

Exhibit A

Amendment Proposal

Underlined copy indicates an addition; ~~Struck through copy~~ indicates a deletion.

PROPOSED REVISION OF THE MEDFORD LAND DEVELOPMENT CODE

10.102 **Plan Authorizations.**

A plan authorization is a specific planning and development review process which sets forth specific conditions for development consistent with the policies, standards and criteria of the Comprehensive Plan and this chapter. Plan authorizations are categorized as follows:

Class A

Comprehensive Plan Amendment, Major
Land Development Code Amendment
Zoning Map Amendment, Major

Class B

Annexation
Comprehensive Plan Amendment, Minor
Transportation Facility Development
Vacation
See Review & Amendments Chapter of the Comprehensive Plan for definitions of "major" and "minor" Class A and B authorizations.

Class C

Conditional Use Permit
Exception
Historic Review
Land Division
Planned Unit Development (PUD)
Riparian Corridor Reduction
Site Plan and Architectural Review
Zone Change

10.122 **Authority of the Planning Commission.**

The Planning Commission is hereby designated as the approving authority for the following actions:

	Plan Authorization	Class
1.	Zone Changes, except when applied by the City concurrent with annexation	"C"
2.	Planned Unit Developments, Preliminary PUD Plan	"C"

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| 3. | Conditional Use Permits | "C" |
| 4. | Exceptions | "C" |
| 5. | Land Divisions, Tentative Plats | "C" |
| 6. | Riparian Corridor Reductions | "C" |

10.132 Authority of the Site Plan and Architectural Commission.

(1) **Approval Authority.** The Site Plan and Architectural Commission is hereby designated as the approving authority for the following plan authorizations:

	Plan Authorization	Class
1.	Exceptions	"C"
2.	Site Plan and Architectural Review	"C"
3.	Riparian Corridor Reductions	"C"

10.146 Referral Agencies, Distribution.

This Chapter employs the use of referral agencies for the review of those plan authorizations indicated below, as shown on the Schedule which follows:

- A. Major Comprehensive Plan Amendment
- B. Land Development Code Amendment
- C. Minor Comprehensive Plan Amendment
- D. Annexation, except as provided in Section 10.199
- E. Vacation
- F. Zone Change
- G. Conditional Use Permit
- H. Exception
- I. Planned Unit Development
- J. Land Division
- K. Site Plan and Architectural Review
- L. Transportation Facility Development
- M. Riparian Corridor Reduction**

Numerical references in the Schedule refer to the following:

- 1. When the proposal is within, abutting, or affecting the referral agency's jurisdiction.
- 2. When the proposal is within, or abutting the Airport Approach or Airport Radar Overlay Districts.
- 3. When the proposal includes new buildings or building additions that are within the referral agency's jurisdiction.
- 4. When the proposal is within the Southeast Overlay District and in a Parks or Schools land use category on the Southeast Plan Map.
- 5. When the proposal is within or abutting a Greenway General Land Use Plan Map designation.

Referral agencies may be asked to review certain proposals not indicated on the Schedule if, in the judgment of the Planning Director, the agency may have an interest in the proposal.

