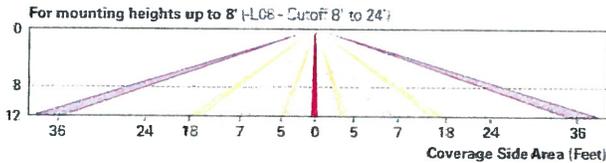
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)

These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

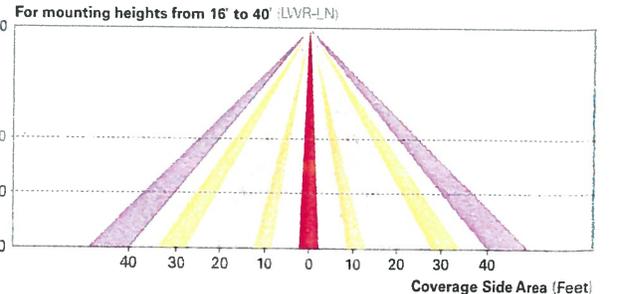
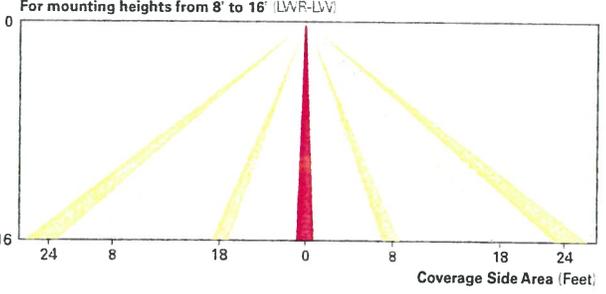
A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.



LumaWatt Wireless Control and Monitoring System (LWR-LW and LWR-LN)

The LumaWatt system is a peer-to-peer wireless network of luminaire-integral sensors for any sized project. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication. The end-user can securely create and manage sensor profiles with browser-based management software. The software will automatically broadcast to the sensors via wireless gateways for zone-based and individual luminaire control. The LumaWatt software provides smart building solutions by utilizing the sensor to provide easy-to-use dashboard and analytic capabilities such as improved energy savings, traffic flow analysis, building management software integration and more.

For additional details, refer to the LumaWatt product guides.



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ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family ^{1,2}	Light Engine	Number of Light Squares ³	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	AF=1A Drive Current	01=1 02=2 03=3 04=4 05=5 06=6 07=7 ⁴ 08=8 ⁴ 09=9 ⁵ 10=10 ⁵	LED=Solid State Light Emitting Diodes	E1=120-277V 347-347V ⁶ 480=480V ^{6,7}	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5NC=Type V Narrow 5MC=Type V Square Medium 5WC=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SL1=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White	[Blank]=Arm for Round or Square Pole EA=Extended Arm ⁸ MA=Mount Adapter ⁹ WM=Wall Mount QM=Quick Mount Arm (Standard Length) ¹⁰ QMEA=Quick Mount Arm (Extended Length) ¹¹
Options (Add as Suffix)					Accessories (Order Separately)		
7030=70 CRI 3000K ¹² 8030=80 CRI 3000K ¹³ 7050=70 CRI 5000K ¹² 7060=70 CRI 6000K ¹² 600=Drive Current Factory Set to Nominal 600mA ¹⁴ 800=Drive Current Factory Set to Nominal 800mA ¹⁴ 1200=Drive Current Factory Set to Nominal 1200mA ^{14,15} F=Single Fuse (120, 277 or 347V. Must Specify Voltage) FF=Double Fuse (208, 240 or 480V. Must Specify Voltage) 2L=Two Circuits ^{16,17} DIM=External 0-10V Dimming Leads P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle R=NEMA Twistlock Photocontrol Receptacle AHD145=After Hours Dim, 5 Hours ¹⁸ AHD245=After Hours Dim, 6 Hours ¹⁸ AHD255=After Hours Dim, 7 Hours ¹⁸ AHD355=After Hours Dim, 8 Hours ¹⁸ HA=50°C High Ambient ¹⁹ MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ^{20,21} MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{20,22} MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{20,23} MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) ^{20,24} MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height ^{20,25} MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height ^{20,22,25} MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height ^{20,22,25} MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) ^{20,24,25} MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height ^{20,21} MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{20,22} MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ^{20,23} MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) ^{20,24} LWR-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ²⁶ LWR-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ²⁶ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Factory Installed Mesh Top TH=Tool-less Door Hardware LCF=Light Square Trim Plate Painted to Match Housing ²⁷ HSS=Factory Installed House Side Shield ²⁸ CE=CE Marking ²⁹					OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ²⁰ GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares GLEON-QM=Quick Mount Arm Kit GLEON-QMEA=Quick Mount Extended Arm Kit LS/HSS=Field Installed House Side Shield ^{28,29}		

NOTES:

- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
- DesignLights Consortium™ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
- Standard 4000K CCT and minimum 70 CRI.
- Not compatible with extended quick mount arm (QMEA).
- Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
- Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
- Factory installed.
- Maximum 8 light squares.
- Maximum 6 light squares.
- Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
- Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
- 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
- Not available with HA option.
- 2L is not available with MS, MS X or MS DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
- Not available with LumaWatt wireless sensors.
- Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
- 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents.
- The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
- Approximately 22' detection diameter at 8' mounting height.
- Approximately 40' detection diameter at 20' mounting height.
- Approximately 60' detection diameter at 40' mounting height.
- Approximately 100' detection diameter at 40' mounting height.
- Replace X with number of Light Squares operating in low output mode.
- LumaWatt wireless sensors are factory installed only requiring network components RF-E1-1, RF-GW-1 and RF-ROUT-1 in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
- Not available with house side shield (HSS).
- Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
- CE is not available with the LWR, MS, MS X, MS DIM, P, R or PER7 options. Available in 120-277V only.
- One required for each Light Square.

Untitled Map

Write a description for your map.

Legend

-  Aspire Personal Training
-  Center
-  Dex Media
-  Feature 1
-  Feature 2
-  Suites Medford
-  [Untitled]
-  yogurt hut

Page 138

Rogre Federal Way

Center Dr

Garfield St

Google earth

© 2015 Google

300 ft



Project Name:

Center Drive Medford Hotel

Map/Taxlot:

