

PLANNING COMMISSION AGENDA APRIL 27, 2017



Commission Members

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

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

City of Medford

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



Planning Commission

Agenda

Public Hearing
April 27, 2017
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-17-017 / Final Orders of a request for a change of zone from MFR-20 (Multiple-Family, 20 dwelling units per gross acre) to MFR-30 (Multiple-Family, 30 dwelling units per gross acre) and a partition to create two lots on approximately 4.5 acres located at 2180 Poplar Drive (371W18C TL 1362); LDP-17-027 (Weatherly Inn Medford LLC, Applicant; RJ Development LLC, Agent)
 30. Minutes
 - 30.1 Consideration for approval of minutes from the April 13, 2017, hearing.
 40. Oral and Written Requests and Communications
Comments will be limited to 3 minutes per individual or 5 minutes if representing an organization. **PLEASE SIGN IN.**
 50. Public Hearings
Comments are limited to a total of 10 minutes for applicants and/or their representatives. You may request a 5-minute rebuttal time. All others will be limited to 3 minutes per individual or 5 minutes if representing a group or organization. **PLEASE SIGN IN.**
New Business
 - 50.1 LDS-17-028 Consideration of a tentative plat for a 17-lot residential subdivision on 3.17 acres located on the south side of Hondeleau Lane approximately 430 feet east of Springbrook Drive and zoned SFR-6 (Single Family Residential, 6 dwelling units per gross acre). (371W08BD TL 100) (Dan Mahar, Applicant; Neathamer Surveying, Inc., Agent)
 60. Reports
 - 60.1 Site Plan and Architectural Commission
 - 60.2 Joint Transportation Subcommittee
 - 60.3 Planning Department
 70. Messages and Papers from the Chair
 80. Remarks from the City Attorney
 90. Propositions and Remarks from the Commission
 100. Adjournment

BEFORE THE MEDFORD PLANNING COMMISSION

STATE OF OREGON, CITY OF MEDFORD

IN THE MATTER OF TENTATIVE PLAT APPROVAL FOR)
)
WEATHERLY INN MEDFORD LLC [LDP-17-027]) ORDER

ORDER granting approval of a request for tentative plat approval of File No. LDP-17-027 described as follows:

Create two lots, and a request for a change of zone from MFR-20 (Multiple-Family, 20 dwelling units per gross acre) to MFR-30 (Multiple-Family, 30 dwelling units per gross acre), on a 4.5 acre parcel located at 2180 Poplar Drive within the MFR-20 zoning district (371W18C TL 1362).

WHEREAS:

- 1. The Planning Commission has duly accepted the application filed in accordance with the Medford Land Development Code, Sections 10.265 through 10.267; and
- 2. The Medford Planning Commission has duly held a public hearing on the request for consideration of tentative plat approval as described above, with a public hearing a matter of record of the Planning Commission on April 13, 2017; and
- 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 approval and adopted the 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 Weatherly Inn Medford LLC, stands approved per the Planning Commission Report dated April 13, 2017, 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 Report dated April 13, 2017.

BASED UPON THE ABOVE, the Planning Commission determined that the tentative plat is in conformity with the provisions of law and Section 10.270 Land Division Criteria of the Land Development Code of the City of Medford.

Accepted and approved this 27th day of April, 2017.

CITY OF MEDFORD PLANNING COMMISSION

Planning Commission Chair

ATTEST:

Planning Department Representative

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

IN THE MATTER OF PLANNING COMMISSION FILE ZC-17-017)
APPLICATION FOR A ZONE CHANGE SUBMITTED BY) **ORDER**
WEATHERLY INN MEDFORD LLC)

ORDER granting approval with conditions of a request for a partition to create two lots, and a request for a change of zone from MFR-20 (Multiple-Family, 20 dwelling units per gross acre) to MFR-30 (Multiple-Family, 30 dwelling units per gross acre), on a 4.5 acre parcel located at 2180 Poplar Drive within the MFR-20 zoning district (371W18C TL 1362).

WHEREAS, the City Planning Commission in the public interest has given consideration to changing the zoning of real property described below from MFR-20 (Multiple-Family, 20 dwelling units per gross acre) to MFR-30 (Multiple-Family, 30 dwelling units per gross acre), on a 4.5 acre parcel located at 2180 Poplar Drive within the MFR-20 zoning district (371W18C TL 1362), within corporate limits of the City of Medford; 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 Commission Report dated April 13, 2016, 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 1W 18C Tax Lot 1362

is hereby changed from MFR-20 (Multiple-Family, 20 dwelling units per gross acre) to MFR-30 (Multiple-Family, 30 dwelling units per gross acre) zoning district.

Accepted and approved this 27th day of April, 2017.

CITY OF MEDFORD PLANNING COMMISSION

Planning Commission Chair

ATTEST:

Planning Department Representative



PLANNING COMMISSION REPORT

for a type-C quasi-judicial decision: Zone Change & Land Division – Partition

PROJECT Weatherly Inn Medford
Applicant: Weatherly Inn Medford, LLC.
Agent: RJ Development, LLC.

FILE NO. LDP-17-027 / ZC-17-017

DATE April 13, 2017

BACKGROUND

Proposal

Consideration of a request for a partition to create two lots, and a request for a change of zone from MFR-20 (Multiple-Family, 20 dwelling units per gross acre) to MFR-30 (Multiple-Family, 30 dwelling units per gross acre), on a 4.5 acre parcel located at 2180 Poplar Drive within the MFR-20 zoning district (371W18C TL 1362).

Subject Site Characteristics

Zoning: MFR-20
GLUP: UH (Urban High Density Residential)
Use: Weatherly Inn Independent Living Community

Surrounding Site Characteristics

North Zone: MFR-20
Use(s): Ivy Club Apartments

South Zone: MFR-20
Use(s): Fountain Plaza Retirement

East Zone: SFR-6 (Single-Family Residential, 6 dwelling units per gross acre)
Use(s): Single-family homes

West Zone: MFR-20
Use(s): Apartments

Applicable Criteria

MLDC 10.227: Zone Change Approval Criteria

The zone change criteria that are not relevant to this particular application are hereby omitted from the following citation and noted by ***.

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

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

- (2) It shall be demonstrated that Category A urban services and facilities are available or can and will be provided, as described below, to adequately serve the subject property with the permitted uses allowed under the proposed zoning, except as provided in subsection (c) below. The minimum standards for Category A services and facilities are contained in the MLDC and Goal 3, Policy 1 of the Comprehensive Plan "Public Facilities Element."*
 - (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 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 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 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 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 of 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.*

MLDC 10.270: Land Division Criteria

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

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

Project Summary

The subject site is the location of the Weatherly Inn Medford Independent Living Community, a residential care facility. The applicant has submitted an application for site plan approval to the Site Plan & Architectural Commission (SPAC) for the construction of a second Residential Care Facility to be located on the vacant land to the north of the existing Weatherly Inn facility. The new residential care facility is proposed to be a three story building consisting of a first floor providing 30 memory care units, and second and third floors providing 48 units of assisted living.

In conjunction with their SPAC application, the applicant is requesting to partition the portion of the lot proposed to contain the new facility, thereby creating two distinct communities with a campus-type appearance. Additionally, the applicant is requesting to rezone the existing parcel from MFR-20 to MFR-30, allowing greater lot coverage for the new facility, and allowing a higher density to permit additional dwelling units.

ISSUES AND ANALYSIS

Land Division – Partition

Density

The density range for the MFR-30 zone is between 20 and 30 dwelling units per gross acre. The permitted density range for the subject 1.54 gross acre (plus fronting half street) northerly parcel, proposed to be created with the approval of the partition request, is between 31 and 46 dwelling units.

Street Dedications & Public Improvements

The subject site is fronted by Poplar Drive – classified as a major collector street – and currently measures at a width of 50 feet, containing curb and gutter and sidewalk. Per MLDC 10.428(3), major collector streets require a right-of-way width of 74 feet. Per the report provided by Public Works (Exhibit H), the applicant will be required to dedicate for public right-of-way sufficient width of land to comply with the 37 foot half-width of right-of-way. In order to comply with the half width of right-of-way required per the code, the applicant will need to dedicate 12 feet along the property's frontage of Poplar Drive. As a condition of approval, the applicant's final plat will be required to show a dedication of 12 feet along the property's frontage of Poplar Drive.

Zone Change

GLUP Consistency

The General Land Use Plan (GLUP) designation for the subject site is UH (Urban High Density Residential). According to the General Land Use Plan Element of the *Comprehensive Plan*, the MFR-30 zone district is a permitted zone in the UH designation.

Locational Criteria

MLDC 10.227(1) identifies additional locational criteria required for various zone changes; however, the Code requires no additional locational criteria for a zone change to any multi-family zone.

Traffic Impact Analysis (TIA)

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.

A TIA was included with the application submittal, prepared by Southern Oregon Transportation Engineering, LLC. The TIA found that the site is estimated to generate a total of 958 average daily trips (ADT), which will add 48 net new trips to the transportation system which is shown to impact one intersection (Morrow Road & Poplar Drive) involving collectors and arterials with 25 or more peak hour trips.

The findings of the TIA concluded that the proposed zone change can be accommodated on the existing transportation system without creating adverse impacts. Intersection operations and safety were evaluated to address development impacts to the surrounding area. The results of the analysis were as follows:

1. All study area intersections operate acceptably under existing year 2017 and design year 2019 no-build and build conditions during the p.m. peak hour.
2. There were no safety concerns as a result of 95th percentile queue lengths or crash histories.
3. Sight distance is shown to be adequate form existing development driveways.
4. Left and right turn lane criterion is not shown to be met on Poplar Drive at either development driveway.

Traffic Engineering has reviewed and recommends approval of the applicant's submitted TIA, concluding that the trip generation for the full potential zone change can be supported by the transportation system without mitigation (Exhibit P).

Facility Adequacy

Per the agency comments submitted to staff (Exhibits H-K), it can be found that there are adequate facilities to serve the development.

Other Agency Comments

Rogue Valley International Airport: Requests an Avigation, Noise and Hazard Easement to be required as part of the permit process. In the 2010 LUBA decision on Michelle Barnes vs. City of Hillsboro and the Port of Portland, Nollan/Dolan findings are required to support the request (LUBA No. 2010-011). None were provided; therefore, a condition requiring compliance with the airport email has not been included.

Committee Comments

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

DECISION

The Planning Commission approved the request unanimously while adding one Exhibit, and, at the request of staff, striking one condition of approval. During the presentation, staff included an email received from Deputy Chief- Fire Marshal Greg Kleinberg into the record. In the email, Mr. Kleinberg explained that the submitted Fire Department report (Exhibit K)

had been based on the applicant's site plan which included the future proposed building on the site; therefore, the cited conditions were inapplicable to the applicant's requests for a zone change and land partition. At the request of staff, the Commission included the email into the record as Exhibit Q, and struck condition #4 stating that the applicant is required to comply with all requirements of the Medford Fire Department.

FINDINGS AND CONCLUSIONS

Partition

Staff finds the partition plat consistent with the Comprehensive Plan and all applicable design standards set forth in Article IV and V. Furthermore, the partition will not prevent development of the remainder of the property under the same ownership or of adjoining land. Criteria 3 through 6 are not applicable to the subject development. Staff recommends that the Commission adopt the Applicant's Findings of Fact (Exhibits F) as presented.

Zone Change

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

- Criterion 1: There is adequate evidence in the record to demonstrate that the proposal is consistent with the UH General Land Use Plan Map designation and the Transportation System Plan, and that there are no additional locational criteria for a change of zone to MFR-30. The Commission can find that this criterion is satisfied.
- Criterion 2: The agency comments included as Exhibits H-K demonstrate that there is adequate Category A facilities available to serve the subject site. The Commission can find that this criterion is satisfied.

ACTION TAKEN

Adopted the findings as recommended by staff and directed staff to prepare a Final Order for approval of LDP-17-027 & ZC-17-017 per the Planning Commission report dated April 13, 2017, including Exhibits A through Q.

EXHIBITS

- A-1** Revised Conditions of Approval, dated April 13, 2017.
- B** Tentative Plat, received March 20, 2017.
- C** Preliminary Drainage + Grading Plan, received February 21, 2017.
- D** Landscape Plan, received February 21, 2017.
- E** Assessors Map, received February 21, 2017.
- F** Applicant's Findings of Fact (LDP-17-027), received February 21, 2017.
- G** Applicant's Findings of Fact (ZC-17-017), received February 6, 2017.
- H** Public Works Staff Report (LDP-17-027) dated March 22, 2017.

- I Public Works Staff Report (ZC-17-017) dated March 22, 2017.
- J Medford Water Commission memo, dated March 22, 2017.
- K Medford Fire Department Report, dated March 22, 2017.
- L Rogue Valley-Medford International Airport email, received March 9, 2017.
- M Oregon Department of Aviation email, received March 14, 2017.
- N Preliminary Drainage Study, received February 21, 2017.
- O Traffic Impact Analysis (only Executive Summary included due to size of document), received January 30, 2017.
- P Traffic Engineering email, received February 6, 2017.
Vicinity map
- Q Email received from the Fire Department, received April 13, 2017.

MEDFORD PLANNING COMMISSION

Patrick Miranda, Chair

EXHIBIT A-1

Weatherly Inn Medford
LDP-17-027 / ZC-17-017
Conditions of Approval
April 13, 2017

CODE REQUIRED CONDITIONS

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

1. Comply with all land division conditions stipulated by Medford Public Works Department (Exhibit H)
2. Comply with all zone change conditions stipulated by Medford Public Works Department (Exhibit I)
3. Comply with all conditions stipulated by the Medford Water Commission (Exhibit J).
4. Submit a revised tentative plat showing the dedication of 12 feet along the property's frontage of Poplar Drive.

Dustin J. Severs

From: Greg G. Kleinberg
Sent: Thursday, April 13, 2017 2:03 PM
To: Dustin J. Severs
Cc: 'Caleb Perkins'
Subject: Re: LDP-17-027; ZC-17-017

Dustin,

While my report originally placed conditions on this application to give the applicant information based upon the site plan showing a specific building position, there are no Fire Department conditions required for either the land partition or the zone change.

Thank You,

Greg Kleinberg
Deputy Chief - Fire Marshal
Medford Fire-Rescue
541-774-2317



Planning Department

Working with the community to shape a vibrant and exceptional city

STAFF REPORT

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

Project Bosc View East
 Applicant: Vision Homes Inc.; Agent: Neathamer Surveying, Inc.

File no. LDS-17-028

To Planning Commission *for April 27, 2017 hearing*

From Liz Conner, Planner II

Reviewer Kelly Akin, Assistant Planning Director *ka*

Date April 20, 2017

BACKGROUND

Proposal

Consideration of a tentative plat for a 17-lot residential subdivision on 3.17 acres zoned SFR-6 (Single Family Residential, 6 dwelling units per gross acre) located on the south side of the terminus of Hondeleau Lane and approximately 430 feet east of the intersection of Springbrook Drive and Hondeleau Lane.

Subject Site Characteristics

Zoning	SFR-6	Single Family Residential – 6 dwelling units per gross acre
GLUP	UR	Urban Residential
Use	Occupied by one single family residence	

Surrounding Site Characteristics

North

Zoning: SFR-6
 Use: Single family homes

South

Zoning: SFR-6
 Use: Vacant

East

Zoning: EFU- Exclusive Farm Use
 Use: Orchard – passively farmed

West

Zoning: SFR-6
Use: Single Family Homes

Related Projects

LDS-06-170 Bosc View East (expired)

Applicable Criteria

Medford Land Development Code §10.270, Land Division Criteria

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

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

of a minimum access drive sign is required. Conditions of approval have been included requiring the applicant comply with the Public Works Department Staff Report (Exhibit G) and the Address Technician Staff Memo (Exhibit K).

Street Dedications & Improvements

Hondeleau Lane is identified as a standard residential street. The applicant shall dedicate land along the frontage to comply with the half width of right-of-way, which is 31.5 feet. Pearl Eye Lane and Dragon Tail Place are proposed as minor residential streets and shall be dedicated and improved in accordance with MLDC 10.430. The dedication of 10-foot wide public utility easements along all street frontages in accordance with MLDC 10.471 is required.

Water Facilities

The subject property is within the Medford Water Commission service area. A condition of approval has been included requiring the applicant to comply with the Medford Water Commission Report (Exhibit H).

Agricultural Impact

The subject property abuts land directly to the east that is outside the city limits and the Urban Growth Boundary and zoned Jackson County EFU (Exclusive Farm Use). The abutting property is within Urban Reserve MD-3 and, as noted above, included in the proposed UGB expansion area (Exhibits U and V).

The applicant provided an Agricultural Impact Assessment Report as required in MLDC 10.801 (Exhibit F). The abutting property was an orchard, but is not actively farmed. It is therefore classified as passive agriculture, which requires limited mitigation under MLDC 10.801(3). The applicant proposes a 6-foot solid fence along the easterly boundary to mitigate any potential conflicts with EFU land, which is consistent with the required mitigation. Additionally, the Code requires that a deed declaration be recorded that will advise future owners of the farming practices on the adjacent property. A condition of approval has been included requiring compliance with the mitigation in MLDC 10.801(D)(3).

Irrigation

The Medford Irrigation District requires water rights for the subject property to be transfer prior to construction. A condition of approval has been included requiring the applicant to comply with the Medford Irrigation District Letter (Exhibit M).

Aviation

The property is located within the Airport Area of Concern, various aviation agencies have commented. Oregon Department of Aviation (Exhibit N) stated that the proposed subdivision will not pose a hazard to air navigation. The Federal Aviation Administration

Seattle Airports District Office requests that the applicant file a Notice of Proposed Construction or Alteration – FAA Form 7460, which is related to construction and not the land use application (Exhibit P).