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SCHEDULE OF REFERRAL AGENCY DISTRIBUTION

CITY DEPARTMENTS	A	B	C	D	E	F	G	H	I	J	K	L	M
Building Safety	X	X	X	X	X	X	X	X	X	X	X		X
City Attorney	X	X	X	X	X	X	X	X	X	X	X	X	X
City Manager	X	X	X	X									
Engineering Division	X	X	X	X	X	X	3		X	X	X	X	X
Fire	X	X	X	X	X	X	3		X	X	X		
Parks & Recreation	X	X	X	X	X	X	3		X	X	X		X
Parks Director	4	4	4	4	4	4	4	4	4	4	4	4	4
Planning	X	X	X	X	X	X	X	X	X	X	X	X	X
Police	X		X	X	X	X			X	X	X	X	
Public Works	X	X	X	X	X	X	3		X	X	X		X
OTHER AGENCIES	A	B	C	D	E	F	G	H	I	J	K	L	M
CPAC*	X	X	X										X
Cable Television Co.			X	X	X	X	3		X	X	X	X	
City of Central Point	1	1	1	1	1	1	1	1	1	1	1	1	1
City of Phoenix	1	1	1	1	1	1	1	1	1	1	1	1	1
DLCD*	X	X	X										
DSL*							5	5	5	5	5	5	X
Garbage Company				X	X								
Jackson County Health Dept.				X						X			
Jackson County Planning	X	X	X					1	1		1		
Medford Water Commission	X	X	X	X	X	X	3		X	X	X	X	X
MID*	1		1	1	1		3		1	1			
Natural Gas Company			X	X	X	X	3		X	X	X	X	
ODFW*							5	5	5	5	5	5	X
ODOT*	X		1	1		1	3		1	1	1	1	1
Power Company			X	X	X	X	3		X	X	X	X	
RRVID*	1		1	1	1		3		1	1			
RV - Medford Airport*	1		1			1	2	2	2	2	2		1
RVSS*	1		1	1	1	1	3		1	1	1		
RVTD*	X		1	1	1	X	3		1	1	X	X	
School: Medford 549C	1		1	1		1	3		1	1			
Superintendent	4	4	4	4	4	4	4	4	4	4	4	4	4
School: Phoenix-Talent	1		1	1		1	3		1	1			
Superintendent	4	4	4	4	4	4	4	4	4	4	4	4	4
Telephone Company			X	X	X	X	3		X	X	X	X	
U.S. Post Office									X	X	X	X	
Urban Renewal Agency			1		1	1	1	1	1	1	1	1	1
Water Districts	1		1	1		1			1	1			

*Acronyms:

CPAC

Citizens Planning Advisory Committee

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DLCD	Department of Land Conservation and Development (State)
DSL	Department of State Lands (Oregon)
MID	Medford Irrigation District
ODFW	Oregon Department of Fish and Wildlife
ODOT	Oregon Department of Transportation
RRVID	Rogue River Valley Irrigation District
RV- Medford Airport	Rogue Valley-International Medford Airport
RVS	Rogue Valley Sewer Service
RVTD	Rogue Valley Transportation District

10.157 Notification, Publication and On-Site Posting.

(1) Publication. Unless otherwise indicated notification of all proposed actions shall be published in a newspaper of general circulation prior to the scheduled meeting date before the approving authority. The schedule of publication for each type plan authorization shall be as follows:

Plan Authorization Class

Publication Schedule

"A" (All)	Ten (10) days prior to the scheduled meeting date before the advisory agency. Ten (10) days prior to the scheduled public hearing date before the approving authority.
"B" (Annexation)	Once each week for two (2) successive weeks prior to the day of the hearing before the approving authority. Notice shall also be posted in four (4) public places in the city for a like period.
"B" (Vacations)	Once a week for two (2) consecutive weeks prior to the date of the hearing before the approving authority. Within five (5) days after publication of the first notice, the City Recorder shall cause to be posted at or near each end of the proposed vacation a copy of the notice which shall be headed "Notice of Street Vacation", "Notice of Plat Vacation" or "Notice of Plat and Street Vacation" as the case may be; the notice shall be posted in at least two (2) conspicuous places in the proposed vacation area. The posting and first day of publication of such notice shall be not less than 14 days before the hearing.

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"B"	(Minor Comp. Plan Amendments [quasi-judicial], T ransportation f acility d evelopment)	Shall be published in a newspaper of general circulation no later than ten (10) days prior to the scheduled meeting date before the approving authority.
"C"	(Zone changes, p reliminary PUD plans, e conditional u se p ermits, e xceptions, Riparian Corridor Reductions)	Shall be published in a newspaper of general circulation no later than ten (10) days prior to the scheduled meeting date before the approving authority.
"C"	(Site p lan and a rchitectural r eview, l and d ivisions and historic review)	Shall be posted in a public place no later than five (5) days prior to the scheduled meeting date before the approving authority.