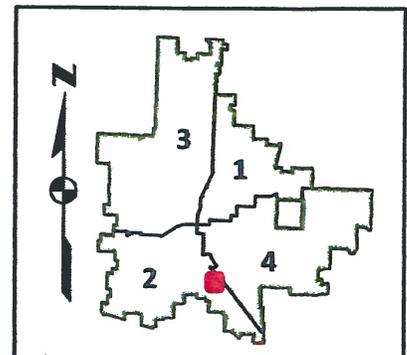
371W32B TL 4701



1/4/2017

Legend

-  Subject Area
-  Medford Zoning
-  Tax Lots
-  Streets



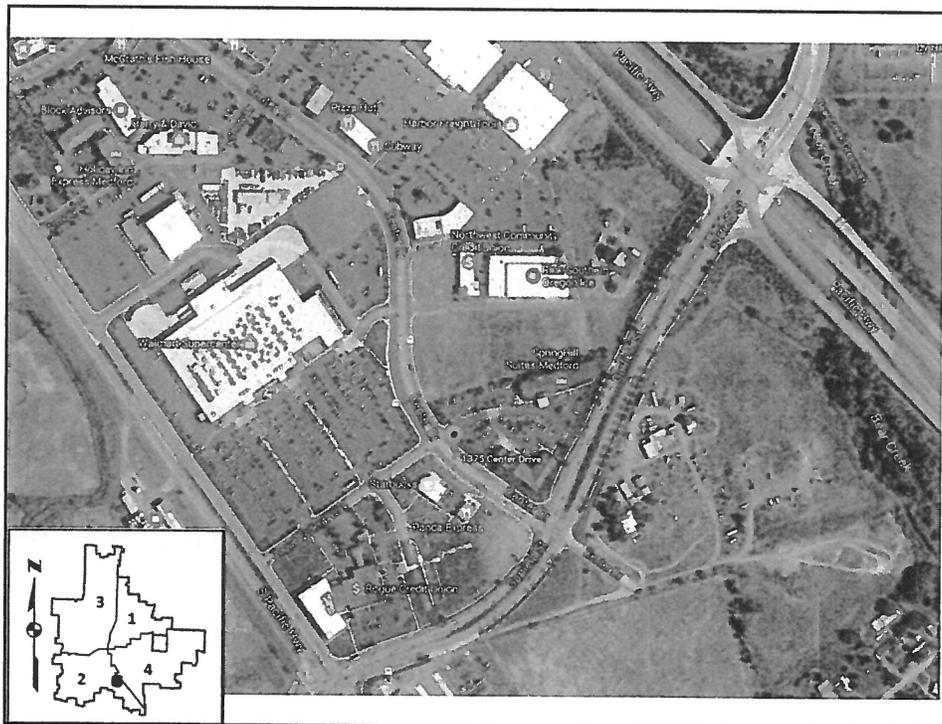
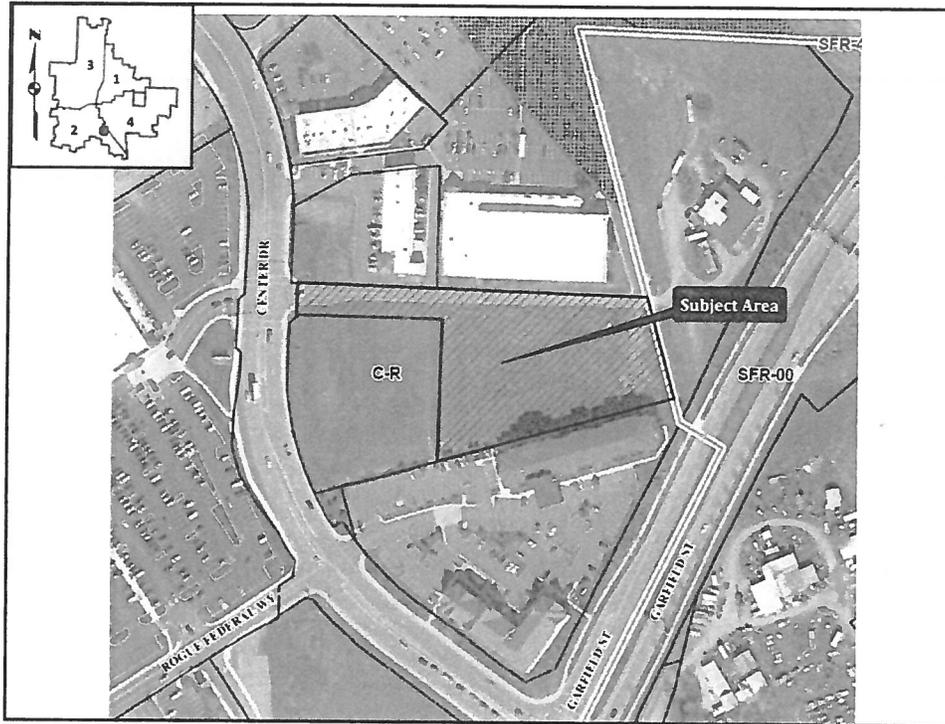
Center Drive Hotel
AC-16-150

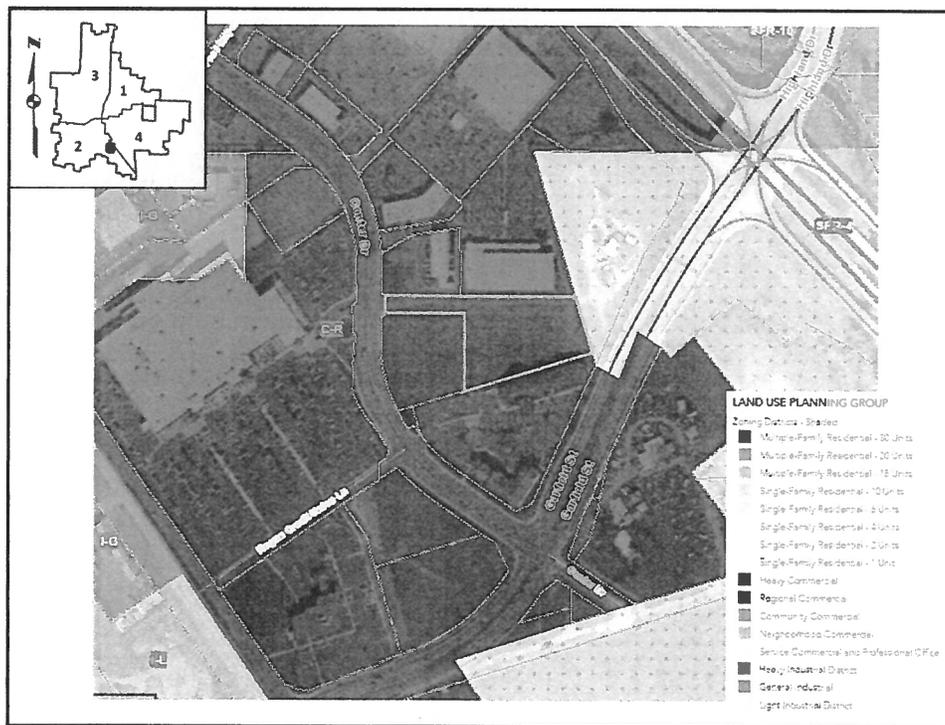
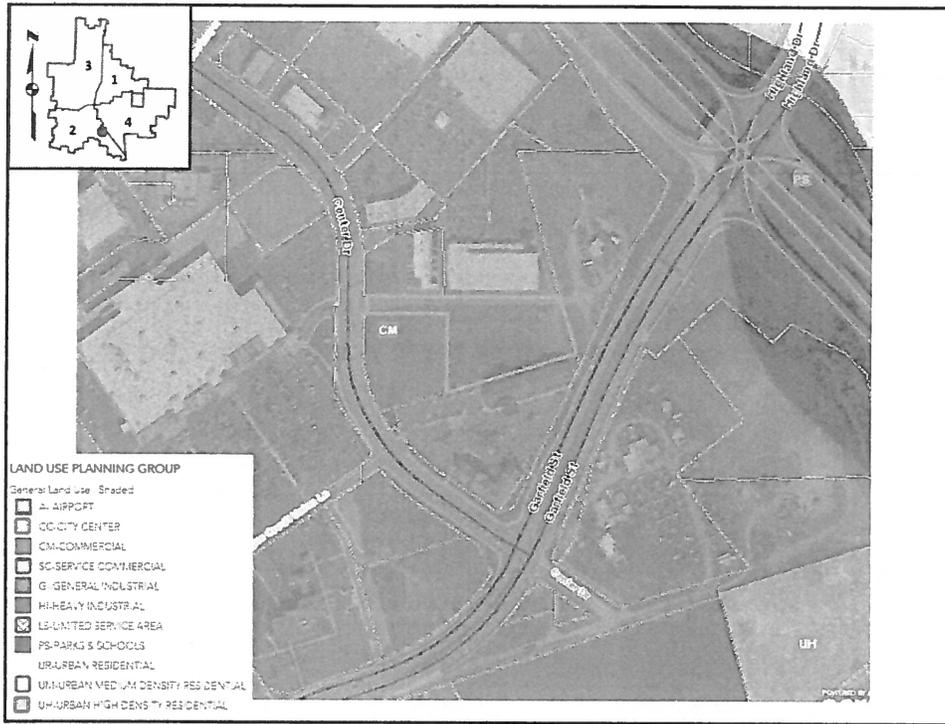