The Jackson County Airport submitted comments requesting that an Avigation, Noise & Hazard easement be required as a condition of approval (Exhibit O). In the 2010 LUBA decision on Michelle Barnes vs. City of Hillsboro and the Port of Portland, Nollan/Dolan findings are required to support the request (LUBA No. 2010-011). None were provided; therefore, a condition requiring compliance with the airport email has not been included.

Department of State Lands

The Wetland Inventory map does not identify any wetlands on the subject site; however, because they are in close proximity, staff requested comments from the Department of State Lands. A Wetland Land Use Notification Response from the Department of State Lands (DSL) notes that a wetland delineation report has been submitted and is currently in review. If the delineation is approved, no state permit will be required.

FINDINGS AND CONCLUSIONS

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

RECOMMENDED ACTION

Adopt the findings as recommended by staff and adopt the Final Order for approval of LDS-17-028 per the staff report dated April 20, 2017, including Exhibits A through W.

EXHIBITS

- A Conditions of Approval, dated April 20, 2017
- B Tentative Plat
- C Conceptual Grading and Drainage Plan
- D Conceptual Utility Plan
- E Agent's findings and conclusions received February 21, 2017
- F Agent's Agricultural Impact Assessment Report received February 21, 2017
- G Public Works Department Staff Report received April 5, 2017
- H Medford Water Commission Memo received April 5, 2017
- I Medford Fire Department Land Development Report received April 3, 2017
- J Medford Building Department Memo received April 5, 2017
- K Address Technician Memo received April 5, 2017
- L Jackson County Roads Letter received March 27, 2017
- M Medford Irrigation District letter received March 29, 2017

- N Oregon Department of Aviation email received April 5, 2017
- O Jackson County Airport email received March 29, 2017
- P FAA – Seattle Airports District Office email received April 4, 2017
- Q Department of State Lands Wetland Land Use Notification Response received April 17, 2017
- R Density Calculation
- S Adopted North Medford Circulation Plan
- T Street Functional Classification Plan for UGBA
- U Expansion Area General Land Use Plan for UGBA
- V MD-3 Expansion Area Boundary for UGBA
- W Jackson County Assessor’s Page
Vicinity map

PLANNING COMMISSION AGENDA:

APRIL 27, 2017

Exhibit A
Bosc View East
LDP-17-028
Conditions of Approval
April 20, 2017

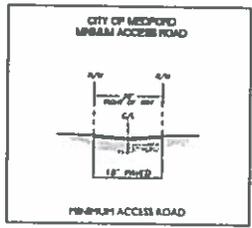
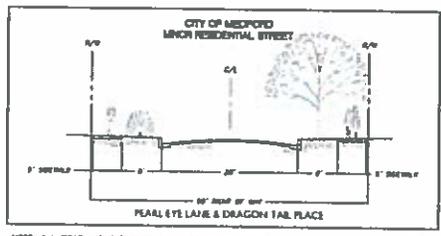
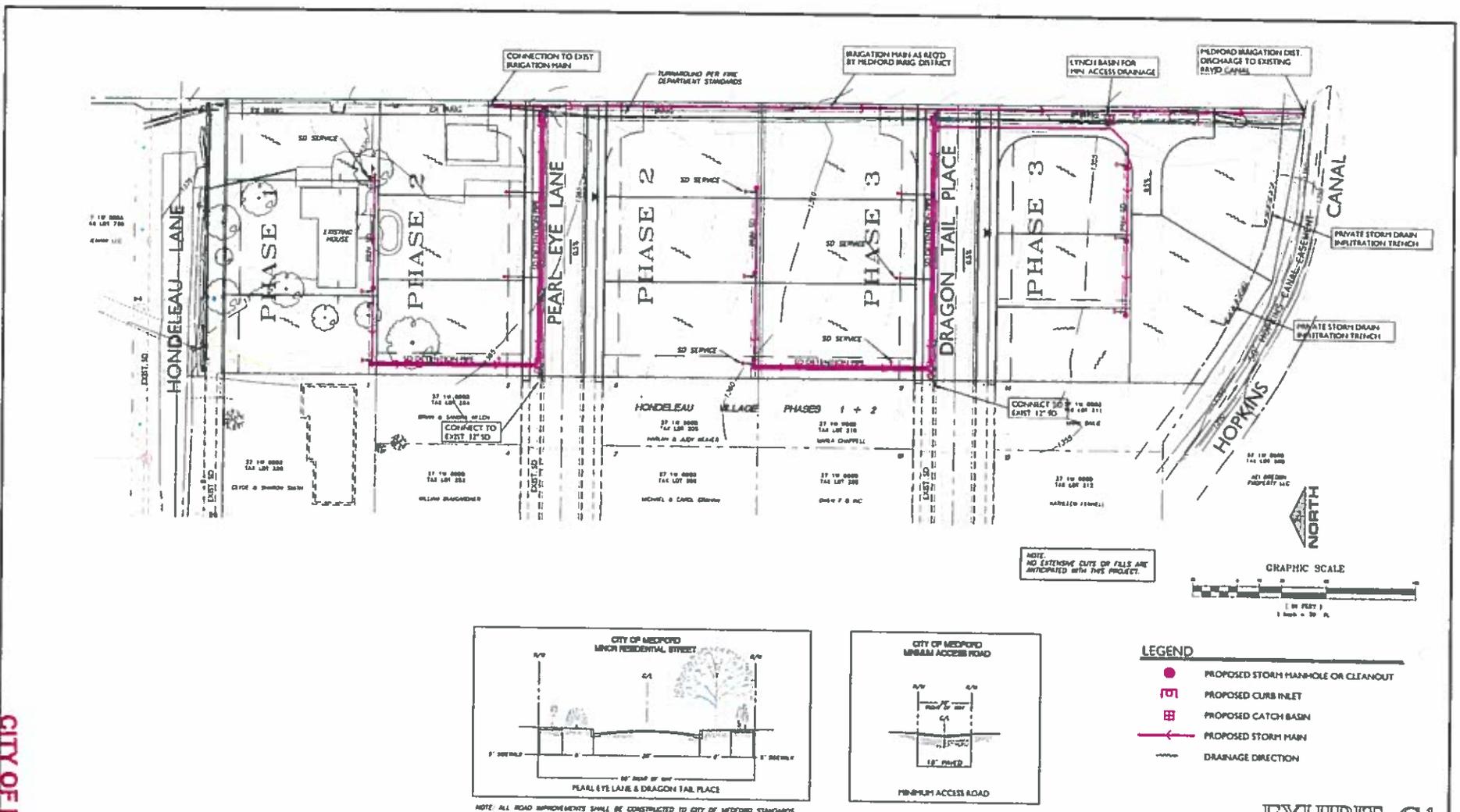
DISCRETIONARY CONDITIONS

1. The Planning Commission authorizes a five year approval period as allowed under MLDC 10.269(2).

CODE REQUIREMENTS

2. Prior to the approval of the final plat, the applicant shall demonstrate compliance with MLDC 10.801(D)(3), Mitigation – Passive Agriculture.
3. Comply with the Public Works Department Staff Report dated February 15, 2017 (Exhibit G).
4. Comply with the Medford Water Commission Staff Memo dated February 8, 2017 (Exhibit H).
5. Comply with the Medford Fire Department Land Development Report dated February 3, 2017 (Exhibit I).
6. Comply with the Address Technician Memo, dated February 8, 2017 (Exhibit L).
7. Comply with the Medford Irrigation District letter dated March 29, 2017 (Exhibit M).

CITY OF MEDFORD



- LEGEND**
- PROPOSED STORM MAN-HOLE OR CLEANOUT
 - ◻ PROPOSED CURB INLET
 - ◻ PROPOSED CATCH BASIN
 - PROPOSED STORM MAIN
 - DRAINAGE DIRECTION

DRAWN BY	LMW	DATE	02/17	NO. REVISION	DATE
CHECKED BY	SMK, AMB	DATE	02/17		
		DATE			



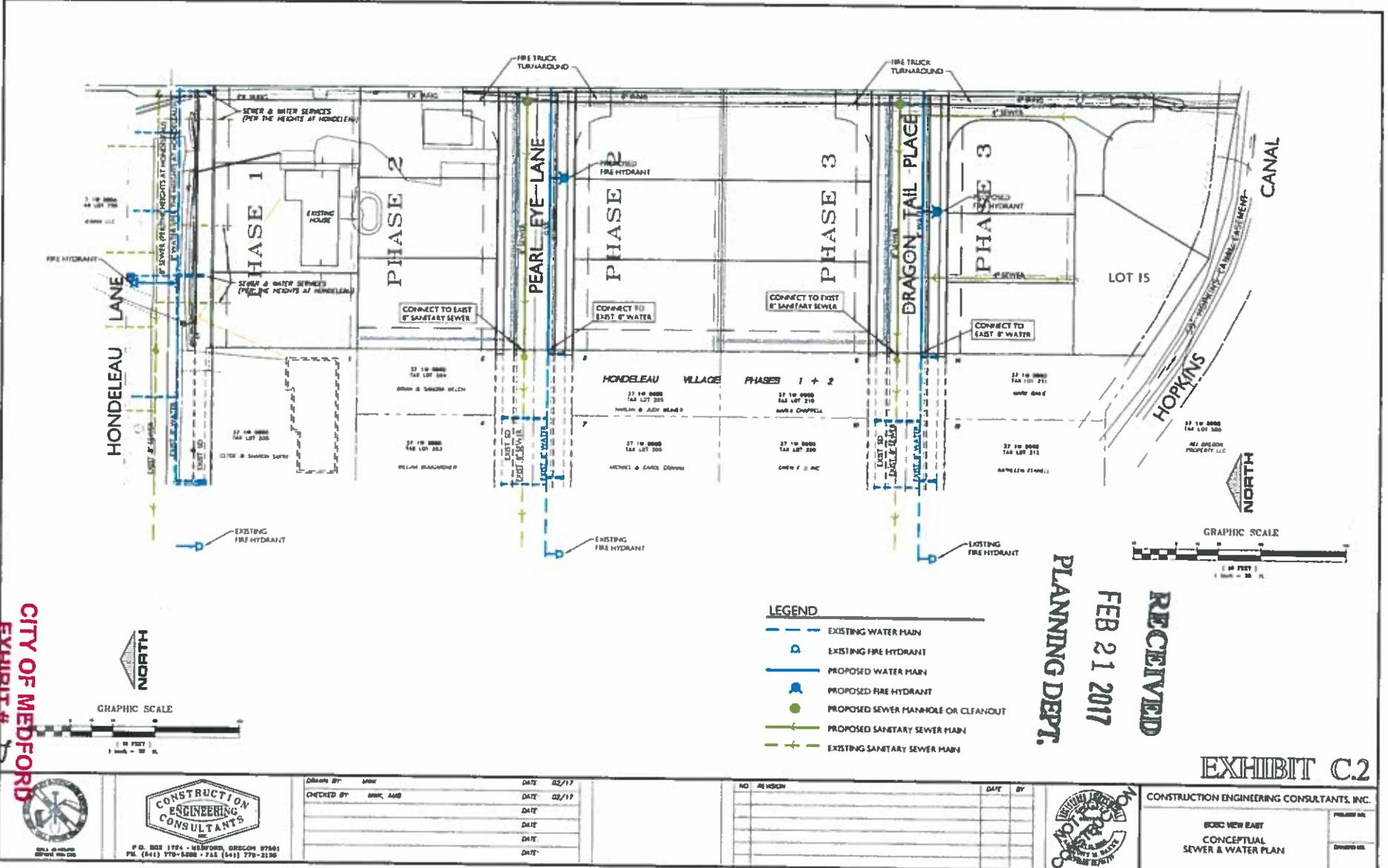
P.O. BOX 1724 - MEDFORD, OREGON 97501
TEL: (541) 770-5000 - FAX: (541) 770-3100

RECEIVED
 2017

EXHIBIT C.1
 CONSTRUCTION ENGINEERING CONSULTANTS, INC.
 BOBC VIEW EAST
 CONCEPTUAL
 GRADING & DRAINAGE PLAN
 TYPICAL ROAD SECTIONS

PLANNING DEPT.

CITY OF MEDFORD
EXHIBIT # 17
File # LDS-17-028



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EXHIBIT C.2



P.O. BOX 1724 - MEDFORD, OREGON 97501
PH. (541) 978-5288 • FAX (541) 978-2190

DESIGNED BY	DATE	02/17
CHECKED BY	DATE	02/17
DATE		

NO.	REVISION	DATE	BY



CONSTRUCTION ENGINEERING CONSULTANTS, INC.
BOB NEWBAY
CONCEPTUAL
SEWER & WATER PLAN

GRAPHIC SCALE: 1" = 100' (1" = 100')

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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 BOSCH VIEW EAST.**

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

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

A. BACKGROUND INFORMATION

The subject property is located at 2004 Hondeleau Lane (Jackson County Assessor's Map Number 37 1W 08BD, Tax Lot 100). The property has a gross acreage of 3.17 acres, is currently zoned as Single Family Residential - 6 units/acre (SFR-6) and has a General Land Use Map (GLUP) designation of Urban Residential (UR).

Bosc View East was originally approved per the Final Order dated August 24, 2016 (City of Medford File No. LDS-06-170). Since then, two time extensions were requested and approved. However, as the applicant did not pursue/complete the proposed development, the last time extension expired on August 24, 2009.

The property contains an existing single family residence located near the northerly portion of the development. It is the intent of the applicant to preserve the residence within proposed Lot 2. There are associated improvements such as the pool and detached garage that will be removed during construction.

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 resubmittal and approval of a Tentative Plat for a 17-lot residential subdivision consisting of detached, single-family

dwelling units. Included in the proposal is the extension of the two adjoining streets, Pearl Eye Lane and Dragon Tail Place.

Additionally, the applicant requests the proposed development to be divided into three phases as depicted on the associated Tentative Plat.

C. APPROVAL CRITERIA

CITY OF MEDFORD LAND DEVELOPMENT CODE

SECTION 10.270 – LAND DIVISION CRITERIA

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

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

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

D. FINDINGS OF FACT AND CONCLUSIONS OF LAW

CRITERION NO. 1

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

FINDINGS OF FACT

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

Although the project is located within the Adopted North Medford Circulation Plan, there are no streets identified on the plan that pertain to the subject development.

The proposed development is substantially consistent with the originally approved Tentative Plat, however some changes have occurred. To explain, an additional lot has been included in the most northeasterly corner of the project. With the addition of another lot, the fully-developed, proposed Lot 2 now consists of 8,091 square feet, being within the Lot Area Range specified per Chapter 10.710 of the MLDC.

It should also be noted that the 30-foot setback for habitable structures along the easterly boundary of the project has been removed per the analysis contained in the associated Agricultural Impact Assessment Report (AIAR). It was determined that due to the passive nature of the adjacent EFU lands adjoining to the east, other measures would be permitted in lieu of the 30-foot setback requirement to mitigate potential conflicts with the adjacent EFU lands (refer to Criterion No. 6 herein and the attached AIAR for further reference).

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

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

FINDINGS OF FACT

The name of the subdivision, Bosc View East, is a name that has already been approved by the Planning Commission per the original submittal (LDS-06-170). No new subdivision name is being proposed.

CRITERION NO. 4

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

FINDINGS OF FACT

As previously stated, there are no streets identified on the Adopted Northeast Medford Circulation plan that pertain to the subject development. The proposed extensions of the adjoining streets, Pearl Eye Lane and Dragon Tail Place are designed to meet at the corresponding existing street centerlines and right-of-ways.

CRITERION NO. 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

- 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

Adjoining to the east of the subject project are lands that are zoned Exclusive Farm Use (EFU). However, the adjoining property is not being actively farmed and is not under any intensive day-to-day management or operation. As such, and per the definition contained in the MLDC Chapter 10.801.D.(1), the agricultural classification of the subject property is defined as passive.

Mitigation measures for passively classified agricultural are outlined in MLDC Chapter 10.801.D.(3). Pursuant to said MLDC, a 6-foot solid fence along the easterly boundary is proposed to mitigate any potential conflicts with the EFU lands and the proposed development. For a further analysis and supporting documentation, please refer to the Agricultural Impact Analysis Report included as part of the application submittal.

CONCLUSION OF LAW

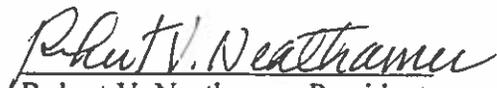
Based upon the submitted application materials and the above Findings of Facts, the Planning Commission concludes that the application complies with the applicable provisions of all city ordinances.

E. ULTIMATE CONCLUSION

The Planning Commission concludes that the application for Bosc View East 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:
Dan Mahar

Dated: February 21, 2017

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AGRICULTURAL IMPACT ASSESSMENT REPORT

BEFORE THE CITY OF MEDFORD
PLANNING COMMISSION

IN THE MATTER OF AN APPLICATION
FOR THE TENTATIVE PLAT APPROVAL
OF BOSCH VIEW EAST.

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

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

A. BACKGROUND INFORMATION

The subject property is located at 2004 Hondeleau Lane (Jackson County Assessor's Map Number 37 1W 08BD, Tax Lot 100). The property has a gross acreage of 3.17 acres, is currently zoned as Single Family Residential - 6 units/acre (SFR-6) and has a General Land Use Map (GLUP) designation of Urban Residential (UR). The proposed development associated with this Agricultural Impact Assessment Report (AIAR) consists of a 17-lot residential subdivision with detached, single-family dwelling units.

Northerly of the subject project is a 21-lot residential subdivision known as Heights at Hondeleau, currently under development. Heights at Hondeleau received Tentative Plat approval per the Final Order dated January 28, 2016 (City of Medford File No. LDS-15-121).

