

PLANNING COMMISSION

AGENDA

MARCH 28, 2019



Commission Members

David Culbertson

Joe Foley

Bill Mansfield

David McFadden

Mark McKechnie

E. J. McManus

Patrick Miranda

Jared Pulver

Jeff Thomas

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

March 28, 2019

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)**
- 20.1 ZC-19-003 / LDS-19-004** Consideration of tentative plat approval for Hogue Heaven Estates – Phases 2 & 3, a proposed 5-lot residential subdivision, along with a request for a change of zone to SFR-10 (Single-Family Residential, ten dwelling units per gross acre), on a 0.91- acre parcel located at 884 Ross lane in the SFR-4 (Single-Family Residential, four dwelling units per gross acre) zoning district (372W23DD700). Applicant: Billy Hogue; Agent: Scott Sinner Consulting, Inc.; Planner: Dustin Severs.
- 20.2 LDS-16-152** Consideration of request for a one-year time extension of the approval of Lilybrook Subdivision, a 14-lot single family residential subdivision on a 1.64 acre parcel located at the northeast corner of Agate Street and Hart Avenue, within the SFR-10 (Single Family Residential, 6 to 10 dwelling units per gross acre) zoning district. (382W01AB700). Applicant: Clyde Akins; Agent: CSA Planning Ltd.; Planner: Kelly Evans.
- 30. Minutes**
- 30.1** Consideration for approval of minutes from the March 14, 2019, 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.**
- Continuance Request**
- 50.1 ZC-18-189** Consideration of a request for a zone change of a 1.89-acre parcel located at 4199 Rachel Way from SFR-00 (Single-Family Residential, one dwelling unit per lot) to SFR-4 (Single-Family Residential, four dwelling units per gross acre) (371W22400); Applicant: Jane Erin Griffin-Hagle; Planner: Dustin Severs. **The applicant has requested to continue this item to the Thursday, April 11, 2019 Planning Commission meeting.**
- 50.2 LDS-19-008 / ZC-19-009 / E-19-010** Consideration of a request for tentative plat approval for Delta Estates – Phases 6-9, a proposed 166-lot residential subdivision on two parcels totaling 31.64 acres; including a request for a change of zone for proposed Phases 6-8, totaling 22.64-acres, and an additional 0.14-acres of the adjacent Phase 5, from SFR-10 (Single Family Residential, ten dwelling units per gross acre) to SFR-6 (Single Family Residential, six dwelling units per gross acre); and a request for an Exception in order to allow a distance less than 200

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 at least three business days prior to the meeting to ensure availability. For TTY, dial 711 or (800) 735-1232.

feet between two intersections. The property is located east of Cheltenham Way and north of Mcloughlin Drive in the SFR-10 zoning district (371W08 1103 & 1104). Applicant: Hayden Homes, LLC; Agent: CSA Planning Ltd; Planner: Dustin Severs. **The applicant has requested to continue this item to the Thursday, April 11, 2019 Planning Commission meeting.**

Old Business

- 50.3 **LDS-18-160** Consideration of a tentative plat for a six lot subdivision on approximately 3.08 acres within the SFR-2 (Single Family Residential – 2 dwelling units per gross acre) zoning district, located on Roxy Ann Road directly south of Autumn Park Drive (371W23DD TL 1800). Applicant: Rita Vinatieri; Agent: Neathamer Surveying Inc.; Planner: Liz Conner.

New Business

- 50.4 **CP-19-014** Request for a minor General Land Use Plan (GLUP) amendment to reclassify three contiguous parcels totaling 5.26-acres, located north of Barnett Road and east of Murphy Road, from Urban High Density Residential (UH) to Service Commercial (SC) (371W28DC TL 400, 500 & 600). Applicant: Mahlum Architects; Planner: Dustin Severs.
- 50.5 **LDP-18-172 / ZC-18-173 / E-19-030** Consideration of a request for tentative plat approval of a proposed three-lot partition on a 0.52-acre parcel located at 1485 Kings Highway within the SFR-4 (Single Family Residential – 2.5 to 4 dwelling units per gross acre) zoning district and a request for a zone change from SFR-4 to SFR-6 (Single Family Residential – 4 to 6 dwelling units per gross acre) and a request for an Exception to allow for 5 parcels to receive access from a Minimum Access Easement (372W36DA801). Applicant/Agent: Larry Denn Construction; Planner: Steffen Roennfeldt.
- 50.6 **CUP-19-017** Request for a Conditional Use Permit (CUP) in order to operate a multi-purpose neighborhood center, consisting of programs providing mentoring for youth and their families, at an existing building located at 1241 West 8th Street in the MFR-20 (Multi-Family Residential, twenty dwelling units per gross acre) zoning district (372W25CA11200). Applicant: Youth 71 Five Ministries; Planner: Dustin Severs.

60. Reports

- 60.1 Site Plan and Architectural Commission
- 60.2 Transportation Commission
- 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

BEFORE THE MEDFORD PLANNING COMMISSION
STATE OF OREGON, CITY OF MEDFORD

IN THE MATTER OF PLANNING COMMISSION FILE ZC-19-003 APPLICATION)
FOR A ZONE CHANGE SUBMITTED BY HOGUE HEAVEN ESTATES PHASES 2 AND 3) **ORDER**

ORDER granting approval of a request for a zone change for *Hogue Heaven Estates Phases 2 and 3*, described as follows:

Change of zone to SFR-10 (Single-Family Residential, ten dwelling units per gross acre), on a 0.91-acre parcel located at 884 Ross lane in the SFR-4 (Single-Family Residential, four dwelling units per gross acre) zoning district (372W23DD700).

WHEREAS, the City Planning Commission in the public interest has given consideration to changing the zoning for *Hogue Heaven Estates Phases 2 and 3*, as describe above; and

WHEREAS, the City Planning Commission has given notice of, and held, a public hearing, and after considering all the evidence presented, finds that the zone change is supported by, and hereby adopts the Planning Commission Staff Report dated March 7, 2019, and the Findings contained therein – Exhibit “A,” and Legal Description – Exhibit “B” attached hereto and hereby incorporated by reference; now, therefore,

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

The zoning of the following described area within the City of Medford, Oregon:

37 2W 23DD Tax Lot 700

is hereby changed as described above.

Accepted and approved this 28th day of March, 2019.

CITY OF MEDFORD PLANNING COMMISSION

Planning Commission Chair

ATTEST:

Planning Department Representative

RECEIVED

JAN 04 2018

PLANNING DEPT.

LE-53932

93-17738

EXHIBIT "B"

Beginning at a point 34.10 chains West, and 943.0 feet North of the southeast corner of Donation Land Claim No. 88 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence North 113.0 feet; thence East 383.0 feet; thence South 113.0 feet; thence West 383.0 feet to the point of beginning.

8'

[Handwritten signatures]

CITY OF MEDFORD
EXHIBIT #

FILE # LDS-19-004/ZC-19-003

**BEFORE THE MEDFORD PLANNING COMMISSION
STATE OF OREGON, CITY OF MEDFORD**

IN THE MATTER OF TENTATIVE PLAT APPROVAL OF _____)
)
HOGUE HEAVEN ESTATES PHASES 2 AND 3 [LDS-19-004]) **ORDER**

ORDER granting approval of a request for tentative plat for *Hogue Heaven Estates Phases 2 and 3*, described as follows:

Tentative plat approval for Hogue Heaven Estates – Phases 2 & 3, a proposed 5-lot residential subdivision on a 0.91- acre parcel located at 884 Ross lane in the SFR-4 (Single-Family Residential, four dwelling units per gross acre) zoning district (372W23DD700).

WHEREAS:

1. The Planning Commission has duly accepted the application filed in accordance with the Medford Land Development Code, Section 10.202; and
2. The Medford Planning Commission has duly held a public hearing on the request for tentative plat for *Hogue Heaven Estates Phases 2 and 3*, as described above, with the public hearing a matter of record of the Planning Commission on December 13, 2018.
3. At the public hearing on said tentative plat, evidence and recommendations were received and presented by the developer and Planning Department Staff; and
4. At the conclusion of said hearing, after consideration and discussion, the Medford Planning Commission, upon a motion duly seconded granted tentative plat for *Hogue Heaven Estates Phases 2 and 3*, as described above and directed staff to prepare a final order with all conditions and findings set forth for the granting of the tentative plat approval.

THEREFORE LET IT BE HEREBY ORDERED that the tentative plat for *Hogue Heaven Estates Phases 2 and 3*, stands approved per the Planning Commission Staff Report dated March 7, 2019, and subject to compliance with all conditions contained therein.

AND LET IT FURTHER BE OF RECORD, that the action of the Planning Commission in approving this request for tentative plat approval is hereafter supported by the findings referenced in the Planning Commission Staff Report dated March 7, 2019.

BASED UPON THE ABOVE, the Planning Commission determined that the tentative plat is in conformity with the provisions of law and Section 10.202(E) Land Division Criteria of the Land Development Code of the City of Medford.

Accepted and approved this 28th day of March, 2019.

CITY OF MEDFORD PLANNING COMMISSION

Planning Commission Chair

ATTEST:

Planning Department Representative



STAFF REPORT – EXTENSION OF TIME

PROJECT Lilybrook Subdivision
Applicant: Clyde Akins; Agent: CSA Planning

FILE NO. LDS-16-152

To Planning Commission *for March 28, 2019 hearing*

From Kelly Evans, Assistant Planning Director *h.*

Date March 21, 2019

Request

Consideration of request for a one-year time extension of the approval of Lilybrook Subdivision, a 14-lot single family residential subdivision on a 1.64 acre parcel located at the northeast corner of Agate Street and Hart Avenue, within the SFR-10 (Single Family Residential, 6 to 10 dwelling units per gross acre) zoning district. (382W01AB700)

Background

The Planning Commission adopted the Final Order granting approval of the project on May 25, 2017. The applicant is requesting an extension of time as allowed under Medford Land Development Code (MLDC) Section 10.202(D)(1).

Project Review

Per MLDC 10.202(D), extensions shall be based on findings that the facts upon which the application was first approved have not changed to an extent sufficient to warrant refiling of the application. It can be found that neither the circumstances of approval nor applicable site development standards have changed to a degree that warrants refiling of the application. This is the only extension allowed under the Medford Land Development Code.

Recommended Action

Approve the one-year time extension to May 25, 2020, for LDS-16-152 per the Staff Report dated March 21, 2019.

Exhibits

- A Letter requesting extension received February 8, 2019
- B Approved tentative plat
Vicinity Map

RECEIVED

FEB 08 2019

PLANNING DEPT.



CSA Planning, Ltd

4497 Brownridge, Suite 101
Medford, OR 97504

Telephone 541.779.0569
Fax 541.779.0114

Mike@CSAplanning.net

February 8, 2019

Ms. Kelly Akin
Asst. Planning Director - City of Medford
City Hall - Lausmann Annex, Room 240
200 South Ivy Street
Medford, OR 97501

RE: Extension of Time Request - File LDS-16-152 (Lilybrook Subdivision)

Dear Ms. Akin:

Submittal of the Final Plat for the Lilybrook subdivision has been delayed. The owners are working toward construction yet will not be able to complete improvements to initiate the final plat within the initial 2-year timeframe. The current expiration date for the Lilybrook Subdivision approved under LDS-16-152 is May 25, 2019. The facts relied upon for approval of the tentative plat under LDS-16-152 have not changed to any sufficient extent.

Therefore, on behalf of Clyde Akins, the property owner for the above referenced project, we request an extension of the tentative plat approval for LDS-16-152 pursuant to Section 10.202(D)¹ of the City of Medford Land Development Code.

Very truly yours,

CSA Planning, Ltd.

A handwritten signature in black ink, appearing to read 'Michael Savage', written over a horizontal line.

Michael Savage
Associate

cc. Client
File

¹ 10.202 Subdivision Tentative Plat

(D) Expiration of Tentative Plat Approval.

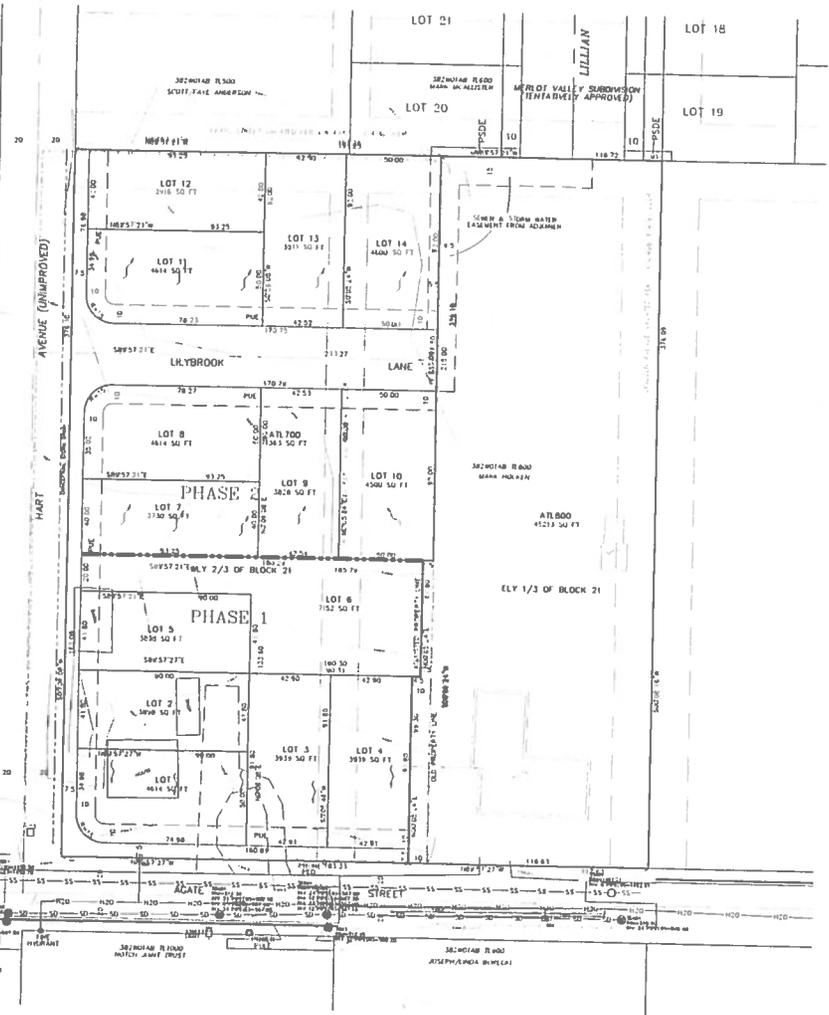
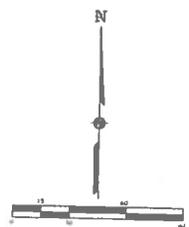
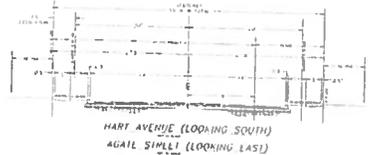
(1) Approval of a tentative plat application shall take effect on the date the final order for approval is signed, unless appealed, and shall expire two years from the effective date unless the final plat has been approved by the Planning Director pursuant to Section 10.158. If a request for an extension of a tentative plat application approval is filed with the Planning Department within two years from the date of the final order, the Planning Commission shall grant an extension not to exceed one additional year. Extensions shall be based on findings that the facts upon which the tentative plat application was first approved have not changed to an extent sufficient to warrant re-filing of the application.

TENTATIVE PLAT OF
LILYBROOK SUBDIVISION
 Located in the N.E. 1/4 of Sec. 1, T.38S, R.2W, W.M.
 & in the City of Medford Jackson County, Oregon



EXHIBIT **A**

FILE NO. _____ DATE _____
 ASSessor'S PARCEL NO. **322014B 01700**
 ZONING DISTRICT **SFR-10**
 MIN LOT SIZE **3000 SF** MAX LOT SIZE **8125 SF**
 NO OF LOTS **14 LOTS**
 MAPS PRACT _____
 COMP PLAN DESIGNATION **URBAN RESIDENTIAL**
 RECEIVED BY _____ DATE _____
 REVIEWED BY _____ DATE _____



Page 9

File # LDS-16-152

CITY OF MEDFORD
 EXHIBIT # 13

EXTENSION OF T.M.C.

GENERAL NOTES

1. MUNICIPAL DISTRICT: MEDFORD 514C
 2. MINIMUM LOT AREA: 3000 SF
 3. TOTAL LOTS: 14 LOTS
 4. MAX LOT AREA: 8125 SF
 5. MIN LOT AREA: 3000 SF
 6. ALL DIMENSIONS TO BE REMOVED
 7. IF NEARBY ARE 15' RADII
 8. SEE CIVIL ENGINEERING & GRADING PLAN FOR PROPOSED UTILITY LINE LOCATIONS

PHASING NOTES

PHASE 1 LOTS 1-6
 PHASE 2 LOTS 7-14

REGISTERED PROFESSIONAL LAND SURVEYOR <i>James E. Harris</i> CREATOR JAMES E. HARRIS 2014	TENTATIVE SUBDIVISION PLAT PREPARED FOR 322014B 01700 OWNER: L. J. FRAR P.O. BOX 3071 CENTRAL POINT, OR 97502	DATE 07/20/2017 SCALE AS SHOWN DRAWN BY JAMES E. HARRIS CHECKED BY JAMES E. HARRIS
	L. J. FRAR & ASSOCIATES P.C. 1220 1/2 AVENUE, SUITE 100 CENTRAL POINT, OR 97502 PHON: 531-271-1212	SHEET NO. 1 OF 1

© L. J. FRAR & ASSOCIATES P.C. 2017



City of Medford
Planning Department

Vicinity
Map

File Number:
LDS-16-152
ZC-17-037



Project Name:
Clyde Akins
Zone Change &
Property Line Adjustment

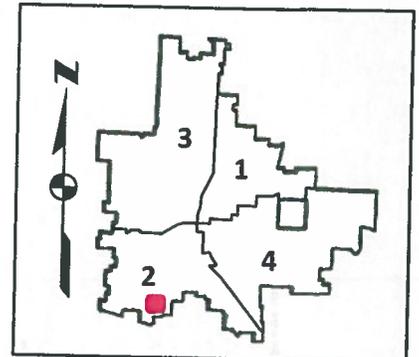
Map/Taxlot:
372W25AD TL 7100 & 7200



03/22/2017

Legend

-  Subject Area
-  Medford Zoning
-  Tax Lots





Planning Commission

Minutes

From Public Hearing on **March 14, 2019**

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

Mark McKechnie, Chair
Joe Foley, Vice Chair
David Culbertson
Bill Mansfield
Patrick Miranda
David McFadden
E.J. McManus
Jared Pulver
Jeff Thomas

Staff Present

Kelly Evans, Assistant Planning Director
Eric Mitton, Deputy City Attorney
Alex Georgevitch, City Engineer
Greg Kleinberg, Fire Marshal
Terri Richards, Recording Secretary
Liz Conner, Planner II
Dustin Severs, Planner III
Steffen Roennfeldt, Planner III

10. Roll Call

20. Consent Calendar/Written Communications.

20.1 ZC-18-190 Final Order of a request for consideration of a zone change from SFR-00 (Single Family Residential – 1 dwelling unit per existing lot) to C-R (Regional Commercial) on approximately 2.6 acres located east of Garfield Street, approximately 600 feet east of the Garfield Street and Center Drive intersection (371W32B5000 & 371W32C2401). Applicant & Agent: South Center II, LLC; Planner: Steffen Roennfeldt.

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

Moved by: Commissioner Foley

Seconded by: Commissioner Miranda

Voice Vote: Motion passed, 9-0.

30. Minutes

30.1 The minutes for February 28, 2019, were approved as submitted.

40. Oral and Written Requests and Communications. None.

Eric Mitton, Deputy City Attorney, read the Quasi-Judicial Statement.

50. Public Hearings – Continuance Request

50.1 ZC-18-189 Consideration of a request for a zone change of a 1.89-acre parcel located at 4199 Rachel Way from SFR-00 (Single-Family Residential, one dwelling unit per lot) to SFR-4 (Single-Family Residential, four dwelling units per gross acre) (371W22400); Applicant: Jane Erin Griffin-Hagle; Planner: Dustin Severs. **The applicant has requested to continue this item to the Thursday, March 28, 2019 Planning Commission meeting.**

Chair McKechnie stated that if there are members in the audience that have come to testify on this agenda item and cannot attend the Thursday, March 28, 2019, Planning Commission hearing, please come forward and the Planning Commission will hear your testimony at this time. Please keep in mind that it is possible that your questions may be answered when staff presents their staff report on March 28th. There will be no decisions made this evening on this agenda item.

The public hearing remained opened from the Planning Commission meeting on February 14, 2019.

Motion: The Planning Commission continued ZC-18-189, per the applicant's request, to the Thursday, March 28, 2019 Planning Commission meeting.

Moved by: Commissioner Foley

Seconded by: Commissioner Pulver

Voice Vote: Motion passed, 9-0.

Old Business

50.2 LDS-18-160 Consideration of a tentative plat for a six lot subdivision on approximately 3.08 acres within the SFR-2 (Single Family Residential – 2 dwelling units per gross acre) zoning district, located on Roxy Ann Road directly south of Autumn Park Drive (371W23DD TL 1800). Applicant: Rita Vinatieri; Agent: Neathamer Surveying Inc.; Planner: Liz Conner.

Chair McKechnie inquired whether any Commissioners have a conflict of interest or ex-parte communication they would like to disclose. None were disclosed.

Chair McKechnie inquired whether anyone in attendance wishes to question the Commission as to conflicts of interest or ex-parte contacts. None were disclosed.

Liz Conner, Planner II reported that staff received a continuation request from the applicant after publication of the agenda packet. Staff is able to present their staff report but the applicant has requested to continue this item to the March 28, 2019, Planning Commission meeting.

Chair McKechnie reported that after publication staff received a continuance request on this agenda item to Thursday, March 28, 2019. Is there anyone that would like to participate on this agenda item that will not be able to attend the March 28th meeting? If so, staff will present their staff report. There was no testimony.

Motion: The Planning Commission continued LDS-18-160, per the applicant's request, to the Thursday, March 28, 2019 Planning Commission meeting.

Moved by: Commissioner Foley

Seconded by: Commissioner Pulver

Voice Vote: Motion passed, 9-0.

50.3 LDS-19-004 / ZC-19-003 Consideration of tentative plat approval for Hogue Heaven Estates – Phases 2 & 3, a proposed 5-lot residential subdivision, along with a request for a change of zone to SFR-10 (Single-Family Residential, ten dwelling units per gross acre), on a 0.91- acre parcel located at 884 Ross Lane in the SFR-4 (Single-Family Residential, four dwelling units per gross acre) zoning district (372W23DD700). Applicant: Billy Hogue; Agent: Scott Sinner Consulting, Inc.; Planner: Dustin Severs.

Chair McKechnie inquired whether any Commissioners have a conflict of interest or ex-parte communication they would like to disclose. Chair McKechnie disclosed that Scott Sinner is his neighbor but it would not affect his decision.

Chair McKechnie inquired whether anyone in attendance wishes to question the Commission as to conflicts of interest or ex-parte contacts. None were disclosed.

Dustin Severs, Planner III stated that the Land Division approval criteria can be found in the Medford Land Development Code Section 10.202(E). The Zone Change criteria can be found in the Medford Land Development Code Section 10.204(B). The applicable criteria were addressed in the staff report, included with the property owner notices, and hard copies are available at the entrance of Council Chambers for those in attendance. Mr. Severs gave a staff report.

Commissioner Culbertson asked, should the language on the minimum access easement be referencing the adjoining property to the north or east? Mr. Severs asked, is Commissioner Culbertson talking about the minimum access easement or the driveway? Commissioner Culbertson stated the minimum access easement. He thought it was in reference to Lot 13 with the hammerhead. Mr. Severs reported that is not a minimum access easement. It is a driveway to serve that property.

Commissioner Miranda asked, what is the reason that the 10 foot Public utility easement west of Lots 4 and 36 do not line up? They are offset by 8 feet according to the drawing. Is that a drafting error? Mr. Severs deferred the question to the applicant.

The public hearing was opened.

a. Scott Sinner, Scott Sinner Consulting, Inc., 4401 San Juan Drive, Suite G, Medford, Oregon, 97504. Mr. Sinner addressed the offset stating that Nicholas Lee Way was originally approved south of Katie Mae as a minor residential street with a 55 foot right-of-way. At the same time Silky Oaks Phase 5 was approved north of Katie Mae as a residential lane. Hogue Heaven Phase 1 extended Nicholas Lee Way as a minor residential street instead of a residential lane. The right-of-way for a minor residential street is 55 feet. It is 33 feet for a residential lane with sidewalk on one side. The public utility easement on the east side comes up Nicholas Lee Way to the public right-of-way. The way the street is engineered the center line is in perfect alignment even though it transitions for Lot 36 of Silky Oaks from a minor residential street to a residential lane. It is not part of this application.

The explanation makes sense to Commissioner Miranda but the end result, in his opinion, does not.

Mr. Sinner noted that the applicant is showing graphically Phase 3 is Lot 13 alone. Phase 2 are Lots 8 through 12. In the middle of the tentative plat there is a phasing note written out that states the opposite. It will be corrected on the final plat that Phase 3 will only be Lot 13 and Phase 2 are Lots 8 through 12.

Commissioner McFadden agrees that the alignment on the other side of the street is not part of this project. It is part of the ownership of the developer in this neighborhood. Is the applicant going to leave those property lines and public utility easements not matching any better than they are on this one? Is the applicant going to correct the mistake from the last phase during this phase? Mr. Sinner reported there was no mistake. It is two different street classifications. Commissioner McFadden asked, doesn't the applicant feel it necessary to make them all uniform? Mr. Sinner stated they do not make them uniform. The center lines are aligned. The paved street section is in alignment. Commissioner McFadden is concerned with the property lines and public utility easements. Those affect the properties along the way. Mr. Sinner suggested comments from Public Works because it looks like Lot 36 coming out of the public utility easement goes into a public right-of-way adjacent to the public right-of-way west of Lot 4.

Chair McKechnie stated that Lot 36 is in a different subdivision and is not part of this application.

Commissioner McFadden does not disagree with that. He is saying that if there is a situation that looks as "screwy" as this one can't it be fixed or required to be fixed at this time by a different action as the Planning Commission approves this one.

Mr. Mitton reported there is no basis in the Code, even though they are owned by the same individual, to require any change of public utility easements as part of an approval criteria for the two applications before the Planning Commission this evening.

Commissioner McFadden agrees but it is worthless the way it is written. Any utility serving Lots 3 and 4 with that type of position of those lines where ownership cannot be guaranteed is putting themselves liable for facilities not working or damaged. There is no continuation between Lots 36 and 4. Mr. Sinner has not seen the construction documents for this. It would be helpful if Public Works commented.

Commissioner Mansfield stated that Commissioner McFadden has not made it clear to him that this is even a problem. Commissioner McFadden reported that if the City is going to require non-City utilities to be in that area and not in continuation with each other they would lose legal standing. One cannot just move a line 10 feet over and have them work. He agrees it is not a problem with this application. It seems to him that since this is a continuation of other units under the same name that something should be adjusted so there is a continuation of the properties allowing the utilities to be installed. Commissioner Mansfield asked, would it be helpful to know that under Oregon Law that the street right-of-way is available for public utility use? Commissioner McFadden commented that in practicality yes. In terms of legal standing one foot is in a public utility easement and the other foot is in the City. The utilities should be in the public utility easement where they are protected because it is on private property. In the street right-of-way the City can say at any time the utilities have to move. Commissioner Mansfield stated the importance is to the utility but not to the general public. Commissioner McFadden replied true.

Alex Georgevitch, City Engineer reported that it sounds like there is uncertainty between two separate subdivisions. The dilemma is that the subdivision Lot 36 is in has a different owner than the owner of these two subdivisions. This was a challenge for Public Works. Ideally, Lot 36 would provide a wider public utility easement for a short distance to allow utilities to stay within that. It is legal for utilities to go in the right-of-way but also there is a time in the future if they have to be relocated they have to do it at their own expense because they are in the public right-of-way. The property line will line up at about the curbs. They will not be in the street. They will be behind the sidewalk and planter strip for a short distance. In his opinion it is a low risk but still a risk. Staff does not have the ability to condition this developer to do something on adjoining property that they do not control.

Chair McKechnie stated that in this case the issue is that Nicholas Lee Drive with the exception of the one half street that abuts Lot 36 is a minor residential street and that one half block is a minor residential lane. At the time Silky Oaks was approved people thought it was the end of the road. Mr. Georgevitch reported that when Silky Oaks did their development north of Katie Mae they developed it as a residential lane which is 33

feet in width. The concept was that there would be a cul-de-sac terminating north. The property north is a mobile home park. This application would not have gone forward past Hogue Heaven Estates Phase 1. Working with the Transportation Manager there was an agreement to plan for future connectivity and Nicholas Lee would no longer be a residential lane. It would have to be a minor residential street. Therefore, the offset right-of-way.

Mr. Sinner reported that rarely do they get full development in infill development. They are always dealing with segments. He has been involved in Silky Oaks since 2007. As long skinny lots developed, equipment came out on the grounds and roads were being built the neighbors would ask if the developer wanted their property. Silky Oaks was Phase 5. Hogue Heaven was Phase 1 and now Phases 2 and 3. That is the way they try and align different codes, different development and with the exception of the mix, the rest of the transition is making the best of the situation.

Chair McKechnie asked, what was the rationale with the minimum access drive on the north side of this property opposed to the south side? Mr. Sinner stated it was for storm drainage. There is a public utility easement on the north side.

Mr. Sinner reserved rebuttal time.

b. Jim Gulrich, 870 North Ross Lane, Medford, Oregon, 97501. Mr. Gulrich has concerns with the Medford Irrigation District ditch that goes through Lot 10. When they enclose that it will flood his property. Property boundaries were skewed from the County many years ago. All the driveway accesses are on North Ross Lane. Some have been corrected. When they correct his driveway it will not be accessible.

Chair McKechnie asked, does the Medford Irrigation District ditch run behind Mr. Gulrich's property? Mr. Gulrich reported that the ditch is behind his house heading to Lot 13. It makes a ninety degree turn at the back of his home, goes another seventy five feet with a gradual turn, goes across his property and goes under Lot 10. The ditch is not represented on the plan.

Commissioner McFadden suggested that Mr. Gulrich discuss his concerns regarding the ditch with Mr. Sinner and the Medford Irrigation District about the flow in that area so that it does not flood his property.

c. Elizabeth Hanson, 7300 W. Evans, Rogue River, Oregon, 97537. Ms. Hanson stated that when the City widened North Ross Lane they knew the property lines were not aligned. The City told the residents if everyone was happy and agrees with the property lines they would grandfather the current boundaries. Why now is the developer asking for the slice of her family's property?

Chair McKechnie asked, when Ms. Hanson talks about the slice of property is she talking about the right-of-way dedication on the west side against Ross Lane? Ms. Hanson reported that the slice is in between her family's property and the property the developer purchased. It will take out part of their driveway where they will not be able to get vehicles in and out.

Commissioner Mansfield stated that the City has no authority or power to determine boundary disputes. He is hearing Ms. Hanson describing a neighborhood boundary dispute. The City did not then or do they now have any authority to decide those. Those are decided between and among the parties, or if not, by the courts. Ms. Hanson replied that someone came and made everybody agree to this. Everybody was happy to agree with it. Commissioner Mansfield stated that the City had no authority to do any such thing. Ms. Hanson asked, how would you feel if you lived on a piece of property for over 50 years and all of a sudden a big developer comes in and says they want their piece of property because it is theirs not yours? Commissioner Mansfield replied that it is not a function of this body to determine a property dispute issue. It sounds like that is what Ms. Hanson has. Ms. Hanson replied yes and does not care about the homes being built but why do they want her slice of property?

Commissioner McFadden recommended that Ms. Hanson consult an attorney. After 50 years of use and ownership of the property there may be some right that she has. If this is all in flux these are questions that should be answered. The only way to keep 6 feet of her driveway might be to involve someone versed in land use law. He agrees with Commissioner Mansfield's comments.

Commissioner Culbertson asked, is Exhibit K in reference to the property lines that Ms. Hanson discussed? Mr. Severs reported it is. The legal description provided did not account for the additional right-of-way that Jackson County had when they did those improvements. The City Surveyor requested an update and a new legal description. Commissioner Culbertson asked, is it still in dispute? Mr. Severs replied no. The legal description they provided does not account for the additional right-of-way that Jackson County took when doing the improvements four years ago.

Vice Chair Foley asked, is Mr. Severs saying that Exhibit K refers to the Ross Lane side and not anything between the south properties? Mr. Severs reported that the City Surveyor's comment was that it did not account for the right-of-way on North Ross Lane. Vice Chair Foley does not understand how Mr. Severs made that reference from this exhibit. Mr. Severs reported that there are two parts to the exhibit. The first page is an email and the second page is the City Surveyor's reference to the legal description being inaccurate. The email is Exhibit K referring that the south property overlaps some of the structures and suggested a property line adjustment. The applicant, Mr. Hogue is considering doing the property line adjustment.

d. Greg Gulrich, 870 North Ross Lane, Medford, Oregon, 97501. Mr. Gulrich has an issue with the driveway. Currently, the front of the property is roughly 6 feet off and the rear property line is a maximum of 13 feet off. If the developer wants to continue this project Mr. Gulrich feels it is necessary that there are conditions that need to be met. For one, he believes the curb cut pavement needs to be made and any associated cost for moving the property line over due to access.

Mr. Mitton reported that Mr. Gulrich is describing actual usage not lining up with property lines. This body has no authority to change property lines. That is something they can consult with an attorney whether or not they have any remedies through the circuit court, not through this body. This body has no ability to require them to shift a property line to match the actual usage of the property.

Mr. Sinner addressed the storm drainage stating it is between Lots 8, 9 and 10. It is an existing storm drain. From the north property line of this development it is piped and from that pipe it goes to Bear Creek. The applicant proposes to pipe into this existing pipe. They do not have the ability to dump water onto someone else's property. It will be engineered to drain properly. Chair McKechnie clarified that it is storm drain not irrigation. Mr. Sinner agreed.

Based on the legal description this plat defines the property. The plat meets the criteria for the applicant's land division approval. The applicant is willing and has the ability to discuss with the neighbors what the issues are and come to a satisfactory resolution.

Commissioner Thomas asked, when will that happen? Mr. Sinner replied soon. Commissioner Thomas is uncomfortable moving forward knowing there are property owners that have been on property over 50 years. He would like to see additional information from the City, City Attorney, and the applicant about what those remedies are, if there are any. Mr. Sinner replied that the applicant will initiate discussions with the neighbors of what kind of issues there are and what can be solved. Again, the applicant is working with the legal descriptions of the properties and submitting a plat for the Planning Commission to approve.

Mr. Mitton deliberately stayed vague. As someone involved with the City Attorney's office he cannot pick sides and give legal advice to either one of the parties. All he can do from the City's side is state it is in another venue.

Commissioner McFadden asked, if there is a 6 foot section that is in question, is the required square footage per lot critical? Mr. Sinner did not want to address the question on the fly. The applicant is willing to open discussions in good faith to see what they can do.

Commissioner Mansfield does not know why the Commission continues debating this matter. Boundary disputes are none of the Commission's business.

Mr. Mitton agreed. The Planning Commission has no authority to condition or delay the decision on the two agenda items being discussed based on the boundary disputes. It is outside of this body's jurisdiction.

Staff looks at the recorded property lines. Whether anyone has a right to get those property lines changed by a court based on prior usage is a separate issue. This body looks at the current property lines recorded by the County.

The public hearing was closed.

Commissioner Pulver asked, does it matter from Public Works perspective where the driveway is? Mr. Georgevitch does not believe so. Commissioner Pulver stated that if he reads the Public Works requirement correctly, would the existing driveway on the north side of the property, that needs to be rebuilt, be a shared easement between the subject property and the property to the north. Mr. Georgevitch believes Commissioner Pulver is reading the condition correctly. There are options. The applicant can leave the driveway where it is and provide an easement. It is on a major collector street and the Code requires access on high order streets with a hammerhead and shared access. Since this is going through entitlement process staff has asked that the driveway be set up to allow for future shared driveways. They can move it to the north. It would be acceptable to move it to the south and provide shared access. They can choose to leave it where it is and provide an easement to allow it to be shared so the property on either side would be able to take access.

Commissioner Pulver stated that one of the goals is to turn two driveways into one. Mr. Georgevitch replied that is correct. It is a safety consideration.

Motion: The Planning Commission adopts the findings as recommended by staff and directs staff to prepare the Final Orders for approval of LDS-19-004 and ZC-19-003 per the staff report dated March 7, 2019, including the approval for the creation of a Minimum Access Easement to serve lots 10-12, authorization of the maximum time schedule of 5 years for the platting of the property in phases, and the adoption of all Exhibits A through L.

Moved by: Commissioner Foley

Seconded by: Commissioner Pulver

Roll Call Vote: Motion passed, 9-0.

50.4 PUD-18-152 Consideration of a request for amendment of the Rogue Valley Manor Planned Unit Development, File No. PUD-98-023, to consider changes to the PUD

boundary of approximately 233-acres of property and to demonstrate that the 'Commercial Village' is able to develop without any vehicle trip stipulations, located east of Interstate 5 between Ellendale and La Loma Drives, within the SFR-4 (Single Family Residential – 2.5 to 4 dwelling units per gross acre), SFR-6 (Single Family Residential – 4 to 6 dwelling units per gross acre), SFR-10 (Single Family Residential – 6 to 10 dwelling units per gross acre), MFR-20 (Multiple Family Residential – 15 to 20 dwelling units per gross acre), MFR-30 (Multiple Family Residential - 20 to 30 dwelling units per gross acre) and C-C (Community Commercial) zoning districts. Applicant: Pacific Retirement Services; Agent: Richard Stevens & Associates; Planner: Steffen Roennfeldt.

Commissioner Mansfield sees in the record that there is a motion to postpone this hearing until a later date.

Mr. Mitton reported that there was a continuance request. However, since staff noticed the hearing there may be individuals present to testify that may not be able to attend the continued meeting date but will have the opportunity tonight.

Chair McKechnie inquired whether any Commissioners have a conflict of interest or ex-parte communication they would like to disclose. E. J. McManus disclosed that his wife works for the applicant Pacific Retirement Services. Her role is not involved in the operations or decision making of the project. He does not feel there is a potential conflict of interest.

Chair McKechnie inquired whether anyone in attendance wishes to question the Commission as to conflicts of interest or ex-parte contacts. None were disclosed.

Mr. Mitton stated that after publication staff received a continuance request on this agenda item to Thursday, April 25, 2019. Is there anyone that would like to participate on this agenda item that will not be able to attend the April 25th meeting? If so, staff will present their staff report.

Commissioner McFadden thought the reason for continuances is that the applicant will change their application. He thought it was opened for testimony but no staff report.

Mr. Mitton stated that they will get a staff report. Commissioner McFadden stated that if it is going to be continued they do not get a staff report. They take testimony but the Planning Commission has nothing to judge by.

Kelly Evans, Assistant Planning Director reported that Commissioner McFadden is correct. That is often how it is. Like for the first item where there was a continuance request. In this case and the Vinatieri project staff is prepared to give a staff report because staff anticipated to do that work. The continuance came after the report was published. It is

better for the Commission and public to be able to hear about the project so the testimonies are in context.

Commissioner McFadden asked, so the applicant will not be changing their application? Conditions will not be changed between now and April 25th? Ms. Evans understanding of the continuance request has to do with ODOT's review of the traffic analysis.

Mr. Mitton stated that it is important that staff give their report this evening so the individuals present to testify have something to respond to. If things change between now and April 25th or not staff will give the same report again or a new report. The staff report is not only for the Planning Commission's benefit it is also for members of the public that are present to testify.

Commissioner McFadden agrees with Mr. Mitton. He was just saying that historically this Commission has seen a lot of continuations where nothing was presented and told the people that wanted to testify that the Commission has no information.

Steffen Roennfeldt, Planner III stated staff received a continuation request from both ODOT and the applicant regarding reviewing the traffic impact analysis. The Planned Unit Revision or Termination approval criteria can be found in the Medford Land Development Code Section 10.198(A)(3). The Planned Unit Development criteria can be found in the Medford Land Development Code Section 10.190(D). The applicable criteria were addressed in the staff report, included with the property owner notices, and hard copies are available at the entrance of Council Chambers for those in attendance. Mr. Roennfeldt gave a staff report.

The public hearing was opened.

a. Clark Stevens, Richard Stevens & Associates, Inc., P. O. Box 4368, Medford, Oregon, 97501. Mr. Stevens was present but did not speak.

b. Tom Harris, 740 Hilldale Avenue, Medford, Oregon, 97504. Mr. Harris is in support of staff's recommendation of retaining the current traffic cap for the commercial village section of the proposed boundary change. There is a long term health consideration that he has. It is exacerbated when traffic is slowed at rush hours. He has concerns with the carbon monoxide emissions.

Motion: The Planning Commission continued PUD-18-152, per the applicant's request, to the Thursday, April 25, 2019, Planning Commission meeting.

Moved by: Commissioner Foley

Seconded by: Commissioner Miranda

Roll Call Vote: Motion passed, 9-0.

60. Reports

60.1 Site Plan and Architectural Commission.

Commissioner Culbertson reported that the Site Plan and Architectural met on Friday, March 1, 2019. They continued the proposal for Kentucky Fried Chicken restaurant with a drive-thru to Friday, March 15, 2019 meeting.

60.2 Transportation Commission

Commissioner Pulver reported that the Transportation Commission has not met.

60.3 Planning Department

Ms. Evens reported that the next Planning Commission study session is scheduled for Monday, March 25, 2019. Discussion will be on Cottage Housing.

There is business scheduled for Thursday, March 28, 2019, Thursday, April 11, 2019, and Thursday, April 25, 2019.

Ms. Evans sent out an email this afternoon to the Planning Commission regarding training in Phoenix presented by Southern Oregon Planners that includes Commissioner training. It is beneficial and Ms. Evans encouraged the Planning Commissioners to attend if able. It is Tuesday, April 2, 2019 from 5:00 p.m. to 7:00 p.m. Snacks will be provided.

On Thursday, March 7, 2019 the City Council approved the Sanitary Sewer Collection Master Plan and Lighting Standards.

There is no Planning business before the City Council at their March 21, 2019 meeting.

70. Messages and Papers from the Chair.

70. Chair McKechnie thanked the Commission for bearing with him through his first meeting as Chair.

80. Remarks from the City Attorney. None

90. Propositions and Remarks from the Commission.

90.1 Vice Chair Foley reported that likely he will not be in attendance at the May 30, 2019 meeting. (There is no Planning Commission meeting scheduled for that date.)

90.2 Commissioner Miranda thanked and appreciates the Commission for all the support while he was Chair of the Planning Commission.

He thanked Chair McKechnie for the relief from being Chair. It could not have come at a better time. He is facing some family matters that is going to take him out of the state for a little while but he will be back.

100. Adjournment

The meeting was adjourned at 7:12 p.m. The proceedings of this meeting were digitally recorded and are filed in the City Recorder's office.

Submitted by:

Terri L. Richards
Recording Secretary

Mark McKechnie
Planning Commission Chair

Approved: March 28, 2018



City of Medford

Planning Department

Working with the community to shape a vibrant and exceptional city

STAFF REPORT – CONTINUANCE REQUEST

for a Type-III quasi-judicial decision: Zone Change

Project Hagle Zone Change
Applicant: Jane Erin Griffin-Hagle

File no. ZC-18-189

To Planning Commission

for March 28, 2019 hearing

From Dustin Severs, Planner III

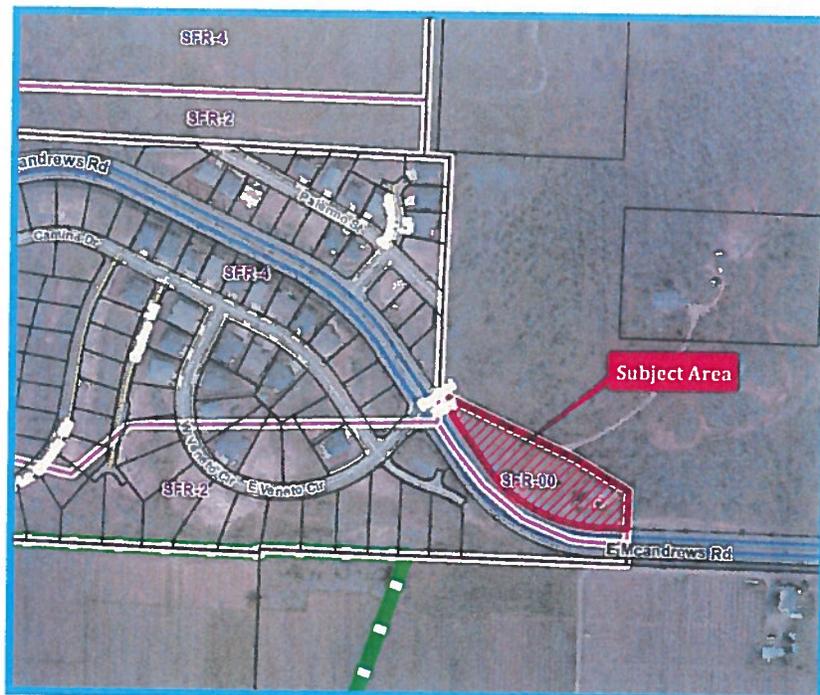
Reviewer Kelly Evans, Assistant Director

Date March 21, 2019

BACKGROUND

Proposal

Consideration of a request for a zone change of a 1.89-acre parcel located at 4199 Rachel Way from SFR-00 (Single-Family Residential, one dwelling unit per lot) to SFR-4 (Single-Family Residential, four dwelling units per gross acre) (371W22400).



Request

The applicant has requested that the item be continued to April 11, 2019, in order to provide additional time to complete a sewer study to support the zone change request.

