Planning Commission Agenda June 11, 2020

MEDFORD
OREGON

Commission Members

David Culbertson

Joe Foley

David Jordan

Bill Mansfield

David McFadden

Mark McKechnie

E. J. McManus

Jared Pulver

Jeff Thomas

Regular Planning Commission meetings are held on the second and fourth Thursdays of every month

Meetings begin at 5:30 PM

The meeting may be viewed on Charter Channel 181, streamed on the City website www.cityofmedford.org or on RVTV at rvtv.sou.edu

PLANNING COMMISSION AGENDA

MEDFORD OREGON

June 11, 2020
5:30 P.M.
Zoom Virtual Meeting

Virtual Meeting information
Office of the Governor Executive Order No. 20-16 require that the governing body of a public body [as defined by ORS 192.610(3) and (4)] shall hold public meetings and hearings by telephone, video or through some other electronic or virtual means whenever possible. To attend virtually, tune into Charter Channel 181 or live stream at the City website www.cityofmedford.org or on RVTV at rvtv.sou.edu.

10. Roll Call

20. Consent Calendar / Written Communications (voice vote). None.

30. Approval or Correction of the Minutes from May 28, 2020 hearing.

40. Oral Requests and Communications
The Planning Commission is only accepting written comments and not verbal comments, with the exception of land use applicants, who will be given the opportunity to attend the meeting electronically. Public comments will be accepted via first class mail or email until noon on May 14, 2020. Please email general comments to terri.richards@cityofmedford.org. Public hearing testimony pertaining to the agenda items should be sent to the project planner's email listed by each agenda item.

50. Public Hearings
Comments are limited to a total of 10 minutes for applicants and/or their representatives.

Continuance Requests
50.1 PUD-20-032 / LDS-20-100 Consideration of a revised tentative plat and PUD Plan for the Springbrook Park Planned Unit Development in order to create nine additional lots at the southeast corner of the site. The subject site is contained within an approximate 1.50 acres of a 19.6-acre tract of land, and is located along Springbrook Road north of Owen Drive within the SFR-6 (Single-Family Residential, six dwelling units per gross acre) and MFR-15 (Multiple Family Residential, fifteen dwelling units per gross acre) zoning districts. Applicant, Springbrook Park, LLC. Agent, Steven Swartsley; Planner, Dustin Severs, dustin.severs.cityofmedford.org. **The applicant requests this item be continued to the June 25, 2020 Planning Commission meeting.**

50.2 LDS-20-083 Consideration of tentative plat approval for Angell Village Subdivision, a proposed 4-lot residential subdivision on a single 1.17-acre parcel located at 1225 Corona Avenue in the SFR-4 (Single-Family Residential, four dwelling units per gross acre) zoning district (371W19BA2300); Applicant, Gary Angell; Agent, Scott Sinner Consulting, Inc.; Planner, Dustin

Severs, dustin.severs.cityofmedford.org. **This item to be continued to the June 25, 2020 Planning Commission meeting.**

New Business

50.3 CP-20-134 Consideration of Minor Comprehensive Plan Amendment to modify the Urbanization and Neighborhood Elements specifically related to the Rogue Valley Manor's open space assessment requirement in planning unit MD-5f. Applicant, City of Medford; Planner, Carla Angeli Paladino, carla.paladino@cityofmedford.org.

50.4 UP-19-004 Consideration of a Comprehensive Plan Amendment to adopt an Urbanization Plan into the Neighborhood Element for ten tax lots totaling 417.18 acres located west of North Phoenix Road (planning unit MD-5f- Rogue Valley Manor). Applicant, City of Medford; Planner, Carla Angeli Paladino, carla.paladino@cityofmedford.org.

60. Reports

60.1 Site Plan and Architectural Commission
60.2 Transportation Commission
60.3 Planning Department

70. Messages and Papers from the Chair

80. City Attorney Remarks

90. Propositions and Remarks from the Commission

100. Adjournment

.

STAFF REPORT – CONTINUANCE REQUEST

for a Type-III quasi-judicial decision: **PUD & Land Division**

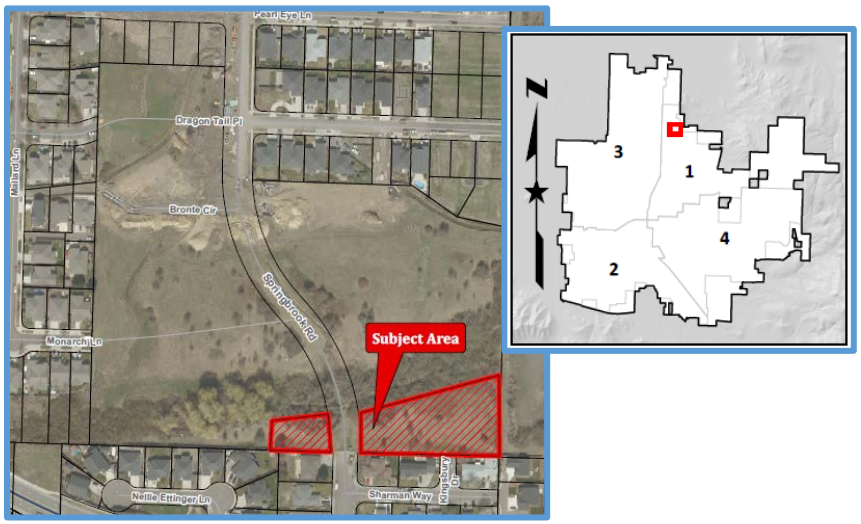
Project	Springbrook Park PUD Applicant: Springbrook Park, LLC Agent: Steven Swartsley	
File no.	PUD-20-032 / LDS-20-100	
To	Planning Commission	*for 6/11/2020 hearing*
From	Dustin Severs, Planner III	
Reviewer	Kelly Evans, Assistant Planning Director	
Date	June 4, 2020	

BACKGROUND

Proposal

Consideration of a revised tentative plat and PUD Plan for the Springbrook Park Planned Unit Development in order to create nine additional lots at the southeast corner of the site. The subject site is contained within an approximate 1.50 acres of a 19.6-acre tract of land, and is located along Springbrook Road north of Owen Drive within the SFR-6 (Single-Family Residential, six dwelling units per gross acre) and MFR-15 (Multiple Family Residential, fifteen dwelling units per gross acre) zoning districts.

Vicinity Map



Request

The applicant has requested that the item be continued to June 25, 2020.

EXHIBITS

A Continuance Request, received June 4, 2020.
Vicinity Map

PLANNING COMMISSION AGENDA:

April 23, 2020
May 14, 2020
May 28, 2020
June 11, 2020

Kelly Evans

From: swartsley <swartsley@charter.net>
Sent: Thursday, June 4, 2020 6:15 AM
To: Dustin J. Severs
Subject: RE: continuance

June 25 is fine. I'll gather up what we need.

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: "Dustin J. Severs"
Date: 6/3/20 7:15 PM (GMT-08:00)
To: "'swartsley@charter.net'"
Subject: continuance

Steve,

We'll be publishing for the June 11th hearing tomorrow. Could you send me an email requesting a continuance to a future date. If we can start getting the new plans in by next week, that should give us plenty of time to make the June 25th hearing.

Thank you

MEDFORD PLANNING

Vicinity Map

File Number:

PUD-20-032

Project Name:

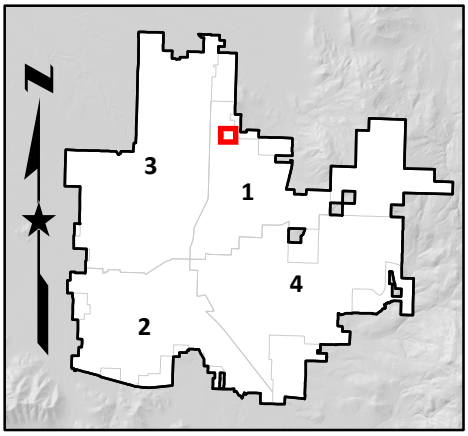
Kinsbury at Springbrook Park

Legend

Subject Area

Tax Lots

0 160 320 Feet



3/11/2020

MEDFORD
PLANNING

STAFF REPORT – REVISED

for a type-III quasi-judicial decision: **Land Division**

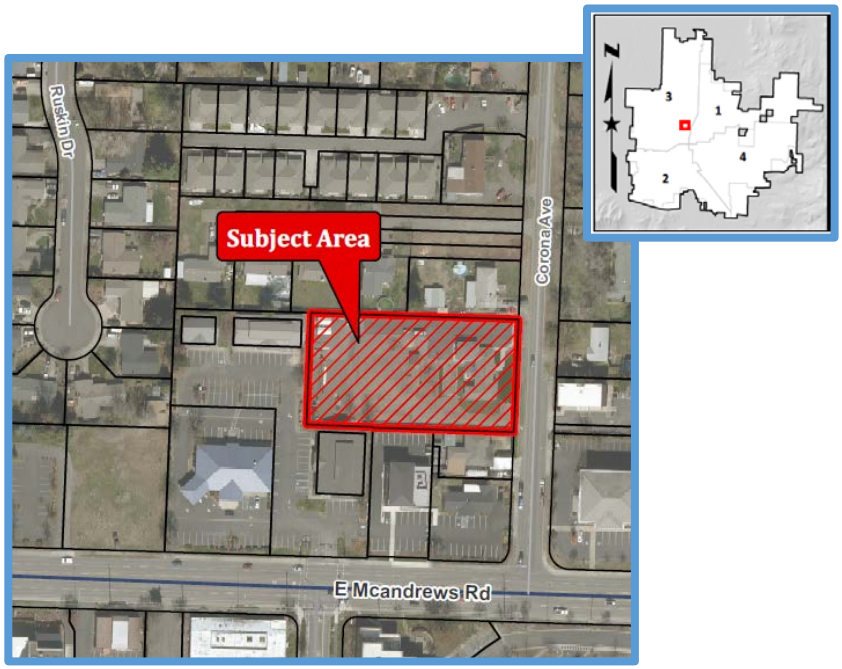
Project	Angell Village Subdivision Applicant: Gary Angell Agent: Scott Sinner Consulting, Inc.	
File no.	LDS-20-083	
To	Planning Commission	*for 6/11/2020 hearing*
From	Dustin Severs, Planner III	
Reviewer	Kelly Evans, Assistant Planning Director	
Date	June 4, 2020	

BACKGROUND

Proposal

Consideration of tentative plat approval for Angell Village Subdivision, a proposed 4-lot residential subdivision on a single 1.17-acre parcel located at 1225 Corona Avenue in the SFR-4 (Single-Family Residential, four dwelling units per gross acre) zoning district (371W19BA2300).

Vicinity Map



Subject Site Characteristics

Zoning: SFR-4 (Single-Family Residential, four dwelling units per gross acre)

GLUP: UR (Urban Residential)

Overlay(s): None

Use(s): Single-family residence

Surrounding Site Characteristics

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

South Zone: C-S/P
Use(s): West Orthodontics

East Zone: C-S/P
Use(s): Rogue Valley Pre-school

West Zone: C-S/P
Use(s): Banner Bank

Related Projects

None

Applicable Criteria

MLDC 10.202(E): Land Division Criteria

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

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

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

(3) Bears a name that has been approved by the approving authority and does not use a word which is the same as, similar to, or pronounced the same as a word in the name of any other subdivision in the City of Medford; except for the words "town", "city", "place", "court", "addition", or similar words; unless the land platted

is contiguous to and platted by the same applicant that platted the land division bearing that name; or unless the applicant files and records the consent of the party who platted the land division bearing that name and the block numbers continue those of the plat of the same name last filed;

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

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

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

Issues and Analysis

Project Summary

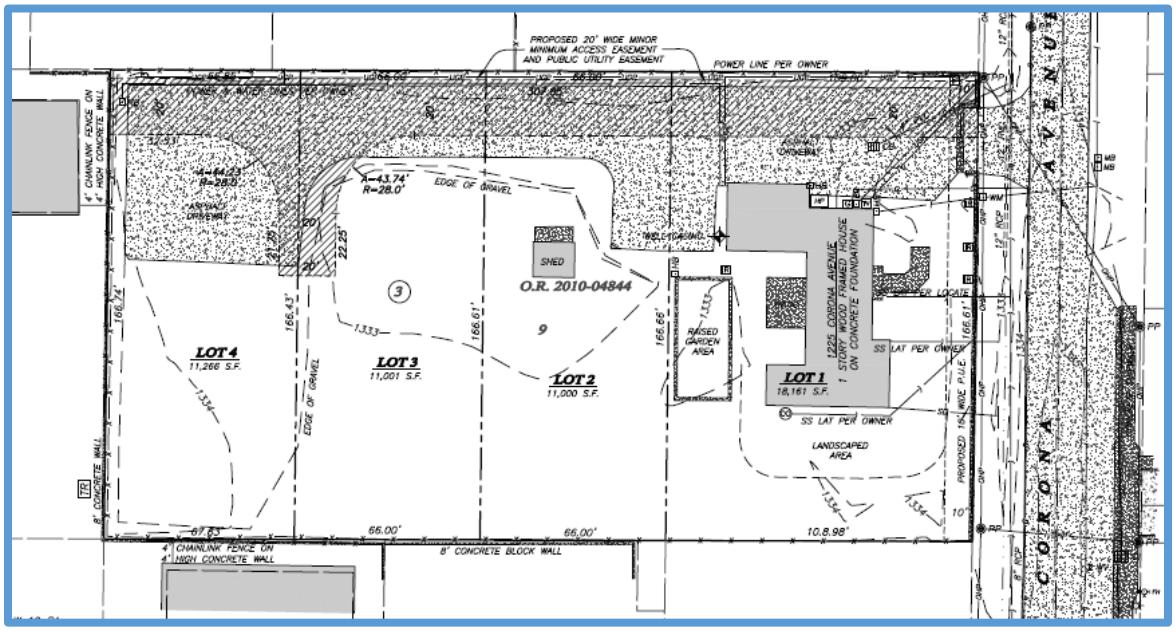
Current site

The subject site consists of a single 1.17-acre parcel, containing a single-family home with an attached garage. The parcel is fronted by Corona Avenue, a Standard Residential street. Vehicular access to the existing residence is provided by a driveway off of Corona Avenue. Street section improvements have not been completed along the site's frontage.

Proposal

The applicant is proposing to subdivide the property, creating a 4-lot residential subdivision—Angell Village Subdivision. The existing single-family house is proposed to remain with the future development of the site, along with the existing shed identified on Lot 2.

With the approval of the subdivision, the applicant will be required to construct a sidewalk with a planter strip along the Corona Avenue frontage.



Density

Density Table

SFR-4 Minimum /Maximum Density	Allowed	Shown
2.5 to 4.0 dwelling units per gross acre	3 min. – 5 max.	4 lots

As shown on the Density Table above, based on approximately 1.28 gross acres of land, the creation of four lots, as identified on the submitted tentative plat, falls within the minimum/maximum range permitted for the SFR-4 zoning district, as per MLDC 10.713.

Development Standards

Detached Single Family Dwellings

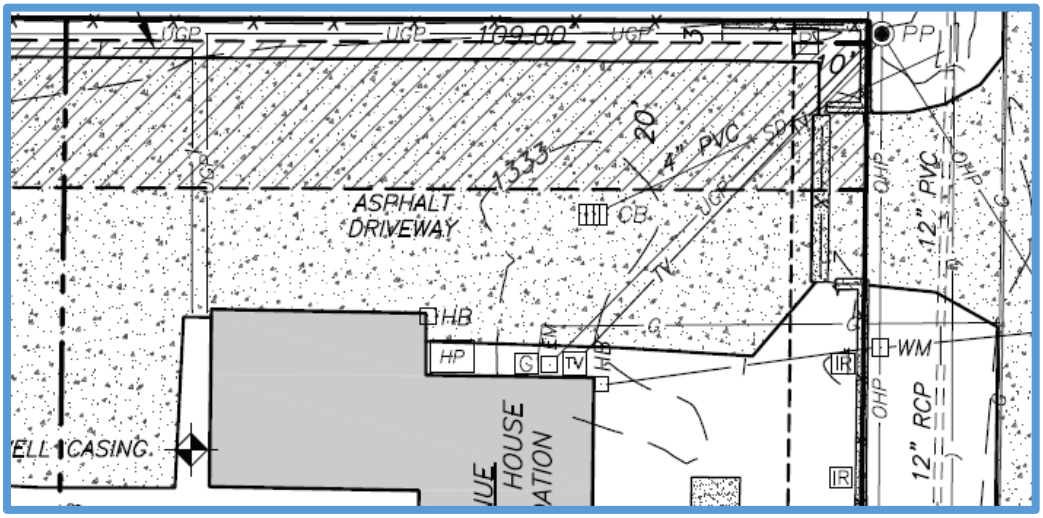
Site Development Table (MLDC 10.710)

SFR-4	Lot Area	Minimum Lot Width (Interior)	Minimum Lot Depth	Minimum Lot Frontage
Required	6,500 to 18,750	60 feet	90 feet	30 feet
Shown	Lot 1: 18,161 Lot 2: 11,000 Lot 3: 11,001 Lot 4: 11,266	Lot 1: 166 Lot 2: 66 Lot 3: 66 Lot 4: 67	Lot 1: 108 Lot 2: 166 Lot 3: 166 Lot 4: 166	Lot 1: 166 Lot 2: 66 Lot 3: 66 Lot 4: 67

As shown in the Site Development Table above, it can be found that the four proposed lots, as identified on the submitted plat meet all the dimensional standards for lots in the SFR-4 zoning district, as per MLDC 10.710.

Minimum Access Easement (MAE)

The plat shows a Minor MAE serving as vehicular access for Lots 2-4. Per MLDC 10.43(A)(1), a Minor MAE is a shared driveway upon which a minimum of two and maximum of three dwelling units take access. The applicant's findings state that the existing house will utilize the southerly approach of the existing driveway, and the MAE will utilize the northerly approach.



Pursuant to MLDC 10.450, shown below, the construction of a MAE requires discretionary approval through the Planning Commission. The applicant's findings point out the infill nature of the development, and identifies (a) and (b) below as warranting the approval of the MAE.

> 10.450 Cul-de-sacs, Minimum Access Easements and Flag Lots
>
> (1) Cul-de-sacs, minimum access easements and flag lots shall only be permitted when the approving authority finds that any of the following conditions exist:
>
> (a) One or more of the following conditions prevent a street connection: excess slope (15%) or more), presence of a wetland or other body of water which cannot be bridged or crossed, existing development on adjacent property, presence of a freeway or railroad.
>
> (b) It is not possible to create a street pattern which meets the design requirements for streets.
>
> (c) An accessway is provided consistent with the standards for accessways in Section 10.464 through Section 10.466.

Existing Structures

The existing single-family house (identified on Lot 1) will remain with the subject development. The submitted plat also identifies an existing structure (shed) on Lot 2, also proposed to remain; however, per MLDC 10.012, an accessory structure is only permitted when located on the same lot as the principal structure.

A condition of approval has been added, requiring that the existing structure identified on Lot 2 be removed prior to final plat approval.

Facility Adequacy

Per the agency comments submitted to staff (Exhibits E-G), it can be found that, with the imposition of the conditions of approval contained in Exhibit A, there are adequate facilities to serve the future development of the site.

Other Agency Comments

None

Committee Comments

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

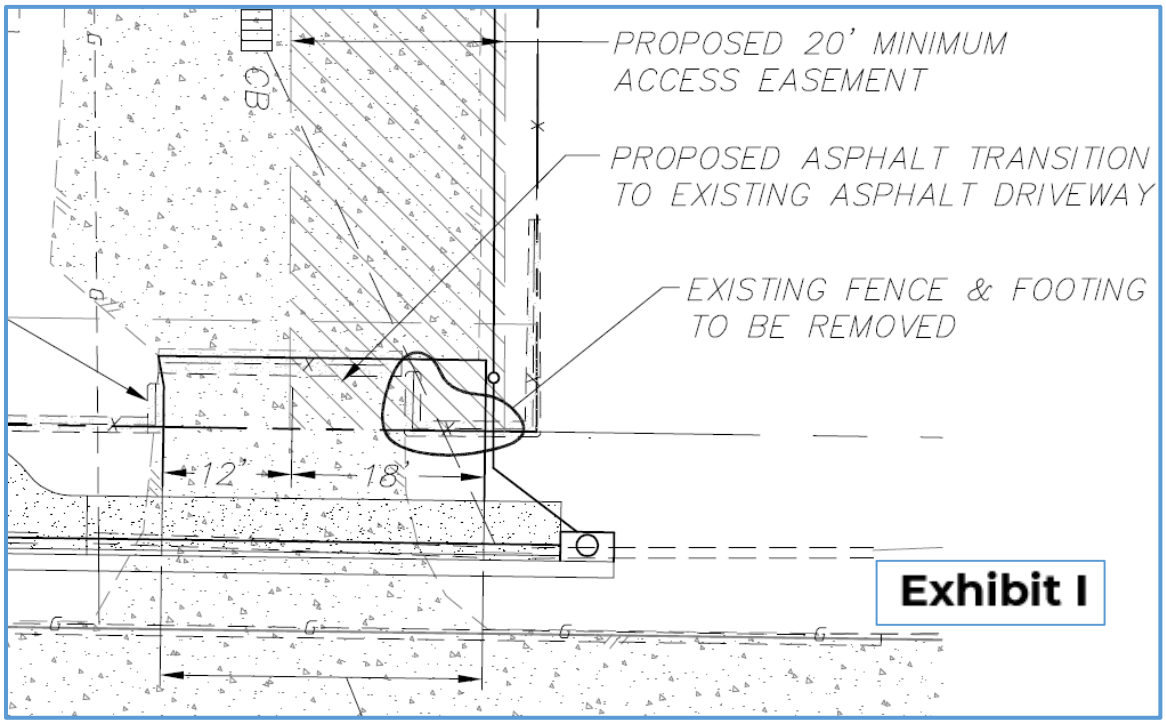
REVISIONS

In order to simultaneously respect social distancing requirements, to allow individuals to respond to information provided by the applicant during applicant's presentation, and to comply with state law [ORS 197.763(6)] and our code [MLDC 10.130(E)(10)], staff recommended closing the public hearing, leaving the written record open, and continuing the item to the June 11, 2020, meeting. The purpose is to allow any participant to submit additional written evidence and comments regarding the application that would be allowed during an in-person meeting that cannot be accommodated in a virtual meeting. The applicant verbally authorized the continuance.

At the May 28 meeting, there was discussion regarding the proposed minimum access easement. The proposed MAE showed on the plans included two unique features. First, the plans showed an offset of several feet between the existing driveway approach off of Corona Avenue and the northerly portion of the proposed MAE. The applicant explained that an existing pipe fence/gate located at the north side of the existing driveway inhibited the northern portion of the proposed MAE from aligning flush with the driveway. Second, the applicant proposed a shared driveway approach off of Corona Avenue between the MAE—serving Lots 2-4—and the driveway serving the existing residence, located on proposed Lot 1. The applicant's findings state that the existing residence will use the southerly portion (12 feet) of the driveway approach for access, while the northerly half will be used to serve the proposed MAE.

The Commission raised concerns with both features. The existing pipe fence/gate at the north corner, which the applicant explained included a feature allowing the gate to close the driveway off, raised concerns with access for fire trucks and other emergency vehicles. The Commission also raised questions concerning the proposed shared driveway approach and potential long-term conflicts rising between the present/future residents on Lot 1 and the future residents on Lots 2-4.

The applicant has submitted a plan showing a different layout for the proposed MAE, one in which the applicant hopes addresses both issues previously raised by the Commission (Exhibit I). The applicant's submitted supplemental findings (Exhibit J) state that the existing pipe fence/gate will be removed, and pavement will be added to the driveway approach to align flush with the proposed MAE. The expanded driveway will include a 30-foot approach off of Corona Avenue—providing the full 18-foot paved width for the proposed MAE, while the remaining 12-foot southerly portion will be used as legal access for the existing residence (Lot 1).



Staff also received a revised report from the Fire Department (Exhibit G-1). The report includes information related to electric gate requirements.

FINDINGS AND CONCLUSIONS

Tentative Plat

Staff finds the subdivision plat consistent with the Comprehensive Plan and all applicable design standards set forth in Articles IV and V. Furthermore, the subdivision will not prevent development of the remainder of the property under the same ownership or of adjoining land; bears a name (Angell Village), which has been reviewed and approved by the City's Address Technician; the plat does not include the creation of a public street; and criteria 5 and 6 are inapplicable.

RECOMMENDED ACTION

As noted above, the public hearing was closed and the record left open for anyone to submit written evidence or comment. Because new information was submitted by the applicant during the initial seven day period (Exhibits I and J), the Commission must continue the item to June 25, 2020.

During the seven day period between June 4 and June 11, 2020, any interested party may respond to new evidence that was submitted in the first seven-day window (i.e., Exhibit A-1, Exhibit G-1, Exhibit I and Exhibit J). Comments must be in writing and

submitted to the Planning Department by 3:00 p.m. on June 10, 2020. The third seven day period is reserved for the applicant to rebut any comments received during the second seven-day window (June 4 through June 11).

On June 25, 2020, the Commission must deliberate and render its decision (unless the applicant requests a continuance). Staff will request that the Commission adopt the final order at that time.

