

City of Medford

Modification of a Conditional Use Permit

*This is entirely new language to be added at code section 10.250

1. Minor Modification.

A minor modification to an approved permit may be approved by the Planning Director provided the Planning Director determines that the modification does not constitute a major modification. A minor modification shall meet all of the following criteria:

- a. Meets all requirements of the Land Development Code and other legal requirements.
- b. Does not significantly affect other property or uses; will not cause any deterioration or loss of any natural feature, process or open space; nor significantly affect any public facility.
- c. The amount of open space and landscaping is not decreased.
- d. No relocation of vehicle access points and parking areas where the change may generate an impact that could adversely affect off-site or on-site traffic circulation or might adversely affect the community.
- e. No reduction or elimination of any project amenities such as recreational facilities, significant natural resources (streams, creeks, landform), fencing and other screening material.
- f. Modifications to facilities and utilities conform to the adopted facility plans.
- g. Modifications to any other components of the plan conform to standards of the Land Development Code.
- h. No modification to any condition of approval.

2. Major Modification.

A request to substantially modify a conditional use permit shall be processed in the same manner as a request for a conditional use permit in 10.246. The Planning Director may waive submittal requirements deemed unnecessary or inapplicable to the proposal.

Modification of a Site Plan and Architectural Review

*This is entirely new language to be added at code section 10.294

1. Minor Modification.

A minor modification to an approved plan may be made by the Planning Director provided the Planning Director determines that the modification does not constitute a major modification. A minor modification shall meet all of the following criteria:

- a. Meets the exemption criteria of 10.031.
- b. No increase in the number of dwelling units.
- c. The amount of open space or landscaping is decreased by no more than 10% of the previously approved area, provided the decrease does not drop below the minimum standards as required by the code.
- d. No relocation of vehicle access points and parking areas where the change may generate an impact that could adversely affect off-site or on-site traffic circulation or might adversely affect the community.
- e. No reduction or elimination of any project amenities such as recreational facilities, significant natural resources (streams, creeks, landform), fencing and other screening material.
- f. Modifications to facilities and utilities conform to the adopted facility plans.
- g. Modifications to any other components of the plan conform to standards of the Land Development Code.
- h. No modification to any condition of approval.

2. Major Modification.

When modification to an approved plan is determined to be a Major Modification, the plan shall be processed in the same manner as a request for a site plan and architectural review in 10.285. The Planning Director may waive submittal requirements deemed unnecessary or inapplicable to the proposal.