Adjoining to the east of the subject project are lands that are zoned Exclusive Farm Use (EFU). According to the City of Medford Municipal Code (MLDC), Section 10.801.B states:

B. Applicability

The provisions of this Section apply to the development permit applications listed below in this subsection where land proposed for urban development is not in an urban reserve (see Regional Plan Element) and abuts and has a common lot line with other land which is zoned Exclusive Farm Use (EFU) or Exclusive Agriculture (EA). However, development which requires City approval for more than one of the below development permit applications for the same development shall be required to demonstrate compliance with the provisions of this Section only in the first such application.

CITY OF MEDFORD
EXHIBIT # F
File # LDS-17-028

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

As the property adjoins EFU lands, the provisions contained in MLDC Chapter 10.801 apply to the proposed development.

B. SCOPE, PURPOSE, AND OVERVIEW

The purpose of this AIAR is to demonstrate compliance with the provisions of the MLDC Chapter 10.801, in order to mitigate any potential conflicts with adjoining EFU lands and to obtain approval for the associated Tentative Plat.

C. APPROVAL CRITERIA

CITY OF MEDFORD LAND DEVELOPMENT CODE

SECTION 10.810.C – INFORMATION REQUIRED: AGRICULTURAL IMPACT ASSESSMENT REPORT.

Section 10.810.C of the MLDC states that:

As part of any land use or development application listed in Subsection 10.801.B where the agricultural buffering provisions in Subsections 10.801.A through E apply, an applicant for such application shall supply the Planning Department with the following information in a report entitled "Agricultural Impact Assessment Report":

1. *An excerpt of a City of Medford and/or Jackson County zoning map showing the zoning of land adjacent and within two hundred (200) feet of the property proposed for urban development.*
2. *A description of the type and nature of agricultural uses and farming practices, if any, which presently occur on adjacent lands zoned EFU or EA and sources of such information. The information thus required, if applicable, shall include:*
 - (a) *Method of irrigation.*
 - (b) *Type of agricultural product produced.*
 - (c) *Method of frost protection.*
 - (d) *Type of agricultural equipment customarily used on the property.*
3. *Detailed information obtained from the Natural Resources Conservation Service (NRCS) concerning soils which occur on adjacent lands zoned EFU or EA, and whether the land has access to water for irrigation.*

4. *Wind pattern information.*
5. *A description of the measures proposed to comply with the requirements of Subsections 10.801.A through E.*
6. *The persons who prepared said report and all persons, agencies, and organizations contacted during preparation of the report.*
7. *All statements shall be documented, sources given as reference, and any other detailed information needed to substantiate conclusions should be provided in the appendices.*

D. DISCUSSIONS

CRITERION NO. 1

1. *An excerpt of a City of Medford and/or Jackson County zoning map showing the zoning of land adjacent and within two hundred (200) feet of the property proposed for urban development.*

RESPONSE

Pursuant to the City of Medford Zoning Map, the subject property is within the SFR-6 zoning district.

The properties adjacent to the north and south also have zoning designations of SFR-6. As previously mentioned, development for a subdivision is currently underway for the property to the north. No development has occurred to the south.

Adjacent to the west are fully-developed residential lots with an SFR-10 zoning designation.

The property adjacent to the east is zoned Exclusive Farm Use (EFU), consisting of an abandoned pear orchard.

An excerpt of said zoning map has been included for reference.

CRITERION NO. 2

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

RESPONSE

The EFU lands to the east of the subject project (Jackson County Assessor's Map Number 37 1W 08, Tax Lot 800) are remnants of a pear orchard which are not currently being used for agricultural purposes.

According to the City of Medford Municipal Code, Section 10.801.D(1) states:

D. Mitigation and Impact Management.

(1) Agricultural Classification (Intensive or Passive). For the purposes of this Section, agricultural land is hereby classified as either intensive or passive. Intensive agriculture is defined as farming which is under intensive day-to-day management, and includes fruit orchards and the intensive raising and harvesting of crops or, notwithstanding its current use, has soils of which a majority are class I through IV as determined by the NRCS, has irrigation water available and is outside of the Urban Growth Boundary. Passive agriculture is defined as farming that is not under intensive day-to-day management, and includes land used as pasture for the raising of livestock. The approving authority shall determine whether adjacent agricultural uses are intensive or passive based upon the specific circumstances of each case and the nature of agriculture which exists on the adjacent land zoned EFU or EA at the time the urban development application is filed and accepted by the City.

The property is not being actively farmed and is not under any intensive day-to-day management or operation (including irrigation). Furthermore, there is no customarily used agricultural equipment on the site, nor a method being actively performed for frost protection. This is evident with the presence of overgrown vegetation and dying fruit trees existing on the site. Furthermore, Exhibit "K" per the Staff Report dated January 7, 2016, for Heights at Hondeleau (the development north of the subject project, File No. LDS-15-121), contains an email from the owner of EFU property stating that there are, "... no plans to farm that property in the immediate future". As such, and per the above-described definition, the agricultural classification of the subject property is defined as passive.

CRITERION NO. 3

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

RESPONSE

The NRCS soil report for the adjacent EFU property indicates there is a body of water within the property and the following four soil types:

- (27B) Carney Clay 1 to 5 percent slopes is 20 to 40 inches deep to bedrock. It is a moderately well drained clay soil occurring on alluvial fans. Permeability is very slow with an available water capacity of about 4.9 inches. The water table is present at depths of 36 to 42 inches.
- (27D) Carney Clay 5 to 20 percent slopes is 20 to 40 inches deep to bedrock. It is a moderately well drained clay soil occurring on alluvial fans. Permeability is very slow with an available water capacity of about 4.9 inches. The water table is present at depths of 36 to 42 inches
- (33A) Coker Clay 0 to 3 percent slopes is more than 80 inches deep to bedrock. It is a somewhat poorly drained clay soil occurring on alluvial fans. Permeability is moderate with an available water capacity of about 9.0 inches. The water table is present at depths of 6 to 18 inches.
- (139A) Padigan Clay 0 to 3 percent slopes is more than 80 inches deep to bedrock. It is a poorly drained clay soil occurring on alluvial fans. Permeability moderate with an available water capacity of about 8.1 inches. The water table is present at depths of 0 to 6 inches.

For reference, a copy of the NRCS soils report is included.

The property was irrigated in the past when the pear orchard was being actively farmed. Therefore the property has access to irrigation, although it has not been active for some time.

CRITERION NO. 4

- 4. *Wind pattern information.*

RESPONSE

According to the Western Regional Climate Center, the prevailing wind direction for the Medford area is predominately West-Northwest during March through September and North/South for the remainder of the year. Please find the attached climate data summary that was used for reference.

CRITERION NO. 5

- 5. *A description of the measures proposed to comply with the requirements of Subsections 10.801.A through E.*

RESPONSE

Mitigation for passive agriculture is outlined in MDLC Section 10.801.D(3), which states:

- (3) *Mitigation - Passive Agriculture. To minimize or mitigate the adverse potential impacts associated with the proximity of urban and*

agricultural land uses, the following measures shall be undertaken by the developer when urban development is proposed adjacent to land in passive agricultural use:

- (a) Fencing. A wood fence, chain link fence, or masonry wall, not less than six (6) feet in height shall be installed at the property boundary where the development property adjoins and has a common property line with land zoned EFU or EA. In no case shall a fence or wall be required within a front yard area. The fence or wall used to buffer agricultural land shall comply with the regulations regarding fencing, Sections 10.731 through 10.735. Information shall be provided regarding the long-term maintenance responsibility for the fence or wall.*
- (b) Deed Declaration. The deed declaration required in subsection 10.801.D(2)(c) shall be required.*
- (c) Irrigation Runoff. Measures appropriate to the circumstances present shall be undertaken by the urban developer to mitigate adverse impacts which occur from periodic naturally occurring runoff and inadvertent agricultural irrigation runoff.*

Pursuant to Section 10.801.D(2)(a), a 6-foot solid fence along the easterly boundary is proposed to mitigate any potential conflicts with the EFU lands and the proposed development.

The deed declaration required in Section 10.801.D(2)(b) will be included which will require the owner and all successors in interest to recognize and accept common, customary and accepted farming practices.

Additionally, as there is an existing irrigation ditch running along the easterly boundary, a 10-foot irrigation easement is proposed along said easterly boundary which will assist in mitigating adverse impacts which occur from periodic naturally occurring runoff, and also provide a buffer area from the EFU lands.

CRITERION NO. 6

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

RESPONSE

This Agricultural Impact Assessment Report was prepared by Neathamer Surveying, Inc. The individuals involved in the preparation of the AIAR include Robert V. Neathamer, PLS, Nathan Ruf, CFM, and Tobias Hoffine.

The report was prepared with information reference from the following agencies/entities:

- City of Medford
- Natural Resources Conservation Services (NRCS)
- Western Regional Climate Center

CRITERION NO. 7

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

RESPONSE

All sources that were utilized during the preparation of this report and referenced herein are listed on the attached References page. Furthermore, copies of the referenced information are also attached.

The following attachments have been included:

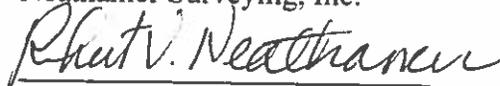
- Excerpt of the City of Medford Zoning Map
- Custom Soil Resource Report for Jackson County Area (NRCS)
- Climate Data Summaries (Western Regional Climate Center)
- Exhibit "K" per the Staff Report dated January 7, 2016, for Heights at Hondeleau (LDS-15-121)

E. CONCLUSION

Pursuant to the information provided herein, the application for Bosc View East is consistent with the relevant criteria for the Agricultural Buffering in Non-Urban Reserve Areas per Section 10.801 of Medford's Land Development Code, and can therefore be approved.

Respectively Submitted,

Neathamer Surveying, Inc.



Robert V. Neathamer, President

Agent for Applicant:

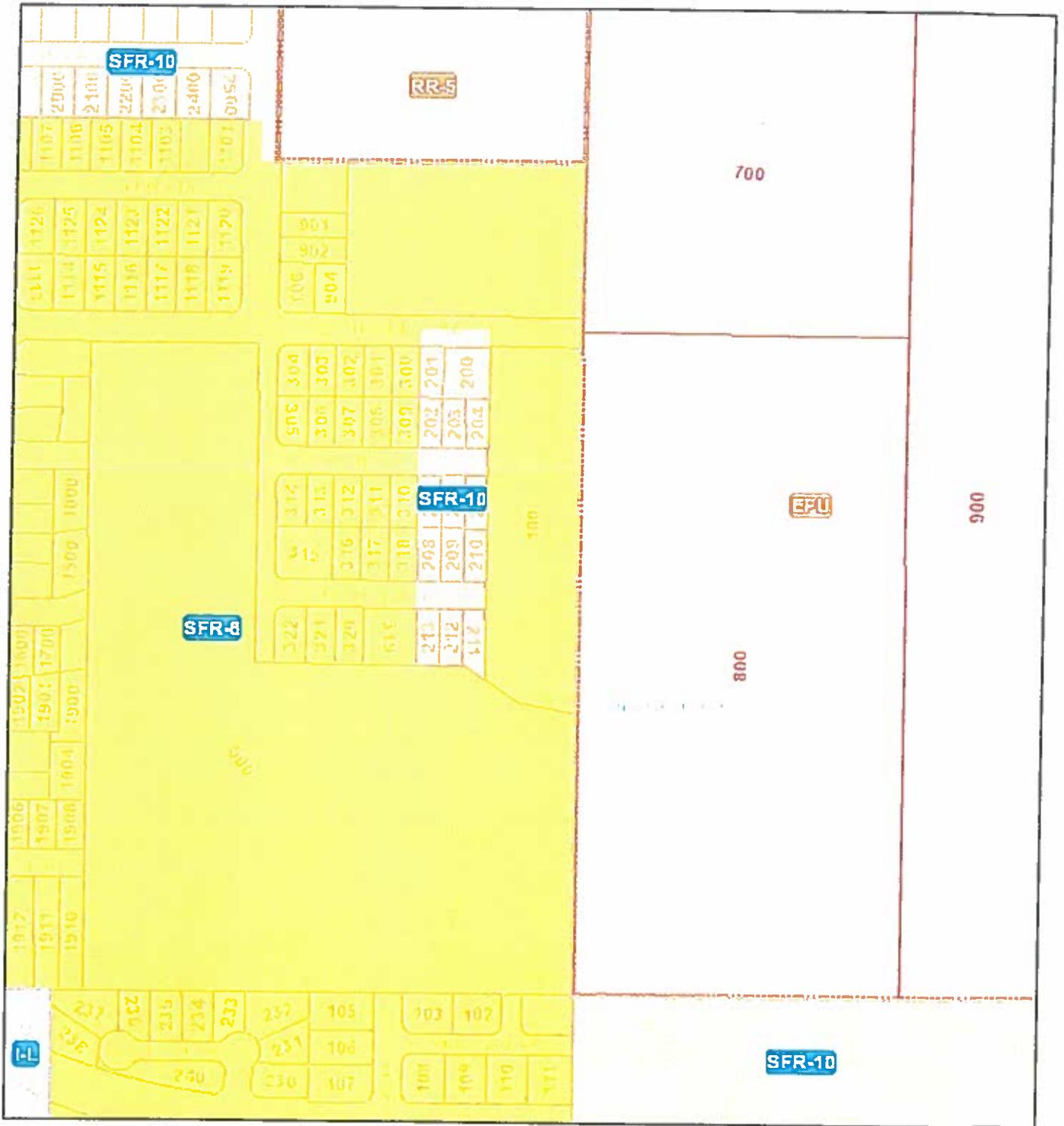
Dan Mahar

Dated: February 21, 2017

REFERENCES

- "Average Wind Direction | Western Regional Climate Center." *Average Wind Direction*. Western Regional Climate Center, n.d. Web. 19 Oct. 2016. <<http://www.wrcc.dri.edu/climatedata/climtables/westwinddir/>>.
- "City of Medford Zoning Map." *ArcGIS Web Application*. City of Medford, Jackson County, n.d. Web. 20 Oct. 2016. <<https://gisapps.medfordmaps.org/mli/>>.
- "Custom Soil Resource Report for Jackson County Area, Oregon, Parts of Jackson and Klamath Counties." *Web Soil Survey*. USDA Natural Resources Conservation Services, n.d. Web. 18 Oct. 2016. <<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>>.
- Staff Report (File No. LDS-15-121). "Agenda & Minutes - Thursday, January 28, 2016." *City of Medford Oregon Planning Commission - Agenda & Minutes*. City of Medford, 28 Jan. 2016. Web. 13 Oct. 2016. <<http://www.ci.medford.or.us/Agendas.asp?AMID=6881>>.

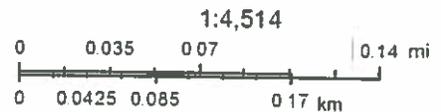
City of Medford Zoning Map



October 18, 2016

Zoning Districts - Shaded

- Multiple-Family Residential - 30 Units
- Multiple-Family Residential - 20 Units
- Multiple-Family Residential - 15 Units
- Single-Family Residential - 10 Units
- Single-Family Residential - 6 Units
- Single-Family Residential - 4 Units



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
City of Medford



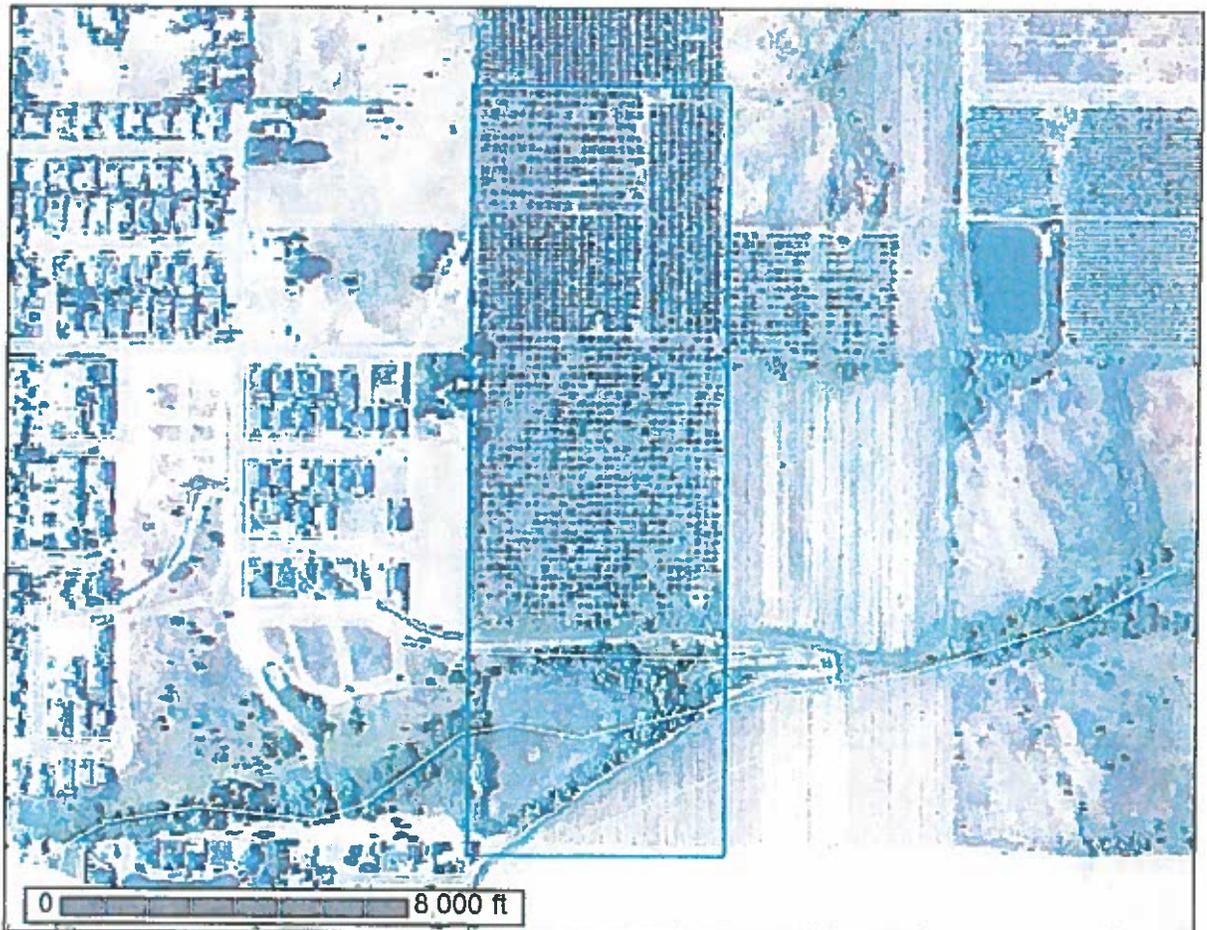
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Jackson County Area, Oregon, Parts of Jackson and Klamath Counties