Staff continues to recommend approval of the application; however, the recommended motion is:

> **I move to continue LDS-20-083 to June 25, 2020, per the Revised Staff Report dated June 4, 2020.**

EXHIBITS

A-1 Conditions of Approval, drafted May 21, 2020.
B Tentative Plat, received March 19, 2020.
C Conceptual Grading & Drainage Plan, received March 19, 2020.
D Applicant's Findings of Fact & Conclusions of Law, received March 19, 2020.
E Public Works Staff Report, received May 6, 2020.
F Medford Water Commission memo & associated map, received May 6, 2020.
G-1 Medford Fire Department Report (revised), received June 1, 2020.
H Utility Plan, submitted March 19, 2020.
I MAE Plan, received June 2, 2020.
J Applicant's supplemental findings, received June 2, 2020.
Vicinity map

PLANNING COMMISSION AGENDA: **MAY 28, 2020**
JUNE 11, 2020

EXHIBIT A-1

Angell Village Subdivision
LDS-20-083
Conditions of Approval
June 4, 2020

CODE REQUIRED CONDITIONS

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

1. Comply with all conditions stipulated by the Medford Public Works Department (Exhibit E).
2. Comply with all conditions stipulated by the Medford Water Commission (Exhibit F).
3. **Comply with all conditions stipulated by the Medford Fire Department (Exhibit G-1).**
4. Remove the existing accessory structure (shed) identified on Lot 2.
5. **Submit a revised plat showing a Minimum Access Easement (MAE) consistent with the layout illustrated in Exhibit I.**
6. **Remove the portions of the existing gate serving as an encumbrance to vehicular access from the driveway approach off of Corona Avenue.**

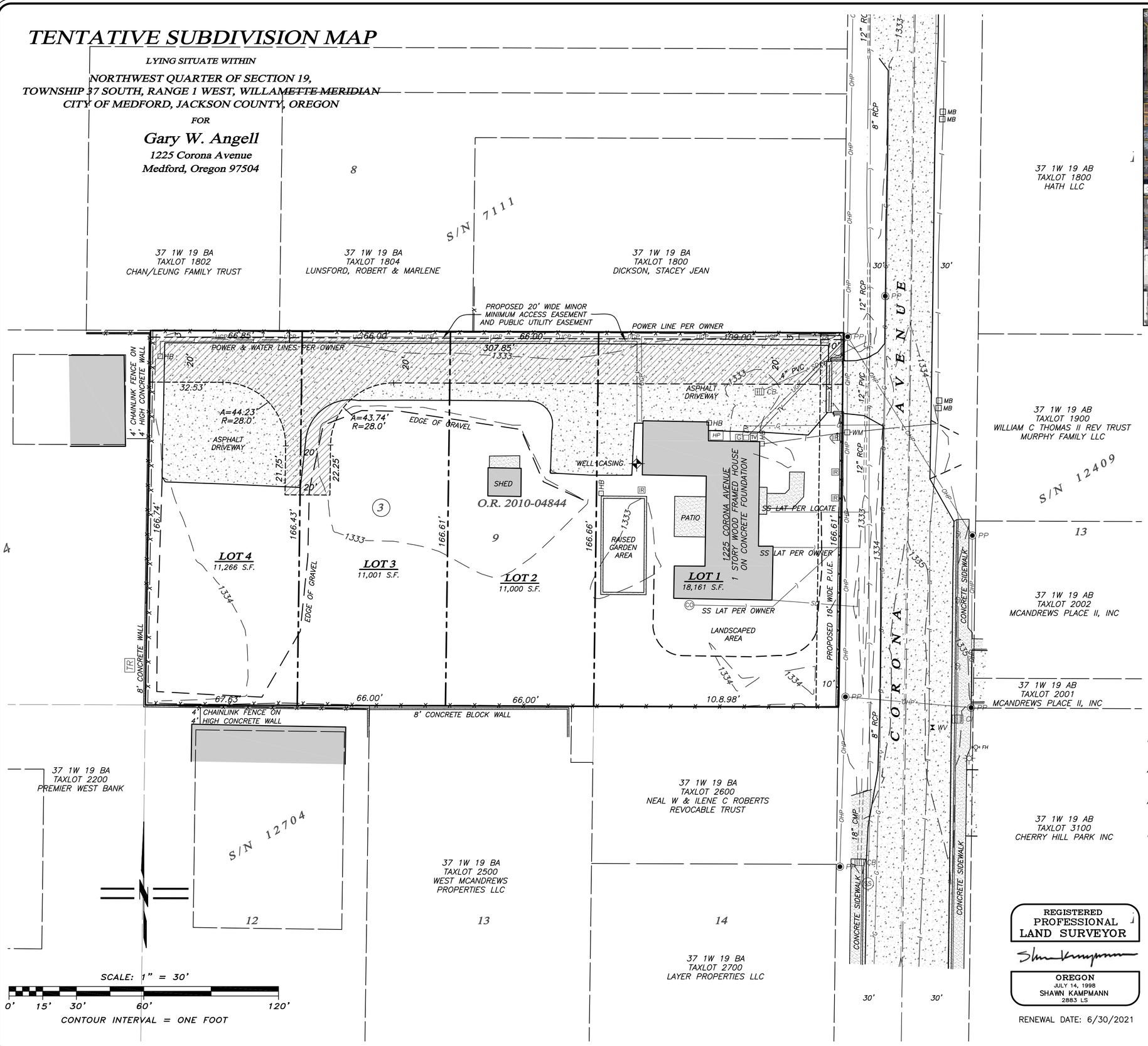
TENTATIVE SUBDIVISION MAP

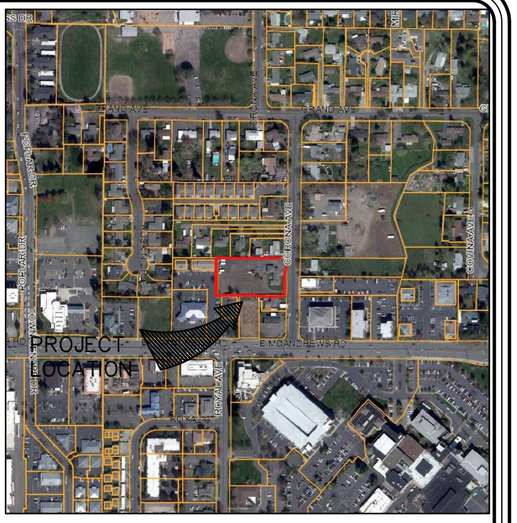
LYING SITUATE WITHIN

NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR

Gary W. Angell
1225 Corona Avenue
Medford, Oregon 97504





VICINITY MAP

(NOT TO SCALE)

LEGEND

	PROPERTY LINE
	PROPOSED PARTITION LINE
	BOUNDARY LINE
	CENTERLINE
X	FENCELINE
	WATER LINE
T	BURIED PHONE LINE
G	BURIED GAS LINE
	SANITARY SEWER LINE
SD	STORM DRAIN LINE
OHP	OVERHEAD POWER LINE
PP	POWER POLE
WV	WATER VALVE
SD	STORM DRAIN MANHOLE
SS	SANITARY SEWER MANHOLE
CO	CLEANOUT
CB	CATCH BASIN
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
G	GAS METER
EM	ELECTRIC METER
	TRAFFIC SIGN
P.U.E.	PUBLIC UTILITY EASEMENT

RECORD OWNER: GARY W. ANGELL
1225 CORONA AVENUE
MEDFORD, OREGON 97504

APPLICANT: GARY W. ANGELL
1225 CORONA AVENUE
MEDFORD, OREGON 97504

AGENT: POLARIS LAND SURVEYING, LLC
P.O. BOX 459
ASHLAND, OREGON 97520

NOTES:
- ZONING DISTRICT: SFR-4 (SINGLE FAMILY)
- TOTAL GROSS AREA = 56,425 SQ. FT. (1.29 ACRES)
- MEDFORD SCHOOL DISTRICT 549C
- MEDFORD FIRE DISTRICT STATION 81S5
- MEDFORD IRRIGATION DISTRICT
- MEDFORD SEWER SERVICE
- EASEMENTS EXISTING & PROPOSED ARE DENOTED HEREON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2021

SURVEYED BY:

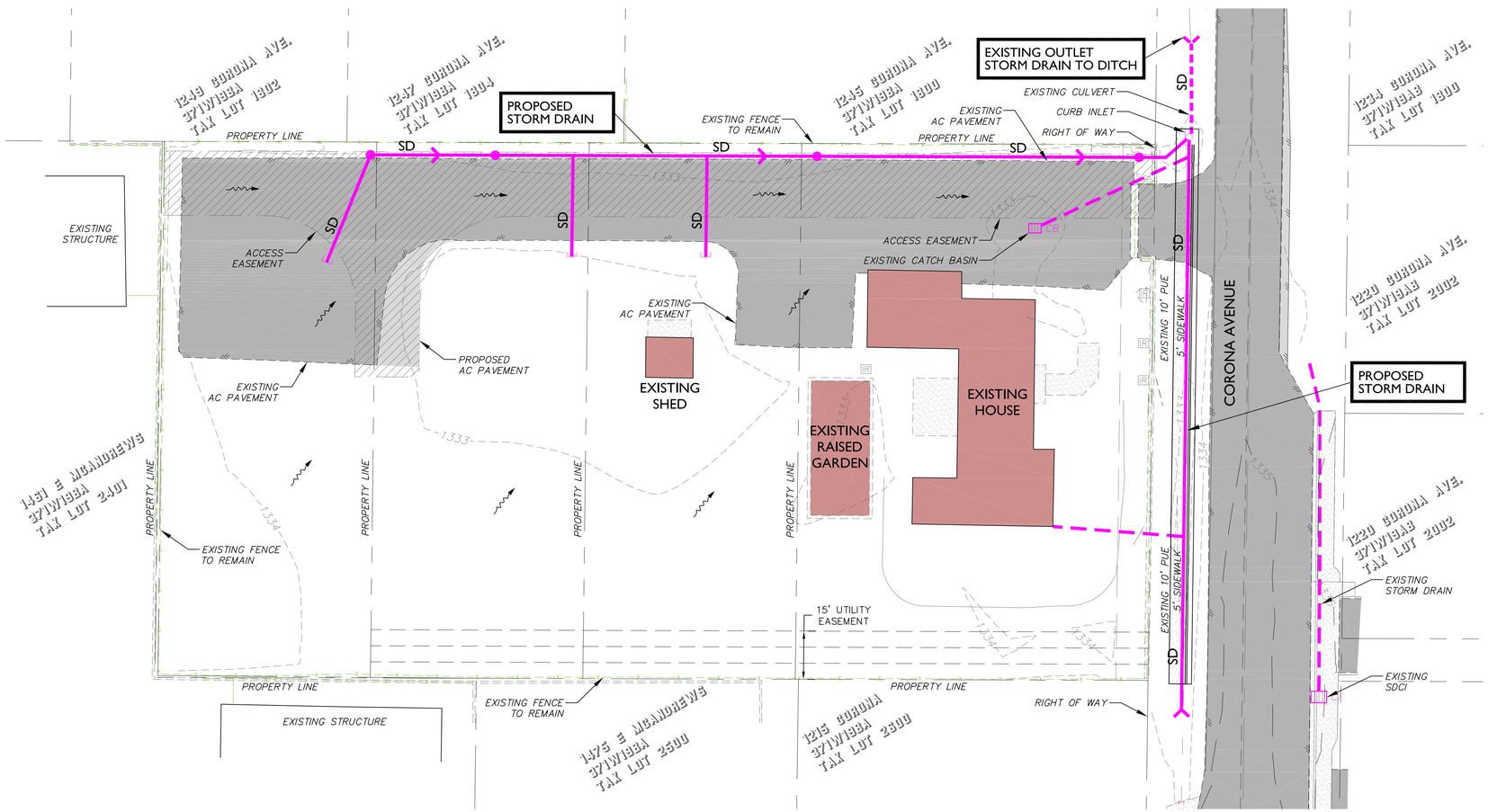
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: MARCH 16, 2020
PROJECT NO. 1208-18

Assessor's Map No. 37 1W 19 BA, Tax Lot 2300

POLARIS LAND SURVEYING

EXHIBIT B
CITY OF MEDFORD



LEGEND

- PROPOSED STORM CLEANOUT
- PROPOSED STORM CURB INLET
- PROPOSED STORM MAIN
- EXISTING STORM MAIN
- SURFACE DRAINAGE DIRECTION
- CONTOUR - MAJOR (ELEV)
- CONTOUR - MINOR (ELEV)

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

EXHIBIT C.1

811 Know what's below. Call before you dig.

CONSTRUCTION ENGINEERING CONSULTANTS INC.
P.O. BOX 1724 - MEDFORD - OR 97501
PH. (541) 779-5268

DRAWN BY: JMJ	DATE: 03/20
CHECKED BY: MWK	DATE: 03/20
APPROVED RVS:	DATE:
APPROVED:	DATE:
APPROVED:	DATE:
APPROVED:	DATE:

NO.	REVISION	DATE	BY

REGISTERED PROFESSIONAL ENGINEER
OREGON
NOV. 11, 2008
ANTHONY M. BAKKE
EXPIRES 12/31/21

NOT FOR CONSTRUCTION

CITY OF MEDFORD - ENGINEERING DEPARTMENT

ANGELL VILLAGE
PHASE I
CIVIL IMPROVEMENTS

CONCEPTUAL
GRADING & DRAINAGE PLAN

PROJECT NO. –

DRAWING NO.

NAME: ANGELL CONCEPT.DWG PROJ.: 20-03 PLOT DATE: 03/18/20

EXHIBIT C CITY OF MEDFORD

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

IN THE MATTER OF AN APPLICATION FOR	)	
A LAND DIVISION FOR THE PROPERTY IDENTIFIED AS	)	FINDING OF FACT
T371W19BA TAX LOT 2300	)	AND
GARY ANGELL APPLICANT	)	CONCLUSIONS
SCOTT SINNER CONSULTING, INC. AGENT	)	OF LAW

I. BACKGROUND INFORMATION

Applicant:

Gary Angell
1225 Corona Ave
Medford, OR 97504
gwangell66@gmail.com

Agent:

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

Property:

37 1W 19BA TL 2300
1225 Corona Ave
Medford, OR 97504

1.17 acres net
SFR-4 zoning district

Project Summary:

The subject property is within the SFR-4 zoning district and Urban Residential (UR) GLUP designation.

The approval of the requested Land Division will create 4 lots conforming to the standards of the Medford Land Development Code (MLDC).

The site has significant existing improvements that are proposed to be retained for access.

EXHIBIT D CITY OF MEDFORD

Approval Criteria:

The relevant approval criteria for the requested land division is found within MLDC 10.202 (E) as provided below:

(E) Land Division Approval Criteria.
The Planning Commission shall not approve any tentative plat unless it first finds that the proposed land division, together with the provisions for its design and improvement:

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

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

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

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

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

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

Findings of Fact:

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

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

The subject property is 2.5 miles from the Rogue Valley International Airport, and 1.5 miles from Interstate Highway 5 (I-5). The subject property has frontage on Corona Avenue.

RVTD bus route 21 is the closest route with a bus stop is located on Royal Avenue approximately .25 miles for the site.

The subject property has frontage on Corona Avenue. The frontage of the site does not have a developed sidewalk or bike lane.

The City Engineer has determined this segment meets the definition for a legacy street as defined in the MLDC and future development will not require dedication of right of way.

The Medford Transportation System Plan (TSP) is acknowledged, therefore also consistent with the Oregon Transportation Planning Rule.

The subject property is within the General Land Use Plan Map (GLUP) UR Urban Residential map designation. The UR designation allows for the SFR-2, SFR-4, SFR-6 and SFR-10 zoning districts, and the property is within the SFR-4 zoning district, consistent with the GLUP designation.

The City Council has not adopted a street circulation plan for the area of the subject parcel.

Conclusions of Law:

The Planning Commission can conclude this application is consistent with the Comp Plan, the TSP and there are no neighborhood circulation plans. The application is consistent with the adopted Medford Transportation System Plan and the Oregon Transportation Planning Rule, and the SFR-4 zoning district is appropriate within the UR GLUP designation.

(1) 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 partition plan submitted with this application proposes development of the entire parcel. All adjoining parcel are currently developed to urban densities.

Conclusions of Law:

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

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

Findings of Fact:

The proposed subdivision name is Angell Village and is unique in the jurisdiction.

Conclusions of Law:

The Planning Commission can conclude the application is consistent with the criteria as the proposed name is a unique name.

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

Findings of Fact:

The approval of this application will not create any new streets. A proposed minor minimum access easement will provide access for the three new parcels. A minimum access easement is private and does not require a unique name.

The existing house will continue to utilize the existing approach for access and the Minimum access easement serving lots 2-4 will utilize the north portion of the existing approach.

The City Engineer reviewed and approved the applicant's request for this last segment of Corona Avenue to be considered a Legacy Street.

Conclusions of Law:

The Planning Commission can conclude the proposed plat conforms with new and existing street patterns in the area.

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

The approval of this application will not create any new streets. A proposed minor minimum access easement will provide access for the three new parcels. A minimum access easement is private and does not require a unique name.

This plat does not propose any new streets. The existing Corona Avenue frontage will be completed and will be a public street.

Conclusions of Law:

The Planning Commission can conclude the tentative plat has provided public street.

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

Findings of Fact:

The subject parcel does not abut any properties in the County Exclusive Farm Use (EFU) zoning district.

Conclusions of Law:

The Planning Commission can conclude the subject property does not abut any properties or agricultural lands in the EFU zoning district and no mitigation is applicable.

Additional Criteria

Three additional criteria relevant to this application are the Hillside Ordinance and the Block Length Ordinance and Minimum Access Easement section 10.450.

Hillside Ordinance

10.929 Hillside Ordinance, Purpose; Applicability

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

The subject property is not located in a high slope area as identified or described in the MLDC. The requirements to comply with the hillside ordinance requirements, including the constraints analysis do not apply to this property and the current development application.

As required by the MLDC, this application contains the submittal the City of Medford Hillside Development Constraints Analysis Status Form.

Conclusions of Law

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

Block Length Ordinance

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

10.426 Street Circulation Design and Connectivity

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

1. *Adopted neighborhood circulation plans where provided; and*

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

B. Street Connectivity and Formation of Blocks Required.

1. *Block layouts shall substantially conform to adopted neighborhood circulation plans for the project area if applicable. Street arrangement and location may depart from the adopted plan if the project will result in a comparable level of overall connectivity. Projects that depart from the neighborhood circulation plan shall conform to planned higher order streets adopted in the City of Medford Transportation System Plan.*

2. *Proposed streets, alleys and accessways shall connect to other streets within a development and to existing and planned streets outside the development, when not precluded by factors in Section 10.426 C.2 below. When a development proposes a cul-de-sac, minimum access easement or flag lot to address such factors, the provisions of Section 10.450 apply.*

3. *Proposed streets or street extensions shall be located to provide direct access to existing or planned transit stops and other neighborhood activity centers such as schools, office parks, shopping areas, and parks.*

4. *Streets shall be constructed or extended in projections that maintain their function, provide accessibility, and continue an orderly pattern of streets and blocks.*

C. Maximum Block Length and Block Perimeter Length.

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

MAXIMUM BLOCK LENGTH AND PERIMETER LENGTH *Table 10.426-1*

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

2. *The approving authority may find that proposed blocks that exceed the maximum block and/or perimeter standards are acceptable when it is demonstrated by the findings that one or more of the constraints, conditions or uses listed below exists on, or adjacent to the site:*

    a. *Topographic constraints, including presence of slopes of 10% or more located within the boundary of a block area that would be required by subsection 10,426 C.1.,*
    b. *Environmental constraints including the presence of a wetland or other body of water,*
    c. *The area needed for a proposed Large Industrial Site, as identified and defined in the Medford Comprehensive Plan Economic Element, requires a block larger than provided by section 10.426 C.1.e. above. In such circumstances, the maximum block length for such a Large Industrial Site shall not exceed 1,150 feet, or a maximum perimeter block length of 4,600 feet*
    d. *Proximity to state highways, interstate freeways, railroads, airports, significant unbuildable areas or similar barriers that make street extensions in one or more directions impractical,*
    e. *The subject site is in SFR-2 zoning district,*
    f. *Future development on adjoining property or reserve acreage can feasibly satisfy the block or perimeter standards,*
    g. *The proposed use is a public or private school, college or other large institution,*
    h. *The proposed use is a public or private convention center, community center or arena,*
    i. *The proposed use is a public community service facility, essential public utility, a public or private park, or other outdoor recreational facility.*

j. When strict compliance with other provisions of the Medford Land Development Code produce conflict with provisions in this section.

3. Block lengths are permitted to exceed the maximum by up to 20% where the maximum block or perimeter standards would require one or more additional street connections in order to comply with both the block length or perimeter standards while satisfying the street and block layout requirements of 10.426 A or B or D,

4. When block perimeters exceed the standards in accordance with the10.426 C.2. above, or due to City or State access management plans, the land division plat or site plan shall provide blocks divided by one or more public accessways, in conformance with Sections 10.464 through 10.466.

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

Findings of Fact

10.426 (2)(d) recognizes the constraints of existing development on circulation.

The subject parcel is bordered by properties developed at urban densities on the south, west and north. These parcels do not allow for the applicant to create a public street circulation pattern in the vicinity as the adjoining parcels are fully developed.

Conclusions of Law

The Planning Commission can conclude the application is consistent with the block length ordinance contained in the MLDC as the site is constrained by existing development on adjacent parcels.

10.450 Cul-de-sacs, Minimum Access Easements and Flag Lots

(1) Cul-de-sacs, minimum access easements and flag lots shall only be permitted when the approving authority finds that any of the following conditions exist:

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

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

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

(2) If a cul-de-sac is necessary, then the following standards shall apply: (a) Cul-de-sac streets shall be as short as possible and shall not exceed 450 feet in length. (b) Cul-de-sac streets shall have a vehicle turnaround area with a minimum right-of-way radius of forty-five (45) feet and a minimum paved section radius of thirty-seven (37) feet.

(3) If a flag lot is necessary, then the following standards shall apply:

(a) The access drive, or flag pole, shall have a minimum width of twenty (20) feet.

(b) The minimum lot frontage for a flag lot shall be twenty (20) feet.

(c) The required front yard setback shall be measured from the lot frontage property line.

(d) The minimum driveway throat width shall be determined as per Section 10.550.

Findings of Fact

This application proposes a minor Minimum Access Easement (MAE) for access for lots 2 through 4. A minor MAE requires a 20' wide easement with an 18' paved section and serves up to 3 dwelling units. The existing house will utilize the southerly portion of the existing driveway approach and the MAE will utilize the northly portion of the approach.

The existing development on the south, west and north prevent the development of any circulation pattern, and all other adjoining parcels are currently improved at urban densities. The commercial properties on the south and west installed a 4' block retaining walls their properties and backfilled to create level parking lots for their commercial development.

This application and the creation of a MAE to provide access for this land division is consistent with 10.450 a) and b) as existing development on the adjoining parcels prevents a street circulation pattern in the vicinity.

This application does not propose a public Cul de Sac or flag lots and the relevant sections of the 10.450 are not applicable.

Conclusions of Law

The Planning Commission can conclude the application is consistent with MLDC section 10.450 for a minimum access easement as existing development on adjoining properties do not allow for a street circulation pattern in the vicinity.

Application Summary and Conclusion:

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

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

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

The subdivision proposes a unique name.

The application does not propose ant public streets.

The property is not located in a steep slope area and the existing development on adjoining parcels prevents a street circulation consistent with the block length ordinance.

The existing development on adjoining parcels demonstrates the need to develop the property at urban densities with a minimum access easement.

This application is consistent will all approval criteria contained in the MLDC for a land division. On behalf of the applicant, I respectfully request the approval of this application.

Scott Sinner
Scott Sinner Consulting, Inc.

LD DATE: 5/6/2020
Revised Date: 5/20/2020
File Number: LDS-20-083

PUBLIC WORKS DEPARTMENT STAFF REPORT

Angell Village Subdivision (TL 2300)
4 -Lot Subdivision

Project: Consideration of tentative plat approval for Angell Village Subdivision, a proposed 4-lot residential subdivision on a single 1.17-acre parcel.

Location: Located at 1225 Corona Avenue in the SFR-4 (Single-Family Residential, four dwelling units per gross acre) zoning district (371W19BA2300).

Applicant: Applicant, Gary Angell; Agent, Scott Sinner Consulting, Inc.; Planner, Dustin Severs.

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

Corona Avenue) is classified as a Standard Residential street within the MLDC, Section 10.430. Through a Legacy Street Conference it has been determined that no additional right-of-way will be required.

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

Public Utility Easements (PUE), 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

Corona Avenue – Shall be improved to Standard Residential street standards, in accordance with MLDC 10.430. The Developer shall improve the west half (with a reduced planter strip) plus 12-feet east of the centerline, or to the far edge of the existing pavement, whichever is greater, along the northern half of the frontage of this development. Along the southern half of the frontage, Project P1328D completed partial improvements to the east half plus approximately 12-feet west of centerline. Therefore, along this partially improved portion, the Developer shall improve the remaining west half (with a reduced planter strip) to provide an 18-foot half street width. This shall include saw cutting the existing east edge of pavement back a minimum of 1-foot to ensure structural integrity and to provide cross slopes that meet current standards as required.

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

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

Minor Minimum Access Easement (Private) (Serving Parcels 2, 3 and 4) shall be built consistent with MLDC 10.430(A)(1), 10.746 and improved to a minimum width of 20 feet with AC pavement. The minimum access drive shall be reviewed and constructed with the first building permit for new construction.

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 & Signage – Developer Provided & Installed:

A. 1 – Type R-150 (LED)

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

A. NONE

Numbers are subject to change if changes are made to the plans. All street lights shall be installed per City standards. 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 be responsible for the preservation and re-installation of all signs removed during demolition and site preparation work. The Developer's contractor shall coordinate with the City of Medford Public Works, Maintenance and Operations Division to remove any existing signs and place new signs provided by the Developer, as required.

c. Pavement Moratoriums

There is a no pavement cutting moratorium currently in effect along this developments respective frontage to Corona Avenue.

d. Access to Public Street System

Driveways shall comply with MLDC 10.550.

e. Easements

All public sanitary sewer or storm drain mains shall be located in paved public streets or within easements. A 12-foot wide paved access shall be provided to any public manholes or other structures which are not constructed within the street section, in these locations the paved access shall be located within a 15-foot easement.

Easements shall be shown on the final plat for all sanitary sewer and storm drain mains or laterals which cross lots, including any common area, other than those being served by said lateral. The City requires that easement(s) do not run down the middle of two tax lot lines, but rather are fully contained within one tax lot.

3. Section 10.668 Analysis

To support a condition of development that an applicant dedicate land for public use or

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

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

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

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

Corona Avenue:

Local street construction requirements identified by the Public Works Department and required by the City are the minimum required to protect the public interest and are necessary for additional or densification of development in the City without detracting from the common good enjoyed by existing properties. Developments are required to

provide all internal local streets and half-street improvements to abutting streets, including associated right-of-way dedications, to ensure that new development and density intensification provides the current level of urban services and adequate street circulation is maintained.

Dedication of PUE will benefit development by providing public utility services, which are out of the roadway and more readily available to each Lot being served.

The additional street lighting will provide the needed illumination to meet current MLDC requirements.

B. SANITARY SEWERS

The proposed development is situated within the Medford sewer service area. The Developer shall provide one service lateral to each buildable lot prior to approval of the Final Plat.

C. STORM DRAINAGE

1. Hydrology

The Design Engineer shall provide an investigative report of the off-site drainage on the subdivision perimeter, a distance not less than 100 feet in all directions. All off-site drainage affecting the subdivision shall be addressed on the subdivision drainage plan. A hydrology map depicting the amount of area the subdivision will be draining shall be submitted with hydrology and hydraulic calculations. The opening of each curb inlet shall be sized in accordance with ODOT design standards. These calculations and maps shall be submitted with the public improvement plans for approval by the Engineering Division.

2. Stormwater Detention and Water Quality Treatment

If required, 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. It does not appear that either will be required.

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.

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. Erosion Control set shall include a plan for site stabilization at time of Public Improvement Plan acceptance.

D. SURVEY MONUMENTATION

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

E. GENERAL CONDITIONS

1. Design Requirements and Construction Drawings

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

2. Construction Plans

Construction drawings for any public improvements for this project shall be prepared by a professional Engineer currently licensed in the State of Oregon, and submitted to the Engineering Division of Medford Public Works Department for approval. Construction drawings for public improvements shall be submitted only for the improvements to be constructed with each phase. Approval shall be obtained prior to beginning construction. Only a complete set of construction drawings (3 copies) shall be accepted for review,

including plans and profiles for all streets, minimum access drives, sanitary sewers, stormdrains, and street lights as required by the governing Commission's Final Order, together with all pertinent details and calculations. A checklist for public improvement plan submittal can be found on the City of Medford, Public Works web site (http://www.ci.medford.or.us/Page.asp?NavID=3103). The Developer shall pay a deposit for plan review and construction inspection prior to final plan approval. Public Works will keep track of all costs associated with the project and, upon our acceptance of the completed project, will reconcile the accounting and either reimburse the Developer any excess deposit or bill the Developer for any additional amount not covered by the deposit. The Developer shall pay Public Works within 60 days of the billing date or will be automatically turned over for collections.

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

3. Phasing

The proposed plans do not show any phasing.

4. Draft of Final Plat

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

5. Permits

Building Permit applications for vertical construction shall not be accepted by the Building Department until the Final Plat has been recorded as required by the Planning Commission.

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 (SDCs)

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

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

7. Construction and Inspection

Contractors proposing to do work on public streets (including street lights), sewers, or storm drains shall 'prequalify' with the Engineering Division prior to starting work.

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

Prepared by: Jodi K Cope
Reviewed by: Doug Burroughs

SUMMARY CONDITIONS OF APPROVAL
Angell Village Subdivision (TL 2300)
4 -Lot Subdivision

LDS-20-083

A. Streets

1. Street Dedications to the Public:
   - Corona Avenue – Dedicate additional right-of-way.
   - Dedicate Minor Minimum Access Easement (private).
   - Dedicate 10-foot public utility easements (PUE).

2. Improvements:

Public Streets
- Improve Corona Avenue half plus 12', to Minor Residential street standards.
- Construct the Minor Minimum Access Easement (private).

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

Access and Circulation
- Driveways shall comply with MLDC 10.550.

Other
- No pavement moratorium currently in effect along this developments respective frontage to Corona Avenue.

B. Sanitary Sewer:
- Provide a private lateral to each lot.
- Provide easements as necessary.

C. Storm Drainage:
- Provide an investigative drainage report.
- Provide water quality and detention facilities, as required.
- Provide Engineers verification of stormwater facility construction, as required.
- Provide a comprehensive grading plan.
- Provide storm drain laterals to each tax lot.
- Provide Erosion Control Permit from DEQ.

D. Survey Monumentation
- Provide all survey monumentation.

E. General Conditions
- Building permits will not be issued until after final plat approval.

- = City Code Requirement
o = Discretionary recommendations/comments

The above summary is for convenience only and does not supersede or negate the full report in any way. If there is any discrepancy between the above list and the full report, the full report shall govern. Refer to the full report for details on each item as well as miscellaneous requirements for the project, including requirements for public improvement plans (Construction Plans), design requirements, phasing, draft and final plat processes, permits, system development charges, pavement moratoriums and construction inspection.

BOARD OF WATER COMMISSIONERS

Staff Memo

TO: Planning Department, City of Medford

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

SUBJECT: LDS-20-083

PARCEL ID: 371W19BA TL 2300

PROJECT: Consideration of tentative plat approval for *Angell Village Subdivision*, a proposed 4-lot residential subdivision on a single 1.17-acre parcel located at 1225 Corona Avenue in the SFR-4 (Single-Family Residential, four dwelling units per gross acre) zoning district (371W19BA2300); Applicant, Gary Angell; Agent, Scott Sinner Consulting, Inc.; Planner, Dustin Severs.

DATE: May 6, 2020

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 located south of the proposed Minimum Access Entrance along the west side of Corona Avenue shall be protected in place during sidewalk construction and shall continue to serve the existing dwelling at 1225 Corona Avenue on proposed Lot 1. This water meter box is required to be adjusted to grade in the back of the proposed sidewalk grade.

4. Proposed Lots 2, 3, and 4 are required to have a new water service installed. These water meters shall be located on the south side of the proposed minimum access driveway. Water meters shall not be installed in existing or proposed driveways. "Private" water service line installation to each proposed Lot is required. Applicants engineer shall coordinate approved location, and payment of Water Meter Installation and System Development Charges with MWC Engineering staff.

COMMENTS

1. Off-site water line installation is not required.
2. On-site water facility construction is not required.
3. MWC-metered water service exists to this Lot. (See Condition 3)
4. Access to MWC water lines is available. There is an existing 8-inch water line in Corona Avenue.

EXHIBIT F CITY OF MEDFORD

N

Feet
0 25 50 100

Scale: 1"= 100'

City of Medford Planning Application LDS-20-083 (Angell Village Subd. 1225 Corona Avenue)

May 6, 2020

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

MEDFORD WATER COMMISSION

This map is based on a digital database compiled by Medford Water Commission from a variety of sources. Medford Water Commission cannot accept responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied.

