

# PLANNING COMMISSION

## AGENDA

### JANUARY 11, 2018



#### Commission Members

David Culbertson  
Joe Foley  
Bill Mansfield  
David McFadden  
Mark McKechnie  
E. J. McManus  
Patrick Miranda  
Alex Poythress  
Jared Pulver

Regular Planning Commission meetings  
are held on the second and fourth  
Thursdays of every month  
Meetings begin at 5:30 PM

City of Medford  
City Council Chambers  
411 W. Eighth Street, Third Floor  
Medford, OR 97501  
541-774-2380



## Planning Commission

# Agenda

Public Hearing  
January 11, 2018

5:30 PM

Council Chambers, City Hall, Room 300  
411 West Eighth Street, Medford, Oregon

- 
10. Roll Call
20. Consent Calendar/Written Communications (voice vote)
30. Minutes
- 30.1 Consideration for approval of minutes from the December 28, 2017, hearing.
40. Oral and Written Requests and Communications  
Comments will be limited to 3 minutes per individual or 5 minutes if representing an organization. **PLEASE SIGN IN.**
50. Public Hearings  
Comments are limited to a total of 10 minutes for applicants and/or their representatives. You may request a 5-minute rebuttal time. All others will be limited to 3 minutes per individual or 5 minutes if representing a group or organization. **PLEASE SIGN IN.**
- Old Business**
- 50.1 **CUP-17-116** Consideration of a request for a Conditional Use Permit (CUP) for a proposed Bed & Breakfast to be located at 15 Geneva Street in the SFR-6 (Single-Family Residential – 6 dwelling units per gross acre) zoning district, and within the Historic Preservation Overlay District (371W30AB TL 16400). (Gloria Thomas & Cecil de Hass, Applicants; Julie Krason, Agent; Dustin Severs, Planner).
- New Business**
- 50.2 **SV-17-106** Consideration of a request for the vacation of an approximate 50-foot wide strip of public right-of-way being a portion of Evergreen Street, running roughly north-south from West Third Street to West Fourth Street, 300 feet in length within the C-H, Heavy Commercial, zoning district. (Linda Donovan, Applicant; Steffen Roennfeldt, Planner).
- 50.3 **LDP-17-133** Consideration of a request for a partition to create three lots on a 6.36 parcel located on the west side of N Ross Lane approximately 430 feet south of West McAndrews Road within the MFR-20 (Multiple-Family, 20 dwelling units per gross acre) zoning district. (Housing Authority of Jackson County, Applicant; Scott Sinner Consulting, Inc., Agent; Liz Conner, Planner).
- 50.4 **LDS-17-139 / CUP-17-140 /** Consideration of a Zone Change from SFR-00/SE (Single Family Residential - one dwelling unit per existing lot/Southeast Overlay) to SFR-4/SE (Single

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

**ZC-17-141** Family Residential - 4 dwelling units per gross acre/Southeast overlay); Horse Arena Subdivision, a 44 lot residential subdivision; and a Conditional Use Permit to allow a pedestrian path, bike path and storm water facilities within the greenway on 15.15 acres located on the north side of Coal Mine Road approximately 900 feet east of North Phoenix Road. (371W34 TL 2300, 2400, 2401). (Dan Mahar, Applicant; Neathamer Surveying, Inc., Agent; Liz Conner, Planner).

**60. Reports**

60.1 Site Plan and Architectural Commission

60.2 Joint Transportation Subcommittee

60.3 Planning Department

**70. Messages and Papers from the Chair**

**80. Remarks from the City Attorney**

**90. Propositions and Remarks from the Commission**

**100. Adjournment**



## Planning Commission

# Minutes

From Public Hearing on **December 28, 2017**

The regular meeting of the Planning Commission was called to order at 5:30 PM in the City Hall Council Chambers on the above date with the following members and staff in attendance:

### Commissioners Present

Patrick Miranda, Chair  
David McFadden, Vice Chair  
David Culbertson  
Joe Foley  
Bill Mansfield  
Alex Poythress

### Staff Present

Kelly Akin, Assistant Planning Director  
Eric Mitton, Deputy City Attorney  
Doug Burroughs, Development Services Manager  
Terri Rozzana, Recording Secretary

### Commissioners Absent

Mark McKechnie, Excused Absence  
E.J. McManus, Excused Absence  
Jared Pulver, Excused Absence

### 10. Roll Call

### 20. Consent Calendar/Written Communications.

**20.1 PUD-17-082 / LDS-17-088** Final Orders of a request for a revision to the Mountain Top Village area of the Vista Pointe Planned Unit Development (PUD) and for a tentative plat to create 41 single family residential lots, 39 multi-family residential lots and common areas on approximately 25.05 acres zoned SFR-4/PD (Single Family Residential/Planned Development Overlay). The PUD revision includes changing the approved 132 condominium units to 132 townhouse style units and adding a clubhouse and pool. Mountain Top Village is generally located north of Vista Pointe Drive, northeast of Park Ridge Drive and west of Bordeaux Avenue at the termini of Whitney Terrace, Evening Ridge Terrace and Deer Ridge Drive. (Ron DeLuca Revocable Trust, Applicant; Mark McKechnie, Oregon Architecture, Agent; Kelly Akin, Planner).

**20.2 LDS-15-121** Consideration of request for a one-year time extension of the approval of Heights at Hondeleau, a 21-lot residential subdivision on a 3.36 net acre parcel located at the eastern terminus of Hondeleau Lane (approximately 200 feet east of the intersection of Springbrook Road and Hondeleau Lane), within the SFR-6 (single family residential, 6 dwelling units per gross acre) zoning district. (Hondeleau, LLC, Applicant; Steven Swartsley, Agent, Kelly Akin, Planner).

Commissioner Culbertson disclosed that the agent for agenda item 20.2 LDS-15-121, Steven Swartsley, and he had a meeting on an unrelated property today. That meeting would not have any reflection on this application.

Motion: The Planning Commission adopted the consent calendar as submitted.

Moved by: Vice Chair McFadden

Seconded by: Commissioner Foley

Voice Vote: Motion passed, 6–0.

30. Minutes

30.1. The minutes for December 14, 2017, were approved as submitted.

40. Oral and Written Requests and Communications. None.

There were no public hearings. Eric Mitton, Deputy City Attorney, did not read the Quasi-Judicial Statement.

50. Public Hearings – None

60. Reports

60.1 Site Plan and Architectural Commission.

Commissioner Culbertson reported that the Site Plan and Architectural Commission met on Friday, December 15, 2017. They had old business that was plans for the construction of a 3,900 square foot showroom on a 0.34 acre parcel located on the southwest corner of East Second Street and North Central Avenue. Under new business they approved a proposal for the construction of 3,468 square foot of additional storage area on one parcel totaling 0.64 acres, located on the west side of Stowe Avenue approximately 650 feet south of Rossanley Drive. They also approved the development of a single 2.49-acre lot, consisting of the construction of an 11,990 square foot building to be used as commercial offices for Options of Southern Oregon, along with an Exception request to exceed the maximum block length standards at 700 N. Central Avenue. Lastly, they approved the construction of a 7,200 square foot multi-tenant commercial building to be located within Phase I of the South Medford Center, a commercial and retail center located at the intersection of Garfield Street and Center Drive.

60.2 Report of the Joint Transportation Subcommittee.

Chair Miranda reported that the Joint Transportation Subcommittee has not met since the Planning Commission last met.

**60.3 Planning Department**

Kelly Akin, Assistant Planning Director, reported that related to the Transportation System Plan they have been discussing having meetings in each of the four wards. These meetings are open houses to discuss projects that are specific to that particular ward. Ward 1 is scheduled for Tuesday, January 9, 2018, held at North Medford High School commons. Ward 4 is scheduled for Wednesday, January 17, 2018, held at the Smullin Center. Ward 2 is scheduled for Tuesday, January 23, 2018, held at the Jackson County Library. Ward 3 is scheduled for Wednesday, January 24, 2018, held at the Santo Center. Ms. Akin encouraged the Planning Commissioners to attend for their ward. These projects will be coming to the Planning Commission as the recommending body to the City Council.

The Boards and Commissions luncheon is scheduled for Friday, February 9, 2018.

Planning Commission's next study session is scheduled for Monday, January 8, 2018. Discussion will be on the Transportation System Plan (i.e. level of service, concurrency, the transportation rule and LTS).

There is business scheduled for the Planning Commission on Thursday, January 11, 2018 and Thursday, February 8, 2018.

January 4, 2018, City Council will hear a street vacation that the Planning Commission will hear at their next meeting and an annexation on the north side of Vilas east of Table Rock Road.

70. Messages and Papers from the Chair. None.

80. Remarks from the City Attorney. None.

90. Propositions and Remarks from the Commission. None.

100. Adjournment

The meeting was adjourned at 5:38 p.m. The proceedings of this meeting were digitally recorded and are filed in the City Recorder's office.

Submitted by:

\_\_\_\_\_  
Terri L. Rozzana  
Recording Secretary

\_\_\_\_\_  
Patrick Miranda  
Planning Commission Chair

Approved: January 11, 2018



City of Medford

# Planning Department

*Working with the community to shape a vibrant and exceptional city*

## STAFF REPORT

for a Type-C quasi-judicial decision: **Conditional Use Permit**

PROJECT Lady Geneva Bed & Breakfast  
Applicant: Gloria Thomas & Cecil Thomas de Haas  
Agent: Julie Krason

FILE NO. CUP-17-116

TO Planning Commission

*for January 11, 2018 hearing*

FROM Dustin Severs, Planner III

REVIEWER Kelly Akin, Assistant Director

DATE January 4, 2018

## BACKGROUND

### Proposal

Consideration of a request for a Conditional Use Permit (CUP) for a proposed Bed & Breakfast to be located at 15 Geneva Street in the SFR-6 (Single-Family Residential – 6 dwelling units per gross acre) zoning district, and within the Historic Preservation Overlay District (371W30AB TL 16400).



Subject Site Characteristics

Zoning: SFR-6  
GLUP: Service Commercial (SC)  
Overlay(s): Airport Area of Concern (AC)  
Historic (H)  
Use: Single-family residence

Surrounding Site Characteristics

<i>North</i>	Zone:	SFR-6
	Use(s):	Single-Family Residences
<i>South</i>	Zone:	C-S/P (Service / Professional)
	Use(s):	Dental office building
<i>East</i>	Zone:	SFR-6
	Use(s):	Single-Family Residences
<i>West</i>	Zone:	C-S/P (Service / Professional)
	Use(s):	Commercial offices

Related Projects

None

Applicable Criteria

Medford Land Development Code §10.248, Conditional Use Permit Criteria

The approving authority (Planning Commission) must determine that the development proposal complies with either of the following criteria before approval can be granted.

- (1) The development proposal will cause no significant adverse impact on the livability, value, or appropriate development of abutting property, or the surrounding area when compared to the impacts of permitted development that is not classified as conditional.
- (2) The development proposal is in the public interest, and although the development proposal may cause some adverse impacts, conditions have been imposed by the approving authority (Planning Commission) to produce a balance between the conflicting interests.

In authorizing a conditional use permit the approving authority (Planning Commission) may impose any of the following conditions:

- (1) Limit the manner in which the use is conducted, including restricting the time an activity may take place, and restraints to minimize such environmental effects as noise, vibration, air pollution, glare and odor.

- (2) Establish a special yard or other open space or lot area or dimension requirement.
- (3) Limit the height, size, or location of a building or other structure.
- (4) Designate the size, number, location, or nature of vehicle access points.
- (5) Increase the amount of street dedication, roadway width, or improvements within the street right-of-way.
- (6) Designate the size, location, screening, drainage, surfacing, or other improvement of parking or truck loading area.
- (7) Limit or otherwise designate the number, size, location, height, or lighting of signs.
- (8) Limit the location and intensity of outdoor lighting, or require its shielding.
- (9) Require screening, landscaping, or other facilities to protect adjacent or nearby property, and designate standards for installation or maintenance thereof.
- (10) Designate the size, height, location, or materials for a fence.
- (11) Protect existing trees, vegetation, water resources, wildlife habitat, or other significant natural resources.

## ISSUES AND ANALYSIS

### Background

The subject property consists of a single 0.16-acre lot containing a two-story, single-family home located near the corner of Geneva Street and East Main Street within the Geneva-Minnesota Historic District. The applicants, who recently purchased the home, are requesting to use the home as a Bed & Breakfast while continuing to live at the residence and serving as the proprietors of the lodging establishment. The house currently contains six bedrooms and three full bathrooms (the applicant intends to construct one additional bathroom), and breakfast is proposed to be provided for guests from 7:30 - 9:30 am.

Originally, the applicants proposed to provide a maximum capacity of five guest rooms, but subsequently reduced the number of guest rooms to two after they were unable to obtain an easement from the property to the south - which is owned and used by a dental office - to utilize the abutting gravel parking lot for the Bed & Breakfast in order to satisfy parking requirements (Exhibit L).

### Code references

Per MLDC 10.010, the definition of a Bed and Breakfast reads as follows:

*A single-family dwelling, or part thereof, other than a motel, hotel or multiple family dwelling, where traveler's accommodations and breakfast are provided for a fee on a daily or weekly room rental basis, not to exceed fourteen (14) days.*

Per MLDC 10.313, Bed & Breakfasts are permitted in the SFR-6 zoning district solely pursuant to the issuance of a Conditional Use Permit (CUP).

PERMITTED USES IN RESIDENTIAL ZONING DISTRICTS		SFR 00	SFR 2	SFR 4	SFR 6	SFR 10	MFR 15	MFR 20	MFR 30	Special Use or Other Code Section
(a)	Bed and Breakfast Inn	X	X	Cs	Cs	Cs	Ps	Ps	Ps	10.828

The special use requirements identified in MLDC 10.828 for a Bed and Breakfast service, read as follows:

*The intent is to provide temporary travelers' accommodations and breakfast in a single family residence for a fee, on a daily or weekly room rental basis, not to exceed fourteen (14) consecutive days.*

(1) Standards.

*(a) Minimal outward modification of the structure or grounds may be made only if such changes are compatible with the character of the area or neighborhood and the intent of the zoning district in which it is located.*

*(b) Off street parking shall be provided. The front yard shall not be for off-street parking for temporary guests unless the parking area is screened, not visible from the street, and found to be compatible with the neighborhood.*

*(c) 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. Health and sanitation facilities shall be inspected annually by Jackson County.*

*(d) Two (2) on-premise signs may be approved by the approving agency (Planning Commission) provided that each sign is compatible with residential uses and is not more than six (6) square feet in size and not exceeding an overall height of six (6) feet.*

*(e) All necessary state and county permits, certifications, or requirements shall be obtained as a condition of approval of a bed and breakfast service.*

Special Use Standards - Analysis

*Outward modification of structure/grounds (standard a)*

The applicants are not proposing any physical expansion or outward modification to the existing house - with the exception of a small wooden sign to be hung from the balcony of the front entrance of the house for the Bed & Breakfast - nor are they proposing any exterior modifications to the façade of the home (e.g., siding, windows, etc.) to accommodate the conversion of the home into a dual use as a Bed & Breakfast.

In terms of activities associated with the proposed Bed & Breakfast conducted on the grounds of the subject lot, the applicants' submitted narrative (Exhibit D) states the following:

*"Any activities will be conducted in the back yard of the home. The activities will mostly be wine tastings provided by the local wineries, receptions, and special occasion dinners for the guests. It is considered that most of the occupants will mostly have just an arrival and departure pattern as guests will be sightseeing to the Applegate valley wineries, lakes, campsites, and participating in any other city activities that are going on at the time. Therefore constant activity will not be prevalent and noise levels will be at the minimum."*

It is the view of staff that such activities are not consistent with the intent and purpose of the definition of a Bed and Breakfast as provided in the Code – which simply allows a single-family residence to provide travelers with lodging and breakfast for a fee on a daily or weekly basis – nor are such activities consistent with the residential character of the neighborhood; and therefore cannot be made to comply with the Conditional Use Permit (CUP) criteria per MLDC 10.248.

As a discretionary condition of approval, staff recommends that the applicant be prohibited from conducting any activities associated with the proposed Bed & Breakfast other than those expressly allowed as per the Code (i.e., lodging and breakfast).

*Parking (standard b)*

The applicants are required to provide one off-street parking space for each room proposed for guests, in addition to providing two off-street parking spaces for the residents of the home (MLDC 10.743-1). As such, the proposed Bed & Breakfast will be required to provide a total of four off-street parking spaces: two spaces for the residents, and two spaces for each of the two proposed guest rooms. While the subject property's driveway does not contain adequate space to accommodate the number of off-street spaces required for five guest rooms (five spaces), as originally requested (Exhibit B) – without approval to utilize the abutting gravel parking lot – the driveway can be found to have sufficient room to accommodate two guest rooms (two spaces) as currently requested (the existing two-car garage satisfying the parking requirements for the residents of the home).

*Number of guests (standard c)*

Though the Code states that the number of guests for a Bed & Breakfast at any one time is limited to six persons, the Commission does have the discretionary authority to approve a greater number of guests if the Commission concludes that existing sanitation facilities are sufficient to accommodate additional guests. The Oregon State Building Code, however, does limit the number of guests - which is not discretionary - to a maximum of ten persons as per the memo received from the Building Department (Exhibit I). The applicants initially requested that the Commission approve the proposed Bed & Breakfast to exceed six persons, requesting to be allowed the maximum of ten persons as permitted by the Building Department (Exhibit J). However, this request was subsequently withdrawn by the applicants - now that the number of proposed guest rooms has been reduced to two rooms - and the applicants feel that a limitation of six guests for two guest rooms is appropriate (Exhibit L).

*Signage (standard d)*

The applicants' submitted findings state their intent to place a single, eight square foot hanging sign from the balcony located at the front entrance of the house for the proposed use, and have included an image of the proposed design of the sign with their application submittal (Exhibit E). MLDC 10.823(d) restricts signs to a maximum of six square feet for a Bed and Breakfast; therefore the applicants will need to reduce the size of the proposed sign in order to be in compliance with the sign standards for Bed & Breakfasts as per MLDC 10.828.

The applicants will be required to submit a sign permit application for the proposed sign to the Planning Department, and at that time staff will review the sign application to ensure compliance with MLDC 10.823(d); and since the property is located within the Historic Preservation Overlay District, the applicants will additionally be required to obtain approval through the Landmarks and Historic Preservation Commission (LHPC) prior to obtaining a sign permit through the City.

*Other permits required (standard e)*

The Jackson County Health and Human Services is the public health authority responsible for the enforcement of public health regulations related to lodging facilities. The regulation of Bed & Breakfasts by Jackson County includes licensing and providing annual inspections to ensure sanitation standard compliance for Bed & Breakfast establishments that offer three rooms or greater for lodging; Bed and Breakfast establishments offering less than three rooms for lodging are exempt from these requirements. At the request of staff, the applicants had been in contact with Jackson County Health and Human Services - of whom the applicants explained performed an initial review/inspection - and were informed that the approval of the CUP by the City would be required prior to the official inspection and licensing of the establishment. However, the applicants have since reduced their request to just two guest rooms, exempting them from the aforesaid requirements.

### Facility Adequacy

Per the agency comments submitted to staff (Exhibits F-H), it can be found that there are adequate facilities to serve the proposed Bed & Breakfast.

### Neighbor input

At the time of this writing, staff has received two emails from neighbors, which have been included into the record as Exhibits J and K.

### Committee Comments

No comments were received from committees such as BPAC.

## **FINDINGS OF FACT**

The approving authority (Planning Commission) must determine that the development proposal complies with either of the following criteria before approval can be granted.

- (1) The development proposal will cause no significant adverse impact on the livability, value, or appropriate development of abutting property, or the surrounding area when compared to the impacts of permitted development that is not classified as conditional.

The Commission can find that there is sufficient evidence contained in the Applicants' narrative and the Staff Report to determine that the proposed Bed and Breakfast can be made to comply with the provisions of the Code with the imposition of conditions of approval contained in Exhibit A, and therefore will not have an adverse impact on the surrounding area. This criterion is satisfied.

- (2) The development proposal is in the public interest, and although the development proposal may cause some adverse impacts, conditions have been imposed by the approving authority (Planning Commission) to produce a balance between the conflicting interests.

This criterion is not applicable.

## **FINDINGS AND CONCLUSIONS**

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

## **RECOMMENDED ACTION**

Adopt the findings as recommended by staff and direct staff to prepare the Final Order for approval of CUP-17-116 per the staff report dated January 4, 2018, including Exhibits A through L.

**EXHIBITS**

- A Conditions of Approval drafted January 4, 2018.
- B Site Plan received October, 2017.
- C Assessor's Map received September 22, 2017.
- D Applicant's Narrative, Questionnaire, and Findings of Fact received September 22, 2017.
- E Proposed sign design received September 22, 2017.
- F Public Works staff report received October 18, 2017.
- G Medford Water Commission received October 23, 2017.
- H Medford Fire Department report received October 18, 2017.
- I Building Department memo received October 18, 2017.
- J Neighbor email to staff from Rene and Lane Forncrook received October 23, 2017.
- K Neighbor letter from Frann Wolfe, received January 2, 2018.
- L Email from applicants requesting reduction of proposed guest rooms from five to two, received January 3, 2018.  
Vicinity map

**PLANNING COMMISSION AGENDA:**

**November 9, 2017**  
**December 14, 2017**  
**January 11, 2018**

**EXHIBIT A**

Lady Geneva Bed and Breakfast  
CUP-17-116  
Conditions of Approval  
January 4, 2018

**CODE REQUIRED CONDITIONS**

Prior to the issuance of a business license, the applicants shall:

1. Comply with all conditions of the Medford Water Commission (Exhibit G).
2. Comply with all requirements of the Medford Fire Department (Exhibit H).
3. Comply with all requirements of the Medford Building Department (Exhibit I).

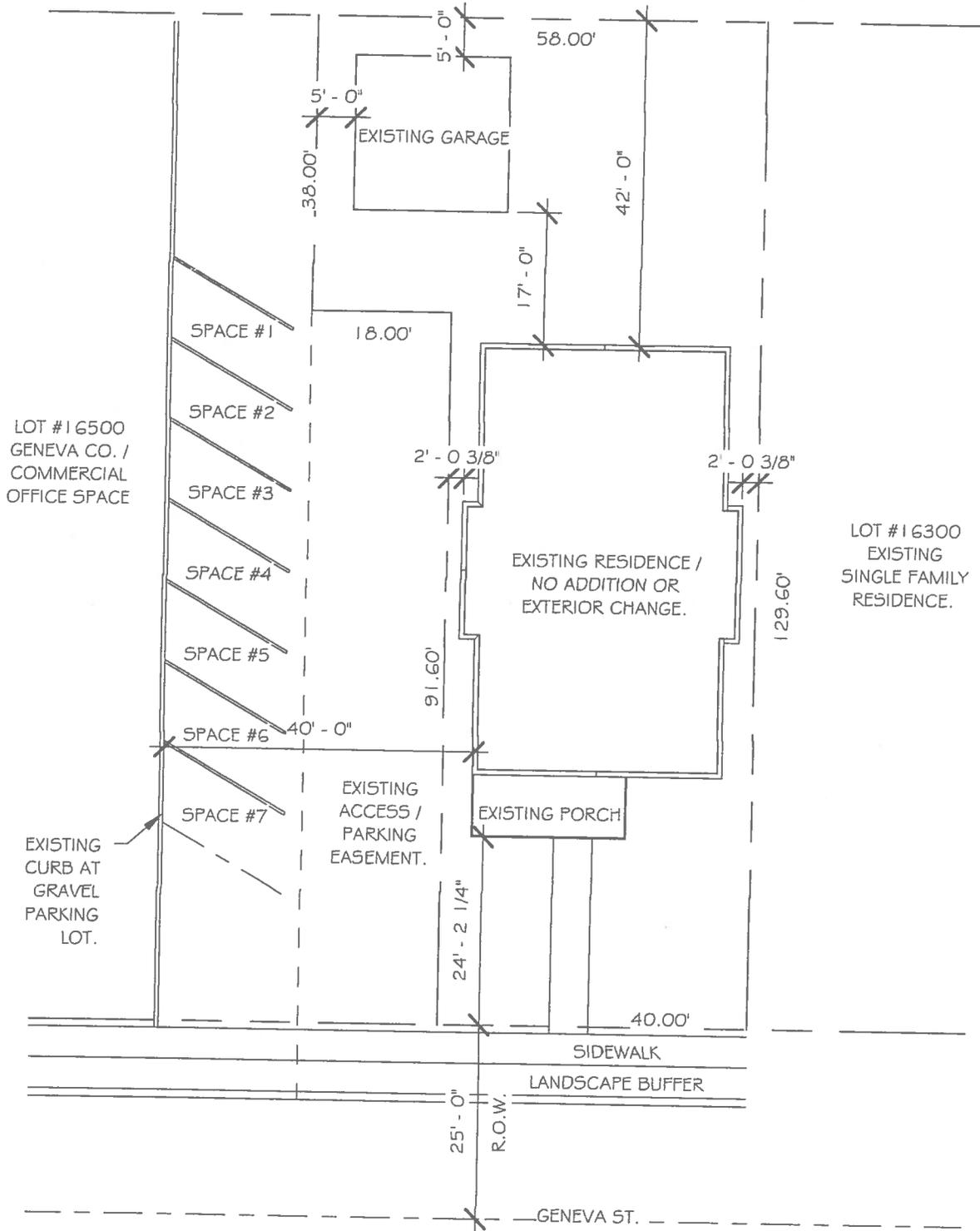
**DISCRETIONARY CONDITIONS**

The applicants shall:

1. Be prohibited from conducting any activities associated with the proposed Bed & Breakfast other than those expressly allowed per the Code (i.e., lodging and breakfast).

CITY OF MEDFORD  
EXHIBIT # A  
File # CUP-17-116

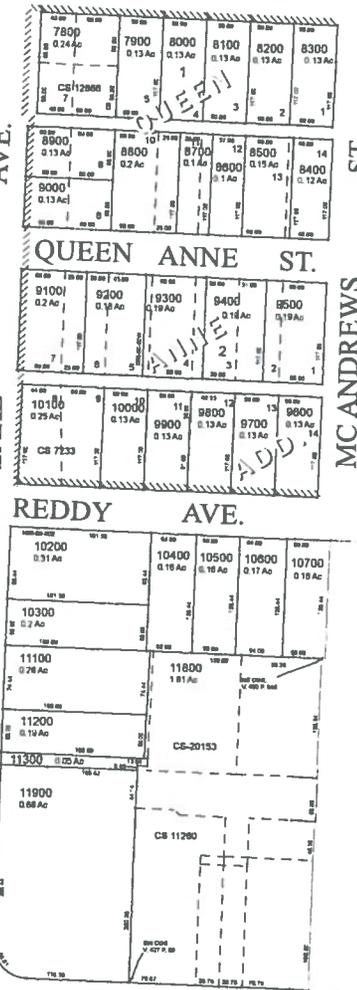
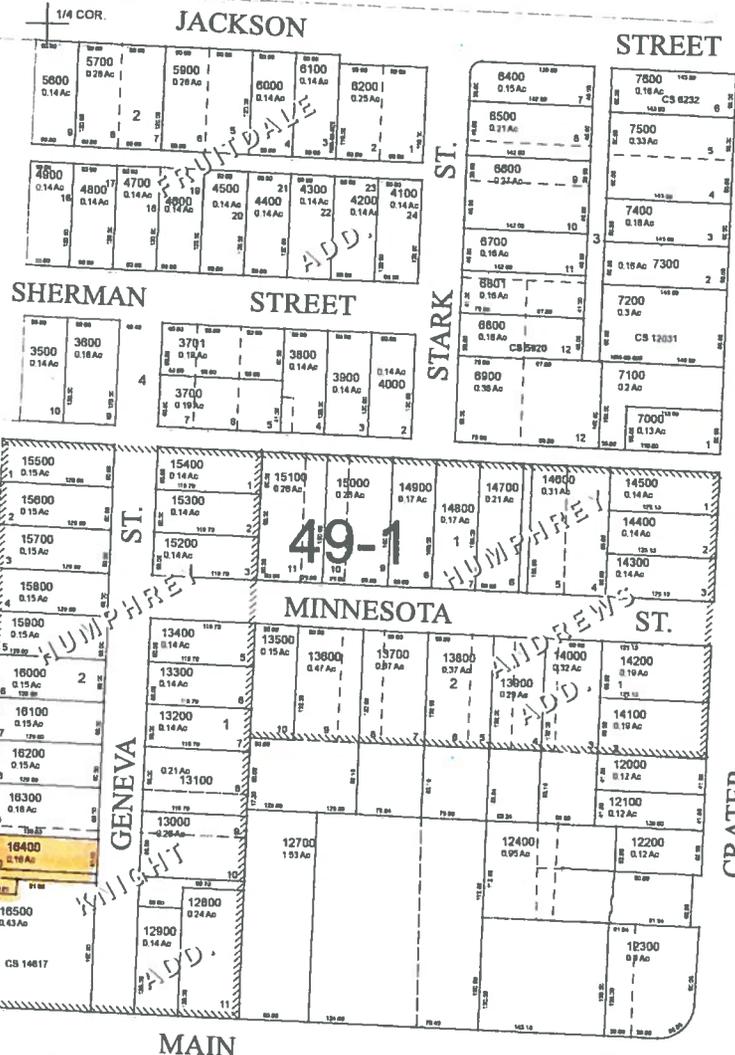
LOT #5000 EXISTING OFFICE COMPLEX /  
COMMERCIAL SPACE.



① SITE PLAN  
1" = 20'-0"

	165 CHAPARRAL SHADY COVE OR. 97539 541-878-2918 TERRY@TNTCAD.COM		GENEVA B&B		EXHIBIT # B
					File # CUP-17-116
	Date 10-16-17		Drawn by TNT		S-1

SEE MAP 37 1W 19DC



- CANCELLED TAX LOT NUMBERS
- 10800 ADDED TO 11800
  - 10900
  - 11000 ADDED TO 11100
  - 11500 ADDED TO 11800
  - 11600 ADDED TO 11800
  - 11760
  - 12500
  - 12600
  - 1500 THRU 1900 ADDED TO 371W19CD
  - 200 THRU 1400 ADDED TO 371W19DC
  - 2000 THRU 18200 ADDED TO 371W30BA
  - 2100
  - 2101
  - 2700
  - 2702
  - 2900
  - 5100
  - 5600
  - 6700
  - 7700

CITY OF MEDFORD  
EXHIBIT #

File #

SE COR. REZEN B.  
PICKARD D.C. 42

SEE MAP 37 1W 30AC

Owner: Gloria A. Thomas & Cecil E. de Haas

Applicant: Gloria A. Thomas & Cecil de Haas,

Zoning: Single Family Residential (SFR6)

Zoning Overlay: AC/H

Location: 15 Geneva St., Medford

Legal description: 371W30AB16400 Tax Lot 15

**Narrative:**

We, Gloria A. Thomas and Cecil E de Haas are the new owners of the single family dwelling located on 15 Geneva St. We are both professional hoteliers with a combined background of over 50 years experience. We have worked and lived in different parts of the world and although we have both travelled extensively and worked in many different countries Gloria still considers Oregon home. She grew up in Portland and has always had the desire to return. This home is the perfect opportunity for us to provide luxury accomodations and exceptional customer service to the visitors of Medford. Since this home is part of the Historic Preservation Society, as a bed and breakfast it would be an addition to the historic sites and activities that Medford has to offer. The intent is to maintain the home as original as possible so that the travellers would learn about the history of Medford that will be provided throughout the house via photos, books.

The single family dwelling has 6 bedrooms and 3 full baths. We will be occupying one of the bedrooms, therefore we are requesting to have the remaining 5 bedrooms be utilized as part of the bed and breakfast operation. Our floor plans show the addition of three bathrooms to the home in order to provide adequate sanitation facilities to the occupants. Breakfast will be provided every morning and it will include, freshly squeezed juices, water, fresh pastries from local bakeries to promote the local businesses, coldcuts, cheeses, coffee, teas, fresh fruit from the farmers markets. It will be served from 7:30am until 9:30 am. The requirements for the use of the kitchen have been researched and application to Jackson County will be done as soon as the conditional use permit is approved. An additional half bath will be built in the basement for ease of use as well as an additional storage area for operational activities. No other modifications to the house are required. Exhibit '1' and '2'.

**Criteria**

The purpose of this Conditional Use Permit request is to authorize the use of this 0.16 acre dwelling as a Bed and Breakfast for transient lodging of up to 10 guests at any given time. Both criteria's are detailed below.

**RECEIVED**  
**SEP 22 2017**  
**PLANNING DEPT**



Findings:

Criteria 1: The development proposal will cause no significant adverse impact on the livability, value, or appropriate development of the abutting property, or the surrounding area when compared to the impacts of permitted development that is not classified as conditional.

1) The area where the home is located is already situated in the Geneva-Minnesota Historic district and is located very close to Main street. Any visitor to Lady Geneva Bed and Breakfast can gain access from Main street therefore not causing any added traffic to Geneva St or Minnesota. In addition there is already a professional/commercial business on the corner of Geneva St and Main St that has a small area for parking etc.

2) At maximum occupancy which would be 5 rooms with 2 people each would be 10 guests total per day. We are estimating an average occupancy of 50% for the first year. Even with the maximum occupancy of 10 people per day and 5 cars, which can park within the property, we find that this would not adversely affect the transit on the streets or over population of the historic area.

3) No exterior changes are planned, with the exception of the placement of a sign and enhancement of the existing landscape. The enhancement of the landscape will increase the curb appeal of the neighborhood and cause a significant improvement in the appeal and value of the surrounding homes. The sign will comply with the city ordinance, made out of wood and it will be located at the front entrance of the house, hanging from the balcony, therefore not causing any obstruction to any parts of the front lawn or sidewalk. It will only be lit by a single bulb in order to be able to see it at night time with dimensions of 4 ft by 2 ft. Exhibit '4'.

Criteria 2: The development proposal is in the public interest, and although the development proposal may cause some adverse impacts, conditions have been imposed by the approving authority (Planning Commission) to produce a balance between the conflicting interests.

- 1) The lot is part of the historic registrar; as a bed and breakfast, it would continue to protect and enhance the cities tourist and visitor attractions and stimulate the business and industry of the city of Medford. It would strengthen the economy of the city and it would promote the use of the historic sites and district for education, pleasure, housing and public welfare of the city. This proposal would be in the publics interest without causing any undue stress, as stated in criteria 1, on the surrounding neighborhood. Exhibit '3'.
- 2) The subject site is a single family dwelling within a residential community and it is bounded by residences to the north and east and the Dental Office building to the South and commercial offices to the west. Therefore, commercial properties already exist in the immediate vicinity of the subject property. The home has had commercial usage in the past, with a health and wellness center located in the home in the 1940's. The commercial property to the south has significant amount of parking spaces which would allow the occupants of the bed and breakfast

- to park within the property lines and not cause additional cars to occupy Geneva Street. The owners of the adjacent properties would not have issues finding parking space on the street.
- 3) Any outdoor activities will be conducted in the back yard of the home. The activities will mostly be wine tastings provided by the local wineries, receptions, special occasion dinners for the guests. It is considered that most of the occupants will mostly have just an arrival and departure pattern as the guests will be sightseeing to the Applegate valley wineries, lakes, campsites, and participating in any other city activities that are going on at the time. Therefore constant activity will not be prevalent and noise levels will be at a minimum.

Conclusion:

The findings conclude that both criteria's of the Land Development code section 10.248 can be met. Our desire is to increase the awareness of the historical value of Medford in a professional manner, using our expertise and background in order to achieve it.

The attached Exhibit '1' is a floor plan that demonstrates the current and proposed changes to the dwelling.

The attached Exhibit '2' is the site plan.

The attached Exhibit '3' is a photo of the historic plaque

The attached Exhibit '4' is a sketch of proposed signage.

The attached Exhibit '5' is the assessors map

The attached Exhibit '6' is the map showing the tax lot

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*Lady Geneva Bed & Breakfast*  
—  —  
**At Buhrman House**

RECEIVED  
SEP 22 2017  
PLANNING DEPT



Medford – A fantastic place to live, work and play

## CITY OF MEDFORD

LD Date: 10/18/2017  
File Number: CUP-17-116

### PUBLIC WORKS DEPARTMENT STAFF REPORT

#### Lady Geneva B & B

15 Geneva Street

- Project:** Consideration of a request for a Conditional Use Permit (CUP) for a proposed Bed & Breakfast.
- Location:** Located at 15 Geneva Street in the SFR-6 (Single-Family Residential – 6 dwelling units per gross acre) zoning district, and within the Historic Preservation Overlay District (371W30AB TL 16400).
- Applicant:** Gloria Thomas & Cecil de Hass, Applicants; Julie Krason, Agent; Dustin Severs, Planner.

---

**Public Works has no comments on the proposed Conditional Use Permit application.**

Prepared by: Doug Burroughs



BOARD OF WATER COMMISSIONERS  
**Staff Memo**

**TO:** Planning Department, City of Medford  
**FROM:** Rodney Grehn P.E., Water Commission Staff Engineer  
**SUBJECT:** CUP-17-116  
**PARCEL ID:** 371W30AB TL 16400  
**PROJECT:** Consideration of a request for a Conditional Use Permit (CUP) for a proposed Bed & Breakfast to be located at 15 Geneva Street in the SFR-6 (Single-Family Residential – 6 dwelling units per gross acre) zoning district, and within the Historic Preservation Overlay District (371W30AB TL 16400); Gloria Thomas & Cecil de Hass, Applicants; Julie Krason, Agent; Dustin Severs, Planner.  
**DATE:** October 18, 2017

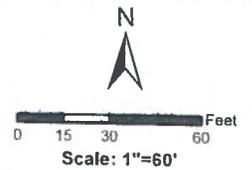
I have reviewed the above plan authorization application as requested. Conditions for approval and comments are as follows:

**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 existing ¾-inch water meter located near the northwest property corner along Geneva Street shall be protected in place and continue to serve domestic water to the dwelling at 15 Geneva Street. This existing ¾-inch water meter could be converted to a dedicated landscape irrigation meter. If a second "larger" water service is necessary, the applicant shall contact Medford Water Commission engineering staff for water meter installation fees.

**COMMENTS**

1. Off-site water line installation is not required.
2. On-site water facility construction is not required.
3. Static water pressure is expected to be near 100 psi. See attached document from the City of Medford Building Department on "Policy on Installation of Pressure Reducing Valves".
4. MWC-metered water service does exist to this property. A ¾" water meter exists at the northerly property corner along Geneva Street that serves the existing dwelling at 15 Geneva Street. (See Condition 3 above)
5. Access to MWC water lines is available. There is a 4" water line is located in Geneva Street.



**Water Facility Map for CUP-17-116**

**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 grid distance supplied by the Medford Office. It does not show a record of actual fieldwork. The Commission does not assume any liability for errors or omissions. There are no warranties or representations made by the Commission.



# MEDFORD FIRE DEPARTMENT

200 S. Ivy Street, Room #180  
Medford, OR 97501  
Phone: 774-2300; Fax: 541-774-2514;  
www.medfordfirerescue.org

## LAND DEVELOPMENT REPORT - APPLICANT

To: Dustin Severs

LD Meeting Date: 10/18/2017

From: Greg Kleinberg

Report Prepared: 10/18/2017

Applicant: Gloria Thomas & Cecil de Hass, Applicants; Julie Krason, Agent

File #: CUP - 17 - 116

### Site Name/Description:

Consideration of a request for a Conditional Use Permit (CUP) for a proposed Bed & Breakfast to be located at 15 Geneva Street in the SFR-6 (Single-Family Residential - 6 dwelling units per gross acre) zoning district, and within the Historic Preservation Overlay District (371W30AB TL 16400); Gloria Thomas & Cecil de Hass, Applicants; Julie Krason, Agent; Dustin Severs, Planner.

DESCRIPTION OF CORRECTIONS	REFERENCE
----------------------------	-----------

**Requirement SMOKE DETECTION**

ORS SMOKE

Smoke alarms are required per ORS 479.250-479.300. Smoke alarms are required in every room used for sleeping purposes, outside of each separate sleeping area in the immediate vicinity of the bedrooms, and on every story including the basement. Ensure the smoke alarms are compliant before leasing. Hard-wired and interconnected smoke alarms are recommended.

**Requirement CARBON MONOXIDE ALARMS**

ORS CO ALARMS

Carbon monoxide alarm(s) are required per ORS 90.316 and OAR 837.047. Carbon monoxide alarms shall be located in each bedroom or within 15 feet outside of each bedroom door. Bedrooms on separate floor levels in a structure shall have separate carbon monoxide alarms serving each story.

**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 combustible 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.**

CITY OF MEDFORD

EXHIBIT # H

File # CUP-17-116



# Memo

**To:** Dustin Severs, Planning Department  
**From:** Mary Montague, Building Department  
**CC:** Lady Geneva B&B, Agent Julie Krason; Owners Gloria Thomas & Cecil de Hass  
**Date:** October 18, 2017  
**Re:** CUP-17-116; Lady Geneva B&B

---

## **Building Department:**

*Please Note: This is not a plan review. These are general notes based on general information provided. Plans need to be submitted and will be reviewed by a residential plans examiner to determine if there are any other requirements for this occupancy type. Please contact the front counter for fees.*

1. Applicable Building Codes are 2017 ORSC; 2017 OESC with Oregon Amendments; 2014 OPSC; and 2014 OMSC. For list of applicable Building Codes, please visit the City of Medford website: [www.ci.medford.or.us](http://www.ci.medford.or.us) Click on "City Departments" at top of screen; click on "Building"; click on "Design Criteria" on left side of screen and select the appropriate design criteria.
2. All plans are to be submitted electronically. Information on the website: [www.ci.medford.or.us](http://www.ci.medford.or.us) Go to "City Departments" at top of screen; click on "Building"; click on "ELECTRONIC PLAN REVIEW (ePlans)" for information.
3. Obtain application and follow Oregon Health Authority guidelines.
4. Not more than 10 persons and not more than 5 guest rooms. R101 (1.3).
5. Submit plans and obtain proper permits for changes per number 2 above.
6. The basement will not be used as habitable space.
7. Per Table 7-5 of the 2014 OPSC a 4 inch sewer line is required at the connection of the 4th water closet. Will need to verify that the addition of the plumbing fixtures meet the requirements of this section and table with building permits.

**Dustin J. Severs**

---

**From:** Rene & Lane <randl1@charter.net>  
**Sent:** Monday, October 23, 2017 2:58 PM  
**To:** Dustin J. Severs  
**Subject:** Lady Geneva B & B

We live at 112 Geneva St. We don't have an issue with having a B & B in our neighbor. Our only concern is that the door will be cracked open possibly allowing other situations to happen in our neighborhood. What is our recourse if a problem comes up at the B & B (parking on the street; sign obnoxious (colors/lights); too many guests; owner needs to live at residence; limit number of B & B's allowed in Geneva-Minnesota Historic District.  
Thank you for allowing us to voice our opinion.  
Rene and Lane Forncrook

CITY OF MEDFORD  
EXHIBIT # Δ  
Case # CUP-17-116

## January 11, 2018 City Council Meeting: Lady Geneva B&B

**Purpose of the meeting:** address criteria for proposed Lady Geneva B&B not consistent with the neighborhood

### *Background*

- Geneva-Minnesota remains one of four historic districts within the city limits of Medford.
- Geneva-Minnesota is subject to review by the Historic Commission. Changes include exterior alterations (including signs) of historic buildings, new construction, demolition, exceptions, and appeals of minor reviews.

### *Consolidation of the Landmark & Historic Preservation Commission (LHPC) with the Site Plan and Architectural Commission (SPAC):*

On August 3, 2017, the City Council made a motion directing staff to draft code language that will combine the duties of the Landmarks and Historic Preservation Commission with the Site Plan and Architectural Commission. The possible consolidation of the historic commission may be problematic to keeping the Certified Local Government (CLG) designation. The Planning staff recommends maintaining the CLG status for Medford and thus has reservations about eliminating the Commission until it is confirmed whether the CLG status could be preserved without a separate Historic Commission. Eliminating a dedicated Commission might send a message, albeit unintentional, that the City's commitment to historic preservation in the long term is eroding.

*Question:* What has the city decided in regards to this consolidation proposal?

### Bed and Breakfast (Code MLDC 10.010 and MLDC 10.313):

- Owner occupied management must live on property
- No on-street parking
- Limitations: size limitation of signage; style cohesive with historic look; no digital signs; no bright lights; house must maintain historic style; can't remodel to accommodate business, change window style or install a carport
- B&B's are limited by the number of parking places (which must be equal to the number of bedrooms being offered plus 2 parking spaces for the owners)
- The existing driveway (which is currently gravel) will need to be paved; because we are in an historic district, the Historic Commission must approve the new driveway material

### *Questions/Concerns:*

1. Will there be any effect on utilities? Electrical, sewer, water, etc.
2. What is the definition of "owner occupied"? Percent of time the owners are expected to be on premise?
3. If the property is not approved as a B&B and the owner chooses to operate an AirB&B and/or VRBO on site, our current city code is silent on this issue. When will the City address the lack of code for AirB&B and/or VRBO in the city of Medford?

CITY OF MEDFORD  
EXHIBIT: K  
CUP-17-116

4. An influx of renters will further crowd our narrow streets with limited parking; this is not a good fit for historic areas and produces commercialization of a National Historic neighborhood.
5. A few years back, prior to Jim Huber retiring as Director of Planning, Jim commented that the historical neighborhoods in Medford need to be protected via new zoning codes. Jim indicated that the Planning Department was hiring a consultant to address the new codes issue. Was anything done with regards to zoning codes in historical neighborhoods? If not, will this issue be addressed by the City Council?

**Dustin J. Severs**

---

**From:** Gloria Thomas <ladygenevabb@gmail.com>  
**Sent:** Wednesday, January 03, 2018 5:19 PM  
**To:** Dustin J. Severs  
**Subject:** Request for amendment of CUP

Good Afternoon Dustin,

Via this email I am formally requesting to amend the CUP submitted to reduce the amount of bedrooms from 5 to 2, and allowing for a total of 6 occupants. In addition I will also only be making modifications to the house to add 1 bathroom inside one of the bedrooms.

Please advise if there is anything else needed for the January 11th hearing.

Regards,  
Gloria Thomas and Cecil de Haas

CITY OF MEDFORD  
EXHIBIT L  
# CUP-17-116



Project Name:

Lady Geneva  
Bed & Breakfast

Map/Taxlot:

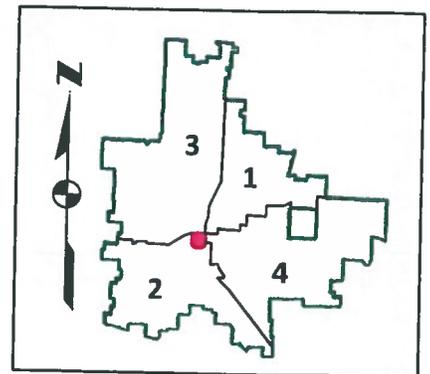
371W30AB TL 16400

Legend

-  Subject Area
-  Medford Zoning
-  Tax Lots



09/26/2017





## STAFF REPORT

for a Class-B decision: Vacation

Project Evergreen Street Vacation  
Applicant: Linda Donovan

File no. SV-17-106

To Planning Commission

for January 11, 2018 hearing

From Steffen Roennfeldt, Planner III

Reviewer Kelly Akin, Assistant Planning Director *ka.*

Date January 4, 2018

## BACKGROUND

### Proposal

Consideration of a request for the vacation of an approximate 50-foot wide strip of public right-of-way being a portion of Evergreen Street, running roughly north-south from West Third Street to West Fourth Street, 300 feet in length within the C-H, Heavy Commercial, zoning district.

### Vicinity Map



History

On September 14, 2017, the applicant submitted the subject application requesting to vacate a portion of the existing right-of-way in order to install a food-cart court like use as well as outdoor seating for the existing wine tasting use.

A resolution setting the City Council hearing date of February 15, 2018 will be on the Council's Agenda for the Council Meeting on January 4, 2017.

Authority

This proposal is a Class-B application for vacation of public right-of-way. The Planning Commission is authorized to act as the advisory agency to the City Council for vacations, providing a recommendation to the City Council, and with the City Council serving as the approving authority under Medford Municipal Code Sections 10.102–122, 10.165, and 10.185.

**ISSUES AND ANALYSIS**

Background

The request is being made for the vacation of Evergreen Street, a public right-of-way, bordering the applicant's property to the northeast between West Third Street and West Fourth Street.

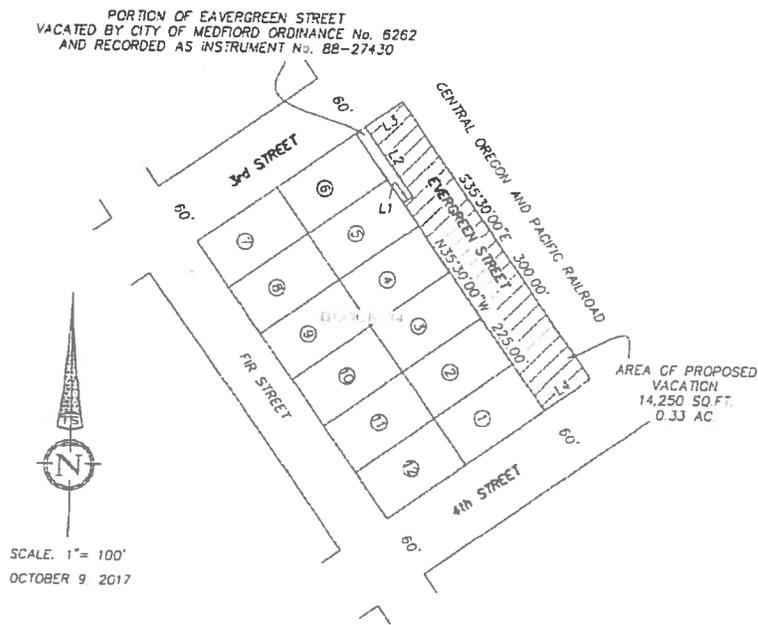


Figure 1 - Location of Proposed Vacation

As can be seen in Figure 1 above, the applicant is proposing to vacate an area located between the railroad tracks, owned and operated by the Central Oregon and Pacific Railroad, and property owned by the applicant (all of Block 34). The area to be vacated is 14,250 square feet in size. Not included in the application is a portion of Evergreen Street (750 square feet) that was already vacated by the City in 1988 (Ordinance No. 88-27430).

### Analysis

Medford Land Development Code (MLDC) 10.200 states that a request to vacate a public street, in addition to the requirements of the Code, be subject to the vacation procedures outlined in ORS Chapter 271. Since the vacation request was initiated by petition, the requirements of ORS 271.080 apply: Pursuant to ORS 271.080(2), the consent of the owners of all abutting property and not less than two-thirds in area of the real property affected is required. The applicant has provided written consent of all abutting property owners, as well as 86% of the property owners of the affected area (Exhibits H & I).

### Agency Comments

Per the agency comments submitted to staff (Exhibits C to G), it can be found that the submitted legal description accurately describes the area to be vacated. Also, the Rail and Public Transit Division (RPTD) of ODOT requested to be contacted prior to any work being done near the railroad crossings on W. Third Street and W. Fourth Street.

### Other Agency Comments (Exhibit J)

The Medford Urban Renewal Agency (MURA) stated its support for the vacation in a memo dated December 29, 2017.

### Committee Comments (Exhibit K)

The Medford Bicycle and Pedestrian Advisory Commission opposes the proposed street vacation.

## **FINDINGS AND CONCLUSIONS**

The criteria that apply to vacations are in Medford Municipal Code Section 10.202.

*Vacation Criteria. A request to vacate shall be approved by the approving authority (City Council) when the following criteria have been met:*

*Criterion (1): Compliance with the Public Facilities Element of the Comprehensive Plan, including the Transportation System Plan.*

### Findings

The goals and policies in the Comprehensive Plan that relate to public facilities, transportation and the Transportation System Plan (TSP) do not specifically address the topic of right-of-way vacation.

### Conclusion

Since the goals and policies of the comprehensive plan are silent on right-of-way vacations, using the Comprehensive Plan directly for approval is unnecessary in this instance. However, per the agency comments submitted to staff, it can be found that public facilities can be made adequate to support the vacation request through the imposition of conditions listed in the Recommend Action section below. Therefore, this criterion is satisfied.

*Criterion (2): If initiated by petition under ORS 271.080, the findings required by ORS 271.120.*

Findings

The application was initiated by petition per the requirements in ORS 271.080(2).