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means

for communication of program information (Braille, large print, audiotope, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

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individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

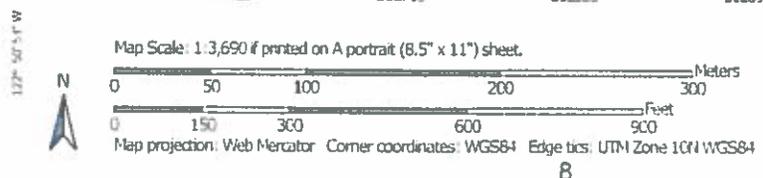
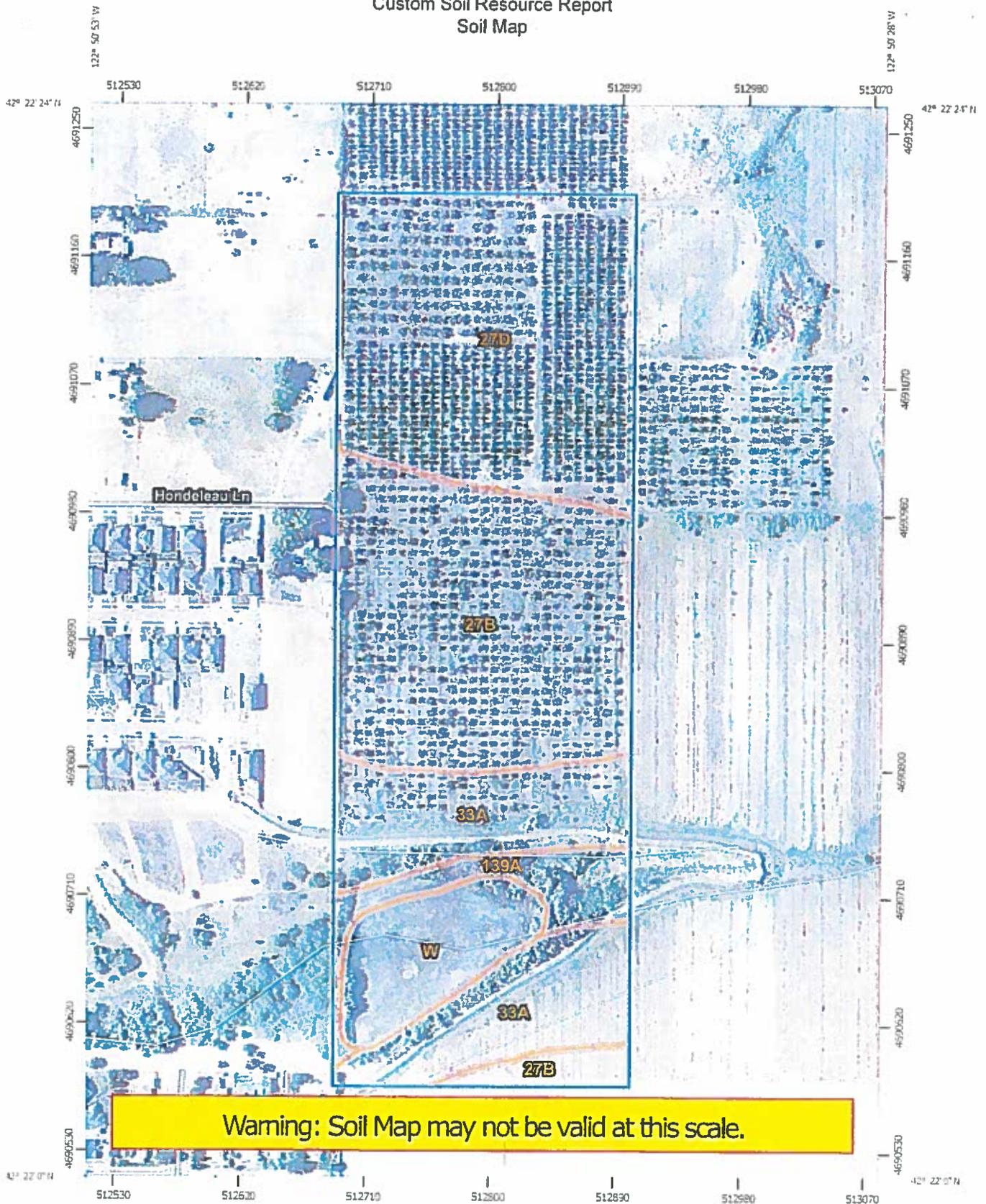
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



MAP LEGEND

- Area of Interest (AOI)
 - Area of Interest (AOI)
- Soils
 - Soil Map Unit Polygons
 - Soil Map Unit Lines
 - Soil Map Unit Points
- Special Point Features
 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot
- Water Features
 - Streams and Canals
- Transportation
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background
 - Aerial Photography
- Soil Map Unit Polygons
 - Stony Spot
 - Very Stony Spot
 - Wet Spot
 - Other
- Special Line Features
 - Streams and Canals

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

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

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Jackson County Area, Oregon, Parts of Jackson and Klamath Counties
 Survey Area Data: Version 12, Sep 18, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 28, 2010—Jul 17, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Jackson County Area, Oregon, Parts of Jackson and Klamath Counties (OR632)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
27B	Carney clay, 1 to 5 percent slopes	11.2	33.6%
27D	Carney clay, 5 to 20 percent slopes	10.9	32.6%
33A	Coker clay, 0 to 3 percent slopes	6.8	20.5%
139A	Padigan clay, 0 to 3 percent slopes	1.8	5.3%
W	Water	2.7	8.0%
Totals for Area of Interest		33.4	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

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The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

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

27B—Carney clay, 1 to 5 percent slopes

Map Unit Setting

National map unit symbol: hrry
Elevation: 1,200 to 4,000 feet
Mean annual precipitation: 18 to 30 inches
Mean annual air temperature: 46 to 54 degrees F
Frost-free period: 120 to 180 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Carney and similar soils: 80 percent
Minor components: 7 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Carney

Setting

Landform: Alluvial fans
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium and colluvium derived from tuff breccia

Typical profile

H1 - 0 to 6 inches: clay
H2 - 6 to 35 inches: clay
H3 - 35 to 45 inches: weathered bedrock

Properties and qualities

Slope: 1 to 5 percent
Depth to restrictive feature: 20 to 40 inches to paralithic bedrock
Natural drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 36 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: D
Ecological site: DROUGHTY FAN 18-26 PZ (R005XY024OR)
Other vegetative classification: Moderately Well Drained < 15% Slopes (G005XY006OR)
Hydric soil rating: No

Minor Components

Phoenix

Percent of map unit: 2 percent
Landform: Alluvial fans

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Ecological site: POORLY DRAINED BOTTOM (R005XA016OR)
Hydric soil rating: Yes

Padigan

Percent of map unit: 2 percent
Landform: Alluvial fans
Ecological site: POORLY DRAINED BOTTOM (R005XA016OR)
Hydric soil rating: Yes

Cove

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

Aquerts

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

27D—Carney clay, 5 to 20 percent slopes

Map Unit Setting

National map unit symbol: hrrz
Elevation: 1,200 to 4,000 feet
Mean annual precipitation: 18 to 30 inches
Mean annual air temperature: 46 to 54 degrees F
Frost-free period: 120 to 180 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Carney and similar soils: 80 percent
Minor components: 6 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Carney

Setting

Landform: Alluvial fans, hillslopes
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Side slope, nose slope, riser
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium and colluvium derived from tuff breccia

Typical profile

H1 - 0 to 6 inches: clay

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H2 - 6 to 35 inches: clay

H3 - 35 to 45 inches: weathered bedrock

Properties and qualities

Slope: 5 to 20 percent

Depth to restrictive feature: 20 to 40 inches to paralithic bedrock

Natural drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: About 36 to 42 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): 4e

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: D

Ecological site: DROUGHTY FAN 18-26 PZ (R005XY024OR)

Other vegetative classification: Moderately Well Drained < 15% Slopes (G005XY006OR)

Hydric soil rating: No

Minor Components

Phoenix

Percent of map unit: 2 percent

Landform: Alluvial fans

Ecological site: POORLY DRAINED BOTTOM (R005XA016OR)

Hydric soil rating: Yes

Padigan

Percent of map unit: 2 percent

Landform: Alluvial fans

Ecological site: POORLY DRAINED BOTTOM (R005XA016OR)

Hydric soil rating: Yes

Cove

Percent of map unit: 2 percent

Landform: Flood plains

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: POORLY DRAINED BOTTOM (R005XY016OR)

Other vegetative classification: Poorly Drained (G005XY009OR)

Hydric soil rating: Yes

33A—Coker clay, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: hrs8

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Elevation: 1,000 to 4,000 feet
Mean annual precipitation: 18 to 30 inches
Mean annual air temperature: 46 to 54 degrees F
Frost-free period: 120 to 180 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Coker and similar soils: 80 percent
Minor components: 8 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Coker

Setting

Landform: Alluvial fans
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Clayey alluvium derived from tuff breccia

Typical profile

H1 - 0 to 33 inches: clay
H2 - 33 to 70 inches: clay

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 4w
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: D
Ecological site: SEMI-WET MEADOW (R005XY012OR)
Other vegetative classification: Somewhat Poorly Drained < 15% Slopes (G005XY008OR)
Hydric soil rating: No

Minor Components

Padigan

Percent of map unit: 2 percent
Landform: Alluvial fans
Ecological site: POORLY DRAINED BOTTOM (R005XA016OR)
Hydric soil rating: Yes

Phoenix

Percent of map unit: 2 percent
Landform: Alluvial fans
Ecological site: POORLY DRAINED BOTTOM (R005XA016OR)

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Hydric soil rating: Yes

Cove

Percent of map unit: 2 percent

Landform: Flood plains

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: POORLY DRAINED BOTTOM (R005XY016OR)

Other vegetative classification: Poorly Drained (G005XY009OR)

Hydric soil rating: Yes

Gregory

Percent of map unit: 2 percent

Landform: Stream terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: POORLY DRAINED BOTTOM (R005XY016OR)

Other vegetative classification: Poorly Drained (G005XY009OR)

Hydric soil rating: Yes

139A—Padigan clay, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: hrnm

Elevation: 1,000 to 4,000 feet

Mean annual precipitation: 18 to 30 inches

Mean annual air temperature: 46 to 54 degrees F

Frost-free period: 120 to 180 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Padigan and similar soils: 80 percent

Minor components: 10 percent

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

Description of Padigan

Setting

Landform: Alluvial fans

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium derived from igneous rock

Typical profile

H1 - 0 to 12 inches: clay

H2 - 12 to 42 inches: clay

H3 - 42 to 60 inches: gravelly sandy clay loam

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Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: About 0 to 6 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: Moderate (about 8.1 inches)

Interpretive groups

Land capability classification (irrigated): 4w

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: D

Ecological site: POORLY DRAINED BOTTOM (R005XY016OR)

Other vegetative classification: Poorly Drained (G005XY009OR)

Hydric soil rating: Yes

Minor Components

Gregory, moderately deep to bedrock

Percent of map unit: 2 percent

Landform: Terraces

Ecological site: POORLY DRAINED BOTTOM (R005XA016OR)

Hydric soil rating: Yes

Phoenix

Percent of map unit: 2 percent

Landform: Alluvial fans

Ecological site: POORLY DRAINED BOTTOM (R005XA016OR)

Hydric soil rating: Yes

Padigan, deep to bedrock

Percent of map unit: 2 percent

Landform: Alluvial fans

Ecological site: POORLY DRAINED BOTTOM (R005XA016OR)

Hydric soil rating: Yes

Padigan, 3-5% slopes

Percent of map unit: 2 percent

Landform: Alluvial fans

Ecological site: POORLY DRAINED BOTTOM (R005XA016OR)

Hydric soil rating: Yes

Cove

Percent of map unit: 2 percent

Landform: Flood plains

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: POORLY DRAINED BOTTOM (R005XY016OR)

Other vegetative classification: Poorly Drained (G005XY009OR)

Hydric soil rating: Yes

W—Water

Map Unit Composition

Water: 100 percent

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

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MEDFORD, OREGON

NORMALS, MEANS, AND EXTREMES

LATITUDE 42 Deg 23 Min N LONGITUDE 122 Deg 53 Min W ELEVATION FT. GRND 1297 BARO 1304 TIME ZONE PACIFIC WBAN 24225

	(a)	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR
TEMPERATURE (Deg. F)														
Normals														
-Daily Maximum		45.7	53.3	58.5	64.6	72.9	82.1	90.5	89.9	82.8	69.4	52.6	44.3	67.2
-Daily Minimum		30.4	32.2	35.4	38.0	43.4	50.7	55.2	55.1	48.2	40.4	35.5	31.2	41.3
-Monthly		38.1	42.8	47.0	51.3	58.2	66.5	72.9	72.5	65.5	54.9	44.1	37.8	54.3
Extremes														
-Record Highest	66	71	79	86	93	103	111	115	114	110	99	75	72	115
-Year		1991	1992	1930	1987	1986	1992	1946	1981	1988	1990	1991	1962	JUL 1946
-Record Lowest	66	-3	6	16	21	28	31	38	39	29	18	10	-6	-6
-Year		1930	1950	1956	1936	1968	1952	1976	1962	1950	1971	1978	1972	DEC 1972
NORMAL DEGREE DAYS														
Heating (base 65 Deg. F)		834	622	558	416	219	60	8	11	93	32	627	843	4611
Cooling (base 65 Deg. F)		0	0	0	0	8	105	253	244	108	70	0	0	725
% OF POSSIBLE SUNSHINE														
MEAN SKY COVER(tenths)														
Sunrise - Sunset	66	8.2	7.6	7.3	6.7	5.8	4.7	2.1	2.5	3.3	5.5	7.8	8.6	5.8
MEAN NUMBER OF DAYS:														
Sunrise to Sunset														
-Clear	66	2.7	3.6	5.3	5.8	9.3	12.8	22.9	21.6	17.8	10.5	3.3	2.1	117.6
-Partly Cloudy	66	4.8	5.8	6.6	8.2	8.8	8.0	5.5	5.7	6.5	8.3	6.1	4.1	78.5
-Cloudy	66	23.5	18.8	19.2	15.9	12.9	9.1	2.7	3.7	5.7	12.2	20.6	24.8	169.2
Precipitation														
.01 inches or more	66	13.5	11.2	11.7	9.3	8.2	5.3	1.7	2.0	4.0	7.4	12.4	14.0	100.7
Snow, Ice Pellets, Hail														
1.0 inches or more	66	1.1	0.5	0.2	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.5	2.5
Thunderstorms	66	0.*	0.1	0.2	0.8	1.7	1.8	1.6	1.2	0.9	0.3	0.*	0.*	8.6
Heavy Fog Visibility														
1/4 mile or less	66	11.7	5.8	1.6	0.5	0.2	0.2	0.*	0.1	0.5	4.4	10.7	13.6	49.3
Temperature Deg. F														
-Maximum														
90 Deg. F and above	34	0.0	0.0	0.0	0.1	2.0	7.9	17.5	17.2	9.4	1.1	0.0	0.0	55.1
32 Deg. F and below	34	0.9	0.*	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.*	1.7	2.6
-Minimum														
32 Deg. F and below	34	19.3	14.6	10.9	5.9	0.8	0.0	0.0	0.0	0.1	3.7	11.2	16.9	83.4
0 Deg. F and below	34	0.*	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.2
AV. STATION PRES. (mb)														
	23	971.7	970.2	968.6	969.9	969.0	968.6	968.5	967.9	968.5	970.5	971.8	972.4	969.8
RELATIVE HUMIDITY (%)														
Hour 04	34	90	88	86	84	83	79	74	75	79	86	92	91	84
Hour 10 (Local Time)	34	88	83	73	63	56	48	45	47	53	69	87	89	67
Hour 16	34	71	57	50	45	39	33	26	27	29	43	68	76	47
Hour 22	34	87	82	75	70	65	59	51	52	60	76	88	89	71
PRECIPITATION (in.)														
Water Equivalent														
-Normal														
-Maximum Monthly	66	2.69	1.93	1.82	1.16	1.00	0.58	0.26	0.52	0.86	1.49	3.23	3.32	18.86
-Year		1936	1983	1957	1965	1945	1931	1966	1976	1977	1950	1942	1964	DEC 1964
-Minimum Monthly	66	0.19	0.20	0.29	0.16	T	0.00	0.00	0.00	0.00	T	0.01	0.36	0.00
-Year		1984	1988	1969	1949	1982	1951	1970	1981	1974	1987	1936	1976	AUG 1981
-Maximum in 24 hrs	66	3.17	2.96	1.61	1.05	1.67	1.96	1.07	1.13	3.09	2.92	2.99	3.75	3.75
-Year		1943	1956	1972	1965	1956	1931	1966	1945	1977	1950	1953	1964	DEC 1964
Snow, Ice Pellets, Hail														
-Maximum Monthly	66	22.6	11.6	8.1	4.2	0.1	T	T	0.0	0.0	1.3	11.4	12.2	22.6
-Year		1930	1956	1956	1953	1988	1991	1994	0.0	0.0	1956	1955	1972	JAN 1930
-Maximum in 24 hrs	66	9.3	5.2	7.9	4.2	0.1	T	T	0.0	0.0	1.3	8.5	4.2	9.3
-Year		1971	1956	1956	1953	1988	1991	1994	0.0	0.0	1956	1977	1964	JAN 1971

WIND														
Mean Speed (mph)	46	4.1	4.5	5.2	5.6	5.7	5.9	5.8	5.3	4.5	3.7	3.6	3.7	4.8
Prevailing Direction through 1964		SSE	S	NNW	WNW	WNW	WNW	WNW	WNW	WNW	S	N	N	WNW
Fastest Mile														
-Direction(!)	46	23	25	16	14	12	17	07	16	13	20	19	14	16
-Speed(mph)		50	46	55	35	38	37	44	48	40	40	40	44	55
-Year		1950	1958	1952	1965	1966	1986	1958	1956	1982	1962	1981	1965	MAR 1952
Peak Gust														
-Direction(!)	12	SE	S	SE	NW	NE	S	N	SE	W	SE	SE	SE	SE
-Speed(mph)	12	47	45	53	38	39	53	46	36	36	35	52	56	56
-Date		1992	1986	1987	1991	1995	1986	1991	1991	1984	1989	1984	1985	DEC 1985

(a) - Length of Record in Years, although individual months may be missing.