EXHIBITS

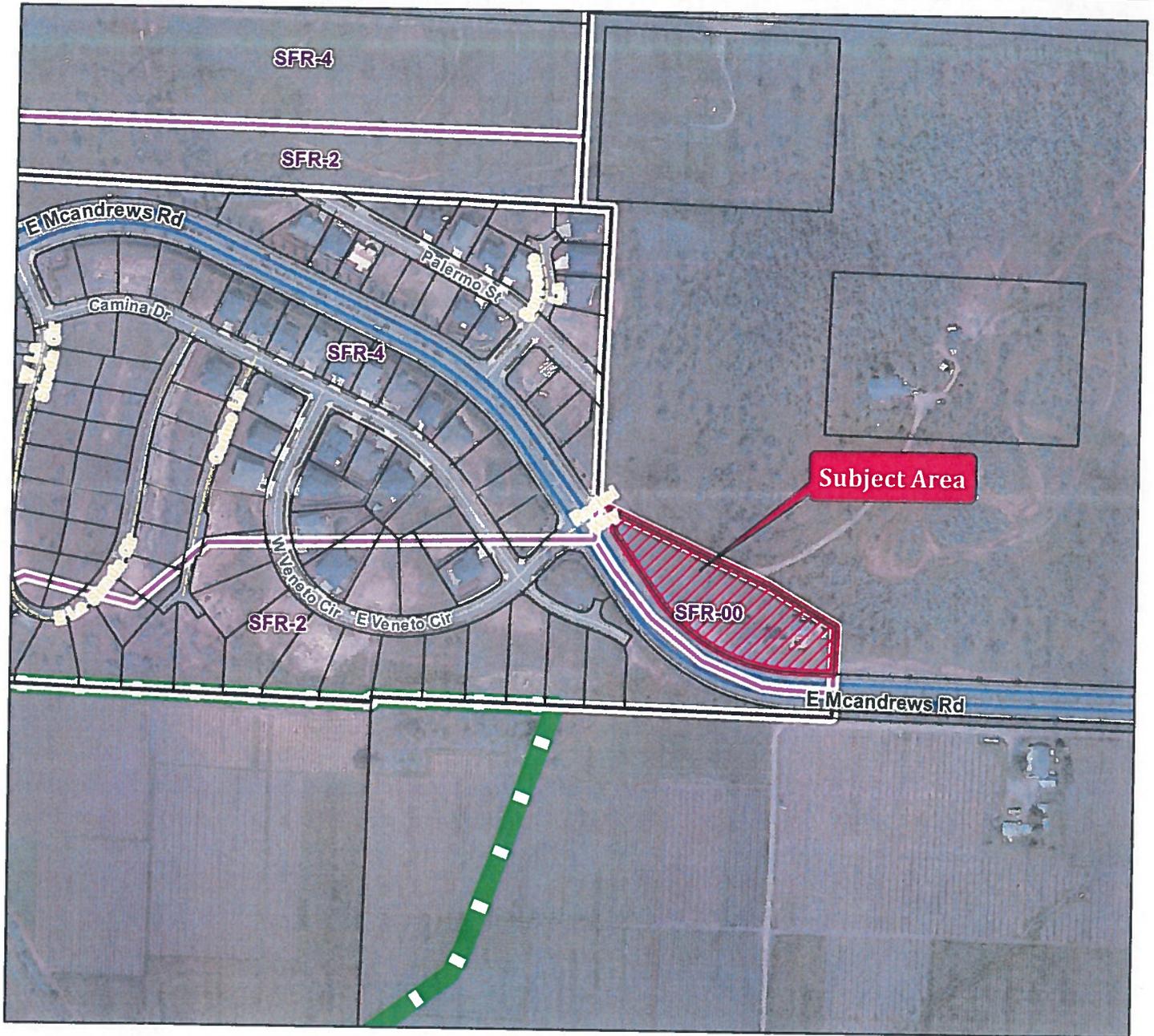
Vicinity Map

COMMISSION AGENDA:

FEBRUARY 14, 2019

MARCH 14, 2019

MARCH 28, 2019



Project Name:

**Griffin-Hagle
 Zone Change**

Map/Taxlot:

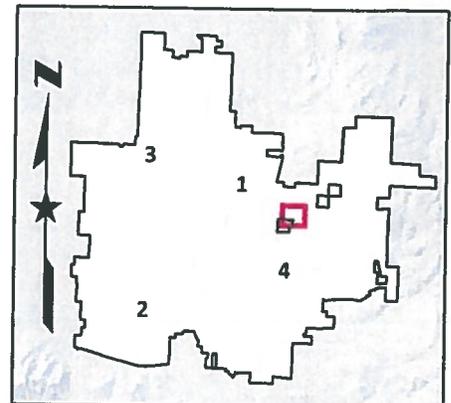
371W22 TL 400



Legend

-  Subject Area
-  Zoning Districts
-  Tax Lots

12/19/18





City of Medford

Planning Department

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STAFF REPORT – CONTINUANCE REQUEST

for a Type-III quasi-judicial decision: **Land Division, Zone Change and Exception**

Project Delta Estates – Phases 6-9
Applicant: Hayden Homes, LLC.
Agent: CSA Planning, Ltd.

File no. LDS-19-008 / ZC-19-009 / E-19-010

To Planning Commission

for March 28, 2019 hearing

From Dustin Severs, Planner III

Reviewer Kelly Evans, Assistant Director

Date March 21, 2019

BACKGROUND

Proposal

Consideration of a request for tentative plat approval for Delta Estates – Phases 6-9, a proposed 166-lot residential subdivision on two parcels totaling 31.64 acres; including a request for a change of zone for proposed Phases 6-8, totaling 22.64-acres, and an additional 0.14-acres of the adjacent Phase 5, from SFR-10 (Single Family Residential, ten dwelling units per gross acre) to SFR-6 (Single Family Residential, six dwelling units per gross acre); and a request for an Exception in order to allow a distance less than 200 feet between two intersections. The property is located east of Cheltenham Way and north of Mcloughlin Drive in the SFR-10 zoning district (371W08 1103 & 1104).



Request

The applicant has requested that the item be continued to April 11, 2019, in order to provide additional time to draft revisions to their submitted plans.

EXHIBITS

- A Continuance request, received March 7, 2019.
Vicinity Map

COMMISSION AGENDA:

MARCH 28, 2019

Dustin J. Severs

From: Jay Harland <jay@csaplanning.net>
Sent: Thursday, March 7, 2019 12:59 PM
To: Dustin J. Severs
Cc: Bev Thruston
Subject: FW: Delta Estates

Dustin,

Realistically, we are looking at the first meeting in April. Let's plan on that meeting.

Jay

From: Bev Thruston <bev@csaplanning.net>
Sent: Thursday, March 7, 2019 12:55 PM
To: Jay Harland <jay@csaplanning.net>
Subject: FW: Delta Estates

See below ~

CSA Planning, LTD,

Beverly Thruston, AIA
Senior Planner

4497 Brownridge Terrace #101
Medford, OR 97504
Phone: 541/779-0569 Fax: 541/779-0114

From: Dustin J. Severs <Dustin.Severs@cityofmedford.org>
Sent: Thursday, March 7, 2019 12:51 PM
To: Bev Thruston <bev@csaplanning.net>
Subject: Delta Estates

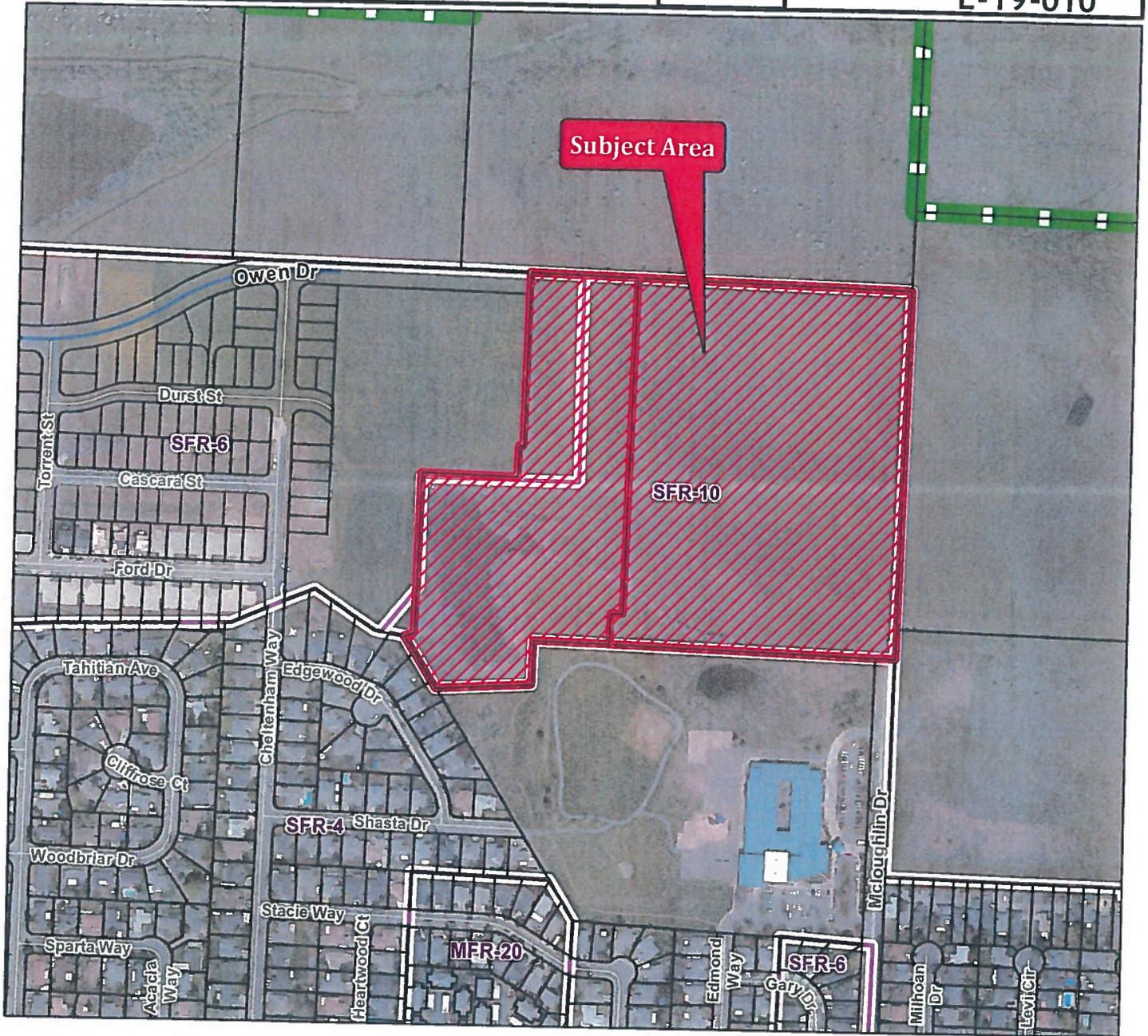
Hi Bev,

Just checking on the status of the Delta Estates project and to see if you anticipate that you'll be good for the March 28th hearing or if we're going to need to bump it back? If you think you can make the timeline for the 28th, could you have somebody swing by and pick up the two notice signs?



Dustin Severs, Planner III

City of Medford – Planning Department
200 South Ivy Street, Lausmann Annex
Medford, OR 98501 Phone: 541-774-2389

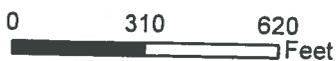


Project Name:

**Delta Estates
Phase 6-9**

Map/Taxlot:

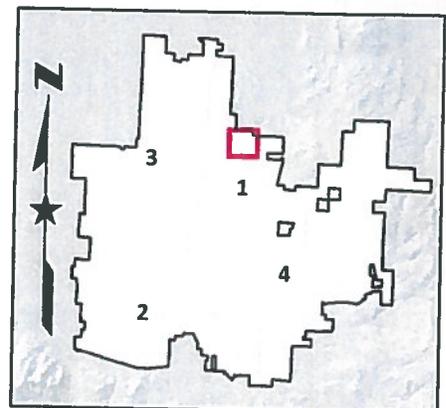
371W08 TL 1103-1104



Legend

-  Subject Area
-  Zoning Districts
-  Tax Lots

02/04/2019





REVISED STAFF REPORT

for a Type-III quasi-judicial decision: **Subdivision**

Project Vinatieri Heights Subdivision
Applicant: Rita Vinatieri; Agent: Neathamer Surveying Inc.

File no. LDS-18-160

To Planning Commission

for March 28, 2019

From Liz Conner, Planner II

Reviewer Kelly Evans, Assistant Planning Director *ke*

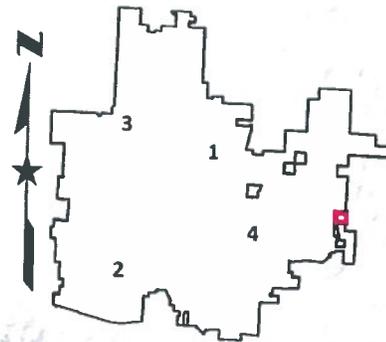
Date March 21, 2019

BACKGROUND

Proposal

Consideration of a tentative plat for a six lot subdivision on approximately 3.08 acres within the SFR-2 (Single Family Residential – 2 dwelling units per gross acre) zoning district, located on Roxy Ann Road directly south of Autumn Park Drive (371W23DD TL 1800).

Vicinity Map



Subject Site Characteristics

Zoning	SFR-2	Single family residential (2 dwelling units per gross acre)
GLUP	UR	Urban Residential
Use	Single Family Dwelling	

Surrounding Site Characteristics

<i>North</i>	Zone:	SFR-2
	Use:	Single Family Dwellings
<i>South</i>	Zone:	RR-5 (County Zoning)
	Use:	Single Family Dwelling
<i>East</i>	Zone:	RR-5 (County Zoning)
	Use:	Single Family Dwelling
<i>West</i>	Zone:	SFR-2
	Use:	Single Family Dwelling

Related Projects

Annexation A-05-282 ORD 2006-68
Zone Change ZC-06-307 SFR-00 to SFR-2 Approved December 28, 2006

Applicable Criteria

**SUBDIVISION TENTATIVE PLAT APPROVAL CRITERIA
FROM SECTION 10.202(E) OF THE MEDFORD LAND DEVELOPMENT CODE**

The 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 Articles 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 Planning Commission 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

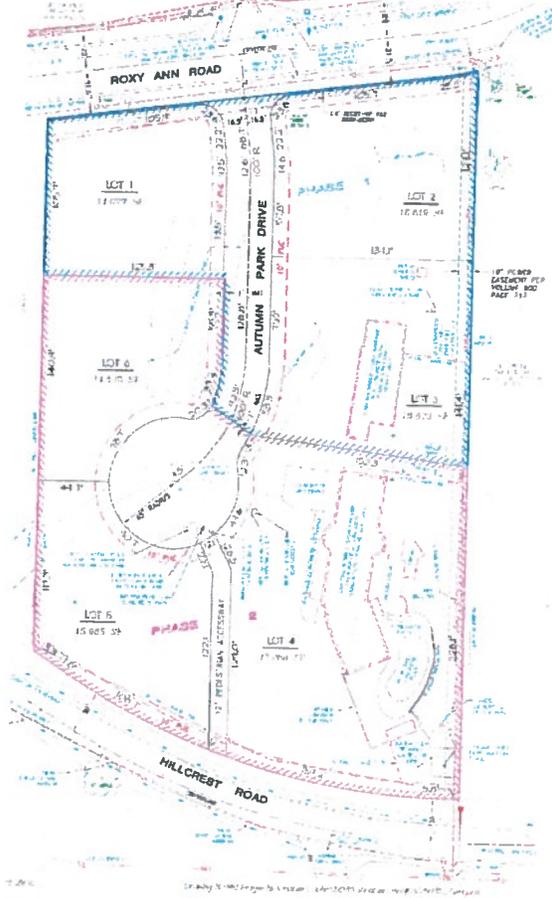
Background

The subject property was annexed into the City limits in 2006 (Ord. 2006-68). The Planning Commission approved a zone change to SFR-2 in December 2006. The applicant is now requesting approval of a tentative plat for a two phase, six lot subdivision with a cul-de-sac.

This project was scheduled for public hearing on March 14, 2019. The applicant submitted a request to continue the hearing to March 28, 2019, to allow staff time to review a phasing request. A revised tentative plat and the applicant's phasing request have been included in this report.

Intentionally left blank

Proposed Tentative Plat (Exhibit B-1)



Site

Aerial Photo

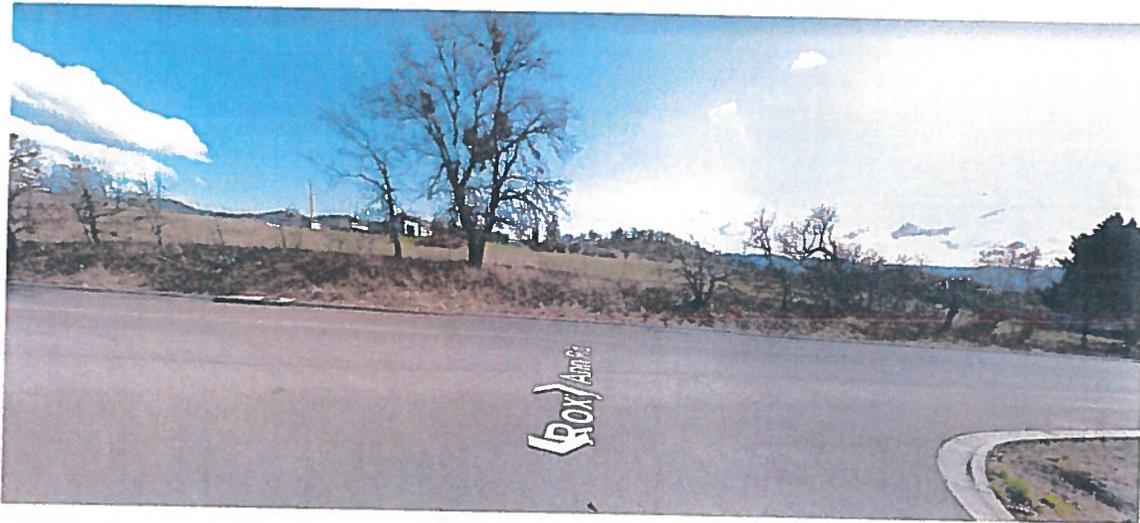


Photos

Looking Northeast



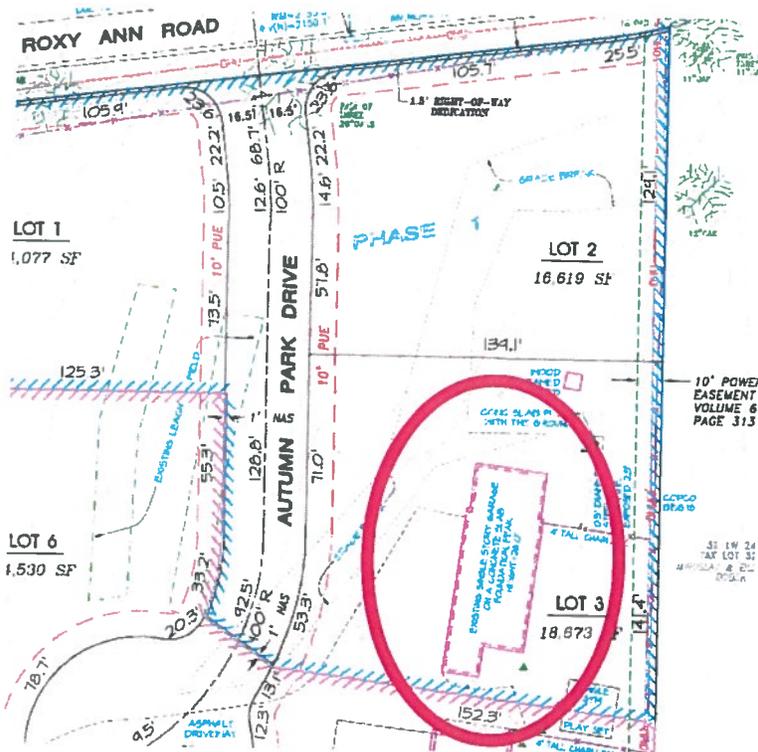
Looking South



Land Division Criteria Compliance

Permitted Uses

The tentative plat shows that the existing detached garage will be located on Lot 3 and the existing Single Family Residence is on Lot 4. The applicant's findings (Exhibit F) state that they would like to retain the use of the detached garage.



The MLDC does not allow an accessory use to be established without a primary use. A condition of approval has been included (Exhibit A-1) to establish a primary use on Lot 3 or demolish the detached garage prior the approval of the final plat for any phase.

Density

The proposal of six lots is within the density range permitted under the SFR-2 zone. The density calculation (Exhibit O) for approximately 3.5 gross acres is a minimum of three dwelling units to seven dwelling units.

Dimensional Standards

As shown in the Dimensional Standards Table below, it can be found that the proposed lots identified on the submitted tentative plat meet the dimensional standards for the SFR-2 zoning district as found in Article V of the Medford Land Development Code.

Dimensional Standards Table				
SFR-2	Lot Area (square feet)	Minimum Lot Width Corner/Interior (feet)	Minimum Lot Depth (feet)	Minimum Lot Frontage (feet)
Required	14,000 to 55,000	90/80	90	30
Proposed	14,077 to 37,268	90 to 105	125 minimum	90 minimum

Public Improvements

The Public Works staff report (Exhibit H-1) states that Hillcrest Road and Roxy Ann Road are classified as Standard Residential Streets.

Hillcrest Road - The applicant's slope analysis (Exhibit C) and the Steep Slope Development Report (Exhibit G) identifies slopes greater than 15% along the north side of Hillcrest Road. Per the Public Works Report, the applicant may elect to remove the planter strip and parking from the north side of the road. If so, the minimum required improvements shall be curb and gutter with a 5-foot, curb-tight sidewalk on the north side with two, 12-foot paved travel lanes plus pavement to the far south edge of the existing pavement. Otherwise, it shall be improved to Standard Residential street standards, in accordance with MLDC 10.430, which shall include improving 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 Public Works Report also states that the full width of the proposed residential lane, Autumn Park Drive, shall be dedicated to comply with the required 33 feet.

Roxy Ann Road - All street section improvements, with the exception of a planter strip and sidewalk, have been completed in close conformance with current standards, including pavement, curb and gutter and street lights. Therefore, a 5-foot wide sidewalk with a planter strip will be required along this development frontage.

Access and Circulation

MLDC Section 10.450 states that when a cul-de-sac is proposed, an accessway shall be provided consistent with Sections 10.464 through 10.466. The applicant's tentative plat (Exhibit B-1) shows that an accessway is proposed between Lot 4 and Lot 5. The applicant's Hillcrest Road Conceptual plan (Exhibit D) shows an accessway proposed.

Phasing

The applicant is proposing two phases on the tentative plat (Exhibit B-1), and described in the phasing request letter submitted by the agent (Exhibit P).

Agency Comments

Jackson County Roads Department (Exhibit M)

The Jackson County Roads Department provided comments and requests that the applicant submit construction drawings to Jackson County and obtain any required permits through their agency. Jackson County Roads also requests the opportunity to review and comments on the hydraulic report and drainage plans. A condition of approval to comply with the Jackson County Roads Department's comments has been included (Exhibit A-1).

Addressing (Exhibit K)

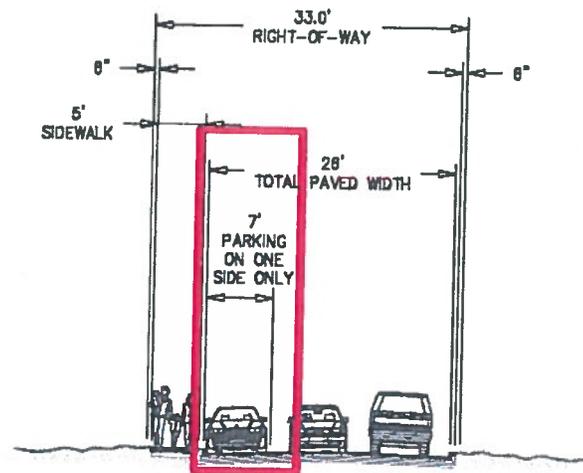
Per the Address technician's staff memo, the address of the existing house at 5495 Hillcrest Road will need to be readdressed when the extension of Autumn Park Drive is constructed. A condition of approval to comply with the Address Technician's memo has been included (Exhibit A-1).

Medford Fire Department Report (Exhibit I)

The Medford Fire Department's report states that the property is within the Wildfire Urban Interface (WUI) zone. All development within the WUI shall comply with fire resistant rated roofing material.

No Parking shall be posted along one side of Autumn Park Drive in accordance with MLDC 10.430(3). A condition of approval to comply with the Medford Fire Department's Report has been included (Exhibit A-1).

Residential Lane



No other issues were identified by staff.

FINDINGS AND CONCLUSIONS

Staff has reviewed the applicant's findings and conclusions (Exhibit F) and recommends the Commission adopt the findings with the following modifications.

- With regard to the public accessway requirements in Sections 10.464 through 10.466, the applicant shall provide an accessway from Autumn Park Drive to Hillcrest Road as demonstrated by the proposed tentative plat (Exhibit B-1).

RECOMMENDED ACTION

Adopt the findings as recommended by staff and direct staff to prepare the final order for approval of LDS-18-160 per the revised staff report dated March 21, 2019, including:

- A condition that a primary use must be established on Lot 3 or the garage must be demolished prior to the approval of the final plat; and,
- Authorizing a 5-year approval period for the tentative plat; and
- Exhibits A-1 through P.

EXHIBITS

- A-1 Conditions of Approval, dated March 21, 2019
- B-1 Tentative Plat received March 18, 2019
- C. Slope Analysis received October 23, 2018

- D. Hillcrest Road Conceptual Improvements received March 5, 2019
- E. Conceptual grading and drainage plan received October 23, 2018
- F. Applicants findings and conclusions received October 23, 2018
- G. Steep Slope Development Report received October 23, 2018
- H-1 Public Works Staff received March 20, 2019
- I. Medford Fire Department report received December 19, 2018
- J. Medford Building Department Memo received December 19, 2018
- K. Address Technician Memo dated December 17, 2018
- L. Medford Water Commission Staff Memo dated December 19, 2018
- M. Jackson County Roads comments dated December 11, 2018
- N. Oregon Department of Transportation email dated December 13, 2018
- O. Density Calculation
- P. Applicant's Phasing Request received March 18, 2019
Vicinity map

PLANNING COMMISSION AGENDA:

JANUARY 10, 2019
JANUARY 24, 2019
FEBRUARY 14, 2019
MARCH 14, 2019
MARCH 28, 2019

EXHIBIT A-1

LDS-18-160
Conditions of Approval
March 21, 2019

DISCRETIONARY CONDITIONS

1. Prior to final plat of any phase, a primary use must be established on Lot 3 or the garage must be removed.
2. The Planning Commission authorizes a five year approval period.

CODE REQUIREMENTS

3. Prior to Final Plat approval, the applicant shall comply with the:
 - a. Public Works Department Staff Report dated March 20, 2019 (Exhibit H-1).
 - b. Medford Fire Department Report dated December 19, 2018 (Exhibit I).
 - c. Medford Building Department Memo dated December 19, 2018 (Exhibit J).
 - d. Medford Addressing Technician's Memo dated December 17, 2018 (Exhibit K).
 - e. Medford Water Commission Meme dated December 19, 2018 (Exhibit L).
 - f. Jackson County Roads letter dated December 11, 2018 (Exhibit M).

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MAR 18 2019

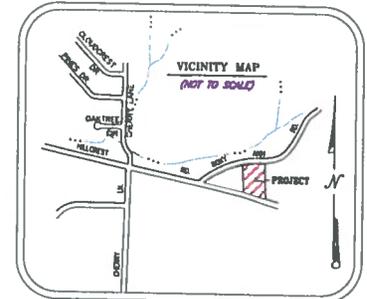
Planning Dept.

TENTATIVE PLAT FOR: VINATIERI HEIGHTS

Located in The Southeast One-quarter of the Southeast One-quarter of Section 23, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon.

PREPARED FOR:

JOHN VINATIERI
5495 HILLCREST
MEDFORD OR. 97504



LEGEND:

- Indicates a utility marked gas line.
- +— Indicates an existing gas valve.
- Indicates an existing gas sign.
- Indicates a utility marked sanitary sewer line.
- Indicates an existing sanitary sewer manhole.
- Indicates an existing sanitary sewer cleanout.
- Indicates a utility marked storm sewer line.
- Indicates an existing storm sewer manhole.
- Indicates an existing power pole and guy anchor.
- Indicates an existing overhead utility line.
- Indicates a utility marked buried electric line.
- Indicates a utility marked telephone line.
- Indicates an existing telephone pedestal.
- Indicates an existing mail box.
- Indicates a utility marked water line.
- Indicates an existing water meter.
- Indicates an existing water valve.
- Indicates an existing fire hydrant.
- Indicates an existing water valve for yard irrigation.
- Indicates a deciduous tree with drip-line diameter drawn to scale.
- Indicates a non-deciduous tree with drip-line diameter drawn to scale.
- Indicates the elevation at the top of the valve nut for a water valve.
- n, ne, nw Indicates a general direction: northerly, northeasterly, northwesterly, etcetera.
- PUE Indicates a proposed public utility easement.
- SF Indicates the number of square feet within a closed area such as a lot.
- SN Indicates a survey recorded by number in the office of the Jackson County Surveyor.
- INST Indicates an instrument from the Official Records of Jackson County, Oregon.

PROJECT INFORMATION & NOTES:

SCHOOL DISTRICT:	544C
SANITATION DISTRICT:	RV55
GROSS ACREAGE:	3.44 ACRES
PROJECT AREA:	9.07 ACRES
EXISTING ZONING:	SFR-2
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL

1-foot contour interval.
2-foot index contour interval.

All existing underground utilities, as depicted hereon, were located with reasonable accuracy, as marked on the ground by affected agencies and utility companies. Oregon Administrative Rules Chapter 452, Division 1, Definitions, 95-001-0010 (12) states: "reasonable accuracy" means location within 24 inches of the outside lateral dimensions of both sides of an underground facility.

BASIS OF SURVEY:

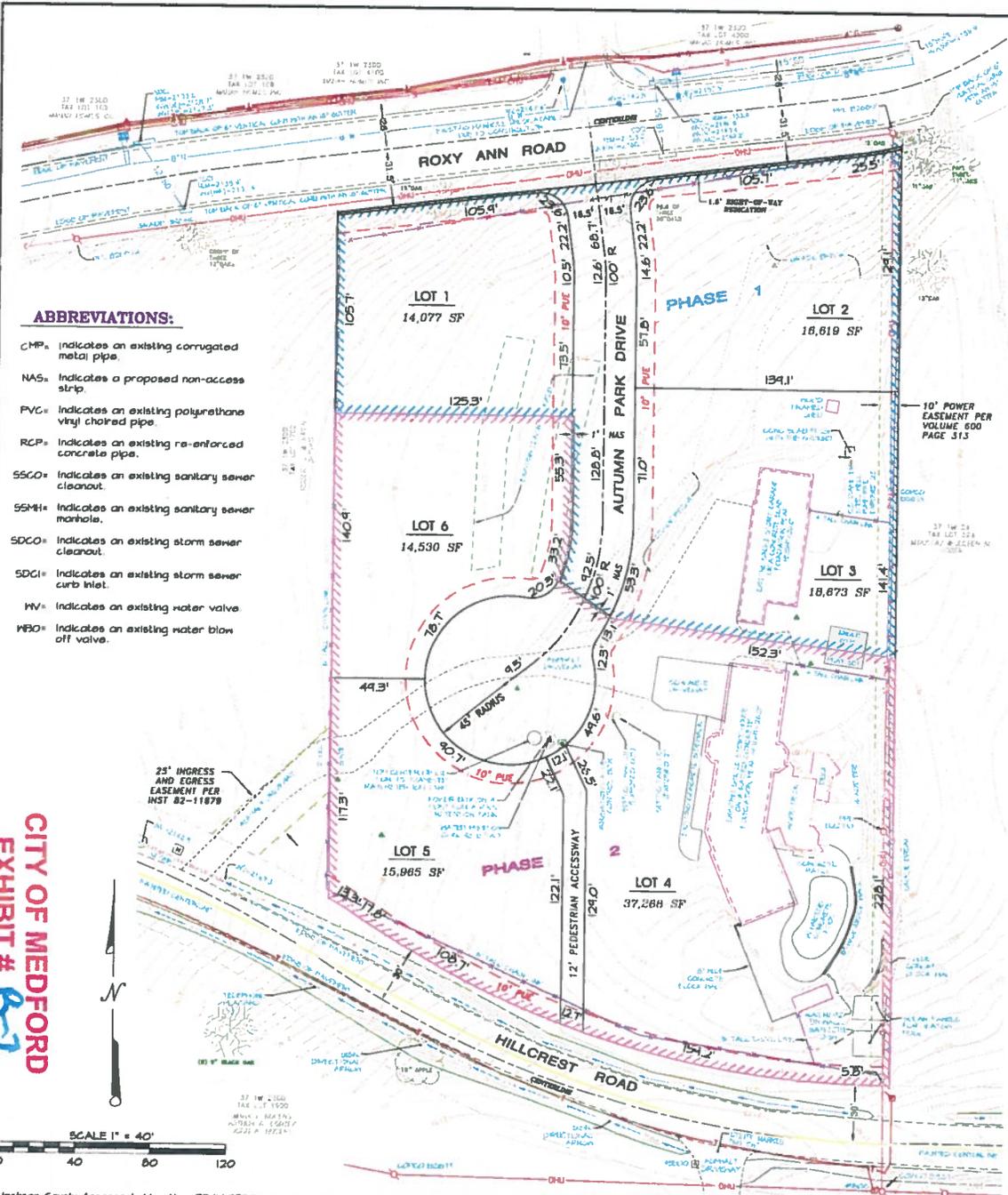
Basis of bearings is the centerline of Hillcrest Road per the plat of SADDLE RIDGE SUBDIVISION, PHASE 1, as recorded on August 5, 2004, in Volume 30 of Plats at Page 48 of the Records of Jackson County, Oregon, and filed as Survey Number 18354 in the office of the Jackson County Surveyor, and as depicted hereon.

Basis of Elevations is City of Medford Bench Mark No. A-261, being a found brass cap in the northerly curb line of Hillcrest Road, at the northwesterly corner of its intersection with Cherry Lane. Published elevation = 2074.544 feet.

PREPARED BY: Neathamer Surveying, Inc.
3132 State St., Suite 110
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: March 18, 2019 PROJECT NUMBER: 15035-4
Sheet 1 of 1

REGISTERED PROFESSIONAL LAND SURVEYOR
SUBMITTED FOR REVIEW
OREGON
JULY 18, 1984
ROBERT V. NEATHAMER
2875
Renewal Date 12/31/20



ABBREVIATIONS:

- CM^a Indicates an existing corrugated metal pipe.
- NAS Indicates a proposed non-access strip.
- PVC Indicates an existing polyurethane vinyl chaired pipe.
- RCP Indicates an existing re-enforced concrete pipe.
- SSCO Indicates an existing sanitary sewer cleanout.
- SSMH Indicates an existing sanitary sewer manhole.
- SDCO Indicates an existing storm sewer cleanout.
- SDCI Indicates an existing storm sewer curb inlet.
- MV Indicates an existing water valve.
- WFO Indicates an existing water blow off valve.

Page 41

FILE # LDS-18-160

CITY OF MEDFORD
EXHIBIT # B-1



Jackson County Assessor's Map No. 37 1W 23DD, Tax Lot 1800

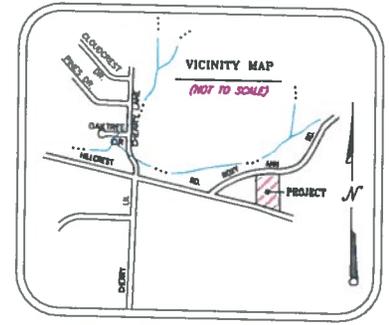
Drawing N:\501 Projects\Vinatieri, John\5035 Vinatieri Heights\5035...Tent.plt

A SLOPE ANALYSIS FOR: VINATIERI HEIGHTS

Located In The Southeast One-quarter of the Southeast One-quarter of Section 23, Township 37 South, Range 1 West, Willamette Meridian, City Of Medford, Jackson County, Oregon.

PREPARED FOR:

JOHN VINATIERI
5495 HILLCREST
MEDFORD OR. 97504



LEGEND:

Indicates slopes 15% - 35%

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert V. Neathamer

OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675

Renewal Date 12/31/18

BASIS OF SURVEY:

Basis of bearings is the centerline of Hillcrest Road per the plat of SADDLE RIDGE SUBDIVISION, PHASE I, as recorded on August 5, 2004, in Volume 50 of Plats at Page 48 of the Records of Jackson County, Oregon, and filed as Survey Number 10394 in the office of the Jackson County Surveyor, and as depicted hereon.

Basis of Elevations is City of Medford Bench Mark No. A-261, being a found brass cap in the northerly curb line of Hillcrest Road, at the northwesterly corner of its intersection with Cherry Lane. Published elevation = 2044.544 feet.

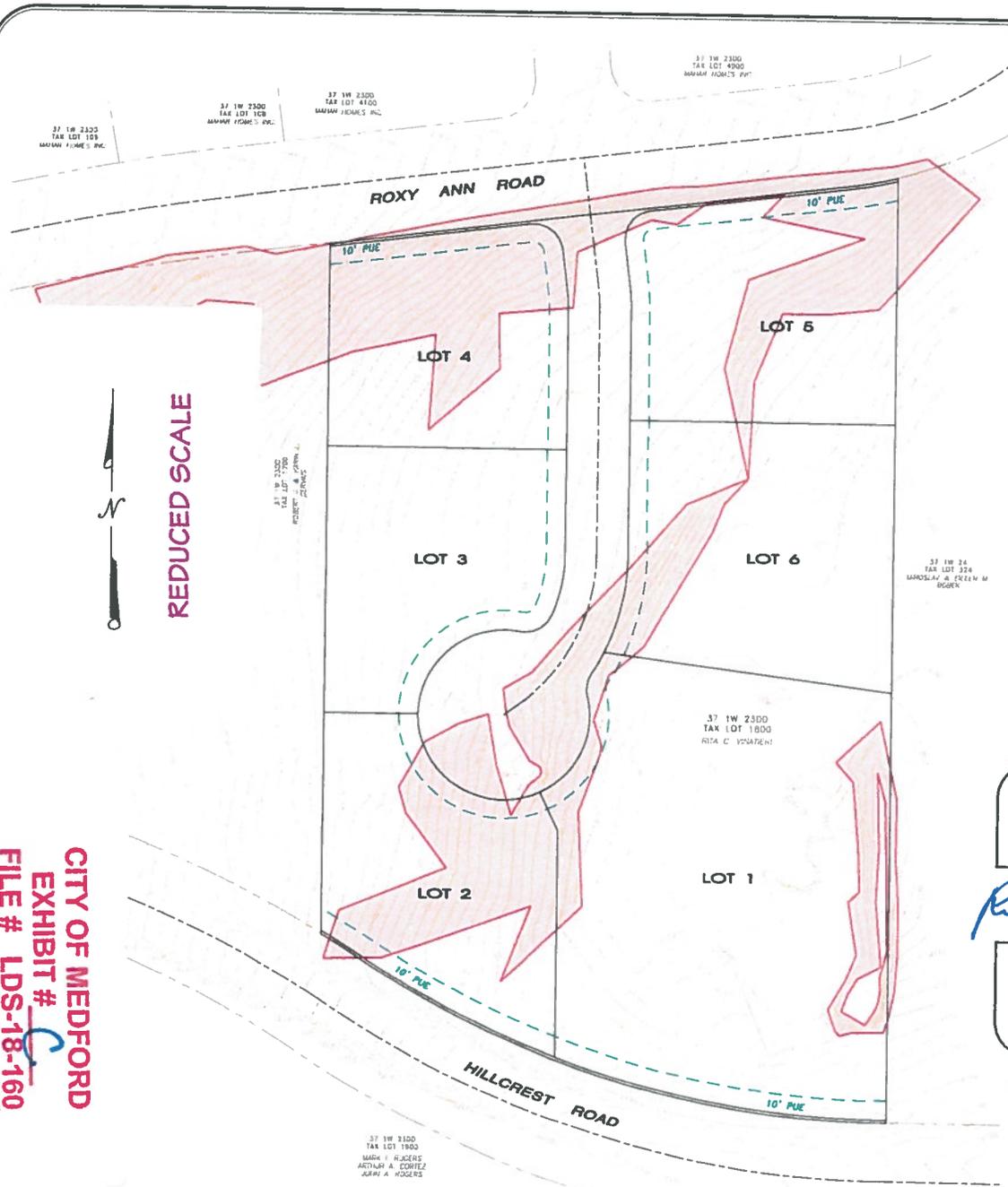
PREPARED BY:

Neathamer Surveying, Inc.
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2889
FAX (541) 732-1382

PLOT DATE: October 23, 2018

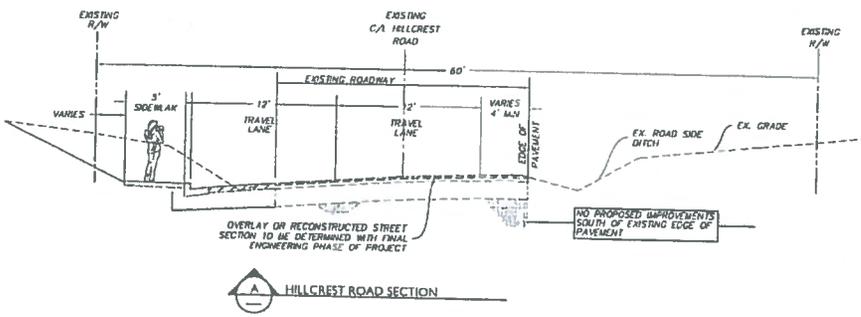
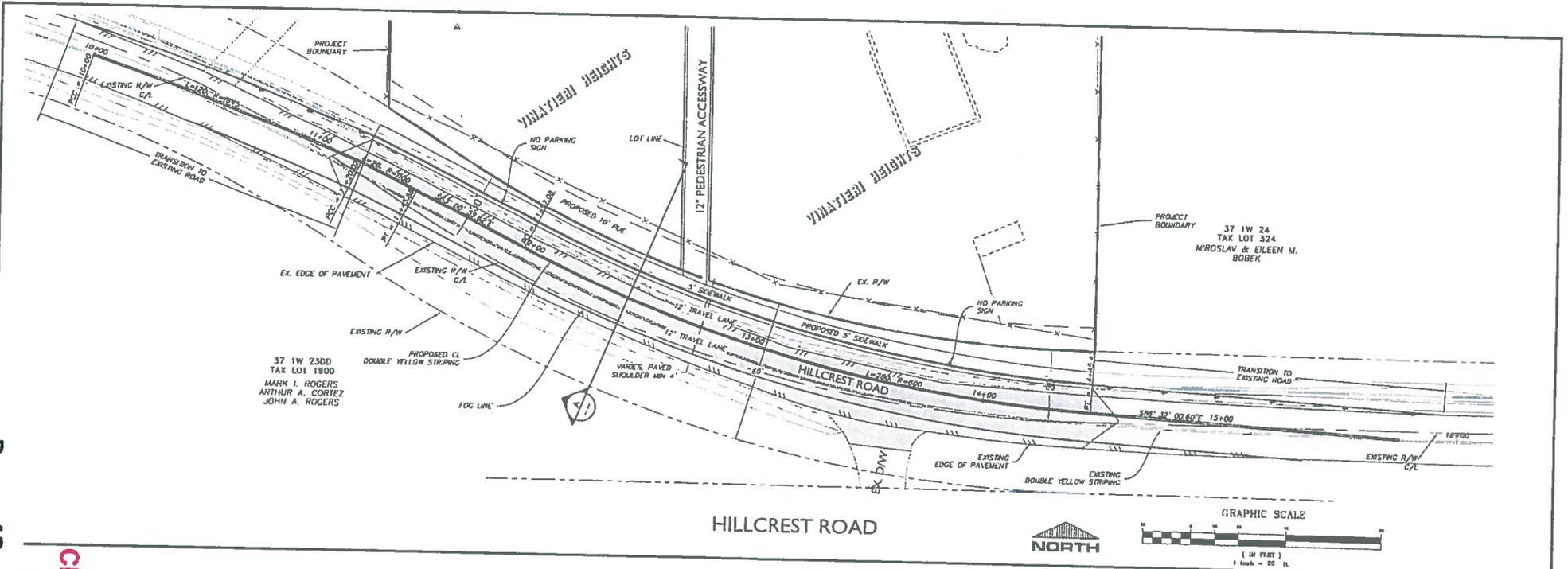
PROJECT NUMBER: 15035-A

Sheet 1 of 1 © NR



REDUCED SCALE





CITY OF MEDFORD
 EXHIBIT # 1
 FILE # LDS-18-160



P.O. BOX 1724 • MEDFORD, OREGON 97501
PH: (541) 774-8286

DRAWN BY: JJL	DATE: 02/19
CHECKED BY: MM	DATE: 02/19
APPROVED R/S:	DATE:
APPROVED:	DATE:
APPROVED:	DATE:
APPROVED:	DATE:

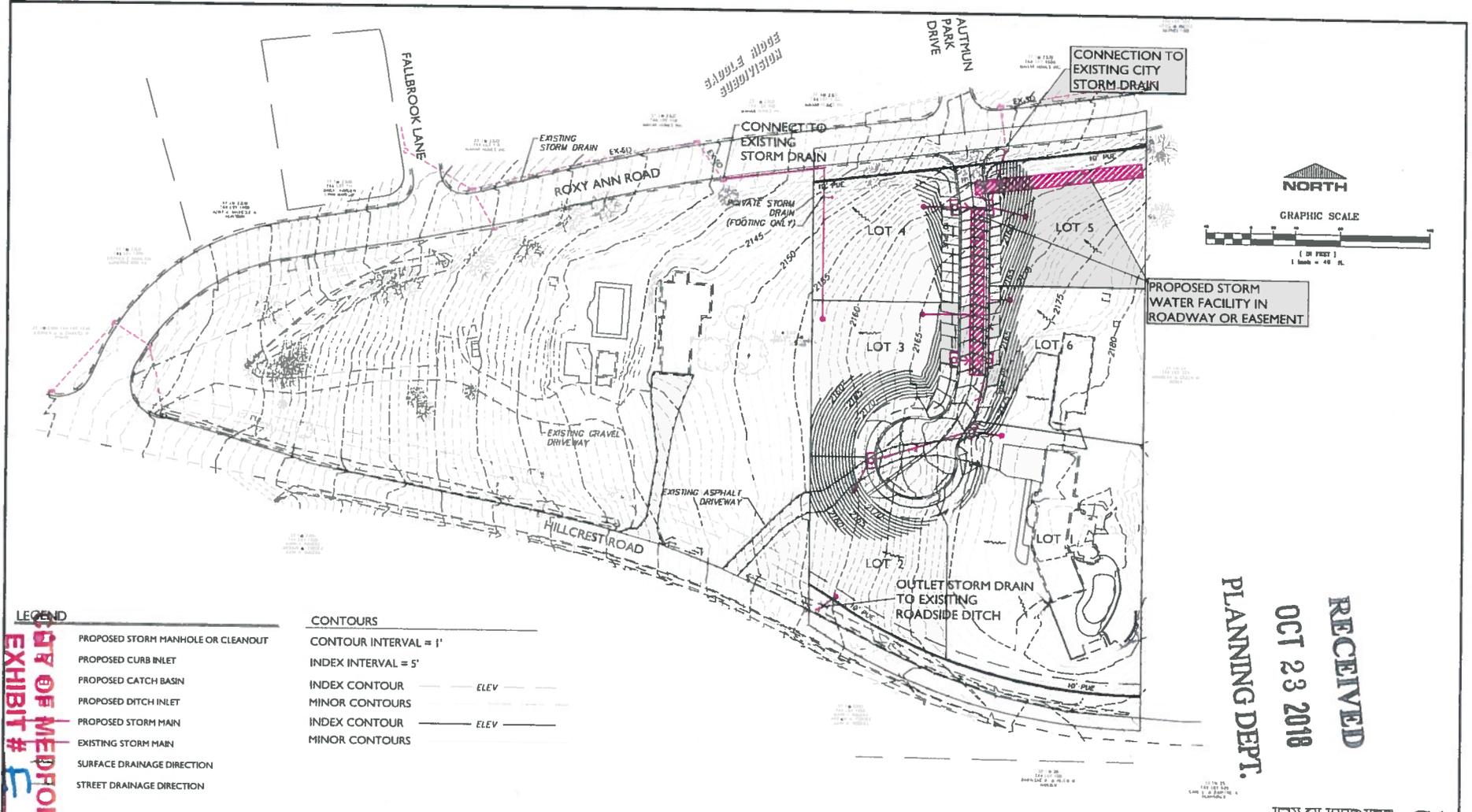
NO.	REVISION	DATE	BY



EXHIBIT C.2

CITY OF MEDFORD	
VINATIERI HEIGHTS	
CONCEPTUAL HILLCREST ROAD	
PROJECT NO.	-
DRAWING NO.	2

FILE # LDS-18-160



LEGEND		CONTOURS	
PROPOSED STORM MANHOLE OR CLEANOUT	(Symbol)	CONTOUR INTERVAL = 1'	
PROPOSED CURB INLET	(Symbol)	INDEX INTERVAL = 5'	
PROPOSED CATCH BASIN	(Symbol)	INDEX CONTOUR	ELEV
PROPOSED DITCH INLET	(Symbol)	MINOR CONTOURS	
PROPOSED STORM MAIN	(Symbol)	INDEX CONTOUR	ELEV
EXISTING STORM MAIN	(Symbol)	MINOR CONTOURS	
SURFACE DRAINAGE DIRECTION	(Symbol)		
STREET DRAINAGE DIRECTION	(Symbol)		



PROPOSED STORM WATER FACILITY IN ROADWAY OR EASEMENT

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PLANNING DEPT.