Date: 5/6/2020
Path: R:\Departments\GIS\MXDs\Rods MXDs\Rods ArcGIS Pro - Multi-Layout - 3-13-20.aprx

Medford Fire-Rescue Land Development Report

Review/Project Information

Reviewed By: Kleinberg, Greg

Review Date: 4/30/2020
Meeting Date: 5/6/2020

LD File #: LDS20083

Planner: Dustin Severs

Applicant: Gary Angell

Site Name: Angell Village Subdivision

Project Location: 1225 Corona Avenue

ProjectDescription: Consideration of tentative plat approval for Angell Village Subdivision, a proposed 4-lot residential subdivision on a single 1.17-acre parcel located at 1225 Corona Avenue in the SFR-4 (Single-Family Residential, four dwelling units per gross acre) zoning district (371W19BA2300);

Specific Development Requirements for Access & Water Supply

Conditions

Reference	Comments	Description
OFC 505	A minimum access address sign is required.	The developer must provide a minimum access address sign. A pre-approved address sign can also be utilized. (A brochure is available at: www.medfordfirerescue.org. Once there, click on the Fire and Life Safety tab, and then click on the Construction Info, Permits tab)

EXHIBIT G-1 CITY OF MEDFORD

OFC 503.4; D103.6; D103.6.1; D103.6.2	Parking shall be posted as prohibited along both sides of the driveway and in the fire department turn-around area.	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). Where parking is prohibited for fire department vehicle access purposes, NO PARKING-FIRE LANE 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's. The signs shall have red letters on a white background stating "NO PARKING-FIRE LANE" (See handout). For privately owned properties, posting/marking of fire lanes may be accomplished by any of the following alternatives to the above requirement (consult with the Fire Department for the best option): Alternative #1: Curbs shall be painted red along the entire distance of the fire department access. Minimum 4" white letters stating "NO PARKING-FIRE LANE" shall be stenciled on the curb at 25-foot intervals. Alternative #2: Asphalt shall be striped yellow or red along the entire distance of the fire department access. The stripes shall be at least 6" wide, be a minimum 24" apart, be placed at a minimum 30-60 degree angle to the perimeter stripes, and run parallel to each other. Letters stating "NO PARKING-FIRE LANE" shall be stenciled on the asphalt at 25-foot intervals. 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). This restriction shall be recorded on the property deed as a requirement for future construction. A brochure is available on our website at: http://www.ci.medford.or.us/Files/Fire%20Lane%20Brochure.pdf
OFC 503.5; 503.5.1; 503.6; D103.5	Electric gate requirements.	Access control devices must be approved by the Medford Fire Department. All gates shall have approved locking devices. Manual gates shall have a lock connected to a long length of chain. Automatic gates shall be equipped with an approved emergency services activated opening device (radio frequency microphone click from fire engines opens gate).

Construction General Information/Requirements

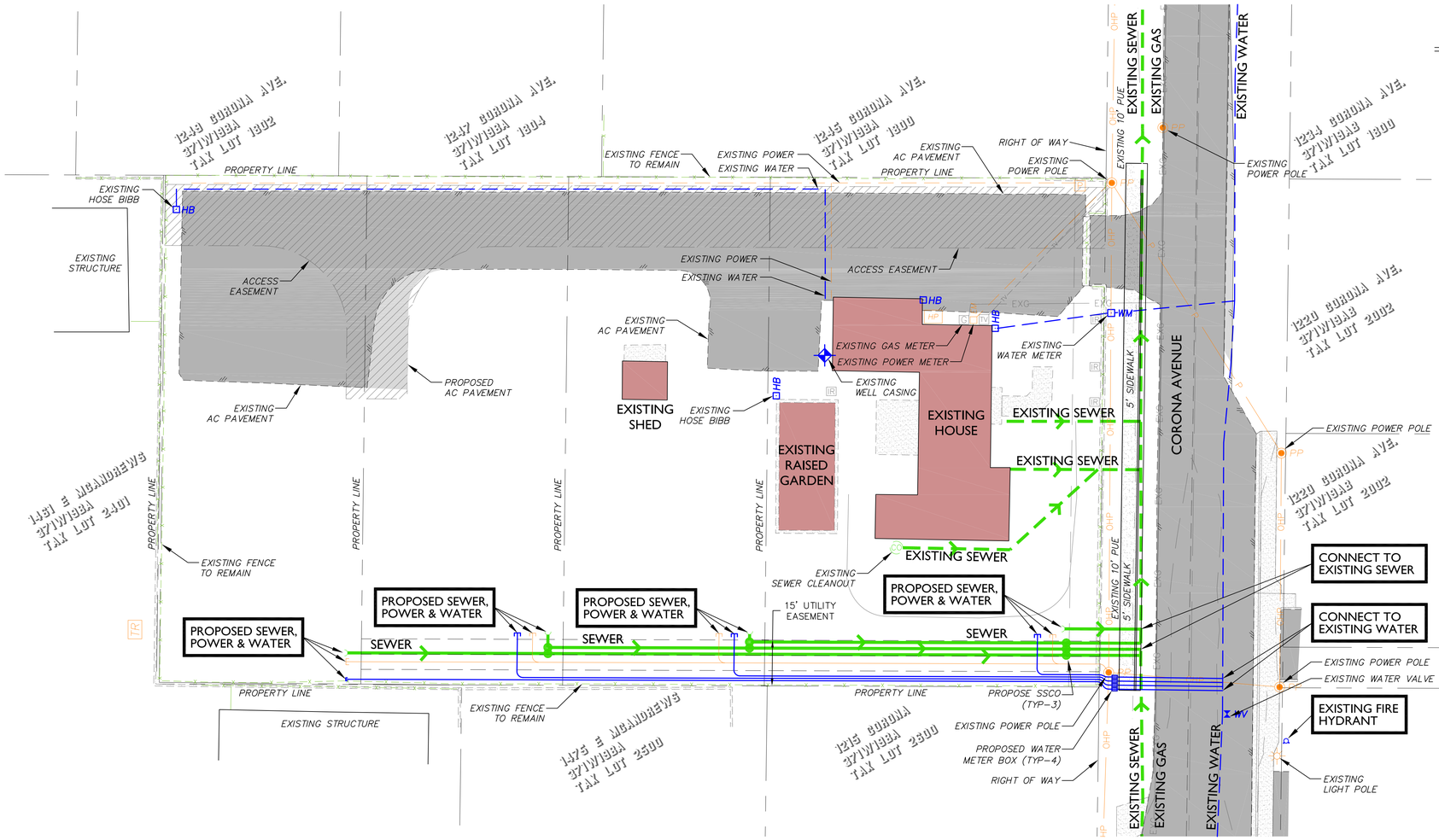
Development shall comply with access and water supply requirements in accordance with the Oregon Fire Code in affect at the time of development submittal. Fire apparatus access roads are required to be installed prior to the time of construction. The approved water supply for fire protection (fire hydrants) is required to be installed prior to construction when combustible material arrives at the site.

Specific fire protection systems may be required in accordance with the Oregon Fire Code.
This plan review shall not prevent the correction of errors or violations that are found to exist during construction. This plan review is based on information provided only.

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

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

www.medfordfirerescue.org



LEGEND

- PROPOSED SEWER CLEANOUT
- PROPOSED SEWER MAIN
- EXISTING SEWER MAIN
- EXISTING FIRE HYDRANT
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- CONTOUR - MAJOR
- CONTOUR - MINOR

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

EXHIBIT C.2

Know what's below. Call before you dig.

CONSTRUCTION ENGINEERING CONSULTANTS INC.
P.O. BOX 1724 - MEDFORD - OR 97501
PH. (541) 779-5268

DRAWN BY: JMJ	DATE: 03/20
CHECKED BY: MWK	DATE: 03/20
APPROVED RVS:	DATE:
APPROVED:	DATE:
APPROVED:	DATE:
APPROVED:	DATE:

NO.	REVISION	DATE	BY

REGISTERED PROFESSIONAL ENGINEER
OREGON
ANTHONY M. BAKKE
EXPIRES 12/31/21

NOT FOR CONSTRUCTION

CITY OF MEDFORD - ENGINEERING DEPARTMENT

ANGELL VILLAGE
PHASE I
CIVIL IMPROVEMENTS

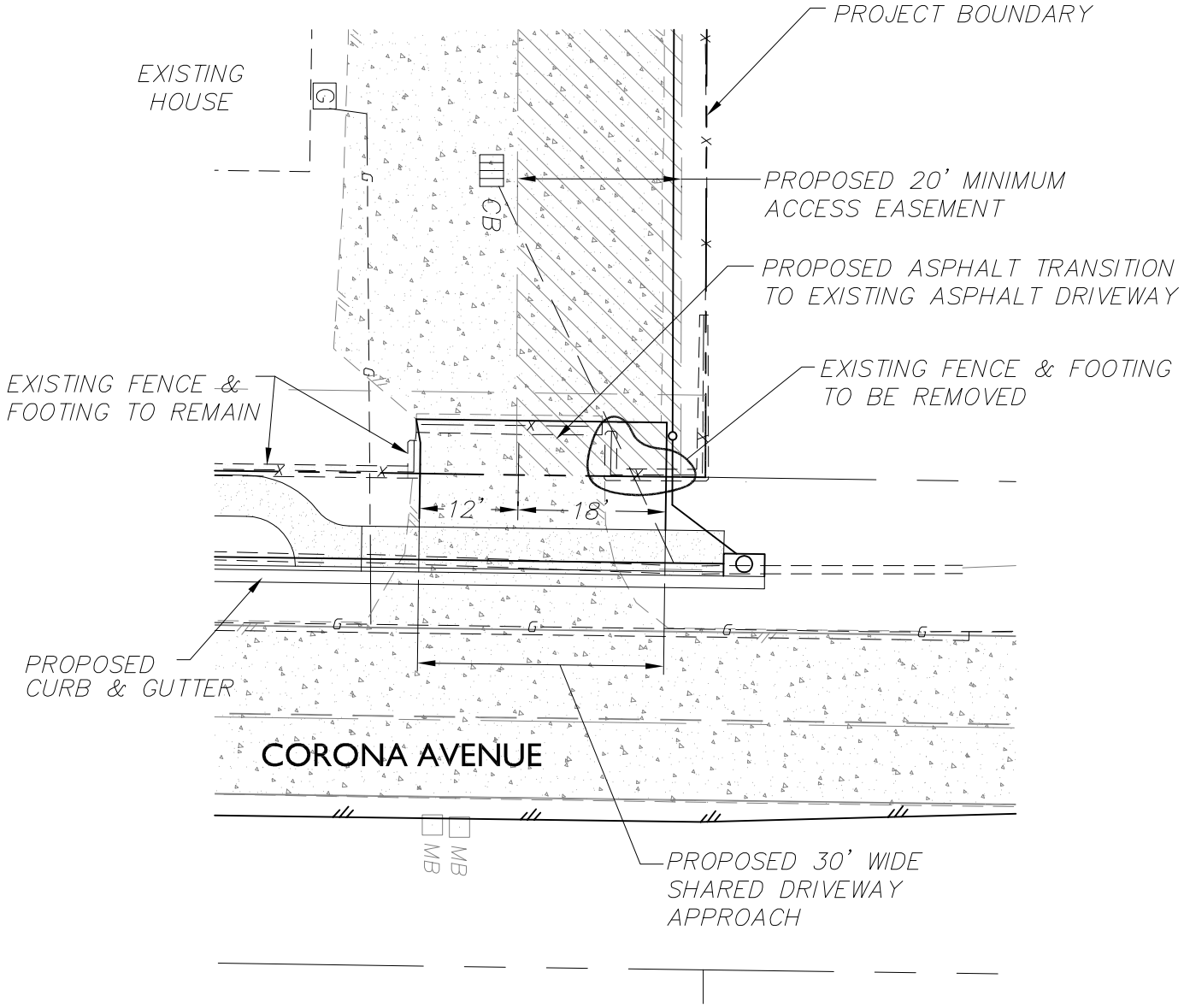
CONCEPTUAL
UTILITIES PLAN

PROJECT NO. –

DRAWING NO.

NAME: ANGELL CONCEPT.DWG PROJ.: 20-03 PLOT DATE: 03/18/20

EXHIBIT H CITY OF MEDFORD



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NORTH

CONSTRUCTION ENGINEERING CONSULTANTS INC.

P.O. BOX 1724 - MEDFORD - OR 97501
PH. (541) 779-5268

CONSTRUCTION ENGINEERING CONSULTANTS, INC.

ANGELL VILLAGE SUBDIVISION

ENTRANCE IMPROVEMENT EXHIBIT

SHEET 1 OF 1

EXHIBIT I CITY OF MEDFORD

DATE: 6/2/20

Scott Sinner Consulting, Inc.

Land Use Planning, Conservation Consulting

June 2, 2020

Dustin Severs
City of Medford Planning Department
200 S Ivy
Medford, OR 97501

Re: Angell Village

Dustin,

The Planning Commission raised questions about the Minimum Access Easement at the frontage of the existing driveway. The attached detail provides a Code compliant solution.

The applicant will remove the existing pipe fence on the north side of the existing driveway and add pavement to allow adequate width for the approach.

A Minimum Access Easement must be 20' wide and contain an 18' paved section. The southerly 12 feet of the existing driveway will serve as the legal access for the existing dwelling. The Minimum Access Easement will start at the 12 foot mark and provide an 18' paved section, and the easement will encompass the remaining 2 feet of the frontage area for the total 20' easement width.

This configuration has been submitted to Public Works and was determined to meet the Code and the access standards for both the existing dwelling and the additional 3 lots proposed with this partition application.

The existing gate for the current driveway was also discussed at the hearing. The Fire Marshal indicated the gate could remain if modified with a fire department approved opening device. The Applicant has stipulated to remove the gate prior to final plat approval.

Thank you.

Scott Sinner, President
Scott Sinner Consulting, Inc.

4401 San Juan Drive, Suite G
Medford, Oregon 97504

Phone 541-772-1494
Cell 541-601-0917
Email scottsinner@yahoo.com

EXHIBIT
J
CITY OF MEDFORD

MEDFORD PLANNING

Vicinity Map

File Number:

LDS-20-083

Project Name:

Angell Village Subdivision
1225 Corona Avenue

Map/Taxlot:

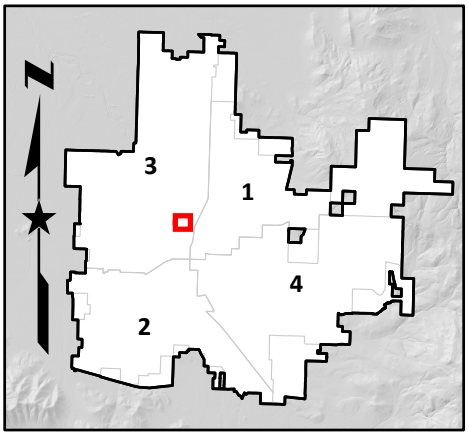
371W19BA TL 2300

0 160 320 Feet

Legend

Subject Area

Tax Lots



3/23/2020

STAFF REPORT

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

Project Rogue Valley Manor/Centennial Open Space Amendment

File no. CP-20-134

Property Owner Rogue Valley Manor

To Planning Commission *for 06/11/2020 hearing*

From Carla Angeli Paladino, Principal Planner

Reviewer Matt Brinkley, AICP CFM, Planning Director

Date June 4, 2020

Proposal

A Minor Comprehensive Plan Amendment to modify the Neighborhood and Urbanization Elements of the Comprehensive Plan specifically related to the Rogue Valley Manor's open space assessment requirement in planning unit MD-5f (**Exhibits A and B**).

Authority

The proposed quasi-judicial land use action is a Type IV Minor Comprehensive Plan Amendment. The Planning Commission is authorized to recommend, and the City Council to approve, amendments to the Comprehensive Plan under Medford Municipal Code §§10.214 and 10.222.

ISSUES AND ANALYSIS

Background

As part of the findings and conditions of approval of the Urban Growth Boundary (UGB) amendment in 2016, a series of commitments by land owners was substantiated as reasoning for land being included in the City's UGB. The land in Planning Unit MD-5f, owned by the Rogue Valley Manor and currently operated as the Centennial eighteen hole golf course was identified to be reserved as future open space on the site. The mechanism adopted to create the open space was proposed through an open space assessment.

Open space assessments are statutorily regulated in ORS 308A.300 through 308A.330 (Land Special Assessments – Open Space Lands) (**Exhibit C**). The property owner began discussions with the County Assessor's office in late 2019 to better understand the application process and details of creating such as assessment.

Per the statute, a Comprehensive Plan Amendment through the applicable jurisdiction is needed in order to create the assessment. In this case, the jurisdiction would be Jackson County as the property has not yet been annexed to the City of Medford. Discussions with Jackson County Assessment staff confirmed that the property owner would need to go through the County's land use process in order to create the assessment.

Acknowledging that the property owner is interested in urbanizing and annexing the land, a lengthy land use process at the County level did not seem appropriate to pursue. The property owner started discussions with City staff and possible alternatives to help accomplish the same goal of preserving the open space of the golf course. The applicant met with Medford Planning and Legal staff to review alternatives. Legal staff concluded that a deed restriction could satisfy the creation of the open space without having the property owner complete a separate land use action with the County prior to submitting for land use through the City.

In order to codify the use of a deed restriction as a prescribed method for establishing the open space on the property, the language in the City's Comprehensive Plan must be updated in order to reflect this change. The specific changes are needed within the Neighborhood and Urbanization Elements of the Comprehensive Plan.

The property owner has submitted a deed restriction (**Exhibit D**) with the Urbanization Plan application and proposes to record the document upon approval by the City Council.

Proposed Amendments

The proposed language modifies the text within the Comprehensive Plan where the open space assessment is specifically noted in particular:

Section 5.3.4 of the Neighborhood Element (Exhibit A); and

Section 2.1.7(5) of the Urbanization Element (Exhibit B)

The open space assessment requirement is modified to become a deed restriction as the proposed alternative to reserving the open space on the property.

Public Comments

The Planning Department received two letters from Ted and Susan Krempa dated May 31, 2020, in opposition to the proposal (**See Exhibits E and F**). A letter in opposition was received on June 3, 2020, from Bradley and Glennda Allen (**See Exhibit G**).

FINDINGS AND CONCLUSIONS

The applicable criteria for a Comprehensive Plan Amendment are in the "Review and Amendments" chapter of the Comprehensive Plan. The applicable criteria in this action are those for Goals and Policies. The applicable criteria are rendered in ***italics*** below; findings and conclusions in roman type.

Comprehensive Plan, Review and Amendments chapter: Amendments [to Goals and Policies] shall be based on the following [criteria 1-6]:

1. *A significant change in one or more Conclusion.*

   Findings

   The approval of the Urban Growth Boundary (UGB) amendment in 2016, established one mechanism for the applicant to use in order to meet the open space obligations and justify inclusion of the land in the UGB. The process to establish the open space assessment is a lengthy County process that would need to be approved prior to the applicant submitting an application for urbanization and annexation to the City. Because the applicant was interested in annexing and becoming part of the jurisdiction of the City, another option was discussed that could help accomplish the same goal of securing the open space. Based on research from City Legal staff, the reservation of open space in Planning Unit MD-5f can be accomplished through the use of a deed restriction. The existing language is being amended to provide this alternative to the applicant.

   Conclusions

   Satisfied. An alternative has been identified to replace the open space assessment requirement with a recorded deed restriction for Planning Unit MD-5f. The property owner and City staff concur this is a reasonable substitute to meet the open space obligation on the property. This criterion is found to be satisfied.

2. Information reflecting new or previously undisclosed public need.

Findings

The proposal codifies an alternative method to be used by the property owner in order to secure the open space acres on the site. The requirement to provide open space on the site continues to be a public need and Regional Plan requirement that must be met. No new or previously undisclosed public need has been identified with the amendment.

Conclusions

Not Applicable. The proposal does not reveal a new or prior public need on the property. The information is simply being updated to reflect a new process to secure open space on the land. This criterion is found to be not applicable.

3. A significant change in community attitudes or priorities.

Findings

The amendment is specific to the Rogue Valley Manor's Centennial property or Planning Unit MD-5f. The open space obligation is still required for the property, however the property owner will be providing an alternative through the use of a deed restriction rather than an open space assessment. No community attitudes or priorities regarding the open space requirements have changed.

Conclusions

Not Applicable. The proposal is specific to Planning Unit MD-5f, and the property owner is required to meet their open space requirements on the property. There has not been a change in community attitudes or priorities. This criterion is found to be not applicable.

4. Demonstrable inconsistency with another Plan provision.

Findings

In the Urbanization Element, under policy 2.1.7 (5) and (6), there are two requirements related to Planning Unit MD-5f. The first is explicitly related to the golf course receiving an open space assessment prior to annexation for the 120 acres of open space identified on the property. The other is a list of

obligations that states, "MD-5 West (the subject property) shall provide a deed restriction for open space areas."

The amendment aims to clarify the provisions and align the requirements for the benefit of the property owner and the City related to the mechanism used to secure the open space.

Conclusions

Satisfied. The proposal will amend the requirements outlined in the Neighborhood and Urbanization Elements so that requirements are consistent. This criterion is found to be satisfied.

5. *Statutory changes affecting the Plan.*

Findings

The proposal is specific to actions taken during the Urban Growth Boundary amendment process, and requirements applicable to the Rogue Valley Manor's Centennial site related to commitments for securing open space on the property. The requirement is a local implementation measure for urbanizing the land. There are no statutory changes that affect the proposed amendment.

Conclusions

Not Applicable. This criterion is found to be not applicable as no statutory changes affect the amendment.

6. *All applicable Statewide Planning Goals.*

Goal 1 – Citizen Involvement

Findings

The City has an adopted Citizen Involvement Element in compliance with Statewide Planning Goal 1. Notice of the amendment was provided to the Department of Land Conservation and Development for review and comment, and mailed notice of the amendment was provided to surrounding property owners within 200 feet of the property boundaries. Two letters from Ted and Susan Krempa have been received in opposition to the proposal (Exhibits E and F). A third letter from Bradley and Glennda Allen has also been received in opposition (**See Exhibit G**).

Finally, the Planning Commission and City Council will consider and vote on the proposed amendment during televised public hearings, written comments are being accepted by the public.

Conclusions

Satisfied. A public comment and appeal period is provided to surrounding property owners regarding the amendment. The project is reviewed by both the Planning Commission and City Council to consider testimony and concerns from the public. This goal is found to be satisfied.

Goal 2 – Land Use Planning

Findings

The proposed amendment is a quasi-judicial land use decision as it is specific to the Rogue Valley Manor's property located in Planning Unit MD-5f. The proposal has been distributed to internal and external agencies for review and comment. The Planning Commission and City Council will hold public hearings to provide an opportunity for the public to provide written feedback on the request.

Conclusions

Satisfied. The proposal follows the outlined land use process within the City's Development Code and Comprehensive Plan. This goal is found to be satisfied.

Goal 3 – Agricultural Lands does not apply in this case.

Goal 4 – Forest Lands does not apply in this case.

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

Findings

The proposed amendment is specific to the Regional Plan requirements and Comprehensive Plan policies specifically listed in the Neighborhood and Urbanization Elements regarding open space. The golf course will be secured through a deed restriction as the open space on the property.

Conclusions

Satisfied. The site will provide approximately 120 acres of open space through the retention of the existing golf course. This goal is found to be satisfied.

Goal 6 – Air, Water, and Land Resources Quality is not applicable in this case.

Goal 7 – Areas Subject to Natural Hazards is not applicable in this case.

Goal 8 – Recreation Needs

Findings

The Regional Plan outlined the distribution of land uses within each of the planning units that includes open space requirements. The Centennial Golf Course is planned to be reserved as approximately 120 acres of open space on the site providing green space and a recreational amenity open to the public.

Conclusions

Satisfied. The proposal continues to allocate open space on the site in accordance with the Regional Plan requirements. This goal is found to be satisfied.

Goal 9 – Economic Development

Findings

The golf course is the current use on the site. Future development of the site will include a mix of new residential and commercial improvements that will increase the economic benefit to the property, City, and region as a whole.

Conclusions

Satisfied. Development and new economic opportunities are planned within the planning unit. This goal is found to be satisfied.

Goal 10 – Housing

Findings

The planning unit will include a mix of detached and attached housing units within the designated Urban Residential, Urban High Density Residential, and portions of the Commercial General Land Use Plan (GLUP) designations. The future housing will be surrounded or in close proximity to the golf course, which will serve as the open space within the planning unit.

Conclusions

Satisfied. The golf course acreage will be preserved on site and will serve as the open space for future residents living and working in the planning unit. This goal is found to be satisfied.

Goal 11 – Public Facilities and Services does not apply in this case.

Goal 12 **–** Transportation does not apply in this case.

Goal 13 – Energy Conservation does not apply in this case.

Goal 14 – Urbanization

Findings

The property was included in the City's Urban Growth Boundary in 2016 and acknowledged by the State in 2018. The Regional Plan requirements outline the percentage of land uses including open space to be accommodated in the planning units. The property owner has filed for approval of an urbanization plan in conformance with the provisions outlined in the neighborhood element with the proposed modification to the open space requirement.

Conclusions

Satisfied. The proposal seeks to modify one of the provisions of the urbanization planning process related to the open space on the property. The adopted mechanism through an open space assessment is being modified to allow for a deed restriction. This goal is found to be satisfied.

Goals 15 – 19 are not applicable to this region of the state.

RECOMMENDED ACTION

Based on the findings and conclusions that all of the applicable criteria are satisfied or not applicable, forward a favorable recommendation for approval of CP-20-134 to the City Council per the staff report dated June 4, 2020, including Exhibits A – G.

Because of a noticing error with the on-site posting of the project, the Planning Commission is being asked to continue the hearing until June 25, 2020.

EXHIBITS

A Proposed amendment to the Neighborhood Element
B Proposed amendment to the Urbanization Element
C ORS 308A.300 through 308A.330
D Proposed Deed Restriction
E Letter from Theodore Krempa, dated May 31, 2020
F Letter from Susan Krempa, dated May 31, 2020
G Letter from Bradley and Glennda Allen, dated June 3, 2020

PLANNING COMMISSION AGENDA: JUNE 11, 2020

5.1.2 Commit to specific quantities of residential development in commercial areas.

The findings supporting the urbanization plan submittal shall include density calculations that explain how the plan complies.

5.2 Transportation Planning: A neighborhood circulation plan map showing:

5.2.1 Locations of higher-order streets. Locations and alignments of higher-order streets should be planned in appropriate locations.

The plan will depict how local streets, alleys and paths could be arranged to comply with the City's applicable street connectivity requirements. Typically, a well-connected street grid is desirable both for efficient utilization of urban land and to serve the transportation needs of all modes.

The urbanization plan may seek approval for local street arrangements with less connectivity (fewer intersections, longer block lengths, more dead-ends, greater potential out-of-direction travel) that is otherwise allowed by the code. Such arrangements may be justified on the basis of topographical and other environmental or development constraints, access management requirements, and/or the particular needs of adjacent land uses and those of the surrounding vicinity.

Proposed networks with lower vehicular connectivity may also include mitigation measures including enhanced pedestrian and other active transportation facilities. An example of an active transportation facility may include off-road multi-use paths.

Maps depicting street functional classifications shall utilize a system that is the same as or readily convertible to the City's adopted Transportation System Plan.

5.3 Compliance with the open space allocation for an urban reserve area (see land use distribution table in RPE or Table 9-1 below). Units that contain only Industrial GLUP designations are exempt from this requirement. The following classifications count as open space for purposes of fulfilling the RPE requirements:

5.3.1 Parks, both public and private shall be counted as open space. Schools may be counted as open space. Where land acquisition is not complete or where specific open space dedications were not offered and accepted as part of the UGB process, park and school sites may be identified as opportunity areas on maps and the acreage planned may be described in

EXHIBIT A CITY OF MEDFORD

text form that explains how the planning unit can satisfy the open space requirement. Areas where specific open space dedications were offered and accepted as part of the UGB review process shall be depicted and the acreage counted toward open space percentages.

5.3.2 Agricultural buffers. Proposed agricultural buffers within the UGB shall be counted as open space. Interim agricultural buffers shall not be counted toward open space percentages unless an additional legal or planning mechanism is imposed to render such areas as open space even after a future UGB amendment in the applicable MD area.

5.3.3 Riparian corridors shall be counted.

5.3.4 Areas under an "open space" ~~tax assessment~~ deed restriction shall be counted.

5.3.5 Locally significant wetlands and any associated regulatory buffer shall be counted.

5.3.6 Slopes greater than 25 percent

5.4 Compliance with the requirements of Regional Plan Element, section 4.1.6, for mixed-use/pedestrian-friendly development and any specific land use performance obligation. Planning units containing only an Industrial GLUP Map designation are exempt from the mixed-use pedestrian friendly development evaluation.

5.5 Preliminary coordination and discussions with public utility providers, including water, sewer, transportation, and irrigation districts.

5.5.1 Coordination may include identifying any existing infrastructure on or adjacent to the site and determining whether it can be maintained or needs to be moved.

5.6 Location or extensions of riparian corridors, wetlands, historic buildings or resources, and habitat protections and the proposed status of these elements.

5.7 Compliance with applicable provisions of the Urban Growth Management Agreement.

5.8 Compliance with the terms of special agreements between the landowners and other public entities that were part of the basis for including an area in the urban growth boundary, as detailed in the Urban Growth Management Agreement.

5.9 Coordination with the Parks and Recreation Department for adherence to the Leisure Service Plan related to open space acquisition and proposed trail and path locations.

5.10 Vicinity map including adjacent planning units and their General Land Use Plan designations.

Formerly, the City of Medford permitted lands to retain County zoning until they developed. This meant that the City had to administer two sets of development codes: Medford zoning for most lots and Jackson County zoning for annexed lots that had not developed or redeveloped. Because such work is an inefficient use of staff time—and thereby public funds—the City amended its code to require rezoning contemporaneously with annexation (2003) and undertook a broad zone change of most of the County-zoned land in the city limits (2009).

2.1.6. Withdrawal from Special Districts

For any areas hereafter annexed to the City of Medford and withdrawn from the Rogue Valley Sewer Services[3] (RVS), or from any sanitary, rural fire protection, domestic water, or other special service district with existing general obligation indebtedness, the city shall, pursuant to ORS 222.520, assume and agree to pay the bonded indebtedness attributable to such area in the manner provided by ORS 222.520, and will thereby relieve the real property in such areas from further district taxation for such bonded indebtedness.