Conclusion

The submitted application contains the requisite material and provides a petition conforming to the standards of ORS 271.080, including the signed consent to vacation documents from 100 percent of all abutting real property owners, and the signed consent to vacate documents from 86 percent of all affected real property owners (Exhibit I). This criterion is satisfied.

*Criterion (3): If initiated by the Council, the applicable criteria found in ORS 271.130.*

Findings

The applicant has chosen to initiate the vacation by submitting a petition as allowed per ORS 271.080; therefore, initiation by the Council is not requested.

Conclusion

This criterion is not applicable to the project.

**RECOMMENDED ACTION**

Based on the findings and conclusions that all of the approval criteria are met or are not applicable, forward a favorable recommendation to the City Council for approval of the vacation per the staff report dated January 4, 2018, including Exhibits A through K.

**EXHIBITS**

- A Legal description and Exhibit Map of vacation area, received October 10, 2017.
- B Applicant's Findings of Fact and Conclusions of Law, received October 10, 2017.
- C Medford Public Works Department Staff Report, received December 13, 2017.
- D Medford Fire Department Report, received December 13, 2017.
- E Medford Water Commission Memo and Facility Map, received December 13, 2017.
- F City Surveyor comments, received November 8, 2017.
- G ODOT Rail and Public Transit Division comments, received November 20, 2017.
- H Abutting Property Owners consent forms, received October 25, 2017.
- I Affected Property Owners consent forms, received October 25, 2017.
- J Medford Urban Renewal Agency memo, received December 29, 2017.
- K Medford Bicycle and Pedestrian Advisory Committee (BPAC) Memo, received January 3, 2018.  
Vicinity map

RECEIVED

OCT 10 2017

PLANNING DEPT.

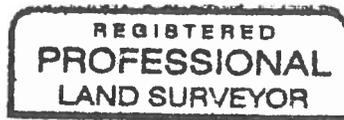
EXHIBIT 'A'

A vacation description for a portion of Evergreen Street right of way as shown on the Map of the Town of Medford, recorded May 4, 1888 now of record, located in the Northeast Quarter of Section 25, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, more particularly described as follows:

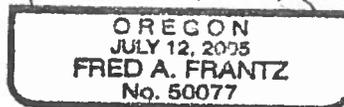
BEGINNING AT the most easterly corner of Block 34 of the City of Medford according to the Official Map thereof, now of record, located in the Northeast Quarter of Section 25, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon; thence North 35°30' West, along the northeasterly line of said block, a distance of 225.00 feet, to the most southerly corner of that tract described in Instrument Number 88-27430 of the Official Records of Jackson County, Oregon; thence North 54°30' East, along the southeasterly line of said tract, a distance of 10.00 feet, to the most easterly corner thereof; thence North 35°30' West, along the northeasterly line of said tract, a distance of 75.00 feet, to the most northerly corner thereof; thence North 54°30' East, 30.00 feet southeasterly of and parallel with the center line of Third Street, a distance of 40.00 feet to the southwesterly right of way line of the Central Oregon and Pacific Railroad; thence South 35°30' East, along said right of way, a distance of 300.00 feet, to the intersection of said right of way line and a point 30.00 feet northwesterly of, when measured at right angles from, the centerline of Fourth Street; thence South 54°30' West, 30.00 feet northwesterly of and parallel with said center line, a distance of 50.00 feet, to the POINT OF BEGINNING.

Basis of Bearing used in this description is based on the Map of the Town of Medford, according to the Official Plat thereof, now of record.

Prepared by:  
Terrasurvey, Inc.  
274 Fourth Street  
Ashland, Oregon 97520



*Fred A. Frantz*



Renewal 12-31-17

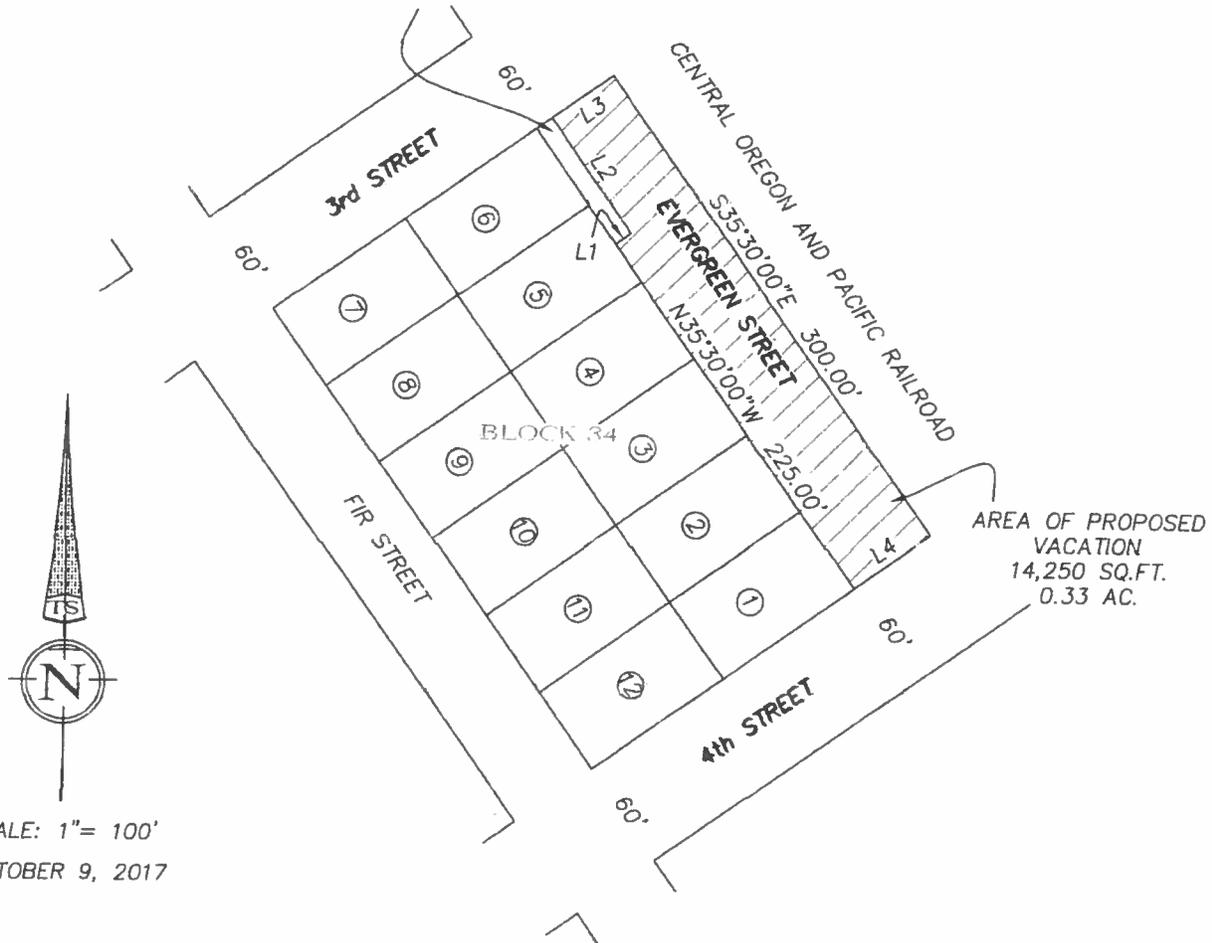
CITY OF MEDFORD  
EXHIBIT # A 10f2  
File # SV-17-106

OCT 10 2017

PLANNING DEPT.

EXHIBIT 'B'  
FOR  
VACATION OF A PROTION OF EVERGREEN STREET  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 37 SOUTH,  
RANGE 2 WEST, IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

PORTION OF EAVEGREEN STREET  
VACATED BY CITY OF MEDFIORD ORDINANCE No. 6262  
AND RECORDED AS INSTRUMENT No. 88-27430



AREA OF PROPOSED  
VACATION  
14,250 SQ.FT.  
0.33 AC.

SCALE: 1"= 100'  
OCTOBER 9, 2017

LINE TABLE		
LINE	BEARING	LENGTH
L1	N54°30'00"E	10.00'
L2	N35°30'00"W	75.00'
L3	N54°30'00"E	40.00'
L4	S54°30'00"W	50.00'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Fred A. Frantz*  
OREGON  
JULY 12, 2005  
FRED A. FRANTZ  
No. 50077

Renewal 12-31-17

TERRASURVEY, INC.  
PROFESSIONAL LAND SURVEYORS  
274 FOURTH STREET  
ASHLAND, OREGON 97520  
JOB NO. 1142-17

CITY OF MEDFORD  
EXHIBIT # *A 2017*  
File # SV-17-106

## FINDINGS OF FACTS

### Criteria 1.

1. That the vacation complies with the Public Facilities Element of the Comprehensive plan, including the Transportation System plan.

#### Applicants Response:

After reviewing the Public Facilities and Transportation System plans of the Comprehensive Plan, the applicant finds the following facts to be true:

- A) The vacation lies within the City of Medford's Urban Growth Boundary.
- B) The vacation is bordered on all sides by City of Medford commercial zoned land.
- C) The physical facilities necessary to support the vacated property, including water service, sanitary sewer collection and treatment and storm water management are in place.
- D) The vacated property has access to public services that include fire protection, law enforcement, solid waste management, schools and health services.
- E) The property has access to and complies with the City of Medford's Transportation System Plan.

### Criteria 2.

2. If initiated by petition under ORS 271.080 per ORS 271.120, the City Council must determine the following:
  - a. For a plat vacation or part thereof: that two-thirds of the affected property owners consent in writing. Affected property owners are all owners of property embraced within the plat or part thereof.

For a street or alley vacation: that 100 percent of the abutting property owners and two-thirds of the affected property owners consent in writing. Affected property owners are owners of all land lying on either side of the street or alley proposed to be vacated and extending laterally to the next street that serves as a parallel street not to exceed 200 feet, and within 400 feet of the terminus of the part of the street or alley to be vacated.

- b. That the required notice has been given.

#### Applicants Response:

The required notice has been given by way of preparing mailing labels and delivering them to the city planning department.

3. If initiated by the City Council under ORS 271.130, the City Council must determine the following:
  - a. That more than 50 percent of the affected property owners do not object in writing; and,

- b. That the vacation will not substantially affect the property value of any abutting property, or if the vacation will substantially affect the market value of any abutting property where the owner objects, the City will provide for paying damages.

Applicants Response:

As evidenced by the attached Written Consent of Owner, all lands to the West of the portion of the abandoned Evergreen Street project to be vacated represent 100% ownership of all real property deemed potentially affected by a vacation initiated by the Council under ORS 271.130. The ownership of these properties feel that the vacation will not substantially affect the market value of their property that would require the City to be responsible for any damages as required under ORS 271.130.



*Medford – A fantastic place to live, work and play*

## CITY OF MEDFORD

LD Date: 12/13/2017  
File Number: SV-17-106

### **PUBLIC WORKS DEPARTMENT STAFF REPORT** **Evergreen Street Vacation** **Linda Donovan**

- Project:** Consideration of a request for the vacation of an approximate 50-foot wide strip of public right-of-way being a portion of Evergreen Street.
- Location:** Running roughly north-south from West Third Street to West Fourth Street, 300 feet in length within the C-H, Heavy Commercial, zoning district.
- Applicant:** Linda Donovan, Applicant; Steffen Roennfeldt, Planner.
- 

Public Works concurs with the request to vacate the subject existing right-of-way, with the condition that sign-offs shall be obtained from all applicable utility companies to confirm they have relocated their facilities out of the area to be vacated or an easement over the entire area shall be reserved for public utilities that exist therein. If required, the easement shall include the right to access, maintain, and construct these utilities within the easement area. No structures shall be built over the easement area.

Prepared by: Doug Burroughs

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P:\Staff Reports\SV\2017\SV-17-106 Evergreen Street Vacation (TL 3700-4000)\SV-17-106 Staff Report-LD.docx

Page 1

PUBLIC WORKS DEPARTMENT  
ENGINEERING & DEVELOPMENT DIVISION

200 S. IVY STREET  
MEDFORD, OREGON 97501  
[www.ci.medford.or.us](http://www.ci.medford.or.us)

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

CITY OF MEDFORD  
EXHIBIT # C  
File # SV-17-106



# Medford Fire Department

200 S. Ivy Street, Room #180  
Medford, OR 97501  
Phone: 774-2300; Fax: 541-774-2514;  
E-mail [www.fire@ci.medford.or.us](mailto:www.fire@ci.medford.or.us)

## LAND DEVELOPMENT REPORT - PLANNING

To: Steffen Roennfeldt

LD Meeting Date: 12/13/2017

From: Fire Marshal Kleinberg

Report Prepared: 12/12/2017

File #: SV - 17 - 106

### Site Name/Description:

Consideration of a request for the vacation of an approximate 50-foot wide strip of public right-of-way being a portion of Evergreen Street, running roughly north-south from West Third Street to West Fourth Street, 300 feet in length within the C-H, Heavy Commercial, zoning district; Linda Donovan, Applicant; Steffen Roennfeldt, Planner.

### DESCRIPTION OF CORRECTIONS

### REFERENCE

#### Approved as Submitted

Meets Requirement: No Additional Requirements

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 combustible 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.



BOARD OF WATER COMMISSIONERS

**Staff Memo**

**TO:** Planning Department, City of Medford

**FROM:** Rodney Grehn P.E., Water Commission Staff Engineer

**SUBJECT:** SV-17-106

**PARCEL ID:** 362W25AA TL 3700-4000

**PROJECT:** Consideration of a request for the vacation of an approximate 50-foot wide strip of public right-of-way being a portion of Evergreen Street, running roughly north-south from West Third Street to West Fourth Street, 300 feet in length within the C-H, Heavy Commercial, zoning district; Linda Donovan, Applicant; Steffen Roennfeldt, Planner.

**DATE:** December 13, 2017

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

**CONDITIONS**

1. No Conditions.

**COMMENTS**

1. Off-site water line installation is not required.
2. On-site water facility construction is not required.
3. Static water pressure is approximately 90 psi in this area.
4. MWC-metered water service does NOT exist to this property.
5. Access to MWC water lines is available. There is an existing 8-inch water line in W 4<sup>th</sup> Street, and a 6-inch water line in N Fir Street.



Page 43



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

**Water Facility Map for SV-17-106**

**Legend**

- Air Valve
- Sample Station
- Fire Service
- ◆ Hydrant
- ▲ Reducer
- Blow Off
- ⊕ Plugs-Caps

**Water Meters:**

- Active Motor
- 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:**

- C** Control Station
- P** Pump Station
- R** Reservoir



This map is filed as a digital document (1) prepared by the Nidebard Water Commission. It is a public document and the user assumes all responsibility for its use. No warranty is made for the accuracy of the information shown on this map. NEDEBARD WATER COMMISSION, 1000 W. 10th St., NEDEBARD, ND 58641

## Steffen K. Roennfeldt

---

**From:** Jon M. Proud  
**Sent:** Wednesday, November 8, 2017 1:32 PM  
**To:** Steffen K. Roennfeldt  
**Cc:** Karen M. Spoons  
**Subject:** VACATION SV-17-106  
**Attachments:** Scanned from a Xerox Multifunction Device.pdf

Steffen, I have no comments on the attached description and exhibit map. I do ask that if and when Council acts on the vacation that the original surveyor stamped documents are given to Karen for recordation with the county clerk. This preserves the scale and legibility of the document.

Thanks, Jon

Jon Proud, L.S.  
City Surveyor  
200 S. Ivy Street  
Medford, Or. 97501  
jon.proud@ci.medford.or.us  
p.541-774-2126  
f.541-774-2552

-----Original Message-----

From: Steffen K. Roennfeldt  
Sent: Friday, November 03, 2017 2:52 PM  
To: Jon M. Proud  
Subject: FW: Scanned from a Xerox Multifunction Device

Hi Jon,

Could you please do me a favor and look at the attached legal description and verify that everything is ok!? This is part of a street vacation application.

Thank you & have a good weekend,  
Steffen

-----Original Message-----

From: [planning@cityofmedford.org](mailto:planning@cityofmedford.org) [mailto:[planning@cityofmedford.org](mailto:planning@cityofmedford.org)]  
Sent: Thursday, November 2, 2017 1:19 PM  
To: Steffen K. Roennfeldt <[Steffen.Roennfeldt@cityofmedford.org](mailto:Steffen.Roennfeldt@cityofmedford.org)>  
Subject: Scanned from a Xerox Multifunction Device

Please open the attached document. It was scanned and sent to you using a Xerox Multifunction Device.

Attachment File Type: pdf, Multi-Page

## Steffen K. Roennfeldt

---

**From:** HUNTER Zackary <Zackary.HUNTER@odot.state.or.us>  
**Sent:** Monday, November 20, 2017 1:21 PM  
**To:** Steffen K. Roennfeldt; GOODMAN Cary  
**Cc:** SMITH David R  
**Subject:** RE: File No. SV-17-106

Hi Steffen,

My name is Zack Hunter, Crossing Compliance Specialist and I need to chime in on is vacation. Any alterations to 3<sup>rd</sup> or 4<sup>th</sup> street within the safe stopping sight distance to the Railroad crossings will require the City to contact the Rail and Public Transit Division (RPTD). These alterations include;

- Access points onto 3<sup>rd</sup> and 4<sup>th</sup> Streets
- Adding sidewalks
- Reconfiguration of the pavement markings on 3<sup>rd</sup> or 4<sup>th</sup> Streets
- Widening of 3<sup>rd</sup> or 4<sup>th</sup> Streets

I do not have any data before me at this time to indicate plans at affect these crossing. Any future plans at or near these crossings that is planned by the City or the respective landowner owner of the vacated street between 3<sup>rd</sup> and 4<sup>th</sup> Streets please have the City contact RPTD at (503) 986 4273.

Thank you

Feel free to contact me with any questions.

Zack Hunter  
Crossing Compliance Specialist  
(503) 986 6780  
[Zackary.hunter@odot.state.or.us](mailto:Zackary.hunter@odot.state.or.us)

---

**From:** Steffen K. Roennfeldt [<mailto:Steffen.Roennfeldt@cityofmedford.org>]  
**Sent:** Monday, November 20, 2017 11:37 AM  
**To:** GOODMAN Cary  
**Cc:** HUNTER Zackary; SMITH David R  
**Subject:** RE: File No. SV-17-106

Hi Cary,

Please see attached for the requested Property Disposition form and a vicinity map.  
Please let me know if there's anything else I have to take care of at this point.

Thank you,  
Steffen

**From:** GOODMAN Cary [<mailto:Cary.GOODMAN@odot.state.or.us>]  
**Sent:** Wednesday, November 15, 2017 2:06 PM  
**To:** Steffen K. Roennfeldt <[Steffen.Roennfeldt@cityofmedford.org](mailto:Steffen.Roennfeldt@cityofmedford.org)>  
**Cc:** HUNTER Zackary <[Zackary.HUNTER@odot.state.or.us](mailto:Zackary.HUNTER@odot.state.or.us)>; SMITH David R <[David.R.SMITH@odot.state.or.us](mailto:David.R.SMITH@odot.state.or.us)>  
**Subject:** File No. SV-17-106



Planning Department

OCT 25 2017

Working with the community to shape a vibrant and healthy future. PLANNING DEPT.

ABUTTING PROPERTY OWNER SIGNATURES  
(100% REQUIRED)

PETITION:

In the matter of the vacation of right of way of Evergreen St  
In the City of Medford.

We, the undersigned, do hereby give our consent to said vacation:

Owner Signature:	
Print Name:	Brian Spothun
Property Address:	Fourth st W Medford
Map & Tax Lot:	372 W 25 AA 12100
Date:	

Medford Urban Renewal



City of Medford

# Planning Department

*Working with the community to shape a vibrant and exceptional city*

## ABUTTING PROPERTY OWNER SIGNATURES (100% REQUIRED)

### PETITION:

In the matter of the vacation of right-of-way of Evergreen St  
In the City of Medford.

We, the undersigned, do hereby give our consent to said vacation:

Owner Signature:	
Print Name:	Brian Siethun
Property Address:	Fourth St W, Medford, OR 97501
Map & Tax Lot:	372 W 25 AA 12000
Date:	

Medford Urban Renewal



City of Medford

# Planning Department

*Working with the community to shape a vibrant and exceptional city*

## ABUTTING PROPERTY OWNER SIGNATURES (100% REQUIRED)

### PETITION:

In the matter of the vacation of right-of-way of Evergreen St  
In the City of Medford.

We, the undersigned, do hereby give our consent to said vacation:

Owner Signature:	
Print Name:	ARNOLD KLOTT
Property Address:	335 N Front St, Medford OR 97501
Map & Tax Lot:	372W25AA 3200
Date:	

Klott Arnold J / Terri L



City of Medford

# Planning Department

*Working with the community to shape a vibrant and exceptional city*

## ABUTTING PROPERTY OWNER SIGNATURES (100% REQUIRED)

### PETITION:

In the matter of the vacation of right-of-way Evergreen st  
In the City of Medford.

We, the undersigned, do hereby give our consent to said vacation:

Owner Signature:	<i>[Handwritten Signature]</i>
Print Name:	<i>Gileen Lee</i>
Property Address:	<i>17 Fourth st W Medford</i>
Map & Tax Lot:	<i>372 W 25 AA 3600</i>
Date:	

*Ming and Lee LLC*



City of Medford

# Planning Department

*Working with the community to shape a vibrant and exceptional city*

## ABUTTING PROPERTY OWNER SIGNATURES (100% REQUIRED)

### PETITION:

In the matter of the vacation of right-of-way of Evergreen st  
In the City of Medford.

We, the undersigned, do hereby give our consent to said vacation:

Owner Signature:	
Print Name:	Snow M. Johns
Property Address:	4 Third st W Medford
Map & Tax Lot:	372W25AA 4100
Date:	10/20/17

Southern Oregon Goodwill



Planning Department

OCT 25 2017

PLANNING DEPT.

Working with the community to shape a vibrant and exceptional city

AFFECTED PROPERTY OWNER SIGNATURES  
(2/3<sup>RD</sup> OF AREA REQUIRED)

PETITION:

In the matter of the vacation of right of way Evergreen st  
In the City of Medford.

We, the undersigned, do hereby give our consent to said vacation:

Owner Signature:	<i>J Mylenek</i>
Print Name:	JENNIFFER MYLENEK
Property Address:	409 Front st N Medford
Map & Tax Lot:	372 W 25 AA 3000
Date:	10.25.17

CASA



# Planning Department

*Working with the community to shape a vibrant and exceptional city*

## AFFECTED PROPERTY OWNER SIGNATURES (2/3<sup>RD</sup> OF AREA REQUIRED)

**PETITION:**

In the matter of the vacation of right of way Evergreen St  
In the City of Medford.

We, the undersigned, do hereby give our consent to said vacation:

Owner Signature:	
Print Name:	BRIAN PORTER
Property Address:	147 Front st N Medford
Map & Tax Lot:	372W25AA 11900
Date:	

Restaurant Professionals LLC

MICHAEL JONDORF 10/20/17

TIMOTHY TOLMAN 10/20/17



# Planning Department

*Working with the community to shape a vibrant and exceptional city*

## AFFECTED PROPERTY OWNER SIGNATURES (2/3<sup>RD</sup> OF AREA REQUIRED)

**PETITION:**

In the matter of the vacation of right of way Evergreen St  
In the City of Medford.

We, the undersigned, do hereby give our consent to said vacation:

Owner Signature:	
Print Name:	BRIAN PORTER
Property Address:	Front St N Medford
Map & Tax Lot:	372W25AA 11700
Date:	

Restaurant Professionals LLC

MICHAEL HOMDORF 10-20-17

TIMOTHY TOLMAN 10/20/17



City of Medford

# Planning Department

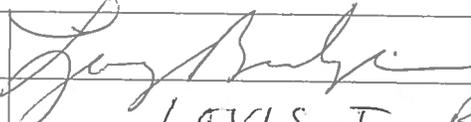
*Working with the community to shape a vibrant and exceptional city*

## AFFECTED PROPERTY OWNER SIGNATURES (2/3<sup>RD</sup> OF AREA REQUIRED)

**PETITION:**

In the matter of the vacation of right of way Evergreen st  
In the City of Medford.

We, the undersigned, do hereby give our consent to said vacation:

Owner Signature:	
Print Name:	LOUIS J. BUDGE
Property Address:	220 Fir st N Medford
Map & Tax Lot:	372W25AA 3500
Date:	

BDL Partnership



City of Medford

# Planning Department

*Working with the community to shape a vibrant and exceptional city*

## AFFECTED PROPERTY OWNER SIGNATURES (2/3<sup>RD</sup> OF AREA REQUIRED)

**PETITION:**

In the matter of the vacation of right of way Evergreen st  
In the City of Medford.

We, the undersigned, do hereby give our consent to said vacation:

Owner Signature:	
Print Name:	LOUIS J. BUDGE
Property Address:	160 Fir st N Medford
Map & Tax Lot:	372W 25 A A 3400
Date:	

BDL Partnership



City of Medford

# Planning Department

*Working with the community to shape a vibrant and exceptional city*

## AFFECTED PROPERTY OWNER SIGNATURES (2/3<sup>RD</sup> OF AREA REQUIRED)

**PETITION:**

In the matter of the vacation of right of way Evergreen St  
In the City of Medford.

We, the undersigned, do hereby give our consent to said vacation:

Owner Signature:	
Print Name:	Jack K Schmidt
Property Address:	425 Front st N Medford
Map & Tax Lot:	372 W 25 AA 2900
Date:	10/24/17

Jack Schmidt



City of Medford

# Planning Department

*Working with the community to shape a vibrant and exceptional city*

## AFFECTED PROPERTY OWNER SIGNATURES (2/3<sup>RD</sup> OF AREA REQUIRED)

**PETITION:**

In the matter of the vacation of right of way Evergreen st.  
In the City of Medford.

We, the undersigned, do hereby give our consent to said vacation:

Owner Signature:	
Print Name:	
Property Address:	442 Fir st N Medford
Map & Tax Lot:	372W25AA 4200
Date:	

Eve Hess/Sharon Singer



City of Medford

---

# Office of the City Manager

*Continuous Improvement ~ Customer Service*

**To:** Medford Planning Department  
**From:** Kelly A. Madding, Deputy City Manager  
**Date:** 12/29/2017  
**Re:** Vacation of Public Right-of-Way: Evergreen Street from 3<sup>rd</sup> to 4<sup>th</sup> Street,  
File No. SV-17-106

---

On December 7, 2017 the City of Medford Urban Renewal Agency (MURA) directed staff to prepare a memo to the Steffen Roennfeldt, Planner III stating support for the vacation of the City-owned right-of-way known as Evergreen Street between 3<sup>rd</sup> and 4<sup>th</sup> Streets. The MURA Board requests that the applicant provide six parking spaces on-site to mitigate the impacts that the development's parking will have on the surrounding area.

---

411 West 8<sup>th</sup> Street, Medford, OR 97501

Tel. 541.774.2000 • email: [citymanager@cityofmedford.org](mailto:citymanager@cityofmedford.org) • Fax 541.774.1700

[www.cityofmedford.org](http://www.cityofmedford.org)

Page 58

**CITY OF MEDFORD**  
EXHIBIT # 7  
File # SV-17-106



City of Medford

# Bicycle and Pedestrian Advisory Committee

RECEIVED  
JAN 3 2018  
PLANNING DEPT.

## MEMORANDUM

Subject Medford Bicycle and Pedestrian Advisory Committee (BPAC) comments regarding SV-17-106, Evergreen Street Vacation

To Steffen Roennfeldt, Planning III

From Joseph Smith, BPAC Chair

Date January 2, 2018

---

The Medford Bicycle and Pedestrian Advisory Committee passed a motion to voice its opposition to vacating the Public Right-of-Way partially based on lack of information of the exact dimensions of the land being requested. Also, this land could be used for future Evergreen Street or multi-use path connecting between 3<sup>rd</sup> and 4<sup>th</sup> streets. BPAC would support Public Works working with the property owner to utilize the land until the time needed for the future transportation extension. Thank you for the opportunity to comment.

CITY OF MEDFORD  
EXHIBIT #   K    
File #   SV-17-106



City of Medford

# Planning Department

Vicinity  
Map

File Number:

## SV-17-106



Project Name:

### Evergreen Street Vacation

Map/Taxlot:

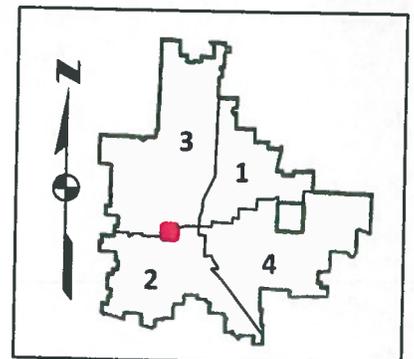
**362W25AA TL 3700-4000**



09/26/2017

### Legend

-  Subject Area
-  Medford Zoning
-  Tax Lots





## STAFF REPORT

for a Type-C quasi-judicial decision: **Land Partition**

Project Newbridge Place Partition  
Applicant: Housing Authority of Jackson County;  
Agent: Scott Sinner Consulting Inc.

File no. LDP-17-133  
To Planning Commission

*for January 11, 2018*

From Liz Conner, Planner II

Reviewer Kelly Akin, Assistant Planning Director *KA*

Date January 4, 2018

### BACKGROUND

#### Proposal

Consideration of a request for a partition to create three lots on a 6.36 parcel located on the west side of N Ross Lane approximately 430 feet south of West McAndrews Road within the MFR-20 (Multiple-Family, 20 dwelling units per gross acre) zoning district.

#### Vicinity Map



Subject Site Characteristics

Zoning	MFR-20	Multiple Family Residential, 20 dwelling units per gross acre
GLUP	UH	Urban High Density Residential
Use	Vacant	

Surrounding Site Characteristics

<i>North</i>	Zone:	SFR-10 (Single Family Residential, 10 dwelling units per gross acre) SFR-6 (Single Family Residential, 6 dwelling units per gross acre) SFR-00 (Single Family Residential, one dwelling unit per existing lot) Jackson County RR-2.5 (Rural Residential, 2.5 acre minimum parcel size)
	Use:	Single family residences
<i>South</i>	Zone:	SFR-10 and C-H (Heavy Commercial)
	Use:	Mini-storage facilities, vacant land and the Jackson Creek Center
<i>East</i>	Zone:	C-C (Community Commercial) and C-H
	Use:	Commercial building, contractor's office, single family residences
<i>West</i>	Zone:	Jackson County EFU (Exclusive Farm Use)
	Use:	Actively farmed orchard

Related Projects

A-99-149	Annexation
ZC-02-153	Zone change from Jackson County SR-2.5 to SFR-10 (withdrawn)
ZC-06-341	Zone change from Jackson County SR-2.5 to SFR-10
CP-13-032	GLUP Amendment from UR to UH
ZC-15-143	Zone change from SFR-10 to MFR-20
PA-16-092	Pre-Application for Newbridge Place
AC-17-019	Site Plan and Architectural Review for Newbridge Place

Applicable Criteria

**MLDC 10.270: Land Division Criteria**

The approving authority (Planning Commission) shall not approve any tentative plat unless it first finds that, the proposed land division together with the provisions for its design and improvement:

- (1) Is consistent with the Comprehensive Plan, any other applicable specific plans thereto, including Neighborhood Circulation Plans, and all applicable design standards set forth in Article IV and V;

- (2) Will not prevent development of the remainder of the property under the same ownership, if any, or of adjoining land or of access thereto, in accordance with this chapter;
- (3) Bears a name that has been approved by the approving authority and does not use a word which is the same as, similar to, or pronounced the same as a word in the name of any other subdivision in the City of Medford; except for the words "town", "city", "place", "court", "addition", or similar words; unless the land platted is contiguous to and platted by the same applicant that platted the land division bearing that name; or unless the applicant files and records the consent of the party who platted the land division bearing that name and the block numbers continue those of the plat of the same name last filed;
- (4) If it includes the creation of streets or alleys, that such streets or alleys are laid out to be consistent with existing and planned streets and alleys and with the plats of land divisions already approved for adjoining property unless the approving authority determines it is in the public interest to modify the street pattern;
- (5) If it has streets or alleys that are proposed to be held for private use, that they are distinguished from the public streets or alleys on the tentative plat, and reservations or restrictions relating to the private streets or alleys are set forth;
- (6) Will not cause an unmitigated land use conflict between the land division and adjoining agricultural lands within the EFU (Exclusive Farm Use) zoning district.

## ISSUES AND ANALYSIS

### Background

The subject property was annexed to the City in 2002 by Ordinance 2002-192 (A-99-149). Following annexation, a zone change was submitted and approved for a change of zone from Jackson County SR-2.5 (Suburban Residential – 2.5 acre minimum) to City SFR-10 (Single Family Residential – 10 dwelling units per gross acre) (ZC-06-341).

On December 4, 2014, the City Council adopted an ordinance changing the General Land Use Plan (GLUP) designation of approximately 500 acres throughout the Urban Growth Boundary in order to increase development capacity (CP-13-032). At that time, the GLUP designation for the subject property was changed from Urban Residential (UR) to Urban High Density Residential (UH).

On December 10, 2015, the Planning Commission approved a zone change from SFR-10 to MFR-20 (Multiple Family Residential, 20 dwelling units per gross acre) (ZC-15-143).

### Flood Plain

The site is located within the 100-year floodplain. The applicant proposes to modify an existing culvert approximately 700 feet southwest of the intersection of W McAndrews Road and N Ross Lane. The Federal Emergency Management Agency (FEMA) and has issued a Conditional Letter of Map Revision (CLOMR) 17-10-0404R. Once the culvert project is complete the property owner is required to submit a Letter of Map Revision (LOMR) to FEMA to approve the changes and revise the Flood Insurance Rate Maps. Without an approved LOMR, the applicant will be required to obtain a flood plain permit from the City. A condition of approval has been included requiring the applicant to comply with conditions set forth by the Floodplain Manager (Exhibit I).

### Agricultural Impact Analysis (MLDC 10.801)

The westerly property line coincides with the Urban Growth Boundary and city limit lines. Under MLDC 10.801 an Agricultural Impact Analysis (AIA) is required because the site abuts Jackson County EFU (Exclusive Farm Use) zoning to the west.

MLDC 10.801(B) requires the analysis with the first development application. The Agricultural Impact Analysis was submitted and addressed in AC-17-019. No conditions are included for this application.

### Street Names

The Address Technician's Memo (Exhibit N) states that the applicant select alternate street names for the proposed streets Donaldson Way and Kaitlin Lane. A condition of approval requiring compliance has been included.

## **FINDINGS AND CONCLUSIONS**

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

## **RECOMMENDED ACTION**

Adopt the findings as recommended by staff and direct staff to prepare the final order for LDP-17-133 per the staff report dated January 4, 2018, including Exhibits A through N.

## **EXHIBITS**

- A Conditions of Approval, dated January 4, 2018
- B Tentative Plat received October 20, 2017
- C Grading and Drainage Plan received October 20, 2017
- D Applicant's Findings of Facts received October 20, 2017

- E Applicant's Agricultural Impact Assessment received October 20, 2017
- F Public Works Staff Report dated December 6, 2017
- G Medford Water Commission Memo dated December 6, 2017
- H Medford Fire Department Report received December 6, 2017
- I Floodplain Manager memo dated December 29, 2017
- J Rogue Valley Sewer Services letter dated November 28, 2017
- K Medford Irrigation District letter dated December 4, 2017
- L Jackson County Roads Division letter dated November 28, 2017
- M Oregon Department of Fish and Wildlife email received December 1, 2017
- N Address Technician memo received December 6, 2017  
Vicinity map

**PLANNING COMMISSION AGENDA:**

**JANUARY 11, 2018**

**EXHIBIT A**

**Newbridge Place Partition  
LDP-17-133  
Conditions of Approval  
January 4, 2018**

**DISCRETIONARY CONDITIONS**

1. Prior to the final plat approval, comply with the Floodplain Manager Comments (Exhibit I) and provide evidence that the Letter of Map Revision has been submitted to FEMA

Or;

Complete the requirements listed in 44 CFR Section 60.3 (b)(3)

*60.3(b)(3) Require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals base flood elevation data;*

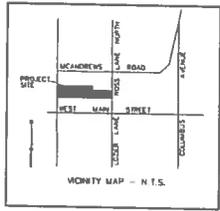
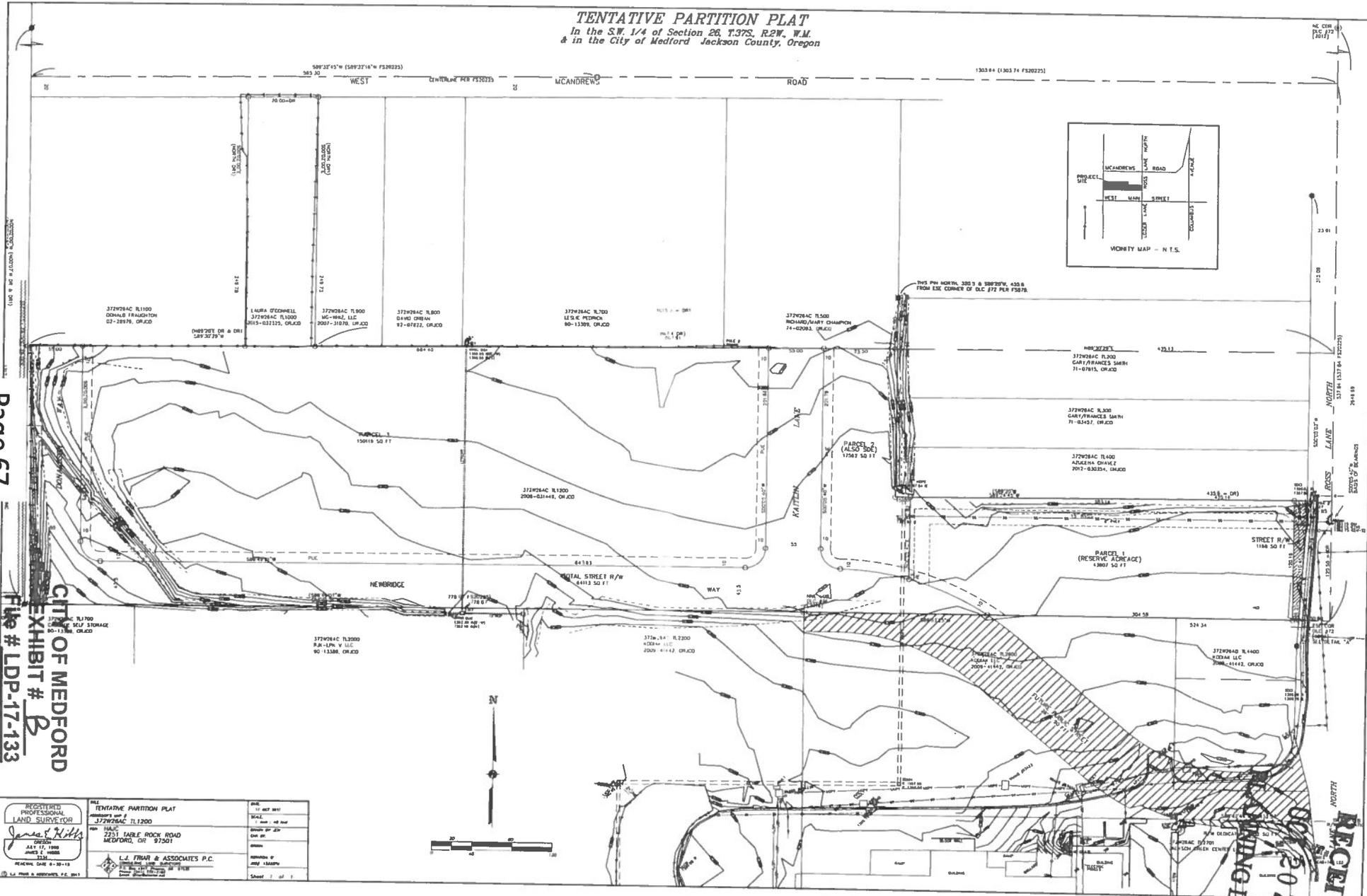
2. Prior to final plat approval, comply with the Medford Irrigation Memo dated December 4, 2017 (Exhibit K).

**CODE CONDITIONS**

3. The applicant shall:
  - a. Comply with the Public Works Staff Report dated December 6, 2017 (Exhibit F).
  - b. Comply with the Medford Water Commission Staff Memo dated December 6, 2017 (Exhibit G).
  - c. Comply with the Fire Department Report, received December 6, 2017 (Exhibit I).
  - d. Comply with the Rogue Valley Sewer Services letter dated November 28, 2017 (Exhibit J).
  - e. Comply with the Address Technician's Memo dated December 6, 2017 (Exhibit N)

**TENTATIVE PARTITION PLAT**  
 In the S.W. 1/4 of Section 26, T.37S, R.2W, W.M.  
 & in the City of Medford Jackson County, Oregon

MC COM  
 PLS #72  
 (2017)



Page 67

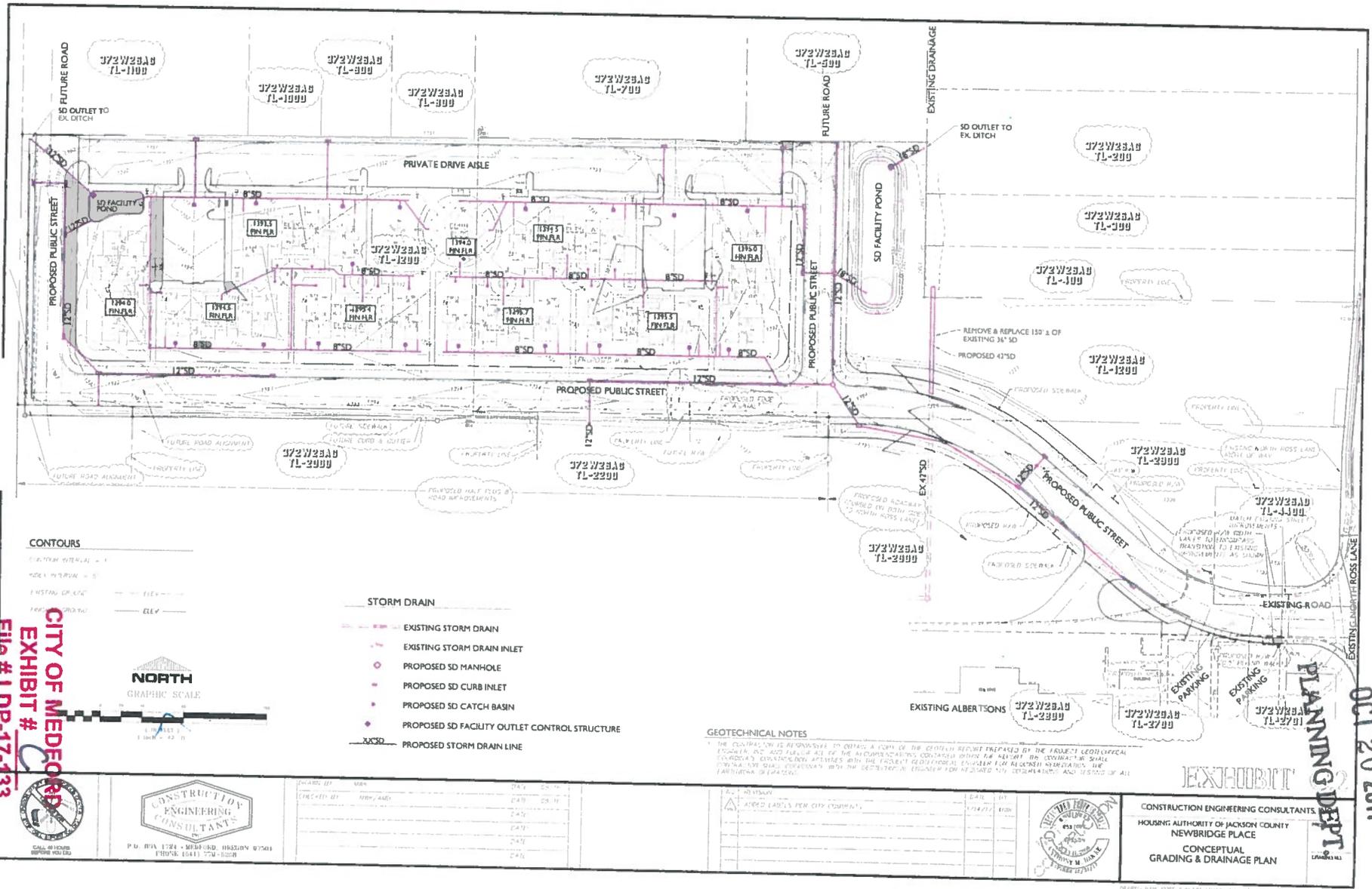
CITY OF MEDFORD  
 EXHIBIT # B  
 File # LDP-17-133

REGISTERED PROFESSIONAL LAND SURVEYOR <i>James T. Hilde</i> OREGON J.T.H. 1188 2234 RECEIVED DATE 6-30-19 © L.J. FRAR & ASSOCIATES, P.C. 2019	TITLE TENTATIVE PARTITION PLAT REFERENCE MAP # 372W26AC TL1200 MAP # 2231 TABLE ROCK ROAD MEDFORD, OR 97501 L.J. FRAR & ASSOCIATES P.C. 2231 TABLE ROCK ROAD MEDFORD, OR 97501 PREPARED BY J.T.H. 1188 DATE 6/30/19 SHEET 1 of 1	DATE 6/30/19 SCALE 1" = 40' HOR 1" = 80' VER DRAWN BY J.T.H. CHECK BY J.T.H. APPROVED BY J.T.H. 1188 J.T.H. 1188
---	--	---

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13

CITY OF MEDFORD  
EXHIBIT #  
File # LDP-17-133



CONTOURS

- 1' ELEVATION INTERVAL = 1'
- MODELS W/ SPACIAL = 5'
- EXISTING GRADE = --- ELEV ---
- PROPOSED GRADE = --- ELEV ---

STORM DRAIN

- EXISTING STORM DRAIN
- EXISTING STORM DRAIN INLET
- PROPOSED SD MANHOLE
- PROPOSED SD CURB INLET
- PROPOSED SD CATCH BASIN
- PROPOSED SD FACILITY OUTLET CONTROL STRUCTURE
- X--- PROPOSED STORM DRAIN LINE

GEOTECHNICAL NOTES

1. THE CONSTRUCTION IS RESPONSIBLE TO OBTAIN A COPY OF THE GEOTECHNICAL REPORT PREPARED BY THE LICENSED GEOTECHNICAL ENGINEER AND ADD THEREON AS TO THE RECOMMENDATIONS CONCERNING THE REPORT. THE CONTRACTOR SHALL CONSULT WITH THE PROJECT GEOTECHNICAL ENGINEER FOR BACKFILL MATERIALS. THE CONTRACTOR SHALL CONSULT WITH THE GEOTECHNICAL ENGINEER FOR ALL RELATED TO SETTLEMENTS AND TESTING OF ALL FILL MATERIALS.

NORTH  
GRAPHIC SCALE



P.O. BOX 1724 • MEDFORD, OREGON 97501  
PHONE: 541-774-0328

NO.	DATE	BY	DESCRIPTION
1	2/13/17	ELM	ISSUED FOR PERMITS
2	2/13/17	ELM	ISSUED FOR PERMITS
3	2/13/17	ELM	ISSUED FOR PERMITS
4	2/13/17	ELM	ISSUED FOR PERMITS
5	2/13/17	ELM	ISSUED FOR PERMITS

NO.	DATE	BY	DESCRIPTION
1	2/13/17	ELM	ISSUED FOR PERMITS
2	2/13/17	ELM	ISSUED FOR PERMITS
3	2/13/17	ELM	ISSUED FOR PERMITS
4	2/13/17	ELM	ISSUED FOR PERMITS
5	2/13/17	ELM	ISSUED FOR PERMITS



CONSTRUCTION ENGINEERING CONSULTANTS  
HOUSING AUTHORITY OF JACKSON COUNTY  
NEWBRIDGE PLACE  
CONCEPTUAL GRADING & DRAINAGE PLAN

PLANNING DEPT

OCT 20 2017

RECEIVED

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

IN THE MATTER OF AN APPLICATION FOR )  
A LAND DIVISION FOR THE PROPERTY IDENTIFIED AS )  
T372W26AC TAX LOT 1200 )  
HOUSING AUTHORITY OF JACKSON COUNTY )  
SCOTT SINNER CONSULTING, INC. AGENT )

FINDING OF FACT  
AND  
CONCLUSIONS  
OF LAW

**RECEIVED**  
**OCT 20 2017**  
**PLANNING DEPT.**

I. BACKGROUND INFORMATION

Applicant:

Housing Authority of Jackson County  
Andrea Miranda  
2251 Table Rock Road  
Medford, OR 97501  
andrea@hajc.net

Agent:

Scott Sinner Consulting, Inc.  
4401 San Juan Dr. Suite G  
Medford, OR 97504  
scottsinner@yahoo.com

Property 1:

37 2W 26 AC TL 1200  
Housing Authority of Jackson County  
217 North Ross Lane  
Medford, OR 97501  
MFR-20 zoning district  
6.36 net acreage

Project Summary:

This approval of this application would partition the subject parcel into three new parcels. Parcel 1 fronts on Ross Lane, Parcel 2 is a storm water detention area and Parcel 3 has a site plan approval for a multifamily development. The Site plan approval is AC-17-019.

This application also includes a dedication of right of way on adjoining parcels to the south. The application includes a signed statement from the owner of the adjacent parcel indicating his willingness to provide the property for dedication for a public street. This public street will provide access for parcels 2 and 3.

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The subject parcel abuts the Urban Growth Boundary and properties in the County Exclusive Farm Use (EFU) zoning district. Medford Land Development Code (MLDC) 10.801 requires an Agricultural Impact Analysis for Land Divisions and Site plan review applications. The site plan approval contained an Agricultural Impact Analysis, meeting the requirement for the agricultural impact analysis.

Approval Criteria:

The relevant approval criteria for the requested land division is found within MLDC 10.270 as provided below:

*10.270 Land Division Criteria*

*The approving authority (Planning Commission) shall not approve any tentative plat unless it first finds that, the proposed land division together with the provisions for its design and improvement:*

- (1) Is consistent with the Comprehensive Plan, any other applicable specific plans thereto, including Neighborhood Circulation Plans, and all applicable design standards set forth in Article IV and V;*
- (2) Will not prevent development of the remainder of the property under the same ownership, if any, or of adjoining land or of access thereto, in accordance with this chapter;*
- (3) Bears a name that has been approved by the approving authority and does not use a word which is the same as, similar to, or pronounced the same as a word in the name of any other subdivision in the City of Medford; except for the words "town", "city", "place", "court", "addition", or similar words; unless the land platted is contiguous to and platted by the same applicant that platted the land division bearing that name; or unless the applicant files and records the consent of the party who platted the land division bearing that name and the block numbers continue those of the plat of the same name last filed;*
- (4) If it includes the creation of streets or alleys, that such streets or alleys are laid out to be consistent with existing and planned streets and alleys and with the plats of land divisions already approved for adjoining property unless the approving authority determines it is in the public interest to modify the street pattern;*
- (5) If it has streets or alleys that are proposed to be held for private use, that they are distinguished from the public streets or alleys on the tentative plat, and reservations or restrictions relating to the private streets or alleys are set forth;*

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*(6) Will not cause an unmitigated land use conflict between the land division and adjoining agricultural lands within the EFU (Exclusive Farm Use) zoning district.*

*(1) Is consistent with the Comprehensive Plan, any other applicable specific plans thereto, including Neighborhood Circulation Plans, and all applicable design standards set forth in Article IV and V;*

Findings of Fact:

The Oregon Transportation Planning Rule requires a jurisdiction considers all modes of transportation in a land use decision. A review of this property determines water and rail transportation are not available.

The subject properties are 4.25 miles from the Rogue Valley International Airport, and 2.45 miles from Interstate Highway 5 (I-5). The subject property has frontage on North Ross Lane.

Referring to the adopted Transportation System Plan (TSP), North Ross Lane is classified as a Major Collector street, when fully improved to the standards identified in the MLDC will include bicycle lanes and sidewalks to promote both bicycle and pedestrian modes of transportation.

These standards are consistent with the adopted Medford Transportation System Plan, therefore also consistent with the Oregon Transportation Planning Rule.

The subject property is within the General Land Use Plan Map (GLUP) UH Urban High Density Residential designation map designation. The UH designation allows for the MFR-20 and MFR-30 zoning districts, and the property is within the MFR-20 zoning district. The current zoning is consistent with the GLUP designation.