EXHIBIT C.1

		DRAWN BY: ZLZ	DATE: 10/18	NO	REVISION	DATE	BY		CITY OF MEDFORD VINATIERI HEIGHTS CONCEPTUAL GRADING & DRAINAGE PLAN	PROJECT NO.
		CHECKED BY: TP	DATE: 10/18							XX-XX
										DRAWING NO.
										1

DATE: 10/18/18 11:00 AM
DRAWN BY: ZLZ
CHECKED BY: TP

12

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OCT 23 2018

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 VINATIERI HEIGHTS.**

APPLICANT: Rita Vinatieri
5495 Hillcrest Road
Medford, OR 97504

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

A. BACKGROUND INFORMATION

The subject property is located at 5495 Hillcrest Road (Jackson County Assessor's Map Number 37 1W 23DD, Tax Lot 1800), between Roxy Ann Road and Hillcrest Road. The property has a gross acreage of 3.49 acres, is currently zoned as Single Family Residential - 2 units/acre (SFR-2) and has a General Land Use Map (GLUP) designation of Urban Residential (UR).

There is an existing single-story residence with surrounding improvements that is intended to remain as an oversized, fully-developed lot (being proposed as Lot 1). Additionally, the applicant intends to retain proposed Lot 6 and the existing garage that is located on said lot.

Surrounding the subject site to the west, east and south are single-family residences on larger tracts of land. To the north lies the development known as Saddle Ridge Subdivision, Phase 2.

There are no other applications associated with the proposed development at this time.

B. SCOPE, PURPOSE, AND OVERVIEW OF THE APPLICATION

The purpose of this application is for the approval of a Tentative Plat for a 6-lot residential subdivision consisting of detached, single-family dwelling units. Included in the proposal is the southerly extension of Autumn Park Drive.

**CITY OF MEDFORD
EXHIBIT # F
FILE # LDS-18-160**

60

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;*

"F"

FINDINGS OF FACT

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

It should be noted that there are slopes located on the property which exceed 15%. Pursuant to Section 10.450(1) of the MLDC, a cul-de-sac can be permitted when the approving authority finds any of the following conditions:

(a) One or more of the following conditions prevent a street connection: excess slope (15% or more), presence of a wetland or other body of water which cannot be bridged or crossed, existing development on adjacent property, presence of a freeway or railroad.

(b) It is not possible to create a street pattern which meets the design requirements for streets.

(c) An accessway is provided consistent with the standards for accessways in Section 10.464 through Section 10.466.

Due to the existing topography and slopes, a through street was not able to be safely constructed. As such, and as allowed by 10.450(1)(a), the proposed southerly extension of Autumn Park Drive ends in a cul-de-sac. Additionally, a pedestrian access has not been included in the proposal as there is no pedestrian circulation to connect with on Hillcrest Road.

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*

"F"

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, Vinatieri Heights, is a name that has been approved by the Jackson County Surveyor on October 3, 2018. 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

The proposed development is not located within an adopted circulation plan. However, the proposed southerly extension of Autumn Park Drive has been designed to match the existing centerlines at the intersection of Autumn Park Drive and Roxy Ann Road. Refer to Criterion No. 1 for additional information relating to the proposed cul-de-sac.

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 Vinatieri Heights 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, President

Agent for Applicant:
Rita Vinatieri

Dated: October 23, 2018



THE GALLI GROUP
Engineering Consulting

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OCT 23 2018
PLANNING DEPT.

STEEP SLOPE DEVELOPMENT REPORT
VINATIERI HEIGHTS SUBDIVISION
EAST MEDFORD, OREGON

For: John Vinatieri
5495 Hillcrest Road
Medford, OR 97504

By: **THE GALLI GROUP**
612 NW Third Street
Grants Pass, OR 97526
(541) 955-1611

02-5198-01
August 11, 2016

CITY OF MEDFORD
EXHIBIT # G
File # LDS-18-160

612 NW Third Street, Grants Pass, Oregon 97526 • Phone (541) 955-1611 • Fax (541) 955-8150

Table of Contents

<u>Section</u>	<u>Page</u>
1.0 INTRODUCTION	1
2.0 SITE AND PROJECT DESCRIPTION	1
3.0 SITE INVESTIGATION	2
3.1 SLOPE VERIFICATION.....	2
3.2 SUBSURFACE INVESTIGATION	2
4.0 LABORATORY TESTING	2
5.0 SUBSURFACE CONDITIONS	3
5.1 SOIL.....	3
5.2 GROUNDWATER	3
6.0 GEOLOGY SEISMICITY AND GEOLOGIC HAZARDS.....	4
6.1 GENERAL	4
6.2 SITE SEISMICITY	4
7.0 SLOPE STABILITY SUMMARY	5
8.0 EROSION POTENTIAL	5
9.0 IMPACTS ON WATER HYDROLOGY.....	6
9.1 SURFACE WATER.....	6
10.0 GRADING AND DRAINAGE PROCEDURES	6
10.1 GRADING ISSUES.....	6
10.2 WATER CONTROL ISSUES	7
11.0 SUMMARY.....	8
12.0 LIMITATIONS.....	8

LIST OF FIGURES

Figure 1	Vicinity Map
Figure 2	Site Plan with Test Pit Locations
Figure 3	Slope Verification Map
Figure 4	Air Photo of Parcel

APPENDIX A: Test Pit Logs

APPENDIX B: Laboratory Test Results

APPENDIX C: Geology Seismicity and Geologic Hazards Report



STEEP SLOPE DEVELOPMENT REPORT VINATIERI HEIGHTS SUBDIVISION EAST MEDFORD, OREGON

1.0 INTRODUCTION

The owner of a 3.49 acre parcel extending between Hillcrest Road and Roxy Ann Road in East Medford proposes to subdivide it into a total of five separate lots. This would create four new building lots. This parcel is in an area that has slopes over 15%. Portions of the proposed site development such as driveway and building pads will take place in areas of the parcel with slopes greater than 15%. Therefore it is subject to the Hillside Ordinance in the City of Medford Land Development Code.

2.0 SITE AND PROJECT DESCRIPTION

This parcel is an elongated property bordered on the south by Hillcrest Road and on the north by Roxy Ann Road. Please see Figure 1, Vicinity Map and Figure 2, Site Plan, for a detailed site location and parcel orientation. The parcel is currently occupied by a single-family residence with associated garage, swimming pool, driveway and other site landscaping features. The ground slopes between 10% and 25%. The large majority of development will take place in areas with slopes of 15% or less.

Subsurface conditions in this area generally consist of a 2 to 5 foot thick layer of expansive clay or clayey silt over gravelly Clay. Below this, usually at depths of 5 to 15 feet, the underlying weathered sandstone is encountered.

As discussed above, this "project" consists of subdividing the parcel into a total of five lots. Lot No. 1 will contain the existing residence. Lot Nos. 2 thru 5 will be newly created building lots for single family dwellings. It appears that each lot would have a new access driveway off of either Hillcrest Road or Roxy Ann Road. These lots are shown on our Figure 2.

The purpose of this study is to show that the subject parcel development does not currently exhibit a risk of adverse slope stability. Also, that the proposed development may be accomplished without adversely affecting the current slope stability of this parcel (new 5 lots) and adjacent parcels. That it will not increase erosion and soil fines loss into local streams. That it will not affect surface water resources and groundwater resources. And that it will be able to be completed without other adverse impacts to the site or adjacent properties and will protect public safety.

3.0 SITE INVESTIGATION

This consisted of reviewing the inclination of slopes on the parcel, accomplishing a series of test pits across the parcel and collecting soil samples for laboratory tests to help determine soils characteristics. Lab testing is presented in section 4.0 of the report.

3.1 SLOPE VERIFICATION

As discussed, slopes on the parcel vary from less than 10% to approximately 25%. Figure 3 presents a general layout of areas that have slopes 15% or less, slopes between 15% and 35%. There are no slopes greater than 25% on the parcel. Most of the development activity will be in areas with slopes of 15% or less.

As can be seen, only a small portion of the parcel has slopes between 15% and 35%. Also note that all of the slopes greater than 20% are manmade fill slopes and will not be part of the development activity zone (grading).

3.2 SUBSURFACE INVESTIGATION

On July 7, 2016, Mel Galli, P.E., Project Engineer, visited the site to conduct the subsurface investigation. A total of eight (8) test pits were excavated with a Volvo EC 55B track-mounted excavator. The excavator, supplied by Starner Excavation, was equipped with a 30-inch wide bucket with 4 armored teeth. Test pits were excavated (two per each new lot to be developed) to depths between 5.1 feet in TP-4 to 9.2 feet in TP-3. All depths were measured from the adjacent ground surface at each pit.

These test pits were utilized to observe and document the shallow subsurface conditions and to collect soil samples for laboratory testing. Prior to test pit excavation the regional locate service was contacted and the site was staked and marked for full utility locate.

Our field engineer selected the final test pit locations in areas with no utility conflicts, observed and logged subsurface soil and groundwater conditions and collected soil samples for transport to our testing laboratory. When completed, all test pits were backfilled with moderate compaction by the excavator bucket. *If these test pits fall beneath areas of development such as driveways, parking, structures or fill areas they should be re-excavated and backfilled with structural fill during the construction process.*

4.0 LABORATORY TESTING

Due to the likelihood of expansive soils in the area, soil samples were tested for expansive potential. A total of four (4) Expansion Index tests were performed. The results and sample locations are listed below.

Table 1: Expansion Index (EI) Test Results

Test Pit	Lot No.	Depth (ft)	EI
TP-2	5	1.0	179
TP-6	3	1.2	139
TP-7	2	1.2	137
TP-7	2	4.2	96

These test results indicate that the site soils are Extremely Expansive (change in volume with change in moisture content). Given these high EI results these soils could have volume changes of as much as 15% to 18% between very wet and very dry periods of the year. Such shrink/swell cycles can have significant adverse impacts on structures and infrastructure if design of such items does not account for the expansive soils. Design requirements to mitigate this hazard will be part of the Geotechnical Design Report.

5.0 SUBSURFACE CONDITIONS

5.1 SOIL

Surficial subsurface conditions were relatively similar over the entire parcel. These consisted of highly expansive silty Clay to depths of between 1.9 feet and 3.9 feet. Below the expansive surface layer we encountered clayey Silt and sandy Silt or Clay in TP-2, TP-3, TP-5, TP-7 and TP-8. These extended to depths of between 3.2 feet to 7.4 feet. TP-1 and TP-6 encountered Gravels and Cobbles in a silty Clay matrix to depths of 2.6 feet to 4.2 feet. TP-1 extended to 6.1 feet with dense Cobbles in a soil matrix. TP-2, TP-4, TP-7 and TP-8 encountered highly weathered Siltstone/Sandstone bedrock at between 3.2 and 7.5 feet. TP-3, TP-5 and TP-6 had a deep zone consisting of dense, sandy Silt to clayey Sand.

Most soil conditions were stiff to hard or medium dense to very dense. Four of the pits encountered Soft (R0) bedrock. There were no cave-ins in the test pits during our investigation.

5.2 GROUNDWATER

Seepage or free groundwater was not encountered in any of the test pits. In TP-8 a zone of dense soil between 7.4 feet and 8.4 feet was wet. This appeared to be due to small amounts of "perched" groundwater on top of the underlying weathered rock. This test pit is close downslope to the residence and its surrounding grounds. It is possible this is a result of landscape watering or water from the swimming pool.

Because the test pits were excavated during a dry part of the year the observed water conditions may not represent those which exist during or just after wet winter months. It is likely that in wet months more perched water would be present on top of the dense underlying weathered rock or hard soil zones. Deep excavations which penetrate to these dense zones could exhibit seepage out of the toe during wetter months. This may increase sloughing and minor instability in such excavations. We would not anticipate

more than very minor pumping due to seepage, even during wetter months of the year. Recommendations regarding cut slopes would be part of the Geotechnical Design Report.

6.0 GEOLOGY SEISMICITY AND GEOLOGIC HAZARDS

6.1 GENERAL

The site geology, seismicity and geologic hazards evaluations are presented in Appendix C of this report. For ease of use the seismic design parameters are included below. Other relevant hazard issues such as slope stability are addressed in later sections of this report.

6.2 SITE SEISMICITY

The design earthquake for the project area is based upon established values and methodologies in the Oregon Structural Specialty Code (OSSC; 2014), International Building Code (IBC; 2012), and ASCE 07-10.

The Maximum Considered Earthquake (MCE_R) and spectral response accelerations were established as set forth in Section 1613 (IBC, 2012) and Section 11.4 (ASCE 7-10), and were obtained from the online USGS Seismic Design Maps (USGS, 2016b).

Table 2- DESIGN EARTHQUAKE (OSSC, 2014; IBC, 2012; ASCE 7-10)

Parameter	Value
Project Latitude/ Longitude- (Vinatieri Subdivision; Medford, OR 02-5198)	Lat. 42.33177N Long. 122.77776W
Occupancy/Risk Category (Table 1.5-1 ASCE/SEI 7-10)	II or III Risk Category II or III
Mapped Spectral Response Acceleration (MCE_R) - Short Period (S_S)	0.605g
Mapped Spectral Response Acceleration (MCE_R) - 1-Second Period (S_1)	0.319g
Site Class - (Table 20-3-1 ASCE/SEI 7-10)	<u>D</u>
Short Period Site Coefficient based on Site Class - (F_D)	1.316
1-Second Site Coefficient based on Site Class - (F_V)	1.763
MCE_R Spectral Response Acceleration - (S_{MS})	$S_{MS} = F_D \cdot S_S = 0.796g$
MCE_R Spectral Response Acceleration for 1-Second - (S_{M1})	$S_{M1} = F_V \cdot S_1 = 0.562g$
Design Spectral Response Acceleration for Short Periods - (S_{DS})	$S_{DS} = 2/3 S_{MS} = \underline{0.531g}$
Design Spectral Response Acceleration for 1-Second - (S_{D1})	$S_{D1} = 2/3 S_{M1} = \underline{0.374g}$
PGA= MCE_G PGA (Section 11.8.3.2; and Figures 22-7; ASCE/SEI 7-10)	PGA= 0.277g
F_{PGA} (Table 11.8-1 ASCE/SEI 7-10)	$F_{pga} = 1.246$
$PGA_M = F_{pga} \cdot PGA$ (EQ 11.8-1; ASCE/SEI 7-10)	$PGA_M = \underline{0.345g}$
Design PGA= $PGA_D = PGA_M \cdot 2/3$	$PGA_D = \underline{0.230g}$
Seismic Design Category (Section 11.6 and Table 11.6-1 and Table 11.6-2; ASCE/SEI 7-10)	<u>D</u>

7.0 SLOPE STABILITY SUMMARY

Based on the test pits accomplished and information provided in Appendix C by our Senior Engineering Geologist, this parcel (includes the four new lots) is relatively stable. The site has variable depth of expansive clay and colluvium over relatively shallow weathered bedrock. The slopes are not very steep (10% to 35%) and there is very little water present.

There is no evidence that it is a part of an active, recurring zone of instability. There is also no evidence that it is part of an ancient landslide mass that is now inactive. The minor grading required for access driveways and house construction when constructed properly and in accordance with the Geotechnical Design Report will not adversely impact the general slope stability of these lots or adjacent parcels.

Proper grading techniques and proper surface water control on all parts of these lots will also assure that the overall stability of this or adjacent parcels is not compromised.

Therefore, in our professional opinion, the subject proposed subdivision development will not adversely impact the slope stability of this or adjacent parcels and will maintain public safety of the immediate area.

8.0 EROSION POTENTIAL

The subject lots all have surficial layers of silty Clay or Clay. These soils are not subject to general erosion like silts or sands. Deeper zones in some test pits have less clay and more silt and sand. When excavations are made into these zones the soils will be mildly (some possibly moderately when disturbed) subject to erosion issues. In our opinion such potential erosion will be small. Proper grading techniques, surface water control and installed erosion control items will eliminate potential for off-site movement of soil fines.

It should also be noted that water draining off this parcel makes its way into a roadside ditch. This ditch empties through a culvert into a very small north to south trending shallow swale south of Hillcrest Road. This swale is vegetated and review of air photos indicate it rarely has any significant flow. The nearest stream would be nearly a mile away to the southwest where this periodic/ephemeral water course empties into the Larson Creek complex near N. Phoenix Road.

Therefore, in our professional opinion, with proper construction excavation, surface water control and erosion control techniques, the subject development will not significantly increase erosion or off-site movement of soil fines that could impact a stream or adjacent parcels.

9.0 IMPACTS ON WATER HYDROLOGY

9.1 SURFACE WATER

There are no subsurface or surface water resources on this parcel that will be adversely impacted by the proposed subdivision. As can be seen on Figure 2, the site topography shows no evidence of drainage swales or ephemeral stream channels. The air photo labeled Figure 4 shows the parcel in approximately its current condition. As can be seen there are not water courses, springs, ponds or other sources of water visible on the parcel. We also did not see any of these features during our site investigation.

Surface runoff currently takes place as general sheet flow across the planted and mowed grass covered slopes on the parcel. Some of the runoff (which does not appear to be great) is intercepted by the existing driveway and conveyed to the roadside ditch along Hillside Road. The remainder of the site runoff also finds its way to the roadside ditch or onto the private parcel to the west. This small amount of sheet flow runoff does not constitute useable surface water resources. All site runoff will end up in the same location downslope of the site as it does now.

Therefore, the proposed subdivision will not adversely impact surface water resources or alter these resources down basin of the site.

Groundwater. As noted in the Test Pit Logs and earlier sections of this report, no free groundwater or seepage was encountered in the eight (8) test pits scattered across the parcel. Minor perched water could be present on top of the dense rock zones during wet months of the year. However, accumulations in excavations would be small and pumping such accumulated water will have no impact on groundwater resources in the area. There are no shallow (less than 20 feet) groundwater levels at the parcel. Wells in the area draw from fractures deep into the rock, not from shallow soil deposits. There is no opportunity for the proposed development to impact subsurface water sources.

Therefore, in our professional opinion, this proposed subdivision will not have an adverse impact on groundwater resources on this or adjacent parcels.

10.0 GRADING AND DRAINAGE PROCEDURES

Proper grading procedures and surface water control will help maintain slope stability, reduce erosion and provide for good long-term performance of the subdivision.

10.1 GRADING ISSUES

In general, limiting cuts and fills to only what is necessary for driveways, parking and home construction and executing all cuts and fills properly (per Geotechnical Design Report, GDR, to be provided at a later date) will mitigate any adverse impacts of the grading work. Specific items which must be done are as follows:

1. Cuts and fills to be constructed at inclinations no steeper than recommended in the GDR.
2. Cuts will be limited to only the height necessary to create a driveway and benched home site (usually no more than 6 feet in height).
3. All fills must have a toe key per the GDR and be placed on level benches cut into the slope.
4. Subsurface drainage per the GDR must be installed below fills.
5. Use only those materials allowed/specified in the GDR for Structural Fill beneath the driveway and the structures.
6. Place and compact the structural fill in level lifts and to densities specified in the GDR.
7. Create site shape when grading to help convey site runoff to erosion protection collection and conveyance works.
8. Step larger houses foundations down the slope to limit the amount of cut and fill as described below.
9. Obtain a complete Geotechnical Design Report from a well experienced Geotechnical Engineer with all items listed above.
10. Have all portions of the excavation and grading observed and verified as in compliance with the GDR by the Geotechnical Engineer of Record.

10.2 WATER CONTROL ISSUES

Proper surface water runoff control is critical to the proper performance of any hillside development. The following items must be adhered to for this subdivision.

1. All concentrated runoff entering the lots must be intercepted.
2. Runoff from all new impermeable surfaces (driveways, parking, roof, etc.) must be collected in ditches or a piped system (gutters, downspouts and discharge pipe).
3. Do not allow collected runoff to flow over the crest and down cut or fill slopes.
4. Convey all collected runoff in solid wall drainage pipe/culverts or in erosion protected ditches/swales.
5. Discharge all conveyance pipes or swales into the public right away roadside ditch or other approved discharge location which is properly protected against erosion.
6. Verify all erosion control items on the parcel and within the conveyance systems are in place prior to construction and are performing properly.
7. Verify all water conveyance works will pass the 100 year, time of concentration storm with no damage to the development or adjacent parcels.
8. Utilize a design civil engineer well-experienced in water control and conveyance for such hillside parcels.
9. Have all drainage and conveyance works inspected and verified by the design engineer.

11.0 SUMMARY

The subject parcel will be subdivided into five (5) total lots. Portions of the development on the four new lots will be located in areas with slopes between 10% and 35%. Therefore, meeting the requirements of Medford's Steep Slope Ordinance is required. This report has discussed the following:

1. Surface and Subsurface Soils Conditions
2. Site and Area Geology and Seismicity
3. Site and Area Slope Stability Impacts
4. Other Geologic Hazards
5. Site and Area Surface and Groundwater Impacts
6. Erosion Potential at the Site
7. Minimum Grading Requirements
8. Minimum Surface Water Control

As stated in each section, the proposed subdivision of the existing parcel and construction of driveways and single family residences on each lot, when constructed according to a proper Geotechnical Design Report, will not adversely impact any of the areas listed on this or adjacent sites. Therefore, this should meet the requirements of the City of Medford's Hillside Ordinance, contained in the City's Land Development Code.

12.0 LIMITATIONS

The analyses, conclusions and recommendations contained in this report are based on site conditions and observations as they existed at the time of the study, and assume soils and groundwater conditions exposed and observed at the site are representative of soils and groundwater conditions throughout the site. If during construction, subsurface conditions or assumed design information is found to be different, we should be advised at once so that we can review this report and reconsider our recommendations in light of the changed conditions. If there is a significant lapse of time between submission of this report and the start of work at the site, or if conditions have changed due to acts of God or construction at or adjacent to the site, it is recommended that this report be reviewed in light of the changed conditions and/or time lapse.

This report was prepared for the use of the owner and his design team in the development of the subject project. It should be made available to contractors for information and factual data only. This report should not be used for contractual purposes as a warranty of site subsurface conditions. It should also not be used at other sites or for projects other than the one intended.

We have performed these services in accordance with generally accepted geotechnical engineering and engineering geology practices in Oregon, at the time the study was accomplished. No other warranties, either expressed or implied are provided.

THE GALLI GROUP
GEOTECHNICAL CONSULTING



William F. Galli, P.E.
Principal Engineer

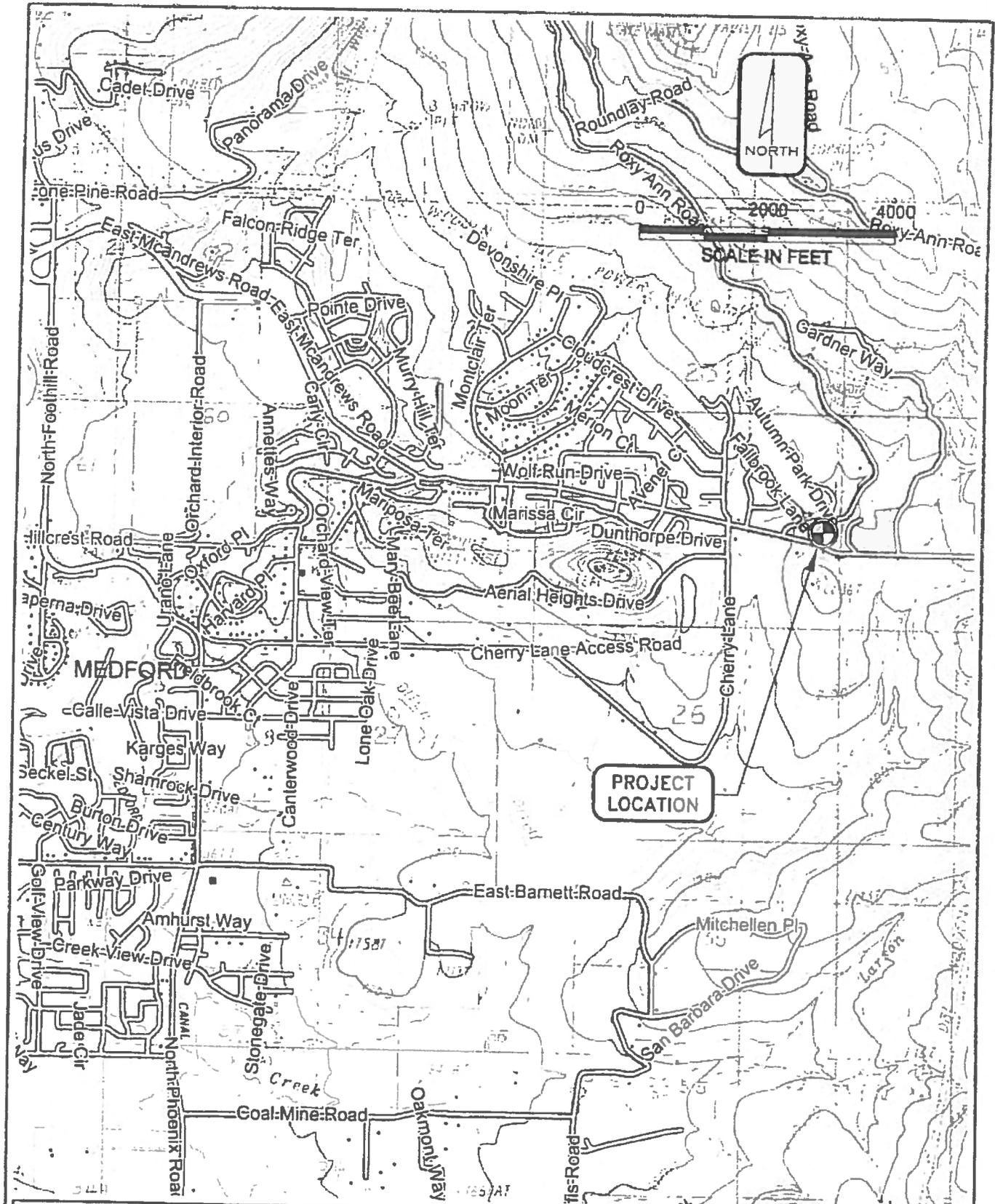


Edward Busby, P.G., C.E.G., H.G.
Senior Engineering Geologist



EXPIRES: 6/17






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 Grants Pass, OR 97526

VICINITY MAP
VINATIERI HEIGHTS
MEDFORD, OREGON

DATE: JULY 2016
 JOB NO: 02-5198-01
 REV: 7/15/2016 4:49 PM
 PREPARED BY: MG3
© 1998 Vincent Stiles, Inc. - Version 0.9g

FIGURE:
1

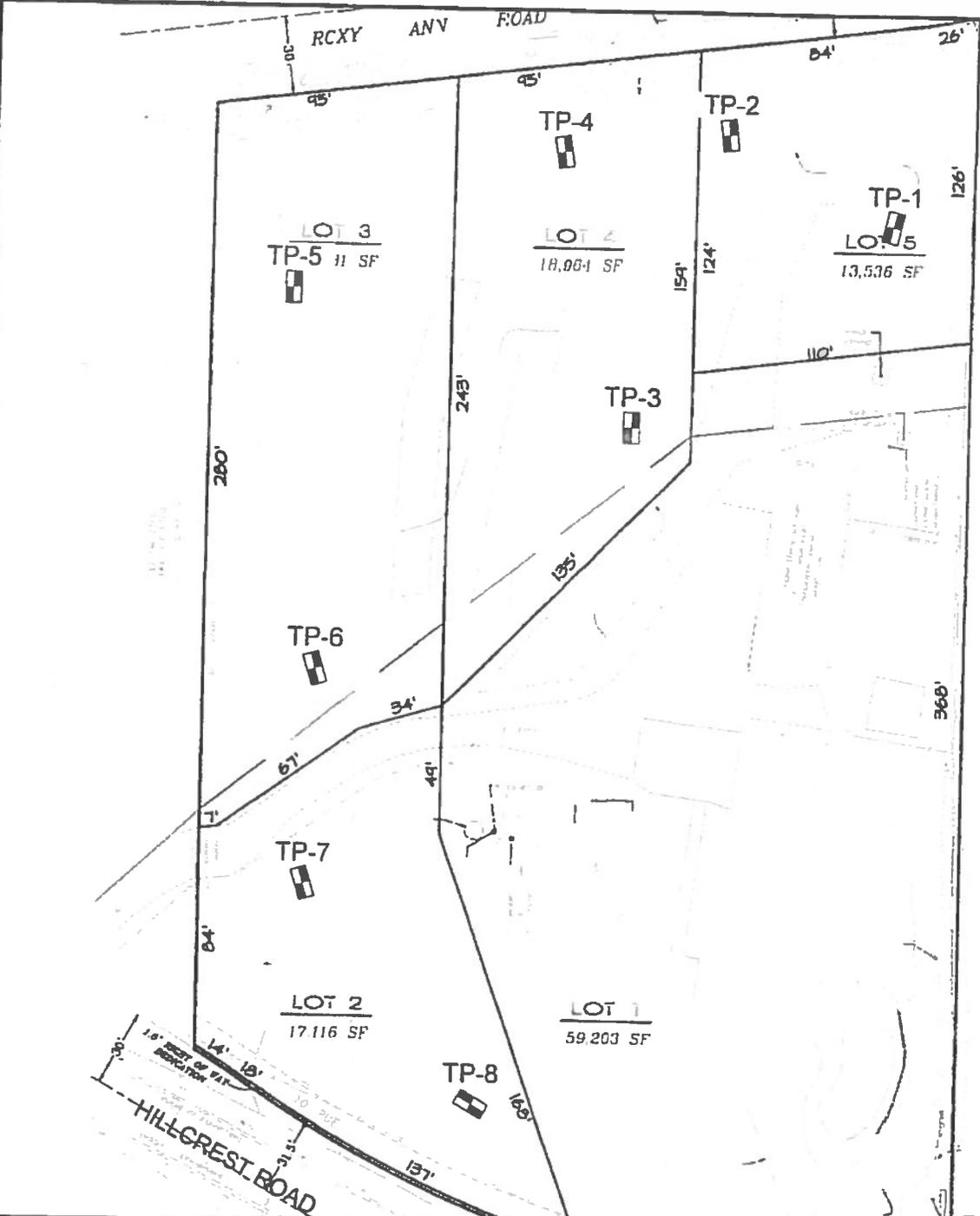
16K

LEGEND

TP-1 TEST PIT NUMBER AND APPROXIMATE LOCATION




SITE PLAN AND CONTOURS PROVIDED BY NEATHAMER SURVEYING, INC.



THE GALLI GROUP
GEOTECHNICAL CONSULTING
612 NW 3rd Street
Grants Pass, OR 97526

SITE PLAN WITH TEST PIT LOCATIONS
VINATIERI HEIGHTS
MEDFORD, OREGON

DATE: JULY 2016
JOB NO: 02-5198-01
REV: 7/20/2016 9:58 AM
PREPARED BY: MG3

FIGURE:
2

"G"

TENTATIVE PLAT FOR VINATIERI HEIGHTS

Located in the Southeast One-quarter of the Southeast
One-quarter of Section 23, Township 37 South, Range 1
East Willamette Meridian, City Of Medford, Jackson
County Oregon

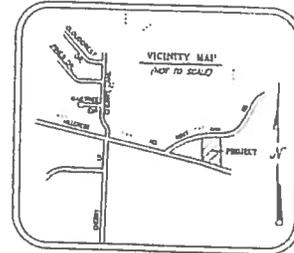
PREPARED FOR:

JOHN VINATIERI
5448 HILLCREST
MEDFORD OR. 97504

5495

LEGEND:

- Indicates a utility marked gas line.
- Indicates an existing gas valve.
- Indicates an existing gas sign.
- Indicates a utility marked sanitary sewer line.
- Indicates an existing sanitary sewer manhole.
- Indicates an existing sanitary sewer cleanout.
- Indicates a utility marked storm sewer line.
- Indicates an existing storm sewer manhole.
- Indicates an existing power pole and guy anchor.
- Indicates an existing overhead utility line.
- Indicates a utility marked buried electric line.
- Indicates a utility marked telephone line.
- Indicates an existing telephone pedestal.
- Indicates an existing mail box.
- Indicates a utility marked water line.
- Indicates an existing water meter.
- Indicates an existing water valve.
- Indicates an existing fire hydrant.
- Indicates an existing water valve for irrigation.
- Indicates a deciduous tree with approximate diameter drawn to scale.
- Indicates a non-deciduous tree with approximate diameter drawn to scale.
- Indicates the elevation at the top of the valve riser for a water valve.
- Indicates a general direction, northerly, northeasterly, northerly-westerly, easterly.
- Indicates a proposed public utility easement.
- Indicates the number of square feet within a closed area such as a lot.
- Indicates a survey recorded by number in the office of the Jackson County Surveyor.
- Vol Pg | — Instruments from the Official Jackson County, Oregon.
- Doc No | — Indicates an instrument from the Deed Records of Jackson County, Oregon.



PROJECT INFORMATION & NOTES:

SCHOOL DISTRICT:	544C
SANITATION DISTRICT:	RV55
GROSS ACRES:	9.44 ACRES
PROJECT AREA:	9.07 ACRES
EXISTING ZONING:	SFR-2
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL

1-foot contour interval
2-foot index contour interval.

All existing underground utilities, as depicted hereon, were located with reasonable accuracy, as marked on the ground by affected agencies and utility companies. Oregon Administrative Rules Chapter 832, Division 1, Definitions, 832-001-0000 (2) states: "reasonable accuracy" means location within 24 inches of the outside lateral dimensions of both sides of an underground facility.

BASIS OF SURVEY:

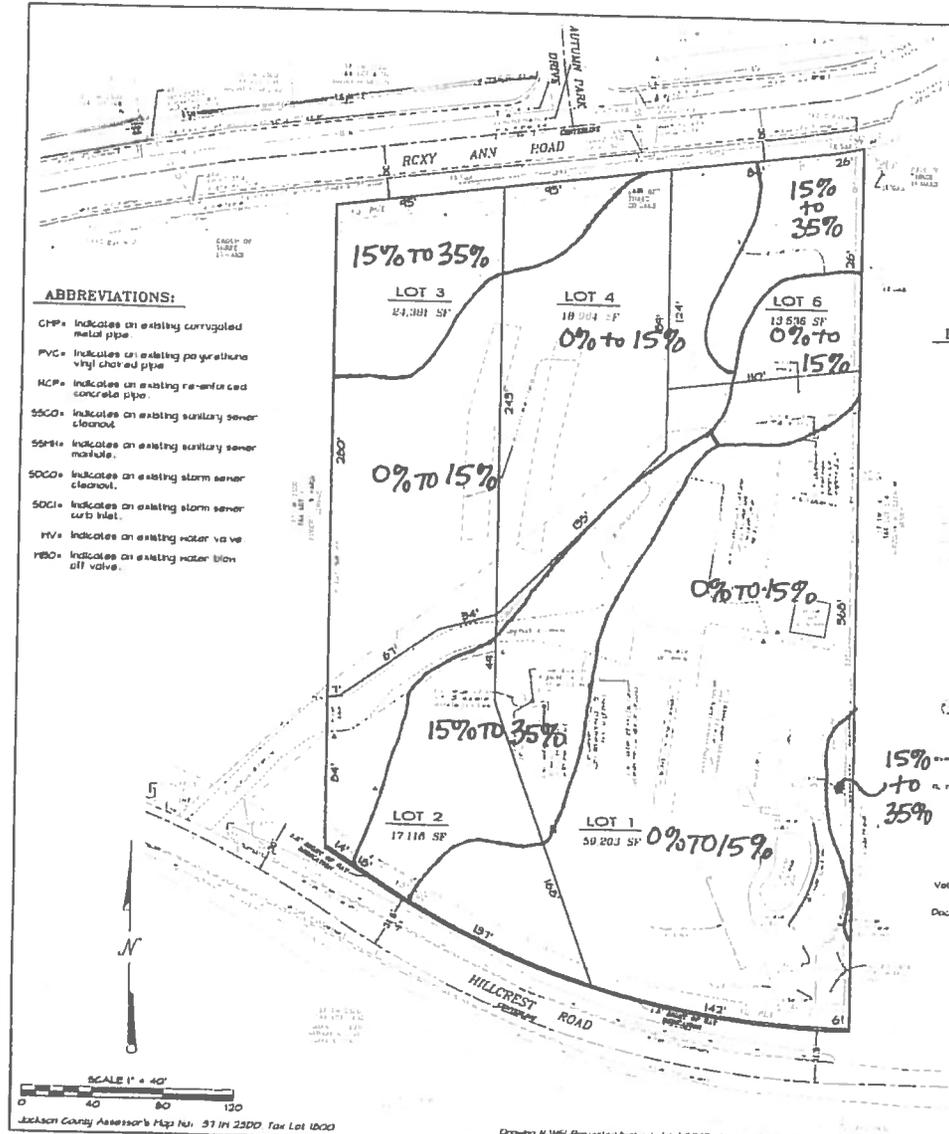
Bounds of bearings is the centerline of Hillcrest Road per the plat of SADDLE RIDGE SUBDIVISION, PHASE 1, as recorded on August 3, 2004, in Volume 90 of Maps at Page 40 of the Records of Jackson County, Oregon, and filed on Survey Number 18394 in the office of the Jackson County Surveyor, and as depicted hereon.

Bounds of Elevations is City of Medford Bench Mark No. A-261 using a found brass cap in the northerly curb line of Hillcrest Road at the northeasterly corner of its intersection with Cherry Lane. Noted elevation = 2044.544 feet.

02-5198-01 **FIG. 3**
SLOPE VERIFICATION MAP
VINATIERI HEIGHTS SUBDIVISION
MEDFORD, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY
OREGON
JULY 18, 1984
ROBERT V. MEATHAMER
2875
Renewal Date 12/31/16



Gr

x6" G



Google earth

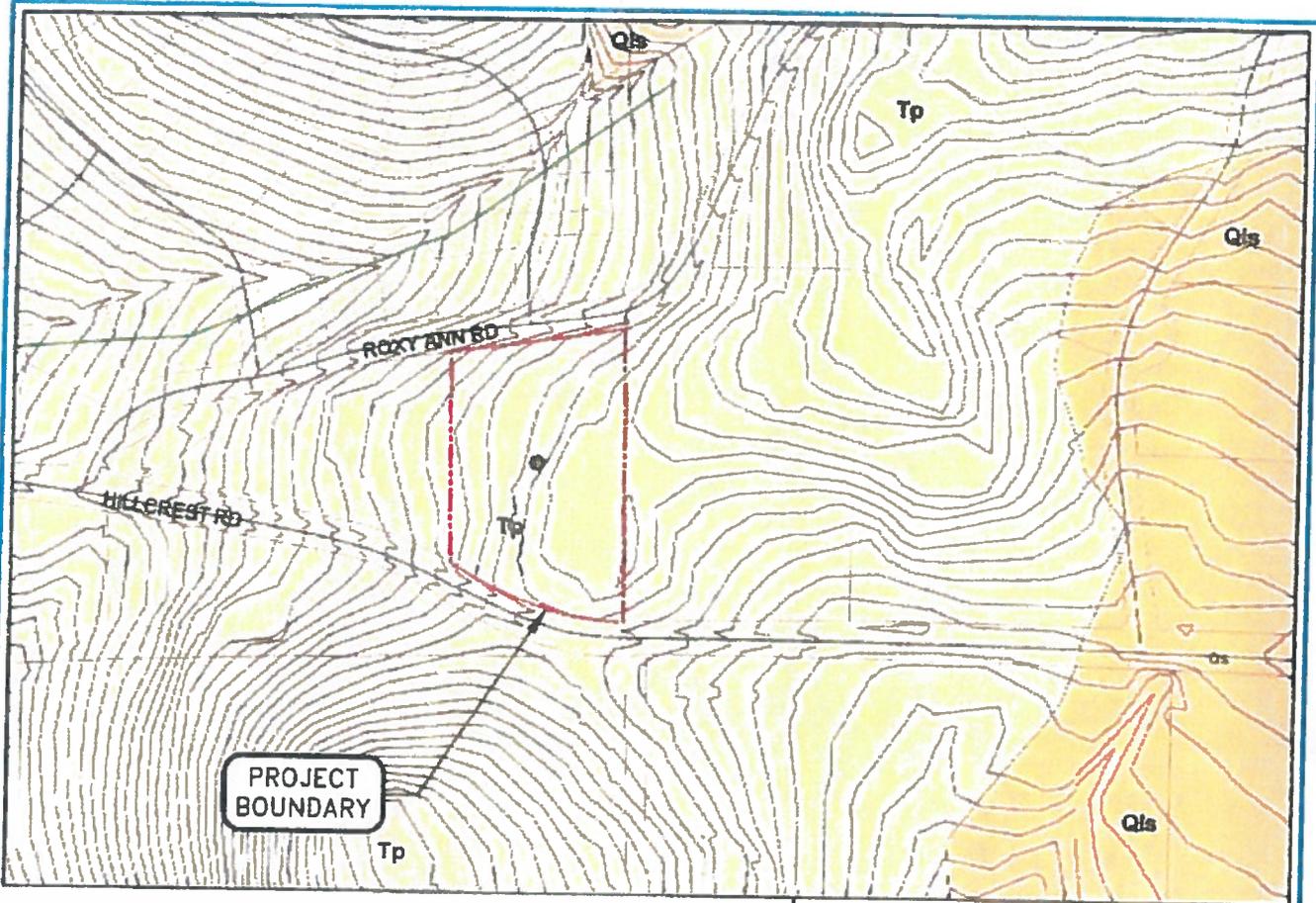
feet
meters



← NORTH

AIR PHOTO OF SITE
FIGURE 4

VINATIERI HEIGHTS SUBDIVISION
MEDFORD, OREGON
02-5198-01



LIST OF GEOLOGIC UNITS

- Qls** Quaternary landslide deposits
- Tp** Payne Cliffs - undivided (Eocene sandstone, conglomerate, siltstone)



LEGEND

— Contact; dashed where approximate.

Geologic Map from OGDC-5, 2009;
 Wiley and Smith, 1993



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GEOLOGIC MAP
 VINATIERI HEIGHTS
 MEDFORD, OREGON

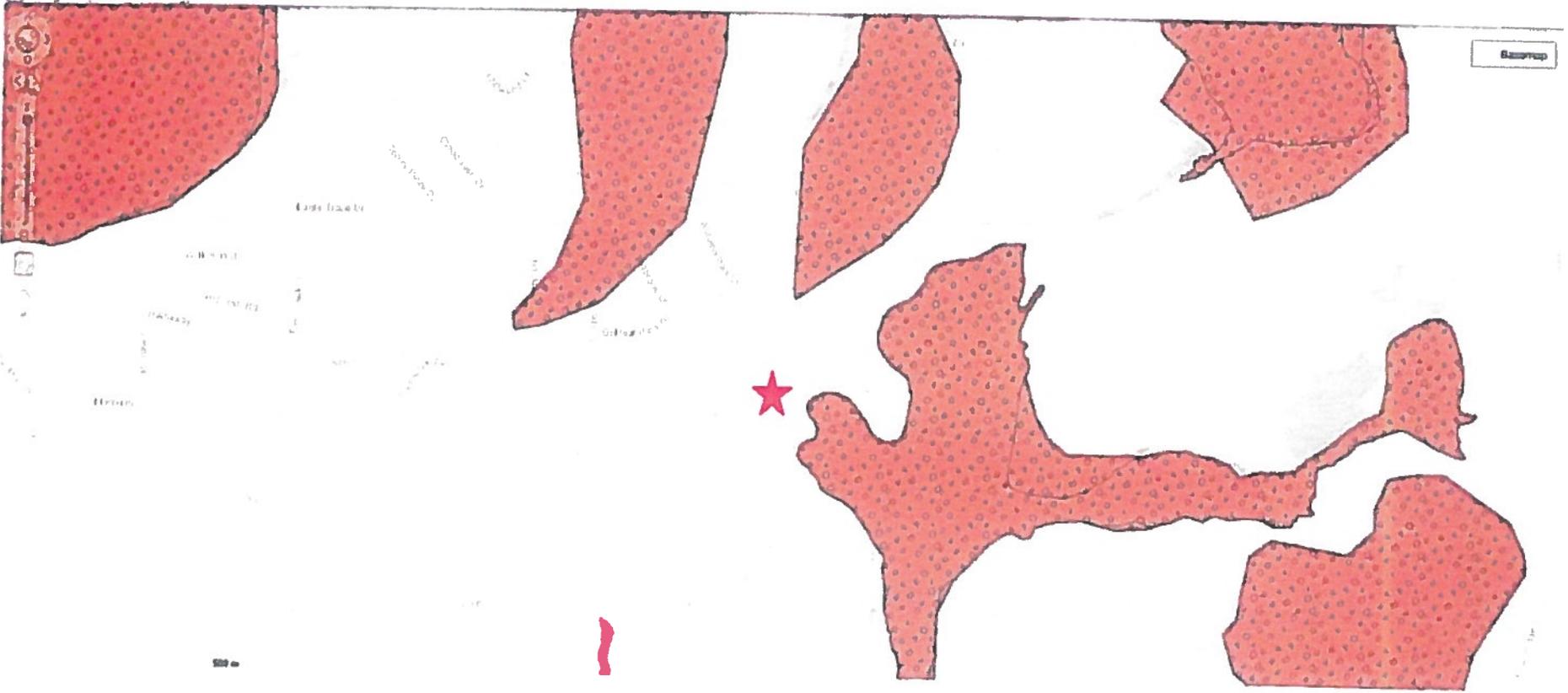
DATE: JULY 2016
 JOB NO: 02-5198-01
 REV: 7/18/2016 3:55 PM
 PREPARED BY: MG3
5198 Vinatieri Subd - 03 - Geo Map.dwg

FIGURE:

C1

6"

**Figure C2:
Landslide Deposits in Project area (SLIDO, 2016)**



APPENDIX A

TEST PIT LOGS

"6"

TEST PIT LOGS

Please note that the soil descriptions given below are representative of how the field representative observed and classified them at the time of test pit excavation. However, these should not be used as a guarantee of subsurface conditions across the site. Any interpretation or estimates made by others based on these logs, is done at their risk.