2.1.7 Annexation of Property Added to the Urban Growth Boundary from the Urban Reserve

The City Council must find that the following conditions are met in order to approve an annexation of land that was added to the urban area from the Urban Reserve:

1. A revised Transportation System Plan (TSP), which includes the area to be annexed, has been adopted by the City;

2. A Local Wetlands Inventory (LWI), which includes the area to be annexed, has been adopted by the City;

3. For the area to be annexed, all Goal 5 resources, including riparian corridors, historic structures/properties, deer and elk habitat, wetlands, and scenic views have been identified and protected in accordance with Goal 5. In particular, the properties north of Chrissy Park and south of Hillcrest Road will comply with the mitigation process outlined by Oregon Department of Fish and Wildlife: [derived from Council Exhibit GGG]

    a. A mitigation site shall be proposed by the private property owner and presented to ODFW for evaluation. The site proposed shall be approximately 60 acres. The identified site shall be located within the existing Big Game Winter Range Habitat in either the Lake Creek or Grizzly habitat units. Upon

[3] Formerly called the Bear Creek Valley Sanitary Authority

EXHIBIT B CITY OF MEDFORD

request of the property owner, ODFW will provide guidance to help identify potential mitigation site characteristics desired by the Department.

b. ODFW will complete the evaluation within 45 days of receipt of a letter requesting a mitigation site evaluation. ODFW will conduct a site visit of the proposed mitigation site. ODFW will provide a letter to the property owner that determines the suitability of the proposed site to meet the mitigation requirements in this condition. The letter shall al-so detail the habitat restoration efforts that will be required for the site.

c. If the property owner accepts the habitat restoration recommendations in 2 above then the restoration shall be completed and the site placed under permanent conservation easement (or other acceptable legal mechanism). Any conservation easement would need to be held by a third party with experience in managing these kinds of agreements, such as the Nature Conservancy or Southern Oregon Land Conservancy.

d. If the property owner does not accept the habitat restoration recommendations, the property owner may propose an alternative site or may propose alternative restoration measures in an attempt to reach agreement on a habitat restoration plan.

e. Upon completion of the agreed upon restoration for an approved mitigation site and evidence of the recorded conservation easement (or other adequate legal mechanism), ODFW will conduct another site visit. If mitigation is adequate, ODFW will provide the property owner a letter verifying the mitigation has been completed. ODFW will pro-vide a copy of the letter to the Jackson County Development Services Department and the City of Medford Planning Department.

4. An urbanization plan has been submitted, and adopted into the Neighborhood Element, for the area to be annexed which demonstrates compliance with the Regional Plan by showing the following details:

   a. Compliance with the minimum residential density required by Regional Plan Element item 4.1.5. The urbanization plan must demonstrate how the planned residential development will meet the minimum density requirement of 6.6 units per gross acre assuming all areas within the development will build out

to the minimum allowed densities. The following are acceptable methods for meeting the density standard:

i. Committing areas to higher density zones within a General Land Use Plan (GLUP) designation. For example, an area within the UR GLUP designation could be designated as SFR-10 (Single Family Residential – 10 units per acre) which would insure a minimum density of 6 units per acre; and/or

ii. Requesting residential GLUP map changes—from a lower density designation to a higher-density designation—as part of the master plan approval process. This will allow for additional areas for medium-density and high-density development within the areas added to the UGB. Although this process may cause slight deviation from the Housing Element it is necessary to ensure success in meeting the Regional plan obligations.

b. Compliance with the requirements of Regional Plan Element item 4.1.6. for mixed-use/pedestrian-friendly development.

c. Compliance with the land use distribution requirements of Regional Plan Element item 4.1.8.(b).

d. Coordination with applicable irrigation district(s).

5. The Centennial golf course ~~must receive an open space assessment from Jackson County~~ shall impose a deed restriction designating the areas which comprise ~~for~~ approximately 120 acres of land as open space ~~prior to the annexation of any of the 417.26 acres that make up~~ on the following tax lots:

TL-100 (38 1W 04-100)
TL-101 (38 1W 04-101)
TL-700 (37 1W 33-700)
TL-801 (37 1W 33-801)
TL-900 (37 1W 33-900)
TL-1000 (37 1W 33-1000)
TL-1100 (37 1W 33-1100)
TL-1200 (37 1W 33-1200)
TL-2000 (37 1W 33CA-2000)
TL-4700 (37 1W 33CD-4700)

The deed restriction protecting the open space shall remain in effect in perpetuity, unless both the land owners and the City together agree to remove the restriction.

6. To substantiate the rationales for including properties that were included at least in part for environmental, social, economic, energy

OPEN SPACE LANDS

308A.300 Definitions for ORS 308A.300 to 308A.330. As used in ORS 308A.300 to 308A.330, unless a different meaning is required by the context:

(1) "Open space land" means:

(a) Any land area so designated by an official comprehensive land use plan adopted by any city or county; or

(b) Any land area, the preservation of which in its present use would:

(A) Conserve and enhance natural or scenic resources;

(B) Protect air or streams or water supply;

(C) Promote conservation of soils, wetlands, beaches or tidal marshes;

(D) Conserve landscaped areas, such as public or private golf courses, which reduce air pollution and enhance the value of abutting or neighboring property;

(E) Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open space;

(F) Enhance recreation opportunities;

(G) Preserve historic sites;

(H) Promote orderly urban or suburban development; or

(I) Retain in their natural state tracts of land, on such conditions as may be reasonably required by the legislative body granting the open space classification.

(2) "Current" or "currently" means as of next January 1, on which the property is to be listed and valued by the county assessor under ORS chapter 308.

(3) "Owner" means the party or parties having the fee interest in land, except that where land is subject to a real estate sales contract, "owner" shall mean the contract vendee. [Formerly 308.740]

308A.303 Legislative intent. The Legislative Assembly declares that it is in the best interest of this state to maintain, preserve, conserve and otherwise continue in existence adequate open space lands and their vegetation to assure continued public health by counteracting pollutants and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of this state and its people. The Legislative Assembly further declares that it is in the public interest to prevent the forced conversion of open space lands to more intensive uses as the result of economic pressures caused by the assessment of those lands for purposes of property taxation at values incompatible with their preservation as open space lands, that assessment practices must be designed to permit the continued availability of open space lands for these purposes and that it is the intent of ORS 308A.300 to 308A.330 to so provide. [Formerly 308.745; 2017 c.315 §11]

308A.306 Application for open space use assessment; contents of application; filing; reapplication. An owner of land desiring current open space use assessment under ORS 308A.300 to 308A.330 shall make application to the county assessor upon forms prepared by the Department of Revenue and supplied by the county assessor. The owner shall describe the land for which classification is requested, the current open space use or uses of the land, and shall designate the paragraph of ORS 308A.300 (1) under which each such use falls. The application shall include such other information as is reasonably necessary to properly classify an area of land under ORS 308A.300 to 308A.330 with a verification of the truth thereof. Applications

EXHIBIT C CITY OF MEDFORD

shall be made to the county assessor during the calendar year preceding the first assessment year for which such classification is requested. If the ownership of all property included in the application remains unchanged, a new application is not required after the first year for which application was made and approved. [Formerly 308.750]

308A.309 Submission of application for approval of local granting authority; grounds for denial; approval; application withdrawal. (1) Within 10 days of filing in the office of the assessor, the assessor shall refer each application for classification to the planning commission, if any, of the governing body and to the granting authority, which shall be the county governing body, if the land is in an unincorporated area, or the city legislative body, if it is in an incorporated area. An application shall be acted upon in a city or county with a comprehensive plan in the same manner in which an amendment to the comprehensive plan is processed. In determining whether an application made for classification under ORS 308A.300 (1)(b) should be approved or disapproved, the granting authority shall weigh:

(a) The projected costs and other consequences of extending urban services to the affected lot or parcel;

(b) The value of preserving the lot or parcel as open space;

(c) The projected costs and other consequences of extending urban services beyond the affected lot or parcel; and

(d) The projected costs and other consequences, including the projected costs of extending urban services, of expanding the urban growth boundary in other areas if necessary to compensate for any reduction in available buildable lands.

(2) The granting authority shall not deny the application solely because of the potential loss in revenue that may result from granting the application if the granting authority determines that preservation of the current use of the land will:

(a) Conserve or enhance natural or scenic resources;

(b) Protect air or streams or water supplies;

(c) Promote conservation of soils, wetlands, beaches or tidal marshes;

(d) Conserve landscaped areas, such as public or private golf courses, which enhance the value of abutting or neighboring property;

(e) Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations, sanctuaries, or other open spaces;

(f) Enhance recreation opportunities;

(g) Preserve historic sites;

(h) Promote orderly urban or suburban development; or

(i) Affect any other factors relevant to the general welfare of preserving the current use of the property.

(3) The granting authority may approve the application with respect to only part of the land which is the subject of the application; but if any part of the application is denied, the applicant may withdraw the entire application. [Formerly 308.755]

308A.312 Notice to assessor of approval or denial; recording approval; assessor to record potential additional taxes on tax roll; appeal from denial. (1) The granting authority shall immediately notify the county assessor and the applicant of its approval or disapproval which shall in no event be later than April 1 of the year following the year of receipt of said

application. An application not denied by April 1 shall be deemed approved, and shall be considered to be land which qualifies under ORS 308A.300 to 308A.330.

(2) When the granting authority determines that land qualifies under ORS 308A.300 to 308A.330, it shall enter on record its order of approval and file a copy of the order with the county assessor within 10 days. The order shall state the open space use upon which approval was based. The county assessor shall, as to any such land, assess on the basis provided in ORS 308A.315, and each year the land is classified shall also enter on the assessment roll, as a notation, the assessed value of such land were it not so classified.

(3) Each year the assessor shall include in the certificate made under ORS 311.105 a notation of the amount of additional taxes which would be due if the land were not so classified.

(4) The additional taxes noted under subsection (3) of this section shall be deemed assessed and imposed in the year to which the additional taxes relate.

(5) On approval of an application filed under ORS 308A.306, for each year of classification the assessor shall indicate on the tax roll that the property is being specially assessed as open space land and is subject to potential additional taxes as provided by ORS 308A.318, by adding the notation "open space land (potential add'l tax)."

(6) Any owner whose application for classification has been denied may appeal to the circuit court in the county where the land is located, or if located in more than one county, in that county in which the major portion is located. [Formerly 308.760]

308A.315 Determination of maximum assessed value and assessed value of open space lands; rules. (1) The maximum assessed value and assessed value of land classified as open space land under ORS 308A.300 to 308A.330 shall be determined as provided in this section.

(2) Land classified as open space land shall have an assessed value for the tax year equal to the lesser of the land's maximum assessed value or the land's open space value determined under subsection (5) of this section.

(3) The land's maximum assessed value shall equal 103 percent of the land's assessed value for the previous tax year or 100 percent of the land's maximum assessed value for the previous tax year, whichever is greater.

(4)(a) For the first tax year for which the land is classified as open space land, the land shall have a maximum assessed value equal to the land's open space value determined under subsection (5) of this section multiplied by the ratio of the total maximum assessed value of all open space land within the county over the total open space value of all open space land in the county.

(b) If there is an insufficient amount of land classified as open space land in a county to permit a statistically reliable ratio to be determined under paragraph (a) of this subsection, the statewide totals of maximum assessed value of open space land and open space value shall be used in determining the ratio.

(c) The Department of Revenue shall prescribe rules setting forth the minimum amount of open space land in a county needed to establish a statistically reliable ratio.

(5) The open space value of land classified as such under ORS 308A.300 to 308A.330 shall be the land's real market value under ORS 308.205:

(a) Assuming the highest and best use of the land to be the current open space use, such as park, sanctuary or golf course. The assessor shall not consider alternative uses to which the land might be put.

(b) Valuing the improvements on the land, if any, as required by ORS 308.205. [Formerly 308.765; 2003 c.169 §3]

308A.318 Change in use of open space land; notice to assessor; withdrawal from classification; collection of additional taxes; exception. (1) When land has once been classified under ORS 308A.300 to 308A.330, it shall remain under such classification and it shall not be applied to any other use than as open space unless withdrawn from classification as provided in subsection (2) of this section, except that if the use as open space land changes from one open space use to another open space use, such as a change from park purposes to golf course land, the owner shall notify the assessor of such change prior to the next January 1 assessment date.

(2) During any year after classification, notice of request for withdrawal may be given by the owner to the county assessor or assessors of the county or counties in which such land is situated. The county assessor or assessors, as the case may be, shall withdraw such land from such classification, and immediately shall give written notice of the withdrawal to the granting authority that classified the land; and additional real property taxes shall be collected on such land in an amount equal to the total amount of potential additional taxes computed under ORS 308A.312 (3) during each year in which the land was classified, together with interest at the rate of two-thirds of one percent a month, or fraction of a month, from the dates on which such additional taxes would have been payable had the land not been so classified, limited to a total amount not in excess of the dollar difference in the value of the land as open space land for the last year of classification and the real market value under ORS 308.205 for the year of withdrawal.

(3) If the owner fails to give the notice required under subsection (1) of this section during the period of classification, upon withdrawal under subsection (2) of this section, the assessor shall add to the tax extended against the land previously classified, an amount, if any, equal to the additional taxes that would have been collected had the assessor valued the classified land on the basis of the changed open space use, together with interest at the rate of two-thirds of one percent a month, or fraction of a month, from the dates on which such additional taxes would have been payable.

(4) Notwithstanding subsection (2) of this section, open space lands that qualify for wildlife habitat special assessment under ORS 308A.403 to 308A.430 or conservation easement special assessment under ORS 308A.450 to 308A.465 may be disqualified from open space special assessment and qualified for wildlife habitat special assessment or conservation easement special assessment without payment of any additional tax under this section.

(a) The additional tax as determined under subsection (2) of this section shall remain a potential liability notated on the assessment and tax roll, separate from and in addition to the wildlife habitat potential additional tax described in ORS 308A.427 or the conservation easement potential additional tax described in ORS 308A.459.

(b) The interest as described in subsection (2) of this section shall be frozen for as long as the land remains in wildlife habitat special assessment or conservation easement special assessment.

(c) If the land is disqualified from wildlife habitat special assessment or conservation easement special assessment and again becomes qualified for open space special assessment, the open space potential tax calculation shall resume as of the date of the renewed open space use special assessment qualification. [Formerly 308.770; 2003 c.539 §15; 2007 c.809 §9]

308A.321 Withdrawal by assessor when use changed; notice; imposition of additional taxes; interest; penalty; exception. (1) When land which has been classified and assessed under ORS 308A.300 to 308A.330 as open space land is applied to some use other than as open space land, except through compliance with ORS 308A.318 (2), or except as a result of the exercise of the power of eminent domain, the owner shall within 60 days thereof notify the county assessor of such change in use. The assessor or assessors shall withdraw the land from classification and immediately shall give written notice of the withdrawal to the granting authority that classified the land; and additional real property taxes shall be imposed upon such land in an amount equal to the amount that would have been due under ORS 308A.318 if notice had been given by the owner as of the date of withdrawal, plus a penalty equal to 20 percent of the amount so determined.

(2) If no notice is given as required by subsection (1) of this section, the assessor, upon discovery of the change in use, shall compute the amount of taxes, penalty and interest described in subsection (1) of this section, as though notice had been given, and shall add thereto an additional penalty equal to 20 percent of the total amount so computed, for failure to give such notice.

(3) The limitation described in ORS 308A.318 (2) applies only to the computation of taxes and interest, and not to the penalties described in subsections (1) and (2) of this section.

(4) The provisions of subsections (1) and (2) of this section shall not apply in the event that the change in use results from the sale of a least 50 percent of such land classified under ORS 308A.300 to 308A.330 within two years after the death of the owner. [Formerly 308.775]

308A.324 Prepayment of additional taxes; extending taxes on tax roll; collection; distribution. (1) The amount determined to be due under ORS 308A.318 or 308A.321 may be paid to the tax collector prior to the completion of the next general property tax roll, pursuant to ORS 311.370.

(2) The amounts under ORS 308A.318 or 308A.321 shall be added to the tax extended against the land on the next general property tax roll, to be collected and distributed in the same manner as the remainder of the real property taxes. [Formerly 308.780]

308A.327 Reports on land use from owners; effect of failure to make report upon demand. The assessor shall at all times be authorized to demand in writing, by first class mail, and to receive reports from owners of land classified under ORS 308A.300 to 308A.330 as to the use of the land. If the owner fails to comply within 90 days after receipt of the demand, the assessor may immediately withdraw the land from classification. Upon withdrawal of the land from classification, the assessor shall give written notice to the granting authority of the withdrawal and apply the penalties provided in ORS 308A.318 and 308A.321. [Formerly 308.785; 2011 c.204 §6]

308A.330 Rules. The Department of Revenue of the State of Oregon shall make such rules and regulations consistent with ORS 308A.300 to 308A.330 as shall be necessary or desirable to permit its effective administration. [Formerly 308.790]

DEED RESTRICTION REAL PROPERTY COVENANT

The undersigned property owner, being the record owner of the real property described in Exhibit "A" attached hereto (the "Property"), located in Jackson County, State of Oregon, does hereby make the following declaration of restrictions (this "Deed Restriction") specifying that this declaration shall constitute a covenant to run with the land and shall be binding on all persons claiming under them, as set forth and limited below:

> That portion of the Property constituting approximately 120 acres and delineated by certain shaded area identified as "Open Space Lands" in Exhibit "B" attached hereto (the "Restricted Property") is restricted for use as Open Space Land. "Open Space Land" means any land area so designated by an official comprehensive land use plan adopted by the City of Medford. This Deed Restriction does not prohibit the owner of the Restricted Property from requesting the City of Medford to remove the Open Space Land designation and designate the Restricted Property for development. This Open Space Land use restriction shall be terminated, and this Deed Restriction, and all of its covenants and terms, shall be of no further force or effect, should the City of Medford amend its Comprehensive Plan to remove the Open Space Land designation and allow development of the Restricted Property. Nothing in this Deed Restriction shall in any way limit the use of those portions of the Property not within the area of the Restricted Property.

This covenant is intended to run with the property and touch and concern the real property rights of the parties and parcels described herein and is intended to bind all heirs, executors, legal representatives, lessees, transferees, and assigns.

This covenant shall run in perpetuity and shall not be modified or terminated except by the express and written consent of all the record owners of the land at the time and the duly authorized representative of the City of Medford.

This covenant shall be enforceable by the City of Medford through action at law or suit in equity. If either party deems it necessary to enforce this covenant through a suit at law or in equity, the prevailing party shall be entitled to attorney fees. If any language in this document is deemed not enforceable, that language shall be stricken and the remainder of this document shall survive in full force and effect.

[Signature on the following page]

EXHIBIT D CITY OF MEDFORD

SIGNED: Rogue Valley Manor,
an Oregon nonprofit corporation

By:_____
Name: _____
Title: _____

STATE OF OREGON)
) ss
County of _____)

This instrument was acknowledged before me this ____ day of _____, 2020, by _____, the _____ of Rogue Valley Manor, on behalf of the company.

_____
NOTARY PUBLIC FOR OREGON

Exhibit A

Property

BEGINNING at a brass disc monument, being the INITIAL POINT of Larson Creek Estates, Phase 3, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence along the south line of said Larson Creek Estates, Phase 3, North 89°57' 50" West 2850.59 feet to the southwest corner thereof; thence continue South 89°57'50" East 927.48 feet to that Boundary Line by Agreement recorded as Instrument No. 75-03109 of the Official Records of Jackson County, Oregon; thence along said boundary by agreement, South 00°04'00" West 1581.77 feet to that Boundary By Agreement recorded as Instrument No. 79-18570 of the Official Records of Jackson County, Oregon; thence along said boundary agreement line, South 00°04'32" West 1067.90 feet, more or less, to the south line of Section 33 in Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence along said south line, South 89°58'01" East 321.32 feet to the westerly line of property described as Parcel A of Parcel 1 of Instrument No. 2015-009346, Official Records of Jackson County, Oregon; thence along said westerly line, South 00°02'15" West 2143.03 feet, more or less, to the south line of Donation Land Claim No. 38 in Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence along said south line, South 89°55'59" East 1533.34 feet to the Northeast corner of Donation Land Claim No. 40 in Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence continue along the south line of the aforesaid Donation Land Claim No. 38, South 89°54'25" East 2108.74 feet, more or less, to the westerly right-of-way line of North Phoenix Road, as said right-of-way is described in Instrument No. 94-12472, Official Records, Jackson County, Oregon; thence leaving the south line of said Donation Land Claim No. 38 and along the westerly right-of-way line of North Phoenix Road the following 10 courses: North 05°39'56" West 46.00 feet; thence North 00°02'43" East 600.50 feet; thence North 05°45'21" East 100.50 feet; thence North 00°00'13" West 2300.00 feet; thence North 05°40'24" West 281.40 feet; thence North 04°23'09" East 421.21 feet; thence North 08°41'24" West 487.12 feet; thence North 14°40'19" West 239.08 feet; thence North 08°59'03" West 268.15 feet; thence North 00°04'53" East 72.53 feet to the south east corner of the aforesaid Larson Creek Estates Phase 3; thence along the south line of the said Larson Creek Estates, Phase 3, North 89°57'50" West 15.00 feet to the point of beginning.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck

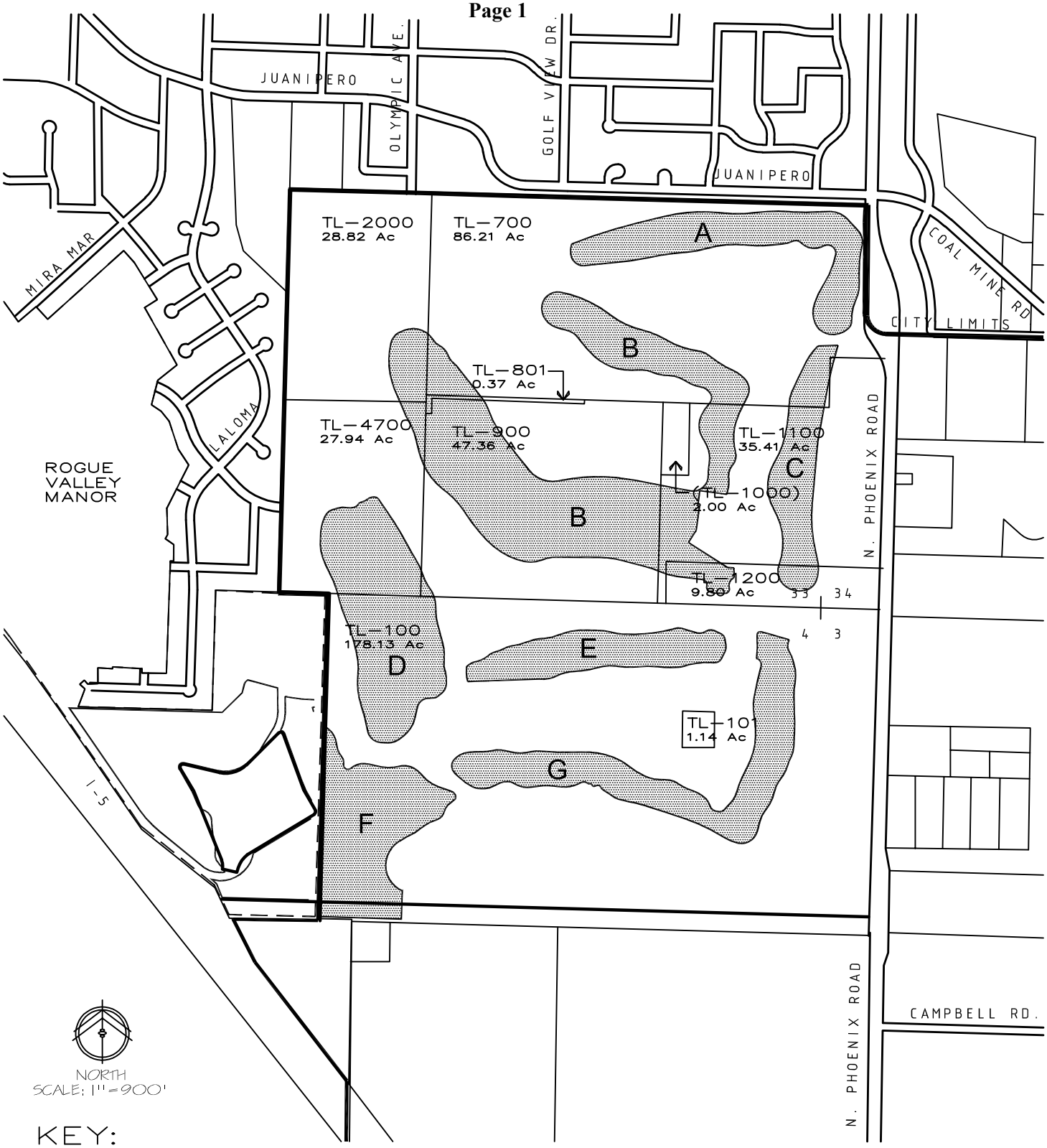
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
EXPIRES: 6/30/2021

Darrell L. Huck
L.S. 2023 – Oregon
Expires 6/30/2021
Hoffbuhr & Associates, Inc

Exhibit B

Open Space Lands

(See attached pages 1 and 2)



KEY:

	OPEN SPACE LANDS (OS — Golf Course)	120.00 acres
	DEVELOPABLE LANDS (DL's)	297.18 acres
	TOTAL SITE	417.18 acres

Centennial Golf Course Lands

Centennial Golf Course UGB Ammendment
3/9/2020

Summery of Open Space (OS) - (tees, greens, and fairways) and Developable Land (DL's) for the Golf Course properties by Assessor's Taxlot Maps.

	OS Acres	DL's Acres	Total Acres	
TL-100 (38 1W 04-100)	50.25	127.88	178.13	
TL-101 (38 1W 04-101)	0.00	1.14	1.14	
TL-700 (37 1W 33-700)	23.64	63.07	86.71	
TL-801 (37 1W 33-801)	0.27	0.1	0.37	
TL-900 (37 1W 33-900)	21.53	24.17	45.7	
TL-1000 (37 1W 33-1000)	0	2	2	
TL-1100 (37 1W 33-1100)	11.44	25.01	36.45	
TL-1200 (37 1W 33-1200)	2.19	7.81	10	
TL-2000 (37 1W 33CA-2000)	2.49	26.33	28.82	
TL-4700 (37 1W 33CD-4700)	8.19	19.75	27.94	
Totals	120	297.26	417.26	**Acres**

Summery of Open Space (Areas - A, B, C, D, E, F, & G) for the Golf Course properties.

	Acres	
A - TL-700	12.24	
B - TL-700, 801, 900, 1100, 1200, 2000, 4700	41.55	
C - TL-700, 1100, 1200	8.60	
D - TL-100, 900, 4700	18.35	
E - TL-100	8.75	
F - TL-100	14.21	
G - TL-100	16.30	
Total	120	**Acres**

THEODORE R KREMPA
SUSAN H KREMPA

May 31, 2020

To: Medford Planning Commission
c/o: Carla.paladino@cityofmedford.org

RE: File No.: UP-19-004/CP-20-134

Dear Commissioners:

I remain in opposition to this project and the annexation by the City.

First, the PRS plan calls for over 900 multi-story apartment units to be built along the south side of Juanipero and curving southward along the fence line behind Orchard Hill Elementary to Honor Drive. Secondly, Golf View Drive would be extended south to a new South Stage Road, and in effect be a short cut for traffic from Pacific Highway. The 'new' Golf View would also be opened to Honor Drive, creating a direct path to La Loma Drive, which is all residential area. The road design alone would create an impact on the neighborhoods around La Loma, and especially traffic in and out of Orchard Hill Elementary, which is already a nightmare at the start/end school times. Juanipero cannot be widened and cannot support any additional traffic from the new apartment units, or the new traffic on Golf View. Orchard Hill Elementary cannot absorb new elementary students from the apartments, and there is no middle school or high school in the Talent school district within 10 miles. The sheer number of apartment units in this residential area simply cannot be supported by existing infrastructure.

However, this does not matter to PRS CEO McLemore who revealed at a public meeting on November 5, 2019, that the 'apartment' component of the PRS plan would neither be owned nor managed by PRS. The units would be sold for profit and could be 'low income housing' units, depending on the buyer.

It is clear that PRS is using the 'apartment' component of their plan as a bargaining chip to gain approval of the project with the City of Medford Planning Department. PRS is only interested in profits from the sale of the $600k golf course units to rich retirees from out of state. As stated in the story, McLemore said, "We're anticipating it will create a feeder for the Manor." PRS has a big enough presence in the area. They don't need to expand on the backs of local homeowners and residents. As for McLemore's wish that Medford be more like Bend, that's rich. Medford is many things, but at the end of the day, Medford is a

EXHIBIT
E
CITY OF MEDFORD

‘blue collar’ community. No one I know is yearning to live in a crowded and overpriced place like Bend. If PRS wants to court rich Californians to fill its towers, have at it, but not by ruining the ambiance of local neighborhoods.

The long term residents and homeowners in the area deserve better treatment from PRS and realistic consideration from the Planning Department and Medford City Councilmembers. If we don’t stand up to PRS, we can kiss our neighborhoods goodbye.

Sincerely,

Ted Krempa

2856 Tonia Cir

Medford, OR 97504

541-282-2468

THEODORE R KREMPA
SUSAN H KREMPA

May 31, 2020

To: Medford Planning Commission
c/o: Carla.paladino@cityofmedford.org

RE: File No.: UP-19-004/CP-20-134

Dear Commissioners:

I remain in opposition to this project and the annexation by the City.