The property has an Site Plan approval under AC-17-019. This approval included an Agricultural Impact Analysis

The City Council has not adopted a street circulation plan for the area of the subject parcel. The approved site plan provides connectivity for adjoining parcels consistent with the Comprehensive Plan (Comp Plan) and the Transportation System Plan (TSP).

Conclusions of Law:

The Planning Commission can conclude this application is with the Comp Plan, the TSP and there are no neighborhood circulation plans.

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consistent with the adopted Medford Transportation System Plan and the Oregon Transportation Planning Rule, and the MFR-20 zoning district is appropriate within the UR GLUP designation.

*(2) Will not prevent development of the remainder of the property under the same ownership, if any, or of adjoining land or of access thereto, in accordance with this chapter;*

Findings of Fact:

The approval of this application will allow for 3 parcels from the subject property. Parcel 1 fronts Ross Lane and is proposed as reserved acreage and will be developed in the future to the standards in effect at the time the application is submitted for City Review.

Parcel 2 will be developed with a storm water facility and will be fully developed with the construction of the site plan approved in AC-17-019.

Parcel 3 will be fully developed as approved with AC-17-019.

The approved site plan will allow for the extension of urban Category A facilities to abutting properties.

Conclusions of Law:

The Planning Commission can conclude the entire property is available for development and the adjoining properties are not prevented from development.

*(3) Bears a name that has been approved by the approving authority and does not use a word which is the same as, similar to, or pronounced the same as a word in the name of any other subdivision in the City of Medford; except for the words "town", "city", "place", "court", "addition", or similar words; unless the land platted is contiguous to and platted by the same applicant that platted the land division bearing that name; or unless the applicant files and records the consent of the party who platted the land division bearing that name and the block numbers continue those of the plat of the same name last filed;*

Findings of Fact:

The land division proposed with this application is a partition and does not require a subdivision name. No subdivision name is proposed with this application.

Conclusions of Law:

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The Planning Commission can conclude the application is consistent with the criteria as no name is proposed for this partition land division.

*(4) If it includes the creation of streets or alleys, that such streets or alleys are laid out to be consistent with existing and planned streets and alleys and with the plats of land divisions already approved for adjoining property unless the approving authority determines it is in the public interest to modify the street pattern;*

Findings of Fact:

The land division proposed with this application is a partition and does create new street segments. The City has not adopted a neighborhood circulation plan for the vicinity.

While there is no adopted circulation plan, the proposed street layout does meet the requirements of the Comp Plan and the MLDC for street connectivity and circulation.

Referring to the proposed tentative plat submitted with this application, a new public street, Newbridge Way, is proposed on the south boundary of the property. This public right of way is proposed as a standard residential street and provides a connection from Ross Lane to adjoining properties south and west of the subject property.

Two new public streets are proposed to run north to adjoining properties to allow future street connections to West McAndrews Road, north of the subject property. The westerly street is labeled Donaldson Way and is a feasible segment with an existing street to the north of the subject property.

The easterly street is proposed as Kaitlin Lane, which is also an existing street segment north of the subject property.

Conclusions of Law:

The Planning Commission can conclude the streets included on the proposed tentative plat are appropriately labeled as required by the MLDC.

*(5) If it has streets or alleys that are proposed to be held for private use, that they are distinguished from the public streets or alleys on the tentative plat, and reservations or restrictions relating to the private streets or alleys are set forth;*

The site plan approved under AC-17-019 included a parking and access area between Donaldson and Kaitlin streets. This is a parking area for the site and is not a road, public or private and does

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not appear on the tentative plat. Private parking and access areas are a permitted use in the MFR-20 zoning district.

As stated above the Public streets proposed on the tentative plat are labeled in a manner required by the MLDC.

Conclusions of Law:

The Planning Commission can conclude the tentative plat has provided public streets and these streets are labeled as required by the MLDC

*(6) Will not cause an unmitigated land use conflict between the land division and adjoining agricultural lands within the EFU (Exclusive Farm Use) zoning district.*

Findings of Fact:

The subject parcel abuts the Urban Growth Boundary and property in the County Exclusive Farm Use (EFU) zoning district. Medford Land Development Code (MLDC) 10.801 requires an Agricultural Impact Analysis for Land Divisions and Site Plan Review applications. The site plan approval for AC-17-019 contained an Agricultural Impact Analysis, and a copy of the analysis is attached with this application.

The applicant proposed mitigation measures as required by the MLDC and the Site Plan Commission reviewed and approved the mitigation measures with their review of the multifamily development.

Additional Criteria

Two additional criteria relevant to this application are the Hillside Ordinance and the Block Length Ordinance.

Hillside Ordinance

*10.929 Hillside Ordinance, Purpose; Applicability*

*Sections 10.929 to 10.933 establish procedural requirements for development on Slopes in excess of fifteen percent (15%) to decrease soil erosion and protect public safety. Sections 10.929 to 10.933 apply in addition to all other requirements set forth by ordinance. In the case of conflict between Sections 10.929 to 10.933 and other requirements set forth by ordinance, Sections 10.929 to 10.933 shall govern.*

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The subject property is located on Ross Lane. As per the referenced section of the MLDC, the site is not within a high slope area and the requirements to comply with the hillside ordinance requirements, including the constraints analysis do not apply to this property and the current development application.

As required by the MLDC, this application contains the submittal the City of Medford Hillside Development Constraints Analysis Status Form signed by Staff and indicating the side has slopes of less than 2% and the requirements of the Hillside Ordinance have been met.

Conclusions of Law

The Planning Commission can conclude the application complies with the requirements for compliance with the submittal requirements contained within the Medford Hillside Ordinance and the requirements of the relevant sections are not applicable to this application.

Block Length Ordinance

The MLDC includes the following Block Length sections to assure the City provides circulation and connectivity in land division applications.

*10.426 Street Circulation Design and Connectivity*

*A. Street Arrangement Suitability.*

*The approving authority shall approve or disapprove street arrangement. In determining the suitability of the proposed street arrangement, the approving authority shall take into consideration:*

- 1. Adopted neighborhood circulation plans where provided; and*
- 2. Safe, logical and convenient access to adjoining property consistent with existing and planned land uses; and*
- 3. Efficient, safe and convenient vehicular and pedestrian circulation along parallel and connecting streets; and*
- 4. Compatibility with existing natural features such as topography and trees; and*
- 5. City or state access management standards applicable to the site.*

*B. Street Connectivity and Formation of Blocks Required.*

- 1. Block layouts shall substantially conform to adopted neighborhood circulation plans for the project area if applicable. Street arrangement and location may depart from the adopted plan if the project will result in a comparable level of overall connectivity. Projects that*

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*depart from the neighborhood circulation plan shall conform to planned higher order streets adopted in the City of Medford Transportation System Plan.*

2. *Proposed streets, alleys and accessways shall connect to other streets within a development and to existing and planned streets outside the development, when not precluded by factors in Section 10.426 C.2 below. When a development proposes a cul-de-sac, minimum access easement or flag lot to address such factors, the provisions of Section 10.450 apply.*
3. *Proposed streets or street extensions shall be located to provide direct access to existing or planned transit stops and other neighborhood activity centers such as schools, office parks, shopping areas, and parks.*
4. *Streets shall be constructed or extended in projections that maintain their function, provide accessibility, and continue an orderly pattern of streets and blocks.*

*C. Maximum Block Length and Block Perimeter Length.*

1. *Block lengths and block perimeter lengths shall not exceed the following dimensions as measured from centerline to centerline of through intersecting streets, except as provided in Subsections 10.426 C.2.*

<b>MAXIMUM BLOCK LENGTH AND PERIMETER LENGTH</b>		
<i>Table 10.426-1</i>		
<i>Zone or District</i>	<i>Block Length</i>	<i>Block Perimeter Length</i>
<i>a. Residential Zones</i>	<i>660'</i>	<i>2,100'</i>
<i>b. Central Business Overlay District</i>	<i>600'</i>	<i>1,800'</i>
<i>c. Transit Oriented Districts (Except SE Plan Area)</i>	<i>600'</i>	<i>1,800'</i>
<i>d. Neighborhood, Community, and Heavy Commercial Zones; and Service Commercial-Professional Office Zones</i>	<i>720'</i>	<i>2,880'</i>
<i>e. Regional Commercial and Industrial Zones</i>	<i>940'</i>	<i>3,760'</i>

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2. *The approving authority may find that proposed blocks that exceed the maximum block and/or perimeter standards are acceptable when it is demonstrated by the findings that one or more of the constraints, conditions or uses listed below exists on, or adjacent to the site:*
  - a. *Topographic constraints, including presence of slopes of 10% or more located within the boundary of a block area that would be required by subsection 10,426 C.1.,*
  - b. *Environmental constraints including the presence of a wetland or other body of water,*
  - c. *The area needed for a proposed Large Industrial Site, as identified and defined in the Medford Comprehensive Plan Economic Element, requires a block larger than provided by section 10.426 C.1.e. above. In such circumstances, the maximum block length for such a Large Industrial Site shall not exceed 1,150 feet, or a maximum perimeter block length of 4,600 feet*
  - d. *Proximity to state highways, interstate freeways, railroads, airports, significant unbuildable areas or similar barriers that make street extensions in one or more directions impractical,*
  - e. *The subject site is in SFR-2 zoning district,*
  - f. *Future development on adjoining property or reserve acreage can feasibly satisfy the block or perimeter standards,*
  - g. *The proposed use is a public or private school, college or other large institution,*
  - h. *The proposed use is a public or private convention center, community center or arena,*
  - i. *The proposed use is a public community service facility, essential public utility, a public or private park, or other outdoor recreational facility.*
  - j. *When strict compliance with other provisions of the Medford Land Development Code produce conflict with provisions in this section.*
3. *Block lengths are permitted to exceed the maximum by up to 20% where the maximum block or perimeter standards would require one or more additional street connections in order to comply with both the block length or perimeter standards while satisfying the street and block layout requirements of 10.426 A or B or D,*
4. *When block perimeters exceed the standards in accordance with the 10.426 C.2. above, or due to City or State access management plans, the land division plat or site plan shall provide blocks divided by*

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*one or more public accessways, in conformance with Sections 10.464 through 10.466.*

*D. Minimum Distance Between Intersections.*

*Streets intersecting other streets shall be directly opposite each other, or offset by at least 200 feet, except when the approving authority finds that utilizing an offset of less than 200 feet is necessary to economically develop the property with the use for which it is zoned, or an existing offset of less than 200 feet is not practical to correct.*

**Findings of Fact**

The subject property has street frontage access on North Ross Lane, classified as a major collector. A new public street will be developed with the approval of this plat, Newbridge Way which will be a standard residential street with a 63' right of way.

As discussed above, two additional north south street segments will be improved with the development. These two streets are new segments and would be consistent with the street pattern of existing streets between West Main and Ross Annley drive.

AC-17-019 reviewed and approved the development and the proposed street circulation patterns and determined the proposed layout is acceptable with the standards within the block length ordinance.

**Conclusions of Law**

The Planning Commission can conclude the application is consistent with the block length ordinance contained in the MLDC with the SPAC approval of AC-17-019.

**Application Summary and Conclusion:**

This application identifies the relevant approval criteria contained in the MLDC for a land division.

The Findings of Fact demonstrate consistency with the Oregon Transportation Planning Rule, the Medford Transportation System Plan and the General Land Use Plan Map.

The Tentative Plat will not prevent development of the remainder of the subject parcel or any adjoining parcels.

The partition does not require a subdivision name and no subdivision name is proposed.

New streets are proposed and labeled as public streets on the tentative plat and this plat is consistent with the SPAC review and approval of AC-17-019. The approval of this

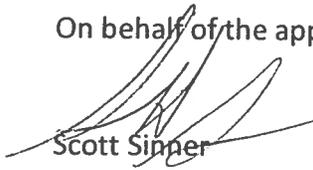
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partition application will satisfy a condition of approval for a land division in the referenced SPAC application.

The proposed street pattern is consistent with existing street patterns or approved street patterns in the area.

The applicant submitted an Agricultural Impact Analysis with AC-17-019 as required by the MLDC. The Site Plan Commission reviewed and approved the Agricultural Impact Analysis with its approval of the site plan application

On behalf of the applicant, I respectfully request the approval of this application.



Scott Sinner  
Scott Sinner Consulting, Inc.

NEWBRIDGE PLACE  
CIRCULATION PLAN 1" = 200'

510' 820' 200'

FUTURE ST. EAST ST.

W. McAndrews Rd.

W. Lincoln St.

Charles Ln.

Dartmouth St.

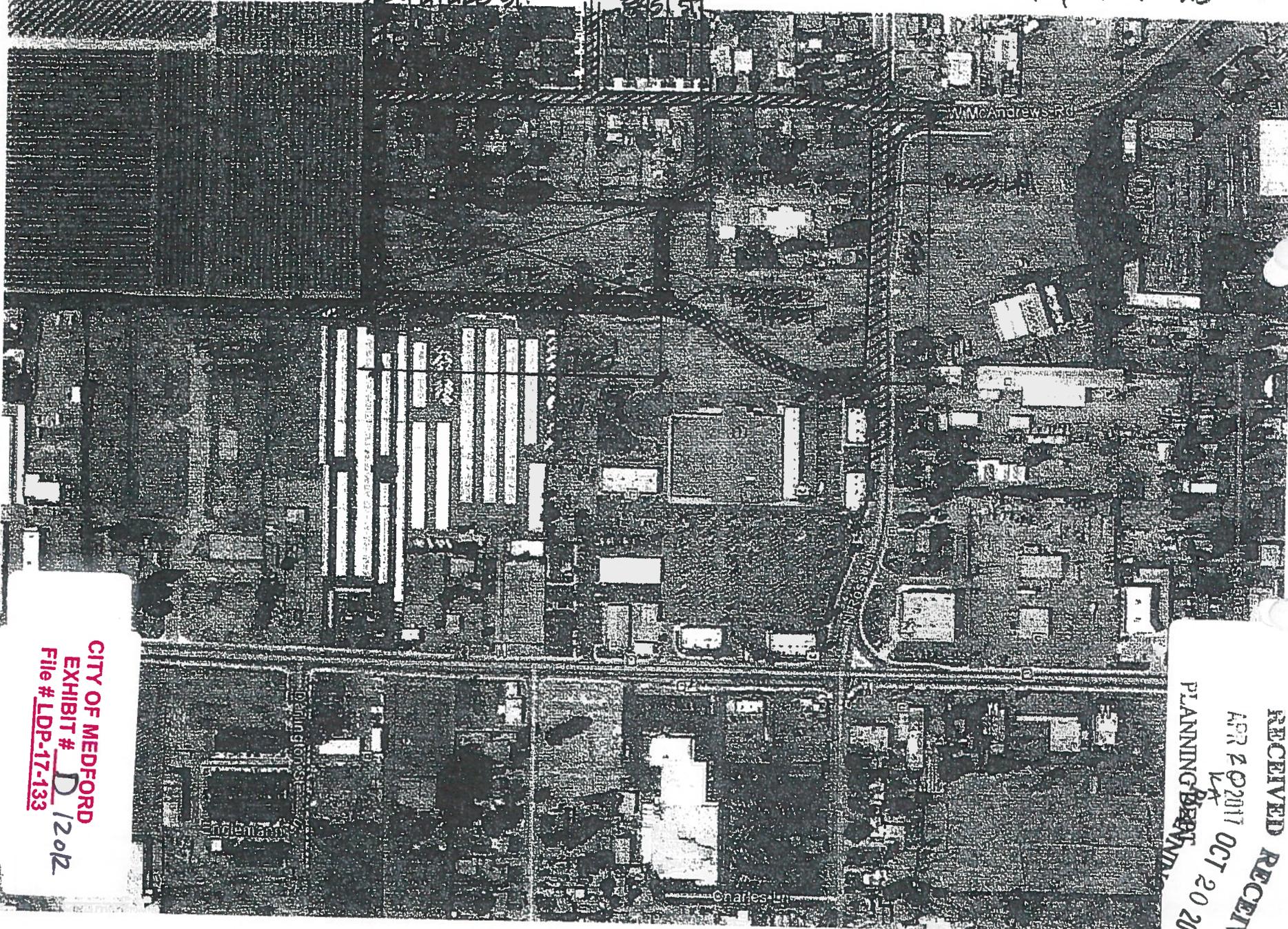
McClintock St.

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CITY OF MEDFORD  
EXHIBIT # D 12012  
File # LDP-17-133

Circulation Plan Page 80 drawn by NC-17-019

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FEB 06 2017

AGRICULTURAL IMPACT ASSESSMENT REPORT PLANNING DEPT.

Agent: Daniel Horton  
P.O. Box 682  
Eagle Point, OR 97524

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OCT 20 2017

PLANNING DEPT.

Applicant: Housing Authority of Jackson County  
2251 Table Rock Rd.  
Medford, OR 97501

Property: 372W26AC TL 1200  
217 N Ross Lane  
Medford, OR 97501  
Zoned MFR 20 City of Medford, OR  
3.44 Acres

Summary:

The requirement for an Agricultural Impact Assessment Report (AIAR) is contained in section 10.801 of the Medford Land Development Code (MLDC), and is stated below;

The provisions of the section apply to the development permit applications listed below in this subsection where land proposed for urban development is not in an urban reserve and abuts and has a common lot line with other land which is zoned Exclusive Farm Use (EFU) or Exclusive Agriculture (EA).

- (1) Land Divisions
- (2) Planned Unit Developments
- (3) Conditional Use Permits
- (4) Site Plan and Architectural Review or Historic Review where the action being sought will result in the construction of one or more buildings intended for human occupancy.

A new multi-family project named Newbridge Place is proposed for construction on the subject property. An application has been submitted to the city for Site Plan Architectural Review approval. The subject property is adjacent to a property within the Jackson County Exclusive Farm Use (EFU) resource district, therefore the applicant is required to submit an AIAR.

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EXHIBIT # E 1 of 10  
File # LDP-17-133

The submittal requirements are as follows:

- (1) An excerpt of a city of Medford and/or Jackson County zoning map showing the zoning land adjacent and within two hundred feet of the property proposed for urban development.
- (2) A description of the type and nature of agricultural uses and farming practices, if any, which presently occur on adjacent lands zoned EFU or EA and sources of such information. The information thus required, if applicable shall include:
  - (a) Method of irrigation
  - (b) Type of agricultural product produced
  - (c) Method of frost protection
  - (d) Type of agricultural equipment customarily used on the property.
- (3) Detailed information obtained from the Natural Resources Conservation Service (NCRS) concerning soils which occur on adjacent lands zoned EFU or EA, and whether the land has access to water for irrigation.
- (4) Wind pattern information.
- (5) A description of the measures proposed to comply with the requirements of Subsections 10.801 A through E
- (6) The persons who prepared said report and all persons, agencies, and organizations contacted during preparation of the report.
- (7) All statements shall be documented, sources given as reference, and any other detailed information needed to substantiate conclusions should be provided in the appendices.

#### DISCUSSION:

1. A Jackson County zoning map showing the zoning of land adjacent and within two hundred feet of the property proposed for urban development.

A review of the attached Jackson County Zoning District Map indicates the subject property is within the City of Medford MFR 20 zoning district. The properties to the north, east, and south are urbanized within the city of Medford SFR 6, SFR 10, and Jackson County SFR-00 zoning districts.

The property to the west of the subject is a single 112.61 acre parcel outside the City of Medford UGB and within the Jackson County EFU zoning district.

2. A description of the type and nature of agricultural uses and farming practices, if any, which presently occur on adjacent land zoned EFU or EA and sources of such information. The information required shall include:
  - a. Method of irrigation
  - b. Type of agricultural product produced
  - c. Method of frost protection
  - d. Type of agricultural equipment customarily used on the property

The adjacent EFU property, 372W26B TL 100, is currently used for pear production. The property is irrigated with sprinklers with frost protection being propane powered wind fans. Agricultural equipment used, not on a daily basis but infrequently, in the production of fruit include wheeled tractors, weed and grass cutters, and pesticide spraying equipment.

3. Detailed information obtained from the Natural Resources Conservation Service (NCRS) concerning soils which occur on adjacent lands zoned EFU or EA, and whether the land has access to water for irrigation.

The NCRS soil map for the adjacent EFU property has been attached with this assessment. A review of the soils map indicates that the predominant soil type is Medford silty clay loam, 0 to 3 percent slopes.

The soils are described as follows:

Medford silty clay loam (map unit 127a) is a soil moderately well drained with a profile of 0-12 inches silty clay loam; 12-22 inches silty clay; 22-53 inches silty clay loam; 53-71 inches stratified sandy clay loam to silty clay loam.

4. Wind pattern information.

Wind patterns on the adjacent agricultural property follow the same general patterns displayed throughout the mid valley area. During the growing seasons the winds predominately flow north to south in the morning hours and then shift to a south to generally north direction in the afternoon and evening hours.

5. A description of the measures proposed to comply with the requirements of Sections 10.801.

The mitigation and impact management proposed for development on the Applicant's property is proposed to be consistent with the requirements of MLDC 10.801 D(2) for intensive agricultural.

The mitigation proposed by the Applicant includes a dedication of right of way for the construction of a new city street within a 55 ft. right-of-way adjacent to the urban growth boundary to provide a buffer consistent with section 10.801.

An existing wire fence is located on the property line between the development site and the EFU parcel as well as a well established row of Leland Cypress meeting the requirements of MLDC Section 10.801 D. (2) (a) and (b). A photo of the interface between properties is attached.

Setbacks of the proposed structures to the EFU zoned land are proposed to be a minimum of 70 feet with only one of eight eightplexes being in this range with all other buildings located in excess of 140 feet from EFU property.

The applicant agrees to record a deed declaration consistent with section 10.801 D(2)(c).

6. The person who prepared said report and all persons, agencies and organizations contacted during preparation of the report.

This Agricultural Impact Assessment report has been prepared by Daniel Horton. Persons contacted for the preparation of this report are City of Medford planning staff.

This report was prepared with information provided by the Natural Resources Conservation Service (NRCS), and information from Jackson County public records and the Geographic Information Services (GSI).

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7. All statements shall be documented, sources given as reference, and any other detailed information needed to substantiate conclusions should be provided in the appendices.

Attached with this summary is the following documentation:

1. Jackson County Smartmap zoning district map (A)
2. NCRS soil Map with the adjoining EFU parcel identified (B)
3. NCRS non-technical soil description (C)
4. Jackson County Smartmap irrigated soils map (D)
5. Photo of interface of proposed project and EFU parcel (E)

INTRODUCTION

HELP

DISCLAIMER

JACKSON COUNTY

JACKSON COUNTY

Property Data Online

ZOOM TO REGION



ZOOM IN



ZOOM OUT



ZOOM BACK



ZOOM FULL



PAN



SELECT TAXLOT



DESELECT TAXLOT



BUFFER TAXLOT



PRINT MAP

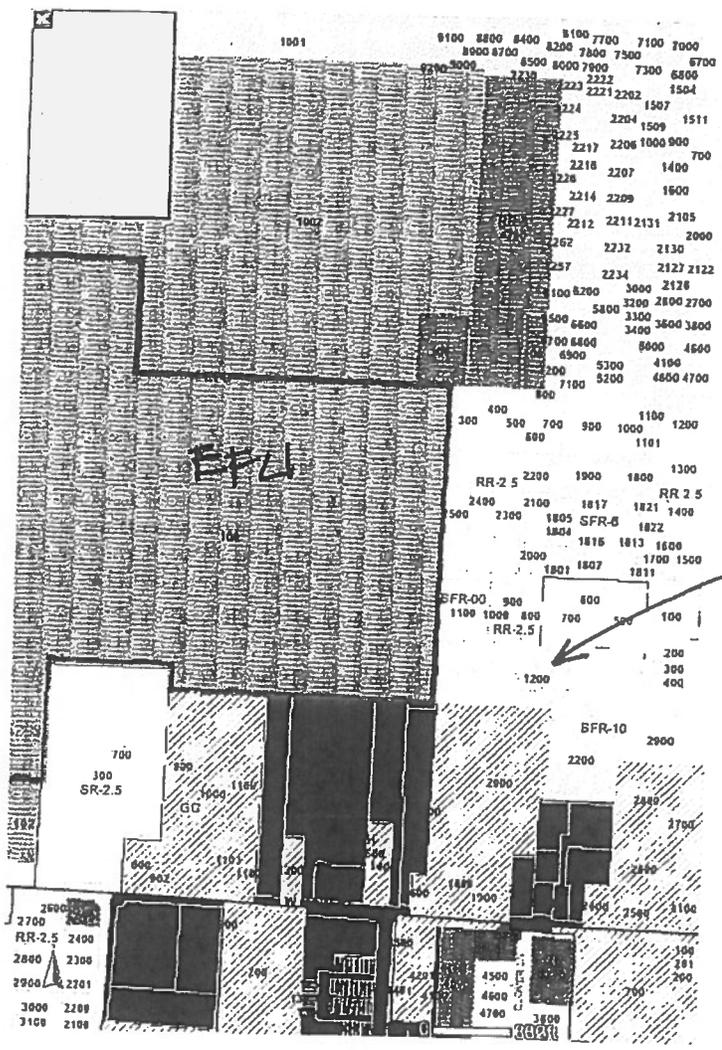


ASSESSOR MAP

Intro & Tips

Search

Map Layers



Layer | Legend | Text Only Mode

- Shady Cove Zoning
- Rogue River Zoning
- Ashland Zoning
- Butte Falls Zoning
- Central Point Zoning
- Gold Hill Zoning
- Jacksonville Zoning
- Medford Zoning
- Phoenix Zoning
- County Zoning
- Fire Districts
- Foreign Trade Zones
- Forestland-Urban Wildfire Interface
- Historic Districts
- House Legislative Districts
- Mutual Concern
- Open Space by Type
- School Districts
- Senate Legislative Districts
- Urban Containment Boundary
- Urban Growth Boundary
- Voter Precincts

3. Click the Update Map Layers button to redraw the map:

Update Map Layers

- + Transportation
- + Public Services
- + Water
- Aerial Photos / Soils / Contours

2. Select or deselect layer to draw:

- Check box to display layer.
- 100ft Contours
  - 10ft Contours
  - 40ft Contours
  - Color Shaded Relief
  - Countywide Color Aerial Photos 2005
  - Geology
  - Gray Shaded Relief

"E"  
A' 6 of 10

Search

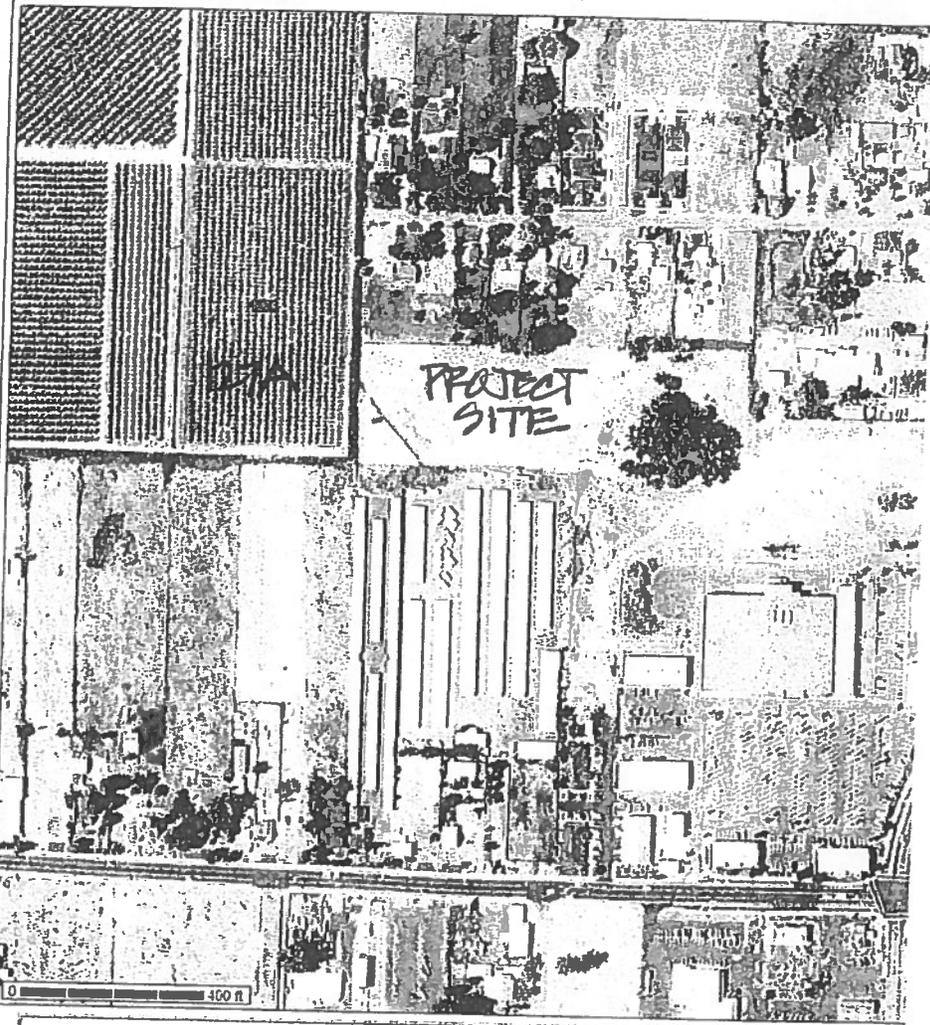
Map Unit Legend

Jackson County Area, Oregon, Parts of Jackson and Klamath Counties (OR632)

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
127A	Medford silty clay loam, 0 to 3 percent slopes	4.7	100.0%
<b>Totals for Area of Interest</b>		<b>4.7</b>	<b>100.0%</b>

Soil Map

Scale (not to scale)



Warning: Soil Map may not be valid at this scale.

You have zoomed in beyond the scale at which the soil map for this area is intended to be used. Your AOI were mapped at 1:20,000. The design of map units and the level of detail shown in the map are not intended to be used at this scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of map units and areas of contrasting soils that could have been shown at a more detailed scale.

EXHIBIT B

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"E"  
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Search

Map Unit Legend

Jackson County Area, Oregon, Parts of Jackson and Klamath Counties (OR632)

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
127A	Medford silty clay loam, 0 to 3 percent slopes	4.9	100.0%
<b>Totals for Area of Interest</b>		<b>4.9</b>	<b>100.0%</b>

Soil Map



Warning: So

You have zoomed your AOI were Enlargement of areas of contra

Map Unit Description

Report — Map Unit Description

Jackson County Area, Oregon, Parts of Jackson and Klamath Counties

127A—Medford silty clay loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: hrn5  
 Elevation: 1,000 to 4,000 feet  
 Mean annual precipitation: 18 to 35 inches  
 Mean annual air temperature: 50 to 54 degrees F  
 Frost-free period: 125 to 180 days  
 Farmland classification: All areas are prime farmland

Map Unit Composition

Medford and similar soils: 85 percent  
 Minor components: 3 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Medford

Setting

Landform: Alluvial fans, stream terraces  
 Landform position (three-dimensional): Tread  
 Down-slope shape: Linear  
 Across-slope shape: Linear  
 Parent material: Alluvium derived from metavolcanics and/or metasedimentary rock

Typical profile

H1 - 0 to 12 inches: silty clay loam  
 H2 - 12 to 22 inches: silty clay  
 H3 - 22 to 53 inches: silty clay loam  
 H4 - 53 to 71 inches: stratified sandy clay loam to silty clay loam

Properties and qualities

Slope: 0 to 3 percent  
 Depth to restrictive feature: More than 80 inches  
 Natural drainage class: Moderately well drained  
 Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)  
 Depth to water table: About 48 to 72 inches  
 Frequency of flooding: None  
 Frequency of ponding: None  
 Available water storage in profile: High (about 9.7 inches)

Interpretive groups

Land capability classification (irrigated): 1  
 Land capability classification (nonirrigated): 4c  
 Hydrologic Soil Group: C  
 Ecological site: DEEP LOAMY TERRACE 18-28 PZ (R005XY036OR)  
 Other vegetative classification: Moderately Well Drained < 15% Slopes (G005XY006OR)  
 Hydric soil rating: No

Minor Components

Gregory

Percent of map unit: 2 percent  
 Landform: Stream terraces  
 Landform position (three-dimensional): Tread  
 Down-slope shape: Linear  
 Across-slope shape: Linear  
 Ecological site: POORLY DRAINED BOTTOM (R005XY016OR)  
 Other vegetative classification: Poorly Drained (G005XY009OR)  
 Hydric soil rating: Yes

Aquolls

Percent of map unit: 1 percent  
 Landform: Mountains  
 Hydric soil rating: Yes

Description — Map Unit Description

EXHIBIT C'

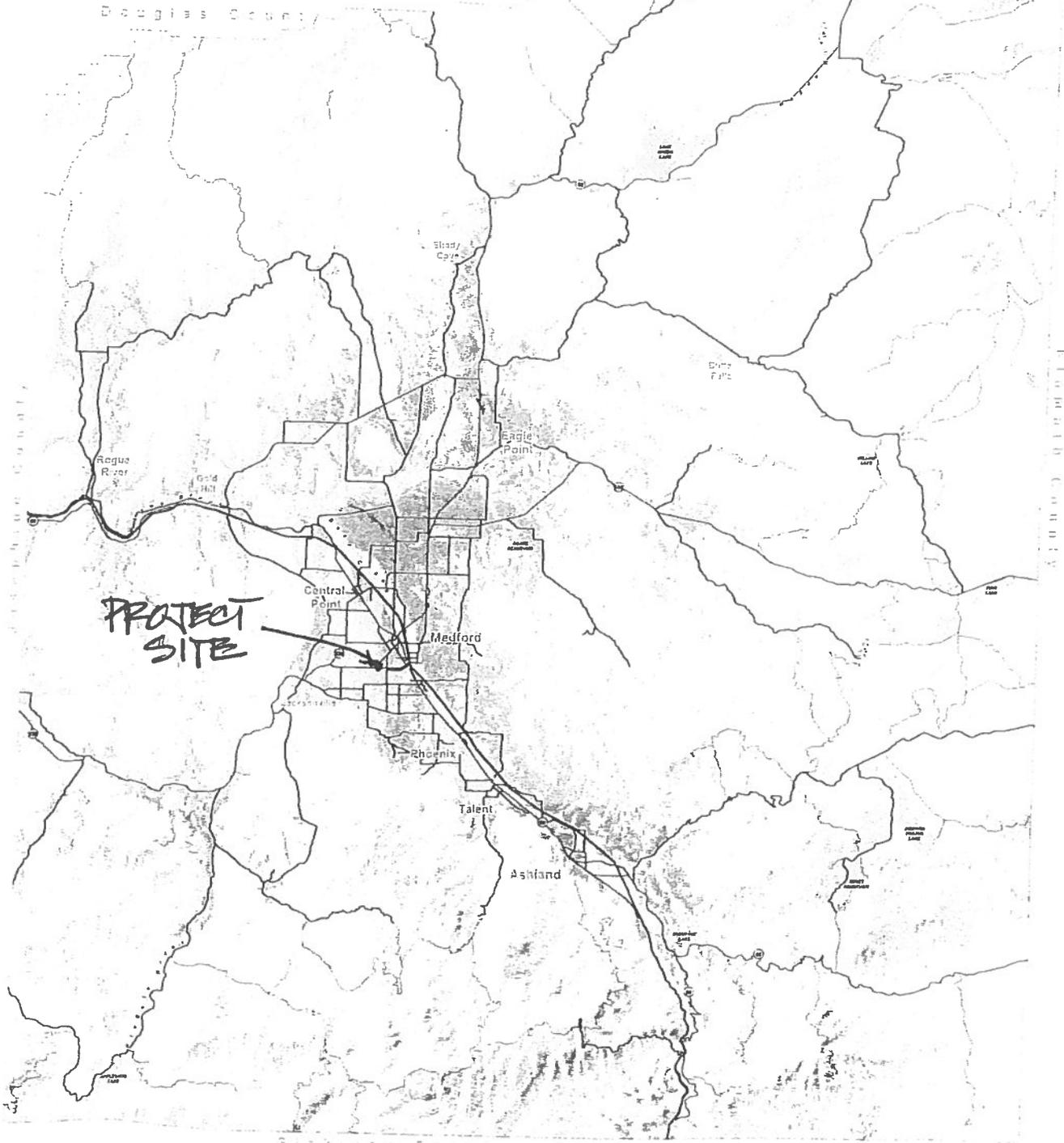
"E" 8 of 10

# Irrigated Soils

When Rogue Valley orchards were first planted in the mid-1800s, farmers utilized rainfall for soil irrigation; this dry-land technique involves the effective storage, conservation and distribution of the natural moisture. The result of these early irrigation practices is a complex system of irrigation ditches and reservoirs still present in our community today. Though this technique was used in early agricultural practices, the evolution of soil irrigation practices allowed for diversification with the agricultural industry in this region.

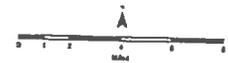
With a total of 400 growers producing apples on nearly 10,000 acres, the apple industry peaked in 1910. With the onset of commercial sprinkler systems, Jackson County soils (heavy in clay content) coupled with warm days and cool nights, made this region ideal for growing pears. By the 1930s, most of the apple acreage was replaced with pears and the region thrived in the commercial pear growing market over the one-hundred years. With over 85% of the orchards in Jackson County sprinkler irrigated, and the top three pear producers in the world currently located in Jackson County, nearly a quarter (by weight) of Oregon's pears are produced in Jackson County.

As with the turn of the last century, changes in the agricultural industry are occurring and so, too, will be the irrigation lands and practices within the County. Vineyards are a rising percent of the County's agricultural products as wine-makers have learned how to work with the cool-climate and rainfall factors to produce wines from grapes suitable to the conditions. Though the industry standard promotes dry-land farming techniques, surface irrigation and drip irrigation methods have been utilized on vineyards in Jackson County's hot summer climate.



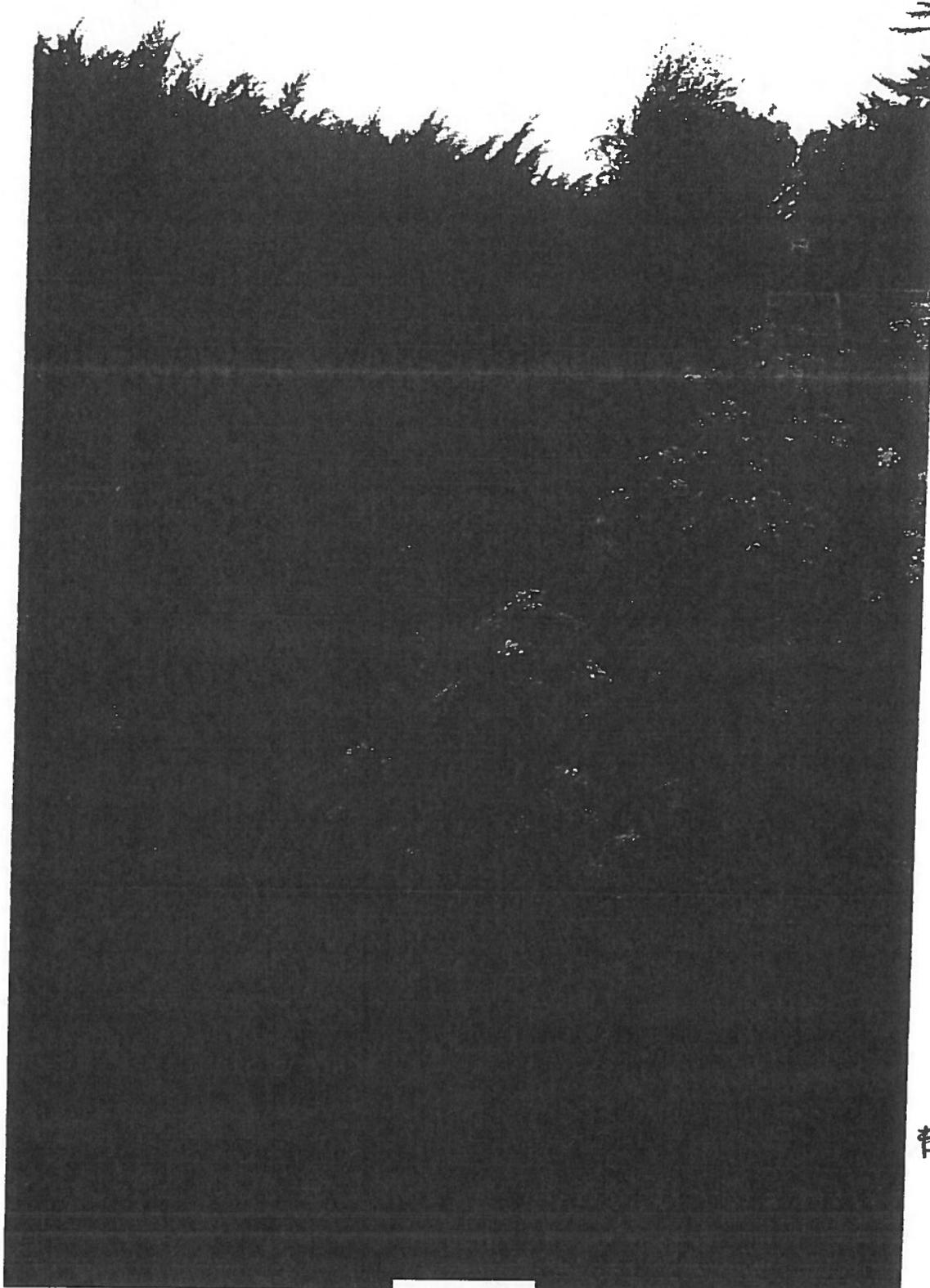
Sheet 1  
 Sheet 2  
 Sheet 3

## EXHIBIT D



**JACKSON COUNTY**  
**GIS**  
Map Applications & Information

11211  
A-1111



LOOKING INTO NW CORNER  
OF PROPOSED DEVELOPMENT SITE

EXHIBIT  
1E

10 of 10



Medford – A fantastic place to live, work and play

## CITY OF MEDFORD

LD Date: 12/6/2017  
File Number: LDP-17-133

### **PUBLIC WORKS DEPARTMENT STAFF REPORT** **Land Partition – North Ross Lane** **Housing Authority of Jackson County – Newbridge Place**

- Project:** Consideration of a request for a partition to create three lots on a 6.36 parcel zoned MFR-20 (Multiple-Family, 20 dwelling units per gross acre).
- Location:** Located on Ross Lane approximately 430 feet south of West McAndrews Road.
- Applicant:** Applicant, Housing Authority of Jackson County; Agent, Scott Sinner Consulting; Planner, Liz Conner.

#### **A. STREETS**

##### **1. Dedications**

**North Ross Lane** is classified as a Major Collector street within the Medford Land Development Code (MLDC), Section 10.428(3). The Developer shall dedicate for public right-of-way, sufficient width of land along the frontage of this development to comply with the half width of right-of-way for a Major Collector Street, which is 37-feet. **The Developer’s surveyor shall verify the amount of additional right-of-way required.**

The Developer will receive SSDC (Street System Development Charge) credits for the public right-of-way dedication on **North Ross Lane**, per the methodology established by the MLDC 3.815. **Should the Developer elect to have the value of the land be determined by an appraisal, a letter to that effect must be submitted to the City Engineer within sixty (60) calendar days of the date of the Final Order of the governing Commission. The City will then select an appraiser, and a cash deposit will be required as stated in Section 3.815.**

**Newbridge Way** is classified as a Standard Residential Street within the MLDC, Section 10.430. The Developer shall dedicate for public right-of-way, sufficient width of land along the frontage of this development to comply with the half width of right-of-way, which is 31.5-feet, plus 12-foot south of centerline for a Standard Residential Street (from southwestern terminus of Taxlot 1200 to approximately 730-feet east), and then the full width of right-of-way (63-feet) shall be

dedicated to the intersection with North Ross Lane. This street alignment will need to accommodate future connectivity to the west. **PLEASE NOTE: Approval of Final Plat shall be contingent upon dedication of the full width of right-of-way for Newbridge Way to ensure connection to North Ross Lane. If dedication of offsite portion of the future Public Street is to be accomplished by separate document then:**

1. **The road right of way to be surveyed and monumented;**
2. **The survey to be prepared in compliance with ORS 209.250;**
3. **The survey to be recorded with the county surveyor; and**
4. **Deed or other document establishing an interest in the property for public road purposes be written to described survey monuments and to be accepted by the City Engineer prior to being recorded.**

**Kaitlin Lane** is classified as Minor Residential Streets within the MLDC, Section 10.430. The Developer shall dedicate for public right-of-way, sufficient width of land along the frontage of this development to comply with the full width of right-of-way, which is 55-feet.

**Donaldson Way** is classified as Minor Residential Streets within the MLDC, Section 10.430. The Developer shall dedicate for public right-of-way, sufficient width of land along the frontage of this development to comply with the full width of right-of-way, which is 55-feet.

Streets, as shown on the Site Plan, in which any portion terminates to a boundary line of the Development shall be dedicated to within one foot of the boundary line, and the remaining one foot shall be granted in fee, as a non-access reserve strip to the City of Medford. Upon approved dedication of the extension of said streets, the one-foot reserve strip shall automatically be dedicated to the public use as part of said street without any further action by the City of Medford (MLDC 10.439).

In accordance with MLDC 10.471, **the property owner shall dedicate a 10-foot wide public utility easement (PUE)** adjacent to the right-of-way line along this Developments respective frontage.

The right-of-way and easement dedications shall be submitted directly to the Engineering Division of the Public Works Department. The submittal shall include: the right-of-way and easement dedication, including an exhibit map; a copy of a current Lot Book Report, Preliminary Title Report, or Title Policy; a mathematical closure report (if applicable), and the Planning Department File Number; for review and City Engineer acceptance signature prior to recordation by the applicant. Releases of interest shall be obtained by holders of trust deeds or mortgages on the right-of-way and PUE area. All right-of-way and PUE areas to be dedicated shall be free and clear of all encumbrances.

## **2. Public Improvements**

### **a. Public Streets**

**North Ross Lane** is classified as a Major Collector street within the MLDC, Section 10.428. Street section improvements have been completed, including pavement, curb and gutter and

sidewalk (P1740D). Street lights were not included with the previous street improvements constructed by Jackson County. **Therefore, no additional improvements are required along the frontage of this development.**

**Newbridge Way** shall be constructed to Standard Residential street standards in accordance with MLDC 10.430. The Developer shall improve the north half plus 8-feet south of the centerline (from southwestern terminus of tax lot 1200 to approximately 730-feet east), and then full width improvements shall be completed to the intersection with North Ross Lane.

**Per AC-17-019 Final Order:** Sidewalk along the north side of this street within TL2900 and TL4400 can be deferred until future development of those lots, respectively.

**Kaitlin Lane** shall be constructed to Minor Residential street standards in accordance with MLDC 10.430. The Developer shall improve the entire section of roadway along the frontage of this development.

**Per AC-17-019:** Sidewalk along the east side of this street may be placed curb tight at the discretion of the Public Works Department.

**Donaldson Way** shall be constructed to Minor Residential street standards in accordance with MLDC 10.430. The Developer shall improve the entire section of roadway along the frontage of this development.

**Per AC-17-019:** Sidewalk along the west side of this street can be placed curb tight at the request of the Applicant.

#### **b. Street Lights and Signing**

The Developer shall provide and install in compliance with Section 10.495 of the Medford Municipal Code (MMC). Based on the preliminary plan submitted, the following number of street lights and signage will be required:

Street Lighting – Developer Provided & Installed:

- A. 11 – Type R-100

Traffic Signs and Devices – City Installed, paid by the Developer:

- A. 2 – Barricades (Type 3)
- B. 3 – Street Name Signs
- C. 1 – Stop Sign
- D. 1 – No Outlet Sign

Numbers are subject to change if changes are made to the plans. All street lights shall be installed per City standards and be shown on the public improvement plans. Public Works will provide preliminary street light locations upon request. All street lights shall be operating and turned on at the time of the final “walk through” inspection by the Public Works Department.

The Developer shall pay for City installed signage required by the development. City installed signs include, but are not limited to, street name signs, stop signs, speed signs, school signs, dead end signs, and dead end barricades. Sign design and placement shall be per the Manual on

Uniform Traffic Control Devices (MUTCD). All signs shall be shown on the public improvement plans and labeled as City installed.

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 the Developer.

#### **c. Pavement Moratoriums**

There is no pavement cutting moratorium currently in effect along this frontage.

The Developer shall be responsible for notifying by certified letter all utility companies, as well as all current property owners of parcels which are adjacent to any Public Street being constructed or paved as part of this project. The letter shall inform the utility companies and property owners of the City's street moratorium policy with respect to pavement cutting for future utility services. The utility companies and property owners shall be given the opportunity to install utility services within the right-of-way prior to paving and the subsequent moratorium. Notifications shall be mailed by the Developer at least 6 months before a street is resurfaced or rebuilt per Medford Municipal Code (MMC), Section 3.070. Copies of the certifications shall be submitted to the City Engineer with the submittal of the preliminary construction drawings.

#### **d. Soils Report**

The Developer's Engineer shall obtain a soils report to determine if there is shrink-swell potential in the underlying soils in this development. If they are present, they shall be accounted for in the roadway and sidewalk design within this Development.

#### **e. Access and Circulation**

Driveway access and circulation to and through the proposed development shall comply with MLDC 10.550 and 10.426. Furthermore, there shall be no direct vehicular access from North Ross Lane to Parcel 1.

**Corner radii** shall be provided at the right-of-way lines of all intersecting streets in accordance with MLDC 10.445.

#### **f. Easements**

Easements shall be shown on the final plat for all sanitary sewer and stormdrain mains or laterals, which cross lots, including any common area, other than those being served by said lateral.

### **3. Section 10.668 Analysis**

To support a condition of development that an Applicant dedicates land for public use or provide a public improvement, the Medford Code requires a nexus and rough proportionality analysis which is essentially a codification of the constitutional provisions in Nollan and Dolan cases.

## 10.668 Limitation of Exactions

*Notwithstanding any other provisions of this Chapter 10, an applicant for a development permit shall not be required, as a condition of granting the application, to dedicate land for public use or provide public improvements unless:*

*(1) the record shows that there is an essential nexus between the exaction and a legitimate government purpose and that there is a rough proportionality between the burden of the exaction on the developer and the burden of the development on public facilities and services so that the exaction will not result in a taking of private property for public use, or*

*(2) a mechanism exists and funds are available to fairly compensate the applicant for the excess burden of the exaction to the extent that it would be a taking.*

### **1. Nexus to a legitimate government purpose**

The purposes for these dedications and improvements are found throughout the Medford Code, the Medford Transportation System Plan, and the Statewide Planning Rule, and supported by sound public policy. Those purposes and policies include, but are not limited to: development of a balanced transportation system addressing all modes of travel, including motor vehicles, transit, bicycles, emergency services and pedestrians. Further, these rights-of-way are used to provide essential services such as sanitary sewer, domestic water and storm drains to serve the developed parcels. It can be found that the listed right-of-way dedications and improvements have a nexus to these purposes and policies.

### **2. Rough proportionality between the dedications and improvements, and the impacts of development.**

No mathematical formula is required to support the rough proportionality analysis. Furthermore, benefits to the development resulting from the dedication and improvements when determining “rough proportionality” have been considered, including but not limited to: increased property values, intensification of use, as well as connections to municipal services and the transportation network.

As set forth below, the dedication recommended herein can be found to be roughly proportional to the impacts reasonably anticipated to be imposed by this development.

#### **North Ross Lane, Newbridge Way, Kaitlin Lane & Donaldson Way**

The additional right-of-way will provide the needed width for a future planter strip on North Ross Lane. North Ross Lane is a 30 mile per hour facility, which currently carries approximately 14,800 vehicles per day. The 10-foot planter strip moves pedestrians a safe distance from the edge of the roadway. North Ross Lane will be the primary route for pedestrians traveling to and from this development.

Local street right-of-way dedication and construction requirements identified by the Public Works Department and required by the City are the minimum required to protect the public interest and are necessary for additional or densification of development in the City without

detracting from the common good enjoyed by existing properties. Developments are required to provide all internal local streets and half-street improvements to abutting streets, including associated right-of-way dedications, to ensure that new development and density intensification provides the current level of urban services and adequate street circulation is maintained.

Dedication of the PUE will benefit development by providing public utility services, which are out of the roadway and more readily available to each Lot being served. The additional traffic of all modes of travel generated by this proposed development supports the dedication and improvements for all modes of travel and utilities. The area required to be dedicated for this development is necessary and roughly proportional to that required in similar developments to provide a transportation system that meets the needs for urban level services.