TP-1

- 0.0 – 0.3 Topsoil/Rootzone
- 0.3 – 1.0 Stiff to very stiff, dark gray to black, silty CLAY; dry to slightly moist.
- 1.0 – 2.6 Medium dense, brown, GRAVELS & COBBLES in a silty CLAY soil matrix; varies somewhat, rounded to subangular gravels & cobbles, scattered fine root hairs, damp.
- 2.6 – 6.1 Dense, tan and orange gray, silty, sandy GRAVELS; rounded to subangular, scattered to numerous cobbles and boulders - increasing with depth, occasional cemented soils, damp to dry.

No Free Groundwater or Seepage Observed.
Bottom of Test Pit at 6.1 Feet.

TP-2

- 0.0 – 0.3 Topsoil/Rootzone
- 0.3 – 2.3 Very stiff, dark brown gray, silty CLAY; scattered angular to subangular, soft gravels and occasional cobbles, scattered fine roots, dry to damp/moist.
- 2.3 – 3.2 Very stiff, mottled/streaked tan & brown gray, sandy CLAY; increasing sand with depth, some slightly cemented zones, damp.
- 3.2 – 5.5 Very dense, orange tan, slightly cemented silty SAND; numerous subrounded Gravels & Cobbles within cemented zone, dry to damp [extremely soft (R0), weathered Siltstone/Sandstone/Conglomerate].

No Free Groundwater or Seepage Observed.
Bottom of Test Pit at 5.5 Feet.

TP-3

- 0.0 – 0.2 (FILL) Topsoil/Rootzone
 0.2 – 1.0 (FILL) Stiff, dark brown and orange brown, gravelly CLAY with sand; varies, soft gravels, dry to damp.
 1.0 – 3.9 Very stiff, dark brown gray, silty CLAY; trace gravels, damp to moist.
 3.9 – 6.5 Very stiff, dark brown to brown with white streaks, sandy, clayey SILT; varies somewhat, moist.
 6.5 – 9.2 Very stiff to hard, brown with white streaks, sandy, SILT; scattered cemented zones/soft gravels, moist.

No Free Groundwater or Seepage Observed.
 Bottom of Test Pit at 9.2 Feet.

TP-4

- 0.0 – 0.2 Topsoil/Rootzone
 0.2 – 1.9 Very stiff, dark gray, silty CLAY; ¼ in. to ½ in. roots scattered to 1 ft., dry to damp.
 1.9 – 5.1 Extremely soft (R0), tan orange with dark gray, highly weathered SILTSTONE/SANDSTONE Conglomerate; occasional rounded gravel pieces within soft rock.

No Free Groundwater or Seepage Observed.
 Bottom of Test Pit at 5.1 Feet.

TP-5

- 0.0 – 0.2 Topsoil/Rootzone
 0.2 – 1.9 Stiff to very stiff, dark brown, silty CLAY; trace gravels, dry to damp.
 1.9 – 3.7 Stiff to very stiff, light gray brown with white streaks, sandy, clayey SILT; gravels at interface, damp to moist.
 3.7 – 8.5 Medium dense to dense, mottled orange, tan and gray with white streaks, clayey, silty SAND; varies, occasional sand seams & pockets, moist.

No Free Groundwater or Seepage Observed.
 Bottom of Test Pit at 8.5 Feet.

TP-6

- 0.0 – 0.3 Topsoil/Rootzone
 0.3 – 2.8 Stiff to very stiff, dark gray to black, silty CLAY; scattered roots to 1.5 ft., dry to damp.
 2.8 – 4.2 Dense, orange brown and yellow, subrounded GRAVELS & COBBLES in a silty Clay to silty Sand soil matrix; moist.
 4.2 – 8.0 Dense, tan gray with white streaks, clayey, silty SAND; scattered to numerous gravels, fine sand, moist to damp.

No Free Groundwater or Seepage Observed.
 Bottom of Test Pit at 8.0 Feet.

TP-7

- 0.0 – 0.2 Topsoil/Rootzone
 0.2 – 3.1 Hard to very stiff, dark gray, silty CLAY; fine root hairs, dry in upper 1.2 ft., then moist.
 3.1 – 7.5 Very stiff to hard, light brown with white streaks, clayey, sandy SILT; varies, fine sand, moist.
 7.5 – 8.1 Extremely soft (R0), orange gray, highly weathered SILTSTONE/SANDSTONE.

No Free Groundwater or Seepage Observed.
 Bottom of Test Pit at 8.1 Feet.

TP-8

- 0.0 – 0.2 Topsoil/Rootzone, some rounded gravels exposed.
 0.2 – 3.0 Hard to very stiff, dark brown gray, silty CLAY; scattered fine root hairs throughout, dry to damp.
 3.0 – 7.4 Very stiff, light brown with white stains and streaks, clayey, sandy SILT; moist then wet from 6.4' – 7.4' (perched).
 7.4 – 7.9 Extremely soft (R0), tan, orange, gray and white, SILTSTONE/SANDSTONE.

Wet Soils, Slight Perched Water at 6.4 to 7.4 Feet.
 Bottom of Test Pit at 7.9 Feet.

APPENDIX B

LABORATORY TEST RESULTS



THE GALLI GROUP
Geotechnical Consulting

Expansion Index Worksheet (ASTM D-4829)

Client: Neathamer Surveying
Project: Vinatieri Heights
Job No: 02-5198-01
Test Date: 42559
Sample Location: TP-2/S-1 @ 1.0'
Sample Date: 42558
Description of Soil: Brown, silty Clay

Expansion Index measured (E_m):

$E_m = \Delta H / H_{orig} * 1000$
begin dial : 0.0555
end dial: 0.2314
E_m: 176

Weight of ring (g): 365.29
Wt. Wet sample in ring(g): 690.66
Sample Wet Weight (g): 325.37
Sample Length (in.): 1
Sample Diameter (in.): 4.01
Volume of sample (ft³): 0.007309
Sample Unit Wt. (PCF): **98.1**
Sample Dry Unit Wt. (PCF): **81.3**

Saturation (S):

$S = (SG)(w) / \gamma_d / (SG * 62.4) - \gamma_d$
SG: 2.7
 γ_d : 81.3
%w : 20.6
S = 52

As prepared for testing:

can no. G-3
wet weight of soil + can (g) 446.7
dry weight of soil + can (g) 402.91
weight of can (g) 190.36
weight of dry soil (g) 212.55
weight of water (g) 43.79
moisture content (% of dry weight) 20.60221

E₅₀ Calculation:

$E_{50} = E_m - (60 - S_m) * [(65 + E_m) / (220 - S_m)]$
E_M 175.9
S 51.88363817
E₅₀ = 178.5991331

After testing:

can no. E
wet weight of soil + can (g) 579.12
dry weight of soil + can (g) 448.17
weight of can (g) 180.39
weight of dry soil (g) 267.78
weight of water (g) 130.95
moisture content (% of dry weight) 48.90208

#4 + (dry w 10.01 g
#4 - (dry w) 1128 g
% Passing #4 Sieve = **99.1**

Tested By: Aaron Reeser



THE GALLI GROUP
Geotechnical Consulting

Expansion Index Worksheet (ASTM D-4829)

Client: Neathamer Surveying
Project: Vinatieri Heights
Job No: 02-5198-01
Test Date: 42559
Sample Location: TP-6/S-1 @ 1.2'
Sample Date: 42558
Description of Soil: Brown, silty Clay

Expansion Index measured (E_m):

$E_m = \Delta H / H_{orig} * 1000$
begin dial : 0.0306
end dial: 0.1719
E_m: 141

Weight of ring (g): 191.54
Wt. Wet sample in ring(g): 512.96
Sample Wet Weight (g): 321.42
Sample Length (in.): 1
Sample Diameter (in.): 4.01
Volume of sample (ft³): 0.007309
Sample Unit Wt. (PCF): **96.9**
Sample Dry Unit Wt. (PCF): **81.4**

Saturation (S):

$S = (SG)(w) \gamma_d / ((SG) * 62.4) - \gamma_d$
SG: 2.7
 γ_d : 81.4
%w: 19.1
S = 48

As prepared for testing:

can no. G-2
wet weight of soil + can (g) 574.4
dry weight of soil + can (g) 512.96

weight of can (g) 190.8
weight of dry soil (g) 322.16
weight of water (g) 61.44
moisture content (% of dry weight) 19.1

E₁₅₀ Calculation:

$E_{150} = E_m - (50 - S_m) * ((65 + E_m) / (220 - S_m))$
E_m 141
S 48
E₁₅₀ = 139

After testing:

can no. D-22
wet weight of soil + can (g) 564.64
dry weight of soil + can (g) 434.99
weight of can (g) 173.55
weight of dry soil (g) 261.44
weight of water (g) 129.65
moisture content (% of dry weight) 49.6

#4 + (dry wt.) 0 g
#4 - (dry wt.) 786.4 g
% Passing #4 Sieve = 100.0

Tested By: Aaron Reeser



THE GALLI GROUP
Geotechnical Consulting

Expansion Index Worksheet (ASTM D-4829)

Client: Neathamer Surveying
Project: Vinatieri Heights
Job No: 02-5198-01
Test Date: 42559
Sample Location: TP-7/S-1 @ 1.2'
Sample Date: 42558
Description of Soil: Brown, silty Clay

Expansion Index measured (E_m):

$EI_m = \Delta H / H_{orig} * 1000$
begin dial: 0.019
end dial: 0.1559
E_m: 137

Weight of ring (g): 365.27
Wt. Wet sample in ring(g): 698.3
Sample Wet Weight (g): 333.03
Sample Length (in.): 1
Sample Diameter (in.): 4.01
Volume of sample (ft³): 0.007309
Sample Unit Wt. (PCF): **100.4**
Sample Dry Unit Wt. (PCF): **84.9**

Saturation (S):

$S = (SG)(w) / \gamma_d / (SG * 62.4) - \gamma_d$
SG: 2.7
 γ_d : 84.9
%w: 18.3
S = 50

As prepared for testing:

can no. G-1
wet weight of soil + can (g) 510.65
dry weight of soil + can (g) 461.18

weight of can (g) 190.34
weight of dry soil (g) 270.84
weight of water (g) 49.47
moisture content (% of dry weight) 18.3

E₅₀ Calculation:

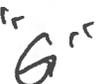
$EI_{50} = EI_m - (50 - S_m) * [(65 + EI_m) / (220 - S_m)]$
E_m 137
S 50
E₅₀ = 137

After testing:

can no. AD-1
wet weight of soil + can (g) 584.87
dry weight of soil + can (g) 459.61
weight of can (g) 181.82
weight of dry soil (g) 277.79
weight of water (g) 125.26
moisture content (% of dry weight) 45.1

#4 + (dry wt) 0 g
#4 - (dry wt) 514.2 g
% Passing #4 Sieve = 100.0

Tested By: Aaron Reeser





THE GALLI GROUP
Geotechnical Consulting

Expansion Index Worksheet (ASTM D-4829)

Client: Neathamer Surveying
Project: Vinatieri Heights
Job No: 02-5198-01
Test Date: 42559
Sample Location: TP-7/S-2 @ 4.2'
Sample Date: 42558
Description of Soil: Light brown, sandy, silty Clay

Expansion Index measured (E_{1m}):

$E_{1m} = \Delta H / H_{orig} * 1000$
begin dial : 0.0168
end dial: 0.1008
E_{1m}: 84

Weight of ring (g): 365.32
Wt. Wet sample in ring(g): 728.56
Sample Wet Weight (g): 363.24
Sample Length (in.): 1
Sample Diameter (in.): 4.01
Volume of sample (ft³): 0.007309
Sample Unit Wt. (PCF): **109.5**
Sample Dry Unit Wt. (PCF): **91.5**

Saturation (S):

$S = (SG)(w) \gamma_d / ((SG) * 62.4) - \gamma_d$
SG: 2.7
 γ_d : 91.5
%w: 19.7
S = 63

As prepared for testing:

can no. **G-4**
wet weight of soil + can (g) 494.81
dry weight of soil + can (g) 444.76

weight of can (g) 190.55
weight of dry soil (g) 254.21
weight of water (g) 50.05
moisture content (% of dry weight) 19.7

E₁₅₀ Calculation:

$E_{150} = E_{1m} - (50 - S_m) * [(65 + E_{1m}) / (220 - S_m)]$
E_{1m} 84
S 63

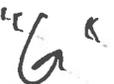
E₁₅₀ = 96

After testing:

can no. **AD-3**
wet weight of soil + can (g) 586.1
dry weight of soil + can (g) 481.37
weight of can (g) 181.11
weight of dry soil (g) 300.26
weight of water (g) 104.73
moisture content (% of dry weight) 34.9

#4 + (dry wt.) 0 g
#4 - (dry wt.) 1206.5 g
% Passing #4 Sieve = 100.0

Tested By: Aaron Reeser



APPENDIX C

GEOLOGY, SEISMICITY AND GEOLOGIC HAZARDS VINATIERI HEIGHTS SUBDIVISION MEDFORD, OREGON



GEOLOGY, SEISMICITY AND GEOLOGIC HAZARDS VINATIERI HEIGHTS SUBDIVISION MEDFORD, OREGON

1.0 GEOLOGY

1.1 REGIONAL GEOLOGIC SETTING

The project is located in southwestern Oregon, at the eastern edge of the city of Medford. The site is within the broad Bear Creek Valley, formed by Bear Creek, the Rogue River, and their smaller tributaries. These drainage systems developed upon the relatively softer sedimentary deposits, including the Hornbrook and Payne Cliffs Formations, which underlie the Bear Creek Valley. Bear Creek Valley is bounded on the west by mountains within Oregon's Klamath Mountain Geologic Province, and, immediately east of the valley, begins the foothills of the Cascade Volcanic Geologic Province.

The Klamath Mountain Geologic Province consists of exotic terranes originating in island archipelago environments during the Paleozoic to Mesozoic Eras. The terranes were transported eastward by plate motions, where they were accreted as individual east-dipping lithologic units against the North American Plate. Accretion of the terranes began in middle to late Jurassic and ended by early Cretaceous Period. The province contains several northeast trending intrusive granitic belts which were typically intruded after accretion of the individual terranes. The Mount Ashland, Gold Hill, Jacksonville, and Grants Pass plutons are examples of the intrusive units. Seven individual terranes are identified in the Klamath Province, which covers approximately 12,000 square miles in northern California and southern Oregon (Orr and Orr, 2012).

The Hayfork subterrane occurs along the western border of the Bear Creek Valley area, and is comprised of volcanoclastic arc rocks (cherts, argillites, limestone, and meta-andesite). The Hornbrook Formation, Cretaceous marine sedimentary rocks ranging from sandstone, siltstone, mudstone, and conglomerate, overlies the Hayfork subterrane, and is observed in outcrops approximately two miles west of the project. The Hornbrook Formation was deposited in an extensive seaway which transgressed into what is now southwestern Oregon in early to middle Cretaceous time (approximately 100 to 75 Ma) (Nilsen, 1984).

The Payne Cliff formation, upper Eocene fluvial braided-stream deposits of sandstone, conglomerate, mudstone and minor coal deposits, underlies the project area, and is the bedrock unit for the project (Wiley et al, 2011).

The Western Cascade sub-province of Oregon's Cascade Geomorphic Province begins in the foothills immediately east of the project; less than 1/3 mile to the east. Deposition of the Western Cascade volcanic units in this region began in early Oligocene (approximately 36 million years ago), and ended in early to middle Miocene (approximately 25 million years ago), (Wiley and Smith, 1993; Wiley et al, 2011). The Western Cascades are faulted and mildly folded and have a regional dip of 10-15 degrees to the east. Softer volcanic units are highly dissected and drainages are well established along structure and the more easily eroded geologic units.

Numerous older landslide deposits are mapped in the general vicinity of the project, along the eastern boundary of Medford. These deposits have likely had intermittent activity over the last hundred to thousands of years, and risk of reactivation should be considered (SLIDO, 2016).

Four stages of Quaternary alluvial fans and valley fill have been mapped in the Bear Creek Valley area, and several of these units are present immediately west of the project location (Wiley and Smith, 1993; Parsons and Herriman; 1976).

A Geologic Map of the immediate project area is attached. It should be noted that the extent of landslide deposits (Qls) has been extended in the SLIDO, 2016 map (Figure 1 of this geology report) compared to deposits shown in the Geologic Map (OGDG-5, 2009). However, these terminate outside of the subject parcel.

Oregon's Klamath Mountain Province experienced regional uplift and faulting into the Tertiary Period. Faults are observed to offset formations as young as late Miocene in the Rogue Valley area. No Quaternary fault activity, however, has been established for the immediate project area within the Rogue Valley (Walker and MacLeod, 1991; Wiley and Smith, 1993; Madin and Mabey, 1996; Wiley et al, 2011; USGS; 2016a).

1.2 SITE GEOLOGY

The project area is located in the Medford East 7.5 minute USGS topographic quadrangle (see Vicinity Map, Figure 1 in the main report). Mapped geologic units at the project area consist primarily of the Payne Cliffs Formation. The bedrock lithology is comprised of sandstone, conglomerate, mudstone and some localized coal deposits, which are interpreted to be fluvial deposits ((Tp)- OGDC-5, 2009; (Tpcu)- Wiley and Smith, 1993; and (Tep)- Wiley et al, 2011). Geologic mapping (Wiley et al, 2011; SLIDO, 2016) indicates landslide deposits are present very near the eastern boundary of the project parcel, but not on the parcel.

In east Medford, near the eastern boundary of the Bear Creek Valley, numerous landslide features (Qls) have been mapped (OGDC-5, 2009; Wiley and Smith, 1993; and Wiley et al, 2011; SLIDO, 2016). The landslide deposits are considered Holocene and Pleistocene age, and some may have been active in the last hundred to thousand years. The landslides include slumps, earthflow, block glides, debris flows, and rockfall deposits (Wiley and Smith, 1993). Many slides have formed in the Western Cascade geologic units, particularly where resistant lava flows are undercut by the erosion of underlying, softer tuffaceous units. Potential impact of these landslide deposits on the project parcel are discussed in more detail in the "Landslide" section of this report. However, these old deposits are not mapped on the subject parcel.

A total of eight test pits were excavated across the project parcel. The depth below ground surface (bgs) of the test pits ranged from 5.1 feet to 9.2 feet. Test Pits 2, 4, 7, and 8 terminated in the sandstone/siltstone bedrock unit; typically at a depth of 1.9 to 7.5 feet. The remaining test pits (1, 3, 5, and 6) terminated in variable sand, silt, and gravel mixtures interpreted to be colluvium.

No groundwater or seepage was observed in any of the eight test pits at the time of our subsurface investigation (July, 2016). Seasonal perched zones of groundwater, with relatively

small yields, may occur throughout the bedrock unit (weathered and un-weathered sections), and at the interface between overlying soils and bedrock. The potential for such seepage will be addressed in the main report with regard to subsurface drainage methods which might be required.

2.0 SITE SEISMICITY

2.1 2014 OSSC AND 2012 IBC DESIGN EARTHQUAKE

The design earthquake for the project area is based upon established values and methodologies in the Oregon Structural Specialty Code (OSSC; 2014), International Building Code (IBC; 2012), and ASCE 07-10.

The Maximum Considered Earthquake (MCE_R) and spectral response accelerations were established as set forth in Section 1613 (IBC, 2012) and Section 11.4 (ASCE 7-10), and were obtained from the online USGS Seismic Design Maps (USGS, 2016b).

Table 1- DESIGN EARTHQUAKE (OSSC, 2014; IBC, 2012; ASCE 7-10)

Parameter	Value
Project Latitude/ Longitude- (Vinatieri Subdivision; Medford, OR 02-5198)	Lat. 42.33177N Long. 122.77776W
Occupancy/Risk Category (Table 1.5-1 ASCE/SEI 7-10)	II or III Risk Category II or III
Mapped Spectral Response Acceleration (MCE_R) - Short Period (S_S)	0.605g
Mapped Spectral Response Acceleration (MCE_R) - 1-Second Period (S_1)	0.319g
Site Class - (Table 20-3-1 ASCE/SEI 7-10)	<u>D</u>
Short Period Site Coefficient based on Site Class - (F_a)	1.316
1-Second Site Coefficient based on Site Class - (F_v)	1.763
MCE_R Spectral Response Acceleration - (S_{MS})	$S_{MS} = F_a \cdot S_S = 0.796g$
MCE_R Spectral Response Acceleration for 1-Second - (S_{M1})	$S_{M1} = F_v \cdot S_1 = 0.562g$
Design Spectral Response Acceleration for Short Periods - (S_{DS})	$S_{DS} = 2/3 S_{MS} = \mathbf{0.531g}$
Design Spectral Response Acceleration for 1-Second - (S_{D1})	$S_{D1} = 2/3 S_{M1} = \mathbf{0.374g}$
PGA= MCE_G PGA (Section 11.8.3.2; and Figures 22-7; ASCE/SEI 7-10)	PGA= 0.277g
F_{PGA} (Table 11.8-1 ASCE/SEI 7-10)	$F_{pga} = 1.246$
$PGA_M = F_{pga} \cdot PGA$ (EQ 11.8-1; ASCE/SEI 7-10)	$PGA_M = \mathbf{0.345g}$
Design PGA= $PGA_D = PGA_M \cdot 2/3$	$PGA_D = \mathbf{0.230g}$
Seismic Design Category (Section 11.6 and Table 11.6-1 and Table 11.6-2; ASCE/SEI 7-10)	<u>D</u>

3.0 GEOLOGIC OR SEISMIC INDUCED HAZARDS

Expansive Soil. Natural Resources Conservation Services mapping indicates the project area is mantled with Carney clay- soil unit 27D (NRCS, 2016). This soil unit is considered a CH material in the Unified Soil Classification system, and has a Plasticity Index range of 40-50. It is considered to be potentially expansive, with a shrink/swell index of 1.0.

Several Expansion Index tests (ASTM D-4829) were completed in the lab from samples obtained during our subsurface investigation. The results of the EI testing are summarized in Table 2.

Table 2- Summary of Expansion Index (EI) Tests at Site

Sample location	Depth (ft)	EI
TP-2; S-1	1.0	179
TP-6; S-1	1.2	139
TP-7; S-1	1.2	137

Table 3- Expansion Index and Potential Expansion (From ASTM D-4829)

Expansion Index	EI Potential Expansion
0-20	Very Low
21-50	Low
51-90	Medium
91-130	High
> 130	Very High

Based on the ASTM criteria listed in Table 3, EI test results indicate upper soil units at the site have "Very high" expansion potential. Normal engineering design and construction can mitigate expansive soil risks. Design considerations for potential expansive soil conditions would be included in the Geotechnical Design Report.

Landslides/Slope Instability. The project is situated on a relatively broad, east-west trending bedrock "nose" or ridge, as shown on the 7.5 minute USGS topographic. This convex geomorphic feature has native slopes typically in the range of 10%-20%, with several zones of 25% slope. Flatter slopes are present near the center of the eastern parcel boundary. A more detailed site-specific measurement of slopes at the project is provided in the main report.

The bedrock forming the broad convex slope is Payne Cliff Formation siltstone/sandstone, and is mantled with relatively thin, variable thicknesses of colluvium. A total of eight test pits were excavated across the project parcel. The depth below ground surface (bgs) of the test pits ranged from 5.1 feet to 9.2 feet. Test pits 2, 4, 7, and 8 terminated in bedrock siltstone/sandstone at depths ranging from 1.9 to 7.5 feet. The remaining test pits, up to a depth of 9.2 feet (TP-1, 3, 5, and 6), did not hit bedrock and terminated in the variable sand, silt, and gravel mixtures of colluvium which mantle the site.

Landslide deposits are mapped in the immediate project area (OGDG-5, 2009; SLIDO, 2016; Wiley and Smith, 1993; Wiley et al, 2011). These deposits (SLIDO, 2016) are shown in Figure 2 of this Geology report, with the red star indicating the project area. The mapped landslides include slumps, earthflows, block glides, debris flows, and rockfall deposits (Wiley and Smith, 1993; Wiley et al, 2011). Many slides have formed in the Western Cascade geologic units, particularly where resistant lava flows are undercut by the erosion of underlying, softer tuffaceous units. The landslide deposits are considered Holocene and Pleistocene age, and some may have been active in the last hundred to thousand years (Wiley and Smith, 1993).

The Qls units mapped near the project appear to be debris slide/flow deposits which had source zones upslope near drainage headwalls north and east of the deposit.

No mapped landslides occur on the project parcel. One landslide deposit is mapped up to, but not including, the eastern edge of the project parcel. The site is not in a mapped hazard zone for rapidly moving landslides (Hofmeister and others; 2002). Historical photos of the project site, dating back to 1994, were reviewed (JCGIS, 2005; Google Earth, 2016). In addition, LIDAR imagery of the project area was reviewed in the office (DOGAMI 2016). Based on our office review of this imagery, field reconnaissance, and subsurface investigation, no active slope instability impacts the project parcel.

Relatively shallow bedrock exists at the site, and variable thicknesses of colluvium mantle the bedrock. Recommendations for any site grading and proper methods of cut-and-fill construction will be discussed in the Geotechnical Design Report. It is essential these recommendations be followed closely in order to minimize man-made slope instability both during and after construction. Similarly, recommendations addressing surface and subsurface drainage in the project area, as well as erosion control measures, will be provided in that report, and must be followed during construction to maintain slope stability in the project area. In-progress grading inspections should be made during construction to note any adverse conditions which could negatively affect cut slopes.

Flooding. The project is not within the 100-year flood zone as mapped on the Jackson County FEMA Special flood Hazard Area (SFHA), effective May 3, 2011 (JC; 2016).

Liquefaction. A general screening of liquefaction hazard includes evaluation of the following: historic occurrence of liquefaction; seismic source potential to cause liquefaction; depth to the water table; and geologic age and composition of subsurface material, including density of material.

The project area is subject to seismic shaking from local Basin and Range faults as well as the Cascadia Subduction Zone megathrust. A seismic source potential is certainly present. No historic occurrence of liquefaction is documented for the relatively thin colluvial surficial units present at the project site.

The entire project is underlain at relatively shallow depths (< ± 10 feet) by siltstone/sandstone bedrock, and no regional shallow groundwater was observed in the test pits. It is possible small, isolated zones within the colluvium could experience seasonal perched ground water conditions. The colluvium was a variable mix of sand, silt, and gravels, and typically had a consistency of

very stiff to hard or relative density of dense to very dense. Based on this information, potential liquefaction hazard is considered to be very low at the project site.

Seismic Ground Amplification or Resonance. No hazardous amplification or resonance effects from seismic waves have been associated with soil/bedrock subsurface conditions in the project area. Based on the subsurface information from the 8 test pits, and other projects in the immediate other, a Site Class D was established for the project site. Potential amplification or resonance effects from seismic waves associated with the subsurface soil conditions in the project area are accounted for in the ASCE 7-10 and IBC 2012 seismic design methods, as prescribed in OSSC, 2014.

Tsunami/Seiche Hazard. The project is located nearly 80 miles inland and above an elevation of 1,200 feet, and is not subject to tsunami hazard. The project site is not located adjacent to any large lake or body of water, and, therefore, no seismically induced seiche hazard exists for the project. No large reservoirs are located in a drainage area upslope from the project site; the project site is not subject to hazard from seismically induced reservoir failure.

Surface Rupture. No active fault traces or local faults are mapped within the project site (Walker and MacLeod, 1991; Wiley and Smith, 1993; Madin and Mabey, 1996; Wiley et al, 2011; USGSa; 2016). Damage due to surface rupture is considered to be very low at the project.

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Medford – A fantastic place to live, work and play

CITY OF MEDFORD

LD Date: 12/19/2018
Revised Date: 3/20/2019
File Number: LDS-18-160

**PUBLIC WORKS DEPARTMENT STAFF REPORT
Vinatieri Heights Subdivision
(TL 1800)**

Project: Consideration of a tentative plat for a six lot subdivision on approximately 3.08 acres within the SFR-2 (Single Family Residential – 2 dwelling units per gross acre) zoning district.

Location: Located on Roxy Ann Road directly south of Autumn Park Drive (371W23DD TL 1800).

Applicant: Applicant, Rita Vinatieri; 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

Roxy Ann Road is classified as a Standard Residential Streets within the Medford Land Development Code (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 of right-of-way, which is 31.5-feet. **The Developer's surveyor shall verify the amount of additional right-of-way required.**

Hillcrest Road is classified as a Standard Residential Streets within the Medford Land Development Code (MLDC) 10.430. No additional right-of-way is required as Applicant has provided a slope analysis showing that the hillside ordinance (MLDC 10.931) is applicable.

Autumn Park Drive is proposed as a Residential Lane 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 full width of right-of-way, which is 33-feet. The proposed cul-de-sac at the south terminus shall be dedicated per MLDC 10.450, and have a minimum 45-foot radius. Please note, all existing facilities (e.g., septic, water pump, irrigation box) located within the proposed public right-of-way/public utility easement dedications for Autumn Park Drive shall be abandoned and removed accordingly.

Corner radii shall be provided at the right-of-way lines of all intersecting streets per MLDC 10.445.

Public Utility Easements, 10-feet in width, shall be dedicated along the street frontage of all the Lots within this development (MLDC 10.471).

Slope easements shall be provided for the proposed street and shall terminate at a minimum 10-feet from the boundary of the development

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.

2. Public Improvements

a. Public Streets

Hillcrest Road – The site has identified slopes greater than 15%. A slope analysis shows steep slopes along Hillcrest Road. Therefore, the Applicant may elect to remove the planter and parking from the north side of the road. If so, the minimum required improvements shall be curb and gutter with a 5-ft curb tight sidewalk on the north side with two (2), 12-foot paved travel lanes plus pavement to the far south edge of the existing pavement. Otherwise, it shall be improved to Standard Residential street standards, in accordance with MLDC 10.430, which

shall include improving 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.

As an option, the Developer may elect to provide evidence of the existing structural section to Public Works for consideration in order to determine if the extent of construction may be reduced. Depending on the results, the Developer still may be responsible for the improvements noted above or at minimum improve the remainder of street from a point 1-foot inside the existing edge of pavement.

If the Hillcrest Road improvements meet the deferral criteria, and are elected to be deferred, the Developer shall deposit with the City of Medford a financial deposit acceptable to the City in the amount of 125 percent of the City Engineer's estimate of the costs for the deferred street improvements, in lieu of the Developer constructing the street improvements. This financial deposit shall be deposited with the City prior to issuance of building permits (MLDC, Section 10.432).

Roxy Ann Road – All street section improvements, with the exception of a planter strip and sidewalk, have been completed in close conformance with current standards, including pavement, curb and gutter and street lights. **Therefore, a 5-foot wide sidewalk with a planter strip will be required along this developments frontage.**

Autumn Park Drive shall be constructed to Residential Lane standards, in accordance with MLDC 10.430. The proposed cul-de-sac shall be constructed in accordance with MLDC 10.450.

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. 4 – Type R-100

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

- A. 1 – Street Name Sign
- B. 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

"H-2"

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 moratorium currently in effect along Hillcrest Road or Roxy Ann Road.

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 and Circulation

The applicant shall provide an accessway consistent with the standards in Section 10.464 through section 10.466 from the end of the cul-de-sac to Hillcrest Road.

Driveways shall be built in accordance with MLDC 10.550.

f. 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.

"H-1"

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 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 dedications and improvements recommended herein can be found to be roughly proportional to the impacts reasonably anticipated to be imposed by this development.

Hillcrest Road, Roxy Ann Road, Autumn Park Drive: In determining rough proportionality, the City averaged the lineal footage of roadway per dwelling unit for road improvements and averaged square footage of right-of-way per dwelling unit for dedications. The proposed development has 6 dwelling units and will improve approximately 625 lineal feet of roadway

"H-1"

which equates to 104 lineal feet per dwelling unit. Also the development will dedicate approximately 11,138 square feet of right-of-way, which equates to approximately 1,856 square feet per dwelling unit.

To determine proportionality a neighborhood with similar characteristics was used. The development used was previous phases of Summerfield Subdivision located between Stanford and Lone Oak and Cherry Lane and Shamrock and consisted of 152 dwelling units. The previous 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 6 Lots within the City of Medford and increase vehicular traffic by approximately 56 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. There is also sufficient space for on-street parking.
- 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. 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 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. 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 buildable lot prior to approval of the Final Plat.

"A-1"

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.

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.

"H-2"

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. Easements shall be shown on the Final Plat for storm drain laterals crossing lots 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.

5. Erosion Control

Subdivisions of one acre and greater require a run-off and erosion control permit from DEQ. The 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 approval of the final plat.

Align proposed Autumn Park Drive to existing Autumn Park Drive by survey resolution (i.e., one survey monument at the intersection with Roxy Ann Road).

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

"H-1"

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. 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. Easements

Easements shall be shown on the Final Plat for all sanitary sewer laterals and storm drainage laterals that cross lots other than the one being served by the laterals.

6. 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

"H-2"

separate permit from the Building Department and may also require certification by a professional engineer.

7. System Development Charges (SDCs)

Buildings in this development are subject to SDC fees. 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 with the approval of the final plat.

8. 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 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: Jodi K Cope
Reviewed by: Doug Burroughs
Revised by: Doug Burroughs

"H-2"

SUMMARY CONDITIONS OF APPROVAL

Vinatieri Heights Subdivision
(TL 1800)

LDS-18-160

A. Streets

1. Street Dedications to the Public:

- Roxy Ann Road – Dedicate additional right-of-way.
- Hillcrest Road – No additional right-of-way.
- Dedicate full width right-of-way on Autumn Park Drive.
- Dedicate 10-foot public utility easements (PUE).
- Provide slope easements.

2. Improvements:

Public Streets

- Improve Hillcrest Road in accordance with Hillside Ord or half plus 12', to Standard Residential street standards.
- Roxy Ann Road – Street improvements have been completed, aside from sidewalk.
- Construct Autumn Park Drive to Residential Lane standards, including the Cul-de-sac.

Lighting and Signing

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

Access and Circulation

- The applicant shall provide an accessway consistent with the standards in Section 10.464 through section 10.466 from the end of the cul-de-sac to Hillcrest Road.
- Driveways shall be built in accordance with MLDC 10.550.

Other

- Provide pavement moratorium letters.
- Provide soils report.

B. Sanitary Sewer:

- Provide a private lateral to each lot.
- Provide easements as necessary.

C. Storm Drainage:

- Provide an investigative drainage report.
- Provide water quality and detention facilities.
- Provide Engineers certification of stormwater facility construction.
- Provide a comprehensive grading plan.
- Provide storm drain laterals to each tax lot.
- Provide Erosion Control Permit from DEQ.

D. Survey Monumentation

- Provide all survey monumentation.
- Align proposed Autumn Park Drive to existing Autumn Park Drive.

E. General Conditions

- Provide public improvement plans and drafts of the final plat.
 - = 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.

"H-1"



Medford Fire-Rescue Land Development Report

Review/Project Information

Reviewed By: Kleinberg, Greg

Review Date: 12/13/2018
Meeting Date: 12/19/2018

LD File #: LDS18160

Planner: Liz Conner

Applicant: Rita Vinatieri

Project Location: Located on Roxy Ann Road directly south of Autumn Park Drive

Project Description: Consideration of a tentative plat for a six lot subdivision on approximately 3.08 acres within the SFR-2

Specific Development Requirements for Access & Water Supply

Reference	Comments	Conditions Description
OFC 508.5	One fire hydrant required mid-block in front of lot #3.	<p>Fire hydrants with reflectors will be required for this project.</p> <p>The approved water supply for fire protection (hydrants) is required to be installed prior to construction when combustible material arrives at the site.</p> <p>Plans and specifications for fire hydrant system shall be submitted to Medford Fire-Rescue for review and approval prior to construction. Submittal shall include a copy of this review (OFC 501.3).</p>
OFC D107	Because this area is only served by one access road in (Hillcrest Road) and this road serves more than 30 homes, all of these homes will be required to be protected with home fire sprinkler systems.	<p>D107.1. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required. 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official. <p>Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses (D104.3).</p>
WUI	Wildfire risk zone requirements and recommendations.	<p>This development is located in a wildfire risk zone. A minimum fire resistant rated Class A or B rated roof is required.</p> <p>In addition, it is recommended that the following measures be taken to reduce the possibility of home ignition during a wildfire:</p> <p>Fire Resistant Structure Planning including:</p> <ul style="list-style-type: none"> Non-combustible siding Vent screening using corrosion resistant maximum 1/8" grid wire mesh Non-combustible rain gutters Solid skirting around the bottom of decks Non-combustible fencing attached to house

CITY OF MEDFORD
EXHIBIT # 1
FILE # LDS-18-160

OFC
503.5

Parking shall be posted as prohibited along one side of the narrow portion of Autumn Park Drive.

Landscaping Planning including:
0-5 feet perimeter non-combustible zone (concrete or non-combustible ground covering)
Utilize fire resistant vegetation (See Oregon State University's "Fire Resistant Shrubs and Trees in SW Oregon")
Fully grown tree crown positioning to provide a minimum 10' horizontal clearance to chimneys or any part of structure
Fully grown tree crown positioning to provide a minimum 15' clearance to other fully grown tree crowns
Consider ladder fuels (vegetation like taller shrubs below trees that will spread fire into tree crown)
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.

Construction General Information/Requirements

Development shall comply with access and water supply requirements in accordance with the Oregon 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 (fire 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 information provided only.

Design and installation shall meet the Oregon requirements of the International Fire, Building, Mechanical Codes and applicable NFPA Standards.

Medford Fire-Rescue, 200 S Ivy St. Rm 180, Medford OR 97501 541-774-2300

www.medfordfirerescue.org

Memo



To: Elizabeth Conner, Planning Department
From: Mary Montague, Building Department
CC: Rita Vinatieri, Applicant; Neathamers Surveying Inc., Agent
Date: December 18, 2018
Re: LDS-18-160 Vinatieri Heights

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 OPSC; and 2014 OMSC. For list of applicable Building Codes, please visit the City of Medford website: 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 Go to "City Departments" at top of screen; click on "Building"; click on "ELECTRONIC PLAN REVIEW (ePlans)" for information.
3. Site Excavation permit required to develop, install utilities.
4. Demo Permit is required for any buildings being demolished.
5. A site specific soils geotech report is required by a Geotech Engineer prior to foundation inspections. The report must contain information per Section R403.1.9 and R403.1.10 and on how you will prepare the lot for building and a report confirming the lot was prepared per their recommendations.
6. This area is in the Wildfire High Risk area and should reference Section R327.
7. This area is in the Hillside Ordinance area. Must follow guidelines as set forth in the Municipal code Section 10.929 – 10.933.
8. Separate Permit to abandon septic or well.

STAFF MEMO

To: Liz Conner
From: Jennifer Ingram, Address Technician
Date: December 17, 2018
Subject: LDS-18-160

1. When the proposed extension of Autumn Park Drive is constructed, the address of the existing house at 5495 Hillcrest Road will need to be readdressed to an Autumn Park Drive address.



BOARD OF WATER COMMISSIONERS

Staff Memo

TO: Planning Department, City of Medford

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

SUBJECT: LDP-18-160

PARCEL ID: 371W23DD TL 1800

PROJECT: Consideration of a tentative plat for a six-lot subdivision on approximately 3.08 acres within the SFR-2 (Single Family Residential – 2 dwelling units per gross acre) zoning district, located on Roxy Ann Road directly south of Autumn Park Drive (371W23DD TL 1800). Applicant, Rita Vinatieri; Agent, Neathamer Surveying Inc; Planner, Liz Conner.

DATE: December 19, 2018

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. Installation of an 8-inch water line is required in the proposed street and shall terminate at the cul-de-sac south of Roxy Ann Road.
4. Applicant shall coordinate with Medford Fire Department for possible Fire Hydrant installation.
5. The existing well located on this parcel it is required to be abandoned per state regulations. Applicant shall contact Jackson County Water Master for abandonment requirements.
6. If a well is located on this parcel it will be required to be abandoned per state regulations or the installation of approved backflow prevention devices will be required to be installed behind the proposed water meters to protect the public water system from potential contamination.

COMMENTS

1. Off-site water line installation is not required.

Continued to Next Page

CITY OF MEDFORD
EXHIBIT #
FILE # LDS-18-160

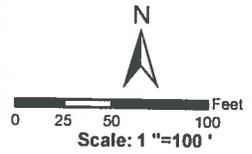


Continued from Previous Page

2. On-site water facility construction is required. (See Condition 3 above)
3. Maximum static water pressure in this area ranges from 65 psi at the intersection of Roxy Ann Road and the proposed Cul-de-sac, to 70 psi at the center of the proposed cul-de-sac.
4. MWC-metered water service does not exist to this property. (See Condition 2 above)
5. Access to MWC water lines is available. There is an existing 8-inch water line in Roxy Ann Road.

112"

11.7"



Water Facility Map
City of Medford
Planning Application:
LDS-18-160
(37-1W-23DD-1800)
December 5, 2018

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:

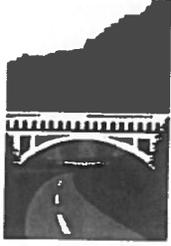
- Urban Growth Boundary
- City Limits
- Tax Lots

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 does not accept responsibility for any inaccuracies or positional uncertainty. There are no warrants, implied or stated.



JACKSON COUNTY

Roads

Roads
Engineering

Chuck DeJanvier
Construction Engineer

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

www.jacksoncounty.org

December 11, 2018

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

RE: Tentative plat off Roxy Ann Road – a city maintained road
and Hillcrest Road – a county maintained road.
Planning File: LDS-18-160

Dear Elizabeth:

Thank you for the opportunity to comment on the tentative plat for a six-lot subdivision on approximately 3.08 acres within the SFR-2 (Single Family Residential – 2 dwelling units per gross acre) zoning district, located between Roxy Ann Road and Hillcrest Road directly south of Autumn Park Drive at 5495 Hillcrest Road (37-1W-23DD TL 1800). Jackson County Roads has the following comments:

1. No road approaches will be permitted off Hillcrest Road.
2. The applicant shall submit construction drawings to Jackson County Roads and obtain county permits if required.
3. Hillcrest Road is a County Minor collector and is county-maintained. The Average Daily Traffic Count on the City of Medford's 2016 traffic count map was 3,100 ADT.
4. If frontage improvements are required, they shall be permitted and inspected by the City of Medford.
5. We would like to be notified of future development proposals, as county permits may be required.
6. Jackson County's General Administration Policy #1-45 sets forth the County's position as it relates to the management of County roads located within existing or proposed city limits or Urban Growth Boundaries (UGB). The County has no current plans for improvements to Hillcrest Road. Jackson County Roads recommends that the city request road jurisdiction.
7. Storm water should meet City of Medford requirements that also include water quality.
8. 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

December 11, 2018
Page 2 of 2

drainage system was constructed per plan and a copy of the certification shall be sent to Jackson County Roads.

9. Roads recommend the removal of any existing driveways not being used on Hillcrest Road.

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

Sincerely,



Chuck DeJanvier
Construction Engineer

"m"

Liz A. Conner

From: HORLACHER Ian K <Ian.K.HORLACHER@odot.state.or.us>
Sent: Thursday, December 13, 2018 11:53 AM
To: Liz A. Conner
Cc: MCDONALD John
Subject: LDS-18-160

ODOT has no comment on this project at this time. Thank you.

Ian K. Horlacher
MPO Senior Planner
ODOT Region 3, District 8 (Central Point)
RVCOG Ph: (541) 423-1362
ODOT Cell: (541) 727-2597
RST Office (Medford): (541) 842-2545
RVCOG Fax: (541) 664-7927

"Unless commitment is made, there are only promises and hopes...but no plans." - Peter Drucker



DENSITY CALCULATION FORM

For all residential LDP, LDS, PUD, and AC Application Files

File No.
Planner
Date

LDS-18-160
Liz Conner
January 3, 2018

GROSS ACREAGE		
Tax Lot Numbers		
371W23DD1800	3.08	AC
		AC
Existing ROW to Centerline	0.40	AC
Gross Acres	3.48	AC
Effective Acres (Gross - Subtracted)	3.48	

SUBTRACTED ACREAGE		
Large Lots for Existing Development		AC
Reserved Acreage		AC
Other ¹		AC
		AC
		AC
		AC
Subtracted Acres	-	AC

DENSITY RANGE		
Zoning District	SFR-2	
Density Range	Minimum	0.8
	Maximum	2
No. DU Proposed		6
No. DU Permitted Min.		3
No. DU Permitted Max.		6
	Minimum	2.79
	Maximum	6.97
Percentage of Maximum		86.09%

EXISTING R-O-W CALCULATION

Street Name	LF	Width	SF	Acreage
Roxy Ann Road	300.00		28.78	8,634.00
Hilcrest Road	300.00		30.00	9,000.00
			-	-
			-	-
			-	-
			#####	0.40

¹ Such as future ROW dedication, resource protection areas, common open space, other dedication areas, etc.



NEATHAMER SURVEYING, INC.

RECEIVED

MAR 18 2019

Planning Dept.