First, the PRS plan calls for over 900 multi-story apartment units to be built along the south side of Juanipero and curving southward along the fence line behind Orchard Hill Elementary to Honor Drive. Secondly, Golf View Drive would be extended south to a new South Stage Road, and in effect be a short cut for traffic from Pacific Highway. The 'new' Golf View would also be opened to Honor Drive, creating a direct path to La Loma Drive, which is all residential area. The road design alone would create an impact on the neighborhoods around La Loma, and especially traffic in and out of Orchard Hill Elementary, which is already a nightmare at the start/end school times. Juanipero cannot be widened and cannot support any additional traffic from the new apartment units, or the new traffic on Golf View. Orchard Hill Elementary cannot absorb new elementary students from the apartments, and there is no middle school or high school in the Talent school district within 10 miles. The sheer number of apartment units in this residential area simply cannot be supported by existing infrastructure.

However, this does not matter to PRS CEO McLemore who revealed at a public meeting on November 5, 2019, that the 'apartment' component of the PRS plan would neither be owned nor managed by PRS. The units would be sold for profit and could be 'low income housing' units, depending on the buyer.

It is clear that PRS is using the 'apartment' component of their plan as a bargaining chip to gain approval of the project with the City of Medford Planning Department. PRS is only interested in profits from the sale of the $600k golf course units to rich retirees from out of state. As stated in the story, McLemore said, "We're anticipating it will create a feeder for the Manor." PRS has a big enough presence in the area. They don't need to expand on the backs of local homeowners and residents. As for McLemore's wish that Medford be more like Bend, that's rich. Medford is many things, but at the end of the day, Medford is a

EXHIBIT F CITY OF MEDFORD

‘blue collar’ community. No one I know is yearning to live in a crowded and overpriced place like Bend. If PRS wants to court rich Californians to fill its towers, have at it, but not by ruining the ambiance of local neighborhoods.

The long term residents and homeowners in the area deserve better treatment from PRS and realistic consideration from the Planning Department and Medford City Councilmembers. If we don’t stand up to PRS, we can kiss our neighborhoods goodbye.

Sincerely,

Susan Hoppe Krempa

2856 Tonia Cir

Medford, OR 97504

541-282-2468

City of Medford
Planning

Notice of Public Hearing-Planning Commission
Hearing Date: Thursday June 11, 2020
Hearing Time: 5:30 pm

File No: UP19-004 / CP-20-134

Attn: Carla Angeli Paladino

We bought our house on Ryan Drive in 1991 and this is not the first time that Brian McLemore, the CEO of Pacific Retirement Services has been instrumental in attempting to destroy the livability of our local neighborhood. Apparently, he does not live in this neighborhood; we that do are collateral damage in his search for profit.

We understood that at some point PRS would surround their golf course with expensive single family dwellings however the plans now have become grossly overbuilt directly affecting the Phoenix Talent school system with 900 multi-story new apartment units. (Which McLemore has already announced will not be owned by PRS but sold) Orchard Hill is a neighborhood school which will not be able to manage the explosion of growth. The Phoenix Talent School district will be looking for tax payers to build a new grade school and eventually an additional middle school and high school.

The road infrastructure will not be not be able to accommodate the increased traffic in the neighborhoods and making the neighborhood intimate streets into laterals will destroy the ambience of a once lovely area.

PRS is in it for the money, but as residents of this area we are appealing to the planning commission to not allow this to be approved as it has been presented.

Bradley R & Glennda Y Allen
1311 Ryan Dr
Medford, OR 97504
541-821-0730 (GYA Cell)

EXHIBIT
G
CITY OF MEDFORD

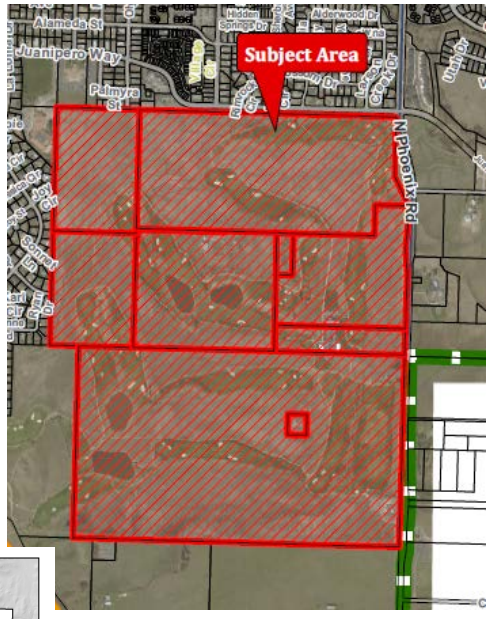
STAFF REPORT for a Type IV legislative decision: **Comprehensive Plan Amendment - Urbanization Plan**

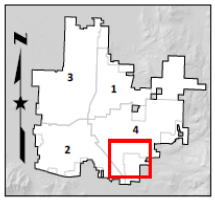
Project	Urbanization Plan for Planning Unit MD-5f (south of Juanipero Way and west of North Phoenix)
Applicant:	Rogue Valley Manor, Brian McLemore
Agent:	Clark Stevens, Richard Stevens and Associates, Inc.
File no.	UP-19-004
To	Planning Commission *for 06/11/2020 hearing*
From	Carla Angeli Paladino, Principal Planner, Long Range Division
Reviewer	Matt Brinkley, AICP CFM, Planning Director
Date	June 4, 2020

BACKGROUND

Proposal

A legislative amendment to adopt an Urbanization Plan into the Neighborhood Element of the Comprehensive Plan (**See Exhibit A-3)** for ten properties totaling approximately 417.18 acres located south of Juanipero Way and west of North Phoenix Road) (371W33 700, 800, 900, 1000, 1100, 1200; 381W04 100 and 101; 371W33CA 2000; and 371W33CD 4700) (**See Exhibits A, A-1, A-2, A-3 B, C, D and E**)





The Urbanization Plan is filed in conjunction with an annexation request for the above tax lots plus adjacent right-of-way along North Phoenix Road (totaling approximately 424 acres). (ANNX-19-003)

Concurrently, the City filed a Comprehensive Plan amendment to modify the text within the Urbanization and Neighborhood Elements specifically related to the Rogue Valley Manor's open space assessment requirement for the properties. (CP-20-134)

Urbanization Plan Details

Open Space Requirement	Minimum Residential Density	Street Extensions
19% of the total planning unit required 120 acres of the golf course and ponds being deed restricted (representing 29% open space)	448 (UR) 1,079 (UH) 186 (CM) 1,713 dwelling units	Olympic Avenue (Standard Residential) Honor Drive (Standard Residential) Unnamed Street connecting Golf View to North Phoenix (Standard Residential) Golf View Drive (Major Collector) South Stage Road (Future Minor Arterial)

Subject Site Characteristics

Planning Unit: MD-5f

Zoning: Exclusive Farm Use (EFU) and Rural Residential 5 (RR-5)

GLUP: Urban Residential, Urban High Density Residential, Service Commercial, and Commercial

Uses on site: Centennial golf course and club house; Fredric E. Furry historic single family residence; gas substation

Acreage: 417.18 acres

Surrounding Site Characteristics

North Zone: City SFR-4 and SFR-10
Use(s): Residential

South Zone: County Exclusive Farm Use (EFU)
Use(s): Utility substation; Existing structure/Maintenance shop

East Zone: City SFR-4, County Exclusive Farm Use (EFU) and Rural Residential 5 (RR-5)
Use(s): Residences, Hillcrest Cemetery, 2 Hawk Winery

West Zone: City SFR-00 and SFR-4
Use(s): Residential

History

In June 2018, the Department of Land Conservation and Development acknowledged the City of Medford's proposed Urban Growth Boundary (UGB) amendment providing for the inclusion of 1,658 acres of buildable land to be developed. Following the adoption of the UGB, the City established the Urbanization Planning process in order to provide a regulatory framework for ensuring specific development goals are met as land converts from rural to urban uses. The land included in the UGB was categorized into distinct planning units and coded with a specific numbering and lettering system (e.g. MD-5f). Each planning unit must adopt an Urbanization Plan prior to or in conjunction with a proposal for annexation. The Urbanization Plans are high level master plans intended to show conformance with the Regional Plan and transportation plan requirements.

Property owners of and within planning units are required to conduct a pre-application conference with planning staff and other internal and external review agencies to discuss the proposal prior to submitting a formal application. A pre-application conference was held to discuss the subject properties on October 23, 2019.

In addition, property owners are required to hold a neighborhood meeting with surrounding neighbors and property owners in order to provide an opportunity to explain the proposal and provide for questions and answers. A neighborhood meeting was held for this project on November 5, 2019.

Planning Unit MD-5f was approved with four General Land Use Plan (GLUP) designations: Urban Residential, Urban High Density Residential, Service Commercial, and Commercial. The planning unit consists of ten tax lots. The property is located in southeast Medford and is bordered by Juanipero Way on the north, North Phoenix Road on the east, and the future extension of South Stage Road on the south. The proposal was initiated by the property owner who is the sole owner of the entire planning unit.

The property owner has requested concurrent annexation of the land. The City Council set the hearing date for annexation for July 16, 2020, through Resolution No. 2020-59. The review and decision on the Urbanization Plan and Annexation will be held on the same evening.

Public Comments

Two letters have been received from Theodore Krempa and Susan Hoppe Krempa in opposition to the proposed urbanization plan and annexation (**See Exhibits P and Q**). One letter from Bradley and Glennda Allen was received on June 3, 2020 in opposition (**See Exhibit R**). An e-mail from Ed Nicholson was received in favor of the application (**See Exhibit S**). An e-mail from Suzanna David was received on June 4, 2020 (**See Exhibit T**).

Related projects

CP-20-134: Comprehensive Plan Amendment to modify text related to open space requirements for this planning unit

ANNX-19-003: Annexation request for subject parcels and adjacent rights-of-way

CP-16-075: Urbanization Planning Comprehensive Plan Amendments

CP-14-114: Urban Growth Boundary Amendment

Authority

This proposed plan authorization is a Type IV legislative Comprehensive Plan Amendment. The Planning Commission is authorized to recommend, and the City Council to approve, amendments to the Comprehensive Plan under Medford Municipal Code §§10.102–10.122, 10.214, and 10.220.

ANALYSIS

Planning unit MD-5f was adopted into the City's Urban Growth Boundary in 2016 and acknowledged by the State in 2018 to help accommodate future growth. The site is located in southeast Medford and provides for roughly ¾ of the land for residential uses surrounding the existing golf course and the remaining ¼ of the land for commercial development. The property is bordered by a major collector on the north (Juanipero Way), a regional arterial on the east (North Phoenix Road), and will be bordered by a future minor arterial on the south (South Stage Road). The site currently includes an eighteen hole golf course that will be incorporated around an active adult retirement community, multi-family housing, and commercial development.

As described below, this proposal meets the plan requirements/criteria for incorporation into the Neighborhood Element of the Comprehensive Plan. The plan provides for future street connectivity in all directions with extensions of local, collector, and arterial streets to serve existing and future residents and employees. A significant portion of the property will provide housing specifically for older adults through the creation of an active adult retirement community and along the edges of the golf course multi-family housing will be provided for a broader segment of the population. As stipulated in the findings of the Urban Growth Boundary amendment process, the owners will secure the open space of the golf course through a recorded deed restriction.

FINDINGS AND CONCLUSIONS

Applicable criteria

For the applicable criteria the Medford Municipal Code §10.220(B)(4) redirects to the criteria in the "Review and Amendments" chapter of the Comprehensive Plan. The applicable criteria in this action are those for an Urbanization Plan found in Sections 5 and 6 in the Urbanization Planning Chapter of the Neighborhood Element. The criteria are set in *italics* below; findings and conclusions are in roman type.

The applicant's findings of fact and conclusions address each of the criteria in detail and are attached as **Exhibit F**. A letter dated June 3, 2020, stipulating to certain minimum densities in the Urban High Density Residential (UH) GLUP is attached as **Exhibit F-1**.

Section 5 - PLAN CONTENTS

Criterion 5.1 *RPS Density Requirements: Compliance with the Regional Element minimum gross density performance measures. The urbanization plan shall include specific zoning designations or text that assures development under the minimum densities will meet or exceed the density expected to be achieved for the planning unit(s) in the UGB Amendment residential land supply analysis. Plan techniques that can be employed to achieve this standard include but are not limited to the following:*

5.1.1 *Specify residential zoning districts for certain areas.*

5.1.2 *Commit to specific quantities of residential development in commercial areas.*

The findings supporting the urbanization plan submittal shall include density calculations that explain how the plan complies.

The text below also includes findings that demonstrate compliance with Goal 10 (Housing).

Findings

The Regional Plan Element of the Comprehensive Plan was adopted in August 2012 and established the minimum residential densities each of the participating jurisdictions agreed to achieve. For Medford, the minimum target density is 6.6 dwelling units per gross acre until 2035, then the density increases to 7.6 dwelling units per gross acre. Gross acreage in the City of Medford includes the total area of the properties' boundaries plus any adjacent right-of-way measured to the center line multiplied by the zoning districts minimum and maximum density factors.

The City's Housing Element indicates 15,050 dwelling units are needed between 2009 and 2029. Of that total, the need for single-family detached (for both owners and renters) is 9,034 units, single-family attached units are identified as 384 dwelling units, and multi-family units include 651 duplexes and 4,586 multi-units. The applicant proposes to accommodate 448 dwelling units within the Urban Residential GLUP designation (179 acres/2.5 dwelling units per acre (Single Family Residential 4 (SFR-4)). These units are specific to the Active Adult Retirement Community (AARC) proposed within the planning unit. The Housing Element puts forth special attention to the needs of housing seniors as Medford is anticipated to have a higher proportion of people aged 60 and older in the coming decade. In addition, a list of housing alternatives for seniors are listed in the Housing Element that include independent/assisted living facilities, nursing homes,

subsidized housing, manufactured homes in parks, and Active Adult Retirement Communities (AARP).

The Urban High Density Residential (UH) GLUP designation which is planned to be zoned Multi-Family Residential 30 (MFR-30) can provide for 1,079 dwelling units (40.9 acres/25 dwelling units per acre and 2.81 acres/20 dwelling units per acre). The applicant proposes to exceed the minimum density of the zoning district for 40.9 acres of the UH GLUP. In addition, 9.3 acres of the Commercial (CM) GLUP will be used for multi-family development to provide an additional 186 dwelling units (9.3 acres/20 units per acre).

The proposed 1,713 dwelling units will contribute to meeting the two greatest needs outlined in the Housing Element, the detached single family and multi-family dwelling type categories.

The zoning districts noted above include minimum and maximum density factors at the following dwelling units per acre (du/acre):

Zoning	SFR-2	SFR-4	SFR-6	SFR-10	MFR-30
Minimum Density	0.8	2.5	4.0	6.0	20.0
Maximum Density	2.0	4.0	6.0	10.0	30.0

Using a detailed spreadsheet to standardize how residential density is calculated for each of the planning units, the Planning Department has calculated 1,499 dwelling units as the minimum residential density needed within the planning unit. (**See Exhibit G for calculation summary**) The applicant proposes to exceed this number through use of the UH and CM GLUP designations.

Conclusions

Satisfied. The minimum residential density requirement as calculated by Planning staff for the Urban Residential portion of the property is 1,499 dwelling units which includes increasing the minimum density in the UH GLUP and using the CM GLUP to accommodate additional units. The applicant proposes to exceed this number by providing 1,713 potential dwelling units. The applicant proposes to re-zone the UR GLUP to the Single-Family Residential 4 (SFR-4) and the UH GLUP to Multi-Family

Residential 30 (MFR-30). The re-zoning of the property and future development will be required to meet the minimum residential densities as an obligation of meeting the Regional Plan elements. The applicant has included a portion of the Commercial GLUP designation to create additional dwelling units.

The City has an adopted Housing Element (2010) that describes the housing needs of the City through 2029. The housing mix allocations assumed roughly two thirds of the dwelling units to be constructed as single family detached homes, single-family attached homes, manufactured homes, and two-family attached homes (duplexes). The remaining one third would accommodate multi-family homes (3 or more attached units). The overall needed density in the Housing Element was calculated as 6.3 dwellings per gross acre.

The Regional Plan (2012) imposes a density standard that exceeds that outlined in the Housing Element at a minimum density of 6.6 dwelling units per gross acre. The City has committed to this density until 2035, and then the density factor increases to 7.6 dwelling units per gross acre from 2036 through 2050. Land use changes made as part of the Urban Growth Boundary Phase I (Internal Study Areas 2014) project increased the supply of medium and high density residential designations within the City limits and reallocated lower density residential into the expansion areas. The Urbanization Planning (2018) process was established in order to establish minimum residential density standards in the UR GLUP designations and track housing production within each planning unit as the land develops. This process helps ensure land within the Urban Growth Boundary is being used to its maximum capacity to ensure needed housing of all types is being constructed and the City's obligations under the Regional Plan are being met to the extent possible. This criterion is satisfied.

Criterion 5.2 *Transportation Planning: A neighborhood circulation plan map showing:*

> ***5.2.1*** *Locations of higher-order streets. Locations and alignments of higher order streets should be planned in appropriate locations.*
>
> *The plan will depict how local streets, alleys and paths could be arranged to comply with the City's applicable street connectivity requirements. Typically, a well-connected street grid is desirable both for efficient utilization of urban land and to serve the transportation needs of all modes.*

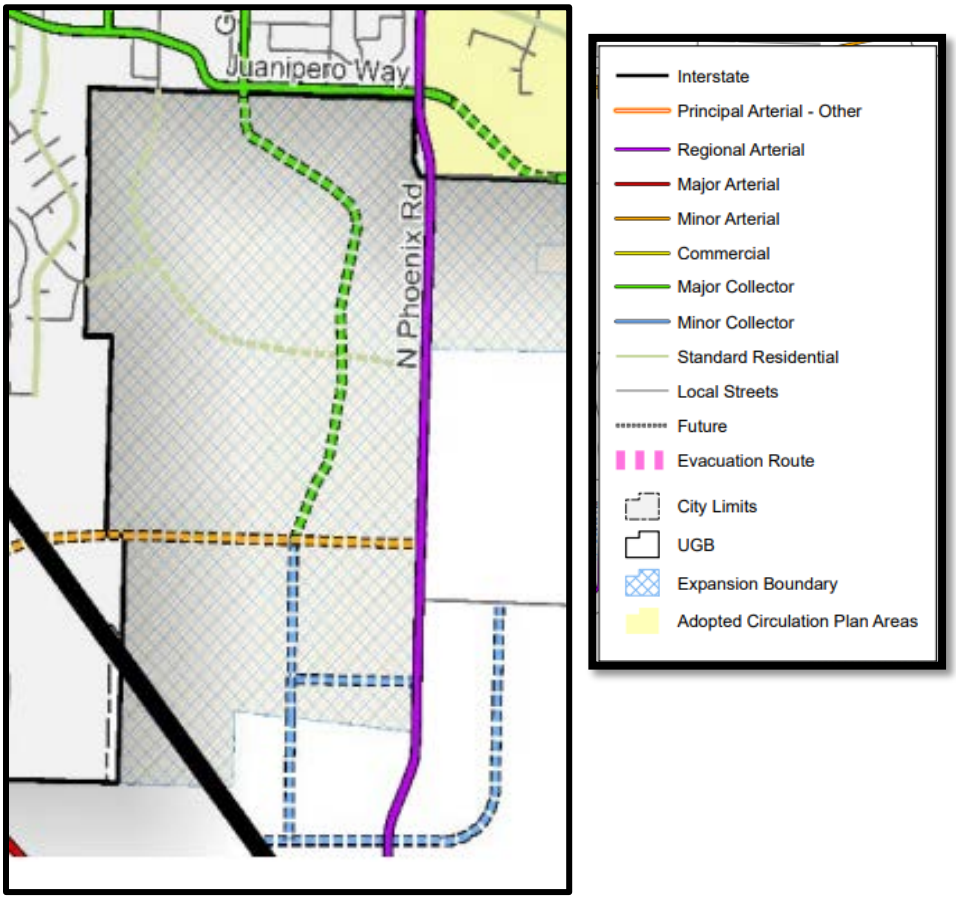
The urbanization plan may seek approval for local street arrangements with less connectivity (fewer intersections, longer block lengths, more dead-ends, greater potential out-of-direction travel) that is otherwise allowed by the code. Such arrangements may be justified on the basis of topographical and other environmental or development constraints, access management requirements, and/or the particular needs of adjacent land uses and those of the surrounding vicinity.

Proposed networks with lower vehicular connectivity may also include mitigation measures including enhanced pedestrian and other active transportation facilities. An example of an active transportation facility may include off-road multi-use paths.

Maps depicting street functional classifications shall utilize a system that is the same as or readily convertible to the City's adopted Transportation System Plan.

Findings

The subject properties are bordered by existing higher order streets including Juanipero Way (major collector) on the north, North Phoenix Road (regional arterial) on the east, and the future extension of South Stage Road (minor arterial) on the south. Per the Transportation System Plan (TSP) as identified in Figure 18 (Roadway Functional Classification), Golf View Drive (major collector) will be extended through the property from north to south. The applicant proposes to extend this road on the western side of the golf course instead of on the eastern side as noted in the TSP. Other lower order street extensions in the TSP include Honor Drive, Olympic Avenue, and the connection of an unnamed street to connect Golf View Drive and North Phoenix Road along the southeast portion of the property.



Portion of Figure 18 from TSP

The internal street pattern surrounding the golf course is intended to provide for private, gated access to homes within the active adult retirement community. Street connectivity to Juanipero Way will be via Olympic Avenue and Golf View Drive. Honor Drive will provide a connection on the west side of the property, and Golf View Drive and another proposed local street will provide connections to South Stage Road. The existing primary access from North Phoenix Road into the golf course will be converted into a public street and will connect to Golf View Drive. This will take the place of Olympic Drive connecting to North Phoenix Road as shown in the figure above. One additional local street is proposed to connect to North Phoenix Road located south of the primary access.

As shown on Figure 18, Golf View Drive was originally configured to connect into a proposed minor collector street on the south side of South Stage Road within planning unit MD-5g. There is an opportunity for the property owners on the south to realign the minor collector with the new alignment of Golf View Drive or there is ample spacing to connect the minor collector proposed in MD-5g with the local street proposed to extend to South Stage Road in MD-5f.

Seven street connections are proposed to carry traffic from the residential and commercial components of the development to Juanipero Way, North Phoenix Road, and South Stage Road.

Conclusions

Satisfied. There are two higher order streets planned within this planning unit, Golf View Drive and South Stage Road. Other local street connections are proposed to provide outlets to the surrounding higher order street network on the north, east, and south sides of the properties. The internal street pattern for the site is intentionally limited in order to create a gated active adult retirement community surrounding the golf course. The proposal provides the proposed street connections outlined in the

Transportation System Plan (TSP) just in a different configuration. This criterion is satisfied.

Criterion 5.3 *Compliance with the open space allocation for an urban reserve area. Units that contain only Industrial GLUP designations are exempt from this requirement. The following classifications count as open space for purposes of fulfilling the RPE requirements:*

5.3.1 *Parks, both public and private shall be counted as open space. Schools may be counted as open space. Where land acquisition is not complete or where specific open space dedications were not offered and accepted as part of the UGB process, park and school sites may be identified as opportunity areas on maps and the acreage planned may be described in text form that explains how the planning unit can satisfy the open space requirement. Areas where specific open space dedications were offered and accepted as part of the UGB review process shall be depicted and the acreage counted toward open space percentages.*

5.3.2 *Agricultural buffers. Proposed agricultural buffers within the UGB shall be counted as open space. Interim agricultural buffers shall not be counted toward open space percentages unless an additional legal or planning mechanism is imposed to render such areas as open space even after a future UGB amendment in the applicable MD area.*

5.3.3 *Riparian corridors shall be counted.*

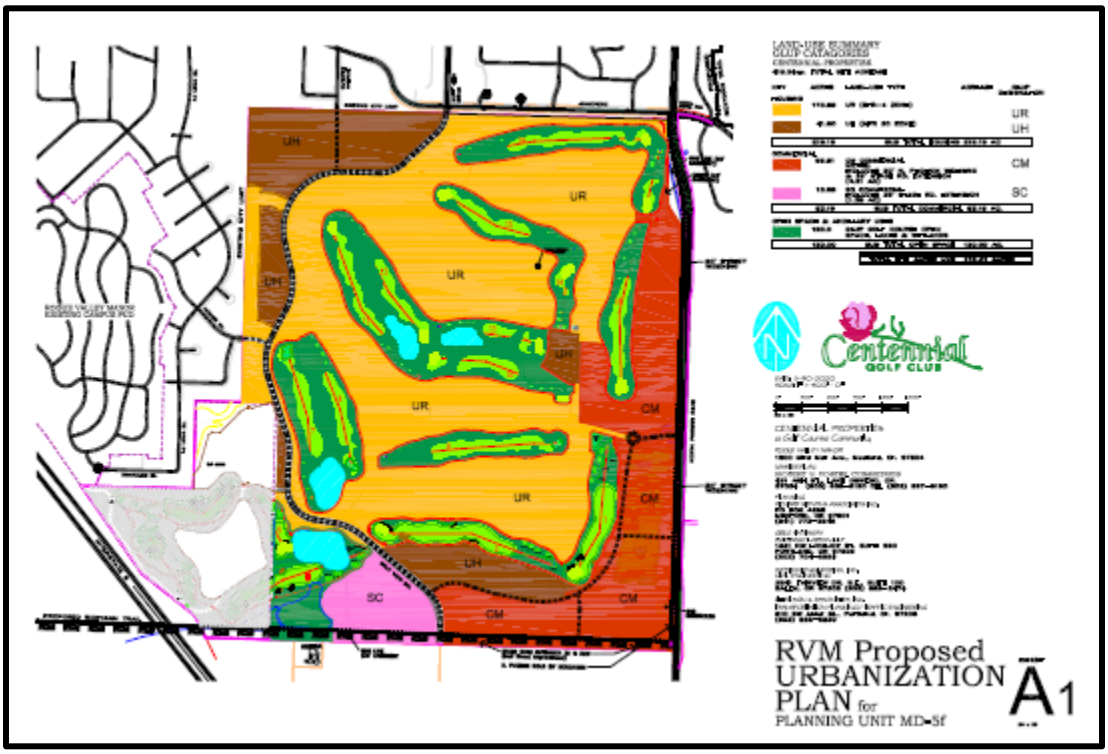
5.3.4 *Areas under an "open space" tax assessment shall be counted.*

5.3.5 *Locally significant wetlands and any associated regulatory buffer shall be counted.*

5.3.6 *Slopes greater than 25 percent*

Findings

The Regional Plan allocated employment, residential and open space land use requirements within each of the planning units. For the planning units within MD-5, 19 percent of the land is designated to open space. Based on 417 acres in MD-5f, a 19 percent allocation would provide 79 acres of open space on the site. As part of the Urban Growth Boundary process, the property owner agreed to reserve the golf course holes located within the planning unit through an open space assessment totaling approximately 120 acres. As per the proposed Comprehensive Plan amendment (CP-20-134), the language is proposed to be changed to secure this open space through the use of a recorded deed restriction (**Exhibit H**) rather than an open space assessment. The areas in green below include the golf course holes and ponds to be deed restricted as open space on the site.



The site does not contain any agricultural buffers or riparian corridors that would count toward the open space. The State approved the City's Local Wetlands Inventory for the Urban Growth Boundary expansion areas in 2017. Although the site was noted as having a wetland and several probable wetlands, the site does not have any identified locally significant wetlands (**See Exhibit I**). Below is one of the maps showing the wetland

areas on site. This wetland is not counted toward the open space total or included in the proposed 120 acres of open space.

The applicant has not identified any slopes greater than 25 percent to be counted as open space.

Conclusions

Satisfied. The property owner is subject to a 19 percent open space requirement on the property which equates to 79 acres. The "open space assessment" type noted under Section 5.3.4 was intended for this planning unit and serves to meet the Regional Plan Element requirement. The open

space assessment is proposed to be secured by a recorded deed restriction upon approval of a code change submitted under application CP-20-134. The golf course and ponds on the site are approximately 120 acres and will be reserved as the designated open space areas on the property. This criterion is satisfied.

Criterion 5.4 *Compliance with the requirements of Regional Plan Element, Section 4.1.6, for mixed-use/pedestrian-friendly development and any specific land use performance obligation. Planning units containing only an Industrial GLUP Map designation are exempt from the mixed-use pedestrian friendly development evaluation.*

Findings

Section 4.1.6 of the Regional Plan Element points to the 2020 benchmark targets identified in the most recent Regional Transportation Plan (RTP-2017) for number of dwelling units and new employment in mixed-use and pedestrian friendly developments or activity centers. Activity centers are defined in the RTP as:

- Areas of development that contribute to achieving mixed-use, pedestrian friendly development;
- Neighborhood commercial and employment centers, parks, and schools;
- Downtown areas;
- Transit Oriented Developments; and
- Development that is vertically or horizontally mixed-use

The 2020 target for new dwelling units in the RTP is identified as 49 percent and for new employment in activity centers is 44 percent. Data from 2001 indicated that Medford was already exceeding these targets at 61 percent and 48 percent respectfully. The City is required to continue meeting or exceeding these targets as required by the Regional Plan.