10.158 Notification, Affected Property Owners.

Notification shall be mailed to the applicant and all affected property owners no later than twenty (20) days prior to the scheduled meeting date before the approving authority. All addresses for mailed notices shall be obtained from the latest property tax rolls of the Jackson County Assessor's office. Affected property owners for each type of plan authorization shall be determined as follows:

Plan Authorization Classification

Affected Property Owners

"A"	Generally not applicable to a legislative action unless it meets ORS 227.186 criteria (<i>i.e.</i> , the change effectively rezones property.)
"B" ("Vacations)	All property owners within the area of a plat vacation or all abutting property and all attached real property within 200 feet laterally and 400 feet beyond the terminus of each right-of-way to be vacated.
"B" (Annexations, Minor Comp. Plan Amendments (quasi-judicial), Transportation Facility Development)	All owners of property within the project plus all property owners within 200 feet of the project boundaries.
"C" (Zone Changes, Conditional Use Permits, Exceptions, Site Plan and Architectural Review, Land Divisions and Historic Review, Riparian Corridor Reductions)	All owners of property within the project boundaries plus all property owners within 200 feet of the project boundaries.

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"C" (Preliminary PUD Plans)

All owners of property within the project boundaries plus all property owners within 200 feet of the project boundaries. The owners of no less than 75 tax lots shall be notified. If 75 tax lots are not located within 200 feet of the exterior boundary of the PUD, the notification area shall be extended by successive fifty 50 foot increments, until a minimum of 75 tax lots are included in the notification area. Owners of all tax lots within the extended notification area shall receive notice; therefore, noticing of more than 75 tax lots may be required.

10.220 Class "C" Actions.

Class "C" actions are comprised of the following plan authorizations:

- (1) Zone Changes
- (2) Planned Unit Development, Preliminary PUD Plan
- (3) Conditional Use Permit
- (4) Exceptions
- (5) Site Plan and Architectural Review
- (6) Land Divisions, Tentative Plats
- (7) Historic Review
- (8) **Riparian Corridor Reductions**

10.247 Application Form.

An application for a conditional use permit shall contain the following:

- (3) Site plan drawn to scale on an eighteen inch by twenty-four inch (18" x 24") sheet. Site plan shall identify all existing and proposed buildings, parking, drives, vegetation or landscaping, **creeks, streams, other watercourses, riparian corridors**, and adjacent development.

10.267 Form of Tentative Plat and Accompanying Data.

- (11) Location of all creeks, streams and other watercourses, showing top of existing bank, **riparian corridors**, and areas subject to inundation as shown on the latest Federal Flood Rate Insurance Maps.

10.287 Application Form.

The application for Site Plan and Architectural Commission review shall contain the following information:

Landscape Plan: Three (3) copies of the landscape plan scaled 1" = 10' or 1" = 20' or 1" = 30' and a reduced copy on an 8-1/2 x 11 inch sheet, that are legible, indicating the following:

- (1) existing natural features that are on site including **creeks and riparian corridors**, and all existing trees with a trunk six (6) inches in diameter or greater at four (4) feet in height above the ground, by location and tree species,

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10.298 ~~10.927~~ Riparian Corridors, Reductions or Deviation

~~A request to reduce or deviate from the riparian corridor boundary provisions of this section may be submitted to the Planning Director or designee for consideration. A deviation request may be approved as long as equal or better protection of the riparian area will be ensured through a plan for restoration, enhancement, or similar means. Such a plan 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." In no case shall activities prohibited in Section 10.926 (1) through (3), "Prohibited Activities within Riparian Corridors" be located any closer than 25 feet from the top-of-bank. The Planning Commission shall be kept advised of the outcome of deviation or reduction requests. Any decision of the Planning Director may be appealed to the City Council as provided in Chapter 10 of the Code of Medford.~~

A. Purpose.

The riparian corridor reduction process is hereby established to ensure compliance with Riparian Corridor Section 10.920 and the *Oregon Administrative Rules, Oregon Revised Statutes, and the Comprehensive Plan.*

A. Application.

An application for riparian corridor reduction shall include the information and materials listed below:

- (1) Application form.
- (2) All information requested on the application form.
- (3) Findings of Fact demonstrating compliance with the approval criteria of this section.
- (4) Current assessor map with the boundaries of the subject site indicated.
- (5) Site plan (ten (10) copies)
- (6) Restoration plan. Ten (10) copies of the restoration plan scaled 1" = 10' or 1" = 20' and a reduced copy on an 8 ½ x 11 inch sheet, that are legible, indicating the following:
 - a. The top-of-bank and riparian corridor on the entire parcel or parcels.
 - b. Existing natural features on site including location and species of all existing trees with a trunk six (6) inches in diameter or greater at four (4) feet in height above the ground, by location and tree species.
 - c. Landscaping required by this code (e.g. frontage landscaping, parking area planter bays and bufferyards).
 - d. Type of covering for all ground surfaces (e.g. bark mulch, gravel, paving, native grasses).
 - e. Proposed tree, shrub, and living ground cover location, size, common and scientific name with genus, species, and cultivar, for each proposed plant.
 - f. An alternative tree species list, by location, to allow flexibility during installation.