The City assesses System Development Charges (SDCs) to help pay for acquisition of right-of-way and construction of additional Arterial & Collector street capacity required as a result of new development. Because a mechanism exists in the form of SDC credit for right-of-way dedication and street improvements in accordance with Medford Municipal Code (MMC) 3.815 and other applicable parts of the Code, to fairly compensate the applicant, the conditions of MLDC, Section 10.668 are satisfied.

## **B. SANITARY SEWERS**

This site lies within the Rogue Valley Sewer Service (RVSS) area. Contact RVSS for sanitary sewer connections.

## **C. STORM DRAINAGE**

### **1. Drainage Plan**

There is an existing public piped stormdrain system through the property approximately 450 feet west of North Ross Lane. This system was privately installed and was not reviewed or inspected by Public Works. The City will accept the installation if it can be found to meet City standards. A stormdrain easement meeting City standards will also be required.

The Developer shall provide a public stormdrain easement along the open drainage channel just north of the piped system noted above. The Developer will only be responsible to provide the easement within the property boundary of this project with the easement width varying. The easement shall be measured 15-feet from the centerline of the channel.

There is an existing storm drainage ditch running along the western edge of tax lot 1200, with an easement which extends from the southwest corner, north 180-feet and is 15-feet wide. As the drainage ditch may be jurisdictional, the Developer shall obtain a permit from the Army Corps of Engineers (ACOE), or a letter from ACOE stating the ditch is not jurisdictional prior to performing any work in the easement. If a storm pipe is to be constructed, it shall be designed to meet City of Medford standards, if the ditch is to remain, it shall be improved to convey the 10-year storm with a foot of freeboard.

A drainage and hydrology study must be prepared by a licensed civil Engineer. The study must establish the 100-year flood plain boundaries and the 100-year base flood elevations. No fill shall be allowed within the floodplain without a Flood Plain Permit. The Applicant's Engineer shall provide a "no-rise study" to show that up gradient property will not be impacted by this development.

A drainage plan showing the project's impacted site with sufficient information to determine the direction of runoff to the existing or proposed drainage system, and also showing elevations of the proposed drainage system (if applicable), shall be submitted with the first building permit application for approval.

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

## 2. Grading

A comprehensive grading plan showing the relationship between adjacent property and the proposed development shall be submitted with the building permit application 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.

On the grading plan, show the 100-year flood plain and, if building is within said flood plain, show the finish floor elevation is at least 1-foot above base flood elevation.

## 3. Detention and Water Quality

Stormwater quality and detention facilities shall be required in accordance with MLDC Sections 10.481, 10.486 and 10.729.

**Westerly Drainage** – Due to the westerly discharge being to an unmaintained drainage system, additional precautions are necessary to insure the down gradient system is not burdened by this development. The development can provide stormwater detention per city code if they are able to provide calculations showing the westerly ditch can convey the 25-year storm with 6" of freeboard. Alternatively, the development can provide detention to accommodate the 25-year storm with a release rate of the predevelopment 10-year. In the event stormwater management requirements of other agencies provide detention in excess of the 25-year event, the outside agency conditions are acceptable to the City.

## 4. Certification

If applicable, 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.

## 5. Mains and Laterals

In the event lot drainage should drain to the back of the lot, the Developer shall be responsible for constructing a private drain line, including a tee at the low point of each lot to provide a storm drain connection. All roof drains and foundation drains shall be connected directly to a storm drain system.

A storm drain lateral shall be constructed to each parcel prior to approval of the Final Plat, with the exception of Parcel 2. No lateral shall be constructed to Parcel 2 as a condition of this partition. Easements shall be shown on the Final Plat for storm drain laterals crossing property other than the one being served by the lateral.

All public storm drain mains shall be located in paved public streets or within easements. All manholes shall be accessible by paved, all-weather roads. All easements shall be shown on the Final Plat and the public improvement plans.

## 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 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. SURVEY MONUMENTATION

All survey monumentation shall be in place, field-checked, and approved by the City Surveyor prior to approval of the final plat.

### E. GENERAL CONDITIONS

#### 1. Design Requirements and Construction Drawings

All public improvements shall be constructed in accordance with the "Engineering Design Standards for Public Improvements", adopted by the Medford City Council. Copies of this document are available in the Public Works Engineering office.

#### 2. Construction Plans

Construction drawings for any public improvements for this project shall be prepared by a professional Engineer currently licensed in the State of Oregon, and submitted to the Engineering Division of Medford Public Works Department for approval. Construction drawings for public improvements shall be submitted only for the improvements to be constructed with each phase. Approval shall be obtained prior to beginning construction. Only a complete set of construction drawings (3 copies) shall be accepted for review, including plans and profiles for all streets, minimum access drives, sanitary sewers, storm drains, and street lights as required by the governing commission's Final Order, together with all pertinent details and calculations. A

checklist for public improvement plan submittal can be found on the City of Medford, Public Works web site (<http://www.ci.medford.or.us/Page.asp?NavID=3103>). The Developer shall pay a deposit for plan review and construction inspection prior to final plan approval. Public Works will keep track of all costs associated with the project and, upon our acceptance of the completed project, will reconcile the accounting and either reimburse the Developer any excess deposit or bill the Developer for any additional amount not covered by the deposit. The Developer shall pay Public Works within 60 days of the billing date or will be automatically turned over for collections.

In order to properly maintain an updated infrastructure data base, the Surveyor of Record shall submit an as-built survey prior to the Final Inspection and, the Engineer of Record shall submit mylar "as-constructed" drawings to the Engineering Division within sixty (60) calendar days of the Final Inspection (walk through). Also, the Engineer shall coordinate with the utility companies, and show all final utility locations on the "as built" drawings.

### **3. Draft of Final Plat**

The Developer shall submit 2 copies of the preliminary draft of the final plat at the same time the public improvement plans (3 copies) are submitted. Neither lot number nor lot line changes shall be allowed on the plat after that time, unless approved by the City and all utility companies.

### **4. Permits**

Building Permit applications for vertical construction shall not be accepted by the Building Department until the Final Plat has been recorded, and a "walk through" inspection has been conducted and approval of all public improvements as required by the Planning Commission has been obtained for this development.

Concrete or block walls built within a PUE, or within sanitary sewer or storm drain easements require review and approval from the Engineering Division of Public Works. Walls shall require a separate permit from the Building Department and may also require certification by a professional Engineer.

### **5. System Development Charges (SDCs)**

Buildings in this development are subject to street and sanitary sewer treatment SDCs. These SDC fees shall be paid at the time individual building permits are taken out.

This development is also subject to storm drain system development charges, the Developer is eligible for storm drain system development charge credits for the installation of storm drain pipe which is 24-inches in diameter or larger and is not used for storm drain detention in accordance with Medford Municipal Code (MMC), Section 3.891. The storm drain system development charge shall be collected at the time of the approval of the final plat

### **6. Construction and Inspection**

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 to perform from the County.

For City of Medford facilities, the Public Works Maintenance Division requires that public sanitary sewer and storm drain mains be inspected by video camera prior to acceptance of these systems by the City.

Where applicable, the Developer shall bear all expenses resulting from the adjustment of manholes to finish grades as a result of changes in the finish street grade.

Prepared by: Doug Burroughs

# SUMMARY CONDITIONS OF APPROVAL

Land Partition – North Ross Lane

LDP-17-133

Housing Authority of Jackson County – Newbridge Place

## A. Streets

### 1. Street Dedications to the Public:

- North Ross Lane – Dedicate additional right-of-way.
- Newbridge Way – Dedicate right-of-way accordingly.
- Kaitlin Lane and Donaldson Way – Dedicate right-of-way accordingly.
- Dedicate 10-foot Public Utility Easement (PUE).

### 2. Improvements:

#### a. Public Streets

- North Ross Lane improvements have been completed.
- Construct Newbridge Way to Standard Residential street standards.
- Construct Kaitlin Lane and Donaldson Way to Minor Residential street standards.

#### b. Lighting and Signing

- Developer supplies and installs all street lights at own expense.
- City installs traffic signs and devices at Developer's expense.

#### c. Access and Circulation

- Driveway access and circulation through the proposed development shall comply with MLDC 10.550 and 10.426. No direct vehicular access to Parcel 1 from North Ross Lane.

#### d. Other

- Provide pavement moratorium letters.
- Provide soils report.

## B. Sanitary Sewer

- The site is situated within the RVSS area.

## C. Storm Drainage

- Provide an investigative drainage report.
- Provide a flood and "no-rise" study.
- Provide a comprehensive grading plan.
- Provide water quality and detention facilities, calculations and O&M Manual.
- Provide engineers certification of stormwater facility construction.
- Provide storm drain laterals to each tax lot, except for Parcel 2.
- Provide copy of an approved Erosion Control Permit (1200C) from DEQ for this project.

## D. Survey Monumentation

- Provide all survey monumentation.

## E. General Conditions

- Building permits will not be issued until after final plat approval.
  - = City Code Requirement
  - = Discretionary recommendations/comments

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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"F"  
of 11

PUBLIC WORKS DEPARTMENT  
ENGINEERING & DEVELOPMENT DIVISION

200 S. IVY STREET  
MEDFORD, OREGON 97501  
[www.ci.medford.or.us](http://www.ci.medford.or.us)

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



BOARD OF WATER COMMISSIONERS  
**Staff Memo**

**TO:** Planning Department, City of Medford

**FROM:** Rodney Grehn P.E., Water Commission Staff Engineer

**SUBJECT:** LDP-17-133

**PARCEL ID:** 372W26AC TL 1200

**PROJECT:** Consideration of a request for a partition to create three lots on a 6.36 parcel zoned MFR-20 (Multiple-Family, 20 dwelling units per gross acre), located on Ross Lane approximately 430 feet south of West McAndrews Road. Applicant, Housing Authority of Jackson County; Agent, Scott Sinner Consulting; Planner, Liz Conner.

**DATE:** December 6, 2017

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

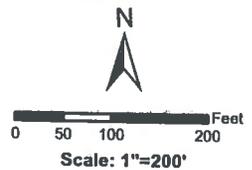
**CONDITIONS**

1. Conditions shall be per previous application review per MWC Staff Memo for AC-17-019.

**COMMENTS**

1. Comments shall be per previous application review per MWC Staff Memo for AC-17-019.
2. Reserve Acreage will be reviewed by MWC at time of future Land Development review.

CITY OF MEDFORD  
EXHIBIT #   A   1 of 2  
File # LDP-17-133



**Water Facility Map  
for  
LDP-17-133**

**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 accept responsibility for errors, omissions, or outdated information. There are no warranties, expressed or implied.

Date: 11/20/2017  
Path: D:\MWD\GIS\mxd\Map - MWC EDC - Letter LP.mxd



# Medford Fire Department

200 S. Ivy Street, Room #180  
Medford, OR 97501  
Phone: 774-2300; Fax: 541-774-2514;  
E-mail [www.fire@ci.medford.or.us](mailto:www.fire@ci.medford.or.us)

## LAND DEVELOPMENT REPORT - PLANNING

To: Liz Conner

LD Meeting Date: 12/06/2017

From: Fire Marshal Kleinberg

Report Prepared: 12/04/2017

File #: LDP - 17 - 133

### Site Name/Description:

Consideration of a request for a partition to create three lots on a 6.36 parcel zoned MFR-20 (Multiple-Family, 20 dwelling units per gross acre), located on Ross Lane approximately 430 feet south of West McAndrews Road. Applicant, Housing Authority of Jackson County; Agent, Scott Sinner Consulting; Planner, Liz Conner.

### DESCRIPTION OF CORRECTIONS

### REFERENCE

Approved as Submitted

Meets Requirement: No Additional Requirements

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 combustible 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.



**MEMORANDUM**

Subject Newbridge Place  
File no. LDP-17-133  
To Liz Conner, Planner II *LC*  
From Liz Conner, Certified Floodplain Manager  
Date December 29, 2017

---

**PROJECT DESCRIPTION**

The proposal is for a three parcel land division on a 6.36 parcel zoned MFR-20, located on Ross Lane approximately 430 feet south of West McAndrews Road.

**SITE CHARACTERISTICS**

- MFR-20 zoning district
- Ross Lane Drainage
- Special Flood Hazard Area Zone A
- Base Flood Elevations not established; No regulatory floodway
- FIRM panel 41029c1959F effective May 3, 2011

**FLOODPLAIN COMMENTS**

The property is currently within a mapped A zone without Base Flood Elevations. Per the *National Flood Insurance Program Regulations*, the following shall be required 60.3(b)(3)

**60.3(b)** *When the Federal Insurance Administrator has designated areas of special flood hazards (A zones) by the publication of a community's FHBM or FIRM, but has neither produced water surface elevation data nor identified a floodway or coastal high hazard area, the community shall:*

There is also an active CLOMR in place 17-10-0404R for a culvert modification.

CITY OF MEDFORD  
EXHIBIT # *I* of 2  
File # LDP-17-133

**CONDITIONS**

Prior to final plat approval that following shall be completed:

1. Complete CLOMR 17-10-0404R requirements and file for a LOMR with FEMA.

Or,

2. Complete the requirements listed in 44 CFR Section 60.3 (b)(3)

*60.3(b)(3) Require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals base flood elevation data;*



# 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

November 28, 2017

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

**Re: LDP-17-133, Newbridge Place (Map 372W26A, Tax Lot 1200)**  
**Ref: AC-17-019, PA-16-092, ZC-15-143**

ATTN: Elizabeth,

The subject property is within RVSS service area. Currently, there is an 8 inch sewer on West McAndrews Road to the north and an 8 inch sewer extended a short distance into the property from Ross Lane to the west. Sewer service to the proposed development will require mainline extension into the property from either or both of the existing 8 inch sewer mains. A public sewer easement is required for sewer mainline constructed on private property.

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 all public sewer facilities located on private property.
3. The applicant must provide RVSS with a plumbing fixture plan for 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\PLANNING\LAND PART\2017\LDP-17-133\_NEWBRIDGE PLACE.DOC

# MEDFORD IRRIGATION DISTRICT

P.O. BOX 70  
5045 Jacksonville Hwy  
Jacksonville, Oregon 97502  
Office (541) 899-9913

City of Medford  
Planning Department  
Lausmann Annex, Room 240  
200 South Ivy St.  
Medford, OR 97501

December 4, 2017

Project Name: Newbridge Place  
Agents: Scott Sinner  
File # LDP-17-133

The Medford Irrigation District has reviewed the project and approves the action. The property still has irrigation water rights that need to be transferred off prior to any sub-dividing with the county. The Jackson County Housing Authority has been contacted by us and are aware of the requirements and process.

Before we can fully approve this project, we must wait for the transfer off process to be legally transferred off through the District. The Developers / owner will need to contact us at 541-899-9913 prior to development or division of the current tax lot.

Sincerely,  
Jack Friend  
District Manager



# JACKSON COUNTY

Roads

Roads  
Engineering

Kevin Christiansen  
*Construction Manager*

200 Antelope Road  
White City, OR 97503  
Phone: (541) 774-6255  
Fax: (541) 774-6295  
christke@jacksoncounty.org

www.jacksoncounty.org

November 28, 2017

Attention: Elizabeth Conner  
Planning Department  
City of Medford  
200 South Ivy Street, Lausmann Annex, Room 240  
Medford, OR 97501

RE: Consideration of a partition to create three lots on Ross Lane – a city maintained road  
Planning File: LDP-17-133

Dear Elizabeth:

Thank you for the opportunity to comment on this request for consideration of a partition to create three lots on a 6.36 acre parcel zoned MFR-20 (Multiple Family, 20-dwelling units per gross acre) located on Ross Lane approximately 430 feet south of West McAndrews Road. Jackson County Roads has no comment.

If you have any questions or need further information feel free to call me at 774-6255.

Sincerely,

Kevin Christiansen  
Construction Manager

**Liz A. Conner**

---

**From:** David Haight <David.R.Haight@state.or.us>  
**Sent:** Friday, December 01, 2017 1:44 PM  
**To:** Liz A. Conner  
**Subject:** File No.: LDP-17-133

Elizabeth,

The Oregon Department of Fish and Wildlife has no objection to the proposed partition at 372W26AC TL 1200 for the Newberg Place Project.

David R. Haight  
Fisheries Biologist  
Oregon Department of Fish and Wildlife  
1495 East Gregory Road  
Central Point, OR 97502  
541-826-8774, ext 224

---

# STAFF MEMO

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**To:** Liz Conner  
**From:** Jennifer Ingram, Address Technician  
**Date:** 12/06/17  
**Subject:** LDP-17-133

---

1. Please select alternate street names for the proposed streets *Donaldson Way* and *Kaitlin Lane*. Per the Traffic Engineer, these two proposed streets most likely will not serve as extensions of the existing streets, Donaldson Way and Kaitlin Lane.



City of Medford

# Planning Department

Vicinity  
Map

File Number:

## LDP-17-133



Project Name:

### Newbridge Place

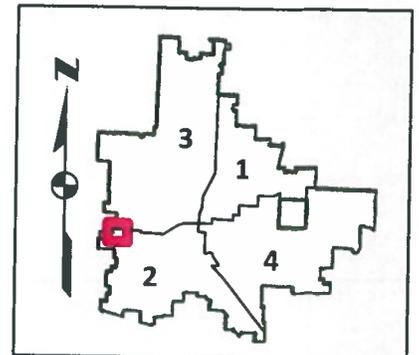
Map/Taxlot:

### 372W26AC TL 1200



### Legend

-  Subject Area
-  Medford Zoning
-  Tax Lots



10/25/2017



## STAFF REPORT

for a Type-C quasi-judicial decision: **Land Division**  
**Conditional Use Permit**  
**Zone Change**

Project Horse Areana Subdivision  
Applicant: Dan Mahar; Agent: Neathamer Surveying, Inc

File no. LDS-17-139-CUP, Cup-17-140, ZC-17-141

To Planning Commission

January 11, 2018

From Liz Conner, Planner II

Reviewer Kelly Akin, Assistant Planning Director *KA*

Date January 4, 2018

## BACKGROUND

### Proposal

Consideration of a Zone Change from SFR-00/SE (Single Family Residential - one dwelling unit per existing lot/Southeast Overlay) to SFR-4/SE (Single Family Residential - 4 dwelling units per gross acre/Southeast overlay); Horse Arena Subdivision, a 44 lot residential subdivision; and a Conditional Use Permit to allow a pedestrian path, bike path and storm water facilities within the greenway on 15.15 acres located on the north side of Coal Mine Road approximately 900 feet east of North Phoenix Road. (371W34 TL 2300, 2400, 2401)

### Vicinity Map



Subject Site and Surrounding Characteristics

<i>Subject Site</i>	Zone:	SFR-00 and SFR-4/SE (Single Family Residential – 1 dwelling unit per parcel and, SFR-4, 4 dwelling units per gross acre, Southeast Overlay)
	SE Plan Sub-Areas:	17
	SE Plan Category:	Standard Lot
	GLUP:	UR Urban Residential
	Use:	Vacant
<i>North</i>	Zone:	SFR-4/SE (Single Family Residential, 4 dwelling units per gross acre/Southeast Overlay)
	SE Plan Sub-Area:	17
	SE Plan Category:	Standard Lot
	Use:	Single family dwellings - Vacant
<i>South</i>	Zone:	Jackson County EFU (Exclusive Farm Use)/SE
	Use:	Single family dwelling - Vacant
<i>East</i>	Zone:	SFR-00 and SFR-4/SE
	Use:	Single family dwelling - Vacant
<i>West</i>	Zone:	SFR-10/SE
	SE Plan Sub-Area:	17
	SE Plan Category:	Standard Lot
	Use:	Vacant

Related Projects

A-02-208 Annexation by Ordinance 2003-57  
ZC-06-003 Zone Change from EFU to SFR-4/SE

Applicable Criteria

**Medford Municipal Code §10.227. Zone Change**

The approving authority (Planning Commission) shall approve a quasi-judicial zone change if it finds that the zone change complies with subsections (1) and (2) below:

- (1) The proposed zone is consistent with the Transportation System Plan (TSP) and the

General Land Use Plan Map designation. A demonstration of consistency with the acknowledged TSP will assure compliance with the Oregon Transportation Planning Rule. Where applicable, the proposed zone shall also be consistent with the additional locational standards of the below sections (1)(a), (1)(b), (1)(c), or (1)(d). Where a special area plan requires a specific zone, any conflicting or additional requirements of the plan shall take precedence over the locational criteria below.

\*\*\*

(b) For zone changes to SFR-6 or SFR-10 where the permitted density is proposed to increase, one (1) of the following conditions must exist:

- (i) At least one (1) parcel that abuts the subject property is zoned the same as the proposed zone, either SFR-6 or SFR-10 respectively; or
- (ii) The area to be rezoned is five (5) acres or larger; or
- (iii) The subject property, and any abutting parcel(s) that is(are) in the same General Land Use Plan Map designation and is(are) vacant, when combined, total at least five (5) acres.

\*\*\*

(2) It shall be demonstrated that Category A urban services and facilities are available or can and will be provided, as described below, to adequately serve the subject property with the permitted uses allowed under the proposed zoning, except as provided in subsection (c) below. The minimum standards for Category A services and facilities are contained in Section 10.462 and Goal 2 of the Comprehensive Plan "Public Facilities Element" and Transportation System Plan.

(a) Storm drainage, sanitary sewer, and water facilities must already be adequate in condition, capacity, and location to serve the property or be extended or otherwise improved to adequately serve the property at the time of issuance of a building permit for vertical construction.

(b) Adequate streets and street capacity must be provided in one (1) of the following ways:

- (i) Streets which serve the subject property, as defined in Section 10.461(2), presently exist and have adequate capacity; or
- (ii) Existing and new streets that will serve the subject property will be improved and/or constructed, sufficient to meet the required condition and capacity, at the time building permits for vertical construction are issued; or
- (iii) If it is determined that a street must be constructed or improved in order to provide adequate capacity for more than one (1) proposed or anticipated development, the Planning Commission may find the street to be adequate when the improvements needed to make the street adequate are fully funded. A street project is deemed to be fully funded when one (1) of the following occurs:

- (a) the project is in the City's adopted capital improvement plan budget, or is a programmed project in the first two (2) years of the State's current STIP (State Transportation Improvement Plan), or any other public agencies adopted capital improvement plan budget; or
- (b) when an applicant funds the improvement through a reimbursement district pursuant to the MLDC. The cost of the improvements will be either the actual cost of construction, if constructed by the applicant, or the estimated cost. The "estimated cost" shall be 125% of a professional engineer's estimated cost that has been approved by the City, including the cost of any right-of-way acquisition. The method described in this paragraph shall not be used if the Public Works Department determines, for reasons of public safety, that the improvement must be constructed prior to issuance of building permits.
- (iv) When a street must be improved under (b)(ii) or (b)(iii) above, the specific street improvement(s) needed to make the street adequate must be identified, and it must be demonstrated by the applicant that the improvement(s) will make the street adequate in condition and capacity.
- (c) In determining the adequacy of Category A facilities, the approving authority (Planning Commission) may evaluate potential impacts based upon the imposition of special development conditions attached to the zone change request. Special development conditions shall be established by deed restriction or covenant, which must be recorded with proof of recordation returned to the Planning Department, and may include, but are not limited to the following:
  - (i) Restriction of uses by type or intensity; however, in cases where such a restriction is proposed, the Planning Commission must find that the resulting development pattern will not preclude future development, or intensification of development, on the subject property or adjacent parcels. In no case shall residential densities be approved which do not meet minimum density standards,
  - (ii) Mixed-use, pedestrian-friendly design which qualifies for the trip reduction percentage allowed by the Transportation Planning Rule,
  - (iii) Transportation Demand Management (TDM) measures which can be reasonably quantified, monitored, and enforced, such as mandatory car/van pools.

**Conditional Use Permit Approval Criteria – Medford Land Development Code Section 10.248 & 10.249**

The approving authority (Planning Commission) must determine that the development proposal complies with either of the following criteria before approval can be granted.

- (1) The development proposal will cause no significant adverse impact on the livability, value, or appropriate development of abutting property, or the surrounding area when compared to the impacts of permitted development that is not classified as conditional.
- (2) The development proposal is in the public interest, and although the development proposal may cause some adverse impacts, conditions have been imposed by the approving authority (Planning Commission) to produce a balance between the conflicting interests.

In authorizing a conditional use permit the approving authority (Planning Commission) may impose any of the following conditions:

- (1) Limit the manner in which the use is conducted, including restricting the time an activity may take place, and restraints to minimize such environmental effects as noise, vibration, air pollution, glare and odor.
- (2) Establish a special yard or other open space or lot area or dimension requirement.
- (3) Limit the height, size, or location of a building or other structure.
- (4) Designate the size, number, location, or nature of vehicle access points.
- (5) Increase the amount of street dedication, roadway width, or improvements within the street right-of-way.
- (6) Designate the size, location, screening, drainage, surfacing, or other improvement of parking or truck loading area.
- (7) Limit or otherwise designate the number, size, location, height, or lighting of signs.
- (8) Limit the location and intensity of outdoor lighting, or require its shielding.
- (9) Require screening, landscaping, or other facilities to protect adjacent or nearby property, and designate standards for installation or maintenance thereof.
- (10) Designate the size, height, location, or materials for a fence.
- (11) Protect existing trees, vegetation, water resources, wildlife habitat, or other significant natural resources.

Development requiring the mitigation of impacts under Section 10.248(2), Conditional Use Permit Criteria, must do one (1) of the following:

- (1) Preserve unique assets of interest to the community.
- (2) Provide a public facility or public nonprofit service to the immediate area or community.
- (3) Otherwise provide a use or improvement that is consistent with the overall needs of the community in a location that is reasonably suitable for its purpose.

### **Medford Municipal Code §10.270. Land Division**

The approving authority (Planning Commission) shall not approve any tentative plat unless it first finds that the proposed land division, together with the provisions for its design and improvement:

- (1) Is consistent with the Comprehensive Plan, any other applicable specific plans thereto, including Neighborhood Circulation Plans, and all applicable design standards set forth in Article IV and V;
- (2) Will not prevent development of the remainder of the property under the same ownership, if any, or of adjoining land or of access thereto, in accordance with this chapter;
- (3) Bears a name that has been approved by the approving authority and does not use a word which is the same as, similar to, or pronounced the same as a word in the name of any other subdivision in the City of Medford; except for the words "town", "city", "place", "court", "addition", or similar words; unless the land platted is contiguous to and platted by the same applicant that platted the land division bearing that name; or unless the applicant files and records the consent of the party who platted the land division bearing that name and the block numbers continue those of the plat of the same name last filed;
- (4) If it includes the creation of streets or alleys, that such streets or alleys are laid out to be consistent with existing and planned streets and alleys and with the plats of land divisions already approved for adjoining property, unless the approving authority determines it is in the public interest to modify the street pattern;
- (5) If it has streets or alleys that are proposed to be held for private use, that they are distinguished from the public streets or alleys on the tentative plat, and reservations or restrictions relating to the private streets or alleys are set forth;
- (6) Will not cause an unmitigated land use conflict between the land division and adjoining agricultural lands within the EFU (Exclusive Farm Use) zoning district.

### **ISSUES AND ANALYSIS**

#### Background

The subject site is part of the Southeast Plan Overlay sub-area 17 which is a Standard Lot designation. The Major Greenway, Riparian Corridor (G1) transects the site in a general east-west direction.

### Zone Change

The zone change request is specifically for Tax Lot 2300 and is proposed to change from SFR-00 to SFR-4/SE. As demonstrated in the applicant's findings the proposal is consistent with the Transportation System Plan and the General Land Use Plan designation (Exhibits I). Agency comments indicate Category A facilities are available or can be made available to the subject site (Exhibits M and O) with the exception of sanitary sewer facilities.

#### *Sanitary Sewer Facilities*

The proposed zoning to SFR-4 has the potential to increase flows to the sanitary sewer system. According to the Public Works report (Exhibit M), the current downstream sanitary sewer facility has capacity constraints. The report includes a variety of recommendations to alleviate the capacity constraints:

*the applicant stipulate to only develop so the total sewer flows do not exceed current zoning limitation, or the Developer make improvements to the downstream sanitary sewer system to alleviate capacity constraints, or the Developer provide an engineering study of the downstream sewer system to show capacity exists to allow the proposed zone change.*

A condition of approval has been included, to comply with the Public Works Report (Exhibit M).

### Land Division

#### *Southeast Plan*

The subject site is located within the Southeast (S-E) Overlay and is subject to the S-E Overlay District regulations and the adopted Southeast Plan, in addition to all other applicable City regulations. The site is designated as Sub-Area 17 within the Southeast Plan which allows standard lots.

The minimum density for the subject site is 38 dwelling units with a maximum of 61 dwelling units. The proposal is for 44 standard lots which exceeds the minimum requirements.

The proposed streets are consistent with the Southeast Circulation Plan Map (Exhibit G).

### Conditional Use Permit

The Southeast Circulation Plan map (Exhibit G) identifies a number of greenways which include shared use paths as part of a multimodal transportation network. The G1 greenway (Exhibit H) requires a 20 foot asphalt path that follows the forks of Larson

Creek. The applicant proposes the required multi-use path as well as storm drainage facilities located within the G1 greenway and riparian area of Larson Creek.

Per the applicant's findings (Exhibit K) the multi-use path was designed in a manner to reduce the impacts to the natural area by shifting the path closer to the southerly limits of the greenway and closer towards the outer boundary of the riparian area. The location of the path is depicted on the Tentative Plat (Exhibit B). This location provided the same functionality while posing less of an impact to the Larson Creek habitat.

Oregon Department of Fish and Wildlife submitted comments that address specific design requirements for the storm water facilities that are located within the riparian setback area (Exhibit V). They also request that an approved riparian landscape plan be approved by Oregon Department of Fish and Wildlife prior to approval to construct the path within the riparian setback area. A condition of approval has been included.

Oregon Department of State Lands submitted comments (Exhibit T) stating that it is recommended that the applicant complete a wetland delineation for the subject site and that any amount of remove or fill activity may be required. A condition of approval has been included.

No other issues were identified by staff.

#### **FINDINGS AND CONCLUSIONS**

Staff has reviewed the applicant's findings and conclusions (Exhibit I, J and K) and recommends the Commission adopt the findings as presented.

#### **RECOMMENDED ACTION**

Adopt the findings as recommended by staff and direct staff to prepare the final order for LDS-17-139, CUP-17-140 and ZC-17-141 per the staff report dated January 4, 2018, including Exhibits A through W.

#### **EXHIBITS**

- A Conditions of Approval, dated January 4, 2018
- B Tentative Plat received October 27, 2017
- C Conceptual Grading & Drainage Plan received October 27, 2017
- D Conceptual Sewer and Water Plan received October 27, 2017
- E Landscape Plan received October 27, 2017
- F Slope Analysis received October 27, 2017
- G Southeast Circulation Plan map adopted March 7, 2013
- H G1 Greenway Cross section adopted March 7, 2013
- I Applicant's Findings for Zone Change received October 27, 2017

- J Applicant's Findings for Land Division received October 27, 2017
- K Applicant's Finding for Conditional Use Permit received October 27, 2017
- L Jurisdictional Wetland Delineation received October 27, 2017
- M Public Works Zone Change Staff report received December 13, 2017
- N Public Works Land Division and CUP Staff report received January 3, 2018
- O Medford Water Commission Memo received December 13, 2017
- P Medford Fire Department Report received December 29, 2017
- Q Medford Parks and Recreation memo received December 18, 2017
- R Address Technician memo received December 13, 2017
- S Jackson County Road letter received December 18, 2017
- T Oregon Department of State Lands notice received December 21, 2017
- U Talent Irrigation District comments received December 5, 2017
- V Oregon Department of Fish and Wildlife comments received December 22, 2017
- W Density Calculation dated January 3, 2018  
Vicinity map

**PLANNING COMMISSION AGENDA:**

**JANUARY 11, 2018**

## **EXHIBIT A**

Horse Arena Subdivision  
Conditions of Approval  
January 4, 2018

### **ZONE CHANGE CODE REQUIRED CONDITIONS**

1. Comply with the report from the Public Works Department, received January 3, 2018 (Exhibit M);
2. Within 30 days of the approval of the Final Order, the applicant shall produce a restrictive covenant, in a form acceptable to the City Attorney, and record such covenant stipulating to only develop so the total sewer flows do not exceed current zoning limitations until the downstream sanitary sewer system is improved with sufficient capacity to serve the potential future development. MLDC 10.227(2)(c)

### **LAND DIVISION DISCRETIONARY CONDITIONS**

3. Prior to Final Plat and dedication of the Greenway to the City of Medford, the applicant must obtain approval for greenway design plans from the Medford Parks, Recreation and Facilities Management Department.
4. Prior to Final Plat, the applicant shall comply with the response from Talent Irrigation District, received December 5, 2017 (Exhibit U).

### **CODE REQUIRED CONDITIONS**

5. Prior to approval of the final plat for the first phase containing the proposed greenway, the applicant shall enter into an agreement with the City, to the satisfaction of the City Attorney, that will address the installation, transfer of ownership, and maintenance of the greenway, in compliance with MLDC Section 10.384.
6. Prior to approval of the final plat for each phase, the applicant shall provide evidence of compliance with MLDC 10.379(1)(b), regarding the installation and maintenance of the planter strip vegetation.
7. Prior to approval of the final plat for each phase, the applicant is required to comply with MLDC 10.379(6) regarding the provisions that guarantee

## EXHIBIT A

Horse Arena Subdivision  
Conditions of Approval  
January 4, 2018

the installation of street trees prior to the issuance of the Certificate of Occupancy.

8. Prior to approval of the final plat for each phase, the applicant shall comply with MLDC 10.380 regarding street lighting standards.
9. Prior to approval of the final plat for Phase 21, the applicant shall comply with MLDC 10.804(3) regarding mitigation for passive agriculture.
10. Prior to approval of the final plat for each phase, the applicant shall:
  - a. Comply with the report from the Public Works Department, received January 3, 2018 (Exhibit M and N);
  - b. Comply with the memorandum from the Medford Water Commission, received December 13, 2017 (Exhibit O);
  - c. Comply with the report from the Medford Fire Department, received December 29, 2017 (Exhibit P).
  - d. Comply with the memo from Medford Parks & Recreation, received December 18, 2017 (Exhibit Q).
  - e. Comply with the email from Oregon Department of Fish and Wildlife, received December 22, 2017 (Exhibit V).
  - f. Comply with the Address Technician comment received December 13, 2017 (Exhibit R)
  - g. Comply with Jackson County Roads comments received December 18, 2017 (Exhibit S).

### CONDITIONAL USE PERMIT

Prior to issuance of the first building permit the applicant shall:

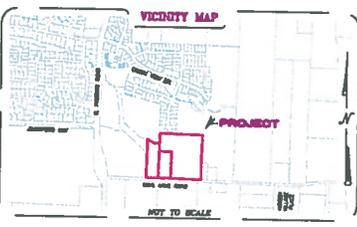
11. Obtain required permits per Department of State Lands comments received December 21, 2017.

RECEIVED  
 OCT 27 2017  
 PLANNING DEPT.

**A TENTATIVE PLAT FOR:  
 HORSE ARENA SUBDIVISION**

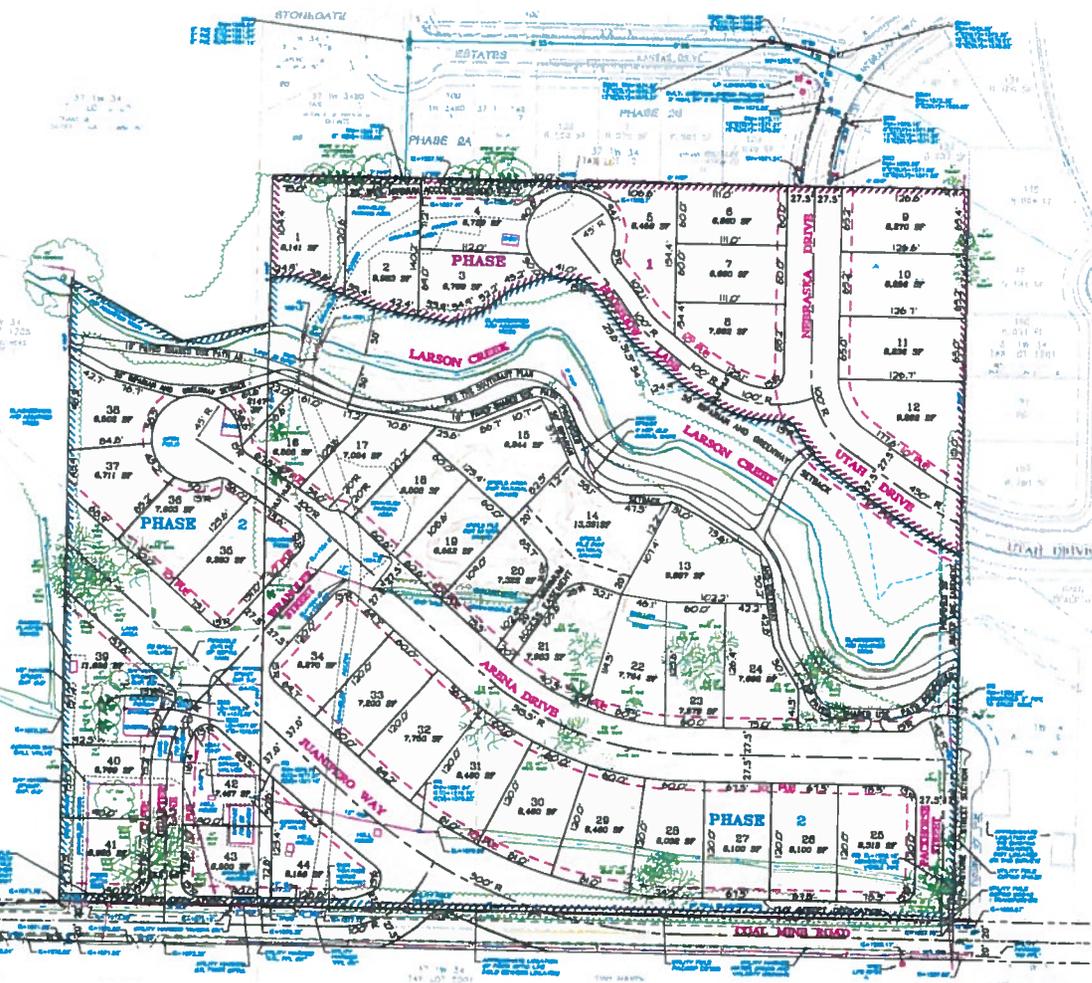
Located within Donation Land Claim No. 31 in the Southwest  
 One-quarter of Section 24, Township 20 South Range 1  
 West of the Willamette Meridian, in the City of  
 Medford, Jackson County, Oregon

PREPARED FOR:  
 DAN-BETVE HOLDINGS, LLC.  
 P. O. Box 4488  
 Medford, Oregon, 97501



- LEGEND:**
- Indicates a utility marked natural gas line.
  - Indicates an existing natural gas valve.
  - Indicates an existing natural gas meter.
  - Indicates an existing natural gas fireproof enclosure.
  - Indicates a utility marked sanitary sewer line.
  - Indicates an existing sanitary sewer manhole.
  - Indicates an existing sanitary sewer cleanout.
  - Indicates an existing sanitary sewer lateral.
  - Indicates a utility marked storm drain line.
  - Indicates an existing storm drain manhole.
  - Indicates an existing storm drain cleanout.
  - Indicates an existing storm drain.
  - Indicates an existing street light.
  - Indicates an existing electric pedestal.
  - Indicates an existing electric service meter base.
  - Indicates an existing decorative light pole.
  - Indicates an existing electric meter base.
  - Indicates an existing utility pole and guy anchor.
  - Indicates an existing marked utility line.
  - Indicates an existing marked electric line.
  - Indicates a utility marked electric line.
  - Indicates a utility marked telephone line.
  - Indicates an existing telephone pedestal.
  - Indicates an existing water meter.
  - Indicates an existing water valve.
  - Indicates an existing fire hydrant.
  - Indicates an existing drainage water control manhole.
  - Indicates an existing drainage water irrigation line.
  - Indicates a structure base with dry-pipe fire alarm device to code.
  - Indicates a non-depression base with dry-pipe fire alarm device to code.
  - Indicates the elevation of the top of a valve riser for a water valve.
  - Indicates the location of an existing fence line on natural terrain.
  - Indicates the phasing lines for Phases 1 and 2.

- ABBREVIATIONS:**
- CLP: Indicates a chain link fence.
  - CMP: Indicates an existing corrugated metal pipe.
  - CS: Indicates the slope of a paved surface.
  - PCP: Indicates an existing precast concrete pipe.
  - CCP: Indicates an existing cast-in-place concrete pipe.
  - SCC: Indicates an existing storm sewer cleanout.
  - SCC1: Indicates an existing storm sewer cleanout.
  - SCC2: Indicates an existing storm sewer cleanout.
  - SCC3: Indicates an existing storm sewer cleanout.
  - SCC4: Indicates an existing storm sewer cleanout.
  - SCC5: Indicates an existing storm sewer cleanout.
  - SCC6: Indicates an existing storm sewer cleanout.
  - SCC7: Indicates an existing storm sewer cleanout.
  - SCC8: Indicates an existing storm sewer cleanout.
  - SCC9: Indicates an existing storm sewer cleanout.
  - SCC10: Indicates an existing storm sewer cleanout.
  - SCC11: Indicates an existing storm sewer cleanout.
  - SCC12: Indicates an existing storm sewer cleanout.
  - SCC13: Indicates an existing storm sewer cleanout.
  - SCC14: Indicates an existing storm sewer cleanout.
  - SCC15: Indicates an existing storm sewer cleanout.
  - SCC16: Indicates an existing storm sewer cleanout.
  - SCC17: Indicates an existing storm sewer cleanout.
  - SCC18: Indicates an existing storm sewer cleanout.
  - SCC19: Indicates an existing storm sewer cleanout.
  - SCC20: Indicates an existing storm sewer cleanout.
  - SCC21: Indicates an existing storm sewer cleanout.
  - SCC22: Indicates an existing storm sewer cleanout.
  - SCC23: Indicates an existing storm sewer cleanout.
  - SCC24: Indicates an existing storm sewer cleanout.
  - SCC25: Indicates an existing storm sewer cleanout.
  - SCC26: Indicates an existing storm sewer cleanout.
  - SCC27: Indicates an existing storm sewer cleanout.
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  - SCC99: Indicates an existing storm sewer cleanout.
  - SCC100: Indicates an existing storm sewer cleanout.



REDUCED SCALE

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Robert V. Neathamer*

OREGON  
 JULY 19, 1994  
 ROBERT V. NEATHAMER  
 2675

Renewal Date 12/31/18

CITY OF MEDFORD  
 EXHIBIT # B  
 1 of 2  
 11-14

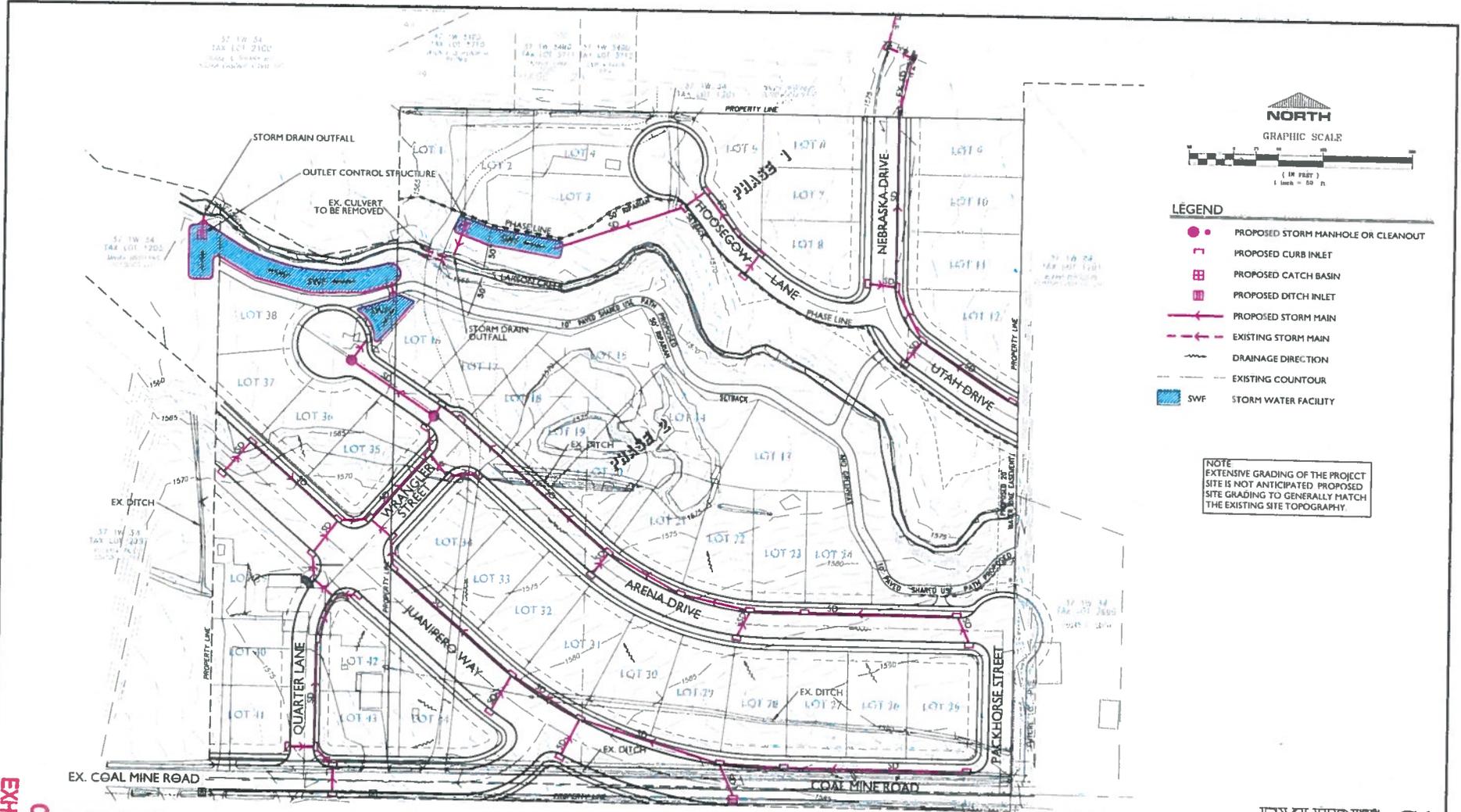
PREPARED BY: Neathamer Surveying, Inc.  
 3180 State St, Suite 203  
 P.O. Box 1584  
 Medford, Oregon 97501  
 Phone (541) 735-2869  
 FAX (541) 732-1382

PLAT DATE: October 18, 2017 PERMIT NUMBER: 08811-41  
 Page 1 of 2

CITY OF MEDFORD  
 EXHIBIT #  
 File # LDS-17-139/CUP-17-140/ZC-17-141

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File # LDS-17-139  
 CUP-17-140 / ZC-17-141

EXHIBIT #  
 CITY OF MEDFORD



CONSTRUCTION ENGINEERING CONSULTANTS  
 P.O. BOX 1724 - MEDFORD, OREGON 97501  
 PH. (541) 779-5280

DRAWN BY:	BMD	DATE:	07/17
CHECKED BY:	BSH/AMB	DATE:	07/17
DATE:		DATE:	
DATE:		DATE:	
DATE:		DATE:	

NO.	REVISION	DATE	BY



**EXHIBIT C.1**

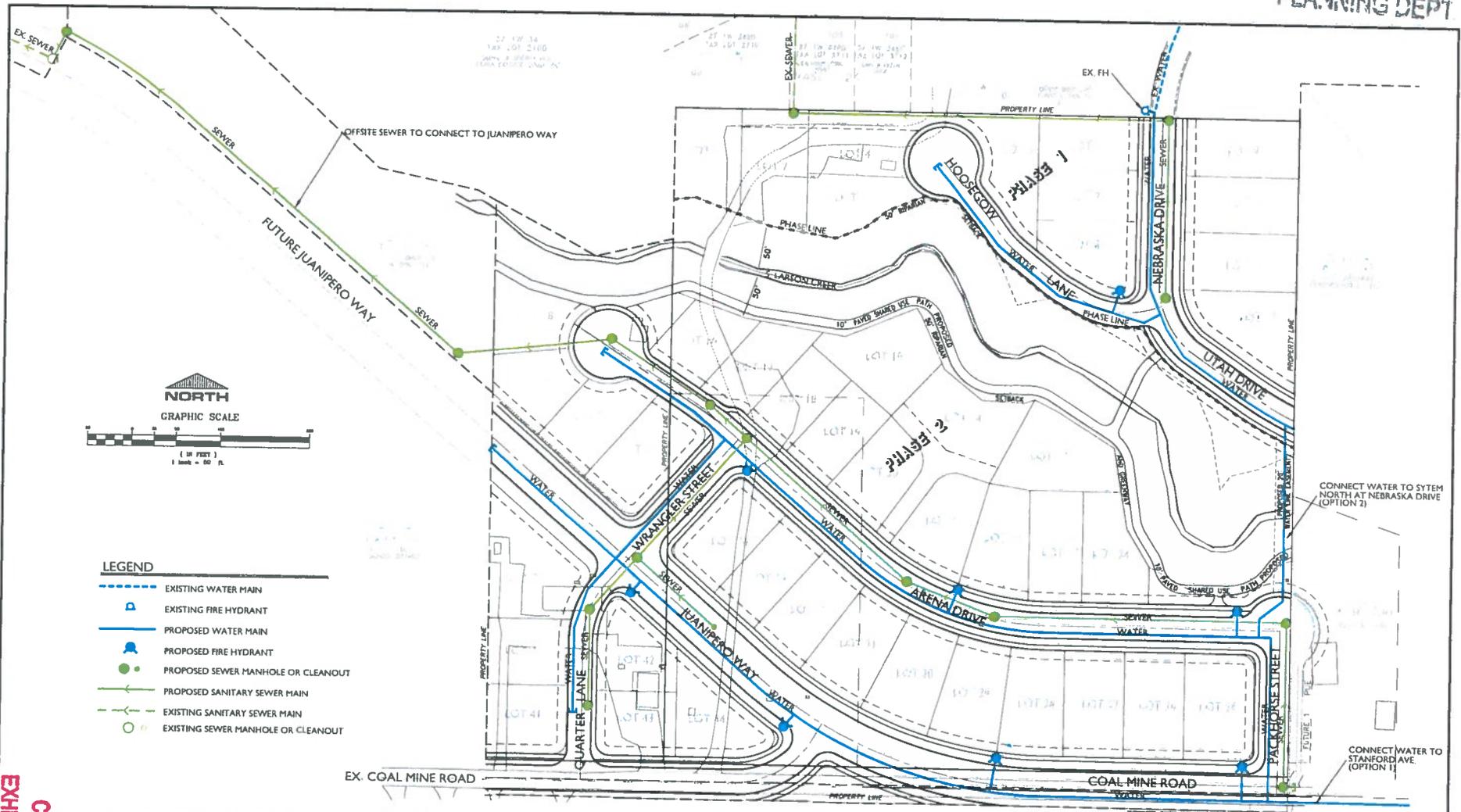
CITY OF MEDFORD  
 HORSE AREA SUBDIVISION  
 PHASE 1 & 2  
 CONCEPTUAL  
 GRADING & DRAINAGE PLAN

PROJECT NO.  
 DRAWING NO.  
 1 of 2

**CITY OF MEDFORD**  
**EXHIBIT #**  
 File # LDS-17-139/CUP-17-140/ZC-17-141

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 OCT 27 2017  
 PLANNING DEPT

Page 127



- LEGEND**
- EXISTING WATER MAIN
  - EXISTING FIRE HYDRANT
  - PROPOSED WATER MAIN
  - PROPOSED FIRE HYDRANT
  - PROPOSED SEWER MANHOLE OR CLEANOUT
  - PROPOSED SANITARY SEWER MAIN
  - EXISTING SANITARY SEWER MAIN
  - EXISTING SEWER MANHOLE OR CLEANOUT

EXHIBIT C.2

File # LDS-17-139  
 CUP-17-140 / ZC-17-141  
 EXHIBIT #  
 CITY OF MEDFORD



P.O. BOX 1724 - MEDFORD, OREGON 97501  
 PHONE (541) 778-5550

DRAWN BY:	BRD	DATE:	07/17
CHECKED BY:	BSH/AMB	DATE:	07/17
		DATE:	
		DATE:	
		DATE:	

NO	REVISION	DATE	BY



CITY OF MEDFORD	
PROJECT NAME	PROJECT NO.
CONCEPTUAL SEWER & WATER PLAN	DRAWING NO.
	2 of 2

CITY OF MEDFORD  
 EXHIBIT #  
 File # LDS-17-139/CUP-17-140/ZC-17-141

**galbraith**  
 ARCHITECTS & LANDSCAPE ARCHITECTS

LANDSCAPE ARCHITECTURE

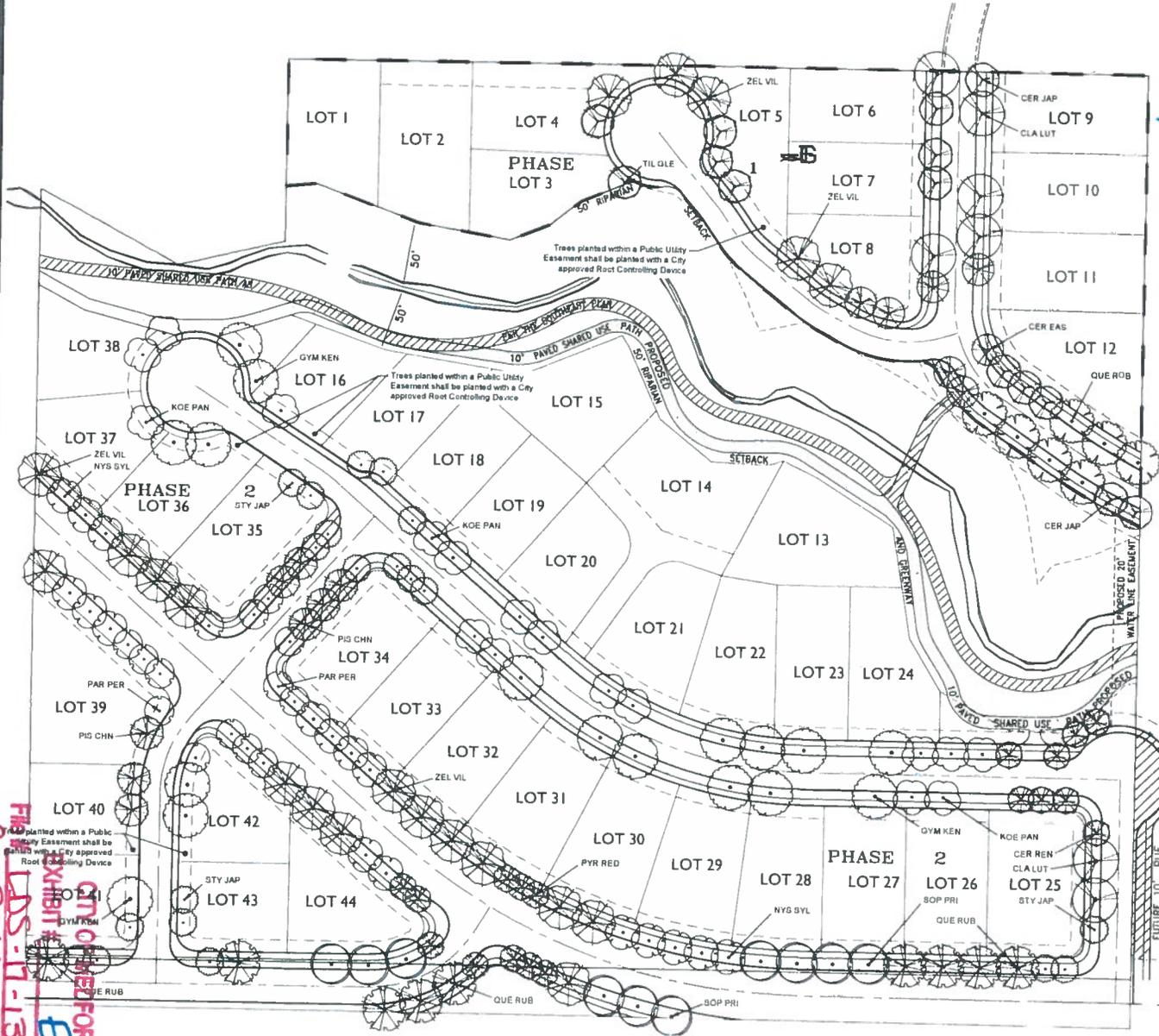
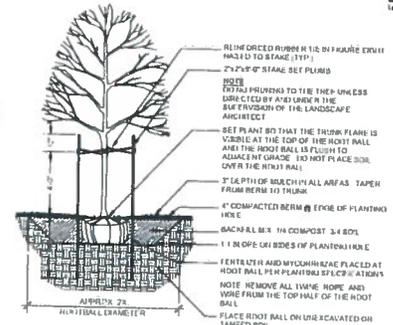
3155 GRANT STREET  
 MEDFORD, OR 97504  
 TEL 541 753 7964  
 FAX 541 753 5164

REGISTERED  
 LANDSCAPE ARCHITECT

This document, and the ideas and designs incorporated herein, are the property of Galbraith Architects, Inc. and shall not be used, modified, or changed in whole or in part, for any other project without the written authorization of John Galbraith, Landscape Architect.