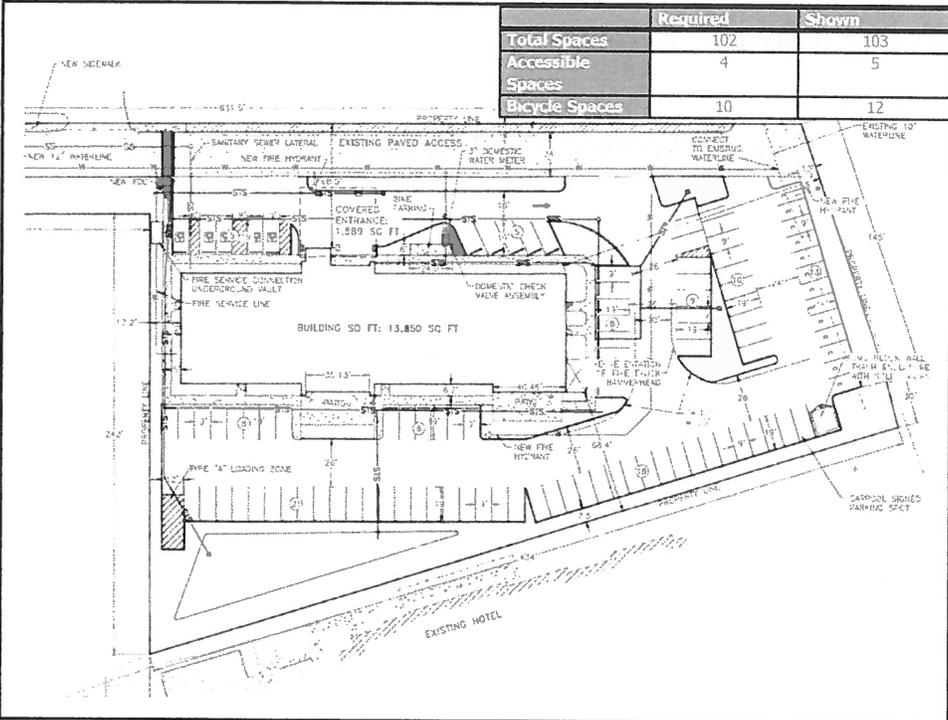
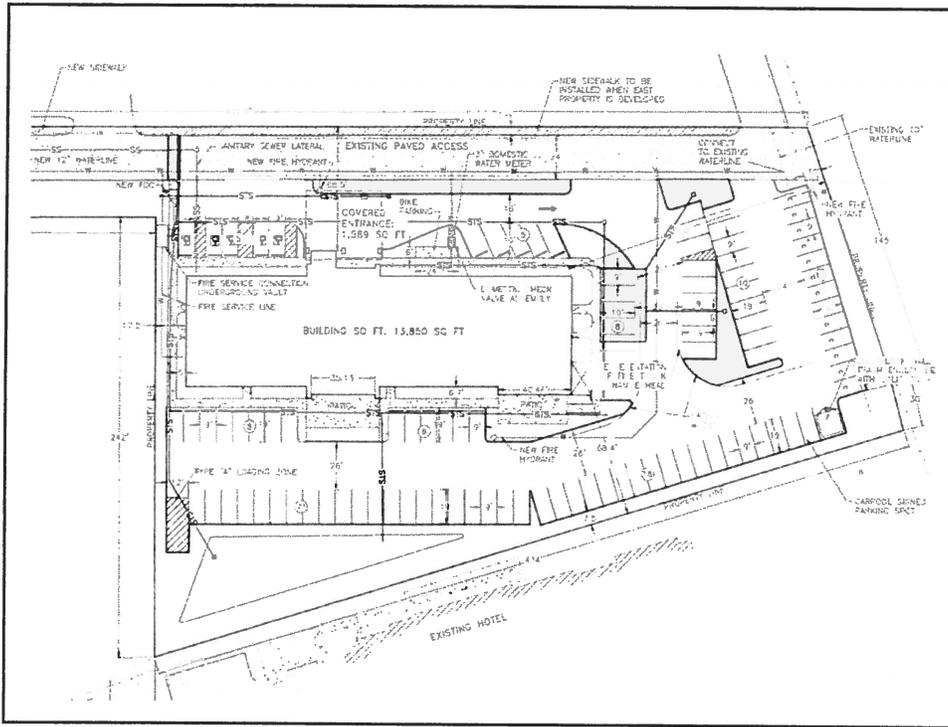
January 20, 2017
Site Plan & Architectural Review Commission

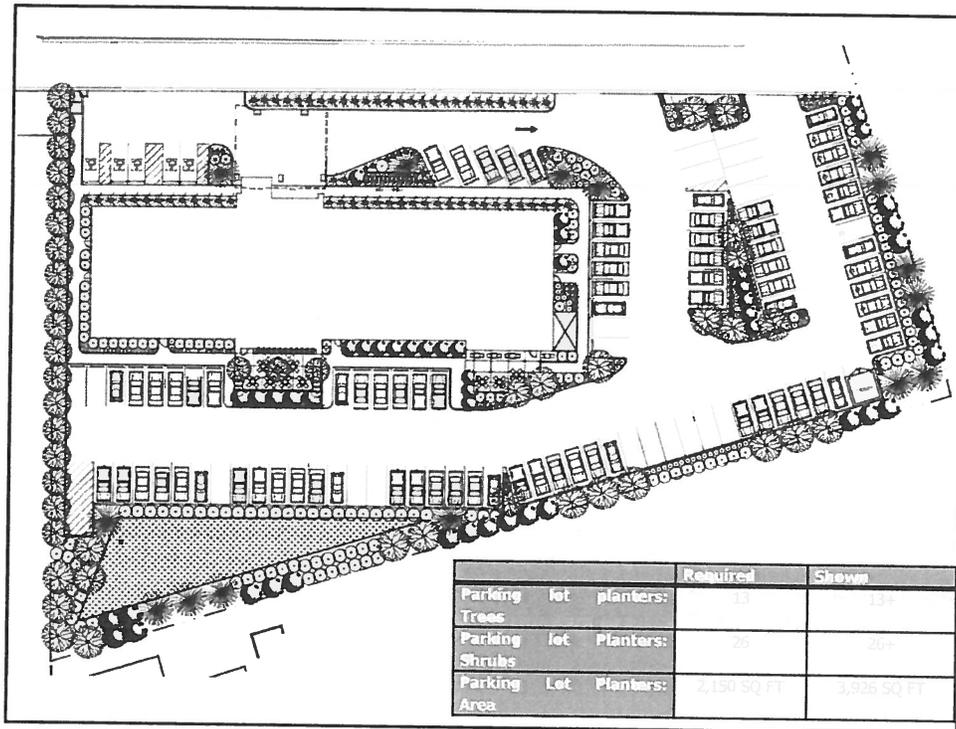
Project Summary

- The subject site consists of a single tax lot totaling 2.4 acres.
- GLUP: CM Commercial
- Zoning: C-R Regional Commercial
- Overlay(s): None
- Current Use: Vacant lot
- Proposal: Development of a four-story *Holiday Inn Express and Suites* consisting of 93 guest rooms.