0.* or * - The value is between 0.0 and 0.05.

Normals - Based on the 1961 - 1990 record period.

Extremes - Dates are the most recent occurrence.

Wind Dir.- Numerals show tens of degrees clockwise from true north. "00" indicates calm.

Resultant Directions are given to whole degrees.

Average Wind Direction

Prevailing wind direction is based on the hourly data from 1992-2002 and is defined as the direction with the highest percent of frequency. Many of these locations have very close secondary maximum which can lead to noticeable differences month to month.

All directions are where the wind blows FROM.

OREGON

PREVAILING WIND DIRECTION

STATION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN	
ASTORIA AIRPORT, OR (KAST).	E	E	E	S	W	W	NW	NW	NW	E	E	E	E	
AURORA AIRPORT, OR (KUAO).	S	S	S	S	S	S	N	N	N	S	S	S	S	
BAKER CITY AP, OR (KBKE).	W	ESE	ESE	ESE	N	N	NNW	NNW	NNW	NNW	N	ESE	ESE	NNW
BURNS MUNI AP, OR (KBNO).	W	E	E	WNW	NW	NW	WNW	WNW	WNW	WNW	WNW	E	E	WNW
CORVALLIS AP, OR (KCVO).	WI	S	S	S	S	WNW	NW	NW	WNW	S	S	S	S	
EUGENE AIRPORT, OR (KEUG).		S	S	S	S	N	N	N	N	S	S	S	N	
HEMISTON MUNI AP, OR (KHRI)		WSW	S	WSW	S	WSW	WSW							
KLAMATH FALLS AP, OR (KLMT).		SSE	SSE	W	W	W	W	W	NNW	W	SSE	SSE	W	
LA GRANDE AP, OR (KLGD).	WI		S	S	S	NW	NW	NW	NW	NW	S	S	S	
LAKEVIEW AIRPORT, OR (KLVV).		S	S	S	N	N	N	N	N	N	S	S	N	
MCMINNVILLE MUNI AP, OR (KMM)		N	N	S	SW	SW	SW	SW	SW	N	N	N	N	
MEACHAM AIRPORT, OR (KMEH).		SSE	S	W	W	W	W	N	W	W	S	S	W	
MEDFORD AIRPORT, OR (KMER).		N	N	N	N	WNW	WNW	WNW	WNW	WNW	N	N	N	
NEWPORT MUNI AP, OR (KONP).		E	E	S	S	NNW	NNW	NNW	NNW	N	S	S	E	
NORTH BEND MUNI AP, OR (KOTH)		SSE	SSE	SSE	SSE	N	N	N	N	N	SSE	SSE	N	
ONTARIO MUNI AP, OR (KONO).		W	W	W	W	W	NW	W	W	W	W	W	W	
PENDLETON AP, OR (KPDT).	WI		S	S	W	W	W	W	W	SE	SE	S	S	
PORTLAND INT'L AP, OR (KPDJ)		ESE	ESE	ESE	S	NNW	NNW	NNW	NNW	NW	NW	ESE	ESE	
PORTLAND-HILLSBORO AP, OR (K		S	S	S	S	NW	NW	NW	NW	NW	S	S	S	
PORTLAND-TROUTDALE AP, OR (K		E	E	E	E	W	W	W	W	E	E	E	E	
REDMOND AIRPORT, OR (KRDM).		S	S	S	WNW	NW	NW	NNW	NNW	S	S	S	S	
ROME, OR (KREO). WIND ROSE.		S	S	SSE	S	N	WSW	N	S	SSE	SSE	S	S	
ROSEBURG AIRPORT, OR (KRBG).		S	S	N	N	N	N	N	N	N	S	SSE	N	
SALEM AIRPORT, OR (KSLE).	W		S	S	S	S	N	N	N	N	S	S	S	
SEXTON SUMMIT, OR (KSXT).	W		S	S	S	NNW	NNW	NNW	NNW	NNW	S	S	S	
THE DALLES AP, OR (KDLS).	W		E	NW	NW	WNW	NW	NW	NW	NW	WNW	E	E	

Kelly A. Akin

From: Steve Swartsley <swartsley@charter.net>
Sent: Tuesday, January 05, 2016 3:58 PM
To: Kelly A. Akin
Subject: FW: Farm Plans

RECEIVED

JAN 05 2016

PLANNING DEPT

Kelly; just received the following. I believe it meets my needs for Hondeleau. Any questions please contact me. Thanks for all of you help, Steve

From: DunbarCarpenter [mailto:dcarpen186@aol.com]
Sent: Tuesday, January 05, 2016 1:59 PM
To: swartsley@charter.net
Subject: Farm Plans

Hello Steve,

This email will confirm the substance of the conversation we had recently. I am the owner of the 72 acre parcel of property to the East of your proposed Hondeleau subdivision, and I have no plans to farm that property in the immediate future.

Sincerely,

Dunbar Carpenter

CITY OF MEDFORD
EXHIBIT # K
File # LDS-15-121



Continuous Improvement Customer Service

CITY OF MEDFORD

LD Date: 4/5/2017
File Numbers: LDS-17-028
(Reference LDS-06-170)

PUBLIC WORKS DEPARTMENT STAFF REPORT **Bosc View East Subdivision** **(371W08BD TL 100)**

- Project:** Consideration of a tentative plat for a 17-lot residential subdivision on 3.17 acres.
- Location:** Located on the south side of Hondeleau Lane approximately 430 feet east of Springbrook Drive and zoned SFR-6 (Single Family Residential, 6 dwelling units per gross acre) (371W08BD TL 100).
- Applicant:** Applicant, Dan Mahar; Agent, Neathamer Surveying Inc.; Planner, Liz Conner.

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

- Approval of Final Plat:
Right-of-way, construction and/or assurance of the public improvements in accordance with Medford Land Development Code (MLDC), Section 10.666 & 10.667 (Items A, B & C)
- Issuance of first building permit for residential construction:
Construction of public improvements (Items A through E)
- Issuance of Certificates of Occupancy for individual units:
Sidewalks (Items A2)

A. STREETS

1. Dedications

Hondeleau Lane is designated as a Standard Residential Street 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 of this proposed subdivision 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.**

Pearl Eye Lane and Dragon Tail Place are proposed as Minor Residential streets with a right-of-way width of 55-feet, consistent with the standard prescribed by MLDC 10.430.

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

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

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

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

The right-of-way and easement dedications shall be submitted directly to the Engineering 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

Hondeleau Lane shall be improved to Standard Residential street standards in accordance with MLDC Section 10.430. The Developer shall improve the south half plus 12-feet north of the centerline along the frontage of this development. However, if the development to the north (Heights at Hondeleau Subdivision LDS-15-121) completes street improvements prior to this development commencing street improvements, then the Developer shall improve the remaining south half to provide an 18-foot half street width. This shall include saw cutting the existing south edge of pavement back a minimum of 1-foot to ensure structural integrity and to provide cross slopes that meet current standards as required.

Pearl Eye Lane and Dragon Tail Place shall be improved to Minor Residential street standards, in accordance with MLDC 10.430.

Minimum Access Drive (Private) shall be built consistent with MLDC 10.430A(1) and improved to a minimum width of 20-feet with AC pavement. The minimum TI for the structural section shall be 3.5, the minimum AC section shall be 3-inch thick, and the base aggregate shall extend one foot beyond the edge of pavement. The minimum access drives shall be designed by a civil engineer licensed in the State of Oregon and plans submitted to the Public Works-Engineering Division for approval. A drainage system shall be incorporated into the paved access design to capture stormwater and direct it to the storm drain system.

b. Street Lights and Signing

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

Street Lighting – Developer Provided & Installed:

A. 3 – Type R-100

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

A. 3 – Barricades

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

The Developer shall pay for City installed signage required by the development. City installed signs include, but are not limited to, street name signs, stop signs, speed signs, school signs, dead end signs, and dead end barricades. Sign design and placement shall be per the Manual on Uniform Traffic Control Devices (MUTCD). All signs shall be shown on the public improvement plans and labeled as City installed.

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

c. Pavement Moratoriums

There is no pavement cutting moratorium currently in effect along Hondeleau Lane.

The developer shall be responsible for notifying by certified letter all utility companies, as well as all current property owners of parcels which are adjacent to any Public Street being constructed or paved as part of this project. The letter shall inform the utility companies and property owners of the City's street moratorium policy with respect to pavement cutting for future utility services. The utility companies and property owners shall be given the opportunity to install utility services within the right-of-way prior to paving and the subsequent moratorium. Notifications shall be mailed by the Developer at least 6 months before a street is resurfaced or

rebuilt per Medford Municipal Code (MMC), Section 3.070. Copies of the certifications shall be submitted to the City Engineer with the submittal of the preliminary construction drawings.

d. Soils Report

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

e. Access to Public Street System

Driveway access and street circulation to and through the proposed development shall comply with MLDC 10.550 and 10.426.

In accordance with MLDC 10.450 and 10.430A(1), lots 16 and 17 shall take access via a 20-foot wide minimum access easement. The Developer shall record a shared access maintenance agreement for the mutual benefit and responsibility of all the respective parcels, including the maintenance of stormwater run-off from the asphalt.

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.

Hondeleau Lane, Pearl Eye Lane and Dragon Tail Place: 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 17 dwelling units and will improve approximately 562 lineal feet of roadway which equates to 33 lineal feet per dwelling unit. Also the development will dedicate approximately 20,852 square feet of right-of-way which equates to approximately 1,227 square feet per dwelling unit.

To determine proportionality a neighborhood with similar characteristics was used. The development used was Heights at Hondeleau which is just north of this site and consisting of 21 dwelling units. The previous development improved approximately 1,017 lineal feet of roadway and dedicated approximately 25,136 square feet of right-of-way (GIS data used to calculate, approximations only). This equates to approximately 48 lineal feet of road per dwelling unit and approximately 1,197 square feet of right-of-way per dwelling unit.

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

Further benefits include:

- a. Dedication will ensure that new development and density intensification provides the current level of urban services. This development will create an additional 21 Lots within the City of Medford and increase vehicular traffic by approximately 200 average daily trips. The proposed street improvements will provide a safe environment of all modes of travel (vehicular, bicycles, & pedestrians) to and from this development.
- b. Dedication will ensure adequate street circulation is maintained. The street layout and connectivity proposed in this development will provide alternate route choices for the residents that will live in this neighborhood. This will decrease emergency vehicle response times and will decrease overall vehicle miles traveled.
- c. Dedication will provide access and transportation connections at urban level of service

standards for this development. Each Lot in this development will have direct access to a public street with facilities that will allow for safe travel for vehicles, bicycles and pedestrians. There is also sufficient space for on-street parking. The connections proposed in this development will enhance the connectivity for all modes of transportation and reduce trip lengths. As trip lengths are reduced, it increases the potential for other modes of travel including walking and cycling.

- d. Dedication of connecting streets will decrease emergency response times and provide emergency vehicles alternate choices in getting to an incident and reducing miles traveled.
- e. Dedication of PUE will benefit development by providing public utility services, which are out of the roadway and more readily available to each Lot being served.
- f. The additional traffic of all modes of travel generated by this proposed development supports the dedication and improvements for all modes of travel and utilities. As indicated above, the area required to be dedicated and improved for this development is necessary and roughly proportional to that required in previous adjacent developments to provide a transportation system that meets the needs for urban level services.

The additional traffic of all modes of travel generated by this proposed development supports the dedication and improvements for all modes of travel and utilities. As indicated above, the area required to be dedicated and improved for this development is necessary and roughly proportional to that required in previous developments in the vicinity to provide a transportation system that meets the needs for urban level services.

B. SANITARY SEWERS

The proposed development is situated within the Medford sewer service area. The Developer shall provide one service lateral to each platted lot prior to approval of the Final Plat. A 12-foot wide paved access shall be provided to any public sanitary sewer manholes which are not constructed within the street section.

Public sanitary sewer mains shall be extended on their courses to the exterior boundaries of this subdivision, such that future development can extend service without having to excavate back into the improvements provided by this subdivision.

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. Please include engineering for the infiltration trenches.

2. Stormwater Detention and Water Quality Treatment

This development shall provide stormwater detention in accordance with MLDC, Section 10.486, and water quality treatment in accordance with the Rogue Valley Stormwater Quality Manual per MLDC, Section 10.481. For developments over five acres, Section 10.486 requires that the development set a minimum of 2% of the gross area as open space to be developed as open ponds for stormwater detention and treatment.

Each phase will be required to have its own stormwater detention and water quality treatment. If the Developer desires to do so, a Stormdrain Masterplan may be submitted in lieu of requiring each phase to have separate stormwater detention and water quality treatment. The Stormdrain Masterplan shall be submitted and reviewed with each phase's construction plans and shall be constructed with any phase to be served by the facility.

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 developers engineer shall provide an operations and maintenance manual for the facility that addresses responsibility for landscape maintenance prior to subdivision acceptance. Regarding water quality maintenance, the Rogue Valley Stormwater Quality Design Manual states: "Vegetation shall be irrigated and mulched as needed to maintain healthy plants with a density that prevents soil erosion."

3. Grading

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

4. Mains and Laterals

The Developer shall show all existing and proposed Storm Drain mains, channels, culverts, outfalls and easements on the Conceptual Grading and Drainage Plan and the final Construction Plans.

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

storm drain system.

A storm drain lateral shall be constructed to each tax lot prior to approval of the Final Plat. 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 the final "walk-through" inspection of the public improvements by City staff.

E. GENERAL CONDITIONS

1. Design Requirements and Construction Drawings

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

2. Construction Plans

Construction drawings for any public improvements for this project shall be prepared by a professional engineer currently licensed in the State of Oregon, and submitted to the Engineering Division of Medford Public Works Department for approval. Construction drawings for public improvements shall be submitted only for the improvements to be constructed with each phase. Approval shall be obtained prior to beginning construction. Only a complete set of construction drawings (3 copies) shall be accepted for review, including plans and profiles for all streets, minimum access drives, sanitary sewers, storm drains, and street lights as required by the governing commission's Final Order, together with all pertinent details and calculations. A checklist for public improvement plan submittal can be found on the City of Medford, Public Works web site (<http://www.ci.medford.or.us/Page.asp?NavID=3103>). The Developer shall pay a deposit for plan review and construction inspection prior to final plan approval. Public Works will keep track of all costs associated with the project and, upon our acceptance of the completed project, will reconcile the accounting and either reimburse the Developer any excess deposit or bill the Developer for any additional amount not covered by the deposit. The Developer shall pay

Public Works within 60 days of the billing date or will be automatically turned over for collections.

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

If this subdivision is to be developed in phases, then any public improvements needed to serve a particular phase shall be improved at the time each corresponding phase is being developed. Public improvements not necessarily included within the geometric boundaries of any given phase, but are needed to serve that phase shall be constructed at the same time. Construction drawings for public improvements shall be submitted only for the improvements to be constructed with each phase.

4. Draft of Final Plat

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

5. Permits

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

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

6. System Development Charges (SDC)

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

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

7. Construction and Inspection

Contractors proposing to do work on public streets, sewers, or storm drains shall 'prequalify' with the Engineering Division prior to starting work. Contractors shall work off a set of public improvement drawings, that have been approved by the City of Medford Engineering Division. Any work within the County right-of-way shall require a separately issued permit from the County.

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

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

Prepared by: Doug Burroughs

SUMMARY CONDITIONS OF APPROVAL
LDS-17-028, Bosc View East Subdivision (371W08BD TL 100)

A. Streets

1. Street Dedications to the Public:

- Dedicate additional right-of-way on **Hondeleau Lane**.
- Dedicate full width right-of-way on **Pearl Eye Lane** and **Dragon Tail Place**.
- Dedicate 10-foot public utility easements (PUE).

2. Improvements:

Public Streets

- Improve **Hondeleau Lane** to Standard Residential street standards.
- Construct **Pearl Eye Lane** and **Dragon Tail Place** to Minor Residential street standards.