The planning unit includes residential and commercial land use types to achieve a mix of uses that are easily accessible and will serve those living or working in the planning unit or in the surrounding neighborhoods. The distribution of residential and commercial GLUP designations aligns with that adopted through the Urban Growth Boundary process with commercial proposed along the higher order streets of North Phoenix Road, future South Stage Road, and Golf View Drive. All of these streets have cross sections that will provide for convenient and safe traveling by pedestrians and provide connections through the planning unit and to

other designations outside. Multi-family residential is distributed along the northwest, south, and central east and is in close proximity to the commercial areas in two locations. The development of the Active Adult Retirement Community (AARC) east of Golf View Drive is a key component of the property and provides a self-contained community that is "intended to be a mixed-use/pedestrian friendly development" as noted in the application materials. The gated community will provide opportunities for reduced vehicle trips as residents will be able to walk and bike easily to destinations within the planning unit.

Residential units will be accommodated specifically within the AARC (a future Planned Unit Development), and through increased acreage in the Urban High Density Residential GLUP designation. Portions of the Commercial GLUP will also serve to provide residential units, as well as retail and office uses. A number of different dwelling unit types can be accommodated in the residential GLUP designations to serve the housing needs of residents.

Overall street connectivity is provided in all directions to the higher order streets that border the planning unit.

Conclusions

Satisfied. MD-5f has the appropriate combination of residential and commercial land uses, street connectivity, and allowed versatility within the commercial components to meet the Regional Plan requirements and create a mixed-used/pedestrian friendly activity center in southeast Medford. This criterion is satisfied.

Criterion 5.5 *Preliminary coordination and discussions with public utility providers, including water, sewer, transportation, and irrigation districts.*

> ***5.5.1*** *Coordination may include identifying any existing infrastructure on or adjacent to the site and determining whether it can be maintained or needs to be moved.*

Findings

The property owner has begun preliminary discussions with utility providers through development of this urbanization plan and future development plans for the site. Comments have been provided during the pre-application process and through this formal application. The guidance from utility providers at this stage is informational only and serves to guide

the applicant with future development plans. No utilities are being extended to serve the property during the urbanization planning process.

During the Land Development meeting held on April 29, 2020, comments were received from Medford Public Works Engineering (**Exhibit J**), Jackson County Roads (**Exhibit K**), Rogue Valley Sewer Services (**Exhibit L**), Medford Building (**Exhibit M**), and the Medford Water Commission (**Exhibit N**). Medford Fire-Rescue provided standard comments but no specific conditions for consideration at this time. The installation of off-site and on-site utilities will be coordinated with future development phases of the property.

Rogue Valley Sanitary Sewer is not currently near the site. Two different extension options are possible, one is to connect/extend to the Upper Bear Creek Inceptor line located west of Interstate 5 and the other is to extend north from an existing line near Home Depot. There are existing City sewer lines north and west of the planning unit, but these lines may not be suitable for gravity service. City sewer lines near Juanipero Way may be an option to serve a portion of the development but a service boundary adjustment will be needed.

Jackson County Roads provided comments related to the annexation and jurisdictional transfer of North Phoenix Road. Storm drain management will become the responsibility of the City upon annexation. Future review of access via North Phoenix and possible impacts to nearby intersections will need to be studied.

Water to provide domestic and fire protection will be through two different pressure zones. Water line extensions under North Phoenix and the other proposed streets will be required in coordination with Medford Water Commission staff.

Public Works Engineering will take over jurisdiction and storm water maintenance of North Phoenix Road along the property frontage upon annexation. The other public streets proposed to be constructed will maintained by the City. Sewer and storm drain capacity constraints exist in this location that will need to be addressed prior to future zone change approval. The applicant will need to provide the location of private and emergency access gates to the private streets in the AARC. A pedestrian connection to Larson Creek Drive and Juanipero Way is recommended with

future development proposals from the proposed closed street network near holes 16 and 17 located in the northeast portion of the development. This connection will provide direct pedestrian access to Juanipero Way and travel to neighborhoods and the Larson Creek Commercial Center to the north. System development charges and utility fees will apply upon annexation and as future construction occurs.

The applicant has identified an existing natural gas distribution and metering facility located in the southeast corner of the property near the golf course maintenance shop. The property is leased to Gas Transmission Northwest Corporation and will remain on the site.

Conclusions

Satisfied. Utility providers have reviewed the urbanization plan and have provided preliminary comments that the applicant can use and apply to the next stage of development for the property. This criterion is satisfied.

Criterion 5.6 *Location or extensions of riparian corridors, wetlands, historic buildings or resources, and habitat protections and the proposed status of these elements.*

Findings

The urbanization plan provides a description of the applicable items listed under Criterion 5.6. The site does not contain any mapped riparian corridors. The City's adopted 2017 Local Wetland Inventory identifies one wetland in between holes 8 and 11, existing ponds, and a number of points identified as probable wetlands on the inventory (**See Exhibit I**). Further investigation by a wetland professional is needed to determine the location and extent of wetlands on the site prior to development.

There is an existing residence on the site known as the Fredric E. Furry House which is listed on the National Historic Register. The home is located near holes 14 and 15 and is planned to be retained. After annexation, the home will be incorporated into the City's historic inventory and will be subject to the City's historic review regulations.

Conclusions

Satisfied. The plans shows the location and extent of wetland boundaries, probable wetlands, and existing ponds on the site. In addition, the property contains a historic resource known as the Fredric E. Furry house. This criterion is satisfied.

Criterion 5.7 *Compliance with applicable provisions of the Urban Growth Management Agreement.*

Findings

The property is currently within the Urban Growth Boundary and is subject to the provisions in the Urban Growth Management Agreement (UGMA) as included in the Urbanization Element.

As outlined in the UGMA amended by both the City and County in 2016 and 2017 respectively, under Policy 2, the City agrees to request surrender of the full width road right-of-way along North Phoenix Road upon annexation. The portion of the roadway to be annexed extends from Coal Mine Road (where the current city limits stop) south for approximately 3,900 feet to the southern boundary of the subject property. The applicant has filed a concurrent annexation application that includes this portion of North Phoenix Road. The City will consider annexation during the July 16th public hearing.

Other policies in the UGMA include the protection of agricultural land zoned Exclusive Farm Use (EFU) outside of the Urban Growth Boundary. There is land zoned EFU located north and south of Hillcrest Cemetery on the east side of North Phoenix Road. An agricultural buffer was not specifically identified in this planning unit during the Urban Growth Boundary amendment likely due to the separation of the land by the North Phoenix Road right-of-way. Full construction of the road to City standards will include a 100 foot cross section providing for an instant separator. The City has adopted agricultural buffering standards in accordance with Regional Plan requirements that can be applied if warranted, and can be discussed through a pre-application conference.

The applicant proposes to comply with the provisions agreed upon in the UGMA.

Conclusions

Satisfied. The applicant has proposed to annex the full width right-of-way along the applicable segment of North Phoenix Road in accordance with the Urban Growth Management Agreement. The City will request surrender of this right-of-way following annexation. Segments of the property may be subject to agricultural buffering standards if it is concluded the existing right-of-way on North Phoenix Road is not sufficient. This criterion is satisfied.

Criterion 5.8 *Compliance with the terms of special agreements between the landowners and other public entities that were part of the basis for including an area in the urban growth boundary, as detailed in the Urban Growth Management Agreement.*

Findings

The annexation policies in the Urbanization Element (2.1.7(6)(e)) include a list of commitments offered by land owners during the Urban Growth Boundary expansion process to be met. The property under review is subject to the following:

(e) MD-5 West shall provide a deed restriction for open space areas.

The applicant has submitted a proposed deed restriction for the 120 acres of open space that includes the golf course holes and ponds on the property. The deed restriction shall be recorded after approval of the urbanization plan.

Conclusions

Satisfied. The applicant has submitted a deed restriction to reserve the 120 acres of open space that is the golf course on the property. This is in accordance with the agreements made at the time of approval of the expansion of the Urban Growth Boundary. This criterion is satisfied.

Criterion 5.9 *Coordination with the Parks and Recreation Department for adherence to the Leisure Service Plan related to open space acquisition and proposed trail and path locations.*

Findings

The Leisure Services Plan includes shared use pathways along North Phoenix Road and South Stage Road. The property which as frontage along

these roadways will be built to City standards with future development. The cross section for these arterials include off-street bicycle facilities and sidewalks that can satisfy the pathway requirements noted in the Leisure Services Plan.

Currently, the open space proposed for the site includes the 120 acres of the golf course which is privately maintained and open to the public. Conversations between the applicant and Parks and Recreation staff has occurred based on the applicant's findings. Although there are no specific plans for the Parks and Recreation Department to acquire park land at this time, staff is open to future discussions with the applicant. The site is located in a park walkshed gap and the nearest park is at Orchard Hill Park to the northwest of the site. A future neighborhood park may be appropriate in this location to serve existing and future residents in this area. The Parks and Recreation Department has provided formal comments for the project (**See Exhibit O**).

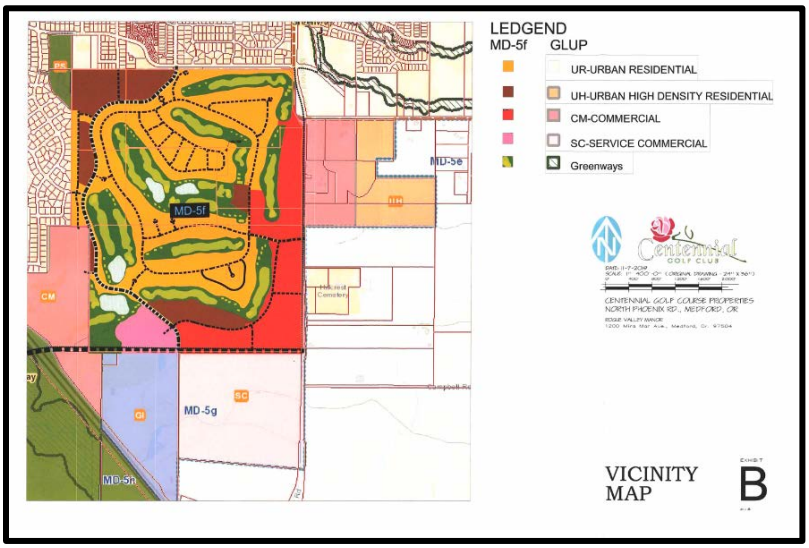
Conclusions

Satisfied. The applicant is satisfying the open space requirement on the property through the use of the golf course. The cross sections for the abutting higher order streets of North Phoenix Road and future South Stage Road will provide off road pedestrian and bicycle facilities for the residents and neighbors to use that will satisfy the proposed trails in the Leisure Service Plan. This criterion is satisfied.

Criterion 5.10 *Vicinity map including adjacent planning units and their General Land Use Plan designations.*

Findings

A vicinity map (**Exhibit B**) showing adjacent planning units and General Land Use Plan (GLUP) designations has been provided by the applicant. Land to the east across North Phoenix Road is identified as planning unit MD-5e and contains the Commercial (CM) and Urban High Density (UH) GLUP designations. To the south is planning unit MD-5g, which includes the General Industrial (GI) and Service Commercial (SC) GLUP designations.



Conclusions

Satisfied. The applicant has provided a vicinity map showing the subject property in relationship to the adjacent and adjoining properties. This criterion is satisfied.

Criteria 5.11 *Property lines for the subject planning unit and adjacent properties, particularly where new streets are proposed.*

Findings

The applicant has provided a vicinity map (**Exhibit B**) showing the outer boundaries of the tax lots for the subject properties and the proposed street extensions to the north, west and south. The current access point on the east side of the property will remain and will be converted into a local street upon development of the property.

Conclusions

Satisfied. The information requested has been provided by the applicant. This criterion is satisfied.

Criteria 5.12 *Existing easements of record, irrigation canals, and structures.*

Findings

A topographic survey (**Exhibit D**) showing contour lines and a map (**Exhibit C**) showing existing structures, ponds, and the location of a number of easements including utility, access, drainage and canal easements were submitted with the application. Exhibit C identifies five existing buildings on the property, two being the Fredric E. Furry house and the golf course club house.

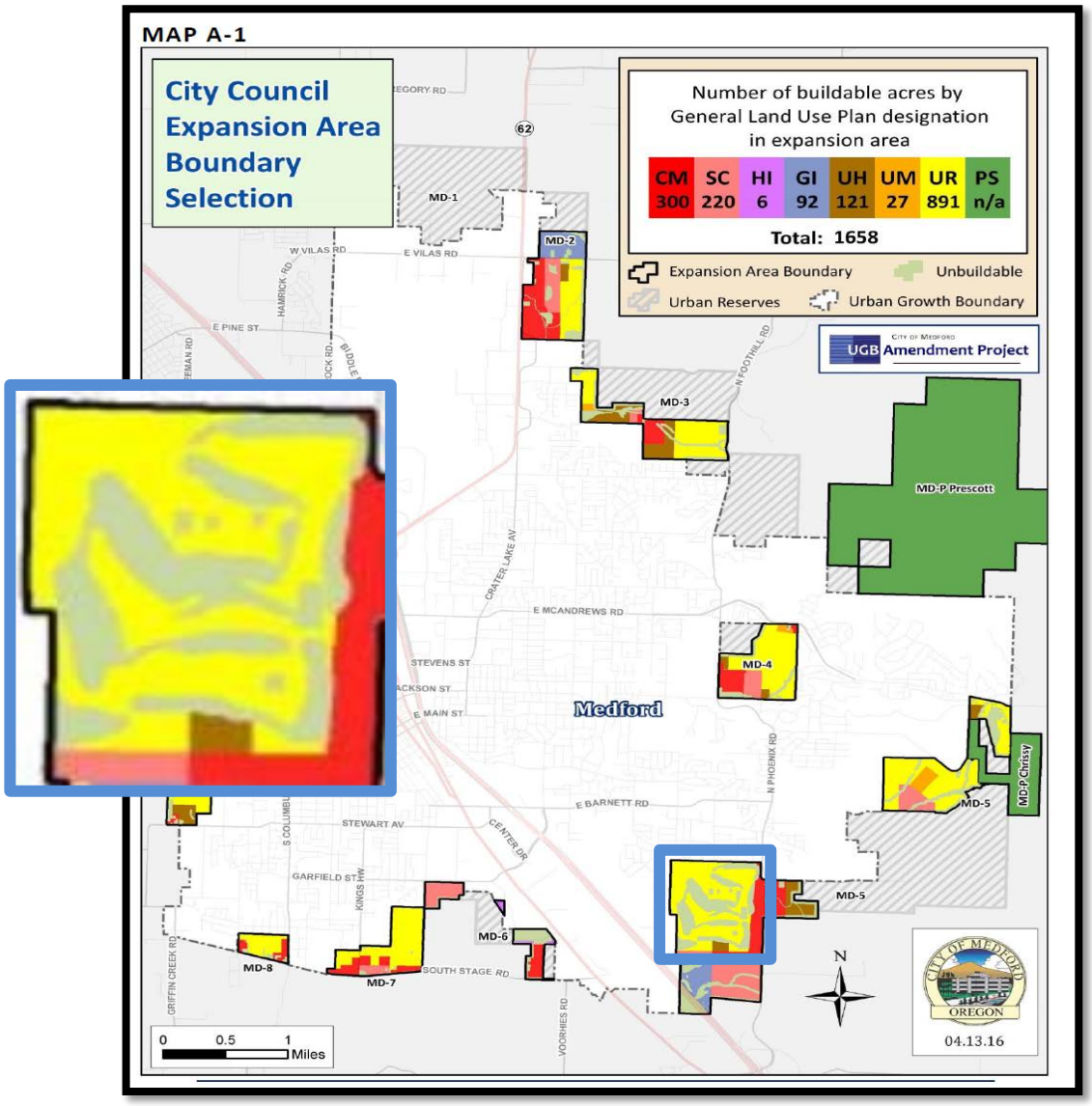
Conclusions

Satisfied. The applicant has provided documentation of existing easements and shown the location of existing buildings on the property. This criterion is satisfied.

Criterion 5.13 *Areas designated as unbuildable per the Urban Growth Boundary City Council Report dated August 18, 2016 (Map A-1), and the status of those areas, including agricultural buffers.*

Findings

Below is Map A-1 which is part of the Urban Growth Boundary Amendment project report adopted by City Council on August 18, 2016. The subject properties are outlined in the blue boxes below. The map outlines the unbuildable areas (green/grey color) on the properties including the existing golf course holes and existing structures. The existing golf course will be designated as open space. No agricultural buffers are noted on the map, but there are portions of the property that abut EFU land to the east which may be subject to buffer requirements prior to development.



Conclusions

Satisfied. The site contains approximately 120 acres of unbuildable land that is the existing golf course along with other existing structures. There is no agricultural buffer noted on Map A-1, but the property in two locations abuts Exclusive Farm Use (EFU) zoning on the east. This criterion is satisfied.

Criterion 5.14 *Contour lines and topography.*

Findings

The contour lines range from 1,550 feet at the northeast portion of the property to 1,470 feet near the southwest portion of the property. The applicant's submitted topographic/contour map is below (**Exhibit D**). The property has approximately a 2.1 percent slope from north to south with steeper slopes near the southeast portion of the property near Hole 1 located in tax lot 381W04100.

Conclusions

Satisfied. The applicant has provided a contour map of the site. The City's mapping program (Medford Land Information) was used to calculate the slope using 10 foot contour data and the map layer that identifies slope information. This criterion is satisfied.

Criterion 5.15 *In the interest of maintaining clarity and flexibility for both the City of Medford and for landowners, no urbanization plan may be submitted with or contain the following items, which are only appropriate at the time of development:*

5.15.1 *Deviations from Municipal Code provisions, including exceptions to Chapter 10. This prohibition does not function to limit specific neighborhood circulation plan requirements hereinabove.*

5.15.2 *Limitations on development due to facility capacity shortfalls.*

5.15.3 *Architectural details.*

5.15.4 *Specifics about building types and building placement.*

5.15.5 *Access and internal circulation on prospective lots or development sites.*

Findings

The applicant's urbanization plan does not include any of the five items listed above which are applicable at the time of development of the properties.

Conclusions

Satisfied. The proposal does not contain any deviations from the Municipal Code provisions, limitations on development due to facility capacity shortfalls, architectural details, building types or placement, or access/internal circulation for lots or sites as these details are too specific for this stage of the planning process. This criterion is satisfied.

Section 6 - GLUP AMENDMENTS
Criteria

6.1.1 *Minor Spatial Adjustments: If GLUP map amendments are proposed within the planning unit but the total acreage for each GLUP Map designation is not significantly changed, the urbanization plan can be the basis for GLUP amendments without the need for complex land supply analysis.*

6.1.2 *Moderate Spatial Adjustments: If land supply GLUP map amendments are proposed that change the spatial arrangement of GLUP designations beyond the boundary of a particular planning unit but maintain the total acreage for each GLUP Map designation within the applicable MD area that is now inside the UGB, then the urbanization plan shall be accompanied by a mapping analysis that explains how the total land use allocations are maintained by GLUP. Spatial exchanges of land use designations such as this shall be coordinated with other planning units in the MD and an analysis urban land use value equity shall be provided.*

6.1.3 Complex Spatial Adjustments: More complex GLUP Map amendments that have the potential to alter the land supplies in more fundamental ways will typically require extensive city-wide and/or regional plan land supply analyses. This analysis shall demonstrate that both the urban land needs described in the City's Housing Element and Economy Element will be served and that the resulting amendment will continue to comply with all applicable provisions of the Regional Plan for the area specifically and the City as a whole.

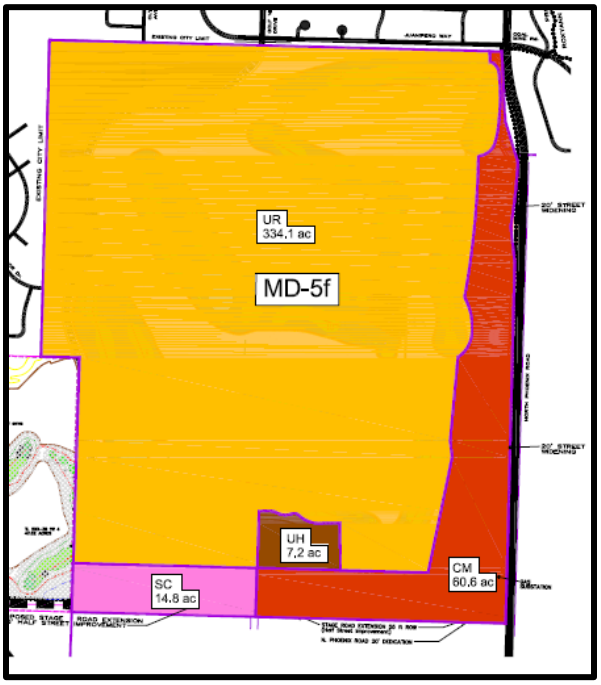
Findings

The General Land Use Plan (GLUP) designations adopted as part of the Urban Growth Boundary resulted in the following types and acres of land.

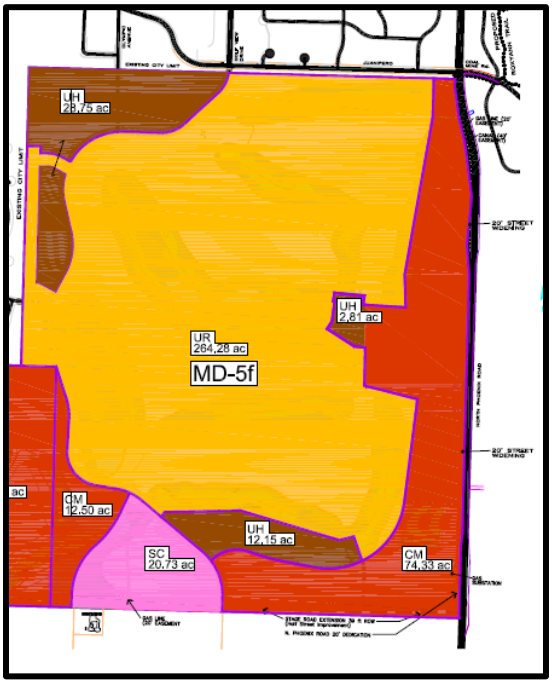
	Existing GLUP Acres	Proposed GLUP Acres
Urban Residential (UR)	334.1	264.28
Urban High Density Residential (UH)	7.2	43.71
Commercial (CM)	60.6	86.83
Service Commercial (CM)	14.81	20.73
Totals	416	415.55

The applicant proposes to decrease the Urban Residential and increase the Urban High Density Residential, Commercial, and Service Commercial designations within the planning unit. 120 acres located within the Urban Residential, Service Commercial, and Commercial GLUP designations are areas of the existing golf course and will be retained and deeded as open space reducing the totals noted above. The change is proposed as a Minor Spatial Adjustment within the planning unit.

Upon approval by City Council, the City's General Land Use Plan map will be updated to reflect the proposed modifications to the size and location of these designations.



Existing GLUP



Proposed GLUP

Conclusions

Satisfied. The applicant proposes to make adjustments to the General Land Use Plan map in order to expand multi-family housing and commercial opportunities within the planning unit. The approval of the Urbanization Plan provides for this GLUP adjustment without the need for a separate GLUP Amendment process. The changes represent a Minor Spatial Adjustment that the City Council can approve with this application. This criterion is satisfied.

RECOMMENDED ACTION

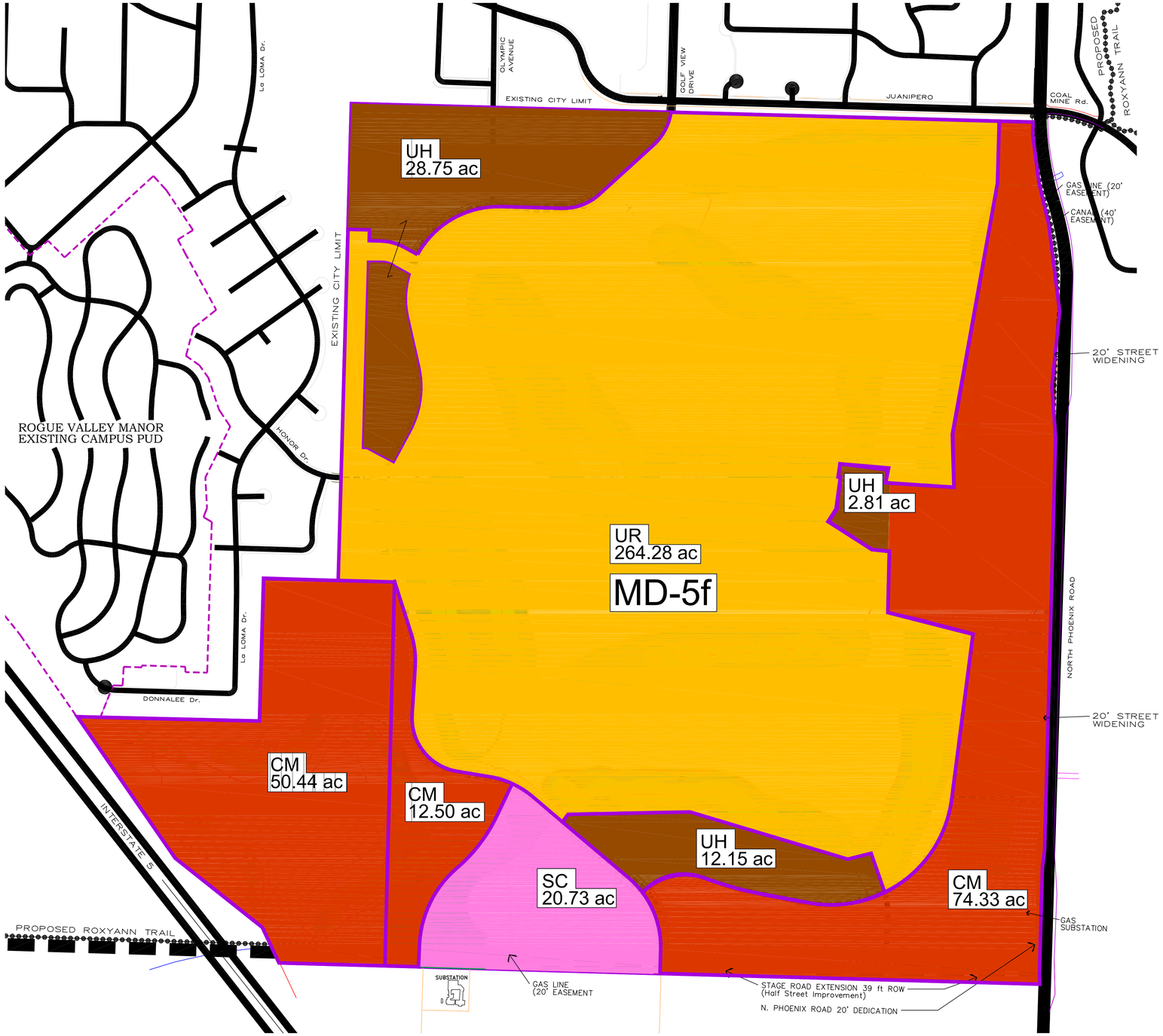
Based on the findings and conclusions that all of the applicable criteria are satisfied, forward a favorable recommendation to the City Council per the staff report dated June 4, 2020, including Exhibits A through S for approval of UP-19-004, and adopting Exhibit A-3 into the Neighborhood Element of the Comprehensive Plan.

Staff requests a continuance of the application until June 25, 2020.