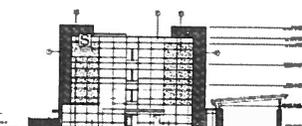
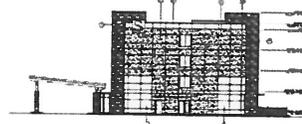
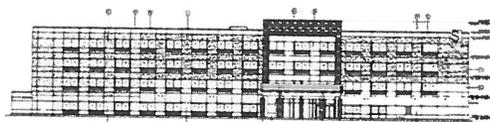




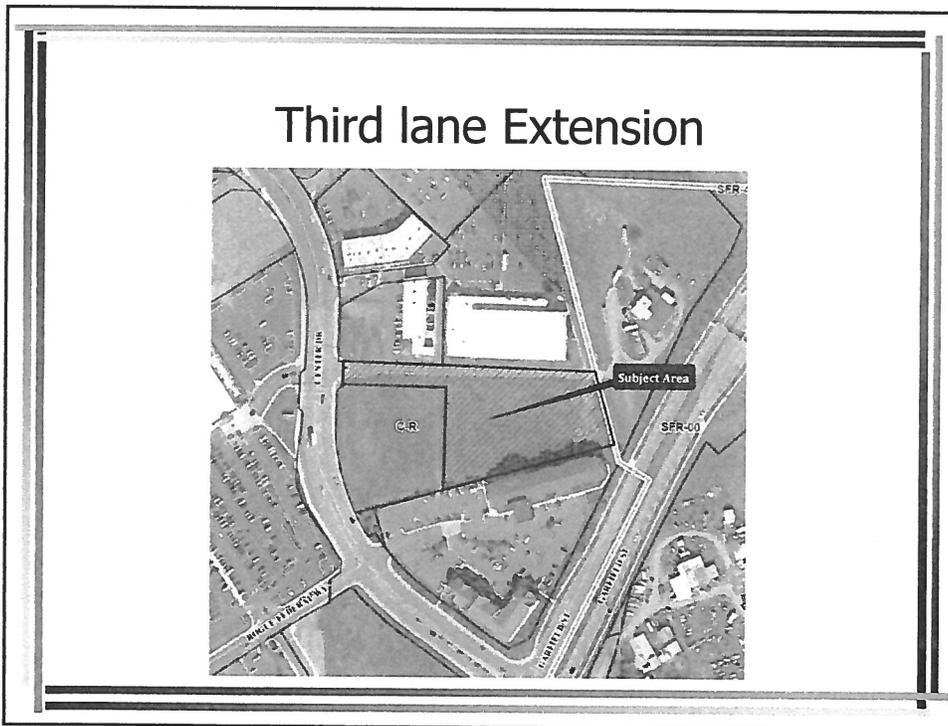
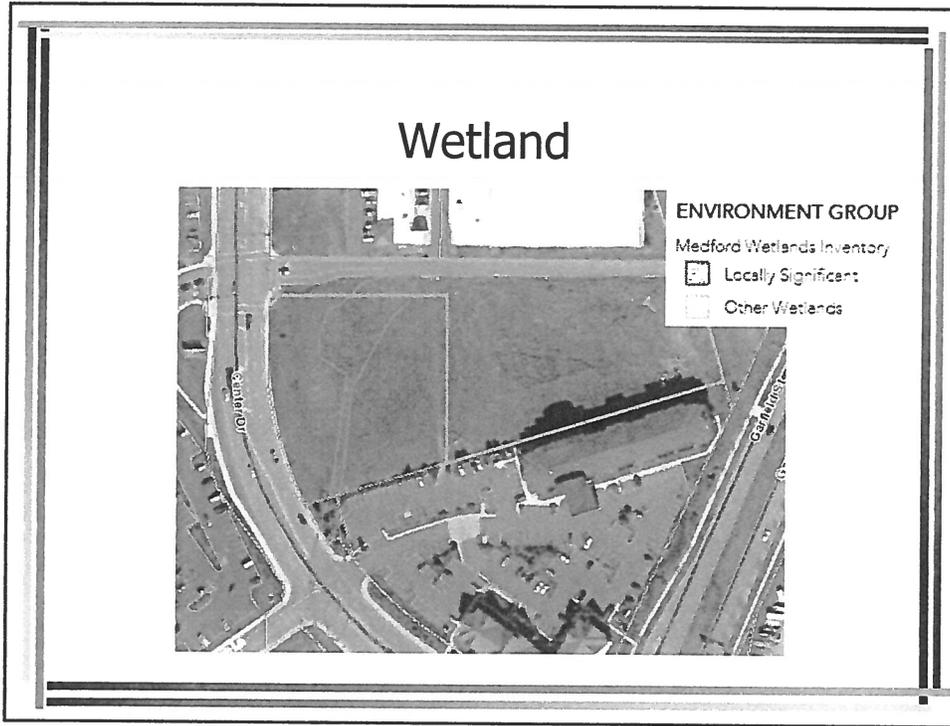


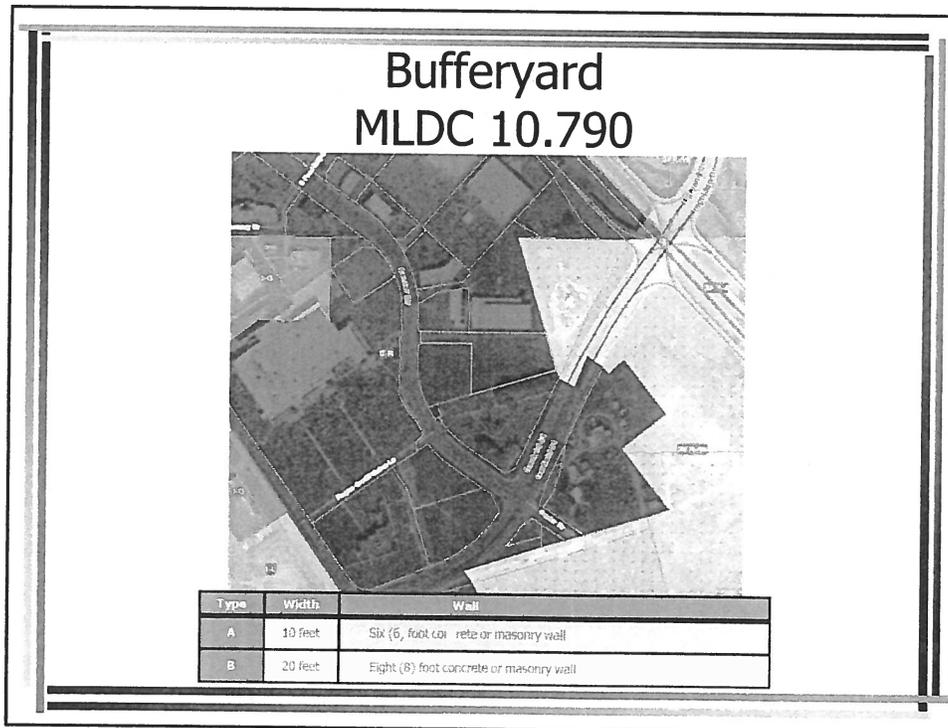
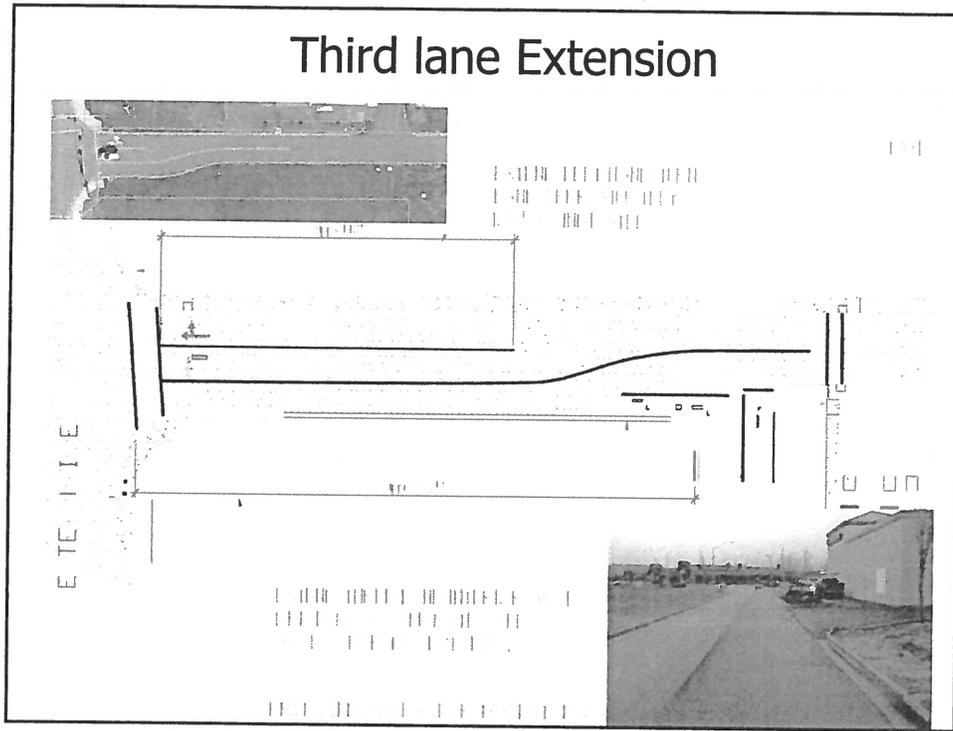