March 18, 2019

Sent via email to: liz.conner@cityofmedford.org

CITY OF MEDFORD: PLANNING DEPARTMENT

Attn: Elizabeth Conner, Planner II
200 South Ivy Street, Lausmann Annex
Medford, OR 97501

*Re: Vinatieri Heights Subdivision
City of Medford File No. LDS-18-160*

Dear Elizabeth:

On behalf of our client and applicant, Rita Vinatieri, the intent of this letter is to submit a copy of the updated phasing plan on the tentative plat for the referenced project.

Phase 1 now consists of Lots 1 through 3 and will include the improvements along Roxy Ann Road and a portion of the improvements along Autumn Park Drive. A one-foot non-assess strip has been included along the easterly boundary of Lot 6 and the phase line across Autumn Park Drive. Phase 2 consists of Lots 4 through 6, the cul-de-sac for Autumn Park Drive and the improvements along Hillcrest Road.

The changes proposed herein are to address concerns about the imbalance of lots/improvements between the originally proposed phases as discussed with Alex Georgevitch and Doug Burroughs.

Thank you for your consideration. Please contact this office should any questions arise or if any additional information is necessary.

Respectfully,

Neathamer Surveying, Inc.

By: *Robert V. Neathamer, PLS*
Robert V. Neathamer, President

Enclosures: 1

cc: Kelly Evans, Assistant Planning Director
Alex Georgevitch, Deputy Public Works Director/City Engineer
Doug Burroughs, Development Services Manager

**CITY OF MEDFORD
EXHIBIT # 9
FILE # LDS-18-160**

3126 State Street, Suite 203 | P.O. Box 1584 | Medford, Oregon 97501-0120
Bus: (541) 732-2869 | Fax: (541) 732-1382



Project Name:
**Vinatieri Heights
 Subdivision**

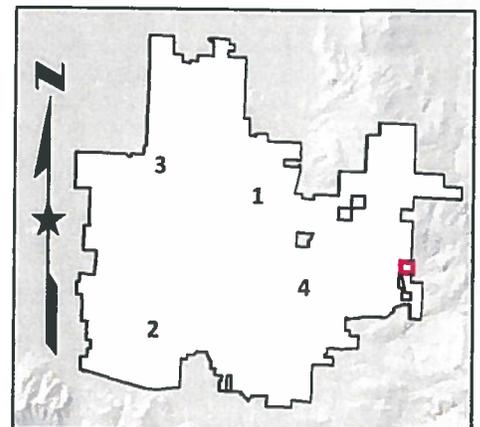
Map/Taxlot:
371W23DD TL 1800



11/02/2018

Legend

-  Subject Area
-  Zoning Districts
-  Tax Lots





City of Medford

Planning Department

Working with the community to shape a vibrant and exceptional city

STAFF REPORT

for a type-IV quasi-judicial decision: Minor Comprehensive Plan Amendment

PROJECT Asante GLUP Change
Applicant/Agent: Mahlum Architects

FILE NO. CP-19-014

TO Planning Commission

for March 28, 2019 hearing

FROM Dustin Severs, Planner III

REVIEWER Kelly Evans, Assistant Planning Director *ke*

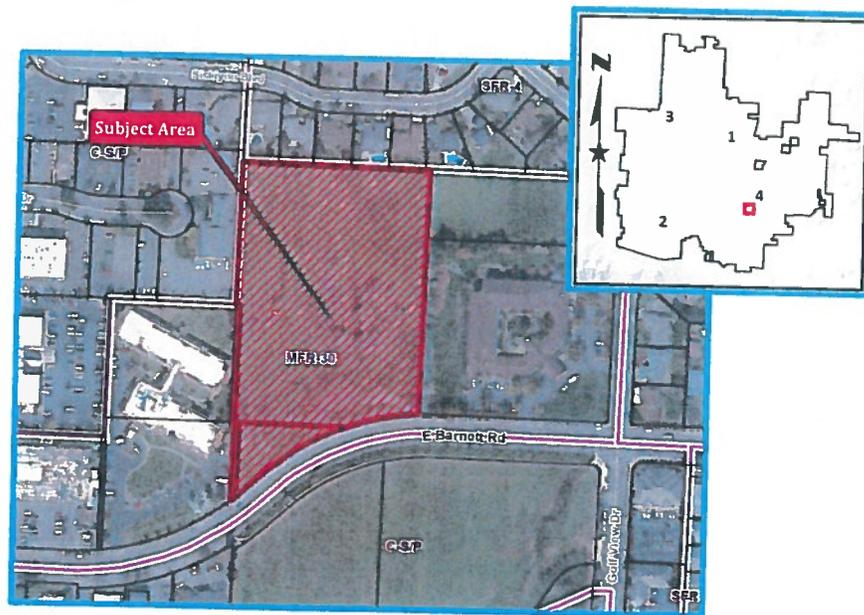
DATE March 21, 2019

BACKGROUND

Proposal

Request for a minor General Land Use Plan (GLUP) amendment to reclassify three contiguous parcels totaling 5.26-acres, located north of Barnett Road and east of Murphy Road, from Urban High Density Residential (UH) to Service Commercial (SC) (371W28DC TL 400, 500 & 600).

Vicinity Map



Subject Site Characteristics

Zoning: MFR-30
GLUP: UH (Urban High Density Residential)
Overlay(s): None
Use(s): Vacant land owned by Asante

Surrounding Site Characteristics

North Zone: SFR-4 (Single-Family Residential, four dwelling units per gross acre)
Use(s): Single-Family residential homes

South Zone: C-S/P (Commercial – Service/Professional)
Use(s): Vacant land

East Zone: MFR-30
Use(s): Brookdale Medford – Senior Living Solutions

West Zone: MFR-30 & C-S/P
Use(s): Barnett Woods – Senior Living

Related Projects

None

Applicable Criteria

Minor Comprehensive Plan Amendment

For the applicable criteria, the Medford Municipal Code Section 10.184(1) redirects to the criteria in the “Review and Amendments” chapter of the Comprehensive Plan. The applicable criteria in this action are those for map amendments, and are based on the following:

1. *A significant change in one or more Goal, Policy, or Implementation Strategy.*
2. *Demonstrated need for the change to accommodate unpredicted population trends, to satisfy urban housing needs, or to assure adequate employment opportunities.*
3. *The orderly and economic provision of key public facilities.*
4. *Maximum efficiency of land uses within the current urbanizable area.*
5. *Environmental, energy, economic, and social consequences.*
6. *Compatibility of the proposed change with other elements of the City Comprehensive Plan.*
7. *All applicable Statewide Planning Goals.*

Authority

The Planning Commission is authorized to act as an advisory agency for Type-IV quasi-judicial Comprehensive Plan Amendments, forwarding a recommendation to City Council for proposed

amendments to the Comprehensive Plan under Medford Municipal Code Sections 10.102–122, 10.165, and 10.185.

ISSUES AND ANALYSIS

Project Summary

The subject site consists of three contiguous, vacant parcels totaling 5.26 acres owned by Asante. Asante hopes to develop the site as the future location of a new Regional Cancer Center. The applicant's findings (Exhibit A) state that, due to federal regulations and other site constraints, an available site for the proposed Cancer Center at the existing Asante Rogue Valley Medical Center Campus – located just west of the subject site – currently does not exist, and that the subject site is the only available site that can feasibly accommodate the future development.

The subject site is currently designated with the Urban High Density Residential (UH) General Land Use Plan (GLUP) designation, which permits only the MFR-20 and MFR-30 zoning classifications. In order to develop the site as a Regional Cancer Center as proposed, the applicant will first be required to gain approval for the property's GLUP designation, and its corresponding zoning classification, to be changed to a land use designation that permits medical facility uses.

With the subject request, the applicant is requesting a minor GLUP amendment to reclassify the subject property from its current designation of UH to SC. If approved, it is the applicant's intent to then submit for a change of the site's underlying zoning classification from MFR-30 to C-S/P in order to bring the site's zoning into compliance with its newly acquired Commercial GLUP designation.

The applicant opted not to submit a zone change request concurrently with the subject GLUP change request; rather, the applicant will submit the zone change request contingent on the approval of the subject request. Demonstration of the site's available capacity for urban services and facilities to serve the future development of the site (e.g., storm drainage, sanitary sewer, water facilities, and traffic capacity) will be part of staff's future review of the zone change request. Any necessary upgrades to public facilities needed to serve the future development of the site including, but not limited to, traffic impact studies, will be addressed at the time of a subsequent zone change application.

Traffic Analysis

MLDC 10.461(3) requires a Traffic Impact Analysis (TIA) to be conducted to evaluate development impacts to the transportation system if a proposed application has the potential of generating more than 250 net average daily trips (ADT) or the Public Works Department has concerns due to operations or accident history.

Per the staff report submitted by Public Works (Exhibit D), a TIA is not required at time of GLUP change, as the GLUP change will not increase the developable capacity of the property on its own. However, a TIA will be required for any subsequent zone change application.

Sewer capacity constraints

Public Work's staff report also states that the site's downstream sanitary sewer system currently has capacity constraints; however, the GLUP amendment will not increase the developable capacity of the property on its own, and sanitary sewer capacity constraints will be addressed at the time of a subsequent zone change application.

Facility Adequacy

Per the agency comments submitted to staff (Exhibits D-F), it can be found that adequate facilities are available or can and will be made available to serve the future development of the site.

Other Agency Comments

None

Committee Comments

No comments were received from a committee, such as BPAC.

FINDINGS AND CONCLUSIONS

Comprehensive Plan Amendment

1. *A significant change in one or more Goal, Policy, or Implementation Strategy.*

Findings

The City has completed an Urban Growth Boundary amendment to accommodate future land need, which has been formally adopted by the State, and the analysis done through that process has provided information demonstrating the need for commercial land.

Conclusions

The proposed change is consistent with pertinent Comprehensive Plan policies and implementation strategies that seek to provide an adequate supply of commercial land.

2. *Demonstrated need for the change to accommodate unpredicted population trends, to satisfy urban housing needs, or to assure adequate employment opportunities.*

Findings

The City has completed an Urban Growth Boundary amendment to accommodate future land need, which has been formally adopted by the State, and the analysis done through that process has provided information demonstrating the need for commercial land.

Conclusions

The proposed change responds to a demonstrated need for an adequate supply of commercial land and for adequate employment opportunities.

3. *The orderly and economic provision of key public facilities.*

Findings

Per the agency comments submitted to staff, it can be found that adequate facilities are available or can and will be made available to serve the future development of the site.

Conclusions

Sufficient facilities exist or can and will be made available to accommodate the proposed classification change.

4. *Maximum efficiency of land uses within the current urbanizable area.*

Findings

A designation change to a commercial designation will allow for the land to be used for both commercial and residential uses, and would not eliminate potential residential uses of the site.

Conclusions

The proposed SC designation change would mean the land could be used for both commercial and residential uses – a more efficient and versatile use of land than the limited uses permitted under the site’s current UH designation.

5. *Environmental, energy, economic, and social consequences.*

Findings

Environmental: The subject area is already within the UGB, and thus has already met tests concerning environmental impacts; a change of designation does not affect suitability for urbanization.

Energy: A designation change to SC would not pose any discernable energy consequences, as the site is located within the UGB, and thus has already met tests concerning environmental impacts; change of designation does not affect suitability for urbanization.

Economic: The City has completed an Urban Growth Boundary amendment to accommodate future land need, which has been formally adopted by the State, and the analysis done through that process identified a deficit in commercial land, and thus employment opportunities.

Social: The surrounding area of the subject site is a mix of residential and commercial uses. The changing of the subject site to the Service Commercial (SC) GLUP will result in the site abutting other property also designated within the SC GLUP. The proposed change to the subject site is not anticipated to have a negative social consequence as the surrounding area is already a mix of commercial and residential uses.

Conclusions

Environmental: No discernable environmental consequences would result with the proposed change of designation.

Energy: No discernable energy consequences would result with the proposed change of designation.

Economic: The proposed change of designation would reduce the deficit of commercial land within the UGB, thereby providing additional employment opportunities.

Social: No discernable social consequences would result with the proposed change of designation.

6. *Compatibility of the proposed change with other elements of the City Comprehensive Plan.*

Findings

Economic Element

Policy 1-5: The City of Medford shall assure that adequate commercial lands are available to accommodate the types and amount of economic development needed to support the anticipated growth in employment in the City of Medford and the region.

Implementation 1-5-b: Reduce projected deficits in employment lands by changing GLUP Map designations within the existing Urban Growth Boundary.

Conclusions

This proposed change does supply an amount of the projected need for Commercial land.

7. *All applicable Statewide Planning Goals.*

Goal 1 – Citizen Involvement

Findings

Goal 1 requires the City to have a citizen involvement program that sets the procedures by which affected citizens will be involved in the land use decision process, including participation in the quasi-judicial revision of the Comprehensive Plan. The City of Medford has an established citizen-involvement program consistent with Goal 1 that includes public review of proposed Comprehensive Plan amendments by the Planning Commission and City Council.

Conclusions

By following the standard notification and comment procedure, the City provided adequate opportunities for citizen input.

Goal 2 – Land Use Planning

Findings

The City has a land use planning process and policy framework in the form of a Comprehensive Plan and development regulations in Chapter 10 of the Municipal Code that comply with Goal 2. These are the bases for decisions and actions.

Conclusions

There is an adequate factual basis for the proposed designation change.

Goal 3 – Agricultural Lands

Not Applicable.

Goal 4 – Forest Lands

Not Applicable.

Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces

Not Applicable.

Goal 6 – Air, Water and Land Resources Quality

Findings

There are no streams on the property that would be impacted. The land in question is not classified as a resource in terms of agriculture because it is classified as urbanizable.

Conclusion

The proposed change will have no discernable effect on the production of pollutants. There are no water or land resource quality impacts.

Goal 7 – Areas Subject to Natural Hazards

Not Applicable.

Goal 8 – Recreation

Not Applicable.

Goal 9 – Economic Development

Findings

Goal 9 outlines that Comprehensive Plans shall *“provide for at least an adequate supply of sites of suitable sizes, types, locations, and service levels for a variety of industrial and commercial uses consistent with plan policies.”*

Conclusion

The proposed change will provide additional commercial land in the existing urban area – a land use designation in which the recent UGB analysis demonstrated as being deficient.

Goal 10 – Housing

Findings

Goal 10 requires that *“plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type, and density.”* A designation change to commercial will allow for the land to be used for both commercial and residential uses.

Conclusion

The proposed designation change will retain the potential for the expansion of the City’s existing housing stock.

Goal 11 – Public Facilities and Services

Findings

Refer to findings under Criterion 3 above.

Conclusion

Refer to conclusions under Criterion 3 above.

Goal 12 – Transportation

Findings

The *Transportation Planning Rule* (OAR 660-012) requires cities to have plans to accommodate anticipated transportation system needs. A traffic impact analysis will be required for the subject site as part of the zone change procedure.

Conclusion

A traffic impact analysis will be required for the subject site as part of the zone change procedure, at which time City staff will ensure that the anticipated transportation system needs are addressed.

Goal 13 – Energy Conservation

Not Applicable.

Goal 14 – Urbanization

Not Applicable.

Goals 15 - 19 are not applicable.

RECOMMENDED ACTION

Based on the Findings and Conclusions that all the approval criteria are met or not applicable, forward a favorable recommendation to City Council for approval of CP-19-014.

EXHIBITS

- A Applicant's findings of fact, received January 22, 2019.
- B Applicant's vicinity map, received January 22, 2019.
- C New Diagnosed Cancer Cases (analytic), received January, 22, 2019.
- D Public Works staff report, received March 20, 2019.
- E Medford Water Commission memo, received March 6, 2019.
- F Medford Fire Department report, received March 6, 2019.
Vicinity map

PLANNING COMMISSION AGENDA:

MARCH 28, 2019

The diagnosis, treatment and monitoring of cancer places a significant burden on patients, their families and care givers. Frequent visits are required for laboratory tests, imaging services, physician visits, inpatient or outpatient surgeries, chemotherapy and infusion, and radiation treatment. Patients enrolling in clinical trials may require additional trips for testing and monitoring.

Patients and families often travel great distances for care. Coordinating this care requires a team of multiple specialty physicians, nurses, psychosocial care professionals, pharmacists and coordinators working together for the delivery of care for these patients. From the first contact for an appointment, to information gathering prior to the first physician visit, screening for clinical trial eligibility and coordinating multiple visits on one day or spanning a week, providing as much care as possible in one facility reduces the burden on patients, families and providers.

"The City of Medford is recognized as a regional health service center, serving several counties from around southern Oregon and northern California and a population base exceeding 500,000. As a regional health service center providing general and specialized care, Medford has become a destination for those seeking temporary and long-term health care treatment." [City of Medford Comprehensive Plan – Public Facilities Element page 124]

The Asante Health System is the largest health care provider in the nine-county area and is actively making strides to simplify the treatment process for patients. By bringing providers together with the Asante Cancer Treatment Team, they are working to create a coordinated and integrated regional cancer program. This program aims to deliver medical excellence through a value-based treatment system where patients and families come first. Asante has been working with the Design Team, including Oncology Resource Consultants [ORC], to determine the anticipated growth of the cancer patient pool in the nine-county service area. ORC projected the number of people in the service area that will be diagnosed with cancer over a ten-year period. Based on the aging of the population in Jackson and Josephine Counties, the number of newly diagnosed Cancer Patients will increase over the next ten years [Reference Appendix C]. One of the major goals of Asante Health System's work is to develop a new Regional Cancer Center located at the Asante Rogue Regional Medical Center Campus in Medford, OR providing treatment and care for the increased demand of patients.

The new Center would be able to provide patients with coordinated care at a single location, including Medical Oncology, Radiation Therapy, Infusion Therapy, Imaging and Lab Services, Patient Education, Cancer Research, and Pharmacy Access. Patients would also be connected to Hematology Oncology Associates physicians, an independent practice specializing in cancer and blood disorders. An initial programming exercise estimated the new facility would be between 70,000 - 85,000 square feet in size and would cost the Asante Health System approximately \$60 million dollars.

A struggle in the development of a new facility has been finding the right location on Campus for the new Center. Due to federal regulations with medical billing, specifically Medicare reimbursables [340B], a building is only eligible for hospital reimbursement levels if it is located within 750 feet (250 yards) of the main campus building. Unfortunately, when evaluating the estimated program for the Regional Cancer Center, it became clear that the project would not be feasible if the site can't meet this designation. Within the required 340B boundary on the Rogue Valley Medical Center Campus, an

available site does not currently exist to support the volume of this program without significantly displacing current and future planned hospital services [Reference Appendix A].

However, at the east edge of the boundary Asante owns a small site off Doctor's Park Drive that would qualify for the reimbursement. Combining this Doctor's Park Drive site with the adjacent Asante-owned site of Barnett Road would provide enough site area for the new comprehensive Regional Cancer Center program. At this time the site has a General Land Use Planning [GLUP] designation of UH – Urban High-Density Residential and is zoned as MFR-30 (Multi-Family – 30 Units/Acre). This application is asking the City of Medford to revise the GLUP designation of the Barnett Road site to be SC – Service Commercial. The Design Team will also be applying to revise the current zoning to a C-S/P (Commercial – Service/Professional) zone. Both the revised GLUP and revised Zoning Designations would match existing designations of adjacent sites [Reference Appendix B].

The Design Team believes the impact to the site due to this change in designation would be minimal since both designations assume the site to have a high density of people per acre. If the designations are approved as revised, the Design Team would submit a request to combine the Doctor's Park Drive site to the adjacent Barnett Road site through a Property Line Adjustment Application. The combined sites would provide adequate area for the new Regional Cancer Center and allow opportunity for multiple entry/access points into the site for vehicles, pedestrians and bicyclists, as well as provide a clear line of site to the building from Barnett Road.

The new Regional Cancer Center would become a vital public facility for the City of Medford and Asante's nine-county service area. The creation of this facility would result in an increase of available jobs in the Health Care sector, subsequently attracting new talent into the region. The design team feels that there are several Goals and Policies of the Medford Comprehensive Plan that align with the creation of a new Regional Cancer Center, and which support the justification of revising the Barnett Road site to a SC-Service Commercial GLUP designation. Findings from relevant Comprehensive Planning Goals and Policies are as follows:

City of Medford Comprehensive Plan – Economic Element:

C. ECONOMIC OPPORTUNITIES GOALS AND POLICIES [page 51]

GOAL: TO ACTIVELY STIMULATE ECONOMIC DEVELOPMENT AND GROWTH THAT WILL PROVIDE OPPORTUNITIES TO DIVERSIFY AND STRENGTHEN THE MIX OF ECONOMIC ACTIVITY IN THE CITY OF MEDFORD.

Policy 1-1: The City of Medford shall strengthen its role as the financial, medical, tourist, governmental and business hub of Southern Oregon and shall build on its comparative advantages in the local and regional marketplace.

Implementation 1.1(a): Partner with the business, medical and educational communities to advance common objectives.

Policy 1-5: The City of Medford shall assure that adequate commercial and industrial lands are available to accommodate the types and amount of economic development needed to support the anticipated growth in employment in the City of Medford and the region.

Implementation 1-5(b): Reduce projected deficits in employment lands by changing GLUP Map designations within the existing Urban Growth Boundary.

Implementation 1-5(c): Assist in the identification of sites for businesses that have unique site requirements.

City of Medford Comprehensive Plan – Public Facilities:

HEALTH SERVICES GOALS, POLICIES, AND IMPLEMENTATION MEASURES [page 125]

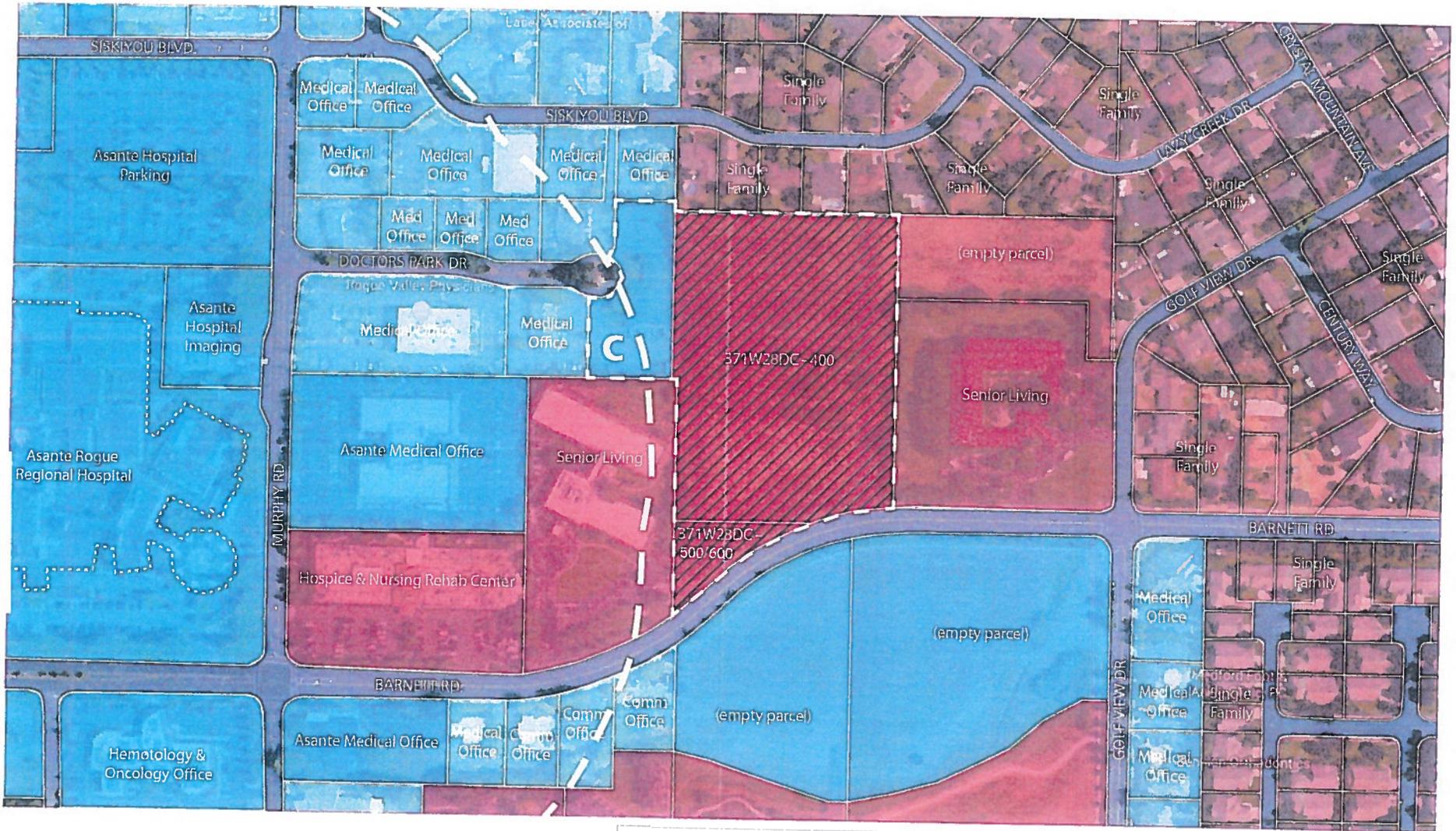
GOAL: TO SUPPORT THE PROVISION OF ADEQUATE HEALTH SERVICES AND FACILITIES TO MEET THE NEEDS OF THE PEOPLE WITHIN THE MEDFORD URBAN GROWTH BOUNDARY AND THE REGION.

Policy 1-B: The City of Medford shall encourage cooperation among local, state, federal and private agencies in planning and providing for health and related social services.

Policy 1-C: The City of Medford shall encourage the development and/or expansion of health services to meet regional as well as local needs.

“The presence of high-quality health care facilities influence people’s decisions to visit and relocated to the Medford area.” [City of Medford Comprehensive Plan – Public Facilities page 125]

The design team is requesting a General Land Use Plan Map Amendment in the hopes of creating a site that could house a new and cohesive cancer treatment center for the residents of Medford and the Rogue Valley region. As cancer rates continue to rise for the aging population of Jackson County, the expansion and collaboration of care at the new cancer facility will be crucial. The mission of the Regional Cancer Center directly aligns with the City of Medford’s Goals outlined in the Comprehensive Plan. The combined Doctor’s Park Drive site and the Barnett Road site are the only available sites that can accommodate the required program size and 340B licensure constraints on the Asante Rogue Valley Medical Center Campus. Asante hopes to work in collaboration with the City of Medford to make this project a reality for the region and for the City of Medford.



APPENDIX B - GLUP/ZONING DESIGNATIONS
 OUTPATIENT ONCOLOGY CLINIC
 ASANTE | 16 January 2019
 MAHLUM ARCHITECTS INC

COMMERCIAL USE		RESIDENTIAL USE	
 GLUP-SC ZONE - C-S/P ASANTE OWNED	 GLUP-SC ZONE - C-S/P OWNED BY OTHERS	 GLUP-UH ZONE: MFR-30	 GLUP-UR ZONE: SFR-4

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New Diagnosed Cancer Cases (Analytic) Pool Growth, 2018 - 2028

County	Years										
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Jackson County	1,341	1,367	1,394	1,420	1,447	1,473	1,500	1,526	1,552	1,579	1,605
Josephine County	628	638	649	660	671	681	692	703	713	724	735
total Jackson and Josephine Counties	1,969	2,006	2,043	2,080	2,117	2,154	2,191	2,229	2,266	2,303	2,340
Other Additional Counties											
Grant County	362	366	371	376	380	385	389	394	399	403	408
Curry County	166	169	171	174	176	178	181	183	186	188	190
Siskiyou County	290	292	294	296	299	301	303	305	307	309	312
Douglas County	459	466	474	481	488	496	503	510	518	525	532
Del Norte County	139	139	140	141	142	142	143	144	145	145	146
Subtotal Other Counties	1,416	1,433	1,450	1,468	1,485	1,502	1,519	1,537	1,554	1,571	1,588
Total	3,384	3,439	3,493	3,548	3,602	3,656	3,711	3,765	3,820	3,874	3,928

Page 121

CITY OF MEDFORD
 EXHIBIT # C
 File # CP-19-014



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Medford – A fantastic place to live, work and play

CITY OF MEDFORD

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MAR 20 2019

PLANNING DEPT.

LD Date: 3/6/2019

Revised: 3-19-19

File Number: CP-19-014

**PUBLIC WORKS DEPARTMENT STAFF REPORT
Barnett Road (TLs 400, 500/600)
Asante Health Systems**

Project: Request for a minor General Land Use Plan (GLUP) amendment to reclassify three contiguous parcels totaling 5.26-acres).

Location: Located north of Barnett Road and east of Murphy Road, from Urban High Density Residential (UH) to Service Commercial (SC) (371W28DC TL 400, 500 & 600).

Applicant: Applicant, Mahlum Architects; Planner, Dustin Severs.

I. Sanitary Sewer Facilities

The downstream sanitary sewer system currently has capacity constraints. The GLUP change will require a future zone change prior to any development on the site. When the zone change occurs sanitary sewer capacity constraints will be addressed. The applicant shall stipulate to not increase sewer flows above the current zoning limitation until a study shows there is adequate capacity.

II. Storm Drainage Facilities

This site lies within the Larson Creek Drainage Basin. The subject property currently drains to the west. The City of Medford has existing adequate storm drain facilities in the area. This site would be able to connect to these facilities at the time of development.

III. Transportation System

The subject parcels have potential of generating 2,630 Average Daily Trips (ADT) under proposed SC GLUP designation. The potential under the existing UH GLUP designation is 1,250 ADT. The net increase is 1,380 ADT, which requires a Traffic Impact Analysis (TIA) per MLDC

10.461. No development can proceed until a zone change occurs for the site. No Transportation Impact Analysis (TIA) is required at the time of GLUP change as long as the applicant stipulates to no increase in trips. A TIA will be required for the zone change to C-S/P zoning.

Prepared by: Jodi K Cope

Reviewed by: Doug Burroughs

The above report is based on the information provided with the Comprehensive Plan 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,



BOARD OF WATER COMMISSIONERS

Staff Memo

TO: Planning Department, City of Medford
FROM: Rodney Grehn P.E., Water Commission Staff Engineer
SUBJECT: CP-19-014
PARCEL ID: 371W28DC TL's 400, 500 & 600
PROJECT: Request for a minor General Land Use Plan (GLUP) amendment to reclassify three contiguous parcels totaling 5.26-acres, located north of Barnett Road and east of Murphy Road, from Urban High Density Residential (UH) to Service Commercial (SC) (371W28DC TL 400, 500 & 600); Applicant, Mahlum Architects; Planner, Dustin Severs.
DATE: March 6, 2019

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MAR 06 2019
PLANNING DEPT.

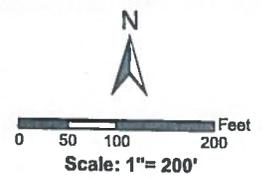
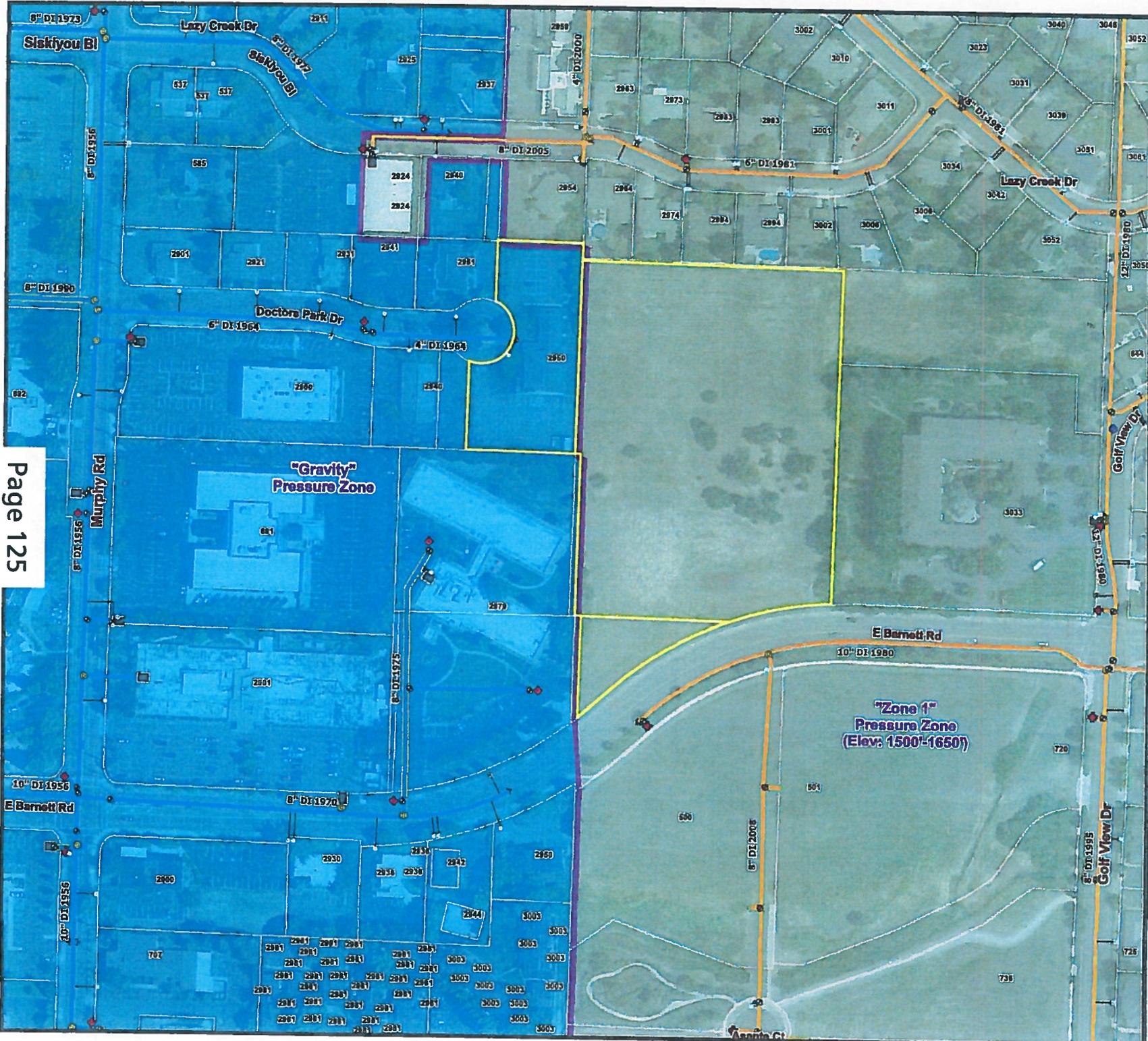
I have reviewed the above plan authorization application as requested. Conditions for approval and comments are as follows:

CONDITIONS

1. No conditions currently. MWC will Condition this proposed development at the of Site Plan Review.

COMMENTS

2. Static water pressure at the proposed building site is approximately 60 psi.
3. "Future" on-site and off-site water facility construction will be required.
4. MWC-metered water service does exist to a portion of these properties. There is an existing 1-inch water meter that serves the previous building a 2680 Doctors Park Drive.
5. Access to MWC water lines is available. There is an existing (Pressure Zone 1) 10-inch water line on the south side of E Barnett Road. There is an existing (Gravity Pressure Zone) 4-inch water line at the east end of Doctors Park Drive, and an 8-inch water line in Siskiyou Blvd.



Water Facility Map for Barnett Rd - Golf View Dr Planning App: CP-19-014
 March 6, 2019

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



This map is based on a digital database compiled by Medford Water Commission from a variety of sources. Medford Water Commission cannot assume responsibility for errors, omissions, or outdated accuracy. There are no warranties, expressed or implied.
 Date: 3/6/2019
 File: G:\MWC\Plans\MWC Map - MWD E2E - Letter L8 - Feb 02 2019.mxd



Medford Fire-Rescue Land Development Report

RECEIVED

MAR 06 2019

PLANNING DEPT

Review/Project Information

Reviewed By: Kleinberg, Greg

Review Date: 2/22/2019

Meeting Date: 3/6/2019

LD File #: CP19014

Planner: Dustin Severs

Applicant: Mahlum Architects

Project Location: North of Barnett Road and east of Murphy Road

Project Description: Request for a minor General Land Use Plan (GLUP) amendment to reclassify three contiguous parcels totaling 5.26-acres from Urban High Density Residential (UH) to Service Commercial (SC)

Specific Development Requirements for Access & Water Supply

Reference	Conditions	Description
Approved		Approved as submitted with no additional conditions or requirements.

Construction General Information/Requirements

Development shall comply with access and water supply requirements in accordance with the Oregon 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 (fire 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 information provided only.

Design and installation shall meet the Oregon requirements of the International Fire, Building, Mechanical Codes and applicable NFPA Standards.

Medford Fire-Rescue, 200 S Ivy St. Rm 180, Medford OR 97501 541-774-2300

www.medfordfirerescue.org

CITY OF MEDFORD
EXHIBIT # F
File # CP-19-014



Project Name:

**Asante
 Comprehensive Plan Change**

Map/Taxlot:

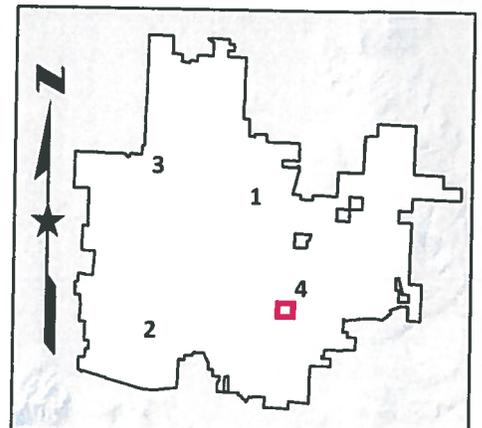
371W28DC TL 400-600



Legend

-  Subject Area
-  Zoning Districts
-  Tax Lots

02/13/2019





City of Medford

Planning Department

Working with the community to shape a vibrant and exceptional city

STAFF REPORT

for a Type III quasi-judicial decision: **Zone Change, Partition & Exception**

Project Larry Denn Partition
Applicant/Agent: Larry Denn Construction, Inc.

File no. LDP-18-172/ZC-18-173 & E-19-030

To Planning Commission *for March 28, 2019 hearing*

From Steffen Roennfeldt, Planner III

Reviewer Kelly Evans, Assistant Planning Director *ke*

Date March 21, 2019

BACKGROUND

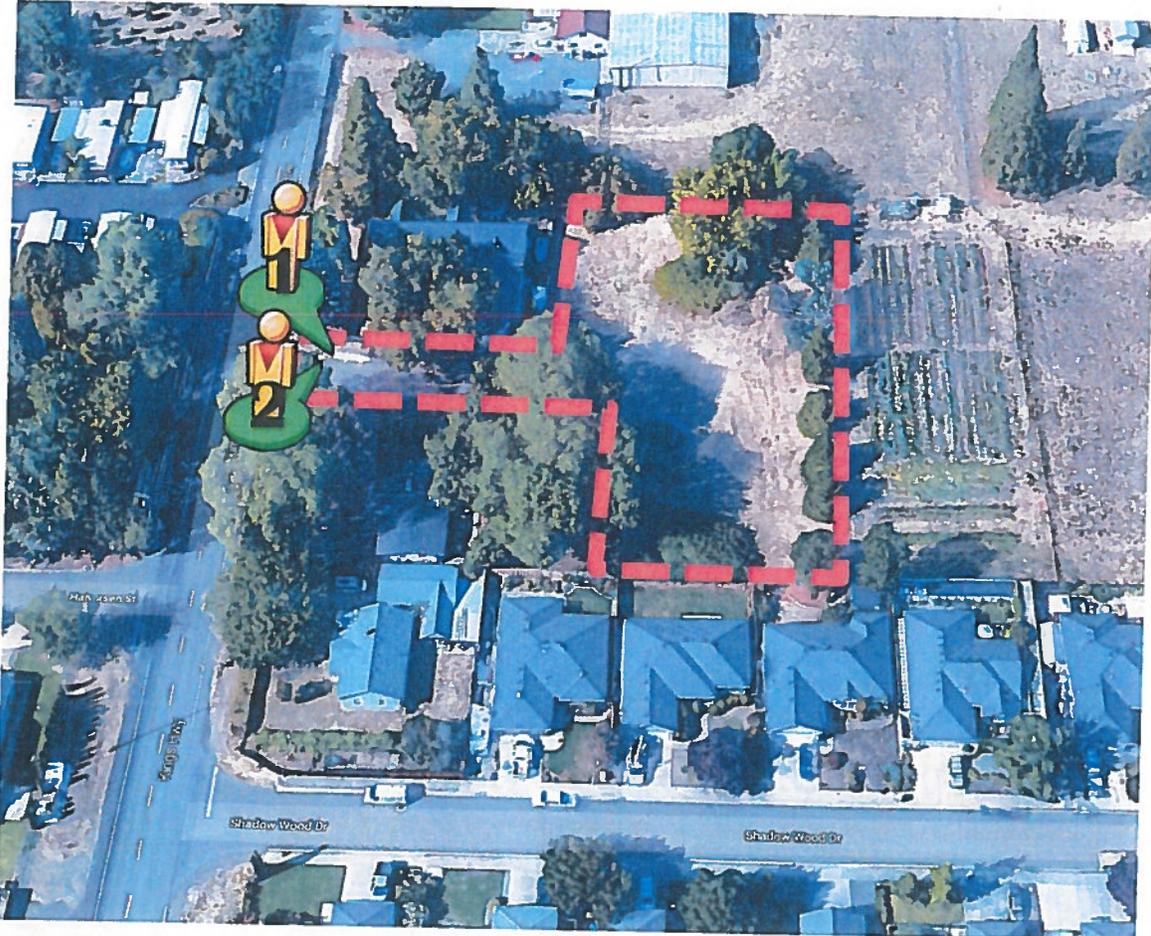
Proposal

Consideration of a request for tentative plat approval of a proposed three-lot partition on a 0.52-acre parcel located at 1485 Kings Highway within the SFR-4 (Single Family Residential – 2.5 to 4 dwelling units per gross acre) zoning district and a request for a zone change from SFR-4 to SFR-6 (Single Family Residential – 4 to 6 dwelling units per gross acre) and a request for an Exception to allow for 5 parcels to receive access from a Minimum Access Easement.

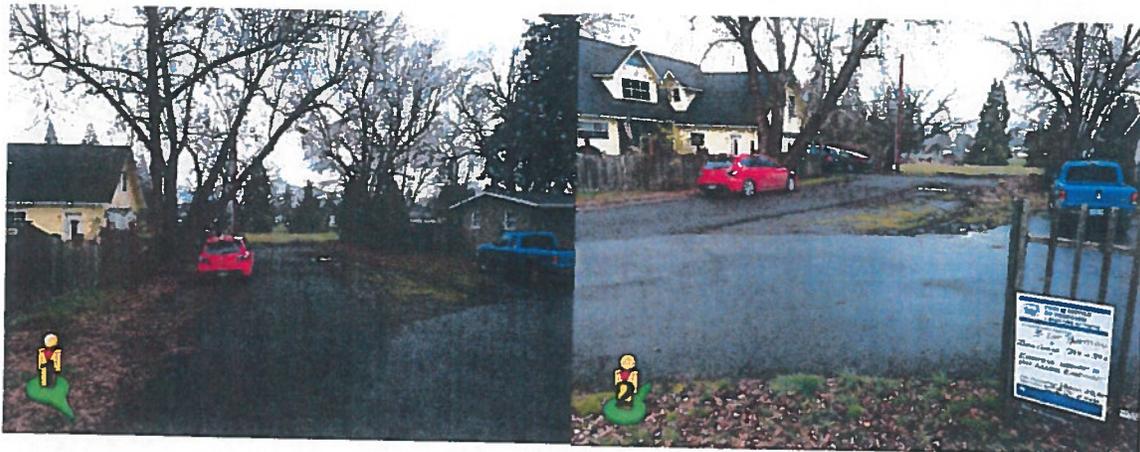
Vicinity Map



Aerial Map



Site Visit



These photos were taken from Kings Highway on March 7, 2019.

Subject Site Characteristics

Zoning	SFR-4	Single Family Residential – 2.5 to 4 dwelling units per gross acre
GLUP	UR	Urban Residential
Use	Vacant	

Surrounding Site Characteristics

North	Zone:	SFR-00 (Single Family Residential – 1 dwelling unit per parcel)
	Use:	low density residential
South	Zone:	SFR-6 (Single Family Residential – 4 to 6 dwelling units per gross acre) & SFR-00
	Use:	Low density residential
East	Zone:	SFR-6
	Use:	vacant
West	Zone:	SFR-00 & SFR-10 (Single Family Residential – 6 to 10 dwelling units per gross acre)
	Use:	Mobile home park and low density residential

Related Projects

LDP-06-134	Barry Partition (created subject parcel)
PA-17-068	Pre-Application for this project

Applicable Criteria

Medford Municipal Code §10.204, Zone Change

The Planning Commission shall approve a quasi-judicial, minor zone change if it finds that the zone change complies with subsections (1) through (3) 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.*
- (2) Where applicable, the proposed zone shall also be consistent with the additional locational standards of the below sections (2)(a), (2)(b), (2)(c), or (2)(d). Where a special area plan requires a specific zone, any conflicting or additional requirements of the plan shall take precedence over the over the locational criteria below.*

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

- (i) *At least one 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 re-zoned is five 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 acres.*

(3) *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.**

Medford Municipal Code §10.170(D), Partition Tentative Plat

The Planning Director shall not approve any tentative partition plat unless they can determine that the proposed land partition, 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) 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;*
- (4) 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;*
- (5) Will not cause an unmitigated land use conflict between the land partition and adjoining agricultural lands within the EFU (Exclusive Farm Use) zoning district.*

Medford Municipal Code §10.186(B) Exception

No exception, in the strict application of the provisions of this chapter, shall be granted by the approving authority having jurisdiction over the plan authorization unless it finds that all of the following criteria and standards are satisfied. The power to authorize an exception from the terms of this code shall be sparingly exercised. Findings must indicate that:

- (1) The granting of the exception shall be in harmony with the general purpose and intent of the regulations imposed by this code for the zoning district in which the exception request is located, and shall not be injurious to the general area or otherwise detrimental to the health, safety, and general welfare or adjacent natural resources. The approving authority shall have the authority to impose conditions to assure that this criterion is met.*
- (2) The granting of an exception will not permit the establishment of a use which is not permitted in the zoning district within which the exception is located.*
- (3) There are unique or unusual circumstances which apply to this site which do not typically apply elsewhere in the City, and that the strict application of the standard(s) for which an exception is being requested would result in peculiar, exceptional, and undue hardship on the owner.*
- (4) The need for the exception is not the result of an illegal act nor can it be established on this basis by one who purchases the land or building with or without knowledge of the*

standards of this code. It must result from the application of this chapter, and it must be suffered directly by the property in question. It is not sufficient proof in granting an exception to show that greater profit would result.