PLANT SCHEDULE

TREE #	BOTANICAL NAME (COMMON NAME)	SCALE
CER JAP	Caroliniana alba / Carolina Tree	2" CALIBER
CER LUT	Claytonia virginica / Claytonia Tree	2" CALIBER
CER REN	Caroliniana alba / Carolina Tree	2" CALIBER
Q18 RLI	Gymnocladia dioica / Kentucky Coffee Tree	2" CALIBER
KOC PAN	Rhus glabra / Glossy Leaf	2" CALIBER
HIS SYL	Hydrangea macrophylla / Hydrangea	2" CALIBER
PAR PER	Parthenocarpus / Parthenocarpus	2" CALIBER
PIG CHN	Pinus strobus / White Pine	2" CALIBER
PIG RLD	Pinus strobus / White Pine	2" CALIBER
QUE RUB	Quercus rubra / Red Oak	2" CALIBER
ZEL VIL	Zelkova serrata / Common Zelkova	2" CALIBER



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FILED IN  
 CUP-17-140  
 ZC-17-141  
 FILED IN  
 LDS-17-139  
 CUP-17-140  
 ZC-17-141

Horse Arena Subdivision  
 Medford, OR

SCALE 1" = 40'-0"

L1

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OCT 27 2017

PLANNING DEPT

**SLOPE ANALYSIS  
HORSE ARENA SUBDIVISION**

Located within Donatien Land Claim No. 31 in the Southwest  
Quarter of Section 34, Township 33 South Range 1  
East of the Meridian, in the City of  
Medford, Jackson County, Oregon.

**PREPARED FOR:**

DAN-BEVE HOLDINGS, LLC.  
P. O. Box 4489  
Medford, Oregon, 97501

**LEGEND:**

 indicates slopes 15% - 25%

**GENERAL SURVEY NOTES:**

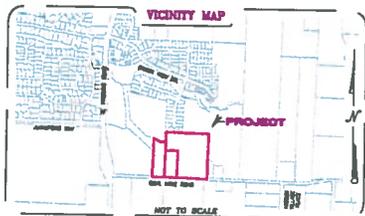
Minimum roads for the proposed pathway is 30.00 feet.  
Contours: 1-foot contour interval, 2-foot water contour interval.  
All existing underground utilities, as depicted herein, were located with reasonable accuracy, as marked on the ground by affected adjacent land utility companies, Oregon Administrative Rules Chapter 803, Division 1, Sections 452-001-002 (2), states: "reasonable accuracy" means location, within 24 inches, of the outside lateral dimensions of both sides of an underground facility.

**BASIS OF ELEVATIONS:**

Elevations were established on each corner point via digital level measurements based on City of Medford Bench Mark No. 3-32C, with a published elevation of 3300.490; (using a found brass cap in the westerly lot of Larson Creek Drive and the South-west corner of Blue Ocean Drive).

**PREPARED BY:** Neathamer Surveying, Inc.  
3188 State St, Suite 203  
P.O. Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2880  
FAX (541) 732-1382

**PLOT DATE:** October 18, 2017 **PROJECT NUMBER:** 08011-11  
Sheet: 1 of 1



REDUCED SCALE

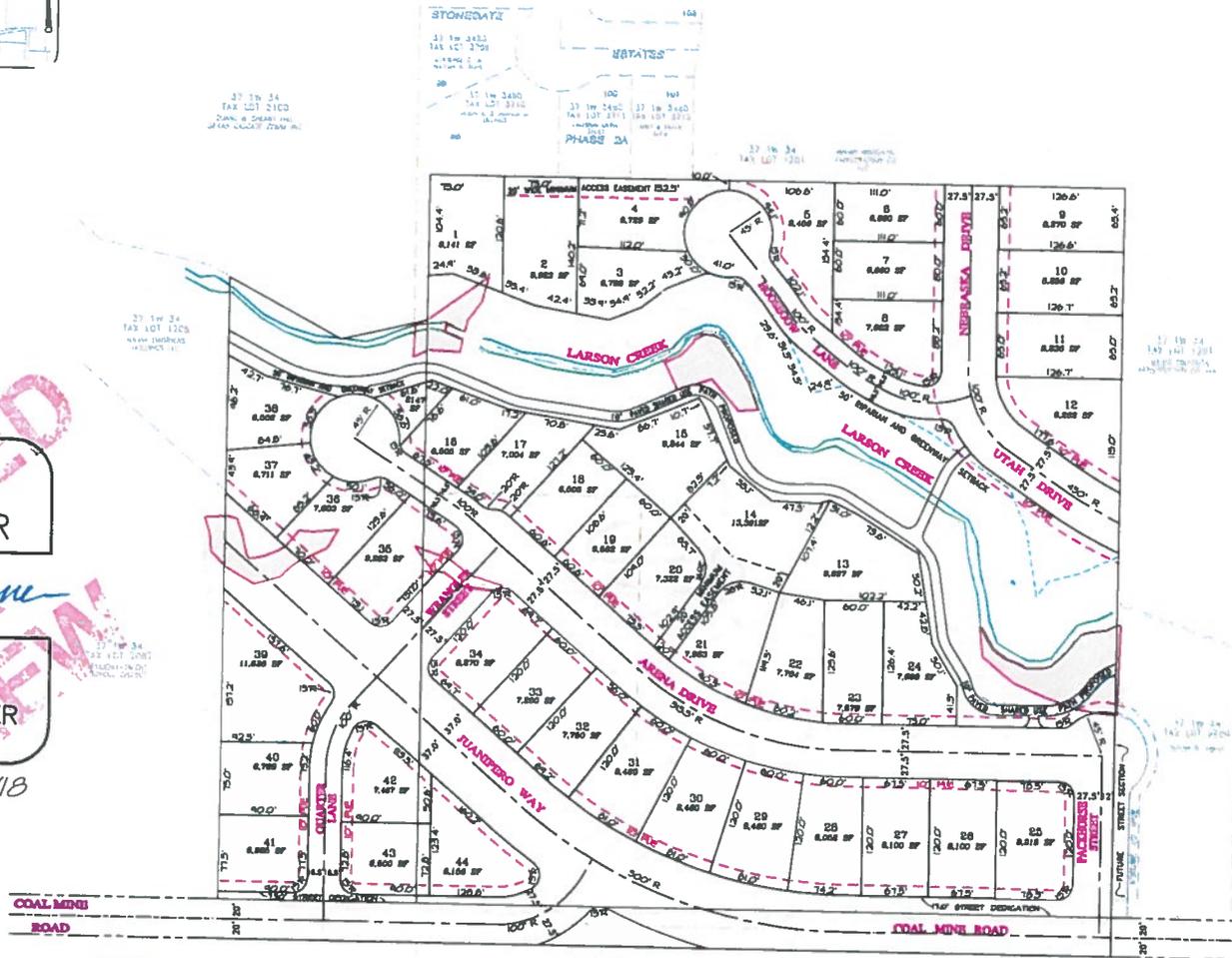
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Robert V. Neathamer*

OREGON  
JULY 19, 1994  
ROBERT V. NEATHAMER  
2675

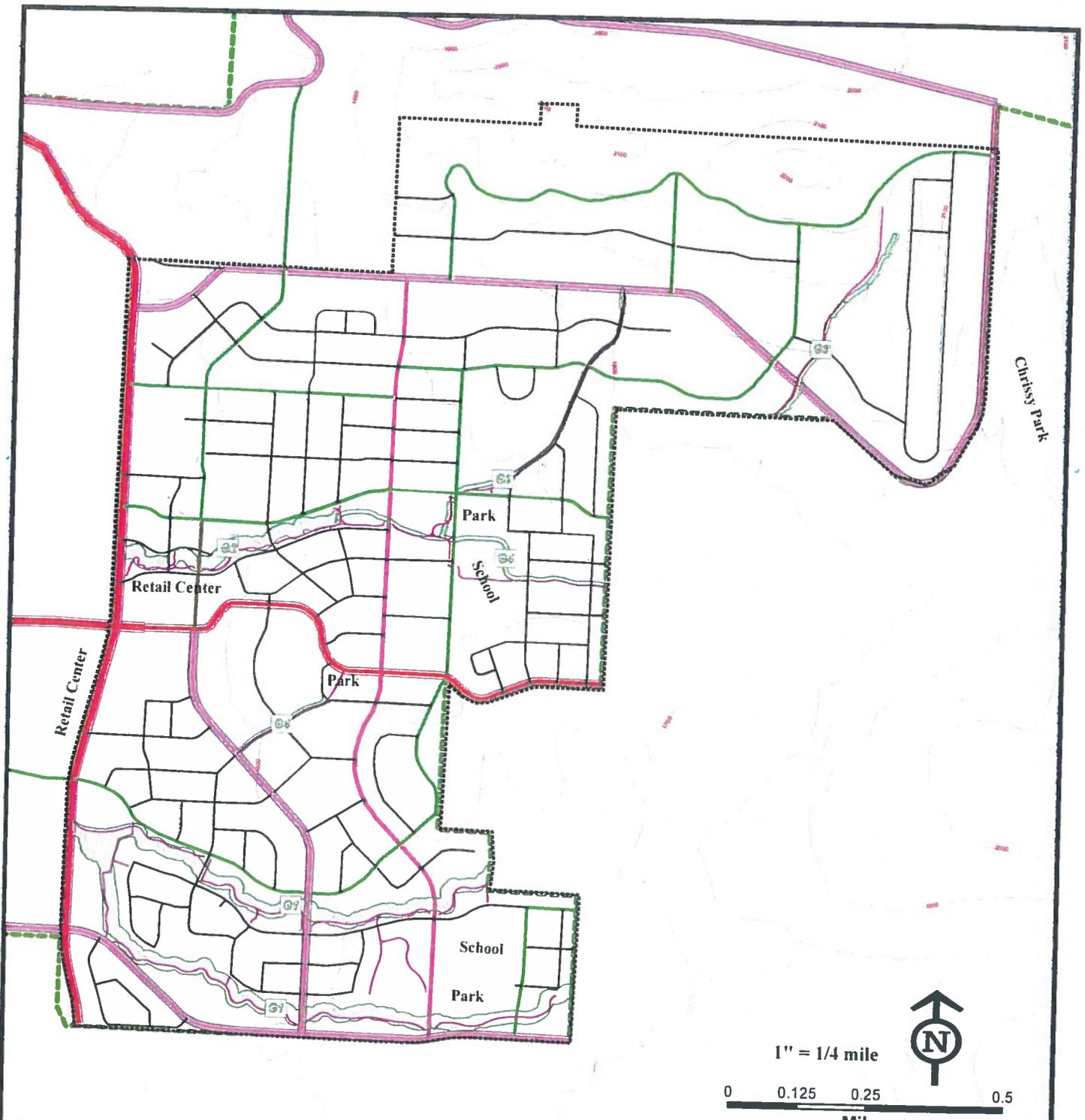
Renewal Date 12/31/18

FILE # LD 5-17-137  
CUP-17-140 / 22714  
EXHIBIT # 1  
CITY OF MEDFORD



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**CITY OF MEDFORD  
EXHIBIT #  
File # LDS-17-139/CUP-17-140/ZC-17-141**



**ADOPTED March 7, 2013  
ORDINANCE #2013-42**

No guarantee or warranty is expressed or implied in terms of data accuracy or legitimacy. This product is intended for use as public information and precise interpretations of the official record should be solicited from the Medford Planning Department.

**SOUTHEAST  
CIRCULATION  
PLAN MAP**

- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Commercial Street
- Standard Residential
- Local Street
- Multi-Use Paths
- Greenway
- Greenway Design Standard (See Circulation Plan Document)
- UGB
- SE Plan Boundary
- Contours**
- 100 Foot
- 20 Foot



Date: 03.07.13



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OCT 27 2017

Planning Dept.

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

**BEFORE THE CITY OF MEDFORD  
PLANNING COMMISSION**

**IN THE MATTER OF AN APPLICATION  
FOR A ZONE CHANGE LOCATED  
WITHIN HORSE ARENA SUBDIVISION.**

**APPLICANT:** Dan Mahar  
P.O. Box 4428  
Medford, OR 97501

**AGENT:** Neathamer Surveying, Inc.  
P.O. Box 1584  
Medford, OR 97501

**A. BACKGROUND INFORMATION**

The subject properties are located at 3701, 3703 and 3849 Coal Mine Road (Jackson County Assessor's Map Number 37 1W 34, Tax Lots 2300, 2400 and 2401). The accumulated gross acreage of the proposed development consists of 15.15 acres. Tax Lots 2400 and 2401 have a zoning designation of Single Family Residential - 4 units/acre (SFR-4), Restricted Zoning (RZ) and are within the Southeast overlay. Tax Lot 2300 is currently zoned as Single Family Residential - 1 unit/lot (SFR-00) and is also within the Southeast overlay. All of the properties have a General Land Use Plan Map (GLUP) designation of Urban Residential (UR) and a Southeast Plan designation of Standard Lot.

This application is being submitted concurrently with a land division application for the associated development known as Horse Arena Subdivision. Said land division consists of 44 residential lots with detached, single-family dwelling units. Also, an application for a conditional use permit is being submitted concurrently for the shared use path located in the Greenway.

**B. SCOPE, PURPOSE, AND OVERVIEW OF THE APPLICATION**

The purpose of this application is for the approval of a zone change on said Tax Lot 2300 in order to change its current zoning designation of SFR-00 to SFR-4. Once approved, the proposed zoning will be consistent with the remainder of the adjoining properties contained within said development which are currently zoned SFR-4.

## C. APPROVAL CRITERIA

### CITY OF MEDFORD LAND DEVELOPMENT CODE

#### SECTION 10.227 – ZONE CHANGE CRITERIA

Section 10.227 of the Medford's Land Development Code (MLDC) states that:

*The approving authority (Planning Commission) shall approve a quasi-judicial zone change if it finds that the zone change complies with subsections (1) and (2) below:*  
*(1) The proposed zone is consistent with the Transportation System Plan (TSP) and the General Land Use Plan Map designation. A demonstration of consistency with the acknowledged TSP will assure compliance with the Oregon Transportation Planning Rule.) Where applicable, the proposed zone shall also be consistent with the additional locational standards of the below sections (1)(a), (1)(b), (1)(c), or (1)(d). Where a special area plan requires a specific zone, any conflicting or additional requirements of the plan shall take precedence over the locational criteria below.*

*(a) For zone changes to SFR-2, the zoning shall be approved under either of the following circumstances:*  
*(i) if at least seventy percent (70%) of the area proposed to be rezoned exceeds a slope of fifteen percent (15%),*  
*(ii) if other environmental constraints, such as soils, geology, wetlands, and flooding, restrict the capacity of the land to support higher densities.*

*(b) For zone changes to SFR-6 or SFR-10 where the permitted density is proposed to increase, one (1) of the following conditions must exist:*  
*(i) At least one (1) parcel that abuts the subject property is zoned the same as the proposed zone, either SFR-6 or SFR-10 respectively; or*  
*(ii) The area to be rezoned is five (5) acres or larger; or*  
*(iii) The subject property, and any abutting parcel(s) that is(are) in the same General Land Use Plan Map designation and is(are) vacant, when combined, total at least five (5) acres.*

*(c) For zone changes to any commercial zoning district, the following criteria shall be met for the applicable zoning sought:*  
*(i) The overall area of the C-N zoning district shall be three (3) acres or less in size and within, or abutting on at least one (1) boundary, residential zoning. In determining the overall area, all abutting property(s) zoned C-N shall be included in the size of the district.*  
*(ii) The overall area of the C-C zoning district shall be over three (3) acres in size and shall front upon a collector or arterial street or state highway. In determining the overall area, all abutting property(s) zoned C-C shall be included in the size of the district.*  
*(iii) The overall area of the C-R zoning district shall be over three (3) acres in size, shall front upon an arterial street or state highway, and shall be in a centralized location that does not otherwise constitute a neighborhood shopping center or portion thereof. In determining the overall area, all abutting property(s) zoned C-R shall be included in the size of the district. The C-R zone is*

*ordinarily considered to be unsuitable if abutting any residential zones, unless the applicant can show it would be suitable pursuant to (1)(e) below.*

*(iv) The C-H zone shall front upon an arterial street or state highway. The C-H zone may abut the General Industrial (I-G), Light Industrial (I-L), and/or any commercial zone. The C-H zone is ordinarily considered to be unsuitable if abutting any residential and I-H zones, unless the applicant can show it would be suitable pursuant to (1)(e) below.*

*(d) For zone changes to any industrial zoning district, the following criteria shall be met for the applicable zoning sought:*

*(i) The I-L zone may abut residential and commercial zones, and the General Industrial (I-G) zone. The I-L zone is ordinarily considered to be unsuitable when abutting the Heavy Industrial (I-H) zone, unless the applicant can show it would be suitable pursuant to (1)(e) below.*

*(ii) The I-G zone may abut the Heavy Commercial (C-H), Light Industrial (I-L), and the Heavy Industrial (I-H) zones. The I-G zone is ordinarily considered to be unsuitable when abutting the other commercial and residential zones, unless the applicant can show it would be suitable pursuant to (1)(e) below.*

*(iii) The I-H zone may abut the General Industrial (I-G) zone. The I-H zone is ordinarily considered to be unsuitable when abutting other zones, unless the applicant can show it would be suitable pursuant to (1)(e) below.*

*(e) For purposes of (1)(c) and (1)(d) above, a zone change may be found to be "suitable" where compliance is demonstrated with one (1) or more of the following criteria:*

*(i) The subject property has been sited on the General Land Use Plan Map with a GLUP Map designation that allows only one (1) zone;*

*(ii) At least fifty percent (50%) of the subject property's boundaries abut zones that are expressly allowed under the criteria in (1)(c) or (1)(d) above;*

*(iii) At least fifty percent (50%) of the subject property's boundaries abut properties that contain one (1) or more existing uses which are permitted or conditional uses in the zone sought by the applicant, regardless of whether the abutting properties are actually zoned for such existing uses; or*

*(iv) Notwithstanding the definition of "abutting" in Section 10.012 and for purposes of determining suitability under Section (1) (e), the subject property is separated from the "unsuitable" zone by a public right-of-way of at least sixty (60) feet in width.*

*(f) For zone changes to apply or remove the overlay zones (Limited Industrial, Exclusive Agricultural, Freeway, Southeast, Historic) the criteria can be found in the applicable overlay section (Sections 10.345 through 10.413).*

*(2) It shall be demonstrated that Category A urban services and facilities are available or can and will be provided, as described below, to adequately serve the subject property with the permitted uses allowed under the proposed zoning, except as provided in subsection (c) below. The minimum standards for Category A services and facilities are contained in Section 10.462 and Goal 2 of the Comprehensive Plan "Public Facilities Element" and Transportation System Plan.*

*(a) Storm drainage, sanitary sewer, and water facilities must already be adequate in condition, capacity, and location to serve the property or be extended or otherwise*

*improved to adequately serve the property at the time of issuance of a building permit for vertical construction.*

*(b) Adequate streets and street capacity must be provided in one (1) of the following ways:*

*(i) Streets which serve the subject property, as defined in Section 10.461(2), presently exist and have adequate capacity; or*

*(ii) Existing and new streets that will serve the subject property will be improved and/or constructed, sufficient to meet the required condition and capacity, at the time building permits for vertical construction are issued; or*

*(iii) If it is determined that a street must be constructed or improved in order to provide adequate capacity for more than one (1) proposed or anticipated development, the Planning Commission may find the street to be adequate when the improvements needed to make the street adequate are fully funded. A street project is deemed to be fully funded when one (1) of the following occurs:*

*(a) the project is in the City's adopted capital improvement plan budget, or is a programmed project in the first two (2) years of the State's current STIP (State Transportation Improvement Plan), or any other public agencies adopted capital improvement plan budget; or*

*(b) when an applicant funds the improvement through a reimbursement district pursuant to the MLDC. The cost of the improvements will be either the actual cost of construction, if constructed by the applicant, or the estimated cost. The "estimated cost" shall be 125% of a professional engineer's estimated cost that has been approved by the City, including the cost of any right-of-way acquisition. The method described in this paragraph shall not be used if the Public Works Department determines, for reasons of public safety, that the improvement must be constructed prior to issuance of building permits.*

*(iv) When a street must be improved under (b)(ii) or (b)(iii) above, the specific street improvement(s) needed to make the street adequate must be identified, and it must be demonstrated by the applicant that the improvement(s) will make the street adequate in condition and capacity.*

*(c) In determining the adequacy of Category A facilities, the approving authority (Planning Commission) may evaluate potential impacts based upon the imposition of special development conditions attached to the zone change request. Special development conditions shall be established by deed restriction or covenant, which must be recorded with proof of recordation returned to the Planning Department, and may include, but are not limited to the following:*

*(i) Restriction of uses by type or intensity; however, in cases where such a restriction is proposed, the Planning Commission must find that the resulting development pattern will not preclude future development, or intensification of development, on the subject property or adjacent parcels. In no case shall residential densities be approved which do not meet minimum density standards,*

*(ii) Mixed-use, pedestrian-friendly design which qualifies for the trip reduction percentage allowed by the Transportation Planning Rule,*

*(iii) Transportation Demand Management (TDM) measures which can be reasonably quantified, monitored, and enforced, such as mandatory car/van pools.*

## **D. FINDINGS OF FACT AND CONCLUSIONS OF LAW**

## CRITERION NO. 1

*(1) The proposed zone is consistent with the Transportation System Plan (TSP) and the General Land Use Plan Map designation. A demonstration of consistency with the acknowledged TSP will assure compliance with the Oregon Transportation Planning Rule.) Where applicable, the proposed zone shall also be consistent with the additional locational standards of the below sections (1)(a), (1)(b), (1)(c), or (1)(d). Where a special area plan requires a specific zone, any conflicting or additional requirements of the plan shall take precedence over the locational criteria below.*

## FINDINGS OF FACT

The project is located within the Southeast Plan and is subject to the Southeast Circulation Plan which was adopted on, March 7, 2013. According to said circulation plan, there is a major collector street to be located on the property along with other local streets. The proposed layout contained herein is consistent with the plan by designing the alignment of Juanipero Way to transition to Coal Mine Road. Additionally, the proposed alignment of Nebraska Drive has been designed to connect to the existing portion of Nebraska Drive located within Stonegate Estates, Phase 2B adjoining to the north of the subject development.

Another component of the Southeast Circulation Plan Map that applies to the development is the existence and location of the Greenway and the shared use path within the Greenway. During the design of the proposed development, multiple layouts were considered. With the constraints of the connecting streets, Greenway and density requirements, the proposed layout and zoning contained herein was considered to be the best solution to the matters surrounding the development and is substantially consistent with said circulation plan.

The subject property is located within Area 17 of the Southeast Plan Map, which has a land use category of Standard Lot, corresponding to a zoning designation of either SFR-4 or SFR-6. The proposed zoning of SFR-4 is consistent with the criteria set forth per said Southeast Plan Map.

Pursuant to the General Land Use Plan (GLUP) Map, the property is designated as Urban Residential (UR). Item (1) on Pages 1-2 of the City of Medford Comprehensive Plan, GLUP Element, states the following:

*1. **Urban Residential** This designation permits lower density urban residential uses (one to ten units per gross acre), including standard and small lot detached single-family dwellings, accessory dwelling units, and mobile home parks. Depending upon the physical development constraints, the permitted zoning districts are SFR-2, SFR-4, SFR-6, and SFR-10 (Single-Family Residential - 2, 4, 6, or 10 dwelling units per gross acre). Such*

*constraints that may affect the ultimate developed density, and, therefore, the most suitable zoning district, include steep slopes, unstable soils, wetlands and/or riparian habitat, woodlands, fire hazards, etc. When a Planned Unit Development (PUD) is approved, the maximum residential density per gross acre can be increased.*

According to the GLUP Element, the proposed zoning of SFR-4 is a permitted zoning district within the Urban Residential designated areas. Furthermore, the proposed zoning is consistent with the adjacent properties to the east, which are already zoned SFR-4.

### **CRITERION NO. 1 (a) – (f)**

- (a) For zone changes to SFR-2, the zoning shall be approved under either of the following circumstances:*
- (i) if at least seventy percent (70%) of the area proposed to be rezoned exceeds a slope of fifteen percent (15%),*
  - (ii) if other environmental constraints, such as soils, geology, wetlands, and flooding, restrict the capacity of the land to support higher densities.*
- (b) For zone changes to SFR-6 or SFR-10 where the permitted density is proposed to increase, one (1) of the following conditions must exist:*
- (i) At least one (1) parcel that abuts the subject property is zoned the same as the proposed zone, either SFR-6 or SFR-10 respectively; or*
  - (ii) The area to be rezoned is five (5) acres or larger; or*
  - (iii) The subject property, and any abutting parcel(s) that is(are) in the same General Land Use Plan Map designation and is(are) vacant, when combined, total at least five (5) acres.*
- (c) For zone changes to any commercial zoning district, the following criteria shall be met for the applicable zoning sought:*
- (i) The overall area of the C-N zoning district shall be three (3) acres or less in size and within, or abutting on at least one (1) boundary, residential zoning. In determining the overall area, all abutting property(s) zoned C-N shall be included in the size of the district.*
  - (ii) The overall area of the C-C zoning district shall be over three (3) acres in size and shall front upon a collector or arterial street or state highway. In determining the overall area, all abutting property(s) zoned C-C shall be included in the size of the district.*
  - (iii) The overall area of the C-R zoning district shall be over three (3) acres in size, shall front upon an arterial street or state highway, and shall be in a centralized location that does not otherwise constitute a neighborhood shopping center or portion thereof. In determining the overall area, all abutting property(s) zoned C-R shall be included in the size of the district. The C-R zone is ordinarily considered to be unsuitable if abutting any residential zones, unless the applicant can show it would be suitable pursuant to (1)(e) below.*
  - (iv) The C-H zone shall front upon an arterial street or state highway. The C-H zone may abut the General Industrial (I-G), Light Industrial (I-L), and/or any commercial zone. The C-H zone is ordinarily considered to be unsuitable if*

*abutting any residential and I-H zones, unless the applicant can show it would be suitable pursuant to (1)(e) below.*

*(d) For zone changes to any industrial zoning district, the following criteria shall be met for the applicable zoning sought:*

*(i) The I-L zone may abut residential and commercial zones, and the General Industrial (I-G) zone. The I-L zone is ordinarily considered to be unsuitable when abutting the Heavy Industrial (I-H) zone, unless the applicant can show it would be suitable pursuant to (1)(e) below.*

*(ii) The I-G zone may abut the Heavy Commercial (C-H), Light Industrial (I-L), and the Heavy Industrial (I-H) zones. The I-G zone is ordinarily considered to be unsuitable when abutting the other commercial and residential zones, unless the applicant can show it would be suitable pursuant to (1)(e) below.*

*(iii) The I-H zone may abut the General Industrial (I-G) zone. The I-H zone is ordinarily considered to be unsuitable when abutting other zones, unless the applicant can show it would be suitable pursuant to (1)(e) below.*

*(e) For purposes of (1)(c) and (1)(d) above, a zone change may be found to be "suitable" where compliance is demonstrated with one (1) or more of the following criteria:*

*(i) The subject property has been sited on the General Land Use Plan Map with a GLUP Map designation that allows only one (1) zone;*

*(ii) At least fifty percent (50%) of the subject property's boundaries abut zones that are expressly allowed under the criteria in (1)(c) or (1)(d) above;*

*(iii) At least fifty percent (50%) of the subject property's boundaries abut properties that contain one (1) or more existing uses which are permitted or conditional uses in the zone sought by the applicant, regardless of whether the abutting properties are actually zoned for such existing uses; or*

*(iv) Notwithstanding the definition of "abutting" in Section 10.012 and for purposes of determining suitability under Section (1) (e), the subject property is separated from the "unsuitable" zone by a public right-of-way of at least sixty (60) feet in width.*

*(f) For zone changes to apply or remove the overlay zones (Limited Industrial, Exclusive Agricultural, Freeway, Southeast, Historic) the criteria can be found in the applicable overlay section (Sections 10.345 through 10.413).*

#### FINDINGS OF FACT

- (a) This criteria is not applicable as there are no proposed zone changes to the SFR-2 zoning district.
- (b) This criteria is not applicable as there are no proposed zone changes to the SFR-6 or SFR-10 zoning districts.
- (c) This criteria is not applicable as there are no proposed zone changes to any commercial zoning districts.
- (d) This criteria is not applicable as there are no proposed zone changes to any industrial zoning districts.

- (e) This criteria is not applicable for the reasons stated in (c) and (d) hereinabove.
- (f) This criteria is not applicable as there are no proposed changes regarding the application or removal of an overlay zone.

**CRITERION NO. 2**

*(2) It shall be demonstrated that Category A urban services and facilities are available or can and will be provided, as described below, to adequately serve the subject property with the permitted uses allowed under the proposed zoning, except as provided in subsection (c) below. The minimum standards for Category A services and facilities are contained in Section 10.462 and Goal 2 of the Comprehensive Plan "Public Facilities Element" and Transportation System Plan.*

*(a) Storm drainage, sanitary sewer, and water facilities must already be adequate in condition, capacity, and location to serve the property or be extended or otherwise improved to adequately serve the property at the time of issuance of a building permit for vertical construction.*

*(b) Adequate streets and street capacity must be provided in one (1) of the following ways:*

- (i) Streets which serve the subject property, as defined in Section 10.461(2), presently exist and have adequate capacity; or*
- (ii) Existing and new streets that will serve the subject property will be improved and/or constructed, sufficient to meet the required condition and capacity, at the time building permits for vertical construction are issued; or*
- (iii) If it is determined that a street must be constructed or improved in order to provide adequate capacity for more than one (1) proposed or anticipated development, the Planning Commission may find the street to be adequate when the improvements needed to make the street adequate are fully funded. A street project is deemed to be fully funded when one (1) of the following occurs:*

*(a) the project is in the City's adopted capital improvement plan budget, or is a programmed project in the first two (2) years of the State's current STIP (State Transportation Improvement Plan), or any other public agencies adopted capital improvement plan budget; or*

*(b) when an applicant funds the improvement through a reimbursement district pursuant to the MLDC. The cost of the improvements will be either the actual cost of construction, if constructed by the applicant, or the estimated cost. The "estimated cost" shall be 125% of a professional engineer's estimated cost that has been approved by the City, including the cost of any right-of-way acquisition. The method described in this paragraph shall not be used if the Public Works Department determines, for reasons of public safety, that the improvement must be constructed prior to issuance of building permits.*

*(iv) When a street must be improved under (b)(ii) or (b)(iii) above, the specific street improvement(s) needed to make the street adequate must be identified, and it must be demonstrated by the applicant that the improvement(s) will make the street adequate in condition and capacity.*

"Z"

*(c) In determining the adequacy of Category A facilities, the approving authority (Planning Commission) may evaluate potential impacts based upon the imposition of special development conditions attached to the zone change request. Special development conditions shall be established by deed restriction or covenant, which must be recorded with proof of recordation returned to the Planning Department, and may include, but are not limited to the following:*

- (i) Restriction of uses by type or intensity; however, in cases where such a restriction is proposed, the Planning Commission must find that the resulting development pattern will not preclude future development, or intensification of development, on the subject property or adjacent parcels. In no case shall residential densities be approved which do not meet minimum density standards,*
- (ii) Mixed-use, pedestrian-friendly design which qualifies for the trip reduction percentage allowed by the Transportation Planning Rule,*
- (iii) Transportation Demand Management (TDM) measures which can be reasonably quantified, monitored, and enforced, such as mandatory car/van pools.*

#### FINDINGS OF FACT

As previously mentioned, the proposed zone changes contained herein are part of the overall development known as Horse Arena Subdivision. An application for the associated land division is being submitted concurrently with this application. Once the land division has been approved, construction drawings will be drafted and submitted for the City's review and approval. Included in the construction drawings will be the design for the storm drainage, sanitary sewer and water facilities. All utility facilities will be constructed and approved prior to the issuance of building permits for vertical construction.

Similarly, the proposed streets contained in said development will provide adequate access to the properties once construction has been completed and prior to the issuance of building permits for vertical construction. The layout of the streets are generally consistent with the Southeast Circulation Plan and the surrounding development.

#### CONCLUSION OF LAW

Based upon the submitted application materials and the above Findings of Facts, the Planning Commission concludes that the application complies with the applicable provisions of the zone change criteria.

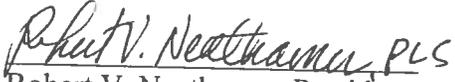
#### **E. ULTIMATE CONCLUSION**

The Planning Commission concludes that the application for a zone change to SFR-4 located with the proposed development known as Horse Arena Subdivision

is consistent with the relevant criteria for zone changes found in Section 10.227 of Medford's Land Development Code, and can therefore be approved.

Respectively Submitted,

Neathamer Surveying, Inc.

  
Robert V. Neathamer, President

Agent for Applicant:  
Dan Mahar

Date: October 20, 2017

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OCT 27 2017

Planning Dept.

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

**BEFORE THE CITY OF MEDFORD  
PLANNING COMMISSION**

**IN THE MATTER OF AN APPLICATION  
FOR THE TENTATIVE PLAT APPROVAL  
OF HORSE ARENA SUBDIVISION.**

**APPLICANT:** Dan Mahar,  
P.O. Box 4428  
Medford, OR 97501

**AGENT:** Neathamer Surveying, Inc.  
P.O. Box 1584  
Medford, OR 97501

**A. BACKGROUND INFORMATION**

The subject properties are located at 3701, 3703 and 3849 Coal Mine Road (Jackson County Assessor's Map Number 37 1W 34, Tax Lots 2300, 2400 and 2401). The accumulated gross acreage of the proposed development consists of 15.15 acres. Tax Lots 2400 and 2401 have a zoning designation of Single Family Residential - 4 units/acre (SFR-4), Restricted Zoning (RZ) and are within the Southeast overlay. Tax Lot 2300 is currently zoned as Single Family Residential - 1 unit/lot (SFR-00) and is also within the Southeast overlay. All of the properties have a General Land Use Plan Map (GLUP) designation of Urban Residential (UR) and a Southeast Plan designation of Standard Lot.

Tax Lot 2300 currently contains an existing single-family residence and accessory structures, which will be removed during the construction of the proposed subdivision.

An application for a zone change on Tax Lot 2300 is being submitted concurrently with this application in order to change the current zoning designation of SFR-00 to SFR-4. Also, an application for a conditional use permit is being submitted concurrently for the shared use path located in the Greenway.

**B. SCOPE, PURPOSE, AND OVERVIEW OF THE APPLICATION**

The purpose of this application is for the approval of a Tentative Plat for a 44-lot residential subdivision consisting of detached, single-family dwelling units.

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Included in the proposal is the connection of Juanipero Way to Coal Mine Road, the extension of Nebraska Drive, and the creation of Utah Drive, Hoosegow Lane, Packhorse Street, Arena Drive, Wrangler Street and Quarter Lane.

Pursuant to the Medford Land Development Code (MLDC), Section 10.269(2), the applicant respectfully requests the Planning Commission to authorize a five year time period approval for the platting of the Phases 1 and 2 of Horse Arena Subdivision.

## C. APPROVAL CRITERIA

### CITY OF MEDFORD LAND DEVELOPMENT CODE

#### SECTION 10.270 – LAND DIVISION CRITERIA

Section 10.270 of the Medford's Land Development Code (MLDC) states that:

*The approving authority (Planning Commission) shall not approve any tentative plat unless it first finds that, the proposed land division together with the provisions for its design and improvement:*

- 1. Is consistent with the Comprehensive Plan, any other applicable specific plans thereto, including Neighborhood Circulation Plans, and all applicable design standards set forth in Article IV and V;*
- 2. Will not prevent development of the remainder of the property under the same ownership, if any, or of adjoining land or of access thereto, in accordance with this chapter;*
- 3. Bears a name that has been approved by the approving authority and does not use a word which is the same as, similar to, or pronounced the same as a word in the name of any other subdivision in the City of Medford; except for the words "town", "city", "place", "court", "addition", or similar words; unless the land platted is contiguous to and platted by the same applicant that platted the land division bearing that name; or unless the applicant files and records the consent of the party who platted the land division bearing that name and the block numbers continue those of the plat of the same name last filed;*
- 4. If it includes the creation of streets or alleys, that such streets or alleys are laid out to be consistent with existing and planned streets and alleys and with the plats of land divisions already approved for adjoining property unless the approving authority determines it is in the public interest to modify the street pattern;*
- 5. If it has streets or alleys that are proposed to be held for private use, that they are distinguished from the public streets or alleys on the tentative plat, and reservations or restrictions relating to the private streets or alleys are set forth;*
- 6. Will not cause an unmitigated land use conflict between the land division and*

*adjoining agricultural lands within the EFU (Exclusive Farm Use) zoning district.*

## D. FINDINGS OF FACT AND CONCLUSIONS OF LAW

### CRITERION NO. 1

1. *Is consistent with the Comprehensive Plan, any other applicable specific plans thereto, including Neighborhood Circulation Plans, and all applicable design standards set forth in Article IV and V;*

### FINDINGS OF FACT

The proposed use and development is consistent with the Comprehensive Plan, and the existing surrounding uses. Furthermore, the development is consistent with all of the relevant design criteria specified in Article IV and V of the MLDC.

The subject property is located in the Southeast Plan and is subject to the Southeast Circulation Plan Map adopted March 7, 2013. According to said circulation plan, Juanipero Way is to be extended southeasterly from the intersection of North Phoenix Road to intersect with Coal Mine Road. There are also local streets in the area that are shown on the circulation plan. The proposed layout contained herein is consistent with the plan by designing the alignment of Juanipero Way to transition to Coal Mine Road. Additionally, the proposed alignment of Nebraska Drive has been designed to connect to the existing portion of Nebraska Drive located within Stonegate Estates, Phase 2B adjoining to the north of the subject development.

Another element of the Southeast Plan which relates to this project is the Greenway and shared use path located in the Greenway. Both, the Greenway and proposed location of the shared use path are substantially consistent with the location per the Southeast Circulation Plan Map. As the path is located within the Greenway, a conditional use permit (CUP) application is being submitted with this land division application (for additional information relating to the proposed path, refer to the findings contained in the CUP application).

This office performed a topographic survey of the ground elevations and found a portion of the slopes to exceed 15%. However, the majority of the slopes are located within the Greenway where no improvements, other than said path, are being proposed. The remaining slope areas exceeding 15% are as follows:

Lot 35:	378 square feet
Lot 36:	941 square feet
Wrangler Street:	725 square feet

Juanipero Way: 2289 square feet

The City of Medford Land Development Code (MLDC) Chapter 10.931 (A) (2) states:

*"(2) Sections 10.929 to 10.933 shall not apply to any proposed development containing an area of less than one-thousand (1,000) square feet with Slopes in excess of fifteen percent (15%), or if the Slope Analysis demonstrates that development on that proposed development area, including streets, will not occur on Slopes in excess of fifteen percent (15%)."*

Pursuant to said Chapter 10.931 (A) (2), Lot 35, Lot 36 and Wrangler Street are exempt from the Hillside Ordinance Standard as the affected areas are below the 1,000 square foot threshold. Although the slopes located on Juanipero Way are above the threshold, they are the result of a unique characteristic of the land and are not a general representation of the existing slopes in the surrounding area. Therefore, no modifications to the street improvement standards are being proposed at this time.

#### CRITERION NO. 2

2. *Will not prevent development of the remainder of the property under the same ownership, if any, or of adjoining land or of access thereto, in accordance with this chapter;*

#### FINDINGS OF FACT

The proposed tentative application includes the development of the property in its entirety, no remainder is being proposed. As such, the approval of the land division contained herein will not prevent the development of the remainder of the property under the same owner, or the adjoining lands.

#### CRITERION NO. 3

3. *Bears a name that has been approved by the approving authority and does not use a word which is the same as, similar to, or pronounced the same as a word in the name of any other subdivision in the City of Medford; except for the words "town", "city", "place", "court", "addition", or similar words; unless the land platted is contiguous to and platted by the same applicant that platted the land division bearing that name; or unless the applicant files and records the consent of the party who platted the land division bearing that name and the block numbers continue those of the plat of the same name last filed;*

#### FINDINGS OF FACT

The name of the subdivision, Horse Area Subdivision, is a name that has been approved by the Jackson County Surveyor on June 26, 2017. No new

subdivision name is being proposed.

#### **CRITERION NO. 4**

- 4. If it includes the creation of streets or alleys, that such streets or alleys are laid out to be consistent with existing and planned streets and alleys and with the plats of land divisions already approved for adjoining property unless the approving authority determines it is in the public interest to modify the street pattern;*

#### **FINDINGS OF FACT**

As previously mentioned, the project is located within the Southeast Plan and is subject to the Southeast Circulation Plan. Also, the development known as Stonegate Estates, Phase 2B is in the process of being finalized, which adjoins the subject property to the north. The proposed streets have been designed to be consistent with those streets shown on said circulation plan and connect to the street located on the northerly development, Stonegate Estates, Phase 2B.

#### **CRITERION NO. 5**

- 5. If it has streets or alleys that are proposed to be held for private use, that they are distinguished from the public streets or alleys on the tentative plat, and reservations or restrictions relating to the private streets or alleys are set forth;*

#### **FINDINGS OF FACT**

There are no private streets or alleys that are proposed to be held for private use.

#### **CRITERION NO. 6**

- 6. Will not cause an unmitigated land use conflict between the land division and adjoining agricultural lands within the EFU (Exclusive Farm Use) zoning district.*

#### **FINDINGS OF FACT**

There are no lands that adjoin the subject plat that have an EFU zoning.

#### **CONCLUSION OF LAW**

Based upon the submitted application materials and the above Findings of Facts, the Planning Commission concludes that the application complies with the applicable provisions of all city ordinances.

#### **E. ULTIMATE CONCLUSION**

The Planning Commission concludes that the application for Horse Arena Subdivision is consistent with the relevant criteria for a land division found in Section 10.270 of Medford's Land Development Code, and can therefore be approved.

Respectively Submitted,

Neathamer Surveying, Inc.

Robert V. Neathamer, PLS  
Robert V. Neathamer, President

Agent for Applicant:  
Dan Mahar

Dated: October 20, 2017

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PLANNING DEPT.

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

**BEFORE THE CITY OF MEDFORD  
PLANNING COMMISSION**

**IN THE MATTER OF AN APPLICATION  
FOR A CONDITIONAL USE PERMIT FOR  
A SHARED USE PATH LOCATED  
WITHIN THE GREENWAY OF HORSE  
ARENA SUBDIVISION.**

**APPLICANT:** Dan Mahar  
P.O. Box 4428  
Medford, OR 97501

**AGENT:** Neathamer Surveying, Inc.  
P.O. Box 1584  
Medford, OR 97501

**A. BACKGROUND INFORMATION**

The subject properties are located at 3701, 3703 and 3849 Coal Mine Road (Jackson County Assessor's Map Number 37 1W 34, Tax Lots 2300, 2400 and 2401). The accumulated gross acreage of the proposed development consists of 15.15 acres. Tax Lots 2400 and 2401 have a zoning designation of Single Family Residential - 4 units/acre (SFR-4), Restricted Zoning (RZ) and are within the Southeast overlay. Tax Lot 2300 is currently zoned as Single Family Residential - 1 unit/lot (SFR-00) and is also within the Southeast overlay. All of the properties have a General Land Use Plan Map (GLUP) designation of Urban Residential (UR) and a Southeast Plan designation of Standard Lot.

This application is being submitted concurrently with a land division application for the associated development known as Horse Arena Subdivision. Said land division consists of 44 residential lots with detached, single-family dwelling units. Also, an application for a zone change on Tax Lot 2300 is being submitted concurrently with this application in order to change the current zoning designation of SFR-00 to SFR-4.

**B. SCOPE, PURPOSE, AND OVERVIEW OF THE APPLICATION**

The purpose of this application is for the approval of a conditional use permit for a proposed shared use path located within the Greenway of the proposed development known as Horse Arena Subdivision.

## C. APPROVAL CRITERIA

### CITY OF MEDFORD LAND DEVELOPMENT CODE

#### SECTION 10.248 – CONDITIONAL USE PERMIT CRITERIA

Section 10.248 of the Medford's Land Development Code (MLDC) states that:

*The approving authority (Planning Commission) must determine that the development proposal complies with either of the following criteria before approval can be granted.*

*(1) The development proposal will cause no significant adverse impact on the livability, value, or appropriate development of abutting property, or the surrounding area when compared to the impacts of permitted development that is not classified as conditional.*

*(2) The development proposal is in the public interest, and although the development proposal may cause some adverse impacts, conditions have been imposed by the approving authority (Planning Commission) to produce a balance between the conflicting interests.*

*In authorizing a conditional use permit the approving authority (Planning Commission) may impose any of the following conditions:*

*(1) Limit the manner in which the use is conducted, including restricting the time an activity may take place, and restraints to minimize such environmental effects as noise, vibration, air pollution, glare and odor.*

*(2) Establish a special yard or other open space or lot area or dimension requirement.*

*(3) Limit the height, size, or location of a building or other structure.*

*(4) Designate the size, number, location, or nature of vehicle access points.*

*(5) Increase the amount of street dedication, roadway width, or improvements within the street right-of-way.*

*(6) Designate the size, location, screening, drainage, surfacing, or other improvement of parking or truck loading area.*

*(7) Limit or otherwise designate the number, size, location, height, or lighting of signs.*

*(8) Limit the location and intensity of outdoor lighting, or require its shielding.*

*(9) Require screening, landscaping, or other facilities to protect adjacent or nearby property, and designate standards for installation or maintenance thereof.*

*(10) Designate the size, height, location, or materials for a fence.*

*(11) Protect existing trees, vegetation, water resources, wildlife habitat, or other significant natural resources.*

## **D. FINDINGS OF FACT AND CONCLUSIONS OF LAW**

### **CRITERION NO. 1**

*(1) The development proposal will cause no significant adverse impact on the livability, value, or appropriate development of abutting property, or the surrounding area when compared to the impacts of permitted development that is not classified as conditional.*

#### FINDINGS OF FACT

The project is located within the Southeast Plan and is therefore subject to the Southeast Circulation Plan Map that was adopted on March 7, 2013. Included in said circulation plan is the existence of a shared use path located within the Greenway. The purpose of the proposed path is to provide a means of pedestrian and bike access that connect to the surrounding properties. The approval of this conditional use permit would ensure the proposed development meets the required criteria of the Southeast Plan. As a result, the shared use path will not cause a significant adverse impact to the livability, value or development of the surrounding properties.

### **CRITERION NO. 2**

*(2) The development proposal is in the public interest, and although the development proposal may cause some adverse impacts, conditions have been imposed by the approving authority (Planning Commission) to produce a balance between the conflicting interests.*

#### FINDINGS OF FACT

As the proposed path is a requirement specified by the adopted Southeast Circulation Plan Map, it has already been considered to be in the public interest. Although the proposed path is located within the Greenway, the design of the path was done in manner to reduce the impacts to the natural surroundings by shifting the path closer to the southerly limits of the Greenway (refer to the Tentative Plat contained in the associated land division application for Horse Arena Subdivision). The proposed location of the path will still provide the same utility and function, but will pose less of an impact to the Larson Creek habitat.