Architecture



- 1. 1st Floor
- 2. 2nd Floor
- 3. 3rd Floor
- 4. 4th Floor
- 5. 5th Floor
- 6. 6th Floor
- 7. 7th Floor
- 8. 8th Floor
- 9. 9th Floor
- 10. 10th Floor
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- 37. 37th Floor
- 38. 38th Floor
- 39. 39th Floor
- 40. 40th Floor
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- 46. 46th Floor
- 47. 47th Floor
- 48. 48th Floor
- 49. 49th Floor
- 50. 50th Floor





Bufferyard MLDC 10.790(E)(6)

(6) *Adjustments to bufferyards: The approving authority shall have the discretion to make adjustments to the bufferyard requirements if an unusual circumstance exists and a finding is made that adequate buffering will be provided to avoid significant adverse impacts to the livability or value of the adjoining properties. Adjustments shall not be made simply for the convenience of site design. Adjustments to the bufferyard requirements may include, but are not limited to, the following:*

(a) *Where a building wall with no openings below eight (8) feet abuts the bufferyard, the building wall may be counted in place of a required wall or fence.*

(b) *Where there is existing development on the site, such as paving or a building, which affects or precludes implementation of the bufferyard standard.*

(c) *Where a proposed project abuts existing development, and the adjacent uses are the same (i.e., apartment parking lot adjacent to commercial parking lot) or are sufficiently compatible that the full buffering, otherwise required, is not necessary and the uses are not expected to change significantly over time.*

(d) *Where a project abuts an irrigation canal, natural waterway, railroad right-of-way, or other such element.*

Bufferyard – cont.

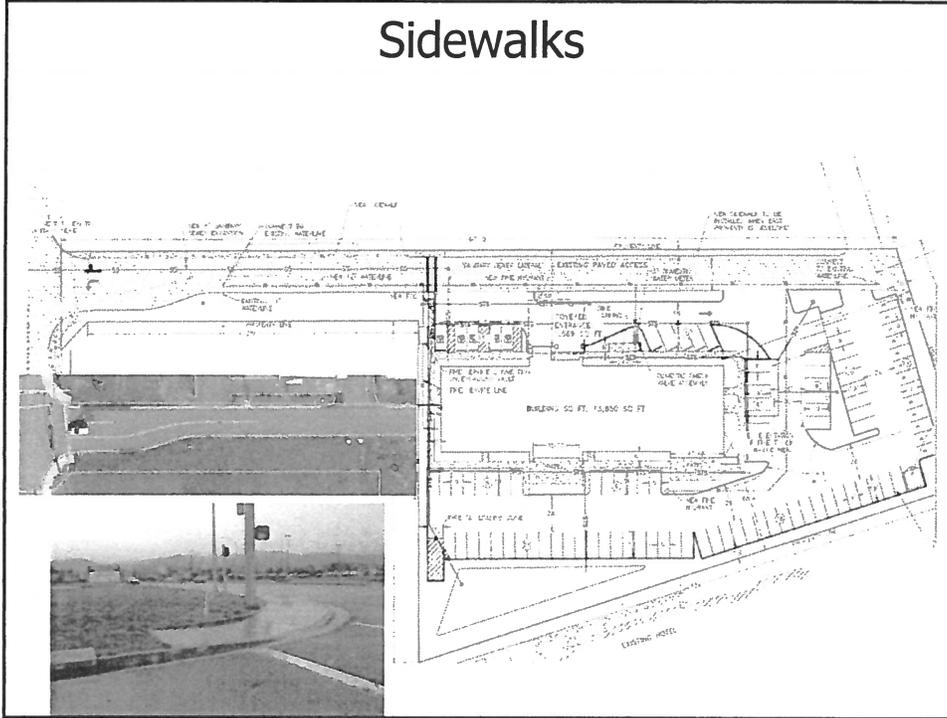
Zoning map



GIUP map

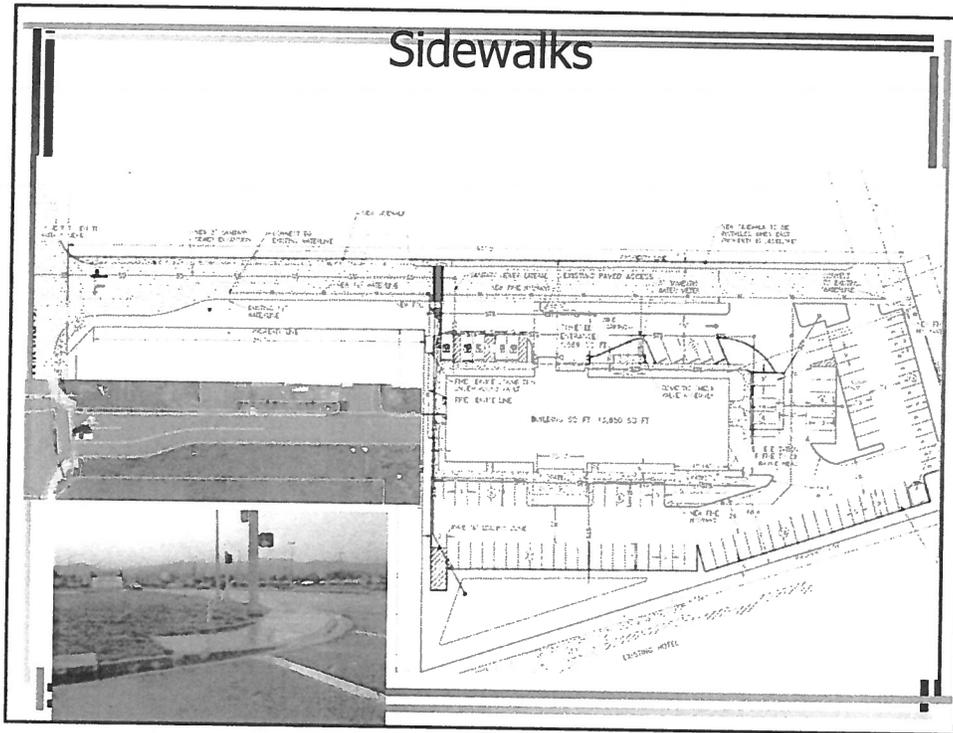


Sidewalks



Sidewalks MLDC 10.426(A)(2)

2. The vehicular access drive shall be bound at minimum on one side, but preferably both sides, with a pedestrian pathway running parallel to the access drive, consisting of concrete, patterned concrete or brick pavers. The pedestrian pathway may be either attached or detached from the curb and have a minimum width of five (5) feet. Where the pedestrian path crosses intersecting vehicular drive aisles, the pathway paving material shall extend across such areas to demarcate the pedestrian crossing.