EXHIBITS

A Applicant's Proposed GLUP Map
  A-1 Applicant's Urbanization Plan
  A-2 Applicant's Existing GLUP Map
  A-3 Neighborhood Element Amendment
B Applicant's Vicinity Map
C Applicant's Existing Easements and Structures Map
D Applicant's Topography/Contour Map
E Applicant's Conceptual Street Circulation Map
F Applicant's Findings of Fact
G Staff's Residential Density Spreadsheet Calculator
H Applicant's Open Space Deed Restriction
I Local Wetland Inventory Maps
J Public Works Engineering Comments dated 4/29/2020
K Jackson County Roads Comments dated 3/30/2020
L Rogue Valley Sewer Services Comments dated 4/8/2020
M Building Safety Comments dated 4/27/2020
N Medford Water Commission Comments dated 4/29/2020
O Parks, Recreation, and Facilities Department Comments dated 5/29/2020
P Letter from Theodore Krempa dated May 31, 2020
Q Letter from Susan Hoppe Krempa dated May 31, 2020
R Letter from Bradley and Glennda Allen dated June 3, 2020
S E-mail from Ed Nicholson dated June 3, 2020
T E-mail from Suzanna Davis dated June 4, 2020
  Vicinity map

PLANNING COMMISSION AGENDA: JUNE 11, 2020



LAND-USE SUMMARY
GLUP CATAGORIES
CENTENNIAL PROPERTIES

468.78ac. TOTAL SITE ACREAGE

KEY	ACRES	LAND–USE TYPE	HOUSING & ACREAGES	GLUP DESIGNATION
HOUSING				
	264.28	UR (SFR–4 ZONE)		UR
	43.71	UH (MFR 30 ZONE)		UH
	307.99	SUB TOTAL HOUSING 307.99		
COMMERCIAL				
	137.27	CM COMMERCIAL		CM
	20.73	SC COMMERCIAL		SC
	160.79	SUB TOTAL COMMERCIAL 160.79 AC.		
		TOTAL SITE AREA 468.78 AC		

Centennial GOLF CLUB

DATE: 5-30-2020
SCALE: 1" = 300'-0"

0' 300' 600' 900' 1,200' 1,500'

24 x 36

CENTENNIAL PROPERTIES
a Golf Course Community

ROGUE VALLEY MANOR
1200 Mira Mar Ave., Medford, Or. 97504

MASTER PLAN
ROBERT H. FOSTER CONSULTANTS
431 ASH ST., LAKE OSWEGO, OR.
97034 (503) 635–6190 CEL (503) 997–6190

PLANNING
RICHARD STEVENS ASSOCIATES INC.
PO BOX 4368
MEDFORD, OR 97501
(541) 773–2646

GREG HATHAWAY
HATHAWAY LARSON LLP
1331 NW LOVEJOY ST. SUITE 950
PORTLAND, OR 97209
(503) 704–6954

WESTECH ENGINEERING, INC.
CIVIL ENGINEERING
3841 FAIRVIEW DR. S.E., SUITE 100
SALEM, OR 97302 (503) 585–2474

KITTELSON & ASSOCIATES, INC.
TRANSPORTATION PLANNING/ TRAFFIC ENGINEERING
610 SW Alder St., Portland, Or. 97205
(503) 228–5230

EXHIBIT A CITY OF MEDFORD

GLUP Future URBANIZATION PLAN for PLANNING UNIT MD-5f

EXHIBIT A

24 x 36

LAND-USE SUMMARY
GLUP CATAGORIES
CENTENNIAL PROPERTIES

418.34ac. TOTAL SITE ACREAGE

KEY	ACRES	LAND–USE TYPE	ACREAGE	GLUP DESIGNATION
HOUSING				
	173.55	UR (SFR–4 ZONE)		UR
	41.60	UH (MFR 30 ZONE)		UH
	215.15	SUB TOTAL HOUSING 215.15 AC		
COMMERCIAL				
	69.51	CM COMMERCIAL NOTES; INCLUDES 20' N. PHOENIX WIDENING & 39' STAGE RD. EXTENSION (4.21 AC)		CM
	13.68	SC COMMERCIAL INCLUDES 39' STAGE RD. EXTENSION (1.38 AC)		SC
	83.19	SUB TOTAL COMMERCIAL 83.19 AC.		
OPEN SPACE & ANCILLARY USES				
	120.0	GLUP GOLF COURSE OPEN SPACE, LAKES & WETLANDS		
	120.00	SUB TOTAL OPEN SPACE 120.00 AC.		
		TOTAL SITE ACRES UGB 418.34 ACRES		

Centennial GOLF CLUB

DATE: 5-30-2020
SCALE: 1" = 300'-0"

0' 300' 600' 900' 1,200' 1,900'

24 x 36

CENTENNIAL PROPERTIES
a Golf Course Community

ROGUE VALLEY MANOR
1200 Mira Mar Ave., Medford, Or. 97504

MASTER PLAN
ROBERT H. FOSTER CONSULTANTS
431 ASH ST., LAKE OSWEGO, OR. 97034 (503) 635–6190 CEL (503) 997–6190

PLANNING
RICHARD STEVENS ASSOCIATES INC.
PO BOX 4368
MEDFORD, OR 97501
(541) 773–2646

GREG HATHAWAY
HATHAWAY LARSON LLP
1331 NW LOVEJOY ST. SUITE 950
PORTLAND, OR 97209
(503) 704–6954

WESTECH ENGINEERING, INC.
CIVIL ENGINEERING
3841 FAIRVIEW DR. S.E., SUITE 100
SALEM, OR 97302 (503) 585–2474

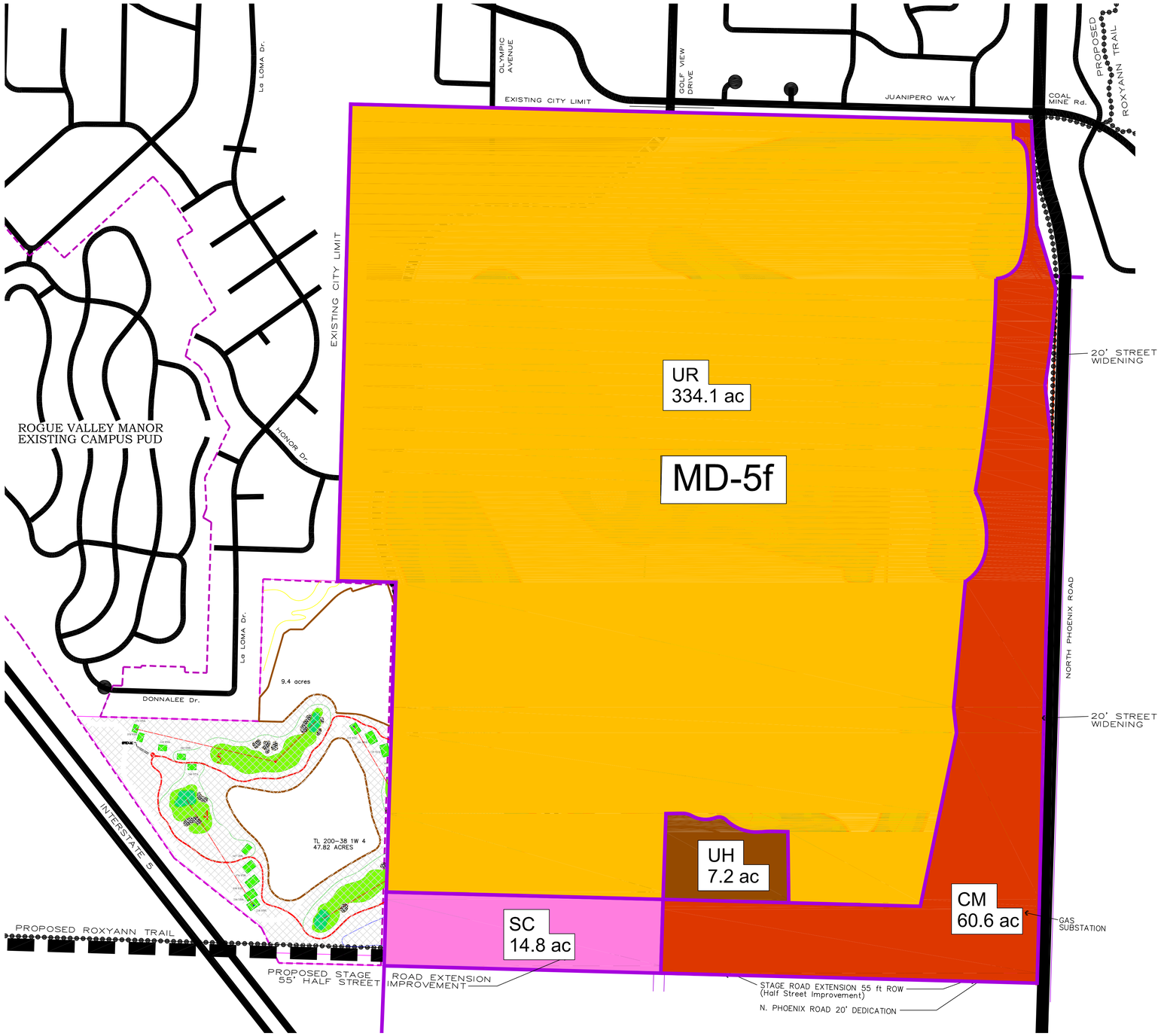
KITTELSON & ASSOCIATES, INC.
TRANSPORTATION PLANNING/ TRAFFIC ENGINEERING
610 SW Alder St., Portland, Or. 97205
(503) 228–5230

EXHIBIT A CITY OF MEDFORD

RVM Proposed URBANIZATION PLAN for PLANNING UNIT MD-5f

EXHIBIT A1

24 x 36



LAND-USE KEY
GLUP CATAGORIES MD-5f
CENTENNIAL PROPERTIES

416.7ac. TOTAL SITE ACREAGE

KEY	ACRES	LAND–USE TYPE		HOUSING & ACREAGES	GLUP DESIGNATION
HOUSING					
	334.1	UR (SFR–4 ZONE)	=	1,336 LOTS	UR
	7.2	UH (MFR 30 ZONE)	=	216 UNITS	UH
	341.3	GLUP AREA		TOTAL 1,552 UNITS	
COMMERCIAL					
	60.6	CM COMMERCIAL			CM
	14.8	SC COMMERCIAL			SC
	75.4	GLUP =		TOTAL COMMERCIAL 75.4 AC.	
	416.7ac	TOTAL SITE ACRES UGB			

Centennial GOLF CLUB

DATE: 5-30-20
SCALE: 1" = 300'-0"

0' 300' 600' 900' 1,200' 1,500'

24 x 36

CENTENNIAL PROPERTIES
a Golf Course Community

ROGUE VALLEY MANOR
1200 Mira Mar Ave., Medford, Or. 97504

EXHIBIT
A-2
CITY OF MEDFORD

GLUP Existing URBANIZATION PLAN for PLANNING UNIT MD-5f

EXHIBIT
A2

24 x 36

Medford Comprehensive Plan
Chapter 10

Neighborhood Element

Introduction

The divisions of this chapter are special area plans that have been adopted by the Council. Two plans are incorporated by reference; three others are incorporated into this document.

Contents

Introduction 1

10.1 Southeast Plan 2

10.2 Southeast Circulation Plan 17

10.3 Bear Creek Master Plan 40

10.4 Urbanization Planning 41

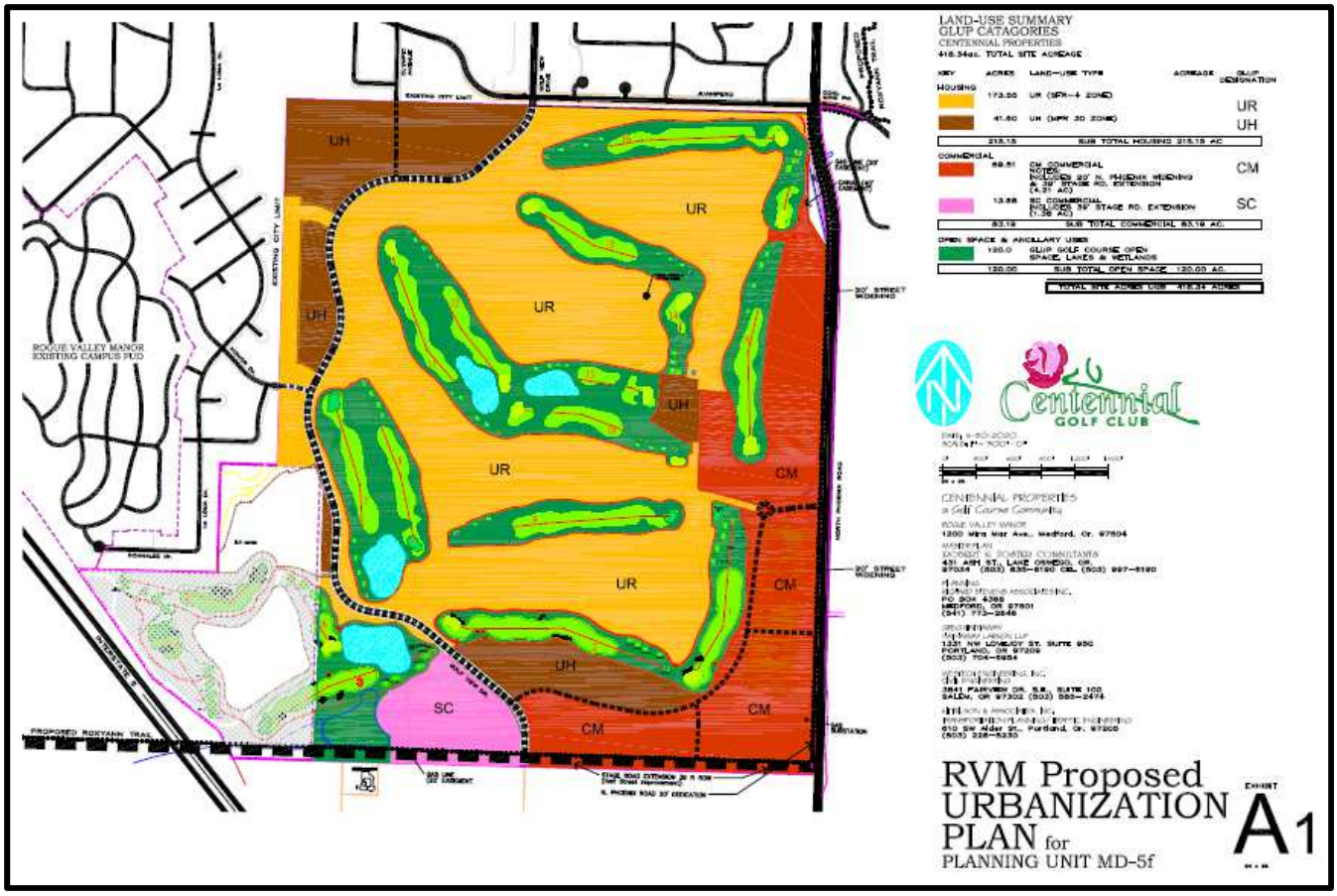
10.5 Liberty Park Neighborhood Plan 52

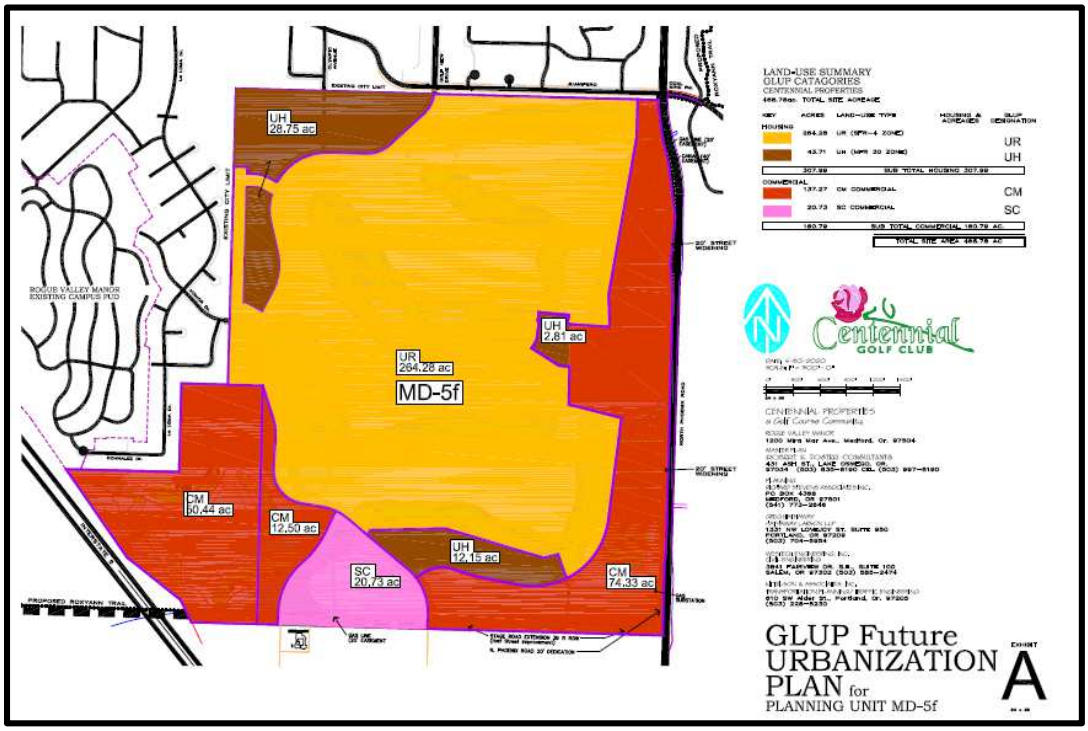
10.6 Adopted Urbanization Plans

1. Planning Unit MD-7c (NW corner of South Stage Road and Kings Highway)
2. Planning Unit MD-5f (South of Juanipero Way and West of North Phoenix Road)

EXHIBIT A-3 CITY OF MEDFORD

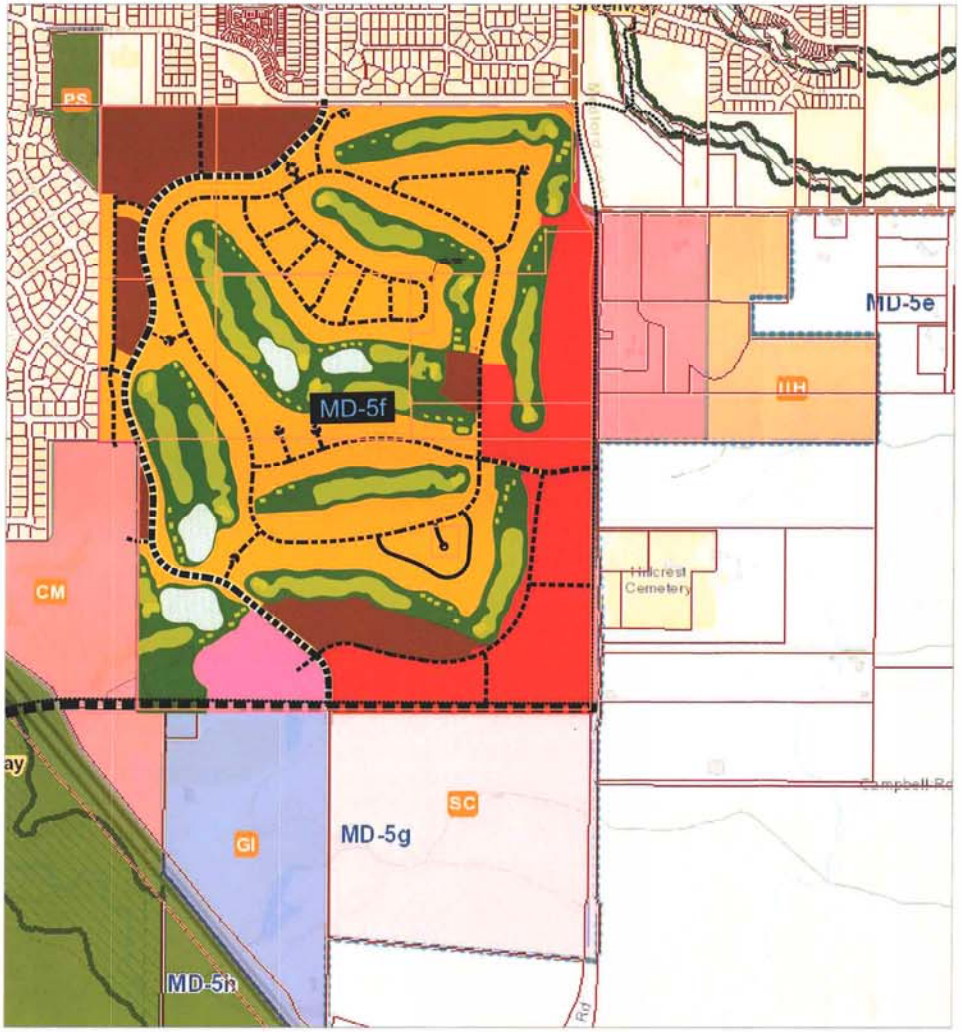
URBANIZATION PLAN FOR MD-5f





Project Details

The planning unit is approximately 416 acres in size and is located south of Juanipero Way and west of North Phoenix Road. The property has the following four General Land Use Plan designations: Urban Residential, Urban High Density Residential, Service Commercial, and Commercial. The existing golf course totaling approximately 120 acres will be reserved through a deed restriction on the property, exceeding the 19 percent open space requirement for the planning unit. The applicant proposes over 1,700 dwelling units to be constructed within the property. Street extensions include Golf View Drive, Olympic Way, Honor Drive, South Stage Road, and the extension of an unnamed street from North Phoenix Road to Golf View Drive.



LEDGEND

MD-5f GLUP

- UR-URBAN RESIDENTIAL
- UH-URBAN HIGH DENSITY RESIDENTIAL
- CM-COMMERCIAL
- SC-SERVICE COMMERCIAL
- Greenways

Centennial GOLF CLUB

DATE: 11-7-2019
SCALE: 1" 400'-0" (ORIGINAL DRAWING - 24" X 36")
0' 400' 800' 1,200' 1,600' 2,000'

CENTENNIAL GOLF COURSE PROPERTIES
NORTH PHOENIX RD., MEDFORD, OR

ROGUE VALLEY MANOR
1200 Mira Mar Ave., Medford, Or. 97504

EXHIBIT B CITY OF MEDFORD

VICINITY MAP

EXHIBIT B

RECEIVED
JAN 31 2020
PLANNING DEPT.

EXHIBIT "C"

(EXISTING EASEMENTS – CANAL – STGRUCTURES)

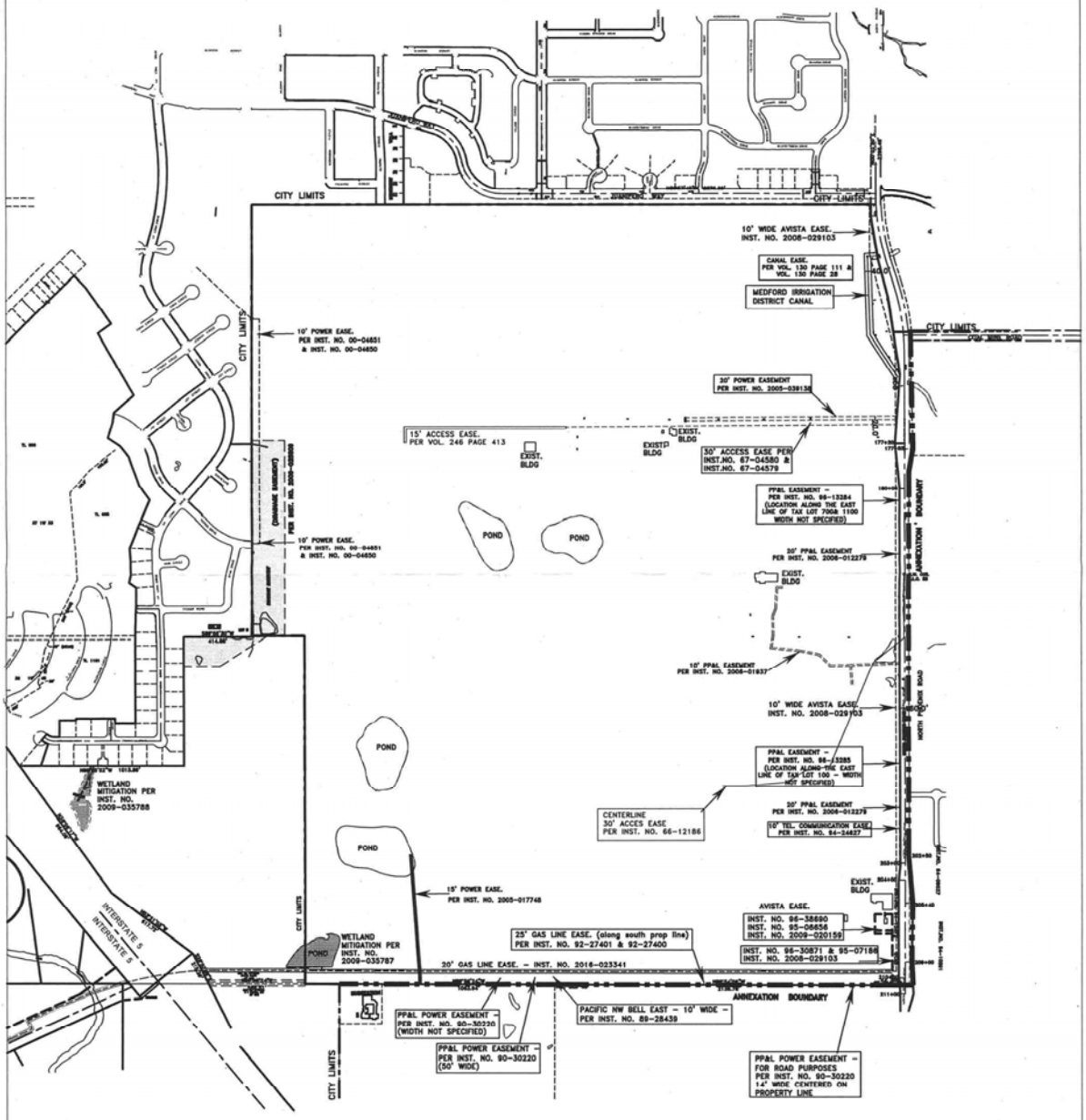
LOCATED IN:
THE S.W. 1/4 & S.E. 1/4, SEC. 33 & THE S.W. 1/4, SEC. 34 &
THE S.E. 1/4, SEC. 33 & THE S.W. 1/4, SEC. 34, T. 37S., R. 1W., W.M.
& THE N.W. 1/4 & N.E. 1/4, SEC. 04, T. 38S., R. 1W., W.M.
JACKSON COUNTY, OREGON

NOTES:

AREA OF ANNEXATION = 424 ACRES
ANNEXED AREA INCLUDES:
TAX LOT 700 OF MAP 37 1W 33
TAX LOT 900 OF MAP 37 1W 33
TAX LOT 1000 OF MAP 37 1W 33
TAX LOT 1100 OF MAP 37 1W 33
TAX LOT 1200 OF MAP 37 1W 33
TAX LOT 2000 OF MAP 37 1W 33CA
TAX LOT 4700 OF MAP 37 1W 33CD
TAX LOT 100 OF MAP 38 1W 04
TAX LOT 101 OF MAP 38 1W 04

OWNER:
ROGUE VALLEY MANOR
1200 MIRA MAR
MEDFORD, OR. 97504

AGENT:
RICHARD STEVENS & ASSOCIATES
100 EAST MAIN SUITE "O"
MEDFORD, OR. 97501
(541) 773-2646



A. PROPERTY IS SUBJECT TO DEED DECLARATION PER INST. NO. 2008-043284
B. PROPERTY IS SUBJECT TO BUILDING SITE IMPROVEMENT AGREEMENT PER INST. NO. 2006-020450
C. PROPERTY IS SUBJECT TO RESTRICTIVE COVENANT (EXCLUSIVE FARM USE) PER INST. NO. 03-53473
D. PROPERTY IS SUBJECT TO RESTRICTIVE COVENANT (EXCLUSIVE FARM USE) PER INST. NO. 95-19738
E. PROPERTY IS SUBJECT TO SCHOOL DIST. 4 AGREEMENT PER INST. NO. 82-00979
F. PROPERTY IS SUBJECT TO PP&L EASE – 20' WIDE PER INST. NO. 67-00053 – LOCATION NOT SPECIFIED
G. PROPERTY IS SUBJECT TO PP&L EASE – 20' WIDE PER VOL. 326 PAGE 222 – LOCATION NOT SPECIFIED
H. PROPERTY IS SUBJECT TO PP&L EASE – PER VOL. 465 PAGE 275 – LOCATION NOT SPECIFIED
I. PROPERTY IS SUBJECT TO PP&L EASE – 20' WIDE PER VOL. 449 PAGE 350 – LOCATION NOT SPECIFIED
I. PROPERTY IS SUBJECT TO POWER EASE – PER VOL. 210 PAGE 342 & VOL. 210 PAGE 342 – LOCATION NOT SPECIFIED

CONTOUR INTERVAL = 2'
INDEX CONTOURS = 10'

RECEIVED
JAN 31 2020
PLANNING DEPT.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JANUARY 9, 1986
DARRELL L. HUCK
LS
Expires 6/30/2021

HOFFFUHR & ASSOCIATES, INC.
(SURVEYING/PLANNING)
880 Golf View Drive
SUITE 201
MEDFORD, OR 97504
(541) 779-4641
FAX (541) 779-5879

BY: DARRELL L. HUCK	LS 2023
PROJECT:	MANOR
PROJECT NO.:	19-083
DRAWING FILE NO.: 19083 ANNEX EASE EXHIBIT.DWG	
SCALE: 1" = 300'	DECEMBER 20, 2019
REVISION NO.:	
REVISION DATE:	
SHEET 1 OF 1	
BASIS OF BEARING:	SUNOAKS SUB
ELEVATION DATUM:	CITY OF MEDFORD-NGVD 29
DRAWN BY:	DLH
REVIEWED BY:	

EXHIBIT C CITY OF MEDFORD

NOTES:

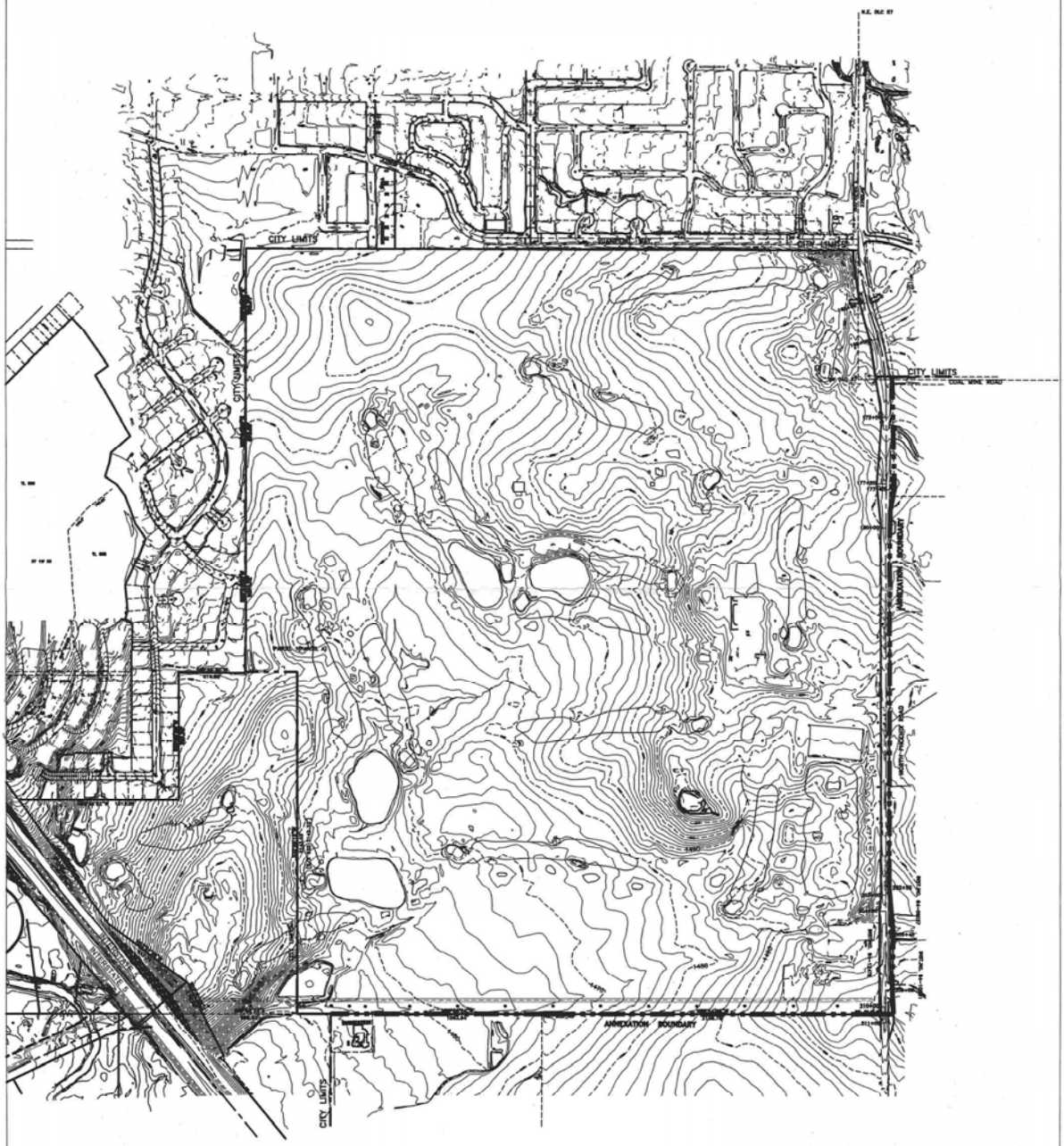
AREA OF ANNEXATION = 424 ACRES
ANNEXED AREA INCLUDES:
TAX LOT 700 OF MAP 37 1W 33
TAX LOT 900 OF MAP 37 1W 33
TAX LOT 1000 OF MAP 37 1W 33
TAX LOT 1100 OF MAP 37 1W 33
TAX LOT 1200 OF MAP 37 1W 33
TAX LOT 2000 OF MAP 37 1W 33CA
TAX LOT 4700 OF MAP 37 1W 33CD
TAX LOT 100 OF MAP 38 1W 04
TAX LOT 101 OF MAP 38 1W 04

EXHIBIT "D"
(TOPO/CONTOUR MAP)

LOCATED IN:
THE S.W. 1/4 & S.E. 1/4, SEC. 33 & THE S.W. 1/4, SEC. 34 &
THE S.E. 1/4, SEC. 33 & THE S.W. 1/4, SEC. 34, T. 37S., R. 1W., W.M.
& THE N.W. 1/4 & N.E. 1/4, SEC. 04, T. 38S., R. 1W., W.M.
JACKSON COUNTY, OREGON

OWNER:
ROGUE VALLEY MANOR
1200 MIRA MAR
MEDFORD, OR. 97504

AGENT:
RICHARD STEVENS & ASSOCIATES
100 EAST MAIN SUITE "O"
MEDFORD, OR. 97501
(541) 773-2646



RECEIVED
JAN 31 2020
PLANNING DEPT.