Corporate Names

Trevor Denn is the Registered Agent for Larry A. Denn Construction, Inc. according to the Oregon Secretary of State Business Registry. Larry Denn is listed as the President, Elba Denn is listed as the Secretary.

ISSUES AND ANALYSIS

Background/Proposal

The subject parcel was created through partition (File Number LDP-06-134) in 2006 as 0.7-acre parcel designated as Reserve Acreage. It is currently vacant.

This project proposes to rezone the parcel from SFR-4 to SFR-6 and to create three parcels which will all be accessed via a Minimum Access Easement from Kings Highway. An Exception to the Minimum Access Easement standards is requested because a total of five dwelling units are proposed to take access of the same access point.

Zone Change Criteria Compliance

GLUP/TSP Consistency

The General Land Use Plan (GLUP) designation for the subject site is UR (Urban Residential), and according to the General Land Use Plan Element of the Comprehensive Plan, the proposed SFR-6 zoning district is a permitted zone within the UR GLUP designation.

The Transportation System Plan (TSP) serves as a blueprint to guide transportation decisions as development occurs in the City. A traffic Impact Analysis (TIA) is required when an application has the potential of generating more than 250 net Average Daily Trips (ADT). The Public Works Department has determined that the subject property, fully built-out, would not exceed this 250 ADT threshold, and therefore a TIA was not required.

It can be found that the applicant's findings adequately demonstrate that the proposed zone change is consistent with the goals outlined in the City's Comprehensive Plan and TSP, and accordingly, this demonstration of consistency assures compliance with the Oregon Transportation Planning Rule.

Facility Adequacy

MLDC 10.204(3) requires demonstration that Category A facilities (storm drainage, sanitary sewer, water and streets) 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.

The agency comments included in Exhibits I to R, demonstrate that with the imposition of the conditions of approval contained in Exhibit A, Category A facilities can be made to the adequate to serve the property.

Locational Criteria

The site meets the locational criterion as it abuts SFR-6 to the south and east.

Land Division Criteria Compliance

Density

The subject site consists of a unit of land that is 0.73 gross acres. Pending the zone change approval from SFR-4 to SFR-6, the density calculation (Exhibit U) for the site and the table below shows that the density is between three and four dwelling units. The applicant is requesting a three lot partition which is within the density range permitted for this unit of land.

Density Table		
SFR-6	Allowed	Proposed
4 to 6 dwelling units per gross acre	3 minimum / 4 maximum	3 parcels

Dimensional Standards

As shown in the Dimensional Standards Table below, it can be found that the three proposed lots identified on the submitted tentative plat meet all the dimensional standards for the SFR-6 zoning district as found in Article V of the Medford Land Development Code.

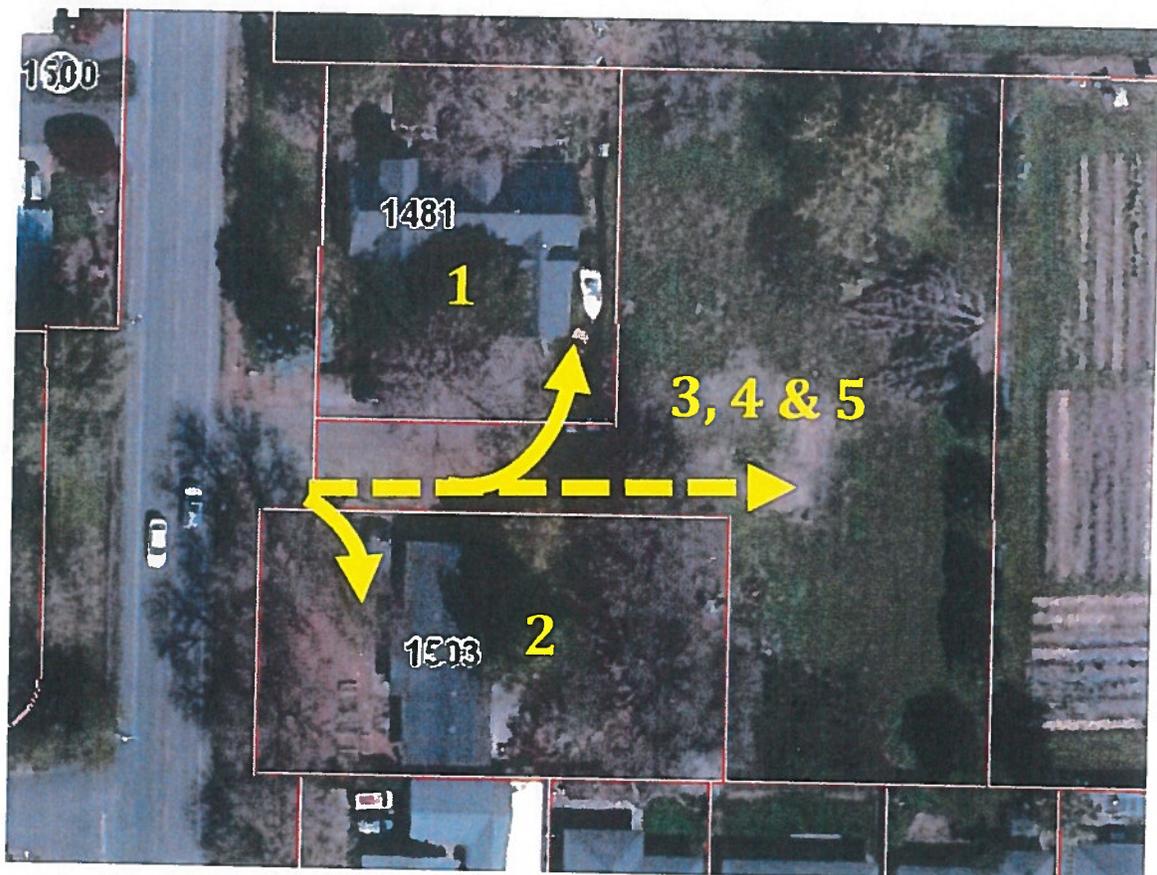
Dimensional Standards Table				
SFR-6	Lot Area (square feet)	Minimum Lot Width	Minimum Lot Depth	Minimum Lot Frontage
Required	4,500 to 12,500	50 feet	90 feet	30 feet
Proposed	9,098, 13,456 & 8,090	130, 80.5 & 90 feet	70, 233 & 90 feet	30, 30+ & 30 feet

Parcel 2 is proposed to be 13,456 square feet in size which is 956 square feet over the maximum lot size allowed. However, MLDC 10.702(3)(b) states that "A new residential lot may exceed the maximum lot area only under the following circumstances: (a) When an existing residence and associated yard area, containing improvements and established landscaping, occupy a larger area; or (b) when a portion of the lot is unbuildable for a reason beyond the control of the developer (i.e., due to creeks, oversized easements, etc.); the additional acreage, or fraction thereof, may not exceed the amount of unbuildable area." In this case, large parts of proposed Parcel 2 are unbuildable due to the necessary Minimum Access Easement. The Easement covers approximately 4,911 square feet, leaving an actual lot size of 8,545 square feet which falls within the minimum and maximum allowable lot sizes for SFR-6.

It can be found that the three proposed lots identified on the submitted tentative plat meet all the dimensional standards for the SFR-6 zoning district as found in Article V of the Medford Land Development Code.

Access

The existing residences at 1481 and 1503 Kings Highway take access (see arrows below) from Kings Highway – classified as a Minor Arterial Street.



Access to the three parcels to be created are proposed to use the same Minimum Access Easement (MAE) which would put the total number of dwelling units to take access from the MAE to five. MLDC 10.430A restricts the maximum number of dwelling units that take access from a MAE to three, which is why an Exception request is attached to this land partition.

Exception Criteria Compliance

As mentioned above, the applicant is requesting relief from the maximum number of dwelling units allowed to take access from a Minimum Access Easement. The applicant's submitted findings state the following:

The subject property only has 30-feet of existing frontage along Kings Highway and, therefore, a Minimum Access Easement is the only approved street standard for ingress and egress to the rear of the parcel. A standard City Street is not an option because the property's proximity to Halvorsen Street (105 feet) would violate Section 10.426(C) maximum Block Length of the City Code based on Table 10.426-1. (...) Moving the existing accesses would result in additional single family driveways on an arterial street (Kings Highway) and MLDC 10.550 prohibits direct access from an arterial roadway unless no alternative exists. Therefore, requiring that the existing adjacent tax lots be included in the maximum 3 dwelling units for a MAE creates an undue hardship on the owner as the subject property would not be dividable.

Staff concurs with the applicant's findings. Infill developments on vacant, developable land are often constrained by historic development patterns, making it difficult to develop a site to maximum density. In the interest of promoting greater housing density and efficient use of land within the City – as identified in the Housing Element of the Medford Comprehensive Plan and Goal 10 of the Oregon Statewide Planning Goals – allowing exceptions for infill projects that do not adhere to the strict standards of the Code is often necessary in order to accommodate needed population growth within the City's existing Urban Growth Boundary.

Committee Comments

No comments were received from a committee, such as BPAC.

No other issues were identified by staff.

FINDINGS AND CONCLUSIONS

Staff has reviewed the applicant's findings and conclusions (Exhibits F, G & H) 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 approval of LDP18-172, ZC-18-173 & E-19-030 per the staff report dated March 21, 2019, including Exhibits A through P with the following considerations:

- Approval of Exception request will allow all five parcels to be served by the same Minimum Access Easement.

EXHIBITS

- A Conditions of Approval, dated March 21, 2019
- B Land Partition Tentative Plat, received November 9, 2018
- C Assessor Map, received November 9, 2018
- D Aerial, received November 9, 2018
- E Statutory Warranty Deed, received November 9, 2018
- F Applicant's Findings of Fact re: Zone Change, received November 9, 2018
- G Applicant's Findings of Fact re: Land Partition, received November 9, 2018
- H Applicant's Findings of Fact re: Exception, received February 14, 2019
- I Public Works Department Staff Report for Partition & Zone Change, dated December 19, 2019
- J Public Works Department Staff Report for Exception, dated March 6, 2019
- K Medford Water Commission Memo for Partition & Zone Change, dated December 19, 2018
- L Medford Water Commission Memo for Exception, dated March 6, 2019
- M Medford Fire Rescue Land Development Report for Partition & Zone Change, dated December 13, 2018
- N Medford Fire Rescue Land Development Report for Exception, dated February 22, 2019
- O Medford Building Department Memo for Partition & Zone Change, dated December 18, 2018
- P Medford Building Department Memo for Exception, dated March 6, 2019
- Q Rogue Valley Sewer Services Memo, dated December 12, 2018
- R Jackson County Roads Memo, dated December 12, 2018
- S Address Technician Staff Memo, dated December 17, 2018
- T City Surveyor Memo, dated December 5, 2018
- U Density Calculation, dated December 14, 2018
- V Partition Plat No P-4-2006, dated October 31, 2005
Vicinity map

PLANNING COMMISSION AGENDA:

MARCH 28, 2019

EXHIBIT A

Larry Denn
LDP-18-172, ZC-18-173 & E-19-030
Conditions of Approval
March 21, 2019

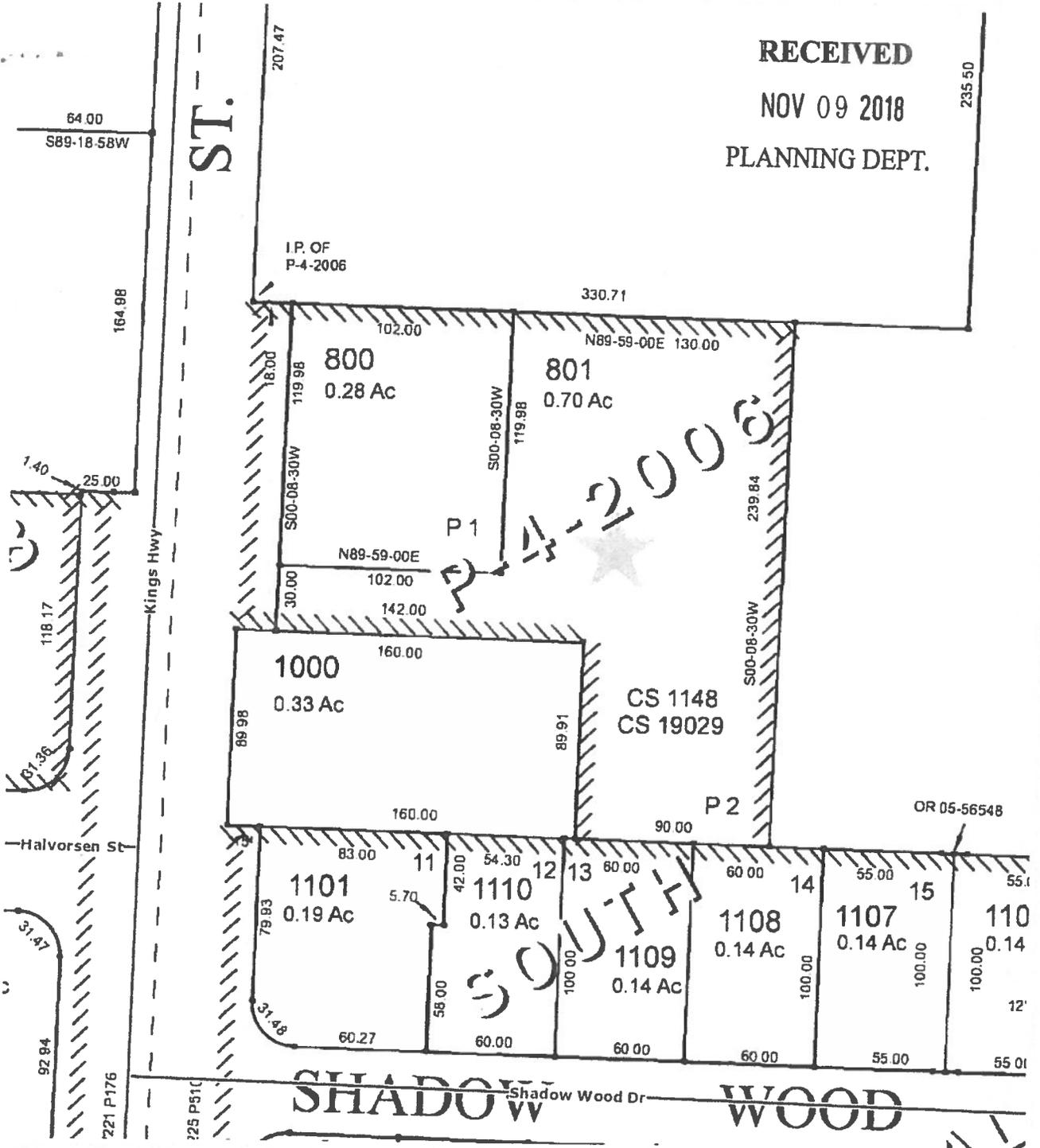
CODE REQUIRED CONDITIONS

Prior to approval of the final plat, the applicant shall:

1. Comply with all conditions stipulated by Medford Public Works Department (Exhibit I)
2. Comply with all conditions stipulated by the Medford Water Commission Memo (Exhibit K & L)
3. Comply with all conditions stipulated by the Medford Fire Department Staff Report (Exhibit M)
4. Comply with all conditions stipulated by Rogue Valley Sewer Services Report (Exhibit Q)
5. Comply with the condition stipulated by the Address Technician (Exhibit S)

RECEIVED
NOV 09 2018
PLANNING DEPT.

235.50



Parcel ID: 10982830

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



TICOR TITLE COMPANY

Parcel ID: 10982830

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



After recording return to:
Larry Denn Construction, Inc.
Attn: Larry A. Denn
765 Sterling Street
Jacksonville, OR 97530

Until a change is requested, all tax statements shall be sent
to the following address:
Larry Denn Construction, Inc.
Attn: Larry A. Denn
765 Sterling Street
Jacksonville, OR 97530

82

Jackson County Official Records 2007-037343
R-WD
Cnt=1 SIn=6 HELMANCO 08/08/2007 08:00:00 AM
\$5.00 \$5.00 \$5.00 \$11.00 Total:\$26.00



I, Kathleen S. Beckett, County Clerk for Jackson County, Oregon,
certify that the instrument identified herein was recorded in the County
records
Kathleen S. Beckett - County Clerk

RECEIVED

NOV 09 2018

PLANNING DEPT.

STATUTORY WARRANTY DEED

Lincoln C. Banry and Laura D. Banry, Grantor, conveys and warrants to
**** LARRY A. DENN CONSTRUCTION, INC. AN OREGON CORPORATION ****
, Grantee, the following described real property free of encumbrances except as specifically set forth
herein:

Parcel No. Two (2) of Partition Plat No. P-4-2006, recorded January 12, 2006, in Record of Partition
Plats in Jackson County, Oregon, and filed as Survey No. 19029, in the Office of the County Surveyor.

Account 10982830, Levy Code 49-01, Map 372W36 DA 801

Tax Account No. 1-098283-0

This property is free of encumbrances, EXCEPT:
SEE EXHIBIT "A" WITH EXCEPTIONS
The true consideration for this conveyance is \$175,000.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE
TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY UNDER ORS 197.352. THIS
INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE
TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING
DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS
AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE
ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated 10th day of August, 2007

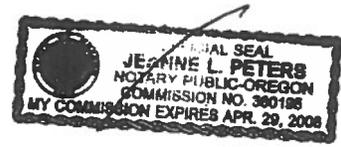
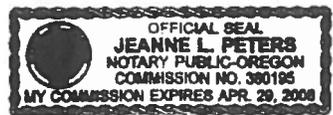
Lincoln C. Banry

Laura D. Banry

STATE OF OREGON
COUNTY OF Jackson
The foregoing instrument was acknowledged before me this 10th day of August, 2007 by
Lincoln C. Banry and Laura D. Banry.

Notary Public State of Oregon
My commission expires: 4/29/08

Order No. 44g0444988



Warranty Deed
ORRQ 6/2005; Rev. 1/2006

D

A) Legal Description and Ownership:

The property is described as T.37S-R.2W- Section 36DA, Tax Lot 801. Ownership of the property is by the applicant, Larry A. Denn Const. Inc. A copy of the legal description (Deed) for this parcel, as well as the appropriate plat maps are attached as exhibits to these findings.

B) Purpose:

The purpose of the application is to change the Zoning Designation on the property from (SFR-4) to (SFR-6) to allow the applicants the ability to file a development plan in the future on the property, consistent with the Comprehensive Plan designation for the site, which is Urban Residential.

Properties in the vicinity are zoned with SFR-6 toward the east and south, SFR-00 toward the north and south with SFR-4 to the west. (please refer to the attached plat map)

C) Land Use:

The subject property consist of .73 acres that currently is undeveloped. Uses on abutting sites includes rural residential development with vacant lands and urban zoning districts (SFR-6) and developments toward the east. The site contains virtually flat lands. A church is to the east.

The area to be rezoned is adjacent to properties that have been developed to the extent that water, sewer, street improvements and other public facilities have been extended into the area, and are generally in place. The property owner is aware that they bear the responsibility to extend services from the adjacent lands to the subject site.

II. APPLICABLE CRITERIA

In order to approve a Zoning Amendment and change the Zoning Map, the applicant must submit findings addressing Sections 10.204 of the Land Development Code. A review of Section 10.204 indicates that an application for a Zone Change must contain the following:

1. A vicinity map, identifying the proposed area to be changed on the General land Use Map;
2. An assessor's map with the proposed Zone Change area identified.
3. Legal description of area to be changed, prepared by a licensed surveyor or title company.
4. Property owner's names, addresses and map and tax lot numbers within 200 feet of the subject property, typed on mailing labels.
5. Findings prepared by the applicant or his representative demonstrating conformance with Section 10.204 of the Medford Land Development Code, Zone Change Criteria.

FINDINGS:

The Planning Commission finds that this application for a change in zoning designation from SFR-4 to SFR-6 with the information presented in support of the application, is consistent with the criteria for submission as required above, accompanied with the applicable maps, the legal description of the area to be changed, and the names and addresses of all adjacent properties within 200 feet typed on mailing labels, and findings consistent with the requirements of Section 10.204.

**FINDINGS IN COMPLIANCE WITH SECTION 10.204 OF THE
MEDFORD LAND DEVELOPMENT CODE:**

Section 10.204 provides 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 Oregon Transportation Planning Rule (OAR 660) and the General Land Use Plan Map designation. Where applicable, the proposed zone shall also be consistent with the additional locational standards of the below section (1)(a), (1)(b), (1)(c), or (1)(d). Where a special area plan required a specific zone, any conflicting or additional requirements of the plan shall take precedence over the locational criteria below.

(2) It shall be demonstrated that Category A urban services and facilities 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 the MLDC and Goal 3, Policy of the Comprehensive Plan "Public Facilities Element."

Consideration of the above criteria shall be based upon the eventual development potential for the area, and the specific zoning district being considered.

1. CONSISTENCY WITH OAR 660, DIVISION 12: TRANSPORTATION

Chapter 660, Division 12 of the Oregon Administrative Rules provides for implementation of the Statewide Transportation Goal (Goal 12). It is also designed to explain how local governments and state agencies responsible for transportation planning can demonstrate compliance with other statewide planning goals, and to identify how transportation facilities are provided on rural lands consistent with the goals.

The Transportation Planning Rule directs local government to incorporate transportation planning processes that will:

- A. Consider all modes of transportation including rapid transit, air, water, rail, highway, bicycle and pedestrian.
- B. Inventory local, regional and state transportation needs.
- C. Consider the social consequences that would result from using different combinations of transportation modes.
- D. Avoid total reliance upon any one mode of transportation.
- E. Minimize adverse social, economic, and environmental impacts and costs;
- F. Conserve energy;
- G. Meet the needs of transportation disadvantaged by improving service;
- H. Facilitate the flow of goods and services so as to strengthen the local and regional economy;
- I. Conform with local and regional comprehensive plans.

More specifically, there are provisions within the chapter that apply specifically to Comprehensive Plan and Land Use Regulation Amendments.

These provisions are contained in OAR-660-012-0060, which states:

“1) Amendments to functional plans, acknowledge comprehensive plans and land use regulations which significantly affect a transportation facility shall assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of service to the facility. This shall be accomplished either:

- a) Limiting allowed land uses to be consistent with the planned function, capacity, and performance standards of the transportation facility;**
- b) Amending the TSP to provide transportation facilities adequate to support the proposed land uses consistent with the requirements of this division;**

c) Altering land use designations, densities or design requirements to reduce demand for automobile travel and meet travel needs through other modes; or

d) Amending the TSP to modify the planned function, capacity and performance standards, as needed, to accept greater motor vehicle congestion to promote mixed use, pedestrian friendly development where multimodal travel choices are provided.

2) A plan or land use regulation amendment significantly affects a transportation facility if it:

a) Changes the functional classification of an existing or planned transportation facility;

b) Changes standards implementing a functional classification system;

c) Allows types or levels of land uses which would result in levels of travel or access which are inconsistent with the functional classification of a transportation facility; or

d) Would reduce the performance standards of the facility below the minimum acceptable level identified in the TSP.

3) Determinations under subsections 1 and 2 of this section shall be coordinated with affected transportation facility and service providers and other affected local governments.

Discussion:

I. Existing Transportation Facilities:

An overview of existing transportation facilities that would provide service to the subject property indicates that ground transportation via existing City designated residential, collector and arterial streets is the sole transportation facility that is affected by this amendment.

The site does not have access to rail, light rail, water, or other alternative transportation facilities or services. Pedestrian and bicycle access will be made available via the sidewalks and bicycle lanes in the immediate vicinity; the future improvement of Kings Highway will provide these additional improvements in this area. The site is accessible by motor vehicle via Kings Highway.

II. Transportation Planning Issues:

An evaluation of the subject property and the orientation, location and size of the existing structural development, as well as the existing and historic uses of the properties, indicates that there are basically two transportation issues that should be

1. The first planning issue is access management, involving the size, location, orientation and control of the access onto Kings Highway; and
2. Trip generation potential, and if that trip generation will result in a significant effect on the function, capacity, or performance standards on Kings Highway or Stewart Avenue or any new residential streets.

1. Access Management:

The subject property is located along Kings Highway (designated as an arterial street). The future development of this site will take access from this roadway. The development plan for the site will conform with all access management and location requirements of the City of Medford and Jackson County to insure adequate and effective Access Management.

This issue will be addressed during the Tentative Plat/development review process. The applicant submits that this requested zone change will not have a significant effect on the access management for the transportation facility serving the site.

2. Trip Generation Potential:

Existing and potential uses on this property is in essence already documented, and the traffic counts on Archer Drive and Orchard Home Drive are such that the current capacity of the roadways will not be compromised by the addition of 3 dwelling units, or 30 ADT generated from this site.

Traffic generation from the proposed development of the existing parcels is anticipated to be in the vicinity of 9.57 ADT per dwelling unit for a detached single family dwelling. A tentative plat has been prepared, and is anticipated that a maximum of 3 additional dwelling units could be proposed by the development of this site, if developed to a SFR-6 standard. Access is proposed to be onto Kings Highway.

A comparison of the traffic capacity and the traffic counts of this immediate area, provided by the City of Medford, indicates that there is adequate capacity available to serve the subject site. This capacity of the existing road system will not be adversely affected by this application, due to the fact that the capacity exists in an excess of the anticipated cumulative generation in the area.

This issue, as part of the overall traffic management plan for this area, can be found to be consistent with the existing traffic facilities for the City of Medford, Jackson County, and ODOT.

CONCLUSION:

The City of Medford concludes that based on the information contained herein this application is consistent with the intent of the Statewide Transportation Planning Rule, in that:

- 1. The site is within an incorporated city with an adopted and acknowledged Comprehensive Plan.**
- 2. The property totals .73 acres, located adjacent an arterial street, Kings Highway. Uses proposed are consistent with the Comprehensive Plan and the requested zoning designation as SFR-6.**
- 3. The zone change does not significantly affect the overall transportation capacity, including the Medford I-5 Interchanges and Highway 99, or performance standards of the existing transportation facility, as defined in OAR 660-012-0060 since the proposed use will be consistent with the maximum uses established for the site (SFR-6).**

FINDING:

The City of Medford finds that this application for SFR-6 is consistent with the Transportation Planning Rule, and is in compliance with Section 10.204 (B)(1) MLDC. There are no adverse impacts contemplated on the Medford I-5 Interchanges, Highway 99 or the local street system.

CONSISTENCY WITH THE GENERAL LAND USE PLAN MAP:

A review of the General Land Use Plan Map of the City of Medford indicates that this area of the City is designated on the General Land Use Plan Map as "Urban, Residential". The map designations contained in the General Land Use Plan Element of the Comprehensive Plan indicates that permitted zoning districts within the "Urban Residential" Designation are: SFR-2, SFR-4, SFR-6 and SFR-10, consistent with the provisions of Section 10.204 (A)(1) of the Medford Land Development Code.

The proposed zoning district for the subject property is SFR-6. This district is consistent with the Urban Residential designation as identified on the GLUP map.

FINDING:

As the subject property lies within the Urban Growth Boundary and City Limits of the City of Medford, and found to be committed to Urban use, and specifically, delineated on the General Land Use Plan Map as Urban Residential, the SFR-6 zoning request is found to be consistent with the General land Use Plan Map. This application is in compliance with Section 10.204 (B)(1) MLDC.

CONSISTENCY WITH THE LOCATIONAL STANDARDS:

Subsection 10.204 (B)(2)(6) MLDC is applicable to this application for the locational standard requesting SFR-6 zoning.

FINDING:

The City of Medford finds that the subject site consists of .73 acres requesting the SFR-6 zoning district and the locational standards are applicable to this application. This application is in compliance with Subsection 10.204 (B)(2)(b)(i) MLDC. Parcel to the east is zoned SFR-6.

2. COMPLIANCE WITH URBAN SERVICES AND FACILITIES

The next criterion for zone change is:

“Urban services and facilities are available to adequately serve the property, or will be made available upon development.”

The Medford Comprehensive Plan, Public Facilities Element, Goal 3, Policy 1, provides the list of Category “A” services and facilities to be considered. These are:

Sanitary Sewer
Water,
Storm Drainage, and
Streets

Sanitary Sewer:

Sanitary Sewer service is provided by the City of Medford. There is currently a 15 inch line existing along Kings Highway fronting the subject site. The collection line I currently serving the dwellings present on the site and are available to be extended to serve the future development. The Sanitary Sewer collection system is adequate to accommodate the proposed change in land use. Sewer service will be extended to the proposed project by the owner/developer consistent with existing regulations.

Sewage treatment is provided by City of Medford Regional Waste Water Treatment Plant. The plant presently serves approximately 130,000 persons. The treatment capacity of the plant is approximately 190,000 persons. The treatment plant has capacity to serve the expected population in the region for the foreseeable future.

The development of the property requires a system development charge which is dedicated to the expansion of the regional plant. This assures that the future sewage treatment of the plant remains available.

WATER SERVICE:

Water service is provided by the Medford Water Commission, which is currently serving the vicinity. There is an existing 8 inch line located along Kings Highway that serves the residents in the vicinity. Extension and development of the water system within the property, for future development, is the responsibility of the property owner/developer. Adequate service lines are available to serve the subject site upon urban development.

Water capacity of the Medford Water Commission system is currently serving a population of approximately 80,000 persons, with a preset day maximum daily consumption of 45,000,000 gallons. The present sources and distribution systems have a capacity of 58 million gallons per day (Medford Water Commission, 1-96). Adequate water capacity exists to serve the subject site.

Water services for fire protection will be a requirement of the design considerations. The placement of fire hydrants and other fire safety features will be accomplished during the development review process.

Storm Drainage:

At the time of development storm sewer will be collected in an underground collection system and will be designed in accordance with the City of Medford Master Storm Sewer Program. Currently, the area is drained by both road side ditches and a 30 inch storm drain that flows toward the existing storm drainage system.

The subject site lies within the Crooked Creek Drainage Basin. Crooked Creek is part of the Storm Sewer System and provides storm drainage for the area. The development of the site will require an integrated storm sewer system, with a maximum of 0.25 CFS discharge. The construction drawings prepared for the development of this property will provide the engineering to provide the storm sewer system in accordance with the City of Medford.

Streets:

The subject site fronts along Kings Highway, which is designated as an arterial street. Vehicular access to serve the subject sites will need to be improved along Kings Highway to satisfy the urban street standards. The maximum potential development of 3 new dwelling units will generate an estimated 30 vehicle trips per day based on the Institute of Traffic Engineers manual.

Kings Highway is currently developed to Jackson County standards for streets, with paved roadways, and roadside ditches. Right of way previously dedicated in 2006 as part of previous partition. The following traffic counts, as related by the Medford Engineering Department has provided the year 2016 traffic counts for the vicinity. The following counts were provided.

Kings Highway-

South of Stewart Avenue	3800 ADT
South of Garfield Street	4600 ADT

Kings Highway currently has an existing capacity of approximately 8-10,000 ADT. Kings Highway full developed to City standards will have capacity for 28-32,000 ADT. The addition of 3 potential dwelling units with the potential of generation 30 vehicle trips will not significantly impact the streets adjacent to the proposed development, Kings Highway and Stewart Avenue.

These streets have ample capacity in their present form to accommodate the projected vehicle trips from the development of the site and certainly will have sufficient capacity at the time of construction to urban street standards.

Construction of arterial and collector streets are the responsibility of the City of Medford. The future construction of a single family home will be charged a system development fee for the arterial and collector streets.

CONCLUSION:

Based upon the information contained herein, the City of Medford concludes that there are adequate public facilities to supply potable water to the property, as water distribution system improvements have already been in place on the property; sanitary sewer service is available to the site and capacity at the Regional Treatment Plant is adequate to accommodate the area; that there is sufficient capacity on the existing local street system to accommodate the proposed use, and that the storm drainage facilities will be in compliance with the Medford Master Storm Drain Plan.

FINDING:

The City of Medford finds that there are adequate Category "A" public facilities available and sufficient capacity exists to extend these facilities to serve the proposed zoning and use of the site as SFR-6.

SUMMARY AND CONCLUSIONS:

In order for an amendment to the Medford Zoning Map to be approved, the Planning Commission must find that the applicant has made the requisite findings for a zone change.

A review of the application and supporting documentation will demonstrate that the application complies with the applicable standards of the Land Development Code, is consistent with GLUP map and is consistent with the Oregon Transportation Planning Rule, in that this application:

1. Applies for a SFR-6 zoning designation in an area noted for similar potential urban residential uses on the General Land Use Plan Map.
2. That urban services and facilities are available to adequately serve the property, and cumulative impacts from the development of the site, consistent with the zone change, will not affect the capability of the City to provide the site with water, sanitary sewer, storm drainage, streets and public safety. The capacity of the water system and sanitary sewer facilities indicates this proposal will not tax the capacity of the plants, due to the pre-existing levels of development planning.
3. The applicant is aware that they are subject to, with any change of use, the systems development charges adopted by the City of Medford to insure that the developers pay their fair share of extending public facilities such as water, sanitary sewer and streets if necessary;
4. The SFR-6 zoning will not adversely impact any I-5 interchange nor any other state facility. This is in compliance with the Transportation Planning Rule as outlined in OAR 660-012-0060.

With this in mind, the applicant respectfully request that the City of Medford designate the subject property as SFR-6 on the Official Zoning Map for the City of Medford, Oregon.

Respectfully Submitted,

Larry A. Denn

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**Findings of Fact
Denn Partition
Land Division**

Prepared by:
TJ Bossard Engineering
(Applicant's Representative)

Submittal Date:
November 9, 2018

Procedure Type: Partition - Type II

Project Type: 3-Lot Partition with Concurrent Zone Change. See separate application and Findings for Zone Change.

Owner & Applicant: Larry A. Denn Construction, Inc.
765 Sterling Street
Jacksonville, OR 97530

Representative: TJ Bossard Engineering

Map and Tax Lot: 37-2W-36-DA, TL 801

Zoning District: Existing SFR-4
Proposed SFR-6

CITY OF MEDFORD
EXHIBIT # 6
FILE # LDP-18-172/ZC-18-173

6

I. PROPOSAL:

The property is described as T.37S-R.2W- Section 36DA, Tax Lot 801. Ownership of the property is by the applicant, Larry A. Denn Const. Inc. A copy of the legal description (Deed) for this parcel, as well as the appropriate plat maps are attached as exhibits to these findings.

The subject property consist of .70 acres that currently is undeveloped. Uses on abutting sites includes rural residential development with vacant lands and urban zoning districts (SFR-6) and developments toward the east. The site contains virtually flat lands. A church is to the east.

The proposed development is to partition the parent parcel into three separate SFR lots that take access off of Kings Hwy via a new Minimum Access Easement.

The area to be partitioned is adjacent to properties that have been developed to the extent that water, sewer, street improvements and other public facilities have been extended into the area, and are generally in place. The property owner is aware that they bear the responsibility to extend services from the adjacent lands to the subject site.

II. CONFORMANCE WITH APPLICABLE CRITERIA - PROPOSED FINDINGS

A. MINOR PARTITION

The Applicant has provided evidence allowing the following Findings to be made. The City of Medford shall approve, approve with conditions, or deny the request for site plan approval based upon the following criteria:

MEDFORD LAND DEVELOPMENT CODE SECTION 10.170 (D), PARTITION APPROVAL CRITERIA

The Planning Director shall not approve any tentative partition plat unless they can determine that the proposed land partition, 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;

Finding: To be Satisfied. The Applicant has submitted concurrently with this application, a request for a change in zoning designation from the existing SFR-4 zone to SFR-6. The concurrent Re-Zone application is consistent with the criteria for submission as required by Section 10.204 of the Land Development Code.

(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;

Finding: Satisfied. The proposed 3-Lot Partition will not prevent development of any adjoining land or access thereto.

(3) 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;

Finding: Not applicable. No new public streets or alleys are proposed.

(4) 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;

Finding: Satisfied. The subject property only has 30-feet of existing frontage along Kings Hwy and, therefore, a Minimum Access Easement is the only approved street standard for ingress and egress to the rear of the parcel. A standard City street is not an option because the property's proximity to Halvorsen Street (105 feet) would violate Section 10.446 of the City Code.

The proposed Minimum Access Easement is distinguished from the existing public Kings Hwy right-of-way and is depicted on the Tentative Plat. Reservations and/or restrictions relating to the Minimum Access Easement will be recorded with the Final Plat.

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Findings of Fact – Exception Request
Denn Partition
Minimum Access Easement (MAE)

Prepared by:
TJ Bossard Engineering
(Applicant's Representative)

Submittal Date:
February 12, 2019

Procedure Type: Exception Request

Project Type: 3-Lot Partition with Concurrent Zone Change. See separate Applications and Findings for Zone Change and Land Division.

Owner & Applicant: Larry A. Denn Construction, Inc.
765 Sterling Street
Jacksonville, OR 97530

Representative: TJ Bossard Engineering

Map and Tax Lot: 37-2W-36-DA, TL 801

Zoning District: Existing SFR-4
Proposed SFR-6

CITY OF MEDFORD
EXHIBIT # H
FILE # LDP-18-172/ZC-18-173
E-19-030

28

I. PROPOSAL:

The property is described as T.37S-R.2W- Section 36DA, Tax Lot 801. Ownership of the property is by the applicant, Larry A. Denn Const. Inc. A copy of the legal description (Deed) for this parcel, as well as the appropriate plat maps are attached as exhibits to these findings.

The subject property consists of .70 acres that currently is undeveloped. Uses on abutting sites includes rural residential development with vacant lands and urban zoning districts (SFR-6) and developments toward the east. The site contains virtually flat lands. A church is to the east.

The proposed development is to partition the parent parcel into three separate SFR lots that take access off of Kings Hwy via a new Minimum Access Easement (MAE).

MLDC 10.430A states that a MAE has a maximum of three (3) dwelling units taking access from it. This proposed application would result in five (5) dwelling units taking access from the proposed MAE as adjacent tax lots 800 & 1000 currently take access across the applicant's property. Hence the reason for this exception request.

II. CONFORMANCE WITH APPLICABLE CRITERIA - PROPOSED FINDINGS

A. EXCEPTION, PURPOSE.

The purpose of this section is to empower the approving authority to vary or adapt the strict application of the public improvement and site development standards as contained in Article III, Sections 10.349 through 10.361, and 10.370 through 10.385, as well as Articles IV and V of this chapter. Exceptions may be appropriate for reasons of:

- (1) exceptional narrowness or shape of a parcel; or*
- (2) exceptional topographic conditions; or*
- (3) extraordinary and exceptional building restrictions on a piece of property; or*
- (4) if strict applications of the public improvement or site development standards in the above-referenced Articles would result in peculiar, exceptional, and undue hardship on the owner.*

B. CRITERIA FOR EXCEPTION.

No exception, in the strict application of the provisions of this chapter, shall be granted by the approving authority having jurisdiction over the land use review unless it finds that all of the following criteria and standards are satisfied. The power to authorize an exception from the terms of this code shall be sparingly exercised. Findings must indicate that:

(1) The granting of the exception shall be in harmony with the general purpose and intent of the regulations imposed by this code for the zoning district in which the exception request is located, and shall not be injurious to the general area or otherwise detrimental to the health, safety, and general welfare or adjacent natural resources. The approving authority shall have the authority to impose conditions to assure that this criterion is met.

Finding: Satisfied. The exception request will not be detrimental to the health, safety, and general welfare of the public or adjacent natural resources. Approving the exception will keep existing adjacent residential access points the same as they are now and will allow the subject property to be developed in harmony with the general purpose and intent of the Medford Land Development Code.

The applicant has agreed to include an access easement to the benefit of the two adjacent tax lots on the Final Plat. The easement will stipulate that it is only for the existing dwelling units and not for any additional dwellings unless they are considered Accessory Dwelling Units by the MLDC.

Additionally, the applicant has agreed to construct the MAE with a 15-foot driveway radius in accordance with MLDC 10.550.

(2) The granting of an exception will not permit the establishment of a use which is not permitted in the zoning district within which the exception is located.

Finding: Satisfied. The Applicant has submitted concurrently with this application, a request for a change in zoning designation from the existing SFR-4 zone to SFR-6. The adjacent tax lots taking access off of the new MAE are also single family residential. This exception will not permit the establishment of a use which is not permitted in the zoning district.

(3) There are unique or unusual circumstances which apply to this site which do not typically apply elsewhere in the City, and that the strict application of the standard(s) for which an exception is being requested would result in peculiar, exceptional, and undue hardship on the owner.

Finding: Satisfied. The subject property only has 30-feet of existing frontage along Kings Hwy and, therefore, a Minimum Access Easement is the only approved street standard for ingress and egress to the rear of the parcel. A standard City street is not an option because the property's proximity to Halvorsen Street (105 feet) would violate Section 10.426(C) Maximum Block Length of the City Code based on Table 10.426-1.

MLDC 10.430A states that a MAE has a maximum of 3 dwelling units taking access from it. This proposed application for Partition would result in 5 dwelling units taking access from the MAE (3 proposed lots plus the 2 adjacent existing).

Moving the existing accesses would result in additional single family residential driveways on an arterial street (Kings Highway) and MLDC 10.550 prohibits direct access from an arterial roadway unless no alternative exists. Therefore, requiring that the existing adjacent tax lots be included in the maximum 3 dwelling units for a MAE creates an undue hardship on the owner as the subject property would not be dividable.

(4) The need for the exception is not the result of an illegal act nor can it be established on this basis by one who purchases the land or building with or without knowledge of the standards of this code. It must result from the application of this chapter, and it must be suffered directly by the property in question. It is not sufficient proof in granting an exception to show that greater profit would result.

Finding: Satisfied. The need for the exception is not the result of an illegal act and is suffered directly by the property in question.

III, CONCLUSION:

The Applicant has demonstrated compliance with all the standards for this exception request. Therefore, the Applicant respectfully requests that the City of Medford approve

this exception.

END



Medford – A fantastic place to live, work and play

CITY OF MEDFORD

LD Date: 12/19/2018

File Number: LDP-18-172/ZC-18-173

PUBLIC WORKS DEPARTMENT STAFF REPORT 1485 Kings Highway– 2-Lot Partition (TL 801)

Larry Denn

- Project:** Consideration of a request for tentative plat approval of a proposed three-lot partition on a 0.52-acre parcel and a request for a zone change from SFR-4 to SFR-6 (Single Family Residential – 4 to 6 dwelling units per gross acre).
- Location:** Located at 1485 Kings Highway within the SFR-4 (Single Family Residential – 2.5 to 4 dwelling units per gross acre) zoning district (372W36DA801).
- Applicant:** Applicant & Agent, Larry Denn Construction; Planner, Steffen Roennfeldt.

ZC-18-173: 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 services and facilities under its jurisdiction meet those requirements. The services and facilities that Public Works Department manages are sanitary sewers within the City's service boundary, storm drains, and the transportation system.

I. Sanitary Sewer Facilities

This site lies within the Rogue Valley Sewer Service (RVSS) area. The Applicant shall contact RVSS to see if sanitary sewer services and facilities are available and have capacity to serve this property under the proposed zoning.

II. Storm Drainage Facilities

This site lies within the Crooked Creek Drainage Basin. The City of Medford has existing storm drain facilities in the area.

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).

The following items shall be completed and accepted prior to the respective events under which they are listed:

- Approval of Final Plat:
Dedications, construction and/or assurance of the public improvements (if required) 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 (if required)(Items A through E)
- Issuance of Certificates of Occupancy for individual units:
Sidewalks (if required) (Items A2)

A. **STREETS**

1. **Dedications**

Kings Highway is classified as a Minor Arterial Street, and in accordance with the Medford Land Development Code (MLDC) Section 10.428, requires a total right-of-way width of 78-feet. **No additional right-of-way is required.**

The **Minimum Access Easement** shall be private and constructed in accordance with MLDC Section 10.430A(1) and have a minimum width of 20-feet.

Public Utility Easements, 10-feet in width, shall be dedicated along and adjacent to the street frontage of both Parcels within this Partition (MLDC 10.471).

The easement dedication shall be submitted directly to the Engineering Division of the Public Works Department. The submittal shall include: the 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 PUE area.

2. **Public Improvements**

a. **Public Streets**

Kings Highway – Currently has pavement with no other improvements. **No additional improvements are required.**

Minimum Access Easement (Private) shall be built consistent with MLDC 10.430A(1), 10.746 and improved to a minimum width of 20 feet with AC pavement. The minimum TI for the structural section shall be 3.5, the minimum AC section shall be 3” thick, and the base aggregate shall extend one foot beyond the edge of pavement. The minimum access drive 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 Lighting and Signage

No additional street lights are required.

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

c. Pavement Moratoriums

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

d. Access to Public Street System

Driveway access to the proposed development site shall comply with MLDC 10.550.

Exception Request: Map Lots 372W36DA1000 and 372W36DA800 currently take access across the applicant's property. MLDC 10.430A states that a Minimum Access Easement (MAE) has a maximum of three (3) dwelling units (not including Accessory Dwelling Units) taking access from it. The proposed application would result in five (5) dwelling units taking access from the proposed MAE. However, moving the existing accesses would result in additional single-family residential driveways on an arterial (Kings Highway) and MLDC 10.550 prohibits direct access from an arterial roadway unless no alternative exists. Therefore, Public Works recommends approval of the exception request with the following conditions:

- The Final Plat shall include an access easement to the benefit of the two neighboring tax lots to the north and south that have existing physical accesses across the subject property. The access easement shall stipulate that it is only for the existing dwelling units and not for any additional dwelling units unless they are considered Accessory Dwelling Units by the Medford Land Development Code.
- The MAE shall be constructed with a 15 foot driveway radius in accordance with MLDC 10.550.

e. Easements

Easements shall be shown on the final plat 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.

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.

Kings Highway

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 area required to be dedicated for this development is necessary and roughly proportional to that required in similar developments.

B. SANITARY SEWERS

This site lies within the Rogue Valley Sanitary Sewer (RVSS) service area. Contact RVSS for availability and connection. A separate individual sanitary sewer lateral shall be constructed to each lot prior to approval of the Final Plat.

C. STORM DRAINAGE

1. Drainage Plan

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 plans for the minimum access drive.

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

A Site/Utility Plan shall be submitted with the building permit application to show the location of the existing or proposed stormdrain lateral/s for the site.

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

2. Grading

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

3. Detention and Water Quality

Provide stormwater quality and detention facilities in accordance with MLDC Sections 10.481 and 10.729 and 10.486.

4. Mains and Laterals

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 parcel prior to approval of the Final Plat. Easements shall be shown on the Final Plat for storm drain laterals crossing property other than the one being served by the lateral. If a private storm drain system is being used to drain this site, the applicant shall provide a joint use maintenance agreement.

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 plans for the minimum access drive.

5. Erosion Prevention and Sediment Control

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

D. 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. A public improvement plan will be required for the minimum access drive.

2. Construction Plans

Construction drawings for the minimum access drive 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. Phasing

The proposed plans do not show any phasing.