It should be noted that there are small portions of the project that have slopes exceeding 15%. The majority of the slopes are located within the Greenway where no improvements are proposed. However, there is a small area (637

square feet) located on the easterly end of the proposed path that has slopes which exceed 15%. The slopes in this area occur from the southerly bank of Larson Creek to the southerly limits of the Greenway. As such, it is not possible to construct the path on the southerly side of the creek without being affected by the slopes. Furthermore, the City of Medford Land Development Code (MLDC) Chapter 10.931 (A) (2) states:

*“(2) Sections 10.929 to 10.933 shall not apply to any proposed development containing an area of less than one-thousand (1,000) square feet with Slopes in excess of fifteen percent (15%), or if the Slope Analysis demonstrates that development on that proposed development area, including streets, will not occur on Slopes in excess of fifteen percent (15%).”*

Pursuant to said Chapter 10.931 (A) (2), the proposed path is exempt from the Hillside Ordinance Standard as the area affected only equates to 637 square feet.

### CONCLUSION OF LAW

Based upon the submitted application materials and the above Findings of Facts, the Planning Commission concludes that the application complies with the applicable provisions of the conditional use permit criteria.

### E. ULTIMATE CONCLUSION

The Planning Commission concludes that the application for a shared use path located with the Greenway of the proposed development known as Horse Arena Subdivision is consistent with the relevant criteria for a conditional use permit found in Section 10.248 of Medford's Land Development Code, and can therefore be approved.

Respectively Submitted,

Neathamer Surveying, Inc.

  
Robert V. Neathamer, President

Agent for Applicant:  
Dan Mahar

Date: October 20, 2017



**SCHOTT & ASSOCIATES**  
Ecologists & Wetlands Specialists

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OCT 27 2017

PLANNING DEPT.

21018 NE Hwy 99E • P.O. Box 589 • Aurora, OR 97002 • (503) 678-6007 • FAX: (503) 678-6011

**JURISDICTIONAL WETLAND  
DELINEATION  
FOR**

Horse Arena Property

T37S, R1W, Section 34  
Tax Lot #2300, 2400 and 2401  
Medford, Jackson County, Oregon

**Prepared for**

DRM Construction, LLC  
PO Box 4428  
Medford, Oregon 97501

**Prepared by**

Jodi Reed  
of  
Schott & Associates, Inc

**Date:**

September 2017

Project #: 2524

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### WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

This form must be included with any wetland delineation report submitted to the Department of State Lands for review and approval. A wetland delineation report submission is not "complete" unless the fully completed and signed report cover form and the required fee are submitted. Attach this form to the front of an unbound report or include a hard copy of the completed form with a CD/DVD that includes a single PDF file of the report cover form and report (minimum 300 dpi resolution) and submit to Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279. A single PDF attachment of the completed cover form and report may be e-mailed to [Wetland\\_Delineation@dsl.state.or.us](mailto:Wetland_Delineation@dsl.state.or.us). For submission of PDF files larger than 10 MB, e-mail instructions on how to access the file from your ftp or other file sharing website. Fees can be paid by check or credit card. Make the check payable to the Oregon Department of State Lands. To pay the fee by credit card, call 503-986-5200.

<input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Owner Name, Firm and Address:		Business phone # 541 773-4385
Dan Mahar		Mobile phone # (optional)
Dan Steve Holdings, LLC		E-mail: Dan@pactrend.com
PO Box 4428		
Medford, Oregon 97501		
<input checked="" type="checkbox"/> Authorized Legal Agent: Name and Address:		Business phone #
Same as above		Mobile phone #
		E-mail:
I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact.		
Type/Printed Name: <u>Dan Mahar</u>	Signature: <u>[Signature]</u>	
Date: _____	Special instructions regarding site access: _____	

Project and Site Information (using decimal degree format for lat/long, enter centroid of site or start & end points of linear project)		
Project Name: Horse Arena	Latitude 42.307893	Longitude -122.810380
Proposed Use: Residential Development	Tax Map # 37 1W 34	
Project Street Address (or other descriptive location): 3703 Coal Mine Road	Township 37S	Range 1W Section 34 QQ
	Tax Lot(s) 2300, 2400, 2401	
City: Medford	County: Jackson	Waterway: _____ River Mile: _____
		NWI Quad(s): _____

Wetland Delineation Information	
Wetland Consultant Name, Firm and Address: Schot & Associates, Inc. Attn: Jodi Reed PO Box 589 Aurora, Oregon 97002	Phone # 503-678-6007 Mobile phone # E-mail: Jodi@schottandassociates.com
The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.	
Consultant Signature: <u>Jodi Reed</u>	Date: 10/26/2017
Primary Contact for report review and site access is <input checked="" type="checkbox"/> Consultant <input type="checkbox"/> Applicant/Owner <input type="checkbox"/> Authorized Agent	
Wetland/Waters Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Study Area size: 14.76ac Total Wetland Acreage: 0.02

Check Box Below if Applicable:		Fees: \$419.00
<input type="checkbox"/> R-F permit application submitted	<input checked="" type="checkbox"/> Fee payment submitted	
<input type="checkbox"/> Mitigation bank site	<input type="checkbox"/> Fee (\$100) for resubmittal of rejected report	
<input type="checkbox"/> Wetland restoration/enhancement project (not mitigation)	<input type="checkbox"/> No fee for request for reissuance of an expired report	
<input type="checkbox"/> Industrial Land Certification Program Site		
<input type="checkbox"/> Reissuance of a recently expired delineation		
Previous DSL # _____ Expiration date _____		
Other Information:		
Has previous delineation/application been made on parcel? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	<input checked="" type="checkbox"/> If known, previous DSL # _____	
Does LVI, if any, show wetland or waters on parcel? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N		

For Office Use Only			
DSL Reviewer: _____	Fee Paid Date: ____/____/____	DSL WD # _____	
Date Delineation Received: ____/____/____	DSL Project # _____	DSL Site # _____	
Scanned: <input type="checkbox"/> Final Scan: <input type="checkbox"/>	DSL WN # _____	DSL App # _____	

11L  
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### (A) Landscape Setting and Land Use

The 14.76 acre site is located at the street address 3703 Coal Mine Road, Medford, Jackson County, Oregon (T37S, R1W, Section 34 and Tax Lots 2300, 2400 and 2401). The study area is north of Coal Mine Road, east of N Phoenix Road and south of Creek View Drive. To the north is residential housing. To the east, west and south of Coal Mine Road are open fields associated with residential homes.

The study area boundary was the Tax Lot boundary for lots 2401 and 2300. Tax Lot 2400 was located within Tax Lot 2401. The majority of the site is dominated by herbaceous vegetation including tall fescue (*Schedonorus arundinaceus*), meadow foxtail (*Alopecurus pratensis*) and field brome (*Bromus arvensis*). Patches of Himalayan blackberry (*Rubus aremniacus*) and giant hogweed (*Heracleum mantegazzianum*) were present.

Larson Creek transected the site from the southeastern corner flowing to the west, northwest and offsite. The creek was heavily surrounded by Himalayan blackberry. A tree canopy comprised of willow trees (*Salix sp.*), balsam poplar (*Populus balsamifera*) and white alder (*Alnus rhombifolia*) covered the creek.

A small grove of Oregon white oak trees (*Quercus garryana*) and ponderosa pine (*Pinus ponderosa*) were present in the lower southeastern portion of the site. A gravel road extended from Coal Mine Road to the north to a gravel parking area and continued north across a large culvert over Larsen Creek. Additional gravel parking was located north of Larson Creek. There was another gravel road that headed east from the entrance to the site. The gravel road was north of the irrigation ditch and was overgrown and not easily identified.

The western tax lot (Tax lot 2300) contained a residential house and associated outbuildings in the southern portion along Coal Mine Road. The area to the north was mowed grass field.

Two small abandoned ditches were located near the middle of the site south of a spoil pile and graded area. An additional irrigation ditch was located in the southern portion of the site north of Coal Mine Road. The irrigation ditch entered the site from the southeastern corner and extended to the west where it was culverted.

The property has been historically altered as many fill piles were placed throughout the site. Larson Creek was previously inaccessible due to thick Himalayan blackberry. Paths through the blackberry had recently been mowed allowing access to the creek.

### (B) Site Alterations

The site had been historically altered. Aerial photographic review via Google Earth indicated that in 1994 a large portion of the study area was developed. According to the land owner the property used to have a horse arena and associated buildings. The May 1994 image concurs with this statement (Figure 5c). A large building and coral can be

seen south of Larson Creek in the areas associated currently as spoil piles and graded. Within the grove of oak trees in the southeastern corner of the site it appears a house and additional driveway system was located. This concurred with the overgrown gravel road that was to the north of the irrigation ditch.

The July 2000 through August 2006 aerial photographs indicates the entire western portion of the study area was being heavily used (Figure 5b). An outdoor horse arena is evident in the northwestern corner. The disturbed areas onsite coincide with the site history shown in the aerial photographs. The onsite buildings associated with the horse arena and western portion of the site were removed between 2006 and 2010.

The areas where spoil piles are shown on the map (Figure 6) are disturbed and are remnant conditions from the building removal that previously occupied the space. The area had been graded and leveled but was still evident on the landscape. The property was largely unmanaged until 2016 when the northern portion and middle portion of the site where the outdoor arena and building were located appears to be used as a staging area for the development to the north (Figure 5a).

The small abandoned ditches in the middle of the site may have been placed to catch building runoff. The two remnant ditches probably used to connect as an aerial signature of what appears to be a ditch or fence line is in the approximate location as the ditches found onsite. The ditches are either a remnant irrigation ditch or remnants of a ditch created to carry runoff from the buildings that used to be onsite.

The southern irrigation ditch is evident in the November 2002 image (Figure 5b). The ditch transects across the property near the southern border where it enters the site from a culvert outlet located at the eastern property boundary. The ditch flows to the west until it connects with a catchment basin, where it is culverted until it leaves the site. The ditch reappears to the east of the site.

### (C) Precipitation Data and Analysis

Schott and Associates visited the site July 26<sup>th</sup>, 2017. No precipitation was recorded for the day of the site visit or the two weeks prior. April prior to the July site visit documented 0.95 inches of precipitation. This was below the WETS average but within the WETS range. May was below the WETS average and range reaching only 50 percent of average. June was within the WETS range with a total of 0.5 inches of precipitation. July was calculated to the day of the site visit with no precipitation documented. Overall, the percent of average for the recorded water year of October 2016 to the day of the site visit was 143 percent of average. Weather data was gathered from accuweather.com for Medford, Oregon. The NRCS Medford Rogue Valley, AP OR 225 WETS station was used as a reference for the WETS table.

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Table 1. Precipitation Summary for April to July 26<sup>th</sup>, 2017.

Field Date	2017 Precipitation	WETS Average	WETS Range	Percent of Average
July 26 <sup>th</sup> , 2017	0"	N/A	N/A	N/A
Two-Weeks Prior	0"	N/A"	N/A	N/A
Month				
April	0.95"	1.35"	0.87"-1.63"	70%
May	0.58"	1.16"	0.65"-1.41"	50%
June	0.5"	0.64"	0.29"-0.76"	78%
July	0"	0.25"	0.08"-0.24"	N/A
Water Year**	24.77"	17.28"	15.65"-20.48"	143%

\*\* Water Year is calculated as October-July (per WETS table) and October 2016-July 27th, 2017.

#### (D) Site Specific Methods

Prior to visiting the site, information was gathered, including maps and boundaries of the site location. Recent and historical aerial photographs provided by Google Earth were reviewed, as was the soil survey, the Local Wetland Inventory and National Wetland Inventory. USGS topography maps and the national map for hydrography provided by [ngd.usgs.gov](http://ngd.usgs.gov) were also reviewed prior to site visits. Additionally, Department of State Lands was contacted to obtain any previous history on the site. No results were found.

Schott and Associates initially walked the subject property to assess the presence or absence of onsite wetlands and waters in June 2017 prior to collecting data. The site was heavily inundated with Himalayan blackberry surrounding Larson Creek, making site conditions determination difficult. Paths were cleared to obtain access to the creek and the site was revisited on July 26<sup>th</sup> to complete the field work. The *1987 Manual and Regional Supplement to the Corps of Engineers Delineation Manual: Arid West Region* were used to determine presence or absence of State of Oregon wetland boundaries and the Federal jurisdictional wetlands.

A total of 9 sample plots were placed where geomorphic location or vegetation indicated the possibility of wetlands. For each sample plot, data on vegetation, hydrology and soils was collected, recorded in the field and later transferred to data forms (Appendix B). The onsite ditches were flagged at elevation and Larson Creek was delineated via ordinary high water (OHW) indicators. Representative ground level photographs were taken to document field findings (Appendix C).

#### (E) Description of All Wetlands and Other Non-Wetland Waters

Three soil series were identified within the study area boundary: Brader-Debenger loams (1 to 15 percent slopes), Carney clay (1 to 5 percent slopes) and Coker clay (0 to 3

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percent slopes). None of the soils are considered hydric, however all three may have hydric inclusions.

Based on soil, vegetation and hydrology data taken in the field one fringe palustrine emergent (PEM) wetland totaling 1,017sf and three ditches totaling 4,960sf were located within the study area boundary. A series of sample plots were placed throughout the site to document conditions.

The onsite wetland was 1,017sf fringe seasonally flooded/saturated palustrine emergent wetland (PEME) located within the Ordinary High Water (OHW) of Larson Creek. The wetland was largely defined by elevation. Vegetation included spearmint (*Mentha spicata*, FACW) cattail (*Typha latifolia*, OBL) and red-tinge bulrush (*Scirpus microcarpus*, OBL). Soils met the F6 Redox Dark Surface hydric soil indicator (SP5). Hydrology was present as Saturation (A3) in the pit. The area appears to back up water during high flow events due to the culvert to the west that extends under the grave road.

The paired upland plot was higher in elevation and outside of the OHW. Vegetation was dominated by field brome and ripgut brome (*Bromus diandrus*, UPL). Soils did not meet hydric soil indicators. No hydrology indicators were present (SP6).

Ditch 1 was located near the middle of the site, just south of the graded area where buildings were previously located. The 880sf ditch was approximately 3 feet wide and 1.5 feet deep. The ditch appears to be abandoned and may have carried roof runoff from the buildings historically onsite or was a remnant irrigation ditch. The ditch extends to the west into a culvert and under the gravel road. The abandoned ditch has developed wetland characteristics. Vegetation was predominately meadow foxtail (FACW). Soils met the F6 Redox Dark Surface hydric soil indicator (SP2). No hydrology was present during the site visit. However, the plot does meet secondary indicators of Drainage Pattern (B10) and FAC neutral test (D5). The ditch disappears west of the road.

Sample plot 1 was placed outside of the ditch. The vegetation was dominated by meadow foxtail and field brome (FACU). Soils did not meet hydric soil indicators with a matrix of 10YR3/1. No hydrology indicators were met.

Ditch 2 was 306sf in size and was located to the east of Ditch 1. The ditch was small, isolated and likely related to historic site use. No wetlands characteristic were present. It may have historically connected to Ditch 1, but the section between the two ditches was likely historically filled when the horse arena was built.

Along the southern portion of the study area Ditch 3 (3,774sf) was identified as an irrigation ditch. Hydrology entered the site from the eastern study area boundary through a culvert. Just east and off-site was a control box. Hydrology flowed to the west into a catchment basin and then into a culvert and offsite. It appears the irrigation ditch emerges west of the site. The irrigation ditch was historically operated for irrigation purposes. It is dewatered during non-irrigation season.

Larson Creek enters the site near the middle of the eastern border. The creek flows to the northwest in a meandering path, passes through a culvert under the gravel access road and leaves the site in the northwestern corner. Larson Creek was inundated with Himalayan blackberry the length of the creek. Pathways were cleared to allow access to the creek. Elevation and wrack lines were used to define the OHW for the creek. Elevation was distinct among many areas with near vertical embankments.

Additional plots were placed throughout the site to document upland conditions.

#### (F) Deviation from LWI or NWI

The study area is identified within the City of Medford Local Wetland Inventory (LWI). The LWI was completed by Wetland Consulting in 2002. The study area is identified within the LWI and identifies Larson Creek and two ditches. A ditch in the northwestern corner is indicated surrounding what appears to be the old outdoor area. Along the southern study area boundary the second ditch is identified extending west toward the gravel drive. Schott & Associates agreed with the location of Larson Creek and the southern irrigation ditch (Ditch 3) however, did not find a ditch or remains of ditches located in the northwestern corner.

Schott & Associates delineated one small fringe wetland associated with Larson Creek and two small abandoned ditches (Ditches 1 and 2) that are likely remnants from historical land use within the study area. Larson Creek, the associated wetland and ditches were delineated based on onsite conditions.

#### (G) Mapping Method

The mapped areas were based on soils, vegetation and hydrology data gathered in the field by Schott & Associates. The sample plots, wetland boundaries, OHW of Larsen Creek and onsite ditches were delineated and flagged by Schott & Associates. Neathamer Land Surveying, a professional land surveying company, surveyed the study area to a +/- 3 foot accuracy. Maps were created and edited by Neathamer Land Surveying, Inc.

#### (H) Additional Information

The site was historically developed as a horse arena and associated outbuildings. A large portion of the property has been graded and heavily disturbed. Ditch 1 and 2 onsite are clearly man-made ditches. Ditch 1 appears to have collected building drain-off from the buildings that were located on-site or was an irrigation ditch.

#### (I) Results and Conclusions

Based on vegetation, soil and hydrology data Larson Creek, one wetland, two abandoned ditches and an irrigation ditch were delineated within the study area boundary. The onsite wetland was a small 1,017sf fringe wetland associated with Larson Creek. The wetland was within OHW of the creek and created due to back up hydrology from the culvert during high flow events.

The study area has been historically altered and contained a horse barn, arena and associated outbuildings onsite until between 2006 and 2010 when they were removed. Due to the historical use, a large portion of the lot has been historically graded and altered. Two abandoned ditches were located near the middle of the site. Ditch 1 was 880sf in size and appears to have been associated with the building that was onsite. Aerial photograph review suggests the ditch captured building runoff and carried it to the west. The ditch is abandoned and man-made, however, does appear to have developed wetland features. The ditch does not extend west under the gravel drive. No wetland characteristics were found west of the gravel drive.

An additional ditch was located to the east. Ditch 2 was small 306sf in size and isolated. The ditch was bare and did not exhibit wetland features.

Finally, an irrigation ditch (Ditch 3, 3,774sf) was located in the southern portion of the site. The ditch carries irrigation water from a control box located off site to the east. The ditch extends west into a catchment basin and then into a culvert where it re-emerges offsite, west of the study area.

#### (J) Disclaimer

This report documents the investigation, best professional judgment and the conclusions of the investigators. It is correct and complete to the best of our knowledge. It should be considered a Preliminary Jurisdictional Determination of wetlands and other waters and used at your own risk unless it has been reviewed and approved in writing by the Oregon Department of State lands in accordance with OAR 141-090-0005 through 141-090-0055.

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APPENDIX A: FIGURES

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Schiff & Associates

120 Queens and West End Streets

Long Beach, California 90802 Telephone (310) 758-0700 Fax (310) 758-0701

"L"  
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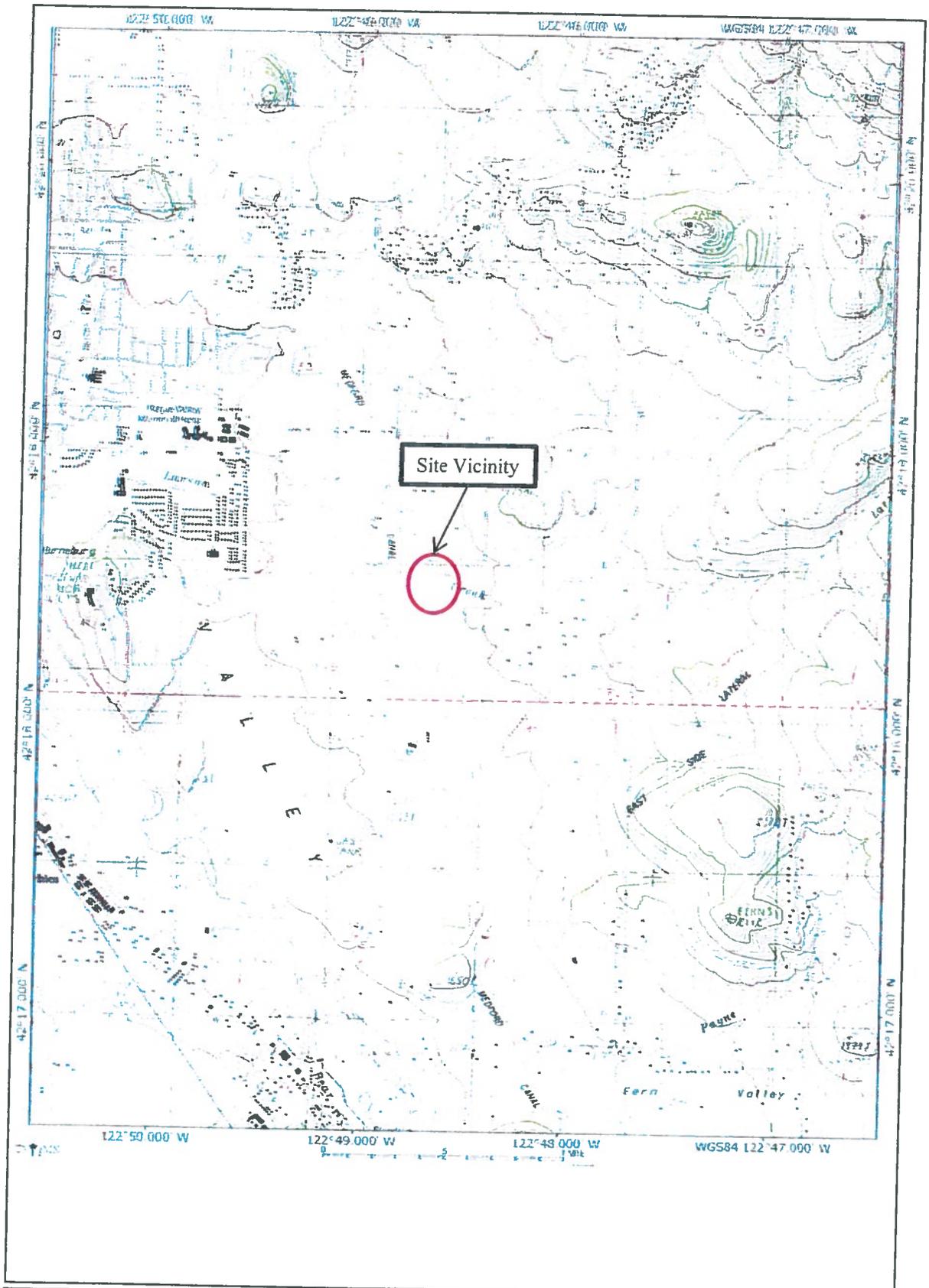


FIGURE 1. LOCATION MAP  
 Horse Arena  
 S&A# 2524

Schott & Associates  
 P.O. Box 589  
 Aurora, OR. 97002  
 503.678.6007

1"=1'

SECTION 34, T. 37S., R. 11W., W. 1/4  
 JACKSON COUNTY  
 1" = 400'

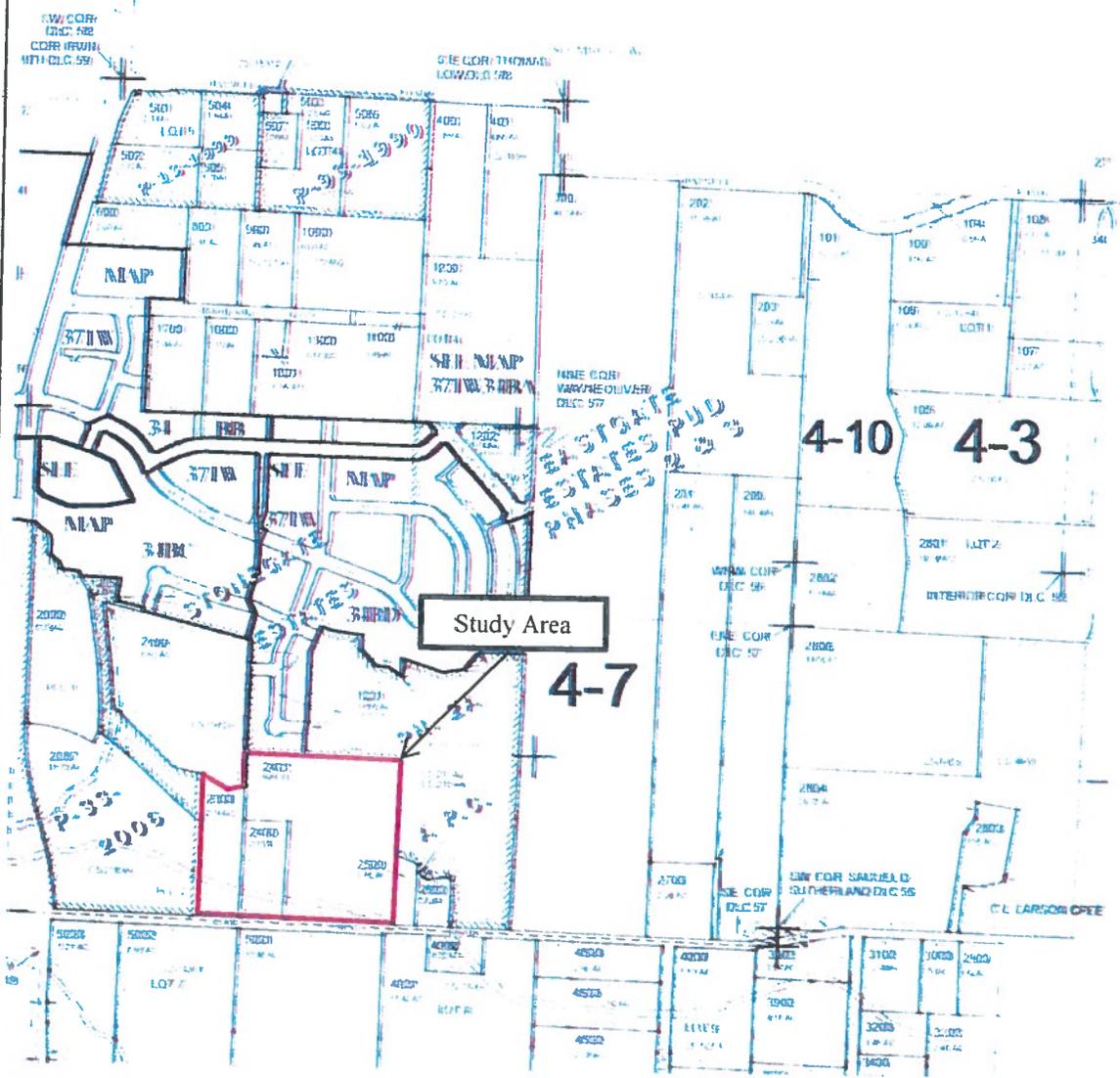


FIGURE 2. TAX MAP  
 Horse Arena  
 S&A# 2524

Schott & Associates  
 P.O. Box 589  
 Aurora, OR. 97002  
 503.678.6007

"L"

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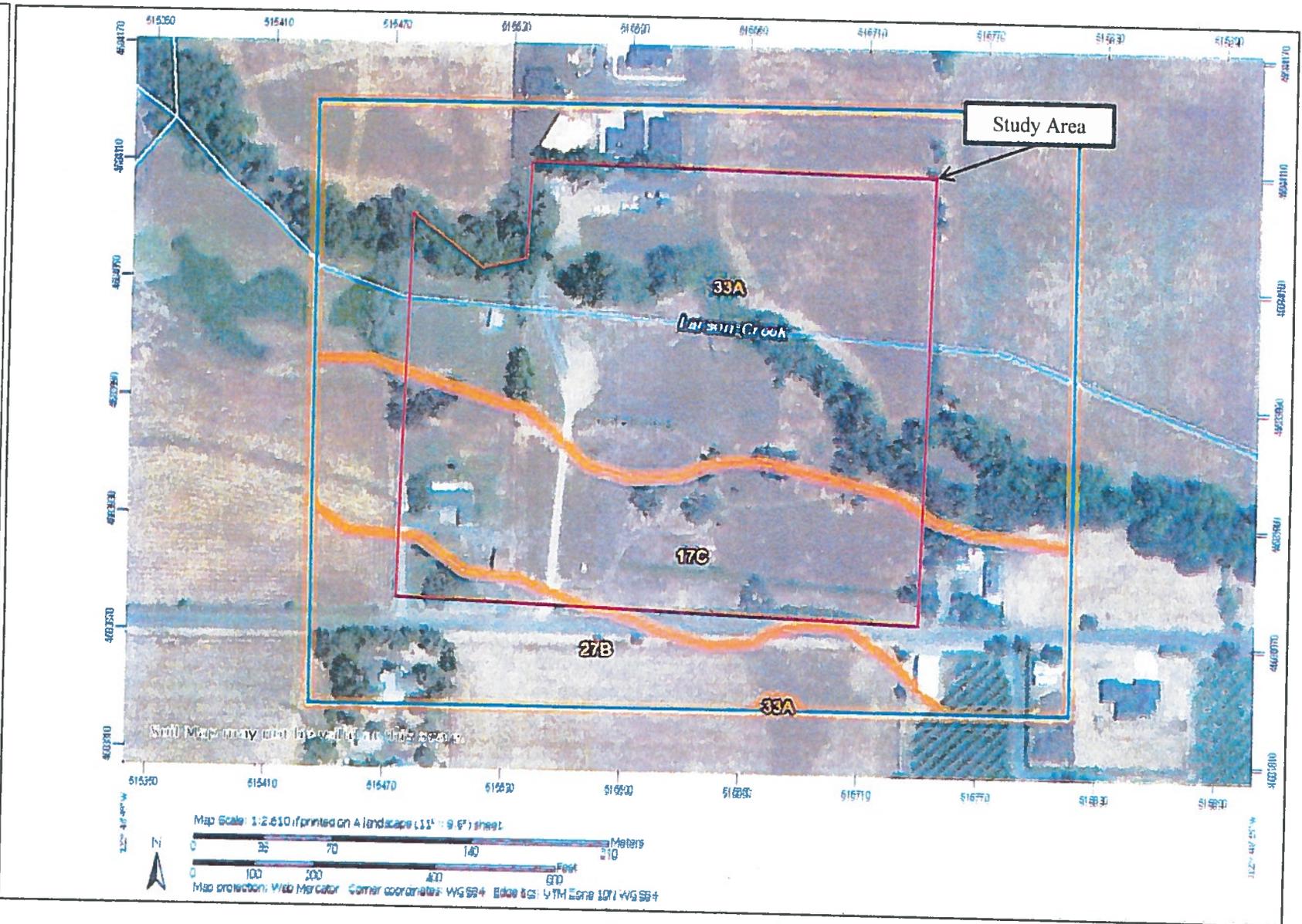


FIGURE 4a. SOIL MAP  
Horse Arena  
S&A# 2524

Schott & Associates  
P.O. Box 589  
Aurora, OR. 97002  
503.678.6007

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Hydric Soil List - All Components—OR632-Jackson County Area, Oregon, Parts of Jackson and Klamath Counties					
Map symbol and map unit name	Component/Local Phase	Comp. pct.	Landform	Hydric status	Hydric criteria met (code)
17C: Bradier-Debenger loams, 1 to 15 percent slopes	Bradier	80	Knolls, ridges	No	—
	Debenger	20	Knolls, ridges	No	—
	Padigan	2	Alluvial fans	Yes	2,3
	Aquepts	1	Hills	Yes	2
27B: Carney clay, 1 to 5 percent slopes	Carney	80	Alluvial fans	No	—
	Phoenix	2	Alluvial fans	Yes	2
	Padigan	2	Alluvial fans	Yes	2,3
	Cove	2	Flood plains	Yes	2
	Aquepts	1	Alluvial fans	Yes	2,3
33A: Coker clay, 0 to 3 percent slopes	Coker	80	Alluvial fans	No	—
	Padigan	2	Alluvial fans	Yes	2,3
	Phoenix	2	Alluvial fans	Yes	2
	Cove	2	Flood plains	Yes	2
	Gregory	2	Stream terraces	Yes	2

FIGURE 4b. SOIL MAP  
Horse Arena  
S&A# 2524

Schott & Associates  
P.O. Box 589  
Aurora, OR. 97002  
503.678.6007

"L"  
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FIGURE 5a. AERIAL PHOTOGRAPH  
Horse Arena  
S&A# 2524

Schott & Associates  
P.O. Box 589  
Aurora, OR 97002  
503 678 6007

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2"

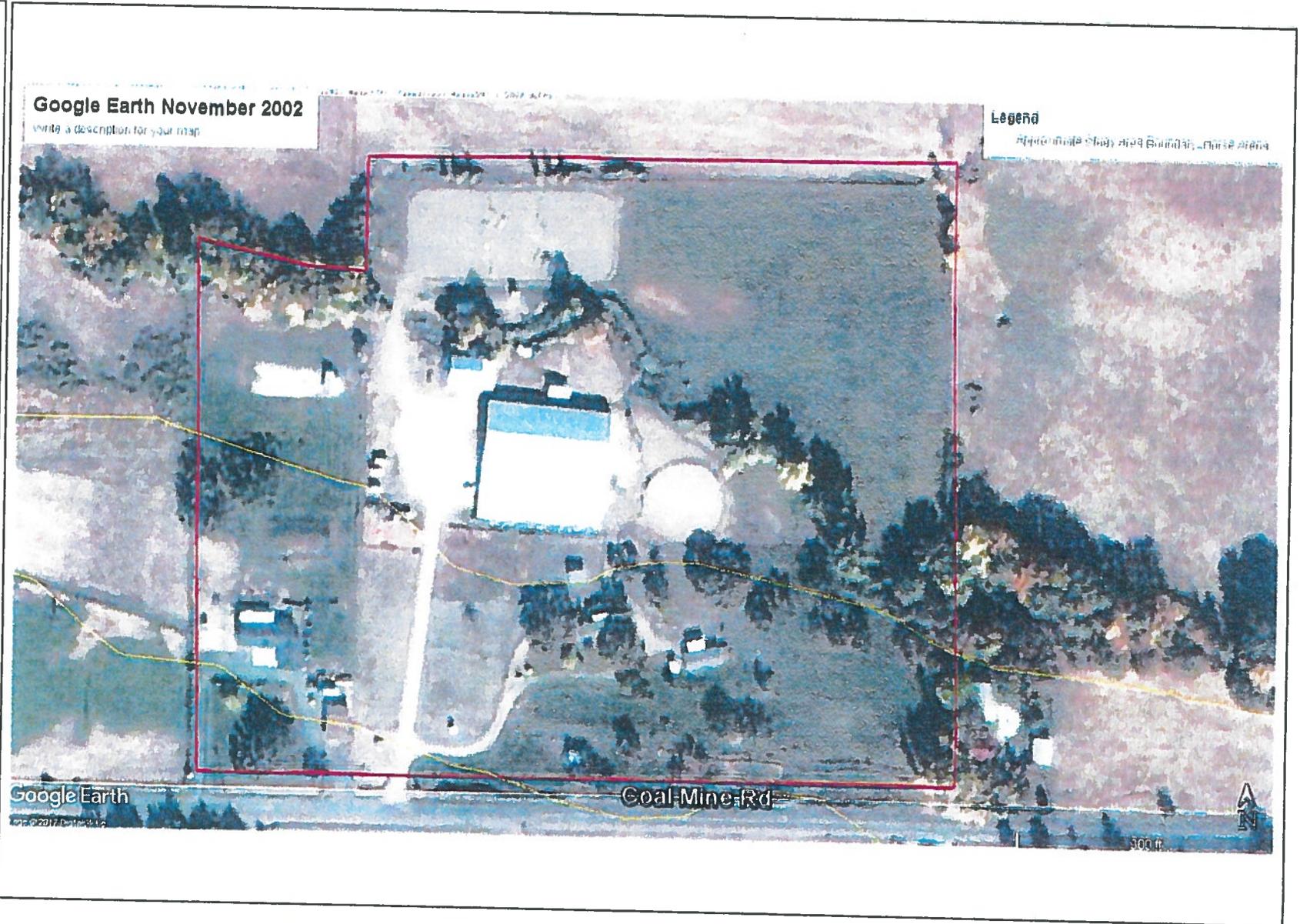


FIGURE 5b. AERIAL PHOTOGRAPH  
Horse Arena  
S&A# 2524

Schott & Associates  
P.O. Box 589  
Aurora, OR 97002  
503.678.6007

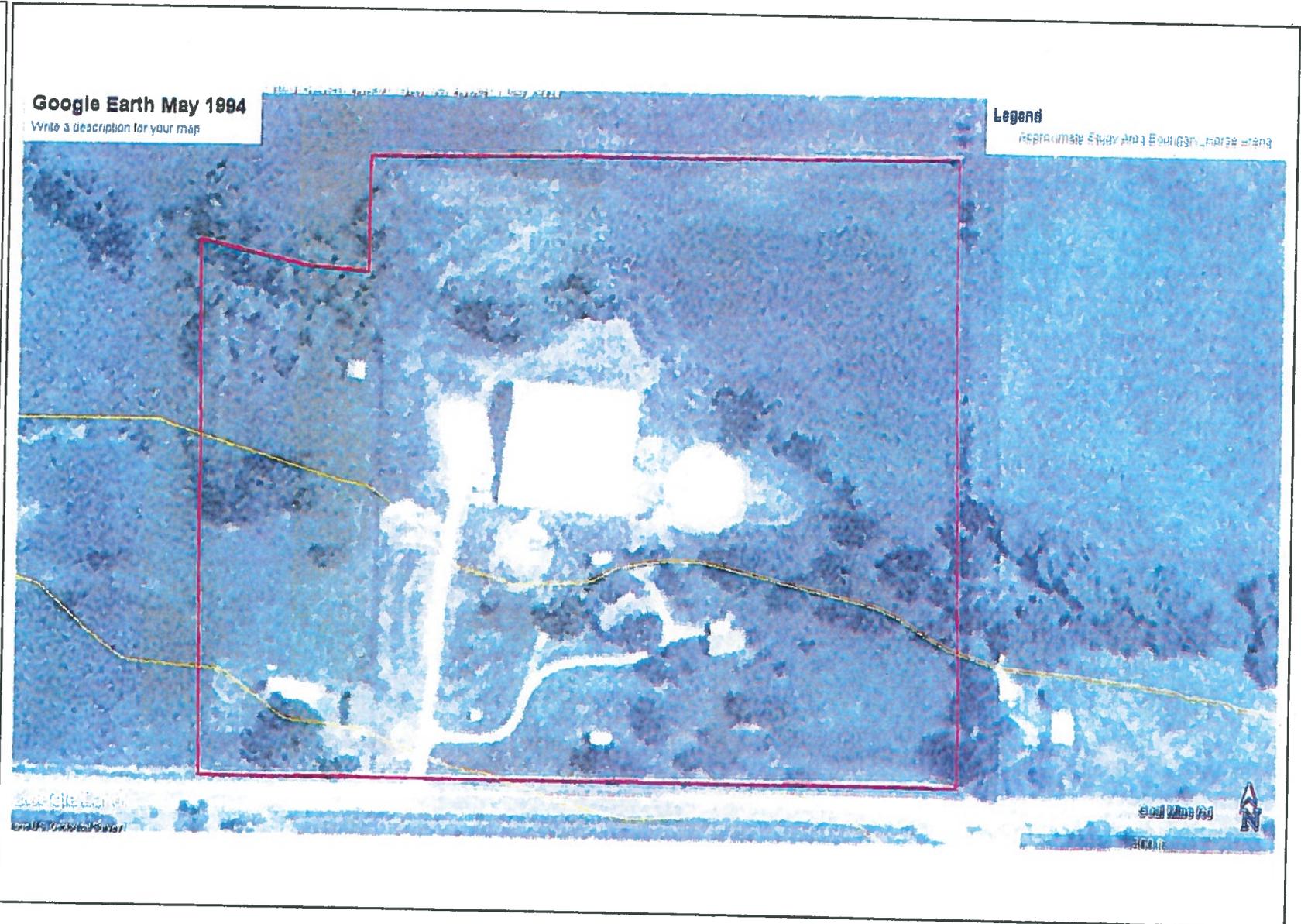
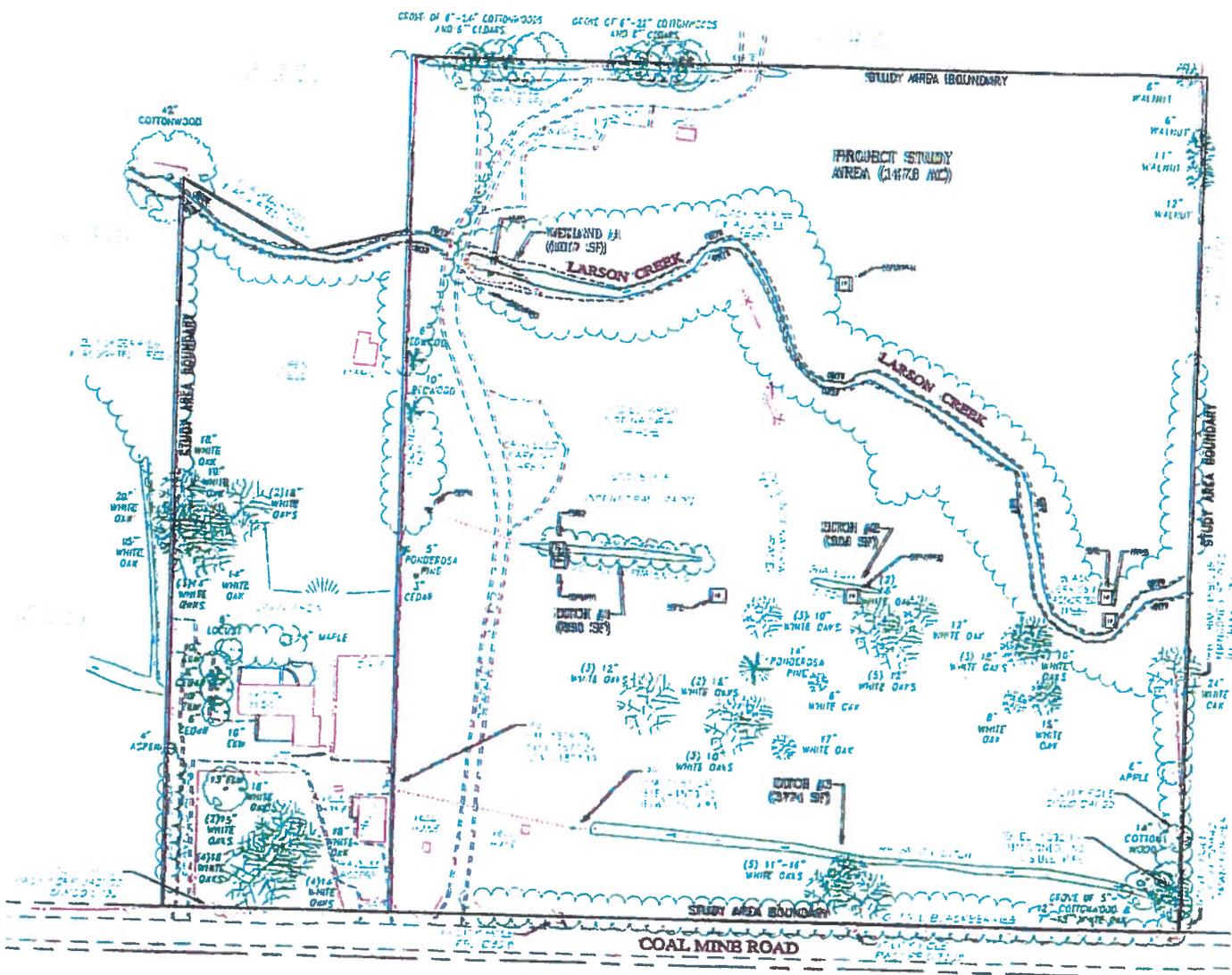


FIGURE 5c. AERIAL PHOTOGRAPH  
Horse Arena  
S&A# 2524



**LEGEND:**

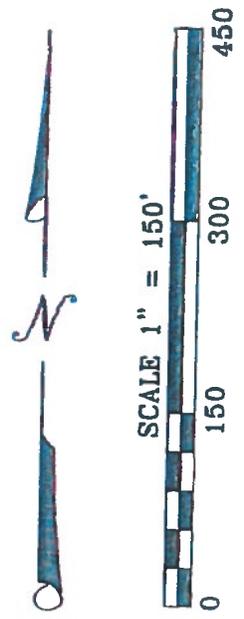
- OHW- Indicates the edge of the ordinary high water.
- Indicates the sample plots.
- Indicates an area within the wetland.
- Indicates an area within the ordinary high water.

**BASIS OF ELEVATIONS:**

Elevations were established on said control points via digital level loops based on City of Medford Bench Mark No. B-210, with a published elevation of 1536.448', (being a found brass cap in the westerly curb of Larson Creek Drive and the South-west corner of Blue Blossom Drive).

**GENERAL SURVEY NOTES:**

Wetland Delineation and Report performed by Schott & Assoc. Neathamer Surveying, Inc. performed the surveying and mapping.  
Contours: 1-foot contour interval; 2-foot index contour interval

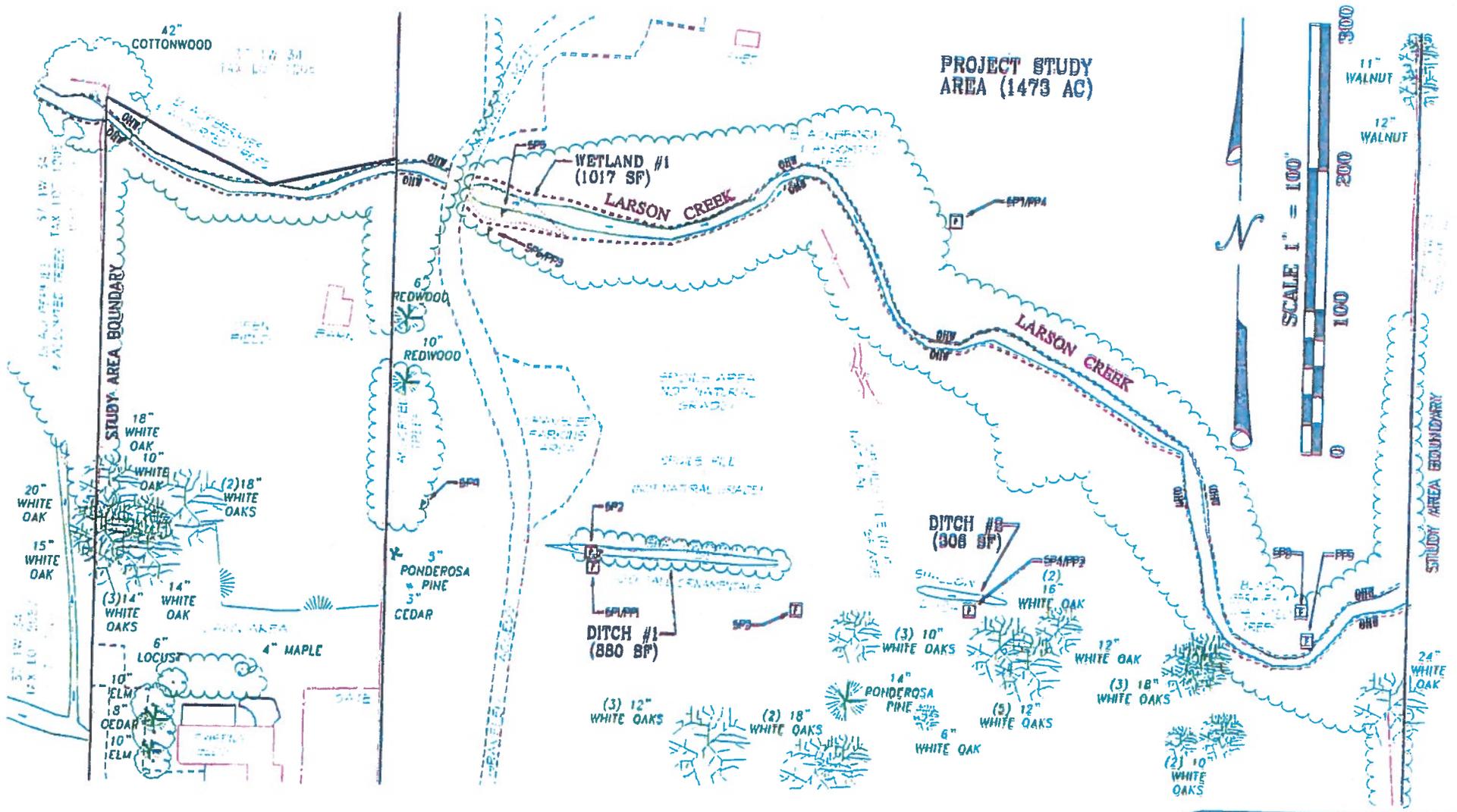


SEE SHEET 2 FOR CREEK AREA DETAIL

REGISTERED PROFESSIONAL LAND SURVEYOR

*Robert V. Neathamer*

OREGON  
JULY 19, 1994  
ROBERT V. NEATHAMER  
2675



SEE SHEET 1 FOR OVERALL PROJECT AREA

**BASIS OF ELEVATIONS:**

Elevations were established on sold control points via digital level loops based on City of Medford Bench Mark No. B-210, with a published elevation of 1555.498', (being a found brass cap in the westerly curb of Larson Creek Drive and the South-west corner of Blue Blossom Drive).

**GENERAL SURVEY NOTES:**

Wetland Delineation and Report performed by Schott & Associates. Neathamer Surveying, Inc. performed the surveying and mapping.  
Contours: 1-foot contour interval; 2-foot index contour interval.

REGISTERED PROFESSIONAL LAND SURVEYOR

*Robert V. Neathamer*

OREGON  
JULY 19, 1994  
ROBERT V. NEATHAMER  
2675

Renewal Date 12/31/18

on 4/11/18

APPENDIX B: DATA FORMS

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Schott & Associates

Ecological and Land Use Specialist

1100 S 55th Ave, #100, Portland, OR 97216 Phone: 503-253-7700 Fax: 503-253-7701

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SW-1-2526

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## WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Horse Arena City/County: Jackson/Medford Sampling Date: July 26, 2017

Applicant/Owner: DRM Construction, LLC State: OR Sampling Point: 1

Investigator(s): MRS, JRR Section, Township, Range: 34, T37S, R1W

Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): None Slope (%): 0-2

Subregion (LRR): D Lat: 42.307 Long: -122.811 Datum: DD

Soil Map Unit Name: Coker Clay (0 to 3 percents) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology  significantly disturbed? Are "Normal Circumstances" present? Yes  No

Are Vegetation , Soil , or Hydrology  naturally problematic? (If needed, explain any answers in Remarks.)

### SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Plot placed to the south of the ditch located near the middle of the property. Flat area, higher than ditch.	

### VEGETATION

Tree Stratum (Plot size: )	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1.				Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)  Total Number of Dominant Species Across All Strata: 2 (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)
2.				
3.				
4.				
Total Cover: _____				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species 40 x 2 = 80 FAC species 10 x 3 = 30 FACU species 35 x 4 = 140 UPL species 5 x 5 = 25 Column Totals: (A) 90 (B) 275  Prevalence Index = B/A = 3.05
Sapling/Shrub Stratum (Plot size: )	Absolute % Cover	Dominant Species?	Indicator Status	
1.				
2.				
3.				
4.				
5.				
Total Cover: _____				
Herb Stratum (Plot size: 5'r)	Absolute % Cover	Dominant Species?	Indicator Status	<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present.
1. <i>Alopecurus pratensis</i>	40	X	FACW	
2. <i>Bromus arvensis</i>	30	X	FACU	
3. <i>Hordeum jubatum</i>	10		FAC	
4. <i>Heracleum mantegazzianum</i>	5		UPL	
5. <i>Lactuca serriola</i>	5		FACU	
6.				
7.				
8.				
Total Cover: 90				
Woody Vine Stratum (Plot size: )	Absolute % Cover	Dominant Species?	Indicator Status	<b>Hydrophytic Vegetation Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>  Remarks:
1.				
2.				
Total Cover: _____				
% Bare Ground in Herb Stratum 10 % Cover of Biotic Crust				

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**SOIL**

Sampling Point: 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-20	10YR 3/1	100					C	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix. <sup>2</sup>Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5) (LRR C)
- 1 cm Muck (A9) (LRR D)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Vernal Pools (F9)

Indicators for Problematic Hydric Soils<sup>3</sup>:

- 1 cm Muck (A9) (LRR C)
- 2 cm Muck (A10) (LRR B)
- Reduced Vertic (F18)
- Red Parent Material (TF2)
- Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes  No

Remarks:

**HYDROLOGY**

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1) (Nonriverine)
- Sediment Deposits (B2) (Nonriverine)
- Drift Deposits (B3) (Nonriverine)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Water-Stained Leaves (B9)
- Salt Crust (B11)
- Biotic Crust (B12)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Plowed Soils (C6)
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water Marks (B1) (Riverine)
- Sediment Deposits (B2) (Riverine)
- Drift Deposits (B3) (Riverine)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Thin Muck Surface (C7)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes  No  Depth (inches):

Water Table Present? Yes  No  Depth (inches):

Saturation Present? (includes capillary fringe) Yes  No  Depth (inches):

Wetland Hydrology Present? Yes  No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

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## WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Horse Arena City/County: Jackson/Medford Sampling Date: July 26, 2017

Applicant/Owner: DRM Construction, LLC State: OR Sampling Point: 2

Investigator(s): MRS, JRR Section, Township, Range: 34, T37S, R1W

Landform (hillslope, terrace, etc.): Ditch Local relief (concave, convex, none): Concave Slope (%): 0-2

Subregion (LRR): D Lat: 42.307 Long: -122.811 Datum: DD

Soil Map Unit Name: Coker Clay (0 to 3 percents) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology  significantly disturbed? Are "Normal Circumstances" present? Yes  No

Are Vegetation , Soil , or Hydrology  naturally problematic? (If needed, explain any answers in Remarks.)

### SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks: Plot placed within an abandoned ditch. Ditch is approximately 1.5 feet lower in elevation than surrounding landscape. Ditch is approximately 3 feet wide. Ditch appears to be abandoned and has vegetation present. No hydrology was present during site visit. A culvert extends from the western reach of the ditch under a gravel road. Ditch is an abandoned ditch likely associated with a barn that used to be located on site. The ditch likely caught building runoff and diverted it to the west. The ditch is a man-made feature that has wetland characteristics.	

### VEGETATION

Tree Stratum (Plot size: )	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1.				Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)  Total Number of Dominant Species Across All Strata: 1 (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)
2.				
3.				
4.				
Total Cover: _____				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: (A) _____ (B) _____  Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: )	Absolute % Cover	Dominant Species?	Indicator Status	
1.				
2.				
3.				
4.				
5.				
Total Cover: _____				
Herb Stratum (Plot size: 3'x3')	Absolute % Cover	Dominant Species?	Indicator Status	<b>Hydrophytic Vegetation Indicators:</b> <input checked="" type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present.
1. <i>Alopecurus pratensis</i>	70	X	FACW	
2. <i>Avena sativa</i>	10		UPL	
3. <i>Lactua serriola</i>	5		FACU	
4.				
5.				
6.				
7.				
8.				
Total Cover: <u>85</u>				
Woody Vine Stratum (Plot size: )	Absolute % Cover	Dominant Species?	Indicator Status	<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>  Remarks:
1.				
2.				
Total Cover: _____				
% Bare Ground in Herb Stratum <u>15</u> % Cover of Biotic Crust _____				

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**SOIL**

Sampling Point: 2

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-4	10YR 3/1	100					C	
4-16	10YR 3/1	98	10YR 3/3	2	C	M	C	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix. <sup>2</sup>Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5) (LRR C)
- 1 cm Muck (A9) (LRR D)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)

- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Vernal Pools (F9)

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- 1 cm Muck (A9) (LRR C)
- 2 cm Muck (A10) (LRR B)
- Reduced Vertic (F18)
- Red Parent Material (TF2)
- Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present.

**Restrictive Layer (if present):**

Type:

Depth (inches):

Hydric Soil Present? Yes  No

Remarks:

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (any one indicator is sufficient)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1) (Nonriverine)
- Sediment Deposits (B2) (Nonriverine)
- Drift Deposits (B3) (Nonriverine)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Water-Stained Leaves (B9)

- Salt Crust (B11)
- Biotic Crust (B12)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Plowed Soils (C6)
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water Marks (B1) (Riverine)
- Sediment Deposits (B2) (Riverine)
- Drift Deposits (B3) (Riverine)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Thin Muck Surface (C7)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)

**Field Observations:**

Surface Water Present? Yes  No  Depth (inches):

Water Table Present? Yes  No  Depth (inches):

Saturation Present? (includes capillary fringe) Yes  No  Depth (inches):

Wetland Hydrology Present? Yes  No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No hydrology present during site visit as was dry season delineation. Meets secondary hydrology indicator of drainage pattern due to characteristics of being a ditch and FAC Neutral test. Ditch appears to be associated with building that was historically on the site. Ditch may have caught building runoff.

"L"  
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## WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Horse Arena City/County: Jackson/Medford Sampling Date: July 26, 2017

Applicant/Owner: DRM Construction, LLC State: OR Sampling Point: 3

Investigator(s): MRS, JRR Section, Township, Range: 34, T37S, R1W

Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Concave Slope (%): 0-2

Subregion (LRR): D Lat: 42.307 Long: -122.811 Datum: DD

Soil Map Unit Name: Coker Clay (0 to 3 percents) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology  significantly disturbed? Are "Normal Circumstances" present? Yes  No

Are Vegetation , Soil , or Hydrology  naturally problematic? (If needed, explain any answers in Remarks.)

### SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks:	

### VEGETATION

Tree Stratum (Plot size: )	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1.				Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)  Total Number of Dominant Species Across All Strata: 2 (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)
2.				
3.				
4.				
Total Cover: _____				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species 40 x 2 = 80 FAC species _____ x 3 = _____ FACU species 30 x 4 = 120 UPL species 15 x 5 = 75 Column Totals: (A) 85 (B) 275  Prevalence Index = B/A = 3.24
Sapling/Shrub Stratum (Plot size: )	Absolute % Cover	Dominant Species?	Indicator Status	
1.				
2.				
3.				
4.				
5.				
Total Cover: _____				
Herb Stratum (Plot size: 3'x3')	Absolute % Cover	Dominant Species?	Indicator Status	<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present.
1. <i>Alopecurus pratensis</i>	40	X	FACW	
2. <i>Bromus arvensis</i>	30	X	FACU	
3. <i>Bromus diandrus</i>	15		UPL	
4.				
5.				
6.				
7.				
8.				
Total Cover: 85				
Woody Vine Stratum (Plot size: )	Absolute % Cover	Dominant Species?	Indicator Status	<b>Hydrophytic Vegetation Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>  Remarks: "L"
1.				
2.				
Total Cover: _____				
% Bare Ground in Herb Stratum 15 % Cover of Biotic Crust				

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**SOIL**

Sampling Point: 3

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-8	10YR 3/1	100					C	
8-16	2.5Y 4/3	100					C	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix. <sup>2</sup>Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5) (LRR C)
- 1 cm Muck (A9) (LRR D)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Vernal Pools (F9)

- 1 cm Muck (A9) (LRR C)
- 2 cm Muck (A10) (LRR B)
- Reduced Vertic (F18)
- Red Parent Material (TF2)
- Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present.

**Restrictive Layer (if present):**

Type:

Depth (inches):

Hydric Soil Present? Yes  No

Remarks:

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Secondary Indicators (2 or more required)

Primary Indicators (any one indicator is sufficient)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1) (Nonriverine)
- Sediment Deposits (B2) (Nonriverine)
- Drift Deposits (B3) (Nonriverine)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Water-Stained Leaves (B9)
- Salt Crust (B11)
- Biotic Crust (B12)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Plowed Soils (C6)
- Other (Explain in Remarks)

- Water Marks (B1) (Riverine)
- Sediment Deposits (B2) (Riverine)
- Drift Deposits (B3) (Riverine)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Thin Muck Surface (C7)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)

**Field Observations:**

Surface Water Present? Yes  No  Depth (inches):

Water Table Present? Yes  No  Depth (inches):

Saturation Present? (includes capillary fringe) Yes  No  Depth (inches):

Wetland Hydrology Present? Yes  No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

"L"

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## WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Horse Arena City/County: Jackson/Medford Sampling Date: July 26, 2017

Applicant/Owner: DRM Construction, LLC State: OR Sampling Point: 4

Investigator(s): MRS, JRR Section, Township, Range: 34, T37S, R1W

Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): None Slope (%): 0-2

Subregion (LRR): D Lat: 42.307 Long: -122.811 Datum: DD

Soil Map Unit Name: Coker Clay (0 to 3 percents) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology  significantly disturbed? Are "Normal Circumstances" present? Yes  No

Are Vegetation , Soil , or Hydrology  naturally problematic? (If needed, explain any answers in Remarks.)

### SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Plot adjacent to old remnant ditch. Documenting site conditions. Ditch is isolated and abandoned.	

### VEGETATION

Tree Stratum (Plot size: )	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1.				Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)  Total Number of Dominant Species Across All Strata: 3 (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)
2.				
3.				
4.				
Total Cover: _____				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: (A) _____ (B) _____  Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: )				
1.				
2.				
3.				
4.				
5.				
Total Cover: _____				
Herb Stratum (Plot size: 3'x3')				<b>Hydrophytic Vegetation Indicators:</b> <input checked="" type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present.
1. <i>Alopecurus pratensis</i>	60	X	FACW	
2. <i>Agrostis capillaris</i>	20	X	FAC	
3. <i>Holcus lanatus</i>	20	X	FAC	
4.				
5.				
6.				
7.				
8.				
Total Cover: 100				
Woody Vine Stratum (Plot size: )				<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>  Remarks:
1.				
2.				
Total Cover: _____				
% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____				

"L"  
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**SOIL**

Sampling Point: 4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-20	10YR 3/1	100					C	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix. <sup>2</sup>Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicators for Problematic Hydric Soils<sup>3</sup>:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Histosol (A1)                     | <input type="checkbox"/> Sandy Redox (S5)           | <input type="checkbox"/> 1 cm Muck (A9) (LRR C)     |
| <input type="checkbox"/> Histic Epipedon (A2)              | <input type="checkbox"/> Stripped Matrix (S6)       | <input type="checkbox"/> 2 cm Muck (A10) (LRR B)    |
| <input type="checkbox"/> Black Histic (A3)                 | <input type="checkbox"/> Loamy Mucky Mineral (F1)   | <input type="checkbox"/> Reduced Vertic (F18)       |
| <input type="checkbox"/> Hydrogen Sulfide (A4)             | <input type="checkbox"/> Loamy Gleyed Matrix (F2)   | <input type="checkbox"/> Red Parent Material (TF2)  |
| <input type="checkbox"/> Stratified Layers (A5) (LRR C)    | <input type="checkbox"/> Depleted Matrix (F3)       | <input type="checkbox"/> Other (Explain in Remarks) |
| <input type="checkbox"/> 1 cm Muck (A9) (LRR D)            | <input type="checkbox"/> Redox Dark Surface (F6)    |   |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Dark Surface (F7) |   |
| <input type="checkbox"/> Thick Dark Surface (A12)          | <input type="checkbox"/> Redox Depressions (F8)     |   |
| <input type="checkbox"/> Sandy Mucky Mineral (S1)          | <input type="checkbox"/> Vernal Pools (F9)          |   |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4)          |   |   |

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes  No

Remarks:

**HYDROLOGY**

Wetland Hydrology Indicators:

Secondary Indicators (2 or more required)

Primary Indicators (any one indicator is sufficient)

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Surface Water (A1)                        | <input type="checkbox"/> Salt Crust (B11)                              | <input type="checkbox"/> Water Marks (B1) (Riverine)               |
| <input type="checkbox"/> High Water Table (A2)                     | <input type="checkbox"/> Biotic Crust (B12)                            | <input type="checkbox"/> Sediment Deposits (B2) (Riverine)         |
| <input type="checkbox"/> Saturation (A3)                           | <input type="checkbox"/> Aquatic Invertebrates (B13)                   | <input type="checkbox"/> Drift Deposits (B3) (Riverine)            |
| <input type="checkbox"/> Water Marks (B1) (Nonriverine)            | <input type="checkbox"/> Hydrogen Sulfide Odor (C1)                    | <input type="checkbox"/> Drainage Patterns (B10)                   |
| <input type="checkbox"/> Sediment Deposits (B2) (Nonriverine)      | <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) | <input type="checkbox"/> Dry-Season Water Table (C2)               |
| <input type="checkbox"/> Drift Deposits (B3) (Nonriverine)         | <input type="checkbox"/> Presence of Reduced Iron (C4)                 | <input type="checkbox"/> Thin Muck Surface (C7)                    |
| <input type="checkbox"/> Surface Soil Cracks (B6)                  | <input type="checkbox"/> Recent Iron Reduction in Plowed Soils (C6)    | <input type="checkbox"/> Crayfish Burrows (C8)                     |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | <input type="checkbox"/> Other (Explain in Remarks)                    | <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) |
| <input type="checkbox"/> Water-Stained Leaves (B9)                 |  | <input type="checkbox"/> Shallow Aquitard (D3)                     |
|  |  | <input type="checkbox"/> FAC-Neutral Test (D5)                     |

Field Observations:

Surface Water Present? Yes  No  Depth (inches):

Water Table Present? Yes  No  Depth (inches):

Saturation Present? (includes capillary fringe) Yes  No  Depth (inches):

Wetland Hydrology Present? Yes  No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

"L"  
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## WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Horse Arena City/County: Jackson/Medford Sampling Date: July 26, 2017

Applicant/Owner: DRM Construction, LLC State: OR Sampling Point: 5

Investigator(s): MRS, JRR Section, Township, Range: 34, T37S, R1W

Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): Concave Slope (%): 0-2

Subregion (LRR): D Lat: 42.308 Long: -122.811 Datum: DD

Soil Map Unit Name: Coker Clay (0 to 3 percents) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology  significantly disturbed? Are "Normal Circumstances" present? Yes  No

Are Vegetation , Soil , or Hydrology  naturally problematic? (If needed, explain any answers in Remarks.)

### SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks: Plot placed within a fringe wetland by culvert that extends under gravel road. Culvert causes hydrology to back up creating small wetland. Wetland is within Ordinary High Water of Larsen Creek.	

### VEGETATION

Tree Stratum (Plot size: )	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1.				Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)  Total Number of Dominant Species Across All Strata: 3 (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)
2.				
3.				
4.				
Total Cover: _____				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: (A) _____ (B) _____  Prevalence Index = B/A = _____
<b>Sapling/Shrub Stratum (Plot size: )</b>				
1.				
2.				
3.				
4.				
5.				
Total Cover: _____				<b>Hydrophytic Vegetation Indicators:</b> <input checked="" type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)
<b>Herb Stratum (Plot size: 3'x3')</b>				
1. <i>Mentha spicata</i>	40	X	FACW	
2. <i>Typha latifolia</i>	20	X	OBL	
3. <i>Scirpus microcarpus</i>	20	X	OBL	
4. <i>Solanum americanum</i>	15		FACU	
5. <i>Ranunculus repens</i>	5		FAC	
6.				
7.				
8.				
Total Cover: 100				<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>  Remarks: "L" 30 of 48
<b>Woody Vine Stratum (Plot size: )</b>				
1.				
2.				
Total Cover: _____				
% Bare Ground in Herb Stratum _____		% Cover of Biotic Crust _____		

**SOIL**

Sampling Point: 5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-7	10YR 3/1	100					SL	
7-16	10YR 3/1	95	10YR 3/4	5	C	M	SL	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix. <sup>2</sup>Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicators for Problematic Hydric Soils<sup>3</sup>:

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5) (LRR C)
- 1 cm Muck (A9) (LRR D)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Vernal Pools (F9)

- 1 cm Muck (A9) (LRR C)
- 2 cm Muck (A10) (LRR B)
- Reduced Vertic (F18)
- Red Parent Material (TF2)
- Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):

Type:  
Depth (inches):

Hydric Soil Present? Yes  No

Remarks:

**HYDROLOGY**

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

Secondary Indicators (2 or more required)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1) (Nonriverine)
- Sediment Deposits (B2) (Nonriverine)
- Drift Deposits (B3) (Nonriverine)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Water-Stained Leaves (B9)
- Salt Crust (B11)
- Biotic Crust (B12)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Plowed Soils (C6)
- Other (Explain in Remarks)

- Water Marks (B1) (Riverine)
- Sediment Deposits (B2) (Riverine)
- Drift Deposits (B3) (Riverine)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Thin Muck Surface (C7)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes  No  Depth (inches):  
 Water Table Present? Yes  No  Depth (inches):  
 Saturation Present? Yes  No  Depth (inches): 12"  
 (includes capillary fringe)

Wetland Hydrology Present? Yes  No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Soil saturation at 12 inches in the pit. The plot is located within a fringe wetland associated with Larsen Creek. Hydrology backs up in this area due to the culvert just to the west.

12"

31 of 48

## WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Horse Arena City/County: Jackson/Medford Sampling Date: July 26, 2017

Applicant/Owner: DRM Construction, LLC State: OR Sampling Point: 6

Investigator(s): MRS, JRR Section, Township, Range: 34, T37S, R1W

Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): None Slope (%): 0-2

Subregion (LRR): D Lat: 42.308 Long: -122.811 Datum: DD

Soil Map Unit Name: Coker Clay (0 to 3 percents) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology  significantly disturbed? Are "Normal Circumstances" present? Yes  No

Are Vegetation , Soil , or Hydrology  naturally problematic? (If needed, explain any answers in Remarks.)

### SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Plot placed outside of wetland and OHW. Plot is higher in elevation on slope.	

### VEGETATION

Tree Stratum (Plot size: )	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1.				Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)  Total Number of Dominant Species Across All Strata: 3 (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)
2.				
3.				
4.				
Total Cover: _____				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: (A) _____ (B) _____  Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: )	Absolute % Cover	Dominant Species?	Indicator Status	
1. <i>Rosa nutkana</i>	5	X	FACU	
2.				
3.				
4.				
5.				
Total Cover: 5				<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present.
Herb Stratum (Plot size: 3'x3')	Absolute % Cover	Dominant Species?	Indicator Status	
1. <i>Bromus arvensis</i>	60	X	FACU	
2. <i>Bromus diandrus</i>	30	X	UPL	
3. <i>Dipsacus fullonum</i>	5		FAC	
4. <i>Cichorium intybus</i>	5		FACU	
5.				
6.				
7.				
8.				
Total Cover: 100				
Woody Vine Stratum (Plot size: )	Absolute % Cover	Dominant Species?	Indicator Status	<b>Hydrophytic Vegetation Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>  Remarks: "L" <div style="text-align: right; font-size: 1.5em; font-weight: bold;">32 of 48</div>
1.				
2.				
Total Cover: _____				
% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____				

**SOIL**

Sampling Point: 6

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-12	10YR 2/2	100					SL	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix. <sup>2</sup>Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Histosol (A1)                     | <input type="checkbox"/> Sandy Redox (S5)           | <input type="checkbox"/> 1 cm Muck (A9) (LRR C)     |
| <input type="checkbox"/> Histic Epipedon (A2)              | <input type="checkbox"/> Stripped Matrix (S6)       | <input type="checkbox"/> 2 cm Muck (A10) (LRR B)    |
| <input type="checkbox"/> Black Histic (A3)                 | <input type="checkbox"/> Loamy Mucky Mineral (F1)   | <input type="checkbox"/> Reduced Vertic (F18)       |
| <input type="checkbox"/> Hydrogen Sulfide (A4)             | <input type="checkbox"/> Loamy Gleyed Matrix (F2)   | <input type="checkbox"/> Red Parent Material (TF2)  |
| <input type="checkbox"/> Stratified Layers (A5) (LRR C)    | <input type="checkbox"/> Depleted Matrix (F3)       | <input type="checkbox"/> Other (Explain in Remarks) |
| <input type="checkbox"/> 1 cm Muck (A9) (LRR D)            | <input type="checkbox"/> Redox Dark Surface (F6)    |   |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Dark Surface (F7) |   |
| <input type="checkbox"/> Thick Dark Surface (A12)          | <input type="checkbox"/> Redox Depressions (F8)     |   |
| <input type="checkbox"/> Sandy Mucky Mineral (S1)          | <input type="checkbox"/> Vernal Pools (F9)          |   |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4)          |   |   |

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present.

**Restrictive Layer (if present):**

Type: Rock  
Depth (inches): 12"

Hydric Soil Present? Yes  No

Remarks:

**HYDROLOGY**

**Wetland Hydrology Indicators:**

**Secondary Indicators (2 or more required)**

**Primary Indicators (any one indicator is sufficient)**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Surface Water (A1)                        | <input type="checkbox"/> Salt Crust (B11)                              | <input type="checkbox"/> Water Marks (B1) (Riverine)               |
| <input type="checkbox"/> High Water Table (A2)                     | <input type="checkbox"/> Biotic Crust (B12)                            | <input type="checkbox"/> Sediment Deposits (B2) (Riverine)         |
| <input type="checkbox"/> Saturation (A3)                           | <input type="checkbox"/> Aquatic Invertebrates (B13)                   | <input type="checkbox"/> Drift Deposits (B3) (Riverine)            |
| <input type="checkbox"/> Water Marks (B1) (Nonriverine)            | <input type="checkbox"/> Hydrogen Sulfide Odor (C1)                    | <input type="checkbox"/> Drainage Patterns (B10)                   |
| <input type="checkbox"/> Sediment Deposits (B2) (Nonriverine)      | <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) | <input type="checkbox"/> Dry-Season Water Table (C2)               |
| <input type="checkbox"/> Drift Deposits (B3) (Nonriverine)         | <input type="checkbox"/> Presence of Reduced Iron (C4)                 | <input type="checkbox"/> Thin Muck Surface (C7)                    |
| <input type="checkbox"/> Surface Soil Cracks (B6)                  | <input type="checkbox"/> Recent Iron Reduction in Plowed Soils (C6)    | <input type="checkbox"/> Crayfish Burrows (C8)                     |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | <input type="checkbox"/> Other (Explain in Remarks)                    | <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) |
| <input type="checkbox"/> Water-Stained Leaves (B9)                 |  | <input type="checkbox"/> Shallow Aquitard (D3)                     |
|  |  | <input type="checkbox"/> FAC-Neutral Test (D5)                     |

**Field Observations:**

Surface Water Present? Yes  No  Depth (inches):  
 Water Table Present? Yes  No  Depth (inches):  
 Saturation Present? (includes capillary fringe) Yes  No  Depth (inches):

Wetland Hydrology Present? Yes  No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

"L"  
33 of 48

## WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Horse Arena City/County: Jackson/Medford Sampling Date: July 26, 2017

Applicant/Owner: DRM Construction, LLC State: OR Sampling Point: 7

Investigator(s): MRS, JRR Section, Township, Range: 34, T37S, R1W

Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): None Slope (%): 0-2

Subregion (LRR): D Lat: 42.308 Long: -122.811 Datum: DD

Soil Map Unit Name: Coker Clay (0 to 3 percents) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology  significantly disturbed? Are "Normal Circumstances" present? Yes  No

Are Vegetation , Soil , or Hydrology  naturally problematic? (If needed, explain any answers in Remarks.)

### SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Remarks:	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
---	---

### VEGETATION

<p><b>Tree Stratum</b> (Plot size: )</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">Tree Stratum</th> <th style="width: 10%;">Absolute % Cover</th> <th style="width: 15%;">Dominant Species?</th> <th style="width: 15%;">Indicator Status</th> </tr> </thead> <tbody> <tr><td>1.</td><td></td><td></td><td></td></tr> <tr><td>2.</td><td></td><td></td><td></td></tr> <tr><td>3.</td><td></td><td></td><td></td></tr> <tr><td>4.</td><td></td><td></td><td></td></tr> </tbody> </table> <p style="text-align: right;">Total Cover: _____</p> <p><b>Sapling/Shrub Stratum</b> (Plot size: )</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr><td>1.</td><td></td><td></td><td></td></tr> <tr><td>2.</td><td></td><td></td><td></td></tr> <tr><td>3.</td><td></td><td></td><td></td></tr> <tr><td>4.</td><td></td><td></td><td></td></tr> <tr><td>5.</td><td></td><td></td><td></td></tr> </tbody> </table> <p style="text-align: right;">Total Cover: _____</p> <p><b>Herb Stratum</b> (Plot size: 3'x3')</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">Species</th> <th style="width: 10%;">Absolute % Cover</th> <th style="width: 15%;">Dominant Species?</th> <th style="width: 15%;">Indicator Status</th> </tr> </thead> <tbody> <tr><td>1. <i>Alopecurus pratensis</i></td><td>60</td><td>X</td><td>FACW</td></tr> <tr><td>2. <i>Dipsacus fullonum</i></td><td>20</td><td>X</td><td>FAC</td></tr> <tr><td>3. <i>Heracleum mantegazzianum</i></td><td>5</td><td></td><td>UPL</td></tr> <tr><td>4.</td><td></td><td></td><td></td></tr> <tr><td>5.</td><td></td><td></td><td></td></tr> <tr><td>6.</td><td></td><td></td><td></td></tr> <tr><td>7.</td><td></td><td></td><td></td></tr> <tr><td>8.</td><td></td><td></td><td></td></tr> </tbody> </table> <p style="text-align: right;">Total Cover: <u>85</u></p> <p><b>Woody Vine Stratum</b> (Plot size: )</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr><td>1.</td><td></td><td></td><td></td></tr> <tr><td>2.</td><td></td><td></td><td></td></tr> </tbody> </table> <p style="text-align: right;">Total Cover: _____</p> <p>% Bare Ground in Herb Stratum <u>15</u> % Cover of Biotic Crust _____</p>	Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	1.				2.				3.				4.				1.				2.				3.				4.				5.				Species	Absolute % Cover	Dominant Species?	Indicator Status	1. <i>Alopecurus pratensis</i>	60	X	FACW	2. <i>Dipsacus fullonum</i>	20	X	FAC	3. <i>Heracleum mantegazzianum</i>	5		UPL	4.				5.				6.				7.				8.				1.				2.				<p><b>Dominance Test worksheet:</b></p> <p>Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)</p> <p>Total Number of Dominant Species Across All Strata: 2 (B)</p> <p>Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)</p> <p><b>Prevalence Index worksheet:</b></p> <p>Total % Cover of: _____ Multiply by: _____</p> <p>OBL species _____ x 1 = _____</p> <p>FACW species _____ x 2 = _____</p> <p>FAC species _____ x 3 = _____</p> <p>FACU species _____ x 4 = _____</p> <p>UPL species _____ x 5 = _____</p> <p>Column Totals: (A) _____ (B) _____</p> <p>Prevalence Index = B/A = _____</p> <p><b>Hydrophytic Vegetation Indicators:</b></p> <p><input checked="" type="checkbox"/> Dominance Test is &gt;50%</p> <p><input type="checkbox"/> Prevalence Index is ≤3.0<sup>1</sup></p> <p><input type="checkbox"/> Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)</p> <p><input type="checkbox"/> Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)</p> <p><sup>1</sup>Indicators of hydric soil and wetland hydrology must be present.</p> <p><b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Remarks: "L" 34 of 48</p>
Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status																																																																																		
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**SOIL**

Sampling Point: 7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-8	10YR 3/1	100					C	
8-16	10YR 2/2	100					C	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix. <sup>2</sup>Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicators for Problematic Hydric Soils<sup>3</sup>:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Histosol (A1)                     | <input type="checkbox"/> Sandy Redox (S5)           | <input type="checkbox"/> 1 cm Muck (A9) (LRR C)     |
| <input type="checkbox"/> Histic Epipedon (A2)              | <input type="checkbox"/> Stripped Matrix (S6)       | <input type="checkbox"/> 2 cm Muck (A10) (LRR B)    |
| <input type="checkbox"/> Black Histic (A3)                 | <input type="checkbox"/> Loamy Mucky Mineral (F1)   | <input type="checkbox"/> Reduced Vertic (F18)       |
| <input type="checkbox"/> Hydrogen Sulfide (A4)             | <input type="checkbox"/> Loamy Gleyed Matrix (F2)   | <input type="checkbox"/> Red Parent Material (TF2)  |
| <input type="checkbox"/> Stratified Layers (A5) (LRR C)    | <input type="checkbox"/> Depleted Matrix (F3)       | <input type="checkbox"/> Other (Explain in Remarks) |
| <input type="checkbox"/> 1 cm Muck (A9) (LRR D)            | <input type="checkbox"/> Redox Dark Surface (F6)    |   |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Dark Surface (F7) |   |
| <input type="checkbox"/> Thick Dark Surface (A12)          | <input type="checkbox"/> Redox Depressions (F8)     |   |
| <input type="checkbox"/> Sandy Mucky Mineral (S1)          | <input type="checkbox"/> Vernal Pools (F9)          |   |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4)          |   |   |

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):

Type:  
Depth (inches):

Hydric Soil Present? Yes  No

Remarks:

**HYDROLOGY**

Wetland Hydrology Indicators:

Secondary Indicators (2 or more required)

Primary Indicators (any one indicator is sufficient)

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Surface Water (A1)                        | <input type="checkbox"/> Salt Crust (B11)                              | <input type="checkbox"/> Water Marks (B1) (Riverine)               |
| <input type="checkbox"/> High Water Table (A2)                     | <input type="checkbox"/> Biotic Crust (B12)                            | <input type="checkbox"/> Sediment Deposits (B2) (Riverine)         |
| <input type="checkbox"/> Saturation (A3)                           | <input type="checkbox"/> Aquatic Invertebrates (B13)                   | <input type="checkbox"/> Drift Deposits (B3) (Riverine)            |
| <input type="checkbox"/> Water Marks (B1) (Nonriverine)            | <input type="checkbox"/> Hydrogen Sulfide Odor (C1)                    | <input type="checkbox"/> Drainage Patterns (B10)                   |
| <input type="checkbox"/> Sediment Deposits (B2) (Nonriverine)      | <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) | <input type="checkbox"/> Dry-Season Water Table (C2)               |
| <input type="checkbox"/> Drift Deposits (B3) (Nonriverine)         | <input type="checkbox"/> Presence of Reduced Iron (C4)                 | <input type="checkbox"/> Thin Muck Surface (C7)                    |
| <input type="checkbox"/> Surface Soil Cracks (B6)                  | <input type="checkbox"/> Recent Iron Reduction in Plowed Soils (C6)    | <input type="checkbox"/> Crayfish Burrows (C8)                     |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | <input type="checkbox"/> Other (Explain in Remarks)                    | <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) |
| <input type="checkbox"/> Water-Stained Leaves (B9)                 |  | <input type="checkbox"/> Shallow Aquitard (D3)                     |
|  |  | <input type="checkbox"/> FAC-Neutral Test (D5)                     |

Field Observations:

Surface Water Present? Yes  No  Depth (inches):  
 Water Table Present? Yes  No  Depth (inches):  
 Saturation Present? Yes  No  Depth (inches):  
 (includes capillary fringe)

Wetland Hydrology Present? Yes  No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

"L"

35 of 48

## WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Horse Arena City/County: Jackson/Medford Sampling Date: July 26, 2017

Applicant/Owner: DRM Construction, LLC State: OR Sampling Point: 8

Investigator(s): MRS, JRR Section, Township, Range: 34, T37S, R1W

Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): None Slope (%): 0-2

Subregion (LRR): D Lat: 42.308 Long: -122.811 Datum: DD

Soil Map Unit Name: Coker Clay (0 to 3 percents) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology  significantly disturbed? Are "Normal Circumstances" present? Yes  No

Are Vegetation , Soil , or Hydrology  naturally problematic? (If needed, explain any answers in Remarks.)

### SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Plot placed in low area near Larson Creek along eastern study area.	

### VEGETATION

Tree Stratum (Plot size: )	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1.				Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)  Total Number of Dominant Species Across All Strata: 2 (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)
2.				
3.				
4.				
Total Cover: _____				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species 15 x 3 = 45 FACU species 85 x 4 = 340 UPL species _____ x 5 = _____ Column Totals: (A) 100 (B) 385  Prevalence Index = B/A = 3.85
<b>Sapling/Shrub Stratum (Plot size: 15'r)</b>				
1. <i>Rubus armeniacus</i>	5	X	FAC	
2.				
3.				
4.				
Total Cover: 5				
<b>Herb Stratum (Plot size: 3'x3')</b>				
1. <i>Schedonorus arundinaceus</i>	85	X	FACU	
2. <i>Vicia Americana</i>	10		FAC	
3.				
4.				
5.				
6.				
7.				
8.				
Total Cover: 95				
<b>Woody Vine Stratum (Plot size: )</b>				
1.				
2.				
Total Cover: _____				
% Bare Ground in Herb Stratum 5 % Cover of Biotic Crust _____				
<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)				
<sup>1</sup> Indicators of hydric soil and wetland hydrology must be present.				
<b>Hydrophytic Vegetation Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Remarks: "L" 36 of 48				

**SOIL**

Sampling Point: 8

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-16	10YR 2/2	100					C	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix. <sup>2</sup>Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- |  |   |
|--|---|
| <input type="checkbox"/> Histosol (A1)                     | <input type="checkbox"/> Sandy Redox (S5)           |
| <input type="checkbox"/> Histic Epipedon (A2)              | <input type="checkbox"/> Stripped Matrix (S6)       |
| <input type="checkbox"/> Black Histic (A3)                 | <input type="checkbox"/> Loamy Mucky Mineral (F1)   |
| <input type="checkbox"/> Hydrogen Sulfide (A4)             | <input type="checkbox"/> Loamy Gleyed Matrix (F2)   |
| <input type="checkbox"/> Stratified Layers (A5) (LRR C)    | <input type="checkbox"/> Depleted Matrix (F3)       |
| <input type="checkbox"/> 1 cm Muck (A9) (LRR D)            | <input type="checkbox"/> Redox Dark Surface (F6)    |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Dark Surface (F7) |
| <input type="checkbox"/> Thick Dark Surface (A12)          | <input type="checkbox"/> Redox Depressions (F8)     |
| <input type="checkbox"/> Sandy Mucky Mineral (S1)          | <input type="checkbox"/> Vernal Pools (F9)          |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4)          |   |

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- 1 cm Muck (A9) (LRR C)
- 2 cm Muck (A10) (LRR B)
- Reduced Vertic (F18)
- Red Parent Material (TF2)
- Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present.

**Restrictive Layer (if present):**

Type:

Depth (inches):

Hydric Soil Present? Yes  No

Remarks:

**HYDROLOGY**

**Wetland Hydrology Indicators:**

**Primary Indicators (any one indicator is sufficient)**

- |  |  |
|--|--|
| <input type="checkbox"/> Surface Water (A1)                        | <input type="checkbox"/> Salt Crust (B11)                              |
| <input type="checkbox"/> High Water Table (A2)                     | <input type="checkbox"/> Biotic Crust (B12)                            |
| <input type="checkbox"/> Saturation (A3)                           | <input type="checkbox"/> Aquatic Invertebrates (B13)                   |
| <input type="checkbox"/> Water Marks (B1) (Nonriverine)            | <input type="checkbox"/> Hydrogen Sulfide Odor (C1)                    |
| <input type="checkbox"/> Sediment Deposits (B2) (Nonriverine)      | <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) |
| <input type="checkbox"/> Drift Deposits (B3) (Nonriverine)         | <input type="checkbox"/> Presence of Reduced Iron (C4)                 |
| <input type="checkbox"/> Surface Soil Cracks (B6)                  | <input type="checkbox"/> Recent Iron Reduction in Plowed Soils (C6)    |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | <input type="checkbox"/> Other (Explain in Remarks)                    |
| <input type="checkbox"/> Water-Stained Leaves (B9)                 |  |

**Secondary Indicators (2 or more required)**

- Water Marks (B1) (Riverine)
- Sediment Deposits (B2) (Riverine)
- Drift Deposits (B3) (Riverine)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Thin Muck Surface (C7)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)

**Field Observations:**

Surface Water Present? Yes  No  Depth (inches):

Water Table Present? Yes  No  Depth (inches):

Saturation Present? (includes capillary fringe) Yes  No  Depth (inches):

Wetland Hydrology Present? Yes  No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

"L"

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## WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Horse Arena City/County: Jackson/Medford Sampling Date: July 26, 2017

Applicant/Owner: DRM Construction, LLC State: OR Sampling Point: 9

Investigator(s): MRS, JRR Section, Township, Range: 34, T37S, R1W

Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): None Slope (%): 0-2

Subregion (LRR): D Lat: 42.308 Long: -122.811 Datum: DD

Soil Map Unit Name: Coker Clay (0 to 3 percents) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology  significantly disturbed? Are "Normal Circumstances" present? Yes  No

Are Vegetation , Soil , or Hydrology  naturally problematic? (If needed, explain any answers in Remarks.)

### SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Plot placed in broad swale west of gravel drive. Remnant ditch is to the east and would drain hydrology to this area.	

### VEGETATION

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. <i>Alnus rhombifolia</i>	20	X	FACW	Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)  Total Number of Dominant Species Across All Strata: 2 (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)
2.				
3.				
4.				
Total Cover: <u>20</u>				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species <u>20</u> x 2 = <u>40</u> FAC species _____ x 3 = _____ FACU species <u>80</u> x 4 = <u>320</u> UPL species _____ x 5 = _____ Column Totals: (A) <u>100</u> (B) <u>360</u>  Prevalence Index = B/A = <u>3.6</u>
Sapling/Shrub Stratum (Plot size: 15'r)	Absolute % Cover	Dominant Species?	Indicator Status	
1.				
2.				
3.				
4.				
5.				
Total Cover: _____				
Herb Stratum (Plot size: 3'x3')	Absolute % Cover	Dominant Species?	Indicator Status	<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present.
1. <i>Heracleum mantegazzianum</i>	80	X	UPL	
2.				
3.				
4.				
5.				
6.				
7.				
8.				
Total Cover: <u>80</u>				
Woody Vine Stratum (Plot size: )	Absolute % Cover	Dominant Species?	Indicator Status	<b>Hydrophytic Vegetation Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>  Remarks: <span style="float: right; font-size: 1.2em;">^ L" 38 of 48</span>
1.				
2.				
Total Cover: _____				
% Bare Ground in Herb Stratum <u>20</u>		% Cover of Biotic Crust _____		

**SOIL**

Sampling Point: 9

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-16	10YR 2/2	100					C	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix. <sup>2</sup>Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- |  |   |
|--|---|
| <input type="checkbox"/> Histosol (A1)                     | <input type="checkbox"/> Sandy Redox (S5)           |
| <input type="checkbox"/> Histic Epipedon (A2)              | <input type="checkbox"/> Stripped Matrix (S6)       |
| <input type="checkbox"/> Black Histic (A3)                 | <input type="checkbox"/> Loamy Mucky Mineral (F1)   |
| <input type="checkbox"/> Hydrogen Sulfide (A4)             | <input type="checkbox"/> Loamy Gleyed Matrix (F2)   |
| <input type="checkbox"/> Stratified Layers (A5) (LRR C)    | <input type="checkbox"/> Depleted Matrix (F3)       |
| <input type="checkbox"/> 1 cm Muck (A9) (LRR D)            | <input type="checkbox"/> Redox Dark Surface (F6)    |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Dark Surface (F7) |
| <input type="checkbox"/> Thick Dark Surface (A12)          | <input type="checkbox"/> Redox Depressions (F8)     |
| <input type="checkbox"/> Sandy Mucky Mineral (S1)          | <input type="checkbox"/> Vernal Pools (F9)          |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4)          |   |

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- 1 cm Muck (A9) (LRR C)
- 2 cm Muck (A10) (LRR B)
- Reduced Vertic (F18)
- Red Parent Material (TF2)
- Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present.

**Restrictive Layer (if present):**

Type:

Depth (inches):

Hydric Soil Present? Yes  No

Remarks:

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (any one indicator is sufficient)

- |  |  |
|--|--|
| <input type="checkbox"/> Surface Water (A1)                        | <input type="checkbox"/> Salt Crust (B11)                              |
| <input type="checkbox"/> High Water Table (A2)                     | <input type="checkbox"/> Biotic Crust (B12)                            |
| <input type="checkbox"/> Saturation (A3)                           | <input type="checkbox"/> Aquatic Invertebrates (B13)                   |
| <input type="checkbox"/> Water Marks (B1) (Nonriverine)            | <input type="checkbox"/> Hydrogen Sulfide Odor (C1)                    |
| <input type="checkbox"/> Sediment Deposits (B2) (Nonriverine)      | <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) |
| <input type="checkbox"/> Drift Deposits (B3) (Nonriverine)         | <input type="checkbox"/> Presence of Reduced Iron (C4)                 |
| <input type="checkbox"/> Surface Soil Cracks (B6)                  | <input type="checkbox"/> Recent Iron Reduction in Plowed Soils (C6)    |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | <input type="checkbox"/> Other (Explain in Remarks)                    |
| <input type="checkbox"/> Water-Stained Leaves (B9)                 |  |

Secondary Indicators (2 or more required)

- Water Marks (B1) (Riverine)
- Sediment Deposits (B2) (Riverine)
- Drift Deposits (B3) (Riverine)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Thin Muck Surface (C7)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)

**Field Observations:**

Surface Water Present? Yes  No  Depth (inches):

Water Table Present? Yes  No  Depth (inches):

Saturation Present? (includes capillary fringe) Yes  No  Depth (inches):

Wetland Hydrology Present? Yes  No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

"L"

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APPENDIX C: GROUND LEVEL PHOTOGRAPHS

"2"  
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PP1. At SP1, facing east.



PP1. At SP1, facing north, showing SP1 within the ditch.

APPENDIX C: GROUND LEVEL PHOTOGRAPHS  
Horse Arena  
S&A#2524

Schott & Associates  
P.O. Box 589  
Aurora, OR. 97002  
503.678.6007

"L"  
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PP2. At SP4, facing west.



PP2. At SP2, facing north toward Larson Creek.

APPENDIX C: GROUND LEVEL PHOTOGRAPHS  
Horse Arena  
S&A#2524

Schott & Associates  
P.O. Box 589  
Aurora, OR. 97002  
503.678.6007

"L"  
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PP2. At SP4, facing east.



PP2. At SP2, facing south toward Coal Mine Road.

APPENDIX C: GROUND LEVEL PHOTOGRAPHS  
Horse Arena  
S&A#2524

Schott & Associates  
P.O. Box 589  
Aurora, OR. 97002  
503.678.6007

112"  
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PP3. At SP6, facing northeast toward Larson Creek.



PP3. At SP6, facing northwest toward culvert and gravel road.

APPENDIX C: GROUND LEVEL PHOTOGRAPHS  
Horse Arena  
S&A#2524

Schott & Associates  
P.O. Box 589  
Aurora, OR. 97002  
503.678.6007

"L"  
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PP3. At SP6, facing south.



PP4. At SP7, facing south toward Larson Creek.

APPENDIX C: GROUND LEVEL PHOTOGRAPHS  
Horse Arena  
S&A#2524

Schott & Associates  
P.O. Box 589  
Aurora, OR, 97002  
503.678.6007

"L"  
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PP4. At SP7, facing east.



PP5. Facing northeast showing Larson Creek near western study area boundary.

APPENDIX C: GROUND LEVEL PHOTOGRAPHS  
Horse Arena  
S&A#2524

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503.678.6007

112"  
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PP5. Facing southwest, showing Larson Creek near western study area boundary.



PP5. Facing northwest showing Larson Creek near western study area boundary.

APPENDIX C: GROUND LEVEL PHOTOGRAPHS  
Horse Arena  
S&A#2524

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P.O. Box 589  
Aurora, OR. 97002  
503.678.6007

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## APPENDIX D: LITERATURE CITATIONS

- Environmental Laboratory, 1987. *Corps of Engineers Wetlands Delineation Manual*, Technical Report Y-87-1, U.S. Army Engineers Waterways Experiment Station, Vicksburg, MS.
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- Federal Interagency Committee for Wetland Delineation, 1989. *Federal Manual for Identifying and Delineating Jurisdictional Wetlands*, U.S. Army Corps of Engineers, U.S. Environmental Protection Agency, U.S. Fish and Wildlife Service, and U.S.D.A. Soil Conservation Service, Washington, D.C. Cooperative technical publication. 138 pp.
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## CITY OF MEDFORD

LD Date: 12/13/2017  
File Number: ZC-17-141

### **PUBLIC WORKS DEPARTMENT STAFF REPORT** **Zone Change – Coal Mine Road** **Horse Arena Subdivision** **(371W34 TL 2300)**

- Project:** Consideration of a zone change from SFR-00 (Single Family Residential – one dwelling her lot/parcel) to SFR-4 (Single Family Residential - 4 units per gross acre).
- Location:** Located on Coal Mine Road approximately 900 feet east of North Phoenix Road (371W34 TL 2300).
- Applicant:** Applicant, Dan Mahar; Agent, Neathamer Surveying Inc.; Planner Liz Conner.

The Medford Land Development Code (MLDC), Section 10.227 (2) requires a zone change application demonstrate Category 'A' urban services and facilities are available or can and will be provided to adequately serve the subject property. The Public Works Department reviews zone change applications to assure the Category 'A' urban services and facilities under its jurisdiction meet those requirements. The Category urban services and facilities the Public Works Department manages are sanitary sewers within the City's sewer service boundaries, storm drains, and the transportation system.

#### **I. Sanitary Sewer Facilities**

This site lies within the City of Medford Sewer Service area. The proposed zoning to SFR-4 has the potential to increase flows to the sanitary sewer system. The downstream sanitary sewer system currently has capacity constraints. Based on this information, the Public Works Department recommends this zone change be denied, or the applicant stipulate to only develop so the total sewer flows do not exceed current zoning limitation, or the Developer make improvements to the downstream sanitary sewer system to alleviate capacity constraints, or the Developer provide an engineering study of the downstream sewer system to show capacity exists to allow the proposed zone change.

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PUBLIC WORKS DEPARTMENT  
ENGINEERING & DEVELOPMENT DIVISION

200 S. IVY STREET  
MEDFORD, OREGON 97501  
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TELEPHONE (541) 774-2100  
FAX (541) 774-2552

**CITY OF MEDFORD**  
**EXHIBIT #** *M 10/2*

File # LDS-17-139/CUP-17-140/ZC-17-141

## II. Storm Drainage Facilities

This site lies within the Larson Creek Drainage Basin. The City of Medford has existing storm drain facilities in the area. This site would be able to connect to these facilities at the time of development. This site will be required to provide stormwater quality and detention at time of development in accordance with MLDC, Section 10.729 and/or 10.486.

## III. Transportation System

No traffic impact analysis (TIA) will be required for this zone change. The proposed application doesn't meet the requirements for a TIA, per Medford Municipal Code (MMC), Section 10.461 (3).

No conditions pertaining to streets, street capacity, or access are requested by Public Works at this time.

Prepared by: Doug Burroughs

The above report is based on the information provided with the Zone Change Application submittal and is subject to change based on actual conditions, revised plans and documents or other conditions. A full report with additional 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 shall be provided with a Development Permit Application.

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## CITY OF MEDFORD

Revised Date: 1/3/2018  
File Numbers: LDS-17-139/CUP-17-140  
Reference: ZC-06-003, ZC-17-141

### PUBLIC WORKS DEPARTMENT STAFF REPORT Horse Arena Subdivision

- Project:** Consideration of a 44 lot residential subdivision, and conditional use permit for a pedestrian and bike path on 15.15 acres within the SFR-4 zone within the Southeast Overlay.
- Location:** Located on Coal Mine Road approximately 900 feet east of North Phoenix Road (371W34 TL 2300, 2400, 2401).
- Applicant:** Applicant, Dan Mahar; Agent, Neathamer Surveying Inc.; Planner Liz Conner.

The following items shall be completed and accepted prior to the respective events under which they are listed:

- Approval of Final Plat:  
Right-of-way, construction and/or assurance of the public improvements in accordance with Medford Land Development Code (MLDC), Section 10.666 & 10.667 (Items A, B & C)
- Issuance of first building permit for residential construction:  
Construction of public improvements (Items A through E)
- Issuance of Certificates of Occupancy for individual units:  
Sidewalks (Items A2)

#### A. STREETS

##### 1. Dedications

**Coal Mine Road** (from Juanipero Way to eastern boundary of development) is classified as a Major Collector street within the Medford Land Development Code (MLDC) 10.428. The Developer shall dedicate for public right-of-way, sufficient width of land along the frontage to comply with the half width (37-feet) of right-of-way, or more as required to provide for the proposed street as shown on the tentative plat. **The Developer's surveyor shall verify the**

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**amount of additional right-of-way required.**

**Juanipero Way** is classified as a Major Collector street within the MLDC Section 10.428. The Developer shall dedicate for public right-of-way, sufficient width of land along the frontage to comply with the full width of right-of-way, which is 74-feet.

The Developer will receive SSDC (Street System Development Charge) credits for the public right-of-way dedication on **Coal Mine Road** and **Juanipero Way**, per the methodology established by the MLDC 3.815. **Should the Developer elect to have the value of the land be determined by an appraisal, a letter to that effect must be submitted to the City Engineer within sixty (60) calendar days of the date of the Final Order of the Planning Commission. The City will then select an appraiser, and a cash deposit will be required as stated in Section 3.815.**

**Coal Mine Road** (from western boundary of the development to intersection with the future alignment of Juanipero Way) is classified as a Minor Residential street within the MLDC 10.430. The Developer shall dedicate for public right-of-way, sufficient width of land along the frontage to comply with the half width (27.5-feet) of right-of-way, or more as required to provide for the proposed street as shown on the tentative plat. **The Developer's surveyor shall verify the amount of additional right-of-way required.**

**Arena Drive** (from Wrangler Street to eastern boundary of the development), **Nebraska Drive, Utah Drive and Wrangler Street** are proposed as Minor Residential streets with a right-of-way width of 55-feet, consistent with the standard prescribed by MLDC 10.430.

**Arena Drive** (from Wrangler Street to cul-de-sac), **Hoosegow Lane and Quarter Lane** are proposed as Residential Lanes with a right-of-way width of 33-feet, consistent with the standard prescribed by MLDC 10.430.

**Packhorse Street** is proposed as a Minor Residential street, shall dedicate for right-of-way, 27.5-feet plus 12-feet east of centerline (total of 39.5-feet), consistent with the standard prescribed by MLDC 10.430.

**Corner radii** shall be provided at the right-of-way lines of all intersecting streets per MLDC 10.445.

Streets, as shown on the Tentative Plat, in which any portion terminates to a boundary line of the Development shall be dedicated to within one foot of the boundary line, and the remaining one foot shall be granted in fee, as a non-access reserve strip to the City of Medford. Upon approved dedication of the extension of said streets, the one-foot reserve strip shall automatically be dedicated to the public use as part of said street without any further action by the City of Medford (MLDC 10.439).

**Public Utility Easements**, 10-feet in width, shall be dedicated along the street frontage of all the Lots within this development (MLDC 10.471).

The right-of-way and easement dedications shall be submitted directly to the Engineering

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Division of the Public Works Department. The submittal shall include: the right-of-way and easement dedication, including an exhibit map; a copy of a current Lot Book Report, Preliminary Title Report, or Title Policy; a mathematical closure report (if applicable), and the Planning Department File Number; for review and City Engineer acceptance signature prior to recordation by the applicant. Releases of interest shall be obtained by holders of trust deeds or mortgages on the right-of-way and PUE area.

## 2. Public Improvements

### a. Public Streets

**Juanipero Way** shall be constructed to Major Collector street standards, along the frontage of this development, in accordance with MLDC 10.428.

**Coal Mine Road** (from Juanipero Way to eastern boundary of development) shall be improved to Major Collector street standards, in accordance with MLDC 10.428. The Developer shall improve the full width except where there is insufficient right-of-way to construct the entire width. In which case, the Developer shall improve the North half plus 12-feet south of the centerline, or to the far edge of the existing pavement, whichever is greater, along the frontage of this development. The Developer has stipulated to improve the full width, with the exception of bike lane, planter strip and sidewalk for a portion along the southerly side of Coal Mine Road where there is insufficient right-of-way to construct the entire width. **Along this portion, no curb or gutter shall be constructed on the south side at this time.**

The Developer shall receive Street System Development Charge credits for the public improvements on Coal Mine Road and Juanipero Way per the value established by the Medford Municipal Code, Section 3.815.

**Coal Mine Road** (from western boundary of the development to intersection with the future alignment of Juanipero Way) shall be improved to Minor Residential street standards, along the frontage of this development, in accordance with MLDC 10.430. **The Developer shall improve the full width, with the exception of planter strip and sidewalk on the southerly side of Coal Mine Road.**

**Arena Drive** (from Wrangler Street to eastern boundary of the development), **Nebraska Drive, Utah Drive and Wrangler Street** shall be constructed to Minor Residential street standards, in accordance with MLDC 10.430.