Revised Conditions of Approval

CODE REQUIRED CONDITIONS

Prior to the issuance of a building permit for vertical construction, the applicant shall:

1. Comply with all conditions stipulated by the Medford Water Commission (Exhibit L).
2. Comply with all conditions stipulated by the Public Works Department (Exhibit K).
3. Comply with all requirements of the Medford Fire Department (Exhibit M).
4. Comply with all conditions stipulated by the Rogue Valley Sewer Services (Exhibit N).
5. Comply with requirements of the Oregon Department of State Lands (Exhibit Q)
6. **Provide pedestrian connectivity to each abutting property consistent with MLDC 10.773.**

DISCRETIONARY CONDITIONS

Prior to the issuance of a building permit for vertical construction, the applicant shall:

1. **Provide sidewalk connectivity along the southerly side of the private road from Center Drive to the subject property as recommended by Public Works (Exhibit K).**

Revised Conditions of Approval

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5. Comply with requirements of the Oregon Department of State Lands (Exhibit Q)
- 6. Provide pedestrian connectivity to each abutting property consistent with MLDC 10.773.**

DISCRETIONARY CONDITIONS

Prior to the issuance of a building permit for vertical construction, the applicant shall:

- 1. Provide sidewalk connectivity along the southerly side of the private road from Center Drive to the subject property as recommended by Public Works (Exhibit K).**

RECOMMENDED ACTION

Adopt the findings as recommended by staff and direct staff to prepare the Final Order of approval for AC-16-150, including all exhibits.

Discretionary Matters

1. Grant Bufferyard relief?
2. Require expansion of private road width?
3. Require additional sidewalk along the southerly side of the private road to the subject site?

**QUESTIONS
FOR STAFF?**

RECOMMENDED MOTION

**MOVE TO ADOPT THE FINDINGS AS
RECOMMENDED BY STAFF AND DIRECT
STAFF TO PREPARE THE FINAL ORDER OF
APPROVAL
FOR AC-16-150
PER THE STAFF REPORT
DATED JANUARY 13, 2017, INCLUDING
EXHIBITS A-V.**



Site Plan and Architectural Commission Minutes

From Public Hearing on January 20, 2017

The regular meeting of the Site Plan and Architectural Commission was called to order at noon in the Council Chambers on the above date with the following members and staff in attendance:

Commissioners Present

- Jim Quinn, Acting Chair
- Jim Catt
- Bill Chmelir
- Marcy Pierce
- Curtis Turner
- Rick Whitlock
- Dick Gordon, City Council Liaison

Staff Present

- Matt Brinkley, Planning Director
- Kelly Akin, Principal Planner
- Eric Mitton, Senior Assistant City Attorney
- Doug Burroughs, Public Works/Eng Development Services Manager
- Dustin Severs, Planner II
- Debbie Strigle, Recording Secretary

Commissioners Absent

- Jeff Bender, Chair, Excused
- Bob Neathamer, Excused

10. Roll Call.

20. Consent Calendar/Written Communications.

20.1 **AC-16-138** Final Order for consideration of Southside Center Phase 1, a proposed commercial and retail center consisting of a restaurant and two multi-tenant commercial buildings, located at the intersection of Garfield Street and Center Drive in the Regional Commercial (C-R) zoning district. (Galpin Gang, LLC, Applicant; Ron Grimes Architects, Agent).

Motion: Adopt the consent calendar.

Moved by: Commissioner Whitlock Seconded by: Commissioner Chmelir

Voice Vote: Motion passed unanimously, 6-0

30. Minutes.

30.1 The minutes for the January 6, 2017, meeting, were approved as submitted.

40. Oral and Written Requests and Communications. None.

50. Public Hearings.

Eric Mitton, Senior Assistant City Attorney, read the rules governing the public hearings.

Continuance Request.

50.1 **AC-16-134** Consideration of plans for the construction of a two-story 28,000 square foot building, on a 2.08 acre lot located at the northwest corner of Garfield Street and Center Drive within a Regional Commercial (C-R) zoning district. (Rogue Federal Credit Union, Applicant; Ogden, Roemer, Wilkerson Architects, Agent).

CITY OF MEDFORD
EXHIBIT # 4
File # AC-16-150
APPEAL

Motion: Continue AC-16-134 to the February 3, 2017, meeting.

Moved by: Commissioner Whitlock Seconded by: Commissioner Turner

Roll Call Vote: Motion passed, 6-0.

50.2 **AC-16-119** Consideration of plans for the development of a 4,299 square foot one-story commercial building on 0.57 acres located at 3550 National Drive in the Light Industrial (I-L) zoning district. (372W12D TL 11200) (Ralpa Building, LLC, Applicant. HamCon Builders, Agent).

Acting Chair Quinn asked for any potential conflicts of interest or ex-parte communications. There were none.

Dustin Severs, Planner II, gave a PowerPoint presentation of the January 13, 2017, Staff Report. Staff recommended approval.

Commissioner Whitlock wanted to know if there were a maximum number of parking spaces for this type of use. Mr. Severs answered his understanding was there was no issue because they should be well under the maximum. Commissioner Whitlock asked what the maximum was. Mr. Severs said he would do some calculations and let the Commission know.

Commissioner Whitlock wanted to know if staff had confirmation from the Fire Department that the applicant's proposed drive aisle of 18'6" was acceptable. Mr. Severs stated he had a conversation with a staff member from the Fire Department and confirmed the proposed 18'6" drive aisle was acceptable.

Commissioner Catt asked if an exception was needed for the reduction of the drive aisle. Kelly Akin, Principal Planner, answered no; it is fully within the Fire Department's authority and not this Commission's. She said the Fire Department could amend their staff report so that in the final order the record is correctly reflected.

The public hearing was opened and the following testimony was given:

a) David Hammonds, agent for the applicant, stated they had talked to the Fire Department regarding the proposed 18'6" drive aisle and their proposal had been accepted. He gave a very brief description of the project.

Commissioner Whitlock asked Mr. Hammonds if he knew what the maximum number of parking spaces was. Mr. Hammonds commented they were worried they would not have enough spaces and did not know what the maximum number was.

Mr. Severs stated the maximum number of parking spaces would be 22. He added the Commission would need to deliberate to allow the applicant to exceed that maximum.

Mr. Hammonds said the applicant would like to have as many parking spaces as allowable.

Mr. Mitton commented that when he did the calculations, he came up with a maximum of 23 parking spaces.

After more discussion on the parking spaces, Ms. Akin stated that the maximum number is 23 and therefore, not an issue.

The public hearing was closed.

Motion: Adopt the findings as recommended by staff and direct staff to prepare the final order of approval for AC-16-119 per the Staff Report dated January 13, 2017, including Exhibits A-O.

Moved by: Commissioner Whitlock Seconded by: Commissioner Chmelir

Roll Call Vote: Motion passed, 6-0

→ 50.3 **AC-16-150** Consideration of a proposal for the development of a four-story hotel composed of 93 rooms to be located on the vacant lot located at 1375 Center Drive within the Regional Commercial (C-R) zoning district (371W32B4701) (Sycon B Real Estate Development, Applicant/Agent).

Chair Bender asked for any potential conflicts of interest or ex-parte communications. There were none.