- (7) Application fee.

In addition to these items listed, the City may require the applicant to submit additional

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information deemed necessary to take action on an application in accordance with this Code and applicable State laws. Additionally, the Planning Director, in his/her discretion, may waive the submittal of any of the materials or information that are deemed to be excessive, repetitive or unnecessary based upon the size and nature of the site.

B. Approval Criteria.

The approving authority may approve or approve with conditions a request for a reduction based upon findings that the following criteria have been satisfied. In no case shall activities prohibited in Section ~~10.926(1) through (3)~~ 10.920(G), "Prohibited Activities within Riparian Corridors," be located any closer than twenty-five (25) feet from the top-of-bank.

- (1) ~~A deviation request may be approved as long as e~~Equal or better protection of the riparian area will be ensured through a plan for restoration, enhancement, or similar means. Said plan ~~shall~~ will be submitted, by the City, 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."
- (2) Adverse impacts on the functions or values of the riparian area including water quality, water temperature, erosion, wildlife habitat, or slope stability that would result from approval of this reduction will be minimized to the greatest extent possible through the plan for restoration, enhancement, or similar means.
- (3) Long term conservation and maintenance of the riparian corridor will be ensured through one of the methods contained in Section 10.920(H), "Conservation and Maintenance of Riparian Corridors."
- (4) Other reasonable options under the Medford Land Development Code have been explored.

C. Conditions of Approval.

In approving a riparian corridor reduction application, the Planning Commission or Site Plan and Architectural Commission may impose conditions necessary to ensure compliance with the standards of this code and the criteria in this section.

D. Appeal.

Final riparian corridor reduction decisions made by the Planning Commission or Site Plan and Architectural Commission may be appealed to the City Council pursuant to Sections 10.051 through 10.056.

E. Expiration

Riparian corridor reduction approvals shall expire within two (2) years following the date of the final order unless work on the authorized improvement or construction has begun or an extension of time has been issued. Upon written request submitted prior to expiration of the two (2) year approval, the Planning Commission or Site Plan and Architectural Commission may grant an extension not to exceed one (1) year. An extension shall be based on findings that the facts upon which the reduction were first approved have not changed to an extent sufficient to warrant refiling of the reduction.

10.920 Riparian Corridors

A. Purposes.

The purposes of establishing riparian corridors are:

- (1) To implement the goals and policies of the "Environmental Element" and the "Greenway" General Land Use Plan (GLUP) designation of the *Medford Comprehensive Plan*

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and achieve their purposes.

(2) To protect and restore Medford's waterways and associated riparian areas, thereby protecting and restoring the hydrologic, ecologic, and land conservation functions these areas provide for the community.

(3) To protect fish and wildlife habitat, enhance water quality, control erosion and sedimentation, and reduce the effects of flooding.

(4) To protect and restore the natural beauty and distinctive character of Medford's waterways as community assets.

(5) To provide a means for coordinating the implementation of the Bear Creek Greenway and other greenways or creek restoration projects within the City of Medford.

(6) To enhance the value of properties near waterways by utilizing the riparian corridor as a visual amenity.

(7) To enhance coordination among local, state, and federal agencies regarding development activities near waterways.

B. ~~10.921 Riparian Corridors~~, Definitions.

~~The following definitions shall apply to Sections 10.920 through 10.928, "Riparian Corridors":~~

Fish-bearing stream - A stream inhabited at any time of the year by anadromous or game fish species, or fish that are listed as threatened or endangered species under the federal or state Endangered Species Act.

Riparian area - The area adjacent to a **fish-bearing** stream consisting of the area of transition from the aquatic ecosystem to a terrestrial ecosystem.

Riparian vegetation - Native ground cover, shrubs, trees, and other vegetation predominately influenced by their association with water.