Lighting and Signing

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

Other

- No pavement moratorium currently in effect along this frontage to **Hondeleau Lane**.
- Provide pavement moratorium letters.
- Provide soils report.
- Ensure access and circulation is in accordance with MLDC 10.550 and 10.426.

B. Sanitary Sewer

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

C. Storm Drainage

- Provide an investigative drainage report.
- Provide water quality and detention facilities, including easements.
- Provide a comprehensive grading plan.
- Provide Engineering for infiltration trenches.
- Provide storm drain laterals to each tax lot.
- Provide Erosion Control Permit from DEQ.

D. Survey Monumentation

- Provide all survey monumentation.

E. General Conditions

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

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.



BOARD OF WATER COMMISSIONERS

Staff Memo

TO: Planning Department, City of Medford

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

SUBJECT: LDS-17-028

PARCEL ID: 371W08BD TL 100

PROJECT: Consideration of a tentative plat for a 17-lot residential subdivision on 3.17 acres located on the south side of Hondeleau Lane approximately 430 feet east of Springbrook Drive and zoned SFR-6 (Single Family Residential, 6 dwelling units per gross acre). (371W08BD TL 100); Applicant, Dan Mahar; Agent, Neathamer Surveying Inc.; Planner, Liz Conner.

DATE: April 5, 2017

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

CONDITIONS

1. The water facility planning/design/construction process will be done in accordance with the Medford Water Commission (MWC) "Regulations Governing Water Service" and "Standards For Water Facilities/Fire Protection Systems/Backflow Prevention Devices."
2. All parcels/lots of proposed property divisions will be required to have metered water service prior to recordation of final map, unless otherwise arranged with MWC.
3. The existing water meter serving domestic water to the existing home located at 2004 Hondeleau Lane shall be protected in place to continue to serve this home.
4. Installation of new 8-inch water lines is required in Pearl Eye Lane, and Dragon Tail Place.
5. Static water pressure is expected to be over 95 psi. See attached document from the City of Medford Building Department on "Policy on Installation of Pressure Reducing Valves".
6. Applicants' civil engineer shall coordinate with Medford Fire Department for proposed fire hydrant locations.
7. 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.

Continued to Next Page



Continued from Previous Page

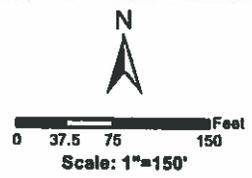
COMMENTS

1. Off-site water line installation is not required.
2. On-site water facility construction is required. (See Condition 4 above)
3. Static water pressure is expected to be over 95 psi. See attached document from the City of Medford Building Department on "Policy on Installation of Pressure Reducing Valves".
4. MWC-metered water service does exist to this property. A ¾" water meter serves the existing home at 2004 Hondeleau Lane. (See Condition 3 above)
5. Access to MWC water lines is available. There is an 8-inch water line stubbed for extension in both Pearl Eye Lane, and Dragon Tail Place. There is also an 8-inch water line in Hondeleau Lane that terminates at the west boundary of TL 100



Page 75

CITY OF MEDFORD
 EXHIBIT # 11 3 of 3
 File # LDS-17-028



**Water Facility Map
 for
 LDS-17-028
 (371W08BD TL 100)**

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 GIS database compiled by Medford Water Commission with a 2015 aerial photograph. The data is current as of the date of the photograph. The City of Medford is not responsible for any errors or omissions in this map. © 2015 Medford Water Commission. All rights reserved.



Medford Fire Department

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

LAND DEVELOPMENT REPORT - PLANNING

To: Liz Conner

LD Meeting Date: 04/05/2017

From: Greg Kleinberg

Report Prepared: 04/03/2017

Applicant: Applicant, Dan Mahar; Agent, Neathamer Surveying Inc.;

File #: LDS - 17 - 28

Site Name/Description:

Consideration of a tentative plat for a 17-lot residential subdivision on 3.17 acres located on the south side of Hondeleau Lane approximately 430 feet east of Springbrook Drive and zoned SFR-6 (Single Family Residential, 6 dwelling units per gross acre). (371W08BD TL 100); Applicant, Dan Mahar; Agent, Neathamer Surveying Inc.; Planner, Liz Conner.

DESCRIPTION OF CORRECTIONS

REFERENCE

Requirement MINIMUM ACCESS ADDRESS SIGN

OFC

505

The developer must provide a minimum access address sign for lots 16 and 17. A pre-approved address sign can also be utilized. A brochure is available on our website or you can pick up one at our headquarters.

Requirement FIRE HYDRANTS

OFC

508.5

Fire hydrants with reflectors will be required for this project.

Fire hydrant locations shall be as follows: Three (3) new fire hydrants will be required for this project, including one on Hondeleau Lane in front of lot #2, one on Pearl Eye Lane in front of lot # 8, and one on Dragon Tail Place in front of lot #14.

The approved water supply for fire protection (hydrants) is required to be installed prior to construction when combustible material arrives at the site.

Plans and specifications for fire hydrant system shall be submitted to Medford Fire Department for review and approval prior to construction. Submittal shall include a copy of this review (OFC 501.3).

Requirement MEDFORD CODE STREET DESIGN OPTIONS

MEDFORD

10.430

Section 10.430 of the Medford Code states the following:

In order to ensure that there is at least twenty (20) feet of unobstructed clearance for fire apparatus, the developer shall choose from one of the following design options:

(a) Clustered, offset (staggered) driveways (see example) (design approved by Fire Department), and fire hydrants located at intersections with the maximum fire hydrant spacing along the street of 250-feet.

CITY OF MEDFORD

EXHIBIT # I of 4

File # LDS-17-028 Page

1



Medford Fire Department

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

LAND DEVELOPMENT REPORT - PLANNING

To: Liz Conner

LD Meeting Date: 04/05/2017

From: Greg Kleinberg

Report Prepared: 04/03/2017

Applicant: Applicant, Dan Mahar; Agent, Neathamer Surveying Inc.;

File #: LDS - 17 - 28

Site Name/Description:

(b) All dwellings that front and take access from minor residential streets to be equipped with a residential (NFPA 13D) fire sprinkler system, and fire hydrants located at intersection with the maximum fire hydrant spacing along the street of 500-feet.

(c) Total paved width of 33-feet with five-and-a-half (5 ½) foot planter strips.

The Oregon Fire Code requires; "Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and unobstructed vertical clearance of not less than 13 feet 6 inches" (OFC 503.2.1). "The required width of a fire apparatus access road shall not be obstructed in any manner, including parking of vehicles. Minimum required widths and clearances established in Section 503.2.1, shall be maintained at all times." (OFC 503.4).

When the clustered-offset driveway option is chosen, a note indicating driveway locations shall be included on the final plat. In areas where the clustered-offset option cannot be utilized because of lot layout, parking restrictions may apply in certain areas and No Parking - Fire Lane signs may be required.

Minor residential streets have a 28 foot paved surface. When vehicles are parked on both sides of the street there is 14 feet for fire department access, which is considerably less than the 20 foot requirement. Fire department pumpers are approximately 9 feet wide, this leaves approximately 2.5 feet on each side to remove equipment, drag hose, etc. We normally dispatch 3 fire engines and the ladder truck to all reported structure fires. The 14 feet becomes so congested that fire engines and or ambulances are required to back-up to leave the fire scene. Sometimes the on scene equipment is dispatched to another alarm. This backing up slows response times. The citizens of the City of Medford have certain expectations that when they require our assistance we will arrive in a timely manner. With a 20 foot clear and unobstructed width engines are able to pass on the side when necessary to respond to another incident or clear to return to their assigned area.

Requirement "NO PARKING" SIGNS REQUIRED

OFC

503.3

Parking shall be posted as prohibited along both sides of the minimum access easement driveway and at the fire department turn-around areas.

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".



Medford Fire Department

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

LAND DEVELOPMENT REPORT - PLANNING

To: Liz Conner

LD Meeting Date: 04/05/2017

From: Greg Kleinberg

Report Prepared: 04/03/2017

Applicant: Applicant, Dan Mahar; Agent, Neathamer Surveying Inc.;

File #: LDS - 17 - 28

Site Name/Description:

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.

Requirement FIRE DEPARTMENT TURN-AROUND

OFC

503.2.5

Fire department turn-arounds are required at the end of Hondeleau Lane and Pearl Eye Lane.

Dead-end Fire Apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus.

The Fire department turn-around area must be posted with "NO PARKING-FIRE LANE" signs. These signs shall be spaced at 50' intervals along the fire lane and at fire department designated turn-around's.

Requirement ADDL. FD ACCESS REQUIRED-1 & 2 FAMILY DWELLINGS

OFC

D107.1

Lots/Units Affected: Lots #'s 10-17

The determination has been made that this project does not meet fire apparatus access requirements as set forth in the Oregon Fire Code section 503. The Building Official has been advised that an alternate method of protection construction standard (home fire sprinkler system) will be required in lieu of the deficiency. Ref: OAR 918-480-0125

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

Exceptions:

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.

CITY OF MEDFORD

EXHIBIT # I 3 of 4

File # LDS-17-028 Page



Medford Fire Department

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

LAND DEVELOPMENT REPORT - PLANNING

To: Liz Conner

LD Meeting Date: 04/05/2017

From: Greg Kleinberg

Report Prepared: 04/03/2017

Applicant: Applicant, Dan Mahar; Agent, Neathamer Surveying Inc.;

File #: LDS - 17 - 28

Site Name/Description:

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.

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 property or area to be served, measured in a straight line between accesses (D104.3).

A minimum size 3/4" x 3/4" water meter is normally required to supply the required water flow for a residential fire sprinkler system. Consult the Medford Water Commission for additional information.

Development shall comply with access and water supply requirements in accordance with the Fire Code in affect at the time of development submittal.

Fire apparatus access roads are required to be installed prior to the time of construction. The approved water supply for fire protection (hydrants) is required to be installed prior to construction when combustible material arrives at the site.

Specific fire protection systems may be required in accordance with the Oregon Fire Code.

This plan review shall not prevent the correction of errors or violations that are found to exist during construction. This plan review is based on the information provided only.

Design and installation shall meet the Oregon requirements of the IBC, IFC, IMC and NFPA standards.



Memo

To: Elizabeth Conner, Planning Department
From: Mary Montague, Building Department
CC: Dan Mahar, Neathamer Surveying Inc.
Date: April 5, 2017
Re: LDS-17-028; Bosc View East

Building Department:

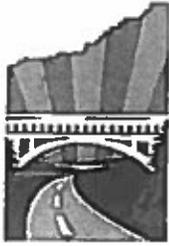
Please Note: This is not a plan review. These are general notes based on general information provided. Plans need to be submitted and will be reviewed by a residential plans examiner to determine if there are any other requirements for this occupancy type. Please contact the front counter for fees.

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 and inground swimming pool.
5. Minimum access signs for lots per addressing and fire department.
6. A site specific soils geotech report is required by a Geotech Engineer prior to foundation inspections. The report must contain information on how you will prepare the lot for building and a report confirming the lot was prepared per their recommendations.

STAFF MEMO

To: Liz Conner
From: Jennifer Ingram, Address Technician
Date: 4/5/2017
Subject: LDS-17-028

1. A minimum access drive address sign, displaying the address numbers for lots 16 and 17, will need to be placed at the entrance of the minimum access easement.



JACKSON COUNTY

Roads

**Roads
Engineering**

Kevin Christiansen
Construction Manager

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

March 27, 2017

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

RE: 17-lot residential subdivision south of Hodeleau Lane and East of Springbrook Drive –
both city maintained roads.
Planning File: LDS-17-028

Dear Elizabeth:

Thank you for the opportunity to comment on the consideration of a tentative plat for a 17-lot residential subdivision on 3.17 acres located south of Hodeleau Lane and East of Springbrook Drive within the SFR-6 (Single Family Residential, 6 dwelling units per gross acre) zoning district (37-1W-08BD tax lot 100). Jackson County Roads has no comments.

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

Sincerely,

Kevin Christiansen
Construction Manager

MEDFORD IRRIGATION DISTRICT

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

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

March 29, 2017

File#: LDS-17-028

Project: 17-Lot residential Subdivision on 3.17 acres / Hondeleau Lane

The Medford Irrigation District requests that the ditch on the East Side of project to either be left open or piped and to have the contractor contact the District prior to construction.

The water rights on property will need to be transferred off prior to construction. Please contact District on this issue also.

Sincerely,



Carol Bradford

Manager

Liz A. Conner

From: CAINES Jeff <Jeff.CAINES@aviation.state.or.us>
Sent: Wednesday, April 05, 2017 10:17 AM
To: Liz A. Conner
Subject: LDS-17-028 - ODA Comments

Elizabeth:

Thank you for allowing ODA to comment on the proposed subdivision located east of Springbrook Drive. After further review, ODA has the following comments:

The site is approximately 1.2 miles east of the Rogue Valley Int'l airport. However, due to the existing development between the site and the airport ODA finds that the proposed subdivision will not pose a hazard to air navigation. Therefore, ODA will not require a FAA form 7460-1 to be filed with the Department.

Thank you again. Please feel free to contact me if you or the applicant have any questions.

Jeff

Jeff Caines, AICP

Oregon Department of Aviation

Aviation Planner / SCIP Coordinator

3040 25th St. SE | Salem, OR 97302

Office: [503.378.2529](tel:503.378.2529)

Cell / Text: [503.507.6965](tel:503.507.6965)

Email: Jeff.Caines@aviation.state.or.us

*****CONFIDENTIALITY NOTICE*****

This e-mail may contain information that is privileged, confidential, or otherwise exempt from disclosure under applicable law. If you are not the addressee or it appears from the context or otherwise that you have received this e-mail in error, please advise me immediately by reply e-mail, keep the contents confidential, and immediately delete the message and any attachments from your system.

Liz A. Conner

From: Marcy Black <BlackMA@jacksoncounty.org>
Sent: Wednesday, March 29, 2017 11:45 AM
To: Liz A. Conner
Subject: File LDS-17-028 - Tentative Plat - Hondeleau Lane

Follow Up Flag: Follow up
Flag Status: Flagged

Liz:

The Airport request an Avigation, Noise & Hazard easement be required as a condition of approval. In addition, prior to any construction, the FAA request that a 7460-1 Notice of Construction Notice be filed. I input the parcel's longitude and latitude into the FAA criteria tool and the results are shown below:

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference [CFR Title 14 Part 77.9](#).

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the [FAA Co-location Policy](#)
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the [Air Traffic Areas of Responsibility map](#) for Off Airport construction, or contact the [FAA Airports Region / District Office](#) for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

Latitude:	Deg M S
Longitude:	Deg M S
Horizontal Datum:	
Site Elevation (SE):	(nearest foot)
Unadjusted Structure Height :	Structure Height : (nearest foot)
Height Adjustment:	(nearest foot)
Total Structure Height (AGL):	(nearest foot)
Traverseway:	(Additional height is added to certain structures under 77.9(c) User can increase the default height adjustment for Traverseway, Private Roadway and Waterway

Is structure on airport:

No
Yes

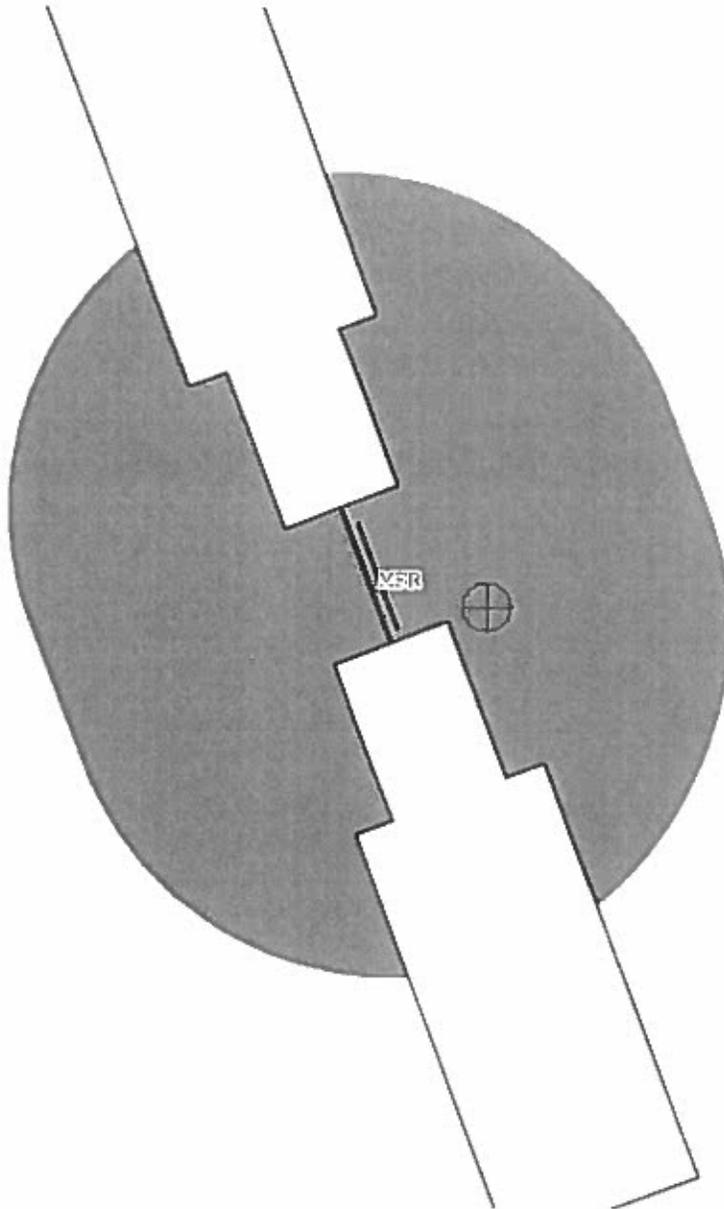
Results

You exceed the following Notice Criteria:

Your proposed structure is in proximity to a navigation facility and may impact the assurance of navigation signal reception. The FAA, in accordance with 77.9, requests that you file.