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. Easements

Easements shall be shown on the Final Plat for all sanitary sewer laterals and storm drainage laterals that cross lots other than the one being served by the laterals.

6. 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.

7. System Development Charges (SDCs)

Buildings in this development are subject to SDC fees. 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 storm drain system development charges shall be collected with the approval of the final plat.

8. 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 or conducted in another agency's jurisdiction shall require a separately issued permit or approval from the respective agency.

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: Jodi K Cope
Reviewed by: Doug Burroughs

SUMMARY CONDITIONS OF APPROVAL

1485 Kings Highway– 2-Lot Partition (TL 801)

Larry Denn

LDP-18-172/ZC-18-173

A. Streets

1. Street Dedications to the Public:

- **Kings Highway** – No street dedications are required for this development.
- Dedicate Minimum Access Easement.
- Dedicate 10-foot Public Utility Easements (PUEs).

2. Improvements:

a. Public Streets

- **Kings Highway** – No additional improvements are required.
- Construct the private Minimum Access Easement.

b. Lighting and Signing

- No additional street lights are required.

c. Other

- There is no pavement moratorium currently in effect on **Kings Highway**.
- Driveway access to the proposed development site shall comply with MLDC 10.550.
- Exception request required.

B. Sanitary Sewer

- Provide a private lateral to each lot. Located in RVSS area.

C. Storm Drainage

- Provide an investigative drainage report.
- Provide a comprehensive grading plan.
- Provide water quality and detention facilities, including easements.
- Provide Engineers certification of stormwater facility construction.
- Provide Erosion Control plans as required.
- Provide storm drain laterals to each tax lot.

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.

P:\Staff Reports\LDP\2018\LDP-18-172_ZC-18-173 1485 Kings Highway (TL 801) 3-Lot Partition\LDP-18-172_ZC-18-173 Staff Report-LD.docx Page 9 of 9



Medford – A fantastic place to live, work and play

CITY OF MEDFORD

LD Date: 3/6/2019

File Number: E-19-030

Reference: LDP-18-172, ZC-18-173, PA-17-068

PUBLIC WORKS DEPARTMENT STAFF REPORT

Exception to number of lots being served by MAE 1485 Kings Highway

- Project:** Consideration of a request for an Exception to allow for 5 parcels to receive access from a Minimum Access Easement (MAE) on a 0.52-acre parcel.
- Location:** Located at 1485 Kings Highway within the SFR-4 (Single Family Residential- 2.5 to 4 dwelling units per gross acre) zoning district (372W36DA801). LDP-18-172 & ZC-18-173 are a part of this application, that already has went to the Land Development meeting December 19, 2018.
- Applicant:** Applicant/Agent: Larry Denn Construction, Planner: Steffen Roennfeldt.
-

Public Works has no comments on the proposed Exception request.

Prepared by: Jodi K Cope
Reviewed by: Doug Burroughs

P:\Staff Reports\Exceptions\2019\E-19-030 1485 Kings Highway (TL 801) re_LDP-18-072\E-19-030 Staff Report.docx

Page 1 of 1

PUBLIC WORKS DEPARTMENT
ENGINEERING & DEVELOPMENT DIVISION

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

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

EXHIBIT J
File # 20-18-173
LDP-18-172, E-19-030



BOARD OF WATER COMMISSIONERS

Staff Memo

TO: Planning Department, City of Medford

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

SUBJECT: LDP-18-172 & ZC-18-173

PARCEL ID: 372W36DA TL 801

PROJECT: Consideration of a request for tentative plat approval of a proposed two-lot partition and validation of unit of land on approximately 0.82 combined acre parcels at 1007 Garfield Street within the SFR-10 (Single Family Residential, 10 dwelling units per gross acre) zone (372W36DC TL 2103 & 2200); Applicant, Josh Horn; Agent, L.J. Friar & Associates; Planner, Liz Conner.

DATE: December 19, 2018

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. Water meters are required to be installed for each parcel (3 total). Water meters are required to be grouped side by side in the public right-of-way of Kings Hwy adjacent to the proposed minimum access driveway and must be located outside of proposed driveway surfacing. The meters are not allowed to be installed in the proposed public utility easement along the north side of proposed driveway to Parcels 1-3. Applicant shall coordinate with MWC Engineering Staff for approved location of water meters.

COMMENTS

1. Off-site water line installation is not required.
2. On-site water facility construction is not required.
3. Static water pressure at this site is near 65 psi.
4. MWC-metered water service does NOT exist to this property. (See Condition 2 & 3 above)
5. Access to MWC water lines is available. There is an existing 8-inch water line in Kings Hwy.

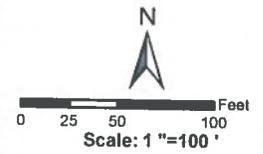
Continued to Next Page

CITY OF MEDFORD
EXHIBIT # K
FILE # LDP-18-172
ZC-18-173 E-19-030



Continued from Previous Page

6. There is an existing 12-inch water transmission line owned by the City of Phoenix that extends southerly from Garfield Street along the east side of Kings Hwy. This water line is required to be protected in place, and extreme caution should be utilized when working around this existing water transmission line.



Water Facility Map
City of Medford
Planning Application:
LDP-18-172/ZC-18-173
(37-2W-36DA-801)
December 5, 2018

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 address compiled by the Medford Water Commission from a variety of sources. Medford Water Commission is not liable for any errors or omissions. © 2018 Medford Water Commission. All rights reserved.



BOARD OF WATER COMMISSIONERS

Staff Memo

TO: Planning Department, City of Medford

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

SUBJECT: E-19-030

PARCEL ID: 372W36DA TL 801

PROJECT: Consideration of a request for an Exception to allow for 5 parcels to receive access from a Minimum Access Easement on a 0.52-acre parcel located at 1485 Kings Highway within the SFR-4 (Single Family Residential- 2.5 to 4 dwelling units per gross acre) zoning district (372W36DA801). LDP-18-172 & ZC-18-173 are a part of this application, that already has went to the Land Development meeting December 19, 2018. Applicant/Agent: Larry Denn Construcion, Planner: Steffen Roennfeldt.

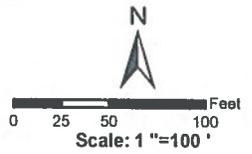
DATE: March 6, 2019

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. The existing water meters serving the existing homes at 1481 & 1503 Kings Highway shall be protected in place.
3. MWC has no concern or comments on this request for an exception to allow 5 parcels to receive access from Kings Highway.
4. See MWC Staff Memo LDP-18-172 & ZC-18-173 for Conditions of Development dated December 19, 2018.

CITY OF MEDFORD
EXHIBIT # L
FILE # LDP-18-172
ZC-18-173 E-19-030
Page 1 of 1



Water Facility Map
City of Medford
Planning Application:
E-19-030
(372W36DA801)
February 20, 2019

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



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



Medford Fire-Rescue Land Development Report

Review/Project Information

Reviewed By: Kleinberg, Greg

Review Date: 12/13/2018
Meeting Date: 12/19/2018

LD File #: LDP18172 / ZC18173
Associated File #1: PA-17-068

Planner: Steffen Roennfeldt

Applicant: Larry Denn Construction

Project Location: 1485 Kings Highway within the SFR-4

Project Description: Consideration of a request for tentative plat approval of a proposed three-lot partition on a 0.52-acre parcel

Specific Development Requirements for Access & Water Supply

Reference	Comments	Description
OFC 505	Minimum access address sign required.	The developer must provide a minimum access address sign. A pre-approved address sign can also be utilized. A brochure is available at: http://www.ci.medford.or.us/Files/Minimum%20Access%20Address%20Sign.pdf
OFC 503.5	Parking shall be posted as prohibited along both sides of minimum access driveway.	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.

Construction General Information/Requirements

Development shall comply with access and water supply requirements in accordance with the Oregon 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 (fire 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 information provided only.

Design and installation shall meet the Oregon requirements of the International Fire, Building, Mechanical Codes and applicable NFPA Standards.

Medford Fire-Rescue, 200 S Ivy St. Rm 180, Medford OR 97501 541-774-2300

EXHIBIT # M
FILE # LDP-18-172
ZC-18-173 E-19-030



Medford Fire-Rescue Land Development Report

Review/Project Information

Reviewed By: Kleinberg, Greg

Review Date: 2/22/2019
Meeting Date: 3/6/2019

LD File #: E19030

Planner: Steffen Roennfeldt

Applicant: Larry Denn Construcion

Project Location: 1485 Kings Highway within the SFR-4 (Single Family Residential- 2.5 to 4 dwelling units per gross acre) zoning district

ProjectDescription: Consideration of a request for an Exception to allow for 5 parcels to receive access from a Minimum Access Easement on a 0.52-acre parcel l

Specific Development Requirements for Access & Water Supply

Reference	Comments	Description
Other	No new conditions for this exception - same conditions apply as per LDP-18-172/ZC-18-173 report.	

Construction General Information/Requirements

Development shall comply with access and water supply requirements in accordance with the Oregon 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 (fire hydrants) is required to be installed prior to construction when combustibile material arrives at the site.

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

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

Design and installation shall meet the Oregon requirements of the International Fire, Building, Mechanical Codes and applicable NFPA Standards.

Medford Fire-Rescue, 200 S Ivy St. Rm 180, Medford OR 97501 541-774-2300

www.medfordfirerescue.org

CITY OF MEDFORD
ENGINEER N
LDP-18-172
ZC-18-173 E-19-030

Memo



To: Steffen Roennfeldt, Planning Department
From: Mary Montague, Building Department
CC: Applicant and Agent, Larry Denn Construction; Larry Denn-Land Partition to 3 lots
Date: December 18, 2018
Re: LD-18-172/ZC-18-173; Larry Denn Partition Zone Change

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 2014 ORSC with additional Oregon amendments to the 2011 ORSC; 2014 OPSC; and 2014 OMSC. For list of applicable Building Codes, please visit the City of Medford website: 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 Go to "City Departments" at top of screen; click on "Building"; click on "ELECTRONIC PLAN REVIEW (ePlans)" for information.
3. Site Excavation permit required to develop, install utilities.
4. Demo Permit is required for any buildings being demolished.
5. Minimum access signs for lots per addressing and fire department.
6. If expansive soils are present, then, A site specific soils geotech report is required by a Geotech Engineer prior to foundation inspections. The report must contain information per Section R403.1.9 and R403.1.10 and on how you will prepare the lot for building and a report confirming the lot was prepared per their recommendations.
- 7.

Memo



To: Steffen Roennfeldt, Planning Department
From: Mary Montague, Building Department
CC: Applicant and Agent, Larry Denn Construction; Larry Denn-Land Partition to 3 lots
Date: March 6, 2019
Re: E-19-030; Larry Denn Partition Zone Change
(Previous applications LDP-18-172 and ZC-18-173)

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 OPSC; and 2014 OMSC. For list of applicable Building Codes, please visit the City of Medford website: 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 Go to "City Departments" at top of screen; click on "Building"; click on "ELECTRONIC PLAN REVIEW (ePlans)" for information.
3. Site Excavation permit required to develop, install utilities.
4. Demo Permit is required for any buildings being demolished.
5. Minimum access signs for lots per addressing and fire department.
6. If expansive soils are present, then, A site specific soils geotech report is required by a Geotech Engineer prior to foundation inspections. The report must contain information per Section R403.1.9 and R403.1.10 and on how you will prepare the lot for building and a report confirming the lot was prepared per their recommendations.

CITY OF MEDFORD
LDP-18-172
ZC-18-173 E-19-030



ROGUE VALLEY SEWER SERVICES

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

December 12, 2018

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

Re: LDP-17-172 – Larry Denn Partition & Zone Change, (Map 372W36D, TL801)

ATTN: Steffen,

The proposed development is within Rogue Valley Sewer Services (RVSS) service area. There is a 15 inch sewer main on Kings Hwy and a 15 inch sewer which extends across the adjacent tax lot just north of the subject property.

Sewer service for the proposed development will require main line extension from one of the existing mains noted above.

RVSS requests that the development be subject to the following conditions:

1. Sewer easements must be provided for all sewer mains located on private property.
2. Sewer designed and constructed must be in accordance with RVSS standards.
3. Access must be provided to all manholes and/or cleanouts located on private property.
4. The sewer main must be accepted as a public sewer by RVSS prior to the issuance of any building permits.
5. The applicant must pay sewer system development charges to RVSS.

Sincerely,

Nicholas R. Bakke

Nicholas R. Bakke, P.E.
District Engineer



JACKSON COUNTY *Roads*

Roads
Engineering

Chuck DeJanvier
Construction Engineer

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

www.jacksoncounty.org

December 12, 2018

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

RE: Plat approval & a zone change on Kings Highway – a city maintained road
Planning File: LDP-18-172 / ZC-18-173

Dear Steffen:

Thank you for the opportunity to comment on this consideration of a request for tentative plat approval of a proposed three-lot partition on a 0.52 acre parcel located at 1485 Kings Highway within the Single-Family Residential, 2.5 to 4 dwelling units per gross acre (SFR-4) zoning district and a request for a zone change from Single-Family Residential, 2.5 to 4 dwelling units per lot (SFR-4) to Single-Family Residential, 4 to 6 dwelling units per lot (SFR-6) (37-2W -36DA tax lot 801). Jackson County Roads has no comment.

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

Sincerely,

Chuck DeJanvier
Construction Engineer

CITY OF MEDFORD
ENGINEER R
LDP-18-172
ZC-18-173 E-19-030

STAFF MEMO

To: Steffen Roennfeldt
From: Jennifer Ingram, Address Technician
Date: December 17, 2018
Subject: LDP-18-1172

1. A minimum access drive address sign displaying the addresses of each lot served by the minimum access drive/easement will need to be placed at the entrance of the minimum access drive/easement.

CITY OF MEDFORD
EXHIBIT # S
File # LDP-18-172
2C-18-173 E-19-030



City of Medford

Planning Department

Working with the community to shape a vibrant and exceptional city

MEMORANDUM

Subject Legal Description
 File no. LDP-18-172/ZC-18-173
 To Jon Proud, Engineering
 From Dustin Severs, Planning Department
 Date December 5, 2018

Please verify the attached legal description covering the below subject at your earliest convenience. See attached map.

1. LDP-18-172/ZC-18-173
 Applicant: Larry Denn Construction Inc

Dustin, No description is included(?)

I attached last warranty deed available which has the correct property description.

THANKS, JON
12/12/18

cp

Attachments:

Vicinity Map, Legal description

CITY OF MEDFORD
 EXHIBIT # 1
 FILE # LDP-18-172
 ZC-18-173 E-19-030

A) Legal Description and Ownership:

The property is described as T.37S-R.2W- Section 36DA, Tax Lot 801. Ownership of the property is by the applicant, Larry A. Denn Const. Inc. A copy of the legal description (Deed) for this parcel, as well as the appropriate plat maps are attached as exhibits to these findings.

B) Purpose:

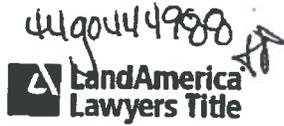
The purpose of the application is to change the Zoning Designation on the property from (SFR-4) to (SFR-6) to allow the applicants the ability to file a development plan in the future on the property, consistent with the Comprehensive Plan designation for the site, which is Urban Residential.

Properties in the vicinity are zoned with SFR-6 toward the east and south, SFR-00 toward the north and south with SFR-4 to the west. (please refer to the attached plat map)

C) Land Use:

The subject property consist of .73 acres that currently is undeveloped. Uses on abutting sites includes rural residential development with vacant lands and urban zoning districts (SFR-6) and developments toward the east. The site contains virtually flat lands. A church is to the east.

The area to be rezoned is adjacent to properties that have been developed to the extent that water, sewer, street improvements and other public facilities have been extended into the area, and are generally in place. The property owner is aware that they bear the responsibility to extend services from the adjacent lands to the subject site.



82

Jackson County Official Records 2007-037343
R-WD
Cnt=1 Str=8 HELMANC 08/08/2007 08:00:00 AM
\$5.00 \$5.00 \$5.00 \$11.00 Total: \$26.00



Kathleen S. Beckett, County Clerk for Jackson County, Oregon,
certify that the instrument identified herein was recorded in the Clerk
records
Kathleen S. Beckett - County Clerk

After recording return to:
Larry Denn Construction, Inc.
Attn: Larry A. Denn
765 Sterling Street
Jacksonville, OR 97530

Until a change is requested, all tax statements shall be sent
to the following address:
Larry Denn Construction, Inc.
Attn: Larry A. Denn
765 Sterling Street
Jacksonville, OR 97530

STATUTORY WARRANTY DEED

Lincoln C. Banry and Laura D. Banry, Grantor, conveys and warrants to
** LARRY A. DENN CONSTRUCTION, INC. AN OREGON CORPORATION **
, Grantee, the following described real property free of encumbrances except as specifically set forth
herein:

Parcel No. Two (2) of Partition Plat No. P-4-2006, recorded January 12, 2006, in Record of Partition
Plats in Jackson County, Oregon, and filed as Survey No. 19029, in the Office of the County Surveyor.

Account 10982830, Levy Code 49-01, Map 372W36 DA 801

Tax Account No. 1-098283-0

This property is free of encumbrances, EXCEPT:
SEE EXHIBIT "A" WITH EXCEPTIONS
The true consideration for this conveyance is \$175,000.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE
TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY UNDER ORS 197.352. THIS
INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE
TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING
DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS
AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE
ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated 10th day of August, 2007

Lincoln C. Banry

Laura D. Banry

STATE OF OREGON
COUNTY OF JACKSON

The foregoing instrument was acknowledged before me this 10th day of August, 2007 by
Lincoln C. Banry and Laura D. Banry.

Notary Public State of Oregon
My commission expires: 4/26/08

Order No. 44g0444988



Warranty Deed
ORRQ 6/2005; Rev 1/2006

DENSITY CALCULATION FORM

For all residential LDP, LDS, PUD, and AC Application Files

SQ FT
AC

0.16

6969.6
0

File No.	LDP-18-172/ZC-18-173
Planner	Steffen Roennfeldt
Date	December 14, 2018

GROSS ACREAGE	
Tax Lot Numbers	
372W36DA801	0.70 AC
	AC
	AC
	AC
	AC
Existing ROW to Centerline	0.03 AC
Gross Acres	0.73 AC
Effective Acres (Gross - Subtracted)	0.73

SUBTRACTED ACREAGE	
Large Lots for Existing Development	AC
Reserved Acreage	AC
Other ¹	AC
	AC
	AC
	AC
Subtracted Acres	AC

DENSITY RANGE	
Zoning District	SFR-6
Density Range	
Minimum	4
Maximum	6
No. DU Proposed	
	3
No. DU Permitted Min.	3
No. DU Permitted Max.	4
Minimum	2.93
Maximum	4.39
Percentage of Maximum	68.30%

EXISTING R-O-W CALCULATION

Street Name	LF	Width	SF	Acreage
Kings Hwy	30.00	46.50	1,395.00	0.03
			-	-
			-	-
			1,395.00	0.03

Page 192

CITY OF INDIANAPOLIS
 EXHIBIT # U
 LDP-18-172
 ZC-18-173 e-19-030

¹ Such as future ROW dedication, resource protection areas, common open space, other dedication areas, etc.

PARTITION PLAT NO. P-4-2006
(LAND PARTITION LDP-03-282)

Located In:
In the Southeast 1/4 of Section 36,
Township 37 South, Range 2 West, W.M.,
City of Medford, Jackson County, Oregon
Tax Lot 800
For:
Lincoln and Laura Barry

APPROVALS:

CITY OF MEDFORD PLANNING
ACTING DEPARTMENT DIRECTOR
STANLEY 10, 2006
DATE
EXAMINED AND APPROVED THIS 21ST DAY OF NOVEMBER 2005
RECORDED AS PARTITION PLAT NO. P-4-2006 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 17 PAGE 4.)
Kathleen S. Beckett COUNTY CLERK
Bartosz J. Shew DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 19029
SURVEYOR'S CERTIFICATE
I, DAVID M. MINNECI, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME AND COMPLES WITH REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:
David M. Minnici SURVEYOR

COMMENCING AT THE SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 85 IN TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 00°08'30" EAST, ALONG THE WEST BOUNDARY OF SAID CLAIM, 1000.00 FEET; THENCE LEAVING SAID CLAIM LINE, NORTH 88°58'00" EAST 30.00 FEET TO THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 03-31381, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE NORTH 88°58'00" EAST 250.00 FEET; THENCE ALONG THE BOUNDARY OF SAID TRACT AS FOLLOWS: NORTH 88°58'00" WEST 90.00 FEET; THENCE SOUTH 00°08'30" WEST 239.84 FEET; THENCE SOUTH 88°57'00" WEST 180.00 FEET; THENCE NORTH 00°08'30" EAST 89.91 FEET; THENCE SOUTH 88°58'00" WEST 180.00 FEET; THENCE NORTH 00°08'30" EAST 148.98 FEET (RECORD 150.00 FEET) TO THE POINT OF BEGINNING.

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 82.080 HAVE BEEN PAID AS OF THIS 12 DAY OF January 2006

DEPUTY 1/12/2006
DATE
Patty Budney, Deputy
ASSESSOR
1/12/06
DATE
TAX COLLECTOR

HOFFBUHR & ASSOCIATES, INC.
3155 ALAMEDA ST., STE 201 MEDFORD, OREGON
(541) 778-4841
BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 40' SEPTEMBER 28, 2005
BASIS OF BEARING: SURVEY NUMBER 1148
(WEST LINE DLC NO. 85)

- = SET 5/8" ± 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2348"
- ⊕ = SET 3/8" ± 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2348"
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 1813" PER S/N 14522.
- × = FOUND IRON BOLT PER S/N 1148
- # = FOUND MONUMENT AS NOTED
- ⊙ = FOUND BRASS CAP AS NOTED
- S/N = SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, TELEPHONE, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE
- = EASEMENT FOR DRIVEWAY AND JOINT MAINTENANCE PURPOSES SET FORTH IN VOL. 488, PG. 214, DEED RECORDS OF JACKSON COUNTY, OREGON, AND AMENDED BY DOCS. NO. 89-31813 & 2008-040448, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

I certify this plat to be an exact copy of the original.
David M. Minnici SURVEYOR

(03331 part.dwg)
SHEET 1 OF 1

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, LINCOLN C. BARRY AND LAURA D. BARRY, HUSBAND AND WIFE, AND GARY D. VANDERHOFF, ARE THE OWNERS OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND HAVE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON THE PARTITION PLAT, WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THAT EASEMENT LABELED AS A PUBLIC UTILITY EASEMENT.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THAT 18-FOOT STRIP DESIGNATED AS PUBLIC RIGHT-OF-WAY.

IN WITNESS WHEREOF, SIGNED THIS THE 31 DAY OF OCTOBER 2005.
Lincoln C. Barry
LAUREL D. BARRY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED THIS 31 DAY OF October 2005, BY LINCOLN C. BARRY, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.
Chris Ross
OFFICIAL SEAL
CHRIS ROSS
NOTARY PUBLIC-OREGON
COMMISSION NO. 358848
EXPIRES APR 18, 2008

IN WITNESS WHEREOF, SIGNED THIS THE 31 DAY OF October 2005.
Laura D. Barry
LAUREL D. BARRY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY THIS 31 DAY OF October 2005, BY LAURA D. BARRY, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.
Chris Ross
OFFICIAL SEAL
CHRIS ROSS
NOTARY PUBLIC-OREGON
COMMISSION NO. 358848
EXPIRES APR 18, 2008

IN WITNESS WHEREOF, SIGNED THIS THE 31 DAY OF October 2005.
Gary D. Vanderhoff
GARY D. VANDERHOFF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED THIS 31 DAY OF October 2005, BY GARY D. VANDERHOFF, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENTS HIS VOLUNTARY ACT AND DEED.

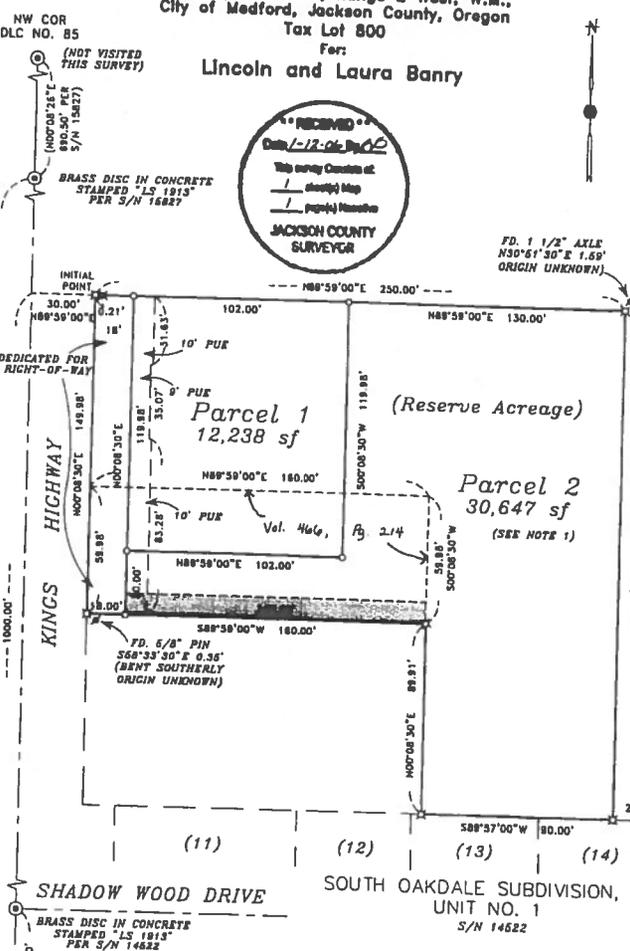
WITNESS MY HAND AND OFFICIAL SEAL.
Chris Ross
OFFICIAL SEAL
CHRIS ROSS
NOTARY PUBLIC-OREGON
COMMISSION NO. 358848
EXPIRES APR 18, 2008

WE, ACTION MORTGAGE, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED DATED AUGUST 25, 2005 AND RECORDED SEPTEMBER 2, 2005 AS DOCUMENT NO. 2005-033808 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM THE LEIN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

IN WITNESS WHEREOF, SIGNED THIS THE 26 DAY OF OCTOBER 2005.
W. ASHWIN STAN
STATE OF OREGON
COUNTY OF JACKSON) SS
BY: Pamela Davis
TITLE: VICE PRESIDENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED THIS 26 DAY OF Oct 2005 BY PAMELA DAVIS, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS AUTHORIZED REPRESENTATIVE OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR ACTION MORTGAGE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.
Marie Z. Milliken
MARIE Z. MILLIKEN
NOTARY PUBLIC
STATE OF OREGON
EXPIRES APR 27, 2008



REGISTERED PROFESSIONAL LAND SURVEYOR
David M. Minnici
OREGON
DAVID M. MINNECI
2349
EXPIRES 12/31/08

NOTE:
1) THERE IS NO WATER SERVICE TO PARCEL 2 EVEN THOUGH A DOMESTIC WATER SUPPLY IS AVAILABLE. (O.R.S. 82.090 (C))
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS AND WITHOUT THE LOT'S IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE ANY STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

Page 193

File # LDP-18-172
ZC-18-173 E-19-030



Project Name:

**Larry Den Construction
 Zone Change/Land Partition**

Map/Taxlot:

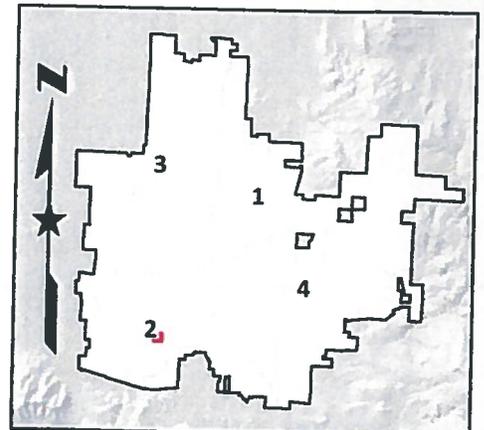
372W-36DA TL 801

Legend

-  Subject Area
-  Zoning Districts
-  Tax Lots



11/21/2018





STAFF REPORT

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

Project 71Five Center
 Applicant: Youth 71Five Ministries

File no. CUP-19-17

To Planning Commission *for March 28, 2019 hearing*

From Dustin Severs, Planner III

Reviewer Kelly Evans, Assistant Planning Director *lv*

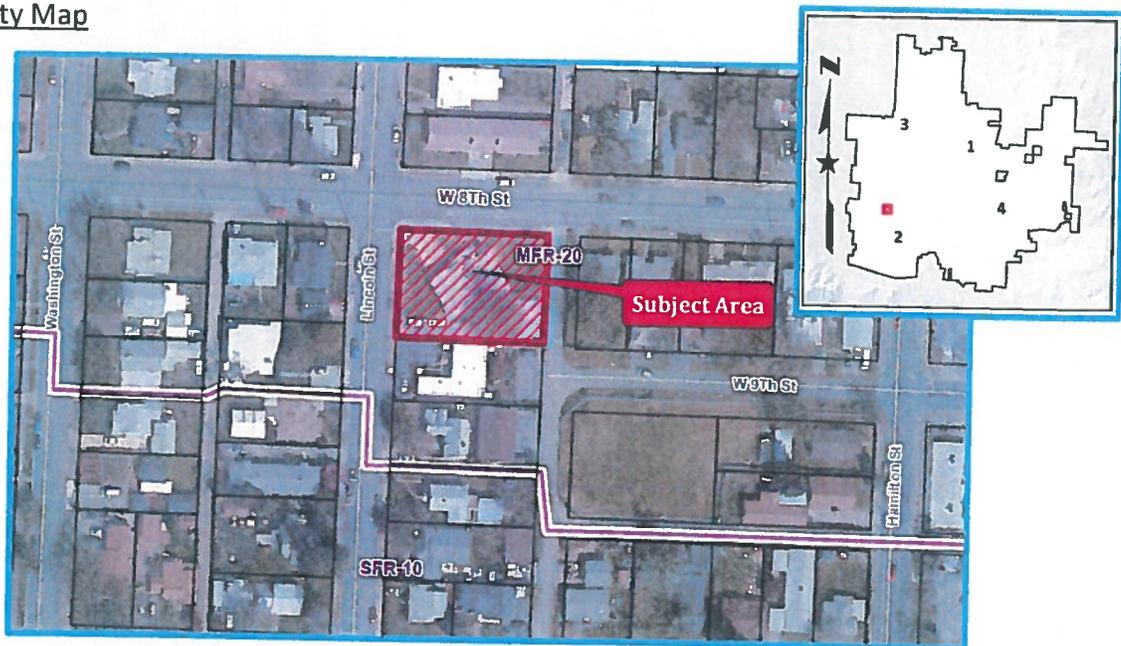
Date March 21, 2019

BACKGROUND

Proposal

Request for a Conditional Use Permit (CUP) in order to operate a multi-purpose neighborhood center, consisting of programs providing mentoring for youth and their families, at an existing building located at 1241 West 8th Street in the MFR-20 (Multi-Family Residential, twenty dwelling units per gross acre) zoning district (372W25CA11200).

Vicinity Map



Subject Site Characteristics

Zoning MFR-20
GLUP UH Urban High Density Residential
Use vacant building (former Fire Station #2)

Surrounding Site Characteristics

North Zone: MFR-20
Use: Residential
South Zone: MFR-20
Use: Residential
East Zone: MFR-20
Use: Residential
West Zone: MFR-20
Use: Residential

Related Projects

None

Applicable Criteria

Medford Municipal Code §10.184(C) Conditional Use Permit Approval Criteria.

- (1) *The Planning Commission must determine that the development proposal complies with either of the following criteria before approval can be granted.*
 - (a) *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.*
 - (b) *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.*
- (2) *In authorizing a conditional use permit the approving authority (Planning Commission) may impose any of the following conditions:*
 - (a) *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.*
 - (b) *Establish a special yard or other open space or lot area or dimension requirement.*
 - (c) *Limit the height, size, or location of a building or other structure.*

- (d) Designate the size, number, location, or nature of vehicle access points.*
- (e) Increase the amount of street dedication, roadway width, or improvements within the street right-of-way.*
- (f) Designate the size, location, screening, drainage, surfacing, or other improvement of parking or truck loading area.*
- (g) Limit or otherwise designate the number, size, location, height, or lighting of signs.*
- (h) Limit the location and intensity of outdoor lighting, or require its shielding.*
- (i) Require screening, landscaping, or other facilities to protect adjacent or nearby property, and designate standards for installation or maintenance thereof.*
- (j) Designate the size, height, location, or materials for a fence.*
- (k) Protect existing trees, vegetation, water resources, wildlife habitat, or other significant natural resources.*

Medford Municipal Code §10.184(D) Conditional Use Permits, Mitigation of Impacts.

A conditional use requiring the mitigation of impacts under Subsection (C)(1)(b) above must do one 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.*

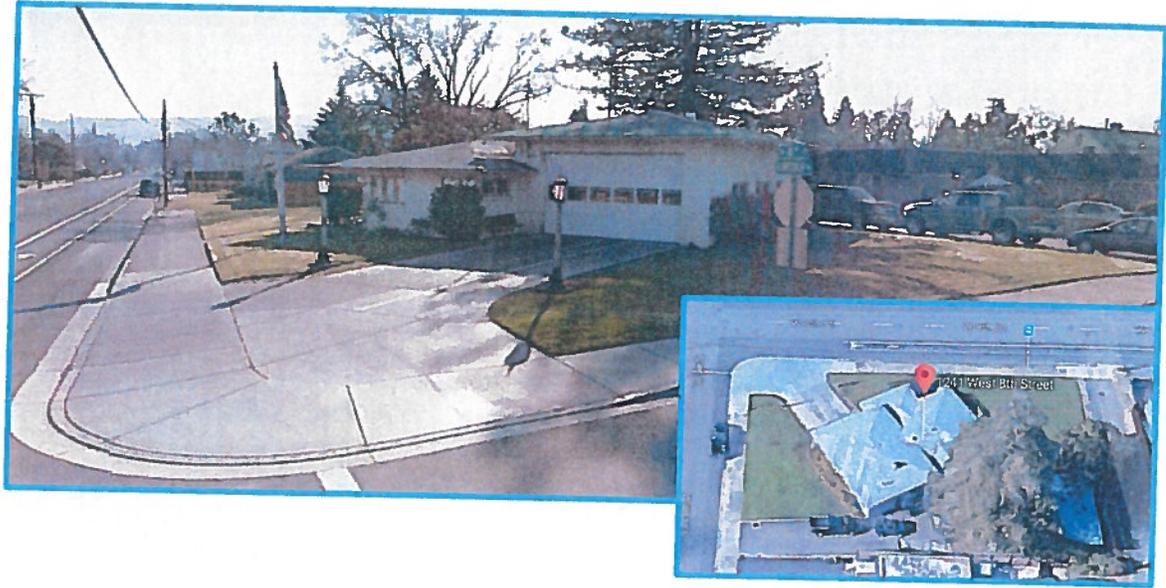
Corporate Names

The Oregon Secretary of State business registry identifies Youth 71Five Ministries as a non-profit organization located at 529 Edwards Street in Medford, and lists Bud Amundsen as its registered agent.

ISSUES AND ANALYSIS

Background

The subject site is currently owned by the City, and was formerly the location of Fire Station #2. At the City Council meeting held on March 15, 2018, City Council voted unanimously to approve the lease or sale of the former fire station to Rogue Valley Youth for Christ (now known as Youth 71Five Ministries).



The applicant, Youth 71Five Ministries, is a faith-based 501(c)3 non-profit organization with programs providing comprehensive mentoring for youth and their family, and currently operates youth/community centers in Eagle Point, Gold Hill, Phoenix, and three facilities in Medford. The applicant is currently leasing the subject property from the City, and, contingent on approval of the subject CUP, will purchase the property with the intent to redesign and repurpose the retired fire station as a multi-purpose neighborhood center to serve the residents living in the adjacent neighborhoods. The proposed neighborhood center will be called 71Five Center, and will be operated under the management of the applicant, who will rent space within the building to four participating local organizations to operate their programs to serve the neighborhoods around the facility.

The four participating organizations include Spartan Boxing, Familia Unida, L.I.F.E Art, and Westside Beautification. The listed activities of the participating organizations will include, but are not limited to, the following: weekly group events for kids; board meetings, staff meetings and community meetings; and office space for Youth 71Five staff. Additional uses may include community gatherings and events and family events, including weddings, birthday parties, baby showers, etc.

Per the applicant's submitted findings (Exhibit F), office hours will normally be from 8 a.m. to 5 p.m., and group activities will normally be held Monday through Saturday, but Sunday activities are also possible. Outside activities will begin no earlier than 8 a.m., and will end no later than 9 p.m. in May, June, July, August and September. All other months the outdoor activities will cease by 8 p.m. The applicant's findings also state that occasional overnight, indoor youth events may also be held.

Code references

Per MLDC 10.010, an Institutional Use is defined as follows:

Public and quasi-public uses such as government offices, fire stations, convention or community centers, auditoriums, post offices, public and private schools and colleges (not including business or commercial schools), libraries, museums, utilities, park-n-ride lots, churches, religious or charitable institutions, facilities for organizations and clubs, and cemeteries, mausoleums, columbariums, and crematories.

Per MLDC 10.314(6), titled *Non-residential Special Uses*, Institutional Uses are permitted in the MFR-20 zoning district solely pursuant to a Conditional Use Permit.

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(s)
6. NONRESIDENTIAL SPECIAL USES									
(a) Bed and Breakfast Inn	X	X	Cs	Cs	Cs	Ps	Ps	Ps	10.828
(b) Child Day Care Center	Cs	Cs	Cs	Cs	Cs	Cs	Cs	Cs	10.811
(c) Institutional Uses	Cs	Cs	Cs	Cs	Cs	Cs	Cs	Cs	10.815-817

Pursuant to MLDC 10.341(6) shown above, the applicant will be required to gain approval for the issuance of a CUP prior to obtaining business licenses for the proposed neighborhood center, and, per MLDC 10.108-1, the Planning Commission is designated as the approving authority for Type III land use review types, including CUPs.

SPAC review (MLDC 10.184(B))

Pursuant to MLDC 10.184(B), staff recommends that the Commission include the review of the applicant's proposed site plan and architectural in their overall review of the subject CUP request. In MLDC 10.184(B)(2), the Planning Commission may delegate authority to the Site Plan and Architectural Commission (SPAC) or the Planning Director to approve in its name the plans for buildings or other elements of a CUP after the Commission has approved the use. It is staff's view that the proposed modifications to the existing site and architecture are minimal

<p>(B) Conditional Use Permits Exempt of Site Plan and Architectural Commission Review.</p> <p>(1) Conditional Use Permits (CUPs) approved under this Section shall be exempt from, and there shall be no requirement to apply separately for, a Site Plan and Architectural Commission review or to demonstrate compliance with the approval criteria in Section 10.200(E). However, the Planning Director in their discretion may forward a CUP proposal or proposed revisions thereto to the Site Plan and Architectural Commission for review. When forwarded by the Planning Director, the Site Plan and Architectural Commission shall have authority to review the CUP plans and make recommendations to the Planning Commission.</p> <p>(2) Delegation of Authority.</p> <p>The Planning Commission may delegate authority to the Site Plan and Architectural Commission or to the Planning Director to approve in its name the plans for buildings or any other element of a CUP or revisions thereto after the Planning Commission has approved the CUP. The authority delegated by the Planning Commission under this Subsection shall be delimited in conditions attached to the approval. Notwithstanding any other provision of this Code, the approval of delegated matters shall be subject to a Type III Procedure as set forth in Article II.</p>

and do not warrant additional review by SPAC. Therefore, staff has included a condition delegating review of the final architecture and site design for compliance with the Land Development Code to the Planning Director.

Proposed Site Plan and Architecture



The applicant is proposing to make several modifications to the existing site as identified in their submitted findings (Exhibit F), including adding a second floor to the building to provide office space, a conference room and a copy/work room; extending the building off of the south wall to create a shop/garage space for mentoring youth; and a comprehensive alteration to the exterior façade of the building as shown in the applicant’s rendering shown above, and included as Exhibit C.

Staff recommends the following discretionary condition of approval:

The Planning Commission delegates authority to approve in its name the plans for building and other elements of the site to the Planning Director pursuant to MLDC 10.184(B)(2) and as described in Code Condition 6 below. The approval must occur prior to the issuance of building permits for vertical construction.

Parking

Table 10.743-1 – City of Medford Minimum and Maximum Parking Standards			
Land Use Category	Parking Standards are based on number of spaces per 1,000 Square Feet of Gross Floor Area (unless otherwise noted)		
	Minimum Number of Required Parking Spaces		Maximum Permitted Parking Spaces
	Central Business District C-B Overlay (outside of Downtown) Parking District)**	All Other Zones	All Zones
Commercial Use: more than 100,000 square feet	3.0 spaces	3.3 spaces	5.0 spaces
Community or Recreation Center	3.2 spaces or 1.0 space per 4.8 patrons at maximum occupancy, whichever is greater	3.6 spaces or 1.0 space per 4.4 patrons at maximum occupancy, whichever is greater	4.3 spaces or 1.0 space per 3.5 patrons at maximum occupancy, whichever is greater

The applicant is proposing six off-street parking spaces to serve the neighborhood center. Pursuant to MLDC 10.743-1 shown above, the minimum number of parking spaces for the proposed neighborhood center, based on the maximum estimated occupancy of 70 patrons as stated in the applicant's findings, is 16 off-street spaces. MLDC 10.743(3) does, however, permit the approving authority to allow exceptions to the number of parking spaces in Table 10.743-1 for specific uses if they find that the applicant's detailed description of the proposed use demonstrates that the number of need parking spaces is less than the minimum required. The applicant has formally requested relief from complying with the strict standards of the Code in their submitted findings (Exhibit E), citing the limited need for parking due to the fact that the facility is located within easy walking and bicycling distance for the majority of the youth and families to be served, and based on the following data:

Evidence for the limited need for parking is based on current experience at Youth 71Five centers in Medford, Eagle Point, Gold Hill and Phoenix. An additional example includes Spartan Boxing's main facility on Welch St. Details of examples:

- o 71Five City Life Center: Nearly 40 youth regularly attend gatherings yet only about 8 parents drive their kids to the facility. The rest walk or carpool with other families. Of the 8 parents who drive their kids half or more drop them off and pick them up later.
- o Spartan Boxing's main facility is located in an area where most kids are driven to the facility. In this location more than 70% of youth who are driven are dropped off and then picked up later. A satellite location in Station 71Five will allow Spartan Boxing to serve many more kids but require less parking since the kids will come from the neighborhoods within walking /bicycling distance.
- o The 71Five Eagle Point Youth Center regularly hosts groups of up to 70 kids at a time yet the center has/requires only 7 parking spaces.
- o Like Station 71Five, the 71Five Phoenix facility is located in a neighborhood and has (and requires) only 4 parking.

Staff is supportive of the applicant's request to deviate from the strict standards found in MLDC 10.743-1. It is staff's view that the applicant's submitted findings adequately demonstrate that, given the centralized location of the site combined with the proposed uses of the property as a neighborhood center, exceptional circumstances do exist, and therefore warrants relief, pursuant to MLDC 10.743(3).

Driveway

Per the Public Works staff report (Exhibit H), the applicant will be required to remove and replace the existing driveway apron on the corner of West 8th Street and Lincoln Street with full height curb & gutter and an ADA-compliant curb ramp.

As a condition of approval, the applicant will be required to comply with all requirements of Public Works, prior to the issuance of a business licenses for the proposed neighborhood center.

Committee Comments

No comments were received from a committee, 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 Applicant's narrative and Findings of Fact, and the Staff Report, to determine that the proposed Neighborhood Center 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 F) and recommends the Commission adopt the findings as recommended by staff.

RECOMMENDED ACTION

Adopt the findings as recommended by staff and direct staff to prepare the final order for approval of CUP-19-017 per the staff report dated March 21, 2019, including:

- Designation of the review of the applicant's proposed site design and building architecture to the Planning Director pursuant to MLDC 10.184(B);
- Adoption of the applicant's Findings of Fact (Exhibit F) as identified under the subheadings **ADDITIONAL USES** and **HOURS OF OPERATION**;
- Relief from meeting minimum required parking spaces as required per MLDC 10.743-1;
- Exhibits A through J.

EXHIBITS

- A Conditions of Approval, dated March 21, 2019.
- B Site Plan, received March 21, 2019.
- C Exterior rendering, received March 21, 2019.
- D Conceptual Floor Plans (2 of 2), received March 21, 2019.
- E Elevation plans (2 of 2), received March 21, 2019.
- F Narrative & Findings of Fact and Conclusions of Law, received January 30, 2019.
- G Application for CUP, received January 30, 2019.
- H Public Works Department Staff Report, received March 6, 2019.
- I Fire Department Land Development Report, received March 6, 2019.
- J Medford Water Commission memo and map, received March 6, 2019.
Vicinity map

PLANNING COMMISSION AGENDA:

MARCH 28, 2019

EXHIBIT A

71FIVE Center
CUP-19-017
Conditions of Approval
March 21, 2019

DISCRETIONARY CONDITIONS

1. The Planning Commission delegates authority to approve in its name the plans for building and other elements of the site to the Planning Director pursuant to MLDC 10.184(B)(2) and as described in Code Condition 6 below. The approval must occur prior to the issuance of building permits for vertical construction.

CODE REQUIRED CONDITIONS

Prior to the issuance of business licenses, the applicants shall:

2. Comply with all requirements of the Public Works Department (Exhibit H), including the removal and replacement of the existing driveway apron on the corner of West 8th Street and Lincoln Street with full height curb & gutter and an ADA-compliant curb ramp.
3. Comply with all conditions of the Medford Water Commission (Exhibit J).
4. Comply with all requirements of the Medford Fire Department (Exhibit I).
5. Provide an outdoor lighting plan to ensure that all proposed outdoor lighting is pointed down, hooded, or otherwise shielded to prevent any potential glare from entering on to adjoining properties, consistent with the requirements found in MLDC 10.764.