Top-of-bank - ~~The elevation at which water overflows the natural bank and begins to inundate upland areas. In absence of physical evidence, the~~ two-year recurrence interval flood elevation ~~may be used to delineate the top of bank.~~

C. ~~10.922 Riparian Corridors~~, Applicability.

(1) 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.

a. **Those portions of streams designated fish-bearing in the *Comprehensive Plan* include: Bear, Elk, Swanson, Lone Pine, Lazy, Larson, Gore, and Crooked Creeks.**

i. **Bear Creek: all of Bear Creek in the city limits of Medford.**

ii. **Elk Creek: from Beall Lane south 0.05 miles.**

iii. **Swanson Creek: from Crater Lake Highway west 0.38 miles.**

iv. **Lone Pine Creek: from Bear Creek east 1.8 miles to Temple Drive.**

v. **Lazy Creek: from Bear Creek east 1.94 miles.**

vi. **Larson Creek:**

1. **From Bear Creek east 3.9 miles to North Phoenix Road; and the**

2. **South Fork of Larson Creek from North Phoenix Road east 1.20 miles.**

vii. **Gore Creek: from Bear Creek southwest 0.82 miles.**

viii. **Crooked Creek: from Bear Creek southwest 2.24 miles.**

b. The provisions shall apply regardless of whether or not a building permit,

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- development permit, or plan authorization is required, and do not provide any exemption from state or federal regulations.
- c. 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.
 - d. 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.
- (2) 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 on the entire parcel or parcels.
 - (3) When reviewing plan authorization or development permit applications for properties containing a riparian corridor, or portion thereof, the approving authority shall consider the purpose statements in **this** section ~~10.920, "Riparian Corridors, Purposes" in when~~ determining the extent of the impact on the riparian corridor.
 - (4) 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 OAR. 635-415 "Fish and Wildlife Habitat Mitigation Policy."
- D. ~~10.923 Riparian Corridors, Location.~~**
- (1) The riparian corridor ~~boundary~~ of 50 feet **shall be** measured horizontally from the top-of-bank, as defined herein, on both sides of those waterways **meeting the following criteria:-**
 - a. **Identified in Section 10.920(C), "Applicability," and in the Comprehensive Plan as being fish-bearing; and**
 - b. Having an average annual stream flow of less than 1,000 cubic feet per second (cfs), and
 - c. **Waterways having riparian areas determined to be significant in the Comprehensive Plan.**
 - (2) **The 50 foot riparian corridor may be reduced unless a request to reduce the wetback has been approved according to Section 10.927 "Riparian Corridors, Reduction or Deviation." subject to approval of a riparian corridor reduction application pursuant to Section 10.298, "Riparian Corridor Reductions."**
 - (3) 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 extend 50 feet from the original top-of-bank.
 - (4) **In areas where the top-of-bank is not clearly defined, or where the predominant terrain consists of steep cliffs, an applicant may submit a request to apply OAR 660-023-0030 instead of the safe harbor provisions of this section. Such a request for a site specific determination of the boundary of the riparian corridor shall be pursued through a Comprehensive Plan Amendment, consistent with Sections 10.181-10.184.**
- E. ~~10.924~~ Permitted Activities within Riparian Corridors.**
- (1) Any use, sign, or structure, and the maintenance thereof, lawfully existing on the date of

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adoption of the provisions herein, is permitted within a riparian corridor. Such use, sign, or structure may continue at a similar level and manner as existed on the date of adoption of the provisions herein. The maintenance and alteration of pre-existing ornamental landscaping is permitted within a riparian corridor as long as no additional riparian vegetation is disturbed. The provisions of this section shall not be affected by any change in ownership of properties containing a riparian corridor

(2) The following activities, and maintenance thereof, are permitted within a riparian corridor, subject to obtaining applicable permits, if any, from the Oregon Department of State Lands and the U.S. Army Corps of Engineers. All plans for development and/or improvements within a riparian corridor 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."