77.9(b) by 2 ft. The nearest airport is MFR, and the nearest runway is 14LF/32RF.

The FAA requests that you file



Thanks for the opportunity to comment.

Marcy Black
Deputy Director-Administration

Liz A. Conner

From: valerie.thorsen@faa.gov
Sent: Tuesday, April 04, 2017 4:46 PM
To: bob@neathamer.com
Cc: Liz A. Conner
Subject: Hondeleau Lane subdivision

Good afternoon,

I am writing in response to the residential subdivision proposal provided for Federal Aviation Administration (FAA) review from the City of Medford Planning Department (File No. LDS-17-08). I am not concerned about the zoning aspect of this proposal, but am interested in the construction piece. It is my understanding, after having a conversation with Liz, that the building height limit in this area is 35 feet. That's great from an airspace perspective; however, we would like to know of any heavy equipment, lifts, cranes, etc that will be used during construction that may impact safe air navigation. Given the proximity to the airport, please submit a Notice of Proposed Construction or Alteration- FAA Form 7460 at <https://oeaaa.faa.gov>. Please let me know if you have any questions.

Thank you,
Valerie Thorsen
Airport Planner (OR)
Seattle Airports District Office
425-227-2655

RECEIVED

APR 17 2017



PLANNING DEPT.

WETLAND LAND USE NOTIFICATION RESPONSE

OREGON DEPARTMENT OF STATE LANDS

775 Summer Street NE, Suite 100, Salem, OR 97301-1279

Phone (503) 986-5200

www.oregonstatelands.us

DSL File Number: WN2017-0130

Cities and counties have a responsibility to notify the Department of State Lands (DSL) of certain activities proposed within wetlands mapped on the Statewide Wetlands Inventory. Liz Conner from city of Medford submitted a WLUN pertaining to local case file #: LDS-17-028.

Activity location:

township: 37S	range: 01W	section: 08	quarter-quarter section: BD
tax lot(s): 100			
street address: 2004 Hondeleau Ln Medford			
city: Medford		county: Jackson	
latitude: 42.37011		longitude: -122.846212	

Mapped wetland/waterway features:

Oregon Removal-Fill requirement (s):

A state permit is required for 50 cubic yards or more of removal and/or fill in wetlands, below ordinary high water of streams, within other waters of the state, or below highest measured tide where applicable.

Your activity:

A state permit will not be required for the proposed project if the submitted wetland delineation report and map are approved.(currently in review)..

Contacts:

Related wetland delineations/determinations:

WD #	Status
WD2017-0066	under Review

This is a preliminary jurisdictional determination and is advisory only.

Comments: A wetland delineation (WD2017-0066) is pending review at the Department of State Lands. Preliminary mapping indicates no wetlands and 1 irrigation ditch that is likely not jurisdictional. These results are preliminary and cannot be used until department review and approval are completed via a concurrence letter and date-stamped approved map.

CITY OF MEDFORD
EXHIBIT # Q
File # LDS-17-028

Response by: *Sydney McAllister* date: 04/14/2017

DENSITY CALCULATION FORM

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

File No.	LDS-17-028
Planner	Liz Conner
Date	March 10, 2017

GROSS ACREAGE	
Tax Lot Numbers	
371W08BD100	3.03 AC
_____	_____ AC
_____	_____ AC
_____	_____ AC
_____	_____ AC
Existing ROW to Centerline	0.13 AC
Gross Acres	3.16 AC
Effective Acres (Gross - Subtracted)	3.16

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	4.00
Maximum	6.00
No. DU Proposed	
No. DU Permitted	2min/2max
Minimum	12.64
Maximum	18.95
Percentage of Maximum	0.00%

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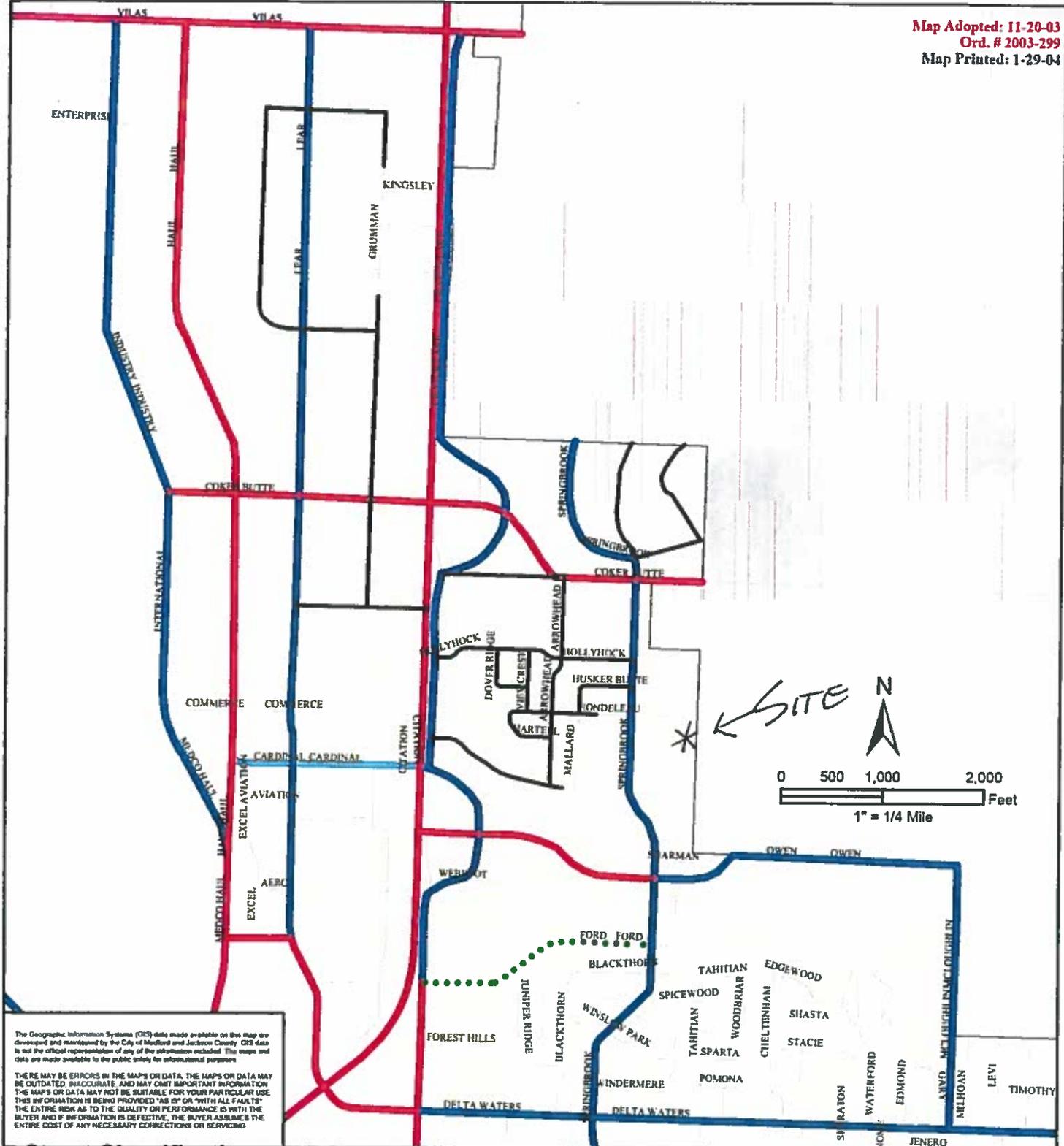
EXISTING R-O-W CALCULATION				
	LF	Width	SE	Acreage
Hondeleau Lane	186.95	30.00	5,608.50	0.13
_____	_____	_____	_____	_____
(Street Name)	-	-	-	-
			5,608.50	0.13

CITY OF MEDFORD
EXHIBIT # 12
File # LDS-17-028

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

Adopted North Medford Circulation Plan

Map Adopted: 11-20-03
 Ord. # 2003-299
 Map Printed: 1-29-04



The Geographic Information Systems (GIS) data made available on this map are developed and maintained by the City of Medford and Jackson County. GIS data is not the official representation of any of the information included. The maps and data are made available to the public solely for informational purposes.

THERE MAY BE ERRORS IN THE MAPS OR DATA. THE MAPS OR DATA MAY BE OUTDATED, INACCURATE, AND MAY OMIT IMPORTANT INFORMATION. THE MAPS OR DATA MAY NOT BE SUITABLE FOR YOUR PARTICULAR USE. THIS INFORMATION IS BEING PROVIDED "AS IS" OR "WITH ALL FAULTS." THE ENTIRE RISK AS TO THE QUALITY OR PERFORMANCE IS WITH THE BUYER AND IF INFORMATION IS DEFECTIVE, THE BUYER ASSUMES THE ENTIRE COST OF ANY NECESSARY CORRECTIONS OR SERVICING.

Street Classifications

- Major Arterial
- Major Collector
- Local Streets
- Minor Arterial
- Minor Collector
- Other Streets
- Standard Residential

- UGB
- Adopted Circulation Plan Area



Street Functional Classification Plan

UGB Amendment Project

Street Classifications

- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Future Higher Order Street*

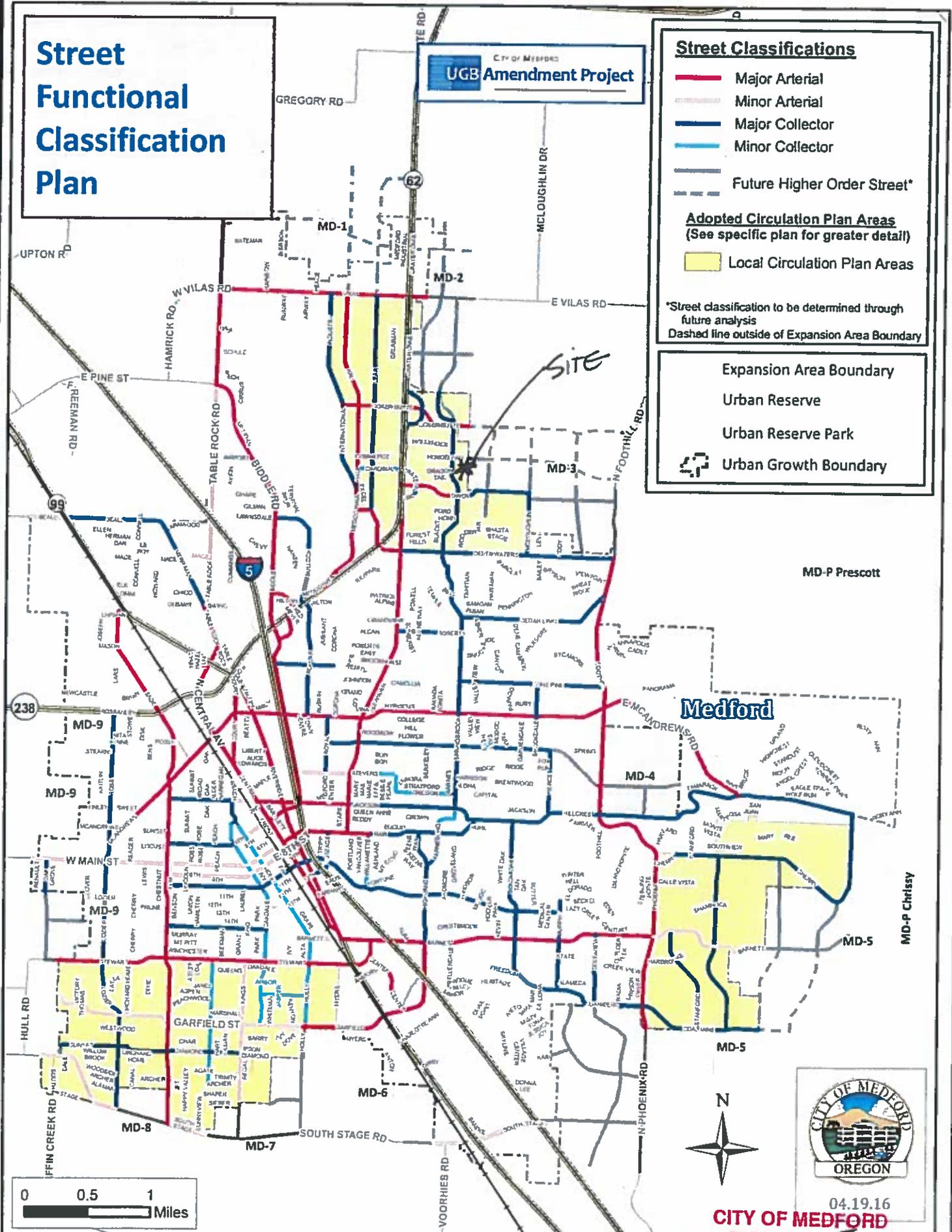
Adopted Circulation Plan Areas

(See specific plan for greater detail)

- Local Circulation Plan Areas

*Street classification to be determined through future analysis
Dashed line outside of Expansion Area Boundary

- Expansion Area Boundary
- Urban Reserve
- Urban Reserve Park
- Urban Growth Boundary