Dustin Severs, Planner II, gave a PowerPoint presentation of the January 13, 2017, Staff Report. Staff recommended approval. He pointed out that the Public Works Department had submitted a Revised Staff Report, labeled as Exhibit K-1, which had been e-mailed to the Commissioners prior to the meeting. A hardcopy had also been placed at their seats. Mr. Severs added that based on the Public Works Revised Staff Report, two additional Conditions of Approval had been added, requiring Exhibit A to be replaced with Exhibit A-1.

Commissioner Whitlock wanted to know if the access lane was being widened, extended, or both. This opened up some discussion with Mr. Mitton suggesting there be some language to the effect of expanding the portion of the two-lane wide private road to accommodate a longer left turn lane.

Commissioner Pierce asked if the proposed lane expansion would encroach on the wetland area and if so, if it would be an issue. Mr. Severs answered it is possible but they will have to wait for an on-site inspection to find out if a delineation is required.

Commissioner Chmelir asked if a traffic study had been done to justify the requirement of adding the lane extension. Mr. Severs answered a study had not been done which is why staff was not comfortable adding it as a condition of approval.

Commissioner Whitlock asked if staff was aware of what any access obligations are in the shared access way. Mr. Severs answered staff did not have any knowledge of any obligations which is another reason they did not add it as a condition of approval. He added that cross-easements would have to be granted to the vacant parcel but did not know if those easements were currently in place.

The public hearing was opened and the following testimony was given:

a) Jim Sharp, agent for the applicant, gave a brief history of the project and commented they were surprised with regards to the widening of the access lane. He stated they do not feel responsible for widening the lane. Mr. Sharp said they are amiable to moving forward with what staff has recommended but it was his understanding from their last meeting that they would do the sidewalk on the northerly side and not do the connectivity on the southerly side. He said this would allow more landscaping in front of the hotel.

Commissioner Whitlock asked Mr. Sharp if he had any knowledge about what the access obligations were in the access portion of the right-of-way. Mr. Sharp answered they are granting access to the parcel in the front and also to the property in the back.

Commissioner Whitlock wanted to know if the abutting property owners had any obligations regarding improvements in that area, and if Mr. Sharp felt the 2-car left turn lane would be adequate for all vehicular traffic this project would generate on the access road. Mr. Sharp responded yes. He stated consideration should be noted that Mr. Nash is a signer on the agreement for the joint access and agreed to this 15 years ago so this project is nothing new to him. He added that Mr. Nash was also in agreement on the width, design, access, concept, and benefits provided by the improvements of the road.

Commissioner Whitlock wondered if Mr. Sharp felt that if the left turn lane needed to be expanded it would be the obligation of a different development other than this one. Mr. Sharp stated that was a correct statement and gave an explanation.

Commissioner Chmelir asked if a traffic study had been done at some time in the past. Mr. Sharp answered he knew lots of traffic studies had been done for Gateway Center and the only thing that came out of those studies was the design and construction of the street. He said they were not required to conduct a traffic study on this project.

Mr. Sharp reserved time for rebuttal.

Regarding Mr. Sharp's comments regarding having to do a sidewalk on the southerly side, Commissioner Whitlock wanted to know if staff had to choose between having the sidewalk on the southerly side or the proposed landscaping, which would they prefer. Mr. Severs responded they're just being asked that the applicant have the southerly sidewalk extended to where the crosswalk begins.

b) Brian Westerhout, Ron Grimes Architect, speaking on behalf of Dan Nash, said they proposed an alternative access plan to enhance the connectivity to the transportation grid for all the properties that take access from the roadway. Mr. Westerhout gave some background history of the project and said the applicant does not feel that a 2-car stack would be adequate. He added that Mr. Nash does not feel it's his responsibility to evaluate whether the traffic impacts caused by the hotel development are going to require the turn lane to be extended. Mr. Westerhout asked that the Commission require the applicant to extend the left turn lane at the entrance of the private road.

Commissioner Whitlock commented it struck him that Mr. Nash is trying to get the left turn lane extension on the purse strings of this project to benefit his own development. Mr. Westerhout answered they do not think the turn lane would be adequate but common sense dictates that as soon as Five Guys Burgers is built, that drive-through would stack at least 7 cars.

Commissioner Whitlock asked Mr. Westerhout if he knew what the length of the stack was on the Walmart side of the intersection. Mr. Westerhout displayed an aerial map to illustrate the traffic patterns and said it appeared to be a 4-5 car stack on the Walmart side.

Commissioner Whitlock asked that the aerial map displayed by Mr. Westerhout be entered into the record. This map was labeled as Exhibit W.

Mr. Sharp reiterated his previous comments and said they haven't seen any other traffic studies except for what was previously approved and designed by the city. He stated again they do not feel it's their financial obligation to provide for the widening of the access lane.

Commissioner Whitlock asked staff if the applicant has an obligation to design the roadway to accommodate all of the potential development that may benefit from this access roadway, as was suggested by Mr. Westerhout. Mr. Severs said staff was not sure and was waiting to hear from the applicant to find out if there was any kind of shared agreement in terms of financing and constructing the road.

Commissioner Whitlock asked if it was a fair statement to say that unless there were contractual obligations it would be staff's position that this development is only responsible for the impact it would create on this access roadway. Mr. Mitton responded he did believe that would be the case. He said if they were to ask this particular applicant to build a longer turn lane to accommodate customers of Five Guys Burgers or any other potential developments, they might have a Nollan-Dolan problem. He said what can only be looked at here is the impact of this particular development's customers.

Mr. Westerhout, being allowed to have rebuttal time, reiterated Mr. Nash’s position that a 2-car stack would not be adequate.

Ms. Akin suggested that the applicant and Mr. Nash communicate and together coordinate the improvements since both would benefit from them. She also noted that the Five Guys Burgers establishment does not have a drive-through, it is a walk-in restaurant.

Mr. Sharp made a clarification regarding the 54 foot easement, giving the history behind it. He stated they do not have a problem with dedicating land in regards to Mr. Nash’s proposal but they do not believe it should come out of the applicant’s pocket. He said there is no evidence that there is a need or necessity for it much less a capital expenditure.

c) David Hammonds, HamCon Builders, spoke in favor of the project saying his experience has been that traffic that goes in and out of hotels is sparse. His opinion was that the applicant would not need more than a 2-car stack. He added he felt it would be unfair to the applicant to make him worry about Mr. Nash or any other future developments.

Mr. Sharp thanked Mr. Hammonds for stepping forward in favor of this project and said logic should prevail on this application.

The public hearing was closed.

Motion: Adopt the findings as recommended by staff and direct staff to prepare the final order for approval of AC-16-150, per the Staff Report, dated January 13, 2017, including Exhibits A through W, and including the following:

- ❖ Approve the bufferyard exception as proposed by staff.
- ❖ Exhibit A-1 is to be included within the list of exhibits.
- ❖ Discretionary Condition #1 to be modified to read “to provide sidewalk connectivity along the southerly side of the private road from Center Drive to the westerly edge of the subject property as recommended by Public Works, Exhibit K.

Moved by: Commissioner Whitlock Seconded by: Commissioner Chmelir

Commissioner Whitlock stated he was not comfortable that there is any significant evidence suggesting a need for more stacking capacity in the left turn lane and access. He said if there had been a traffic study or traffic impact analysis recommending the extension it would have been worthy of the Commission’s consideration. Commissioner Whitlock added his personal opinion is that a 2-car stack is not enough but did not feel the record established that to his satisfaction.

Roll Call Vote: Motion passed, 6-0

60. Written Communications. None.

70. Unfinished Business. None.

80. New Business. None.

90. Report from the Planning Department.

90.1 Ms. Akin announced the Boards & Commissions Luncheon would be held at 11:30 a.m. on Friday, February 10, 2017, at the Rogue Valley Country Club.

90.2 Ms. Akin reported that the Urban Growth Boundary hearing that was scheduled for next week at the Jackson County Planning Commission has been rescheduled to February 9, 2017.