- a. Waterway restoration and rehabilitation activities such as channel widening, realignment to add meanders, bank grading, terracing, reconstruction of road crossings, or water flow improvements.
- b. Restoration and enhancement of native vegetation, including the addition of canopy trees; cutting of trees which pose a hazard due to threat of falling if the tree is left in the riparian area after felling; or removal of non-native vegetation if replaced with native plant species at the same amount of coverage or density.
- c. Normal farm practices, other than structures, in existence at the date of adoption of the provisions herein, on land zoned for Exclusive Farm Use.
- d. Normal flood control channel maintenance practices within a waterway, other than structures, necessary to maintain flow.
- e. Replacement of a permanent legal nonconforming structure in existence at the date of adoption of the provisions herein with a structure in the same location, if it does not disturb additional riparian area, and in accordance with the provisions of Sections 10.032 through 10.037 "Non-Conformities."
- f. Expansion of a permanent legal nonconforming structure in existence at the date of adoption of the provisions herein, if the area of the expansion is not within the riparian corridor, and in accordance with the provisions of Sections 10.032 through 10.037 "Non-Conformities."
- g. Perimeter mowing and other cutting necessary for hazard prevention.

(3) New fencing may be permitted subject to consideration by the Planning Director or designee in consultation with the Director of Public Works and applicable state and federal agencies. An application for new fencing within a riparian corridor shall contain a to-scale drawing that clearly delineates the top-of-bank and riparian corridor boundary on the entire parcel or parcels, and shall indicate why the proposal is necessary and how it minimizes intrusion into the riparian corridor.

F. ~~10.925~~ Conditional Uses within Riparian Corridors.

The following activities, and maintenance thereof, are allowed within a riparian corridor if compatible with **this s**Section ~~10.920, "Riparian Corridors, Purposes,"~~ and if designed to minimize intrusion. Such activities shall be subject to approval of a Conditional Use Permit, which may be considered separately or in conjunction with another plan authorization review. The approving authority must determine that the proposal complies with at least one of the Conditional Use Permit criteria. Applicable permits, if any, from the Oregon Department of State Lands and the U.S. Army Corps of Engineers shall subsequently be obtained. All

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development and improvement plans 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."

- (1) Water-related or water-dependent uses, such as drainage facilities and irrigation pumps.
- (2) Utilities or other public improvements.
- (3) Streets, roads, or bridges where necessary for access or crossings.
- (4) Multi-use paths, accessways, trails, picnic areas, or interpretive and educational displays and overlooks, including benches and outdoor furniture.

~~G.F.10.926~~ Prohibited Activities within Riparian Corridors.

The following activities are prohibited within a riparian corridor, except as permitted in Sections 10.9240(E) "Permitted Activities within Riparian Corridors" and 10.9250(F) "Conditional Uses within Riparian Corridors."

- (1) Placement of new structures or impervious surfaces.
- (2) Excavation, grading, fill, stream alteration or diversion, or removal of vegetation except for perimeter mowing for fire protection purposes.
- (3) Expansion of areas of pre-existing non-native ornamental landscaping such as lawn, gardens, etc.
- (4) Dumping, piling, or disposal of refuse, yard debris, or other material.
- (5) Wireless communication facilities.

H. ~~10.928~~ Conservation and Maintenance of Riparian Corridors.

When approving applications for the following plan authorizations: Land Divisions, Planned Unit Developments, Conditional Use Permits, and Exceptions, or for development for properties containing a riparian corridor, or portion thereof, the approving authority shall assure long term conservation and maintenance of the riparian corridor through one of the following methods:

- (1) The area shall be protected in perpetuity by a conservation easement recorded on deeds and plats prescribing the conditions and restrictions set forth in ~~Sections 10.920 through 10.928, "Riparian Corridors,"~~ **this section** and any imposed by state or federal permits; or,
- (2) The area shall be protected in perpetuity through ownership and maintenance by a private non-profit association by conditions, covenants, and restrictions (CC&Rs) prescribing the conditions and restrictions set forth in **this section** ~~Sections 10.920 through 10.928, "Riparian Corridors,"~~ and any imposed by state or federal permits; or,
- (3) The area shall be transferred by deed to a willing public agency or private conservation organization with a recorded conservation easement prescribing the conditions and restrictions set forth in **this section** ~~Sections 10.920 through 10.928, "Riparian Corridors,"~~ and any imposed by state or federal permits; or,
- (4) The area shall be protected through other appropriate mechanisms acceptable to the City of Medford which ensure long-term protection and maintenance.