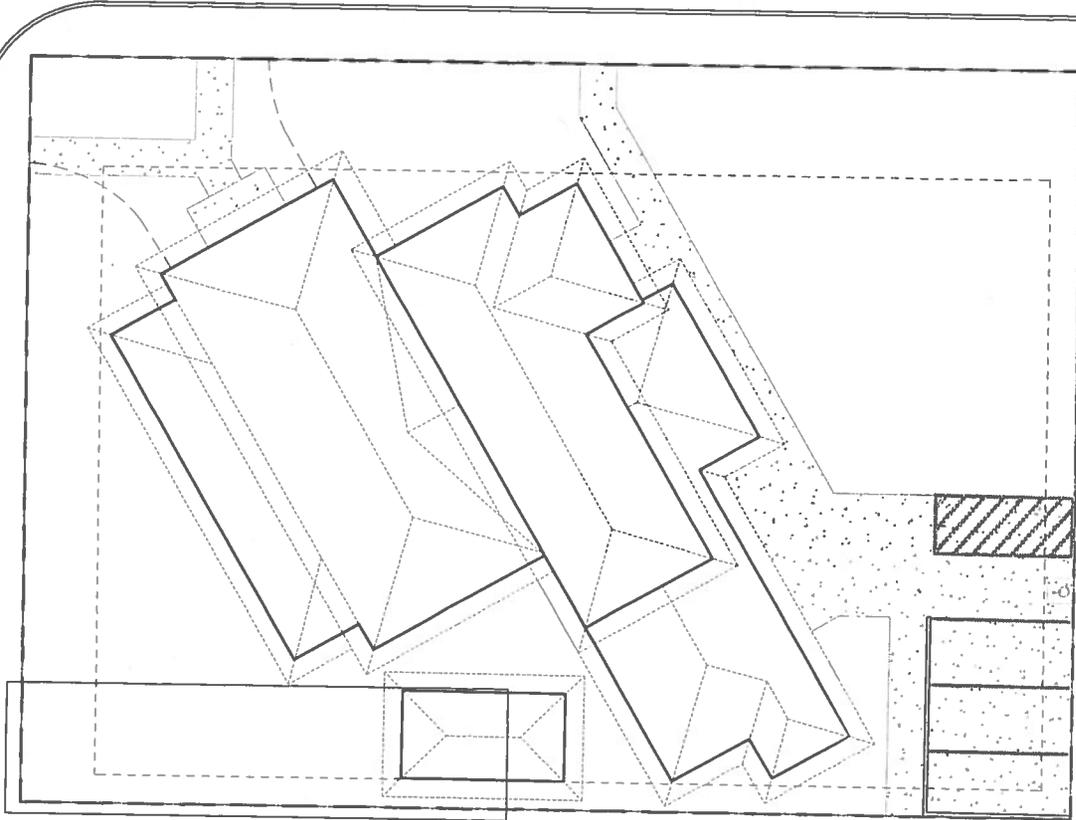
Prior to the issuance of a building permit for vertical construction, the applicant shall:

6. Submit a revised, scaled site plan showing all pertinent dimensions identified on the plan including, but not limited to, building setbacks, pedestrian walkway/sidewalk width, parking stall dimensions; as well as illustrate on the plan how any proposed trash receptacles and/or HVAC equipment will be concealed, consistent with the requirements found in MLDC 10.781-782.

LINCOLN STREET

W 8TH STREET

ALLEY



SITE PLAN
SCALE: 1/16" = 1'

SCHEMATIC DESIGN

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YOUTH FOR CHRIST
 OLD MEDFORD FIRE STATION
 PROJECT LOCATION
 1241 W. 8TH STREET
 MEDFORD, OR 97501

OREGON ARCHITECTURE
 132 W. Main Street, Suite 101
 Medford, Oregon 97501
 PH 541 772-4372 | OREGONARCHITECTURE.BIZ

DATE	BY	REVISIONS

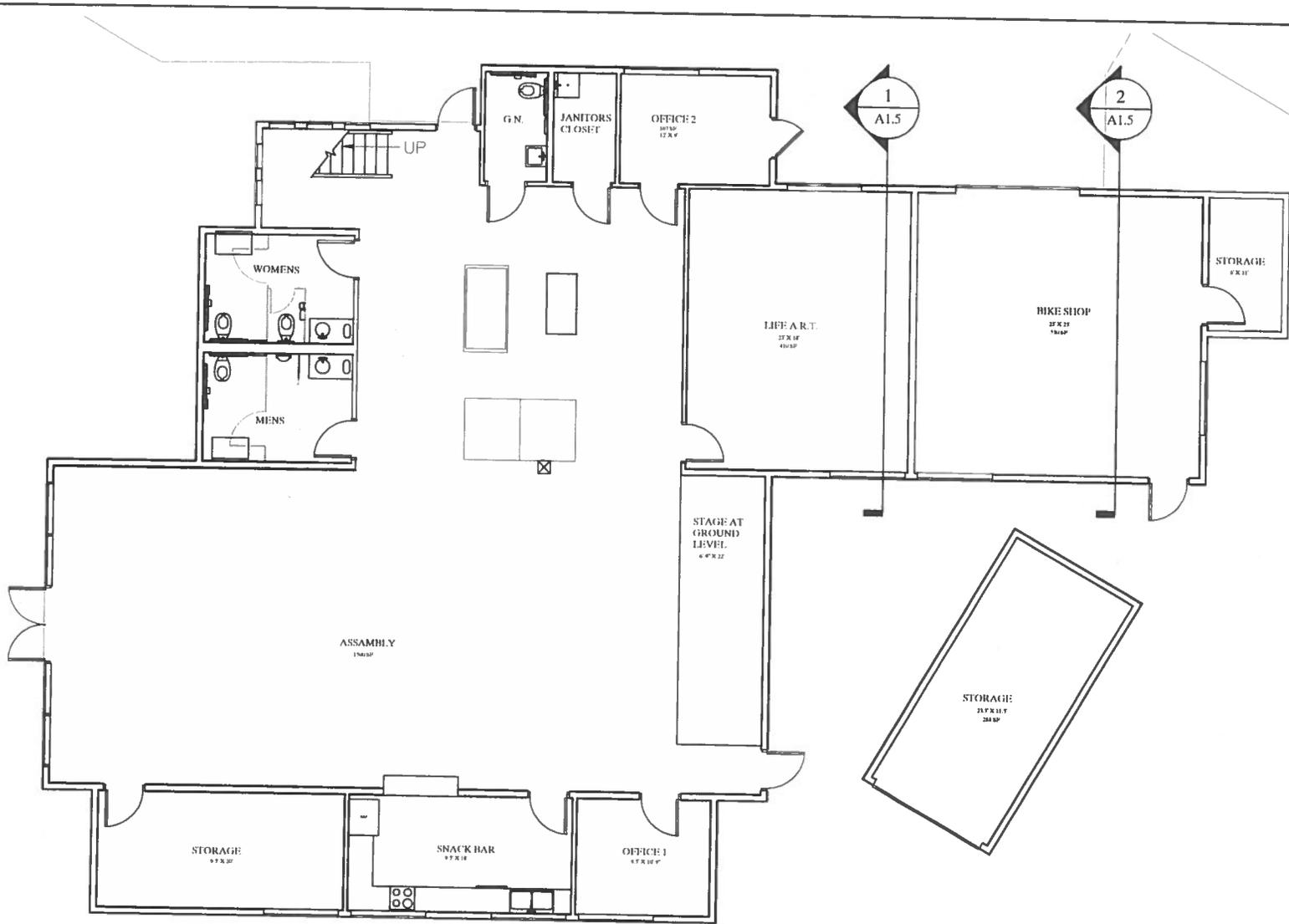
A0.1
 NEW
 SITE PLAN

STATION 71FIVE



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CITY OF MEDFORD
 EXHIBIT # D(4)
 FILE # CUP-19-017



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'

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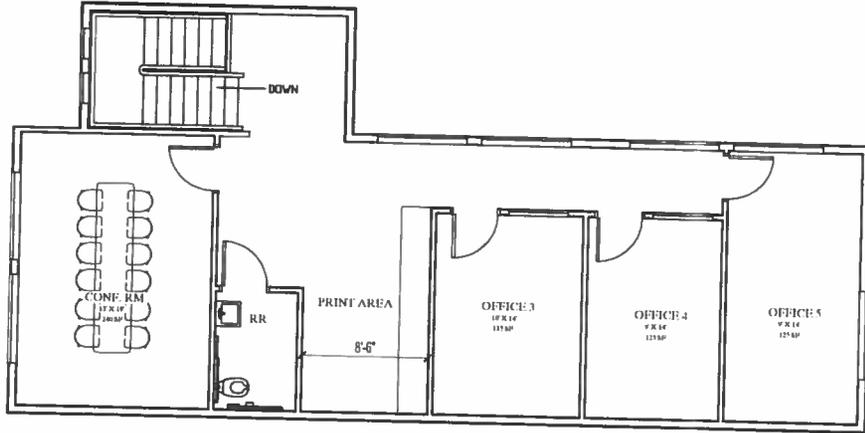
**YOUTH FOR CHRIST
 OLD MEDFORD FIRE STATION**
 PROJECT LOCATION
 1241 W. 8TH STREET
 MEDFORD, OR. 97501

NO.	REVISIONS	DATE

A 1.0
 FIRST FLOOR
 PLAN

C:\Users\jacob\Documents\CAD FILES\REFS\X-PLAN.rvt

CITY OF MEDFORD
 EXHIBIT # D
 FILE # CUP-19-017



SECOND FLOOR PLAN
 SCALE: 1/8" = 1'

SCHEMATIC DESIGN

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PROJECT DESCRIPTION
 YOUTH FOR CHRIST
 OLD MEDFORD FIRE STATION
 PROJECT LOCATION:
 1241 W. 8TH STREET
 MEDFORD, OR, 97501

REGISTRATION
 ARCHITECT: []
 BY: []

PLOT DATE: 9/12/18
DATE: []

PROJECT: []

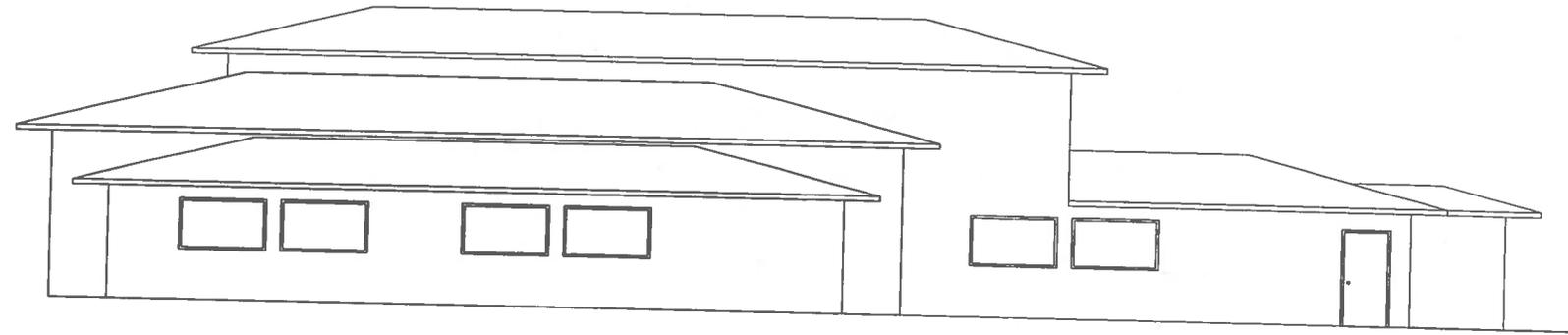
A 1.1
 SECOND FLOOR PLAN

OREGON ARCHITECTURE
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 Medford, Oregon 97501
 PH: 541.722.4372 | OREGONARCHITECTURE.BIZ

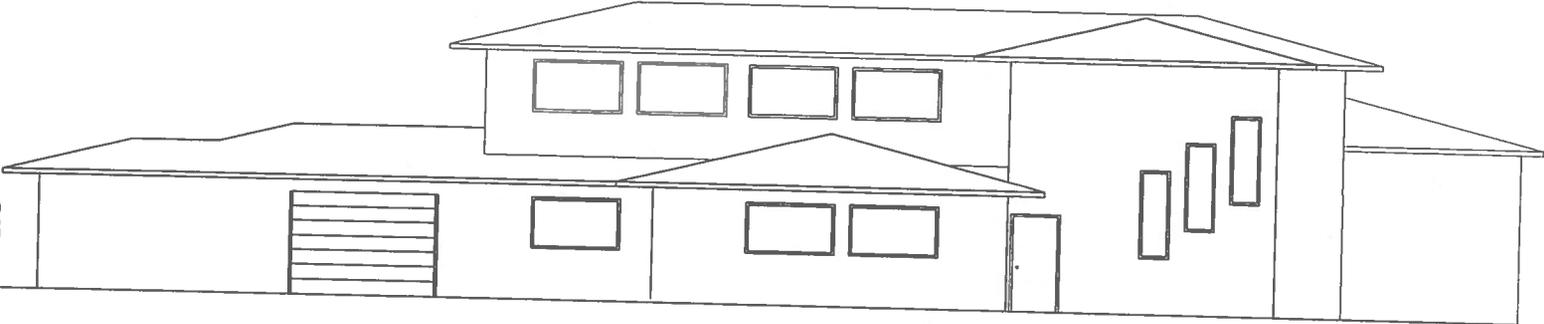
DESIGN\CAD FILES\REFSVX-PLAN.dwg

FILE # CUP-1901-07

CITY OF MEDFORD
EXHIBIT # 6 (692)



West Elevation
SCALE: 1/8" = 1'



East Elevation
SCALE: 1/8" = 1'

SCHEMATIC DESIGN

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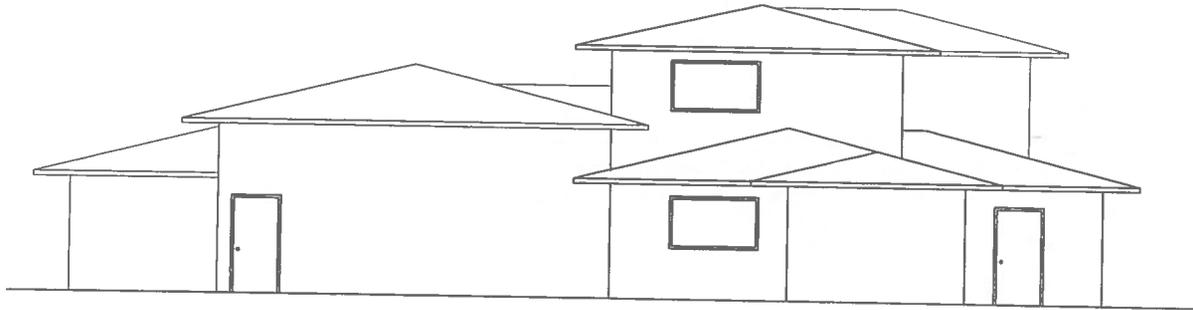
PROJECT DESCRIPTION
YOUTH FOR CHRIST
OLD MEDFORD FIRE STATION
PROJECT LOCATION
1241 W. 8TH STREET
MEDFORD, OR, 97501

DATE	9/12/14
BY	
CHECKED	
DATE	
BY	
CHECKED	
DATE	
BY	
CHECKED	
DATE	
BY	
CHECKED	
DATE	
BY	

A2.0
WEST/EAST
ELEVATIONS



North Elevation
SCALE: 1/8" = 1'



South Elevation
SCALE: 1/8" = 1'

SCHEMATIC DESIGN

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OREGON ARCHITECTURE
 132 W. Main Street, Suite - 01
 Medford, Oregon 97501
 PH 541-772-4372 | OREGONARCHITECTURE.BIZ

PROJECT DESCRIPTION
 YOUTH FOR CHRIST
 OLD MEDFORD FIRE STATION
PROJECT LOCATION
 1241 W. 8TH STREET
 MEDFORD, OR, 97501

DATE:	9/12/19
DRAWN BY:	
CHECKED BY:	
SCALE:	

A2.1
 NORTH/SOUTH
 ELEVATIONS

FINDINGS OF FACT & CONCLUSIONS OF LAW
(PROPOSED)
BEFORE THE MEDFORD PLANNING COMMISSION

RECEIVED

JAN 30 2019

PLANNING DEPT.

APPLICATION FOR A CONDITIONAL USE PERMIT

APPLICANT'S
EXHIBIT 1

APPLICATION: Request for a Conditional Use Permit to redesign and repurpose the retired fire station located on the SE corner of the intersection of W. 8th Street & Lincoln to be used as a multi-purpose neighborhood center to serve the residents living in the adjacent neighborhoods.

LOCATION: 1241 W. 8th St.
Medford, OR 97501
Map #372W25CA Lot #11200
Zoned MFR-20 GLUP designation UH

APPLICANT: Youth 71Five Ministries (formerly: Rogue Valley Youth for Christ)
529 Edwards St
Medford, OR 97501
541-301-8552

CURRENT OWNER: City of Medford

A. BACKGROUND INFORMATION

APPLICANT & PROGRAM PARTICIPANTS: Youth 71Five Ministries (Youth 71Five) has leased the facility with plans to purchase. Youth 71Five will become the new owner and the party ultimately accountable for the proper operation of the neighborhood center to be known as Station 71Five.

Youth 71Five has been serving the community since 1964 with a variety of faith based programs providing comprehensive mentoring for youth and their families. This involves both group & individual mentoring filling a critical need in the healthy development of kids and families throughout the region. Prior to November 1, 2018 Youth 71Five was known as Rogue Valley Youth for Christ.

Youth 71Five currently operates youth/community centers in Eagle Point, Gold Hill, Phoenix, and 3 facilities in Medford. Youth 71Five also operates programs in Grants Pass and the Jackson County Juvenile Justice System. The organization has a history of being a good neighbor in each of those locations.

CITY OF MEDFORD
EXHIBIT # F
FILE # CUP-19-017

2

Youth 71Five has good relationships with other local organizations serving the needs of kids and families around the local area. Among these are L.I.F.E. Art, Spartan Boxing and Familia Unida which are involved in group mentoring of youth & families. This mentoring is based around art, boxing and customizing bicycles and cars.

Another local collaborator is Westside Beautification a community group dedicated to maintaining a healthy environment in west Medford. This involves cleaning up graffiti, cleaning & beautifying Union Park, development and operation of a community garden area and generally helping to keep west Medford a safe and livable place for all.

Youth 71Five will work together with these organizations in Station 71Five to provide vital services to the families living around the facility.

NEIGHBORHOOD: The neighborhoods around the old fire station are zoned MFR-20 and contain a high proportion of lower income families and individuals. The facility is located approximately ½ mile from Washington Elementary (south), Jackson Elementary (north) and McLoughlin Middle (north-east) schools.

The area within a ½ mile radius of the facility contains very few businesses and is in fact almost entirely low income residential. Crime statistics in this area along with other demographics show a high-risk community in need of assistance to protect and improve the health and welfare of the kids and families who live there.

The proposed neighborhood center will directly address critical needs of the most vulnerable kids and families living near the facility.

AN IMPROVEMENT FOR THE NEIGHBORS: While gatherings and programs in Station 71Five may cause some disruption to the neighbors from time to time it is important to remember that these disruptions are small compared to the lights and sirens of the fire truck that used to occupy the facility. These disruptions are particularly small compared to lights and sirens in the middle of the night.

B. PROPOSAL DETAILS

OWNERSHIP & OPERATION: The property has been leased by Youth 71Five during the CUP process and will be purchased by Youth 71Five once a permit is secured. The other participating organizations will rent space at an affordable rate to operate their programs serving the neighborhoods around the facility.

FACILITY USE: The property will become a multi-use neighborhood center, Station 71Five, dedicated to serving vital needs that exist in the surrounding neighborhoods. The majority of activities will be hosted by the 5 participating organizations listed above but other activities serving the community and families are possible. The activities of the 5 participating organizations will include but are not limited to:

- Weekly group events for kids with a capacity of up to 70 participating youth at a time. (This number is based on estimates of community needs. The space to host this number will be created through proposed remodeling & expansion. Actual limits on the number of participants will be set by fire dept. regulations.)
 - All youth activities will be supervised by authorized adults.
 - Activities may be outdoors if weather permits and can include simple group games, group discussions, exercise including jogging around the block, creation of art (painting, sculpting, etc.).
 - Indoor activities will include simple group games, group discussions, exercise, creation of art, reconditioning and maintaining bicycles & cars.
- Board meetings, staff meetings and community meetings.
- Office space for Youth 71Five staff.

ADDITIONAL USES:

- Gatherings including neighborhood barbecues and other events that build community.
- Family events including weddings, birthday parties, bridal & baby showers, etc.
 - The facility will be made available to families from the neighborhood when possible and at the lowest cost possible.
- The opportunity exists to host meetings by other community minded organizations such as AA, NA, faith groups, etc.

HOURS OF OPERATION:

- Office hours will normally be from 8 a.m. to 5 p.m.
- Group activities will normally be held Monday through Saturday but Sunday activities are possible.
- Most programs & events during the school year will be held after school.
- Outside activities will begin no earlier than 8 a.m. and end no later than 9 p.m. in May, June, July, August and September. All other months the outdoor activities will cease by 8 p.m.
- Inside group activities will normally run from 3 p.m. to 9 p.m.
 - Lunch activities may be held.
 - Occasional overnight, indoor youth events may be held.

COMMITMENT TO BE A GOOD NEIGHBOR:

- Youth 71Five has a long track record of being a good neighbor in the 5 centers they currently operate. To continue this tradition Youth 71Five will provide a staff member to oversee the general operation of the facility. This director will be responsible to ensure:
 - The facility and grounds are well maintained.
 - All groups using the facility understand and follow the operating rules.
 - All concerns raised by neighbors are addressed courteously and to the best ability of Youth 71Five and the other participating organizations.

SITE DEVELOPMENT:

- Youth 71Five will make the following changes and additions to best utilize this valuable resource.
 - Former truck bay:
 - Extend the truck bay 25' down the existing front driveway.
 - Eliminate the remaining portion of the front driveway.
 - Open a section of the east wall into the old fire crew 'living room' area to expand open space for groups.
 - Open the west wall to add on space for storage as well as space for a snack bar and an office.
 - Former office space and living quarters:
 - Extend the building off the south wall of the old sleeping quarters to create a shop/garage space for mentoring youth.
 - Add new restrooms to meet facility needs and ADA standards.
 - Add an additional office.
 - Add a strategically placed collapsible wall to increase the flexibility of the usable space.
 - Add a second floor to provide office space, a conference room and a copy/work room.
 - The 'car-port' behind the firehouse will be removed to provide facility parking.
 - Additional parking will be located on the driveway exiting to Lincoln St.
 - A portion of the driveway behind the truck bay will be used for a new storage building.
 - The large Redwood tree behind the facility is to be removed due to damage it is causing to the building foundation and the parking lot of the apartment building next door.
 - The smaller tree next to the car port behind the facility will be removed to make room for a handicapped parking space.
 - A replacement tree or trees of appropriate types will be planted in appropriate location(s) on the property. The location(s) will be determined later.

SITE ELEMENTS

ADJACENT PROPERTIES:

South: Is a 4 unit single story apartment building near the property line.

East: Is a small single family residence across the alley.

North: Across 8th Street is a duplex.

West: Across Lincoln are single family residences.

(all properties are zoned MFR-20)

STREETS, ALLEY & SIDEWALKS:

W. 8th Street: Arterial

Lincoln: Residential

Alley: Single lane paved.
Sidewalks: Next to the street without a planter strip.
The driveway entering the corner of W. 8th & Lincoln will be removed and replaced with an ADA approved sidewalk at the corner.

PARKING: The parking needs are limited because the facility is within easy walking & bicycling distance for the majority of the youth and families to be served. To help encourage bicycling Station 71Five will include bicycle racks and host 2 different programs built around bicycles. (Along with Familia Unida the Youth 71Five Justice program includes a strong bicycle element.)

Though they will be a small percentage of participating youth those who are driven to programs will most often be dropped off before and picked up after meetings.

- **Evidence for the limited need** for parking is based on current experience at Youth 71Five centers in Medford, Eagle Point, Gold Hill and Phoenix. An additional example includes Spartan Boxing's main facility on Welch St. Details of examples:
 - 71Five City Life Center: Nearly 40 youth regularly attend gatherings yet only about 8 parents drive their kids to the facility. The rest walk or carpool with other families. Of the 8 parents who drive their kids half or more drop them off and pick them up later.
 - Spartan Boxing's main facility is located in an area where most kids are driven to the facility. In this location more than 70% of youth who are driven are dropped off and then picked up later. A satellite location in Station 71Five will allow Spartan Boxing to serve many more kids but require less parking since the kids will come from the neighborhoods within walking /bicycling distance.
 - The 71Five Eagle Point Youth Center regularly hosts groups of up to 70 kids at a time yet the center has/requires only 7 parking spaces.
 - Like Station 71Five, the 71Five Phoenix facility is located in a neighborhood and has (and requires) only 4 parking.
- **The Oregon Transportation Plan / Greenhouse Gas Emissions Reduction Toolkit** offers key tools communities can use to accomplish important goals to increase livability for all residents. The introduction to this section of the state website states: "*The Greenhouse Gas, or GHG, Emissions Reduction Toolkit is a collection of strategy reports and case studies designed to help local jurisdictions identify and explore the kinds of actions and programs they can undertake to reduce vehicle emissions. Additionally, they are designed to meet other community goals, such as spur economic development, increase biking and walking, support downtowns, create healthy livable communities and more.*"
 - The location of a multifunction center right in the middle of a high risk neighborhood in fact:
 - Encourages biking & walking to the center.
 - Increases the health and livability of the neighborhood.

- Medford Municipal Code 10.743(3) allows the Planning Commission the flexibility to adjust parking requirements due to the special circumstances of individual projects. The code states:
 - *(3) Exceptions to Required Off-Street Parking for Non-Residential Uses. The approving authority may allow exceptions to the number of parking spaces in Table 10.743-1 for specific uses without complying with Section 10.186 if they find that the applicant's detailed description of the proposed use demonstrates that the number of needed parking spaces is less than the minimum required or more than the maximum allowable based upon one or both of the following (effective Dec. 1, 2013):*
 - *(a) An explanation why the characteristics of the proposed use require a different off-street parking standard than what is otherwise required.*
 - *(b) An analysis providing parking data for the same business or a similar use within the city that demonstrates a need for a different off-street parking standard than what is otherwise required.*

Based on projected facility needs, the Oregon Transportation Plan goals and Medford Municipal Code 10.743(3) Station 71Five qualifies for a reduction in the normal requirement for on-site parking. A total of 6 on-site spaces will be adequate.

TRAFFIC: As a neighborhood center the facility will be focused on serving the youth and families surrounding it. The majority of users will walk or bicycle to the center. The impact on traffic around the facility and the need for parking at the facility will be minimal.

C. MEDFORD MUNICIPAL CODE 10.184 (C): FINDINGS OF FACT AND CONCLUSIONS OF LAW

MEDFORD LAND DEVELOPMENT CODE SECTION 10.184 (C), CONDITIONAL USE PERMIT APPROVAL CRITERIA

- (1) The Planning Commission must determine that the development proposal complies with either of the following criteria before approval can be granted.*
 - (a) 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.*
 - (b) The development proposal is in the public interest, and although the development proposal may cause some adverse impacts, conditions have been imposed by the Planning Commission to produce a balance between the conflicting interests.*
- (2) In authorizing a conditional use permit the Planning Commission may impose any of the following conditions:*
 - (a) Limit the manner in which the use is conducted, including restricting the time an activity may occur, and restraints to minimize such environmental effects as noise, vibration, air pollution, glare and odor.*

- (b) Establish a special yard or other open space or lot area or dimension requirement.*
- (c) Limit the height, size, or location of a building or other structure.*
- (d) Designate the size, number, location, or nature of vehicle access points.*
- (e) Increase the amount of street dedication, roadway width, or improvements within the street right-of-way.*
- (f) Designate the size, location, screening, drainage, surfacing, or other improvement of parking or truck loading areas.*
- (g) Limit or otherwise designate the number, size, location, height, or lighting of signs.*
- (h) Limit the location and intensity of outdoor lighting, or require its shielding.*
- (i) Require screening, landscaping, or other facilities to protect adjacent or nearby property, and designate standards for installation or maintenance thereof.*
- (j) Designate the size, height, location, or materials for a fence.*
- (k) Protect existing trees, vegetation, water resources, wildlife habitat, or other significant natural resources.*

10.184 (C) (1): Station 71Five meets the criteria of subsection (b) “in the public interest”.

- **CITY COUNCIL DECISION:** When tasked with determining the future of the retired fire station in west Medford the city council concluded the old facility should continue to serve the public interest. After much study and evaluating various proposals solicited by the council a final decision was made on March 15, 2018 following a public hearing. In that meeting the council determined that the proposal offered by Rogue Valley Youth for Christ (now known as Youth 71Five Ministries) best served the public interest of the kids and families living in the neighborhoods around the old station.
- **COMMUNITY CRIME STATISTICS:** Included with the application are a series of maps showing criminal activity surrounding 6 different addresses around the city. The 6th map shows activity around the old fire station. These are the maps included in the original proposal to the city council and a comparison of the statistics shown on the map clearly demonstrates the risks faced by kids and families in the area. Programs in Station 71Five will be valuable assets in the healthy development of these kids and families.
- **MINIMIZING IMPACTS:** Stipulations by the applicant:
 - Supervision: All activities will be supervised by responsible adults to ensure these activities are orderly and neighbor-friendly to the best of their ability.
 - Noise: Supervising adults will work to ensure noise levels do not exceed the city code restrictions.
 - Lighting: Outdoor lighting will be located with thoughtfulness to the impact on neighbors.

- **VALUE OF MENTORING:** Station 71Five will provide critical support needed by neighborhood kids as described by the American Academy of Pediatrics.
 - *“A repeated finding was that having a meaningful, trusted connection with at least one caring, competent adult was the core of resilience.”*
Reaching Teens, pg 10
Dr. Kenneth R. Ginsburg & Dr. Sara B. Kinsman
American Academy of Pediatrics.
- **CONCLUSION:** The public has a compelling interest in the development of Station 71Five to improve the health, welfare and livability in the neighborhoods surrounding it. Therefore the proposal meets the standards of Medford Municipal Code 10.184 (C) (1) (b).

10.184 (C) (2): Additional details:

- There are 2 trees currently on the property that must be removed.
 - A large Redwood Tree behind the main building. The roots are attacking the building foundation as well as the parking lot of the apartment building next door.
 - A smaller tree on the north side of the car-port structure next to the alley. This tree must be removed to make room for ADA approved parking.
- To mitigate the loss of these trees Youth 71Five will plant at least 1 replacement tree (more may be planted) on the property in a location(s) that best suits the future uses of the property. Youth 71Five may determine the type of tree(s) to be planted.

D. FINAL CONCLUSION TO FINDINGS OF FACTS AND CONCLUSIONS OF LAW

The Planning Commission concludes that based upon the Findings of Fact and Conclusions of Law listed above that:

- The application for a Conditional Use Permit to repurpose the retired fire station in west Medford into a neighborhood center to be known as Station 71Five will provide a valuable resource to the community.
- The project meets the requirements set forth in section 10.184 (C) of Medford's Land Development Code in that the project is in the public interest.
- The project may cause some impacts to neighbors living nearby but conditions have been imposed by the Planning Commission to produce a balance between the interests of the abutting properties and the public interest served by the Station 71Five.

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APPLICANTS EXHIBIT 2

**COMPARISON OF CRIME STATISTICS WITH OTHER
NEIGHBORHOODS AROUND MEDFORD**

The following 6 maps were presented to the Medford City Council in a public hearing on March 15, 2018. These maps came from CrimeMapping.com, which is recommended by the Medford Police Department website as the source for accurate crime statistics in Medford.

Each map shows a ½ mile radius circle around a chosen location. The first 5 locations were chosen to give an honest comparison between the neighborhoods around the old fire station (map 6) at 1241 W. 8th Street and a variety of other neighborhoods in the city.

Red text bubbles indicate multiple reports at a specific address. The date range listed on the map does not accurately reflect the requested information. In each case the query specifically requested October 1, 2017 through December 31, 2017 which is the last full quarter before the public hearing. The information displayed accurately reflects the results of that query.

This series of maps indicate a neighborhood in crisis and families/kids in need of intervention. Station 71Five is designed to provide that intervention.

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PLANNING DEPT.

Application for a Conditional Use Permit

Application narrative

APPLICANT: Youth 71Five Ministries (Formerly: Rogue Valley Youth for Christ)
529 Edwards St.
Medford, OR 97501
541-779-3275

LOCATION: The old fire station #2
1241 W. 8th Street
Medford, OR 97501
Map # 372W25CA Tax Lot# 11200
Existing Zoning: MFR-20 GLUP designation UH

PROPOSAL: Renovate and repurpose the facility into a neighborhood center serving the youth & families living in the neighborhoods surrounding the location.

OTHER PARTICIPANTS: L.I.F.E. Art
Spartan Boxing
Familia Unida
Westside Beautification

BACKGROUND INFORMATION

Youth 71Five Ministries (Youth 71Five) is ready to lease the facility with plans to purchase once a Conditional Use Permit is received. Youth 71Five will be the party ultimately accountable for the proper operation of the neighborhood center to be known as Station 71Five.

The current owner is the City of Medford.

Youth 71Five has been serving the community since 1964 with a variety of faith based programs providing comprehensive mentoring for youth and their families. This involves both group & individual mentoring filling a critical need in the healthy development of kids throughout the region.

Youth 71Five currently operates youth/community centers and/or programs in Eagle Point, Gold Hill, Phoenix, Grants Pass and 2 facilities in Medford. The organization has a history of being a good neighbor in each of those locations.

In addition to Youth 71Five 4 other local 501(c) 3 organizations will also be operating in Station 71Five. These organizations and their descriptions are below.

Spartan Boxing provides comprehensive youth mentoring based on the sport of boxing.

Familia Unida provides mentoring for youth and young adults based on a love for custom bicycles and cars.

CITY OF MEDFORD
EXHIBIT # Ca
FILE # CUP-19-017

L.I.F.E. Art provides mentoring for youth based on a love for producing and enjoying art particularly sketching, painting & sculpture.

Westside Beautification is a group formed from the neighborhoods of west Medford. These neighbors work together to improve the welfare of the community by cleaning parks, removing graffiti and other valuable actions to serve their neighbors.

PROPOSAL DETAILS

OWNERSHIP & OPERATION: The property will be leased by Youth 71Five during the CUP process and purchased by Youth 71Five once a permit is secured. The other participating organizations will rent space to operate their programs to serve the neighborhoods around the facility.

FACILITY USE: The property will become a multi-use neighborhood center dedicated to serving vital needs that exist among the surrounding residents. The majority of activities will be hosted by the 5 participating organizations listed above but other activities are expected. The activities of the 5 participating organizations will include but are not limited to:

- Weekly group events for kids with a capacity of up to 70 participating youth at a time. (This number is based on estimates of community needs. Additional space to host this number will be created through proposed remodeling & expansion. Actual limits on the number of participants will also be set by fire dept. regulations.)
 - All youth activities will be supervised by authorized adults.
 - Activities can be outdoors if weather permits and can include simple group games, group discussions, exercise including jogging around the block, creation of art (painting, sculpting, etc.).
 - Indoor activities will include simple group games, group discussions, exercise, creation of art, reconditioning and maintaining bicycles & cars.
- Board meetings, staff meetings and community meetings.
- Office space for Youth 71Five staff.

ADDITIONAL USES:

- Community gatherings including neighborhood barbecues and other events to build community.
- Family events including weddings, birthday parties, bridal & baby showers, etc.
 - The facility will be made available to families from the community at the lowest cost possible.
- The opportunity exists to host meetings by other community minded organizations such as AA, NA, faith groups, etc.

HOURS OF OPERATION:

- Office hours will normally be from 8 a.m. to 5 p.m.

- Group activities will normally be held Monday through Saturday but Sunday activities are possible.
- Most programs & events during the school year will be held after school.
- Outside activities will begin no earlier than 9 a.m. and end no later than 9 p.m. in May, June, July, August and September. All other months the outdoor activities will cease by 8 p.m.
- Inside group activities will normally run from 3 p.m. to 9 p.m.
 - Lunch activities may be held.
 - Occasional overnight youth events may be held.

COMMITMENT TO BE A GOOD NEIGHBOR:

- Youth 71Five will provide a paid staff member to oversee the operations in Station 71Five. This director will be responsible to ensure:
 - The facility and grounds are well maintained.
 - All groups using the facility understand the operating rules.
 - All concerns raised by neighbors are addressed courteously and to the best ability of Youth 71Five and the other participating organizations.

SITE DEVELOPMENT:

- Youth 71Five proposes the following changes and additions to best utilize this valuable resource.
 - Former truck bay:
 - Extend the truck bay 25' down the existing front driveway.
 - Eliminate the remaining portion of the front driveway.
 - Open a section of the east wall into the old fire crew living quarters.
 - Open the west wall to add on space for storage as well as space for a snack bar and an office.
 - Former office space and living quarters:
 - Extend the building off the south wall of the old sleeping quarters to create a shop/garage space for mentoring youth based on a love of bicycles and cars.
 - Add new restrooms to meet facility needs and ADA standards.
 - Add an additional office.
 - Add a strategically placed collapsible wall to increase the flexibility of the usable space.
 - Add a second floor to provide office space, a conference room and a copy/work room.
 - The 'car-port' behind the firehouse will be removed to provide facility parking.
 - Additional parking will be located on the existing driveway exiting to Lincoln St.
 - Parking needs are limited because the facility is within walking distance for the majority of the youth and families we will serve.

Youth who are driven to programs will most often be dropped off before and picked up after the meeting.

- o A portion of the driveway behind the truck bay will be used for a new storage building.

TRAFFIC:

General Information: As a neighborhood center Station 71Five will be focused on serving the youth and families surrounding it. The majority of users will walk to the center. The impact on traffic around the facility and the need for parking at the facility is expected to be minimal.

CONCLUSION

A crisis has been slowly growing in the schools and families surrounding the old station. This crisis is reflected in the increased crime in the neighborhood, broken families all around and struggling students in our schools.

Studies have proven that the critical factor missing in the lives of far too many of our kids is the presence of competent, caring adults who will engage them where they are to give them hope and direction for their lives. Station 71Five will provide a place for those competent, caring adults to connect with kids right in their neighborhood. When Station 71Five opens kids and families will find help just a short walk or bike ride away.

- *“A repeated finding was that having a meaningful, trusted connection with at least one caring, competent adult was the core of resilience.”*

Reaching Teens, pg 10

Dr. Kenneth R. Ginsburg & Dr. Sara B. Kinsman

American Academy of Pediatrics.

For 60 years the old Fire Station #2 has served to protect the families and businesses in west Medford. The conclusion of its role as a fire station does not mean the end of its life of service to the citizens of Medford. Youth 71Five proposes a rebirth for this valuable asset of the community into Station 71Five. This rebirth promises a new life of service for decades to come.



Medford – A fantastic place to live, work and play

CITY OF MEDFORD

LD Date: 3/6/2019
File Number: CUP-19-017

PUBLIC WORKS DEPARTMENT STAFF REPORT 1241 West 8th Street (TL 11200) 71FIVE Center

- Project:** Request for a Conditional Use Permit (CUP) in order to operate a multi-purpose neighborhood center, consisting of programs providing mentoring for youth and their families, at an existing building.
- Location:** Located at 1241 West 8th Street in the MFR-20 (Multi-Family Residential, twenty dwelling units per gross acre) zoning district (372W25CA11200).
- Applicant:** Applicant, Youth71Five Ministries; Planner, Dustin Severs.

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

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

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

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

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

A. STREETS

1. Dedications

West 8th Street is classified a Minor Arterial street within the Medford Land Development Code (MLDC), Section 10.428, and requires a total right-of-way width of 78-feet. **No additional right-of-way will be required.**

Lincoln Street is classified as a Minor Residential street within the MLDC 10.430, and requires a total right-of-way width of 55-feet. **No additional right-of-way will be required.**

2. Public Improvements

a. Public Streets

West 8th Street – All street section improvements, with the exception of a planter strip, have been completed in close conformance with current standards, including pavement, curb and gutter, sidewalks and street lights. **No additional public improvements are required.**

Lincoln Street – All street section improvements, with the exception of a planter strip, have been completed in close conformance with current standards, including pavement, curb and gutter, sidewalks and street lights. **No additional public improvements are required.**

b. Street Lights and Signing

No additional street lights or signs are required.

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

c. Pavement Moratoriums

There is no pavement cutting moratorium currently in effect along this frontage to West 8th Street or Lincoln Street.

d. Access to Public Street System

Public Works recommends denial of the CUP unless the applicant provides sufficient information to determine the traffic impacts of the proposed use compared to the impacts of permitted uses, in accordance with MLDC 10.184. The traffic impact must be determined based on the proposed use. The applicant may use the trip generation rate for a church as published in the Institute of Transportation Engineer's Trip Generation Manual since the proposed uses are similar to the description of a church in the manual. As an alternative, the applicant may

conduct a trip generation study in accordance with the procedures outlined in the Trip Generation Manual. The existing zoning would allow development of up to 11 multi-family units, or 81 Average Daily Trips.

Driveway access to the proposed development site shall comply with MLDC 10.550.

Remove and replace the existing driveway apron on the corner of West 8th Street and Lincoln Street with full height curb & gutter and an ADA-compliant curb ramp.

B. SANITARY SEWERS

The proposed development is situated within the Medford sewer service area. The Developer shall provide one separate individual service lateral to the site or ensure that the site is served by an individual service lateral. All unused laterals adjacent and stubbed to the development shall be capped at the main.

C. STORM DRAINAGE

1. Drainage Plan

A comprehensive 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. Any new or reconstructed area catch basins shall meet Department of Environmental Quality (DEQ) requirements, which include a down-turned elbow and sump.

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

A Site/Utility Plan shall be submitted with the building permit application to show the location of existing or proposed stormdrain lateral/s for the site.

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

3. Detention and Water Quality

Stormwater quality and detention facilities shall be required in accordance with MLDC Section 10.481, 10.729 and 10.486 for any new or reconstructed impervious area.

4. Certification

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

5. Erosion Prevention and Sediment Control

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

D. GENERAL CONDITIONS

1. Construction and Inspection

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

2. Site Improvements

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

3. System Development Charges (SDC)

Buildings in this development are subject to System Development Charge (SDC) fees. All SDC fees shall be paid at the time individual building permits are issued.

Prepared by: Jodi K Cope

Reviewed by: Doug Burroughs

P:\Staff Reports\CUP\2019\CUP-19-017 1241 W 8th St (TL 11200) 71FIVE Center - Youth Ministry\CUP-19-017 Staff Report-LD.docx

Page 4 of 5

PUBLIC WORKS DEPARTMENT
ENGINEERING & DEVELOPMENT DIVISION

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

TELEPHONE (541) 774-2100
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SUMMARY CONDITIONS OF APPROVAL

1241 West 8th Street (TL 11200)

71FIVE Center

CUP-19-017

A. Streets

1. Street Dedications to the Public:

- West 8th Street – No additional right-of-way required.
- Lincoln Street – No additional right-of-way required.

2. Improvements:

Public Streets

- West 8th Street improvements have been completed.
- Lincoln Street improvements have been completed.

Lighting and Signing

- No additional street lights are required.

Access to Public Street System

- Public Works recommends denial of the CUP unless the applicant provides sufficient information to determine the traffic impacts of the proposed use compared to the impacts of permitted uses, in accordance with MLDC 10.184. The traffic impact must be determined based on the proposed use.
- Driveway access to the proposed development site shall comply with MLDC 10.550.
- Remove and replace the existing driveway apron on the corner of West 8th Street and Lincoln Street with full height curb & gutter and an ADA-compliant curb ramp.

Other

- There is no pavement moratorium currently in effect on West 8th Street or Lincoln Street.

B. Sanitary Sewer:

- Ensure or construct separate individual sanitary sewer connection.
- Cap remaining unused laterals at the main.

C. Storm Drainage:

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

- = 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.



Medford Fire-Rescue Land Development Report

Review/Project Information

Reviewed By: Kleinberg, Greg

Review Date: 2/25/2019
Meeting Date: 3/6/2019

LD File #: CUP19017

Planner: Dustin Severs

Applicant: Youth71Five Ministries

Project Location: 1241 West 8th Street in the MFR-20 (Multi-Family Residential, twenty dwelling units per gross acre) zoning district

Project Description: Request for a Conditional Use Permit (CUP) in order to operate a multi-purpose neighborhood center, consisting of programs providing mentoring for youth and their families, at an existing building

Specific Development Requirements for Access & Water Supply

Reference	Comments	Description
OFC 907.2.10.3; 908.7	The application mentions occasional overnight, indoor youth events. Smoke alarms and carbon monoxide alarms are required if there will be sleeping occurring.	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. 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.

Construction General Information/Requirements

Development shall comply with access and water supply requirements in accordance with the Oregon 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 (fire 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 information provided only.

Design and installation shall meet the Oregon requirements of the International Fire, Building, Mechanical Codes and applicable NFPA Standards.

Medford Fire-Rescue, 200 S Ivy St. Rm 180, Medford OR 97501 541-774-2300



BOARD OF WATER COMMISSIONERS

Staff Memo

TO: Planning Department, City of Medford

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

SUBJECT: CUP-19-017

PARCEL ID: 372W25CA TL 11200

PROJECT: Request for a Conditional Use Permit (CUP) in order to operate a multi-purpose neighborhood center, consisting of programs providing mentoring for youth and their families, at an existing building located at 1241 West 8th Street in the MFR-20 (Multi-Family Residential, twenty dwelling units per gross acre) zoning district (372W25CA11200); Applicant, Youth71Five Ministries; Planner, Dustin Severs.

DATE: March 6, 2019

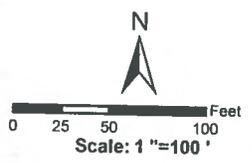
I have reviewed the above plan authorization application as requested. Conditions for approval and comments are as follows:

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. The existing water meter located approximately mid-lot along Lincoln Street shall continue to serve the existing building at 1241 W 8th Street.
3. Static water pressure is 82 psi. Uniform Plumbing Code requires the installation of a Pressure Reducing Valve behind the existing water meter for static water pressures over 80 psi. See attached document from the City of Medford Building Department on "Policy on Installation of Pressure Reducing Valves".
4. Installation of an Oregon Health Authority approved backflow device is required for all commercial, industrial, municipal, and multi-family developments. New backflow devices shall be tested by an Oregon certified backflow assembly tester. See MWC website for list of certified testers at the following web link <http://www.medfordwater.org/Page.asp?NavID=35> .

COMMENTS

1. Off-site water line installation is not required.
2. On-site water facility construction is not required.
3. MWC-metered water service does exist to this property. A 1-inch water meter serves the existing building at 1241 W 8th Street. (See Condition 3 above)
4. Access to MWC water lines is available. There is a 12-inch water line in both W 8th Street and Lincoln Street.



Water Facility Map
City of Medford
Planning Application:
CUP-19-017
(372W25CA11200)
February 20, 2019

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



This map is based on aerial photography supplied by Medford Water Commission from a variety of sources. Medford Water Commission does not warrant the accuracy of the information or the information's timeliness. There are no warranties, expressed or implied.



Project Name:

71FIVE Center

Map/Taxlot:

372W25CA TL 11200

Legend

-  Subject Area
-  Zoning Districts
-  Tax Lots



02/04/2019