MD-P Prescott

Medford

MD-4

MD-5

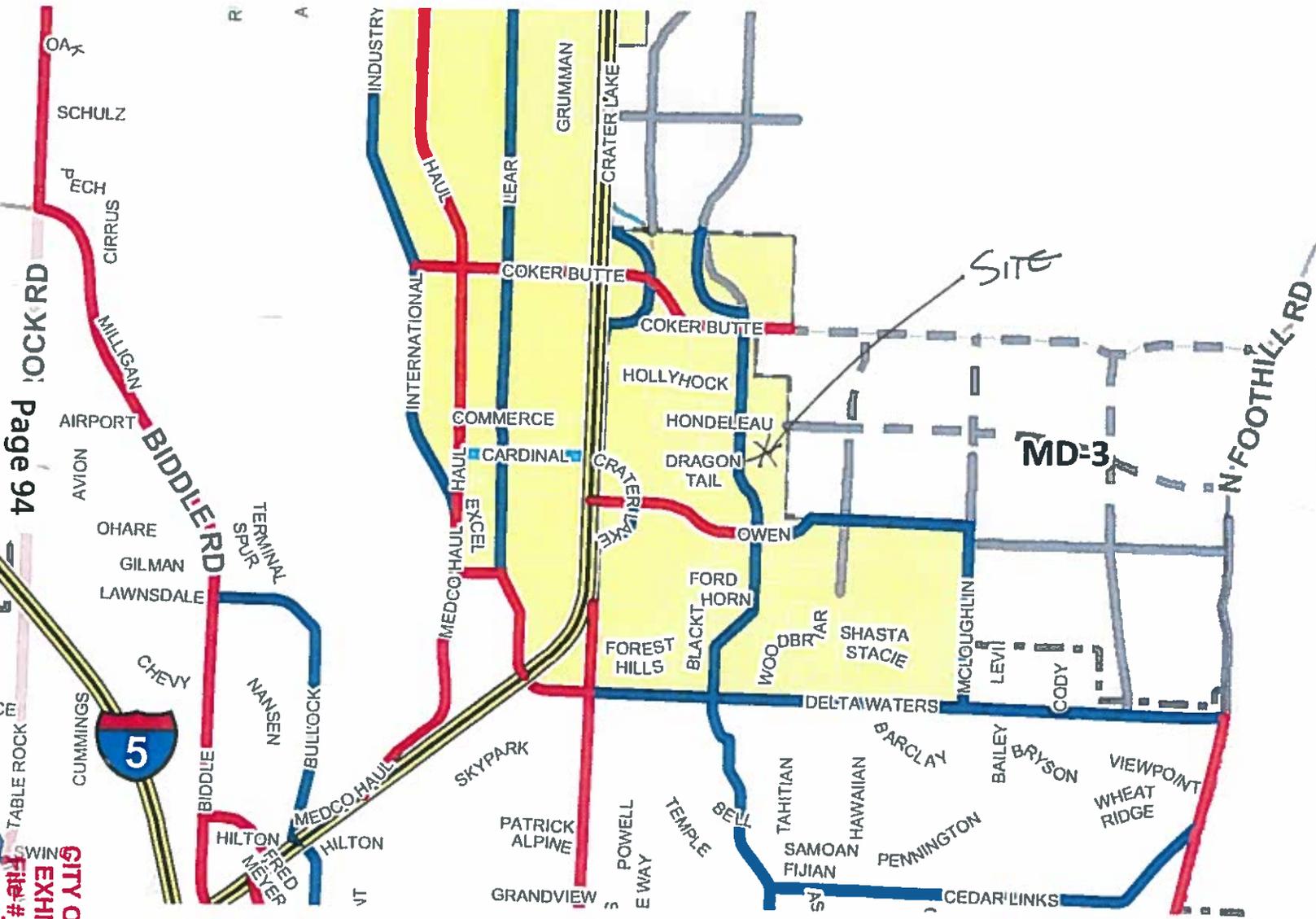
MD-6

MD-8

MD-7



04.19.16
CITY OF MEDFORD
EXHIBIT # 1
File # LDS-17-028



future analysis
Dashed line outside

Urban

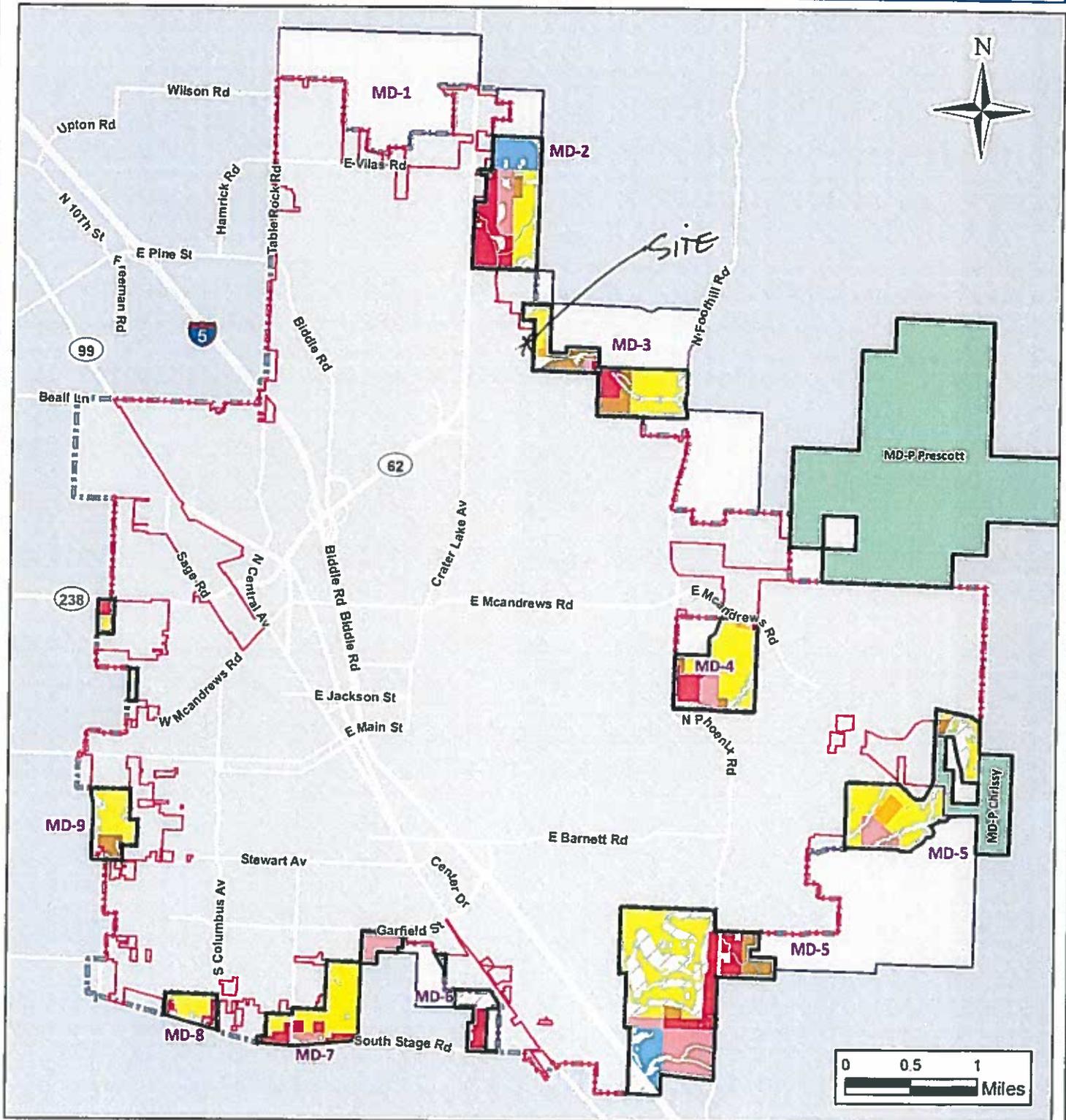
Urban

Urban

Urban

GITY OF MEDFORD
EXHIBIT # 4
File # LDS-17-028

Expansion Area General Land Use Plan



Legend

- Expansion Area Boundary
- City Limits
- Urban Growth Boundary
- Urban Reserves

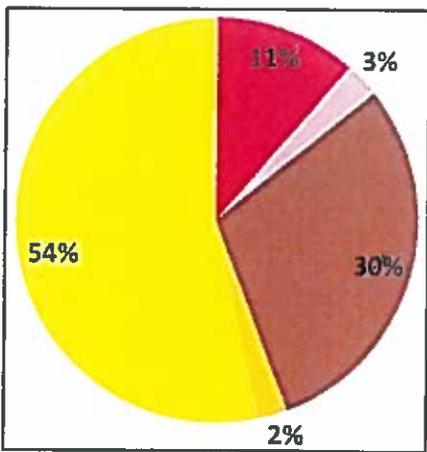
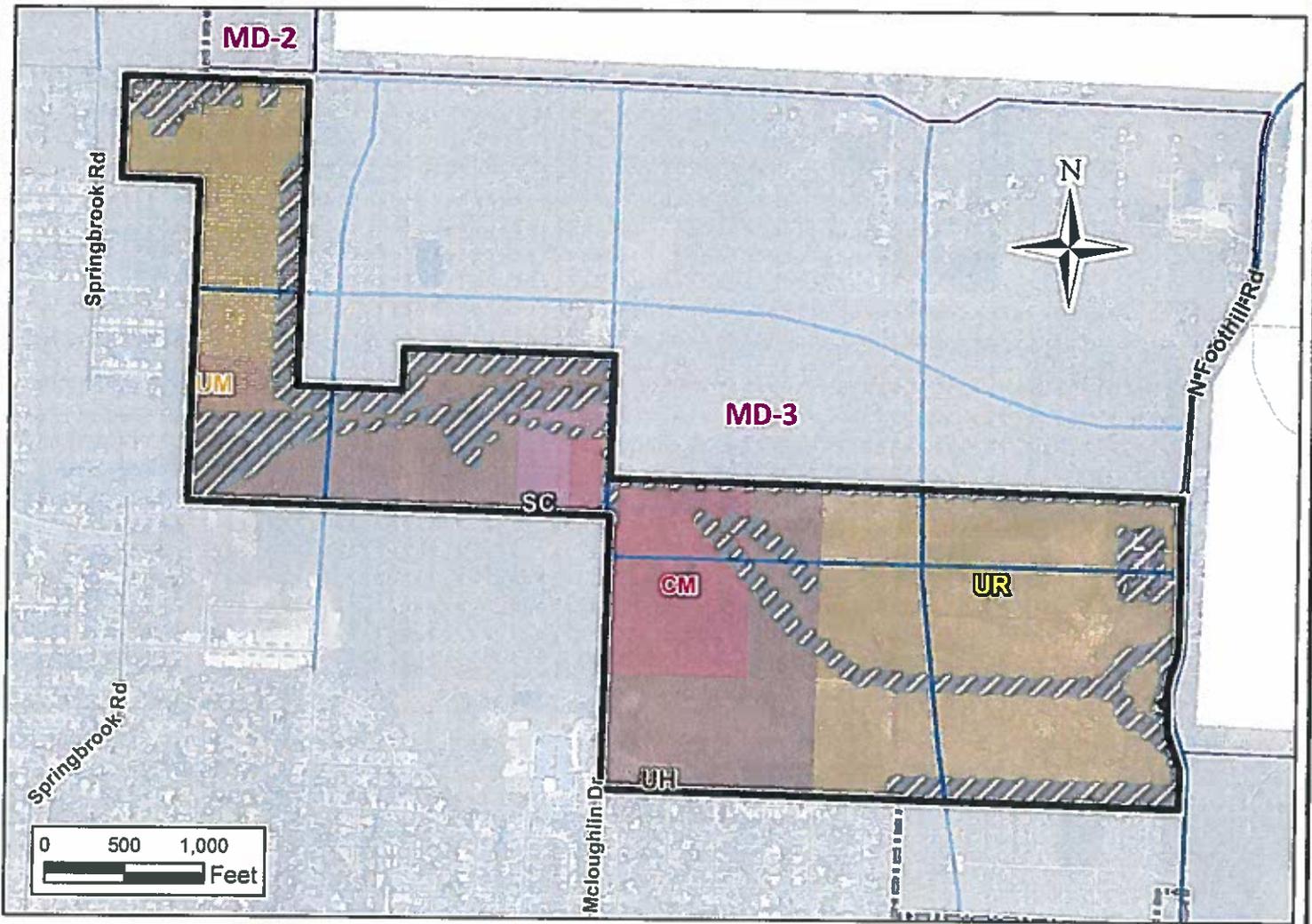
GLUP designation

OM	SC	HL	GI
UH	UM	UR	PS



1.30.17

MD-3 Expansion Area Boundary

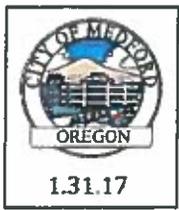
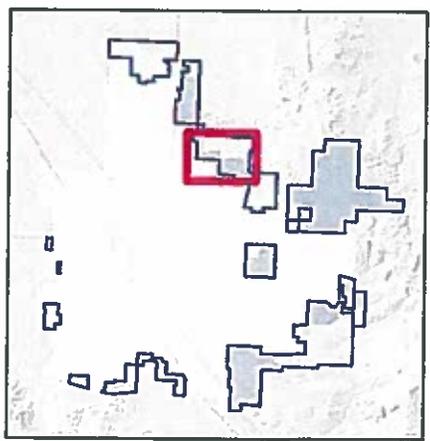


Legend

- Expansion Area Boundary
- Urban Reserves
- Urban Growth Boundary
- Unbuildable
- Future Higher Order Street

GLUP designation

CM	SC	HI	GI
UH	UM	UR	PS

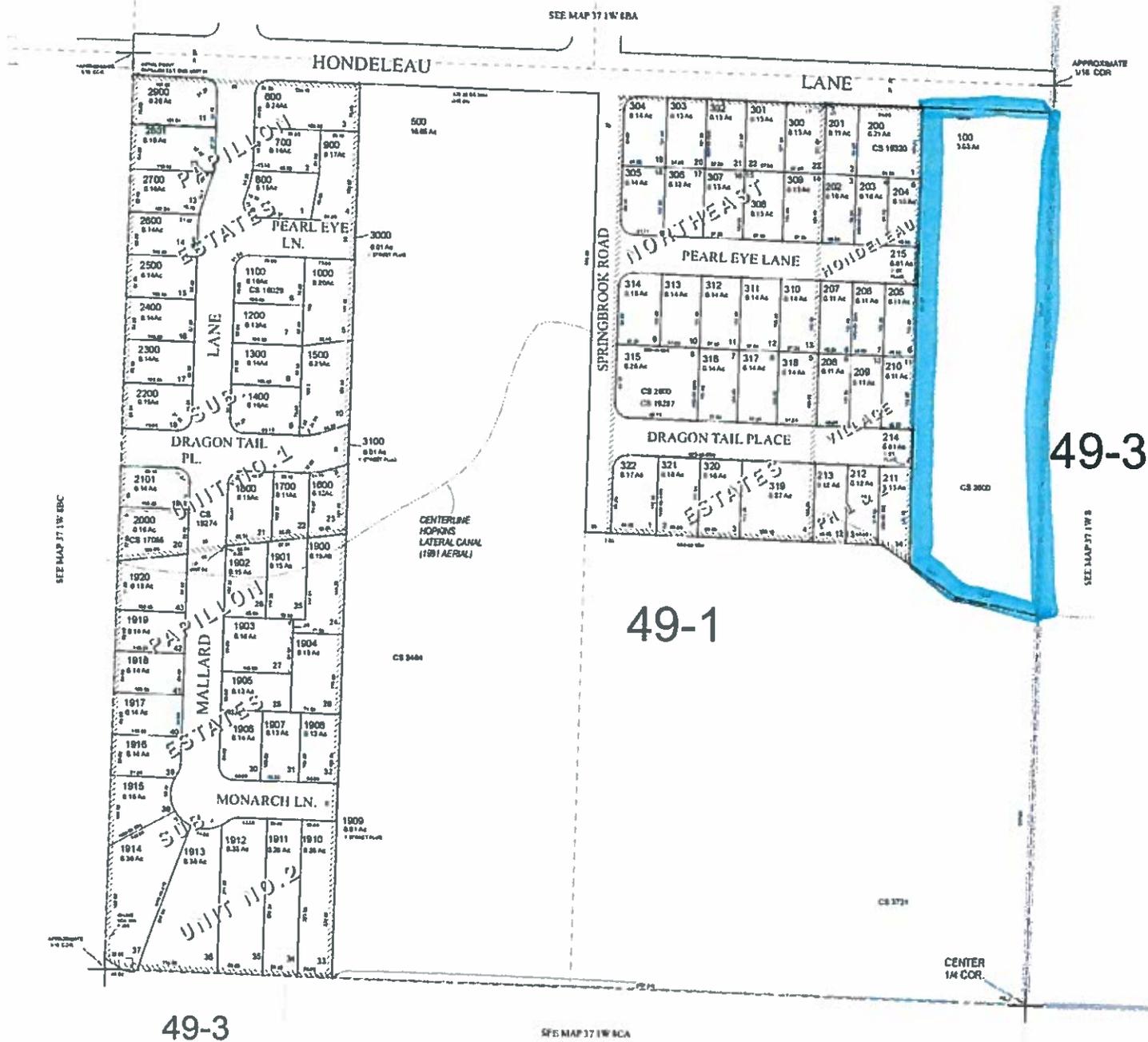


FOR ASSESSMENT AND TAXATION ONLY

S.E.1/4, N.W.1/4, SEC.8, T.37S., R.1W., W.M.
JACKSON COUNTY
1" = 100'

37 1W 08BD
MEDFORD

SEE MAP 37 1W 8BA



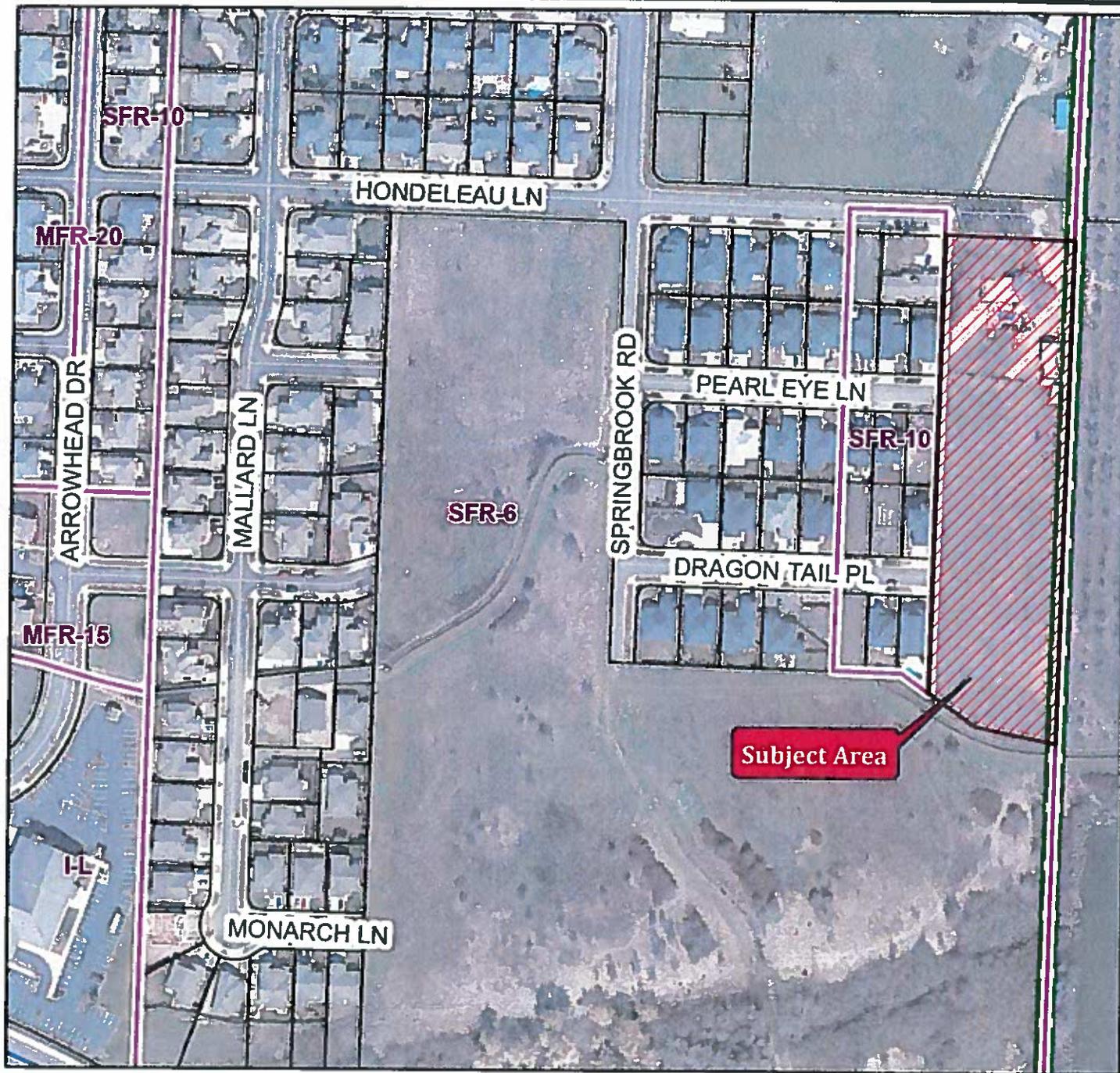
CANCELLED TAX
LOT NUMBERS:
2100 ADDED TO 2000
2800
3200 KILLED TO STREET
3300 KILLED TO STREET
400 ADDED TO 300



City of Medford Planning Department

Vicinity
Map

File Number:
LDS-17-28

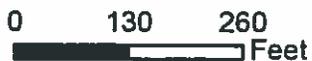


Project Name:

Bosc View East

Map/Taxlot:

371W08BD TL 100



02/24/2017

Legend

-  Subject Area
-  Medford Zoning
-  Tax Lots

