



CITY OF MEDFORD

PLANNING DEPARTMENT

MEDFORD LAND DEVELOPMENT CODE

10.922 Riparian Corridors, Applicability.

- A.** The provisions of Sections 10.920 through 10.928, “Riparian Corridors,” shall be applied to those waterways, or portions thereof, identified by the *Medford Comprehensive Plan* as being fish-bearing streams, and any other waterways, or portions thereof, specified in the *Medford Comprehensive Plan* as having riparian areas determined to be significant.
- 1. Those portions of streams designated fish-bearing in the Comprehensive Plan include: Bear, Elk, Swanson, Lone Pine, Lazy, Larson, Gore, and Crooked Creeks.**
 - a. Bear Creek: all of Bear Creek in the city limits of Medford.**
 - b. Elk Creek: from Beall Lane south 0.05 miles.**
 - c. Swanson Creek: on the west side of Crater Lake Highway, 0.38 miles.**
 - d. Lone Pine Creek: from Bear Creek east 1.38 miles to Crater Lake Highway.**
 - e. Lazy Creek: from Bear Creek east 1.94 miles.**
 - f. Larson Creek: all of Larson Creek within the city limits of Medford.**
 - g. Gore Creek: from Bear Creek southwest 0.82 miles.**
 - h. Crooked Creek: from Bear Creek southwest 2.24 miles.**
 2. The provisions shall apply regardless of whether or not a building permit, development permit, or plan authorization is required, and do not provide any exemption from state or federal regulations.
 3. Where riparian corridors are located within the Southeast (S-E) overlay zoning district, the provisions of Sections 10.920 through 10.928, “Riparian Corridors,” shall take precedence.
 4. When a locally significant wetland is located within or adjacent to a riparian corridor, the riparian corridor setback will be applied, and shall be measured from the boundary of the wetland.
- B.** Applications for plan authorizations (except Annexations), development permits, or building permits, and plans for proposed public facilities on parcels containing a riparian corridor, or a portion thereof, shall contain a to-scale drawing that clearly delineates the top-of-bank and riparian corridor boundary on the entire parcel or parcels.
- C.** When reviewing plan authorization or development permit applications for properties containing a riparian corridor, or portion thereof, the approving authority should consider the purpose statements in section 10.920, “Riparian Corridors, Purposes” in determining the extent of the impact on the riparian corridor.
- D.** The Planning Commission shall be the approving authority for applications for exceptions to the provisions herein pertaining to Riparian Corridors. In addition to the provisions of Sections 10.251 through 10.254 “Exception Application,” such a request shall be submitted to the Oregon Department of Fish and Wildlife for a habitat mitigation recommendation pursuant to O.A.R. 635-415 “Fish and Wildlife Habitat Mitigation Policy.”

[Added, Sec. 1, Ord. No. 1999-215, June 1, 2000.]

10.923 Riparian Corridors, Location.

The riparian corridor boundary ~~of shall extend~~ 50 feet **shall be** measured horizontally from the top-of-bank, as defined herein, on both sides of those waterways **meeting the following criteria:**

1. ~~I~~Identified in ~~S~~section 10.922-A. "Riparian Corridors, Applicability.;" and
2. ~~H~~having an average annual stream flow of less than 1,000 cubic feet per second (cfs),
and
3. **Identified in the Comprehensive Plan as being fish-bearing; or**
4. **Waterways having riparian areas determined to be significant.**

The 50 foot riparian corridor boundary may be reduced ~~unless a request to reduce the setback has been approved~~ according to section 10.927, "Riparian Corridors, Reduction or Deviation." Where the top-of-bank has been relocated as part of an approved waterway restoration project, at the request of affected property owners, the riparian corridor boundary shall extent 50 feet from the original top-of-bank.