90.3 Ms. Akin said there is business scheduled for the February 3rd, February 17th and March 3rd meetings. Elections for Chair and Vice Chair will be held at the February 3rd meeting.

90.4 Ms. Akin reported that at the last City Council meeting they had heard a street vacation out in Cedar Landing and it had been approved. She said staff did not have any items scheduled for City Council's February 2nd meeting.

100. Messages and Papers from the Chair. None.

110. Propositions and Remarks from the Commission.

110.1 Commissioner Catt commended the Commissioners and staff for all their hard work and common sense used in tough situations.

110.2 Acting Chair Quinn offered up his willingness to serve this Commission in any capacity needed. He said he would not be in attendance for the elections at the February 3rd meeting.

120. City Council Comments.

120.1 Councilmember Gordon asked if a Planning Commission liaison for this Commission had been selected. Ms. Akin answered that would be done at the Planning Commission's February 9th meeting.

120.2 Councilmember Gordon announced that Councilmember Tim D'Alessandro would be his alternate for this Commission and attend any meetings in his absence.

130. Adjournment

130.1 The meeting was adjourned at approximately 1:50 p.m. The proceedings of this meeting were digitally recorded and are filed in the City Recorder's office.

Submitted by:

Debbie Strigle
Recording Secretary

Jeff Bender
Site Plan and Architectural Commission Chair

Approved: February 3, 2017



Site Plan and Architectural Commission

Minutes

From Public Hearing on February 3, 2017

The regular meeting of the Site Plan and Architectural Commission was called to order at noon in the Council Chambers on the above date with the following members and staff in attendance:

Commissioners Present

Jeff Bender, Chair
Jim Catt
Bill Chmelir
Bob Neathamer
Marcy Pierce
Curtis Turner
Rick Whitlock
Tim D'Alessandro, City Council Liaison

Staff Present

Matt Brinkley, Planning Director
Kelly Akin, Principal Planner
Eric Mitton, Senior Assistant City Attorney
Karl MacNair, Transportation Manager
Dustin Severs, Planner II
Debbie Strigle, Recording Secretary

Commissioners Absent

Jim Quinn, Vice Chair Excused

10. Roll Call.

10.1 Election of Officers.

Nomination: Elect Vice Chair Quinn as the Chair for 2017.

Moved by: Commissioner Whitlock Seconded by: Commissioner Catt

Voice Vote: Motion passed with no objections.

Nomination: Elect Commissioner Chmelir for Vice Chair for 2017.

Moved by: Commissioner Whitlock Seconded by: Commissioner Neathamer

Voice Vote: Motion passed with no objections.

20. Consent Calendar/Written Communications.

20.1 **AC-16-119** Final Order for consideration of plans for the development of a 4,299 square foot one-story commercial building on 0.57 acres located at 3550 National Drive in the Light Industrial (I-L) zoning district. (Rapha Building LLC, Applicant; HamCon Builders, Agent).

Motion: Adopt the consent calendar.

Moved by: Chair Bender

Voice Vote: Motion passed unanimously, 5-0-2, with Commissioners Bender and Neathamer abstaining.



20.1 **AC-16-150** Final Order for consideration of a proposal for the development of a four-story hotel composed of 93 rooms to be located on the vacant lot located at 1375 Center Drive within the Regional Commercial (C-R) zoning district. (Sycon B Development, Applicant; Jim Sharp, Agent).

Motion: Adopt the consent calendar.

Moved by: Chair Bender

Voice Vote: Motion passed unanimously, 5-0-2, with Commissioners Bender and Neathamer abstaining.

30. Minutes.

30.1 The minutes for the January 20, 2017, meeting, were approved as submitted.

40. Oral and Written Requests and Communications. None.

50. Public Hearings.

Eric Mitton, Senior Assistant City Attorney, read the rules governing the public hearings.

Commissioner Neathamer asked that 50.2, Catt Exception, be moved to the end of the public hearing items and 50.3 be brought forward. The Commission had no objections.

Old Business/Continuance Request.

50.1 **AC-16-134** Consideration of plans for the construction of a two-story 28,000 square foot building, on a 2.08 acre lot located at the northwest corner of Garfield Street and Center Drive within a Regional Commercial (C-R) zoning district. (Rogue Federal Credit Union, Applicant; Ogden, Roemer, Wilkerson Architects, Agent).

Chair Bender recused himself as his employer is the agent for this application. He turned the meeting over to newly elected Vice Chair Chmelir.

Motion: Continue AC-16-134 to the February 17, 2017, meeting.

Moved by: Commissioner Whitlock

Seconded by: Commissioner Neathamer

Roll Call Vote: Motion passed, 6-0.

Chair Bender returned to his position as Chair.

50.3 **AC-16-117** Consideration of a proposal for a two-phase development consisting of the construction of an 8,450 square foot pre-engineered metal warehouse as part of phase 1, and the construction of a 10,250 square foot warehouse as part of phase 2. The property consists of a 1.0 acre lot located at 1061 Dillon Way in the Light Industrial (I-L) zoning district. (Scott Singler, Applicant; Gary Caperna, Agent).

Chair Bender asked for any potential conflicts of interest or ex-parte communications. Commissioner Neathamer declared he has an on-going professional relationship with the agent for this application but felt he could provide a fair and unbiased decision.

Dustin Severs, Planner II, gave a PowerPoint presentation of the January 27, 2017, Staff Report. Staff recommended approval.

Commissioner Whitlock questioned the nine inch additional right-of-way dedication waiver the applicant had requested in his narrative. Mr. Severs said they had explained previously to the applicant they would need to submit a separate formal exception request application. He added it was his understanding the applicant is not intending to make this exception request, and that the Public Works Department would be opposed to it if the request were to be brought before this Commission.



Sycan B Development
Attn: Jim Sharp
840 Beltline Rd Suite 202
Springfield OR 97477

Decision date: February 3, 2017
Mailing date: February 8, 2017
Final appeal date: February 22, 2017
File no.: AC-16-150

Notice of Site Plan and Architectural Commission Action

The Medford Site Plan and Architectural Commission adopted the final order containing Findings of Fact relating to the approval of the following request:

Consideration of a proposal for the development of a four-story hotel composed of 93 rooms to be located on the vacant lot located at 1375 Center Drive within the Regional Commercial (C-R) zoning district.

The approval is based on the findings and subject to the conditions and time periods set forth in the Site Plan and Architectural Commission Report dated January 20, 2017.

The final date for filing an appeal is **14 days from the date the notice of decision is mailed**. The written appeal and filing fee must be received by the City Recorder no later than 5:00 p.m. on the Final Appeal Date stated above. Appeals must be filed in the form prescribed, and will be decided based upon Medford Land Development Code Sections 10.051-10.056 (copies available).

Site Plan Review approvals expire two years following the date of the final order unless a building permit has been issued or an extension of time has been issued. If a written request for an extension of time is filed with the Planning Department within two years from the date of the final order, the Site Plan and Architectural Commission may grant an additional extension not to exceed one year.

In order to obtain a building permit, all conditions contained in the attached report must be completed. This can be accomplished through either bonding for the improvement(s) and/or entering into an agreement with the city pursuant to Section 10.296, Issuance of Building Permits, of the Land Development Code.

CITY OF MEDFORD
EXHIBIT # 6
File # AC-16-150
Appeal

Applicant: Sycan B Development

Project: Center Drive Hotel

File no.: AC-16-150

Date: February 8, 2017

If a building permit is not issued, the approval will expire in two years (February 3, 2019) unless a written request for extension is submitted and approved.

Sincerely,



Matt Brinkley, AICP CFM
Planning Director

ds

Enclosure: Final Order/Commission Report

cc: Interested Parties
Affected Agencies