**Arena Drive** (from Wrangler Street to cul-de-sac), **Hoosegow Lane and Quarter Lane** shall be constructed to Residential Lane standards, in accordance with MLDC 10.430.

**Packhorse Street** shall be constructed to Minor Residential street standards, along the frontage of this development, in accordance with MLDC 10.430. The Developer shall improve the west half plus 12-feet east of the centerline.

**Minimum Access Drive (Private)** shall be built consistent with MLDC 10.430A(1) and improved to a minimum width of 20-feet with AC pavement. The minimum TI for the structural

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section shall be 3.5, the minimum AC section shall be 3-inch thick, and the base aggregate shall extend one foot beyond the edge of pavement. The minimum access drives shall be designed by a civil engineer licensed in the State of Oregon and plans submitted to the Public Works-Engineering Division for approval. A drainage system shall be incorporated into the paved access design to capture stormwater and direct it to the storm drain system.

**b. Street Lights and Signing**

The Developer shall provide and install in compliance with Section 10.495 of the Medford Municipal Code (MMC). Based on the preliminary plan submitted, the following number of street lights and signage will be required:

Street Lighting – Developer Provided & Installed:

- A. 6 – Type C-250
- B. 7 – Type R-100
- C. 1 – Base Mounted Cabinet (BMC) serving street lighting along Juanipero Way/Coal Mine Road.
- D. Type P-100 – Design Pedestrian lighting per Municipal Code 10.380 showing BMC/conduit/wire/load calculations for placements/quantity of lighting system. Submit for review/approval.

Traffic Signs and Devices – City Installed, paid by the Developer:

- A. 2 – Dead End Barricade or Object Marker
- B. 8 – Street Name Signs
- C. 4 – Stop Sign
- D. 1 – No Outlet Sign

Numbers are subject to change if changes are made to the plans. All street lights shall be installed per City standards and be shown on the public improvement plans. Public Works will provide preliminary street light locations upon request. All street lights shall be operating and turned on at the time of the final “walk through” inspection by the Public Works Department.

The Developer shall pay for City installed signage required by the development. City installed signs include, but are not limited to, street name signs, stop signs, speed signs, school signs, dead end signs, and dead end barricades. Sign design and placement shall be per the Manual on Uniform Traffic Control Devices (MUTCD). All signs shall be shown on the public improvement plans and labeled as City installed.

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 the Developer.

**c. Pavement Moratoriums**

There are no pavement cutting moratoriums currently in effect along the respective frontages.

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The Developer shall be responsible for notifying by certified letter all utility companies, as well as all current property owners of parcels which are adjacent to any Public Street being constructed or paved as part of this project. The letter shall inform the utility companies and property owners of the City's street moratorium policy with respect to pavement cutting for future utility services. The utility companies and property owners shall be given the opportunity to install utility services within the right-of-way prior to paving and the subsequent moratorium. Notifications shall be mailed by the Developer at least 6 months before a street is resurfaced or rebuilt per Medford Municipal Code (MMC), Section 3.070. Copies of the certifications shall be submitted to the City Engineer with the submittal of the preliminary construction drawings.

**d. Soils Report**

The Developer's Engineer shall obtain a soils report to determine if there is shrink-swell potential in the underlying soils in this development. If they are present, they shall be accounted for in the roadway and sidewalk design within this Development. The soils report shall be completed by a licensed Geotechnical Engineer in the state of Oregon.

**e. Access to Public Street System**

Driveway access shall comply with MLDC 10.550.

No driveway access to Juanipero Way, or the Major Collector street portion of Coal Mine Road, shall be allowed for any parcel that abuts a lower order street.

**f. Transportation System**

There is an existing condition on Tax Lots 2400 and 2401 from ZC-06-003 which requires the developer to install a southbound left turn lane at the existing intersection of Coal Mine Road and North Phoenix Road upon development of said property, unless the realignment of Coal Mine Road to Juanipero Way is complete. Given that the section of the realignment that crosses Tax Lot 2087 is not yet complete, this subdivision will be required to construct a southbound left turn lane at the existing intersection of Coal Mine Road and North Phoenix Road or complete the realignment and connection of Coal Mine Road to Juanipero Way.

**g. Easements**

All public sanitary sewer or storm drain mains shall be located in paved public streets or within easements. A 12-foot wide paved access shall be provided to any public manholes which are not constructed within the street section.

Easements shall be shown on the final plat and the public improvement plans for all sanitary sewer and storm drain mains or laterals which cross lots, including any common area, other than those being served by said lateral. The City requires that easement(s) do not run down the middle of two tax lot lines, but rather are fully contained within one tax lot.

**3. Section 10.668 Analysis**

To support a condition of development that an applicant dedicate land for public use or provide a public improvement, the Medford Code requires a nexus and rough proportionality analysis

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which is essentially a codification of the constitutional provisions in Nollan and Dolan cases.

### **10.668 Limitation of Exactions**

*Notwithstanding any other provisions of this Chapter 10, an applicant for a development permit shall not be required, as a condition of granting the application, to dedicate land for public use or provide public improvements unless:*

*(1) the record shows that there is an essential nexus between the exaction and a legitimate government purpose and that there is a rough proportionality between the burden of the exaction on the developer and the burden of the development on public facilities and services so that the exaction will not result in a taking of private property for public use, or*

*(2) a mechanism exists and funds are available to fairly compensate the applicant for the excess burden of the exaction to the extent that it would be a taking.*

#### 1. Nexus to a legitimate government purpose

The purposes for these dedications and improvements are found throughout the Medford Code, the Medford Transportation System Plan, and the Statewide Planning Rule, and supported by sound public policy. Those purposes and policies include, but are not limited to: development of a balanced transportation system addressing all modes of travel, including motor vehicles, transit, bicycles, and pedestrians. It can be found that the listed right-of-way dedications and improvements have a nexus to these purposes and policies.

#### 2. Rough proportionality between the dedications and improvements, and the impacts of development.

No mathematical formula is required to support the rough proportionality analysis. It has been described as comparing apples to oranges. Further, we are allowed to consider the benefits to the development from the dedication and improvements when determining “rough proportionality.”

As set forth below, the dedications and improvements recommended herein can be found to be roughly proportional to the impacts reasonably anticipated to be imposed by this development.

**Coal Mine Road and Juanipero Way** are classified as Major Collector streets and North Phoenix Road is classified as a Major Arterial Street per the adopted Circulation Plan. Coal Mine Road and Juanipero Way are the primary connectors to North Phoenix Road from the development. As a Major Collector, Coal Mine Road and Juanipero Way will have one travel lane in each direction, a center-turn median, bike lanes in each direction, and sidewalks. It will provide safe travel for vehicles, bicycles, and pedestrians. As a higher order streets, they are eligible for street SDC credits for both the right-of-way and roadway improvements, per MMC, Section 3.815 (5). Street SDC credits offset costs to the Developer and is the mechanism provided by the City of Medford to fairly compensate the applicant for the excess burden of dedicating for and constructing higher order streets.

**Arena Drive, Coal Mine Road** (western boundary of development to Juanipero Way),  
**Nebraska Drive, Utah Drive and Wrangler, Hoosgow Lane and Quarter Lane, Packhorse**

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**Street:** In determining rough proportionality, the City averaged the lineal footage of roadway per dwelling unit for road improvements and averaged square foot of right-of-way per dwelling unit for dedications. The proposed development has 44 dwelling units and will improve approximately 2,540 lineal feet of roadway which equates to 57.7 lineal feet per dwelling unit. Also the development will dedicate approximately 117,903 square feet of right-of-way which equates to approximately 2,680 square feet per dwelling unit.

To determine proportionality a neighborhood with similar characteristics was used. The development used was pervious phases of Summerfield Subdivision located between Stanford and Lone Oak and Cherry Lane and Shamrock and consisted of 152 dwelling units. The pervious development improved approximately 7,530 lineal feet of roadway and dedicated approximately 425,230 square feet of right-of-way (GIS data used to calculate, approximations only). This equates to approximately 49.5 lineal feet of road per dwelling unit and approximately 2,800 square feet of right-of-way per dwelling unit.

- a. Dedication will ensure that new development and density intensification provides the current level of urban services. This development will create an additional 44 Lots within the City of Medford and increase vehicular traffic by approximately 419 average daily trips. The proposed street improvements will provide a safe environment of all modes of travel (vehicular, bicycles, & pedestrians) to and from this development.
- b. Dedication will ensure adequate street circulation is maintained. The street layout and connectivity proposed in this development will provide alternate route choices for the residents that will live in this neighborhood. This will decrease emergency vehicle response times and will decrease overall vehicle miles traveled.
- c. Dedication will provide access and transportation connections at urban level of service standards for this development. Each Lot in this development will have direct access to a public street with facilities that will allow for safe travel for vehicles, bicycles and pedestrians. There is also sufficient space for on-street parking with the exception of Lone Oak Drive. The connections proposed in this development will enhance the connectivity for all modes of transportation and reduce trip lengths. As trip lengths are reduced, it increases the potential for other modes of travel including walking and cycling.
- d. Dedication of connecting streets will decrease emergency response times and provide emergency vehicles alternate choices in getting to an incident and reducing miles traveled.
- e. Dedication of PUE will benefit development by providing public utility services, which are out of the roadway and more readily available to each Lot being served.
- f. The additional traffic of all modes of travel generated by this proposed development supports the dedication and improvements for all modes of travel and utilities. As indicated above, the area required to be dedicated and improved for this development is

necessary and roughly proportional to that required in previous adjacent developments to provide a transportation system that meets the needs for urban level services.

The additional traffic of all modes of travel generated by this proposed development supports the dedication and improvements for all modes of travel and utilities. As indicated above, the area required to be dedicated and improved for this development is necessary and roughly proportional to that required in previous developments in the vicinity to provide a transportation system that meets the needs for urban level services.

## **B. SANITARY SEWERS**

The proposed development is situated within the Medford sewer service area. The Developer shall provide one service lateral to each platted lot prior to approval of the Final Plat.

Public sanitary sewer mains shall be extended on their courses to the exterior boundaries of this subdivision, such that future development can extend service without having to excavate back into the improvements provided by this subdivision.

The City of Medford recommends the proposed offsite sanitary sewer be located within the future right-of-way for Juanipero Way on TL 2087. A 15-foot easement over the sanitary sewer line, with a 12-foot wide all weather access road will be required. The easement shall be written as to extinguish with the dedication of right-of-way for Juanipero Way.

## **C. STORM DRAINAGE**

### **1. Hydrology**

The Design Engineer shall provide an investigative report of the off-site drainage on the subdivision perimeter, a distance not less than 100-feet in all directions. All off-site drainage affecting the subdivision shall be addressed on the subdivision drainage plan. A hydrology map depicting the amount of area the subdivision will be draining shall be submitted with hydrology and hydraulic calculations. The opening of each curb inlet shall be sized in accordance with ODOT design standards. These calculations and maps shall be submitted with the public improvement plans for approval by the Engineering Division.

### **2. Stormwater Detention and Water Quality Treatment**

This development shall provide stormwater detention in accordance with MLDC, Section 10.486, and water quality treatment in accordance with the Rogue Valley Stormwater Quality Manual per MLDC, Section 10.481. For developments over five acres, Section 10.486 requires that the development set a minimum of 2% of the gross area as open space to be developed as open ponds for stormwater detention and treatment.

Each phase will be required to have its own stormwater detention and water quality treatment. If the Developer desires to do so, a Stormdrain Masterplan may be submitted in lieu of requiring each phase to have separate stormwater detention and water quality treatment. The Stormdrain Masterplan shall be submitted and reviewed with each phase's construction plans and shall be constructed with any phase to be served by the facility.

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Upon completion of the project, the Developer's design Engineer shall provide written certification to the Engineering Division that construction of the water quality and detention facilities were constructed per plan. This letter shall be received by the City of Medford Public Works Engineering Department prior to acceptance of the subdivision.

The City is responsible for operational maintenance of the public detention facility, irrigation and maintenance of landscape components shall be the responsibility of the Developer or a Home Owners Association (HOA). The Developer's Engineer shall provide an operations and maintenance manual for the facility that addresses responsibility for landscape maintenance prior to subdivision acceptance. Regarding water quality maintenance, the Rogue Valley Stormwater Quality Design Manual states: "Vegetation shall be irrigated and mulched as needed to maintain healthy plants with a density that prevents soil erosion."

### **3. Grading**

A comprehensive grading plan showing the relationship between adjacent property and the proposed subdivision will be submitted with the public 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.

### **4. Mains and Laterals**

The Developer shall show all existing and proposed Storm Drain mains, channels, culverts, outfalls and easements on the Conceptual Grading and Drainage Plan and the final Construction Plans.

In the event the lot drainage should drain to the back of the lot, the Developer shall be responsible for constructing a private drain line, including a tee at the low point of each lot to provide a storm drain connection. All roof drains and foundation drains shall be connected directly to a storm drain system.

A storm drain lateral shall be constructed to each tax lot prior to approval of the Final Plat.

### **5. Wetlands**

The Developer shall contact the Division of State Lands for the approval and/or clearance of the subject property with regards to wetlands and/or waterways.

### **6. Agency Permits**

The Developer shall obtain all appropriate state and/or federal permits to allow work within South Larson Creek to remove the existing culvert as shown on the Conceptual Grading & Drainage Plan (Exhibit C.1).

### **7. Erosion Control**

Subdivisions of one acre and greater require a run-off and erosion control permit from DEQ. The

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approved permit must be submitted to the Engineering Division prior to public improvement plan approval. The erosion prevention and sediment control plan shall be included as part of the plan set. All disturbed areas shall have vegetation cover prior to final inspection/"walk-through" for this subdivision.

#### **D. SURVEY MONUMENTATION**

All survey monumentation shall be in place, field-checked, and approved by the City Surveyor prior to the final "walk-through" inspection of the public improvements by City staff.

#### **E. GENERAL CONDITIONS**

##### **1. Design Requirements and Construction Drawings**

All public improvements shall be constructed in accordance with the "Engineering Design Standards for Public Improvements", adopted by the Medford City Council. Copies of this document are available in the Public Works Engineering office.

##### **2. Construction Plans**

Construction drawings for any public improvements for this project shall be prepared by a Professional Engineer currently licensed in the State of Oregon, and submitted to the Engineering Division of Medford Public Works Department for approval. Construction drawings for public improvements shall be submitted only for the improvements to be constructed with each phase. Approval shall be obtained prior to beginning construction. Only a complete set of construction drawings (3 copies) shall be accepted for review, including plans and profiles for all streets, minimum access drives, sanitary sewers, storm drains, and street lights as required by the governing commission's Final Order, together with all pertinent details and calculations. A checklist for public improvement plan submittal can be found on the City of Medford, Public Works web site (<http://www.ci.medford.or.us/Page.asp?NavID=3103>). The Developer shall pay a deposit for plan review and construction inspection prior to final plan approval. Public Works will keep track of all costs associated with the project and, upon our acceptance of the completed project, will reconcile the accounting and either reimburse the Developer any excess deposit or bill the Developer for any additional amount not covered by the deposit. The Developer shall pay Public Works within 60 days of the billing date or will be automatically turned over for collections.

**Please Note:** If Project includes one or more Minor Residential streets, an additional Site Plan shall be submitted, noting and illustrating, one of the following design options to ensure fire apparatus access per MLDC 10.430(2):

- Clustered driveways,
- Building to have sprinklers,
- 33-foot paved width, or
- No parking signs.

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In order to properly maintain an updated infrastructure data base, the Surveyor of Record shall submit an as-built survey prior to the Final Inspection and, the Engineer of Record shall submit mylar "as-constructed" drawings to the Engineering Division within sixty (60) calendar days of the Final Inspection (walk through). Also, the Engineer shall coordinate with the utility companies, and show all final utility locations on the "as built" drawings.

### **3. Phasing**

The Tentative Plat shows that this subdivision will be developed in phases. Any public improvements needed to serve a particular phase shall be improved at the time each corresponding phase is being developed. Public improvements not necessarily included within the geometric boundaries of any given phase, but are needed to serve that phase shall be constructed at the same time. Construction drawings for public improvements shall be submitted only for the improvements to be constructed with each phase.

### **4. Draft of Final Plat**

The Developer shall submit 2 copies of the preliminary draft of the final plat at the same time the public improvement plans (3 copies) are submitted. Neither lot number nor lot line changes shall be allowed on the plat after that time, unless approved by the City and all utility companies.

### **5. Permits**

Building Permit applications for vertical construction shall not be accepted by the Building Department until the Final Plat has been recorded, and a "walk through" inspection has been conducted and approval of all public improvements as required by the Planning Commission has been obtained for this development.

Concrete or block walls built within a PUE, or within sanitary sewer or storm drain easements require review and approval from the Engineering Division of Public Works. Walls shall require a separate permit from the Building Department and may also require certification by a Professional Engineer.

### **6. System Development Charges (SDC)**

Buildings in this development are subject to sewer collection, treatment and street SDCs. These SDC fees shall be paid at the time individual building permits are taken out.

This development is also subject to storm drain system development charges, the Developer is eligible for storm drain system development charge credits for the installation of storm drain pipe which is 24 inches in diameter or larger and is not used for storm drain detention in accordance with Medford Municipal Code (MMC), Section 3.891. The storm drain system development charge shall be collected at the time of the approval of the final plat

### **7. Construction and Inspection**

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 to perform from the County.

For City of Medford facilities, the Public Works Maintenance Division requires that public sanitary sewer and storm drain mains be inspected by video camera prior to acceptance of these systems by the City.

Where applicable, the Developer shall bear all expenses resulting from the adjustment of manholes to finish grades as a result of changes in the finish street grade.

Prepared by: Doug Burroughs

## SUMMARY CONDITIONS OF APPROVAL

Horse Arena Subdivision

LDS-17-139/CUP-17-140

### A. Streets

#### 1. Street Dedications to the Public:

- Dedicate right-of-way on **Coal Mine Road** (both classifications), as required.
- Dedicate full width right-of-way on **Juanipero Way**, as required.
- Dedicate full width right-of-way (55') on **Arena Drive** (from Wrangler Street to eastern boundary of the development), **Nebraska Drive, Utah Drive and Wrangler Street**.
- Dedicate full width right-of-way (33') on **Arena Drive** (from Wrangler Street to cul-de-sac), **Hoosegow Lane and Quarter Lane**.
- Dedicate right-of-way on **Packhorse Street**, as required.
- Dedicate 10-foot public utility easements (PUE).

#### 2. Public Improvements:

- Improve **Coal Mine Road** to Major Collector street standards and to Minor Residential street standards.
- Construct **Juanipero Way** to Major Collector street standards.
- Construct **Arena Drive** (from Wrangler Street to eastern boundary of the development), **Nebraska Drive, Utah Drive and Wrangler Street** full width, to Minor Residential street standards.
- Construct **Arena Drive** (from Wrangler Street to cul-de-sac), **Hoosegow Lane and Quarter Lane** full width, to Residential Lane standards.
- Construct **Packhorse Street** half plus 12', as required.

#### Lighting and Signing

- Developer supplies and installs all street lights at own expense.
- City installs traffic signs and devices at Developer's expense.

#### Other

- Driveway access shall comply with MLDC 10.550.
- No driveway access to Juanipero Way, or the Major Collector street portion of Coal Mine Road.
- Install a southbound left turn lane at the existing intersection of Coal Mine Road and North Phoenix Road or complete the Juanipero/Coal Mine Road connection.
- Provide pavement moratorium letters.
- Provide soils report.

### B. Sanitary Sewer:

- Provide a private lateral to each lot.
- Recommend relocating proposed offsite sanitary sewer to future Juanipero Way right-of-way, and obtain easement.

### C. Storm Drainage:

- Provide an investigative drainage report.
- Provide water quality and detention facilities.
- Provide a comprehensive grading plan.
- Provide storm drain laterals to each tax lot.
- Provide DSL signoff.
- Obtain appropriate state and/or federal permits to remove the existing culvert.
- Provide Erosion Control Permit from DEQ.

### D. Survey Monumentation

- Provide all survey monumentation.

### E. General Conditions

- Provide public improvement plans and drafts of the final plat.
- Additional Site Plan to ensure fire apparatus access per MLDC 10.430(2) if project includes Minor Residential streets.
- = City Code requirement.
- = Discretionary recommendations/comments.

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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BOARD OF WATER COMMISSIONERS

**Staff Memo**

**TO:** Planning Department, City of Medford

**FROM:** Rodney Grehn P.E., Water Commission Staff Engineer

**SUBJECT:** LDS-17-139/CUP-17-140/ZC-17-141

**PARCEL ID:** 371W34 TL's 2300, 2400, 2401

**PROJECT:** Consideration of a zone change from SFR-00 (Single Family Residential – one dwelling her lot/parcel) to SFR-4 (Single Family Residential - 4 units per gross acre) and a 44 lot residential subdivision, and conditional use permit for a pedestrian and bike path on 15.15 acres within the SFR-4 zone within the Southeast Overlay located on Coal Mine Road approximately 900 feet east of North Phoenix Road (371W34 TL 2300, 2400, 2401). Applicant, Dan Mahar; Agent, Neathamer Surveying Inc.; Planner Liz Conner.

**DATE:** December 13, 2017

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

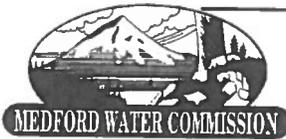
**CONDITIONS**

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. If ground water wells are located on these parcels they will be required to be abandoned per Oregon State DEQ Regulations.
4. Applicants' civil engineer shall coordinate with MWC engineering on water line and water meter layout.

Proposed Phase 1:

5. The installation of an 8-inch water line is required in Nebraska and Utah Drive. Applicants' civil engineer shall coordinate with MWC Engineering staff for proposed water meter locations on both Phases.
6. The installation of an 8-inch water line is required in Hoosegow Lane, as Medford Fire Department has required a fire hydrant at the end of this proposed cul-de-sac.

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## Staff Memo

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### Proposed Phase 2:

7. The installation of a (temporary) 8-inch water and steel casing is required in proposed 20-foot water line easement under South Larson Creek. This water line shall be designed to be abandoned in the future upon completion of proposed street improvements for the southerly extension of Stanford Avenue to Coal Main Road. Easement shall be submitted to MWC for review and recordation prior to construction.
8. The installation of an 8-inch water line is required in Packhorse Street, and Arena Drive between Packhorse Street and Wrangler Street.
9. The Installation of a 4-inch water line is required in Arena Drive northwesterly of Wrangler Street, and an 8-inch water line is required in Wrangler Street between Arena Drive and Juanipero Way.
10. The installation of an 8-inch water line is required in Coal Main Road between Juanipero Way and the west property line of Phase 2. A fire hydrant is required at the west end of this 8-inch water line until such time that this water line is looped out to N Phoenix Road.
11. The Installation of a 12-inch water line is required in Juanipero Way between Packhorse Street and the west property line of this subdivision. A fire hydrant is required at the west end of this 12-inch water line until such time that this water line is looped out to N Phoenix Road.
12. The installation of approximately 100-feet of 4-inch water line is required in Quarter Lane south of Juanipero Way. Water meters for Lots 39, 40, and 42 shall be off the southerly end of this water line.

### COMMENTS

1. In regards to proposed Zone Change, the MWC system does have adequate capacity to serve this property.
2. Off-site water line installation is not required.
3. On-site water facility construction is required. (See Conditions 3 thru <sup>12</sup> ~~10~~ above) *12 Per Rodney Grehn*
4. Static water pressure for homes in this proposed subdivision will be in the mid 60 psi range. Pressure reducing valves are not required.
5. MWC-metered water service does not exist to this property.
6. Access to MWC water lines is available. There is an existing 8-inch water line stubbed for extension at the existing southerly end of Nebraska Drive. This is currently the only point of connection to the water system until such time that Stanford Avenue is extended southerly to Coalmine Road.



0 75 150 300 Feet  
Scale: 1"=300'

**Water Facility Map for Horse Arena Subdivision LDS-17-137 & CUP-17-140 & ZC-17-141**

**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:**
- C** Control Station
  - P** Pump Station
  - R** Reservoir



The use of this map is at your own risk. The Midford Water Commission does not warrant the accuracy of the information contained herein. The user assumes all responsibility for any errors or omissions. There are no boundaries shown on this map.

Page 217

40"  
R of B



# Medford Fire Department

200 S. Ivy Street, Room #180  
Medford, OR 97501  
Phone: 774-2300; Fax: 541-774-2514;  
www.medfordfirerescue.org

**RECEIVED**  
**DEC 29 2017**  
**Planning Dept.**

## LAND DEVELOPMENT REPORT - PLANNING

To: Liz Conner

LD Meeting Date: 12/13/2017

From: Greg Kleinberg

Report Prepared: 12/12/2017

Applicant: Applicant, Dan Mahar; Agent, Neathamer Surveying Inc

File #: LDS - 17 - 139

Associated File #'s: CUP - 17 - 140

ZC - 17 - 141

### Site Name/Description:

Consideration of a zone change from SFR-00 (Single Family Residential - one dwelling her lot/parcel) to SFR-4 (Single Family Residential - 4 units per gross acre) and a 44 lot residential subdivision, and conditional use permit for a pedestrian and bike path on 15.15 acres within the SFR-4 zone within the Southeast Overlay located on Coal Mine Road approximately 900 feet east of North Phoenix Road (371W34 TL 2300, 2400, 2401). Applicant, Dan Mahar; Agent, Neathamer Surveying Inc.; Planner Liz Conner

### 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: Eight (8) total required: one on the corner of Hoosecow Lane/Nebraska Dr in front of lot #8; one on Hoosecow Lane adjacent to the minimum access easement drive in front of lot #4; one on Arena Dr in front of lot #16/17; one on Arena Dr adjacent to the minimum access easement drive in front of lot #21; one on Arena Dr in front of lot #24; one near the corner of Juanipero Way (Coal Mine Rd)/Packhorse St in front of lot #25; one on Juanipero Way in front of lot #39; and one near the corner of Coal Mine Dr /Quarter Lane in front of lot #43.

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 ADDITIONAL REQUIREMENTS/COMMENTS

MEDFORD

OTHER

As there are now two bridge crossings constructed over the Middle Fork of Larson Creek in the subject area, the temporary secondary emergency access located across Tax Lots 2400 and 2401, Jackson County Assessment Map No. 37 1W 34, which currently provides access to Kansas Drive, will no longer be required since the secondary emergency access road located at the northerly end of Stonegate Drive, between Sherwood Park Drive and Harbrooke Road, will provide sufficient secondary access for the Phase 1 of the subject project and Stonegate Estates development, so long as the following conditions are met:

1. The gates to the secondary emergency access will be unlocked, at the Fire Marshal's discretion, and remain openable during the duration of the wildland fire season to allow an available access point to relieve potential blockage along Creek View Drive in the case of an emergency.

2. Signs will be posted on the northerly and southerly gates to the secondary emergency access indicating that the access is to be used by the public for emergency purposes only.

**CITY OF MEDFORD**  
**EXHIBIT # P 1 of 3**

File # LDS-17-139/CUP-17-140/ZC-17-141



# Medford Fire Department

200 S. Ivy Street, Room #180  
Medford, OR 97501  
Phone: 774-2300; Fax: 541-774-2514;  
www.medfordfirerescue.org

## LAND DEVELOPMENT REPORT - PLANNING

To: Liz Conner

LD Meeting Date: 12/13/2017

From: Greg Kleinberg

Report Prepared: 12/12/2017

Applicant: Applicant, Dan Mahar; Agent, Neathamer Surveying Inc

File #: LDS - 17 - 139

Associated File #'s: CUP - 17 - 140

ZC - 17 - 141

### Site Name/Description:

#### Requirement MEDFORD CODE STREET DESIGN OPTIONS

MEDFORD

10.430

For the 28' wide streets:

Section 10.430 of the Medford Code states the following:

In order to ensure that there is at least twenty (20) feet of unobstructed clearance for fire apparatus, the developer shall choose from one of the following design options:

(a) Clustered, offset (staggered) driveways (see example) (design approved by Fire Department), and fire hydrants located at intersections with the maximum fire hydrant spacing along the street of 250-feet.

(b) All dwellings that front and take access from minor residential streets to be equipped with a residential (NFPA 13D) fire sprinkler system, and fire hydrants located at intersection with the maximum fire hydrant spacing along the street of 500-feet.

(c) Total paved width of 33-feet with five-and-a-half (5 ½) foot planter strips.

The Oregon Fire Code requires; "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" (OFC 503.2.1). "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 in Section 503.2.1, shall be maintained at all times." (OFC 503.4).

When the clustered-offset driveway option is chosen, a note indicating driveway locations shall be included on the final plat. In areas where the clustered-offset option cannot be utilized because of lot layout, parking restrictions may apply in certain areas and No Parking - Fire Lane signs may be required.

Minor residential streets have a 28 foot paved surface. When vehicles are parked on both sides of the street there is 14 feet for fire department access, which is considerably less than the 20 foot requirement. Fire department pumpers are approximately 9 feet wide, this leaves approximately 2.5 feet on each side to remove equipment, drag hose, etc. We normally dispatch 3 fire engines and the ladder truck to all reported structure fires. The 14 feet becomes so congested that fire engines and or ambulances are required to back-up to leave the fire scene. Sometimes the on scene equipment is dispatched to another alarm. This backing up slows response times. The citizens of the City of Medford have certain expectations that when they require our assistance we will arrive in a timely manner. With a 20 foot clear and unobstructed width engines are able to pass on the side when necessary to respond to another incident or clear to return to their assigned area.

P



# Medford Fire Department

200 S. Ivy Street, Room #180  
Medford, OR 97501  
Phone: 774-2300; Fax: 541-774-2514;  
www.medfordfirerescue.org

## LAND DEVELOPMENT REPORT - PLANNING

To: Liz Conner

LD Meeting Date: 12/13/2017

From: Greg Kleinberg

Report Prepared: 12/12/2017

Applicant: Applicant, Dan Mahar; Agent, Neathamer Surveying Inc

File #: LDS - 17 - 139

Associated File #'s: CUP - 17 - 140

ZC - 17 - 141

### Site Name/Description:

#### Requirement "NO PARKING" SIGNS REQUIRED

OFC

503.3

Parking shall be posted as prohibited along one side of the 26' wide streets and along both sides of the minimum access easement drives.

Where parking is prohibited on public roads for fire department vehicle access purposes, NO PARKING 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 areas. The signs shall have red letters on a white background stating "NO PARKING".

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).

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).

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

Contact Public Works Transportation Manager Karl MacNair 541-774-2115 for further information.

**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 combustible 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.**

# MEDFORD PARKS & RECREATION FACILITIES MANAGEMENT

HEALTHY LIVES | HAPPY PEOPLE | STRONG COMMUNITY

TO: Liz Conner - Planning Department  
FROM: Haley Cox – Parks Planner  
SUBJECT: Horse Arena Subdivision – LDS-17-139/CUP-17-140/ZC-17-141  
DATE: December 13, 2017

---

The Parks Planner reviewed the Horse Arena Subdivision Plans and had the following comments:

1. Parks is very excited to see the development of the Larson Greek Greenway through the Horse Arena Subdivision, and we approve the plans as submitted. We appreciate that the pathway has been located on the outer edge of the 50' stream buffer wherever possible, and that multiple access points have been identified within the subdivision. Parks will be glad to review and approve the Greenway design and vegetation plans as they become more refined.

The City Arborist reviewed the Horse Arena Subdivision Plans and had the following comments:

1. The tree selection and planting plan is in accordance with City guidelines. The applicant is encouraged to refer to the Tree City Detail found on the Information for Architects page of the City's website for guidance on the root barrier specified in the plans.

CITY OF MEDFORD

EXHIBIT # 2

File # LDS-17-139/CUP-17-140/ZC-17-141



CONTINUOUS IMPROVEMENT | CUSTOMER SERVICE

701 N COLUMBUS AVE. | MEDFORD, OR 97501 | 541.774.2400  
WWW.PLAYMEDFORD.COM | PARKS@CITYOFMEDFORD.ORG



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# STAFF MEMO

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**To:** Liz Conner  
**From:** Jennifer Ingram, Address Technician  
**Date:** 12/13/17  
**Subject:** LDS-17-139

---

1. The proposed street labeled *Utah Drive* should be *Colorado Drive*.
2. A minimum access drive address sign displaying the addresses of each lot served by the minimum access drive/easement is required to be placed at the entrance of the minimum access drive/easement.



# JACKSON COUNTY

## Roads

Roads  
Engineering

Kevin Christiansen  
*Construction Manager*

200 Antelope Road  
White City, OR 97503  
Phone: (541) 774-6255  
Fax: (541) 774-6295  
christke@jacksoncounty.org

www.jacksoncounty.org

December 4, 2017

Attention: Elizabeth Conner  
Planning Department  
City of Medford  
200 South Ivy Street, Lausmann Annex, Room 240  
Medford, OR 97501

RE: Consideration of a zone change, a 44-lot subdivision and a Conditional Use Permit on Coal Mine Road – a county maintained road  
Planning Files: LDS-17-139/CUP-17-140/ZC-17-141

Dear Elizabeth:

Thank you for the opportunity to comment on the consideration of a zone change from SFR-00 (Single Family Residential-one dwellings units per lot/parcel) to SFR-4 (Single Family Residential-four units per gross acre) and a 44 lot residential subdivision and a conditional use permit for a pedestrian and bike path on 15.15 acres within the SFR-4 zone within the Southeast Overlay located on Coal Mine Road approximately 900 feet east of North Phoenix Road (37-1W-34 TLs 2300, 2400 & 2401). County Roads has the following comments:

1. Any new or improved road approaches off Coal Mine Road shall be permitted and inspected by the City of Medford.
2. The applicant shall submit construction drawings to Jackson County Roads and obtain county permits if required.
3. If frontage improvements are required they shall be permitted and inspected by the City of Medford.
4. Coal Mine Road is a County Local Road, County maintained and has a forty-foot right-of-way. According to the Master Phasing Plan for Stonegate Estates, Coal Mine Road is going to be relocated and reconstructed to have a Medford Street Functional Classification of Major Collector. Please note Jackson County Roads has no plans for future improvements to Coal Mine Road.
5. We recommend the City of Medford take over jurisdiction of Coal Mine Road. It's not clear if Coal Mine Road will be relocated in the future since the Phoenix-Talent School District now owns the property located at the northeast corner of the North Phoenix and Coal Mine Roads intersection. Jackson County Roads recommends that an updated TIS be submitted to determine if improvements to North Phoenix Road is needed.

6. Jackson County Roads would like to review and comment on the hydraulic report including the calculations and drainage plan. Capacity improvements or on site detention, if necessary, shall be installed at the expense of the applicant. Upon completion of the project, the developer's engineer shall certify that construction of the drainage system was constructed per plan and a copy of the certification shall be sent to Jackson County Roads.

If you have any questions or need further information feel free to call me at 774-6255.

Sincerely,



Kevin Christiansen  
Construction Manager



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](http://www.oregonstatelands.us)

DSL File Number: WN2017-0597

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. Liz Conner from city of Medford submitted a WLUN pertaining to local case file #: LDS-17-139.

**Activity location:**

township: 37S      range: 01W      section: 34      quarter-quarter section:  
tax lot(s): 2300,2400,2401  
street address:  
city: Medford      county: Jackson  
latitude: 42.307985      longitude: -122.810296

**Mapped wetland/waterway features:**

The property includes designated essential salmonid habitat.

**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.

A state permit is required for any amount of fill, removal, and/or other ground alteration in essential salmonid habitat and within adjacent off-channel rearing or high-flow refugia habitat with a permanent or seasonal surface water connection to the stream.

**Your activity:**

It appears that the proposed project may impact essential salmonid habitat and therefore may require a permit.

A state permit will be required for the proposed project if more than 50 cubic yards of fill plus removal from wetlands or any amount of disturbance to Larson Creek is planned..

**Contacts:**

For permit information and requirements contact DSL Resource Coordinator (see website for current list) [http://www.oregonstatelands.us/DSL/contact\\_us\\_directory.shtml#Wetlands\\_Waterways](http://www.oregonstatelands.us/DSL/contact_us_directory.shtml#Wetlands_Waterways)

For wetland delineation report requirements and information contact DSL Wetlands Specialist (see website for current list)  
[http://www.oregonstatelands.us/DSL/contact\\_us\\_directory.shtml#Wetlands\\_Waterways](http://www.oregonstatelands.us/DSL/contact_us_directory.shtml#Wetlands_Waterways)

This is a preliminary jurisdictional determination and is advisory only.

CITY OF MEDFORD  
EXHIBIT # T 1 of 3  
File # LDS-17-139  
CWP-17-140/26-17-141

Comments: Larson Creek is designated as essential salmonid habitat, and any placement, removal, or disturbance of material below the ordinary high water line would require a permit. Any peripheral wetlands would also be regulated. It is difficult to say with certainty without being on the ground whether wetlands are present, but there may be some riparian wetlands, particularly extending north of the creek on the northeast corner of the 3 parcels. Since most of all of these parcels will be developed and a salmonid creek is present, a delineation is advised, at a minimum for defining the creek's jurisdictional boundary but also to allow flexibility in site design if wetland mitigation was needed.

Response by: *Lynne McAllister* date: 12/08/2017

**Liz A. Conner**

---

**From:** MCALLISTER Lynne <lynne.mcallister@state.or.us>  
**Sent:** Thursday, December 21, 2017 2:49 PM  
**To:** Liz A. Conner  
**Subject:** RE: LDP-17-139 - CUP-17-140 - ZC-17-141 Land Use Notice REVISED

Hi Liz,

My response would still be the same: *a wetland delineation of the 3 properties is strongly advised*. The proposed stormwater facilities and path would be adjacent to the creek and could impose an impact to the creek and/or any wetlands that may be adjacent. The plan also shows that a bridge is planned over the creek, which would certainly be an issue for DSL because Larson Creek is jurisdictional and designated essential salmonid habitat and is protected from any amount of removal or fill activity, so a permit may be needed. Air photos suggest there may be wetlands on the 3 parcels, but a ground inspection is the only way to know for sure. The wetland delineation should be sent to our department for review and approval and is required for a complete permit application.

Thank you. I will add this to our file WN2017-0597.

Lynne

**Lynne McAllister**  
Jurisdiction Coordinator  
Oregon Department of State Lands  
Aquatic Resource Management Program  
775 summer St. NE, Suite 100  
Salem, OR 97301  
503-986-5300; 503-508-2126

---

**From:** HOWARD Heather  
**Sent:** Thursday, December 21, 2017 10:09 AM  
**To:** 'Elizabeth.Conner@cityofmedford.org'  
**Cc:** MCALLISTER Lynne  
**Subject:** FW: LDP-17-139 - CUP-17-140 - ZC-17-141 Land Use Notice REVISED

Good morning, Liz,

I'm forwarding this email to Lynne McAllister as she is the Jurisdiction Coordinator for the Jackson County Wetland Land Use Notices and determination/delineations (thanks, Lynne!).

*Heather Howard*  
Support Services Specialist  
Oregon Department of State Lands  
775 Summer St. NE, Ste. 100  
Salem, OR 97301  
(503) 986-5235  
[www.oregon.gov/dsl](http://www.oregon.gov/dsl)



**2 Ways to Pay: DSL Online or by mail**

TALENT IRRIGATION DISTRICT  
LAND USE AGENCY RESPONSE FORM PLANNING DEPT.

104 W. Valley View Rd.  
P.O. Box 467  
Talent, OR 97540

Phone: 541-535-1529  
Fax: 541-535-4108  
Email: tid@talentid.org

NAME OF ENTITY REQUESTING RESPONSE: Medford  
ENTITY REFERENCE NUMBER: LDS-17-139/CUP-17-140/ZC-17-141  
MEETING REVIEW DATE: December 13, 2017  
MAP DESCRIPTION: 371W34 Tax Lots 2300, 2400 and 2401  
PROPERTY ADDRESS: 3701, 3703 and 3849 Coal Mine Rd.

NO COMMENT ON LAND USE ISSUE (IF NOT MARKED, CONTINUE BELOW)

NO COMMENT IF CHECKED COMMENTS ARE APPLICABLE

A. WATER RIGHT ISSUES

- 1. Water rights need to be sold to someone or transferred back to Talent Irrigation District. Number of Irrigated Acres: Tax Lot 2300 has 2.8, Tax Lot 2400 has 1.9 and Tax Lot 2401 has 9.9 irrigated acres.  
Comments: : Water rights must be removed from any impervious surfaces
- 2. Must have District approval for water rights to remain in place on subject property.  
Comments: Be aware that Tax Lot 2300 has 2.8, Tax Lot 2400 has 1.9 and Tax Lot 2401 has 9.9 acres of water rights. If the existing water rights are to be sold or relocated to another area, the applicant must go through the transfer process with the Bureau of Reclamation and the Water Resources Department.

B. EASEMENTS

DISTRICT EASEMENTS

- 1. Easement needs to remain clear. No permanent structures or deep rooted plants will be allowed within the easement limits.  
  
Comments: Be aware that the District's E-26 line runs through all three of the properties. Be aware of the easement and show it on the plat map.
- 2. If facility is to be relocated or modified, specifications must meet the District's standards and be agreeable to the District. A new written and recorded easement must be conveyed to the District.  
Comments: \_\_\_\_\_
- 3. If a written and recorded easement does not exist for an existing facility, then one must be provided in favor of the District.  
Comments: \_\_\_\_\_

PRIVATE EASEMENTS

CITY OF MEDFORD  
EXHIBIT # U 1 of 2  
File # LDS-17-139  
CUP-17-140 / ZC-17-141

- 1. Property may have private facilities (ditch or pipeline) that the District does not manage. Arrangements may need to be made to provide continued service through the subject property for downstream water users.  
Comments: \_\_\_\_\_

**PRIVATE EASEMENT PROVISIONS FOR MINOR PARTITIONS AND/OR LOT LINE ADJUSTMENTS**

- 1. If the property currently has water rights and it is being partitioned or a lot line adjustment is being made, easements must be written and recorded which allow access for all of the pieces of property with water rights to continue to have access to the water.  
Comments: \_\_\_\_\_

**WATER METER REQUIREMENT ON TRANSFERRED WATER RIGHTS**

- 1. If the water right on this property is a transferred water right that currently has a water meter requirement, then each of the properties split off of the original parcel all need to have water meters installed prior to the use of irrigation water on the newly formed parcels.  
Comments: \_\_\_\_\_

**C. FACILITIES** (including but not limited to pipelines, ditches, canals, control checks or boxes)

- 1. Upgrades to District facilities may be required to support any land use changes or developments, such as pipe installations or encasing existing pipe under roads or concrete.  
Comments: \_\_\_\_\_

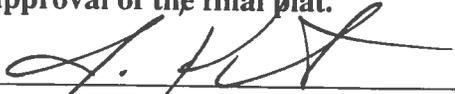
**D. DRAINAGE / STORM WATER**

- The District relies on the Bureau of Reclamation's Storm Water Policy. No urban storm water or point source flows will be allowed into the District's facilities without going through the Bureau of Reclamation process. (Developments in historically agricultural areas need to be aware of agricultural run-off water and take appropriate action to protect the development from upslope water.)  
Comments: \_\_\_\_\_

**GENERAL COMMENTS:**

1. No interruptions to irrigation water deliveries will be allowed.
2. T.I.D. is a Federal Project and some facilities and/or easement issues may need Bureau of Reclamation approval.
3. The developer/sub-divider will take all appropriate actions to ensure the reliability and protection of the original function of the District's facilities.

As required by ORS 92.090(6) the entity must receive a certification form from the District before approval of the final plat.

  
\_\_\_\_\_  
Jim Pendleton  
Manager  
Talent Irrigation District

Date Signed: 12/4/17

"U"  
2 of 2

**Liz A. Conner**

---

**From:** David Haight <David.R.Haight@state.or.us>  
**Sent:** Friday, December 22, 2017 11:16 AM  
**To:** Liz A. Conner  
**Subject:** RE: LDP-17-139 - CUP-17-140 - ZC-17-141 Land Use Notice REVISED

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Liz,

Similar to our pervious comments, we would like detailed plans for the riparian setback area. As currently designed, the storm water swales are mostly located within the riparian setback area, which is not our preferred location for them. If they are to be located within the riparian setback area, they need to be designed to provide functional riparian habitat, not be at risk from channel migration, not risk channel avulsion, and not entrap fish during high-water events. The plan for the riparian setback area should identify existing vegetation, the vegetation that would be removed to accommodate the development within the setback area, detailed plans for that proposed development, and vegetation that would be planted to mitigate for that development.

Thank you,

David R. Haight  
Fisheries Biologist  
Oregon Department of Fish and Wildlife  
1495 East Gregory Road  
Central Point, OR 97502  
541-826-8774, ext 224

---

**From:** Liz A. Conner [<mailto:Elizabeth.Conner@cityofmedford.org>]  
**Sent:** Thursday, December 21, 2017 9:35 AM  
**To:** 'David.r.haight@state.or.us'; 'omar.m.ortiz@usace.army.mil'; HOWARD Heather  
**Subject:** LDP-17-139 - CUP-17-140 - ZC-17-141 Land Use Notice REVISED

Good morning All,

I wanted to send a revised notice regarding the applications listed in the subject line. You were all previously noticed earlier this month. The applicant will be placing storm water facilities within the development. I have included their storm water plan (attached) for your review. If you would like to comment, please respond to this email.

Here is the project description for the files above.

Consideration of a zone change from SFR-00 (Single Family Residential - one dwelling her lot/parcel) to SFR-4 (Single Family Residential - 4 units per gross acre) a 44 lot residential subdivision, and conditional use permit for a pedestrian path, bike path and storm water facilities within the proposed greenway on 15.15 acres within the SFR-4 zone within the Southeast Overlay located on the north side of Coal Mine Road approximately 900 feet east of North Phoenix Road (371W34 TL 2300, 2400, 2401) Applicant, Dan Mahar; Agent, Neathamer Surveying Inc; Planner, Liz Conner

CITY OF MEDFORD  
EXHIBIT # 1 of 2  
File # LDS-17-139  
CUP-17-140 | ZC-17-141

**Liz A. Conner**

---

**From:** David Haight <David.R.Haight@state.or.us>  
**Sent:** Friday, December 01, 2017 2:05 PM  
**To:** Liz A. Conner  
**Subject:** File No. LDS-17-139/CUP-17-140/ZC -17-141

Elizabeth,

The Oregon Department of Fish and Wildlife has no objection to the proposed zone change and proposed Horse Arena Subdivision. We are not opposed to the proposed pedestrian and bike path, which would be located within the riparian setback area along Larson Creek, as long as the existing vegetation within the setback area is not disturbed, and sufficient planting is done within the riparian setback area to mitigate for the impacts of the path. We request that the applicant be required to develop and have approved a riparian landscape plan for the area within the riparian setback along Larson Creek prior to being granted approval to construct the path within the riparian setback area.

Thank you,

David R. Haight  
Fisheries Biologist  
Oregon Department of Fish and Wildlife  
1495 East Gregory Road  
Central Point, OR 97502  
541-826-8774, ext 224

"V"  
2 of 2

## DENSITY CALCULATION FORM

For all residential LDP, LDS, PUD, and AC Application Files

File No.	LDS-17-139
Planner	Liz Conner
Date	January 3, 2018

### GROSS ACREAGE

Tax Lot Numbers	
371W34 2300	2.76 AC
371W34 2400	2.13 AC
371W34 2401	9.87 AC
	AC
	AC
	AC
Existing ROW to Centerline	0.52 AC
Gross Acres	15.28 AC
Effective Acres (Gross - Subtracted)	15.28

### SUBTRACTED ACREAGE

Large Lots for Existing Development	- AC
Reserved Acreage	- AC
Other <sup>1</sup>	- AC
	AC
	AC
	AC
	AC
	AC
Subtracted Acres	- AC

### DENSITY RANGE

Zoning District	SFR-4
Density Range	
Minimum	2.50
Maximum	4.00
No. DU Proposed	
No. DU Permitted	
Minimum	38.19
Maximum	61.11
Percentage of Maximum	0.00%

### EXISTING R-O-W CALCULATION

	LF	Width	SF	Acreage
Coal Mine	900.00	25.00	22,500.00	0.52
(Street Name)	-	-	-	-
(Street Name)	-	-	-	-
			22,500.00	0.52

Page 232

File # LDS-17-139  
 Exhibit # W  
 CITY OF MEDFORD  
 CAP-17-140 / 2c-17-141

<sup>1</sup> Such as future ROW dedication, resource protection areas, common open space, other dedication areas, etc.

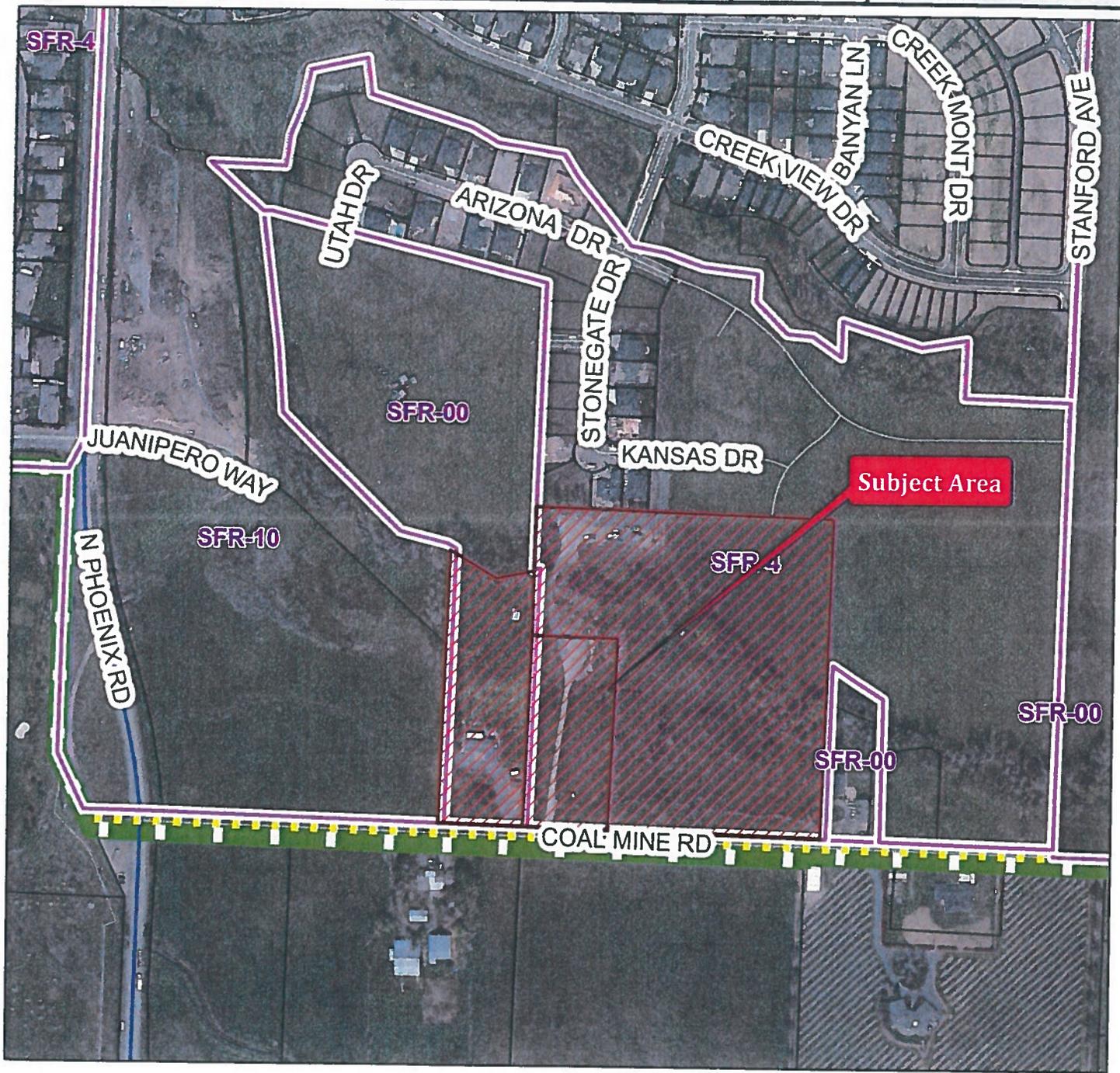


City of Medford

# Planning Department

Vicinity  
Map

File Number: **LDS-17-139**  
**CUP-17-140**  
**ZC-17-141**



Project Name:

## Horse Arena Subdivision

Map/Taxlot:

**371W34 TL 2300, 2400, 2401**



11/14/2017

### Legend

-  Subject Area
-  Medford Zoning
-  Tax Lots