GRAPHIC SCALE
(IN FEET)
1 inch = 300 ft.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
DARRELL L. HUCK

HOFFBUHR & ASSOCIATES, INC.
(CONSULTING ENGINEERS)
600 Golf View Drive
SUITE 201
MEDFORD, OR 97504
(541) 779-4641
FAX (541) 779-5573

BY: DARRELL L. HUCK	LS 2023
PROJECT:	MANOR
PROJECT NO.:	19-083
DRAWING FILE NO.:	19083 ANNEX TOPO.DWG
SCALE 1"= 300'	DECEMBER 20, 2019
REVISION NO.:	
REVISION DATE:	
SHEET 1 OF 1	
BASIS OF BEARING:	SUNOAKS SUB
ELEVATION DATUM:	CITY OF MEDFORD-
DRAWN BY:	
REVIEWED BY:	

EXHIBIT D CITY OF MEDFORD

KEY:

- PUBLIC STREETS
- PRIVATE STREETS
- PUBLIC FOOT PATH

Centennial GOLF CLUB

DATE: 12-18-2019
SCALE: 1" = 500' - 0"

CENTENNIAL PROPERTIES
a Golf Course Community

ROGUE VALLEY MANOR
1200 Mira Mar Ave., Medford, Or. 97504

EXHIBIT
E
CITY OF MEDFORD

CONCEPTUAL STREET CIRCULATION PLAN for PLANNING UNIT MD-5f

EXHIBIT
E

RECEIVED
JAN 31 2020
PLANNING DEPT.

BEFORE THE PLANNING COMMISSION AND CITY COUNCIL FOR THE CITY OF MEDFORD, JACKSON COUNTY, OREGON:

IN THE MATTER OF AN APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT, URBANIZATION PLAN, FOR PLANNING UNIT MD-5F; ROGUE VALLEY MANOR, APPLICANT; RICHARD STEVENS & ASSOCIATES, INC., AGENTS	**FINDINGS OF FACT AND CONCLUSIONS**

I. RECITALS PERTAINING TO THE PROPERTY:

APPLICANT: Rogue Valley Manor
1200 Mira Mar Avenue
Medford, OR 97504

DESIGNER: Robert H. Foster Consultants
431 Ash Street
Lake Oswego, OR 97034

ATTORNEY: Greg Hathaway
Hathaway Larson LLP
1331 NW Lovejoy Street, Suite 950
Portland, OR 97209

AGENTS: Richard Stevens & Associates, Inc.
P.O. Box 4368
Medford, OR 97501
(541) 773-2646

PURPOSE OF APPLICATION:

The Applicant proposes a Comprehensive Plan amendment to adopt an Urbanization Plan for planning unit MD-5f which is located within the Urban Growth Boundary (UGB) of the City of Medford. The MD-5f planning unit is located east of Interstate-5, south of Juanipero Way, west of North Phoenix Road and north of the planned extension of South Stage Road.

The proposed Urbanization Plan includes ten tax lots totaling 417.18 acres, which are entirely owned by the Applicant. The properties included are described as: T.37S-

RECEIVED
JAN 31 2020
PLANNING DEPT.

EXHIBIT
F
CITY OF MEDFORD

R.1W-S.33, Tax Lots 700, 801, 900, 1000, 1100 & 1200; T.38S-R.1W-S.04, Tax Lots 100 & 101; T.37S-R.1W-S.33CA, Tax Lot 2000 and T.37S-R.1W-S.33CD, Tax Lot 4700.

II. PROCEDURE:

Medford Land Development Code (MLDC) Section 10.220 governs Major Type IV Amendments. Per MLDC Section 10.220(A)(8) Urbanization plans are a Major Type IV Amendment. Per Section 10.220(C), an application for an Urbanization Plan shall contain the following items:

(1) Written consent of the owner(s) within the planning unit per the Urbanization Planning requirements in the Comprehensive Plan.
(2) Urbanization Plan map(s) drawn to scale that includes the Plan Contents found in Section 5 in the Urbanization Planning Chapter in the Neighborhood Element (20 copies).
(3) One reduced copy of each size plan (8.5" x 11" and 11" x 17").
(4) Electronic files in dwg format or shapefiles.
(5) Vicinity map including other adjacent planning units and their General Land Use Plan designations.
(6) Property lines for the subject planning unit and adjacent properties, particularly where new streets are proposed.
(7) Existing easements of record, irrigation canals, and structures.
(8) Areas designated as unbuildable per the Urban Growth Boundary City Council Report dated August 18, 2016 (Map A-1), and the status of those areas, including agricultural buffers.
(9) Written or graphical representation of compliance with the Plan Contents found in Section 5 of the Urbanization Planning Chapter in the Neighborhood Element.
(10) Written findings showing compliance with the Regional Plan requirements
(11) Contour lines and topography
(12) Property owners' names, addresses, and map and tax lot numbers within 200 feet of the project boundaries, typed on mailing labels.
(13) Documentation that a neighborhood meeting was conducted in accordance with Section 10.194

Discussion: The Applicant owns all of the property within the planning unit and consents to the proposed Urbanization Plan. Urbanization Plan maps have been submitted as required (Exhibit A). A vicinity map including other adjacent planning units, their GLUP designations and adjacent property lines has been submitted (Exhibit B). An exhibit showing existing easements of record, irrigation canals and structures has been submitted (Exhibit C). This planning unit was required to designate 120 acres of the golf course fairways as open space. This unbuildable area is shown on the submitted plans and a draft deed restriction document, to limit these

areas to open space use, has been submitted for review. An exhibit showing contour lines and topography has been submitted (Exhibit D). Required mailing labels have been submitted. Appropriate documentation that a neighborhood meeting was conducted in accordance with Section 10.194 has been submitted. The submitted plan, exhibits and these findings demonstrate compliance with the Plan Contents found in Section 5 of the Urbanization Planning Chapter in the Neighborhood Element and compliance with the Regional Plan requirements.

FINDING:

The City of Medford finds that this application includes the required plans, findings and exhibits for Urbanization Plan applications, in compliance with Section 10.220(C) MLDC.

III. APPLICABLE CRITERIA:

Per MLDC Section 10.220(B)(4) for Urbanization Plan Approval Criteria refer to Sections 5 and 6 in the Urbanization Planning Chapter in the Neighborhood Element of the Comprehensive Plan. The application form provided by the City for urbanization plan approval also requires findings in compliance with Regional Plan Element Section 4.1.8 of the Comprehensive Plan.

IV. FINDINGS IN COMPLIANCE WITH SECTIONS 5 & 6 OF THE URBANIZATION PLANNING CHAPTER IN THE NEIGHBORHOOD ELEMENT AND SECTION 4.1.8 OF THE REGIONAL PLAN ELEMENT, OF THE COMPREHENSIVE PLAN:

5. PLAN CONTENTS

In order to adopt an urbanization plan, the City Council shall be satisfied that the plan substantially conforms to the performance measures outlined in the Regional Plan Element and the submitted plan adequately demonstrates each of the following:

5.1 RPS Density Requirements: Compliance with the Regional Element minimum gross density performance measures. The urbanization plan shall include specific zoning designations or text that assures development under the minimum densities will meet or exceed the density expected to be achieved for the planning unit(s) in the UGB Amendment residential land supply analysis. Plan techniques that can be employed to achieve this standard include but are not limited to the following:

5.1.1 Specify residential zoning districts for certain areas.

5.1.2 Commit to specific quantities of residential development in commercial areas.

The findings supporting the urbanization plan submittal shall include density calculations that explain how the plan complies.

Discussion: The MD-5f planning unit was assigned approximately 76 acres of commercial land, approximately 221 acres of residential land and 120 acres of open space through the UGB amendment process. The Applicant is responsible for demonstrating that the project will meet the minimum density of 6.6 dwelling units (DU) per acre for the portions of the property designated for residential development. The 221.42 acres of residential land prescribes a minimum of 1,461 DU to meet the minimum density requirement across the entire planning unit. In order to demonstrate compliance with this section, the planning unit must be shown to meet the required minimum density if developed to the lowest density permitted in the respective General Land Use Plan (GLUP) designation unless, as permitted through Section 5.1.1 of the Neighborhood Element, areas are committed to specific zoning districts. In addition, Urbanization Element Section 2.1.7.4.a.ii. allows for changes in residential GLUP designations from a lower density designation to a higher density designation and Neighborhood Element Section 5.1.2 allows for specific quantities of residential development in commercial areas to meet minimum density requirements.

Neighborhood Element Section 4.3 requires an application for Urbanization Plan to identify whether the plan includes no spatial changes, minor spatial adjustments, moderate spatial adjustments or complex spatial adjustments. As shown in Table 1.1 below, the proposed Urbanization Plan includes only minor spatial adjustments as the amounts of each of the GLUP map categories shown on the proposed plan is very close to the amounts that were assigned to the planning unit through the UGB amendment process (with the exception of Urban Residential (UR) to Urban High-Density Residential (UH)).

Table 1.1 – Land Categories for Planning Unit MD-5f

	Acres in Comprehensive Plan	Acres in Urbanization Plan
Urban Residential (UR)	214.25	179.38
Urban High-Density (UH)	7.17	41.4
All Residential	**221.42**	**220.78**
Golf Course Open Space	**120**	**120**
Commercial (CM)	61.11	64.1
Service Commercial (SC)	14.84	12.3
All Commercial	**75.95**	**76.4**
Land Totals	***417.37****	***417.18***

* City of Medford number produced during the UGB expansion process. Tax assessment information shows a total of 417.18 acres.

The GLUP designations have been moved throughout the planning unit to match the planned development on the property, 9.3 acres of Commercial (CM) land is committed to residential development, approximately 34 acres of UR land has been converted to UH land, and all areas designated UH are committed to the MFR-30 zoning designation. Table 1.2 identifies the changes made to meet minimum density requirements along with references to the portion of the Comprehensive Plan which permits the proposed change.

Table 1.2 – Proposed Changes and Related Sections of the Comprehensive Plan

Proposed Change	**Authority in Comprehensive Plan**
Convert approximately 34 acres of UR land to UH designation	Urbanization Element Section 2.1.7.4.a.ii.
Commit 9.3 acres of CM land to residential development	Neighborhood Element Section 5.1.2
Commit all 41.4 acres of UH lands to MFR-30 zoning	Neighborhood Element Section 5.1.1

With these changes and commitments, the planning unit will exceed the 1,459 DU and 6.6 DU/acre minimums. Table 1.3 below shows that the project will result in at least 1,462 DU.

Table 1.3 – Total Dwelling Units and Overall Density for Planning Unit MD-5f

	Acres of Land	Minimum Density	Dwelling Units
UR	179.38	2.5 DU/acre	448
UH (all to MFR-30)	41.4	20 DU/acre	828
CM committed	9.3	20 DU/acre	186
			Total DU = 1,462

FINDING:

The City of Medford finds that the discussion and tables above demonstrate that the assigned GLUP map designations as modified in the proposed Urbanization Plan, along with the commercial areas committed to residential development and the commitment to zone all UH lands as MFR-30, assure that residential development will exceed 6.6 DU/gross acre, thus satisfying the Regional Element minimum gross density performance measure.

5.2 Transportation Planning: A neighborhood circulation plan map showing:

5.2.1 Locations of higher-order streets. Locations and alignments of higher order streets should be planned in appropriate locations.

The plan will depict how local streets, alleys and paths could be arranged to comply with the City's applicable street connectivity requirements. Typically, a well-connected street grid is desirable both for efficient utilization of urban land and to serve the transportation needs of all modes.

The urbanization plan may seek approval for local street arrangements with less connectivity (fewer intersections, longer block lengths, more dead-ends, greater potential out-of-direction travel) than is otherwise allowed by the code. Such arrangements may be justified on the basis of topographical and other environmental or development constraints, access management requirements, and/or the particular needs of adjacent land uses and those of the surrounding vicinity.

Proposed networks with lower vehicular connectivity may also include mitigation measures including enhanced pedestrian and other active transportation facilities. An example of an active transportation facility may include off-road multi-use paths.

Maps depicting street functional classifications shall utilize a system that is the same as or readily convertible to the City's adopted Transportation System Plan.

Discussion: The City of Medford Transportation System Plan (TSP) shows a minor arterial street to be constructed along the south end of the planning unit along with a major collector street to connect north to south through the site. The plan also shows two local street connections: the first is a connection from the southern terminus of Olympic Avenue which eventually connects to North Phoenix Road, and the second is a connection from the eastern terminus of Honor Drive that intersects the road extending from Olympic Avenue. The submitted Conceptual Street Circulation Plan (Exhibit E) and the Urbanization Plan show the extension of South Stage Road as a minor arterial street and Golf View Drive as the major collector street connection between Juanipero Way and South Stage Road. These plans also show a local street connection to Olympic Avenue which will intersect with Golf View Drive and eventually connect through the site to North Phoenix Road via a new public street that will run from Golf View Drive to the existing entrance to the Centennial property. The plans also shows a connection to Honor Drive that will intersect with Golf View Drive. As with the land use designations, the street alignments have been modified to match proposed future development while still accomplishing the street connections required by the TSP. The proposed street layout substantially conforms to the higher-order street circulation plan shown in the TSP.

The Conceptual Street Circulation Plan relies on the existing entrance to the Centennial golf club to provide access to the property from North Phoenix Road. The planned development of the property includes a gated Active Adult Retirement Community (AARC) around the golf course between North Phoenix Road and the extension of Golf View Drive. The existing access along North Phoenix Road will be converted to a public street and will provide access to future commercial development along North Phoenix Road and South Stage Road. This new public street will connect from North Phoenix Road to Golf View Drive. The existing access driveway (which will be converted to a public street) will also provide access to the planned private streets which will serve the gated AARC portions of the development. Access to the gated portions of the development will also be provided from Golf View Drive in two locations; one near the northwest corner of the development and the second in the southwest portion of the development. In addition to these two points of access on Golf View Drive, an emergency vehicle access will be provided into the gated portions of the development along Golf View Drive near the intersection of Honor Drive.

The subject property is unique in that it contains a golf course which the Applicant intends to preserve, utilize and develop as an AARC, addressing a need for a specific residential housing type in the City of Medford. Active Adult Retirement Communities are identified on page 72 of the Housing Element, in the Housing Needs of Seniors section, of the Strategies for Meeting Housing Needs Chapter. The fact that this property was identified for meeting this specific development need was part of the basis for its inclusion in the urban reserve as described in Section 3.3 of the Regional Element, which states:

> *The area north of South Stage Road contains Centennial Golf Course and Pacific Retirement Services has already forwarded a UGB proposal that contemplates this area as an "Active Adult Retirement Community." While this use would be residential by definition, the nature of the use will function as basic sector economic development because it has the effect of transferring wealth and investment from outside the region and concentrating it within the region. Pacific Retirement Services has a proven track record of marketing and attracting upper income retirees to relocate to the Rogue Valley and this has spawned a major economic development cluster within the region and one that will be supported by demographic changes over at least the first half of the RPS planning horizon.*

The development of a gated community around a golf course requires a different street orientation than what is typically seen throughout the city. For these reasons, the Applicant intends to develop the property through the Planned Unit Development (PUD) process to provide for private streets and modifications to the street and block length standards. These modifications are necessary to preserve the golf course in place, develop an AARC, and allow the golf course to remain playable. As shown on the Conceptual Street Circulation Plan, golfers will have to cross one public street,

Golf View Drive, to play through the existing golf course. This crossing will require either a bridge or a tunnel to provide safe crossing for golfers. Additional public street crossings through the golf course would create safety issues for players crossing these streets and for drivers passing through the course as not all golf balls remain within the identified confines of the course. The proposed street layout provides connectivity through this large development area while also providing necessary separation between public vehicular traffic and the existing golf course.

The Conceptual Street Circulation Plan shows the conceptual location of several planned private streets within the development. The exact location and orientation of streets throughout this planning unit will be determined prior to development based on site surveying and engineering. The street connectivity as shown will be achieved but the exact location and orientation of streets within the development may change as additional surveying and engineering work is completed.

The Urbanization Plan and Conceptual Street Circulation Plan show the placement of a multi-use path along the extension of South Stage Road and North Phoenix Road adjacent to the site, consistent with Map 11 (Proposed Path & Trail Network) of the Leisure Services Plan. In addition, bicycle and pedestrian connectivity will be provided for through the site with the development of sidewalks and bike lanes on Golf View Drive and with sidewalks on the new street to be developed in the southern portion of the property to connect from Golf View Drive to North Phoenix Road. Pedestrian circulation will also be provided for through the site on cart paths and the network of private streets within the gated portions of the development. The extension and connection of Honor Drive with Golf View Drive will also enhance vehicle, bicycle and pedestrian connectivity for the existing neighborhood to the northwest.

The street circulation plan shown on the proposed Urbanization Plan and Conceptual Street Circulation Plan provides higher order street circulation through the property; it improves circulation (vehicles, bicycles and pedestrians) in the vicinity of the property; it preserves the golf course; it provides internal circulation for a gated AARC; and it provides for bike and pedestrian circulation through the property.

FINDING:

> **The City of Medford Finds that the submitted materials include a neighborhood circulation plan which shows the alignment of higher-order streets in appropriate locations; planned local streets and paths providing connectivity within and through the site; and justifications for why the Applicant is seeking approval for a local street arrangement based on environmental and development constraints.**

5.3 Compliance with the open space allocation for an urban reserve area (see land use distribution table in RPE or Table 9-1 below). Units that contain only Industrial GLUP designations are exempt from this requirement. The following classifications count as open space for purposes of fulfilling the RPE requirements:

5.3.1 Parks, both public and private shall be counted as open space. Schools may be counted as open space. Where land acquisition is not complete or where specific open space dedications were not offered and accepted as part of the UGB process, park and school sites may be identified as opportunity areas on maps and the acreage planned may be described in text form that explains how the planning unit can satisfy the open space requirement. Areas where specific open space dedications were offered and accepted as part of the UGB review process shall be depicted and the acreage counted in open space percentages.

5.3.2 Agricultural buffers. Proposed agricultural buffers within the UGB shall be counted as open space. Interim agricultural buffers shall not be counted toward open space percentages unless an additional legal or planning mechanism is imposed to render such areas as open space even after a future UGB amendment in the applicable MD area.

5.3.3 Riparian corridors shall be counted.

5.3.4 Areas under an "open space" tax assessment shall be counted.

5.3.5 Locally significant wetlands and any associated regulatory buffer shall be counted.

5.3.6 Slopes greater than 25 percent.

Discussion: MD-5 is committed to providing 19% open space per the Regional Element. During the UGB expansion process it was communicated to property owners that the open space percentages, like the residential and employment land figures provided in Section 3.3 of the Regional Element, would be addressed on an MD-wide (a larger urban reserve area) basis and that individual sub-areas (now known as planning units) would not be required to meet the open space, employment, or residential land type commitments individually as these were intended to be addressed across the larger urban reserve area. In the case of open space, property owners were told that if they could demonstrate that open space was assured across a group (any number more than 1) of sub-areas (planning units), they could demonstrate compliance with the open space requirement without having to demonstrate that each of the planning units would provide 19% open space independently. After the adoption of the expanded UGB, the City amended the Neighborhood Element of the Comprehensive Plan to add a section related to Urbanization Plans. In that section, Table 9-1 indicates that the planning units in MD-5

must provide 19% open space. This table does not indicate that each of these planning units must meet the 19% threshold on its own. As such, it appears that the Comprehensive Plan allows for the interpretation that has been provided throughout the adoption of the urban reserves and expansion of the UGB, that open space requirements could be distributed outside of planning unit boundaries.

Planning unit MD-5f is approximately 417 acres in total area. If MD-5f were to commit 79 acres as open space the 19% requirement for open space would be met. However, the Centennial golf course was designated as open space through the UGB expansion process and the Urbanization Element of the Comprehensive Plan requires that 120 acres of this planning unit remain dedicated to open space. This open space meets the standards for open space described in Section 5.3 of the Urbanization Planning Chapter as it was offered and accepted as open space through the UGB amendment process and it was identified as an area that would receive an "open space" tax assessment. The 120 acres amounts to approximately 29% open space for this planning unit and creates 41-acre surplus of open space in excess of the 19% requirement. The 120 acres of open space are shown as designated open space on the submitted Urbanization Plan and a draft deed restriction document, which will be recorded to ensure that these areas remain in open space use, was submitted for review.

The requirement of the Regional Plan is for 19% open space, 56% residential land and 25% employment land for MD-5. In order to avoid exceeding the 19% open space requirement, which would result in an inefficient use of the lands in the UGB as prescribed and an accelerated need to expand the UGB again, the 41-acre surplus in open space for MD-5 should be recognized in considering the Urbanization Plans for other planning units in MD-5, specifically those planning units located near MD-5f.

FINDING:

> **The City of Medford Finds that the Applicant has demonstrated that MD-5f will provided 29% open space and that this results in a 41-acre surplus of open space that should be counted as helping to meet the 19% open space requirement across all of MD-5 when Urbanization Plans are reviewed for other planning units within MD-5.**

5.4 Compliance with the requirements of Regional Plan Element, Section 4.1.6, for mixed-use/pedestrian-friendly development and any specific land use performance obligation. Planning units containing only an Industrial GLUP Map designation are exempt from the mixed-use pedestrian friendly development evaluation.

Discussion: Regional Plan Element, Section 4.1.6 requires that the City achieve 2020 benchmark targets for the number of dwelling units (Alternative Measure no. 5) and

employment (Alternative Measure no. 6) in mixed-use/pedestrian friendly areas as established in the 2009 Regional Transportation Plan (RTP) for lands within urban reserve areas and for lands within the UGB but outside of the City Limit. According to the 2009 RTP:

> *The objective of these measures is to demonstrate progress towards creating mixed-use, pedestrian-friendly developments in the metropolitan planning organization (MPO). Progress towards meeting the benchmarks and targets for these measures would be determined by monitoring development after the appropriate land use and development regulations have been adopted.*

The Measure 5 target for 2020 is that at least 49% of new dwelling units will be developed within new and existing activity centers and the Measure 6 target for 2020 is that at least 44% of new employment will be developed within new and existing activity centers.

Planning unit MD-5f was assigned a mix of residential and commercial land types through the UGB expansion process. The proposed Urbanization Plan locates the allocated land use types around the subject property to achieve an integrated mix of uses while also appropriately locating land uses based on existing and planned adjacent land uses and transportation facilities. The large commercial tracts are placed along North Phoenix Road, South Stage Road and Golf View Drive. The single-family land use is primarily located around the existing golf course as an AARC development. The multiple-family land uses are located near the planned commercial uses towards the south and along the west side of the property near an existing elementary school and Orchard Hill park, with access to Golf View Drive. There is also an area of single-family development proposed along the western boundary of the planning unit which is intended to provide identical uses and separation between the existing single-family homes to the west and the proposed multiple-family development.

The area east of Golf View is planned for the development of an AARC, which is intended to be a mixed-use/pedestrian friendly development. The development of an AARC relies on an integration of land uses to create a community where residents can recreate and shop within the development. The low traffic volumes created by restricting traffic in the gated portions of the community will help to encourage the use of the private streets by pedestrians and bicyclist and the golf cart paths can also be utilized by pedestrians.

The land use designations on the planning units adjacent to the subject property also provide for opportunities to develop a larger-scale activity center in the vicinity of North Phoenix Road and South Stage Road. MD-5e to the east is designated for high-density residential and commercial development and MD-5g to the south is designated as an employment center. These planned land uses should encourage the

development of transit routes into the area to serve the residential, commercial and employment uses that will be developed.

The availability of transit will help to connect these planning units to other parts of the city and the MPO as a whole without strong reliance on personal automobiles. To facilitate transit use, and to further limit the vehicle miles traveled, each of these planning units should provide for bicycle and pedestrian connectivity to major transportation facilities that could be used for future transit routes. For MD-5f, it is important that pedestrians and bicyclists can safely travel through all parts of the development to get to North Phoenix Road, Golf View Drive and South Stage Road. The plans include the development of a multi-use path along the extension of South Stage Road and North Phoenix Road adjacent to the site and bike and pedestrian connectivity will also be provided for through the site with the development of sidewalks and bike lanes on Golf View Drive and sidewalks on the new public street connecting from Golf View Drive to North Phoenix Road.

The property will be developed as a PUD to allow for the use of private streets within the gated portions of the development. The PUD process will allow the Applicant to provide a detailed master plan that shows the planned integration of uses and the pedestrian-friendly nature of the planned project. The proposed Urbanization Plan, without showing development plans, has demonstrated that the designated land uses have been appropriately located to provide for mixed-use development. The provisions of the MLDC will ensure that bicycle and pedestrian facilities are constructed as the property develops.

FINDING:

The proposed Urbanization Plan for MD-5f has demonstrated that the development of this property will help the City in meeting the 2020 targets of the RTP for new residential and employment development within activity centers by providing for the development of a new activity center. The plan, along with assigned land use designations on adjacent planning units, provide for the opportunity to develop a large-scale activity center in the area of North Phoenix Road and South Stage Road. The plan shows the development of a multi-use path along the extension of South Stage Road and North Phoenix Road adjacent to the site and bike and pedestrian connectivity will also be provided for through the site with the development of sidewalks and bike lanes on Golf View Drive and sidewalks on the new public street connecting from Golf View Drive to North Phoenix Road. The provisions of the MLDC will ensure that bicycle and pedestrian facilities are constructed as the property develops and more detail regarding pedestrian-friendly development will be provided through the PUD application process.

5.5 Preliminary coordination and discussions with public utility providers, including water, sewer, transportation, and irrigation districts.

5.5.1 Coordination may include identifying any existing infrastructure on or adjacent to the site and determining whether it can be maintained or needs to be moved.

Discussion: The Applicant's development team has been communicating with applicable utility providers throughout the development of the Urbanization Plan and associated master plan for the property. The location of available utility infrastructure along with available capacity within utility infrastructure have been key considerations during the development of the phasing associated with the master plan for the property.

There is an existing natural gas distribution/metering facility located on a portion of the planning area. This facility is located next to the existing golf course maintenance shop and next to North Phoenix Road on 38 1W 04 TL 100. The property is leased by Gas Transmission Northwest Corporation. As this existing facility will remain in its current location, it is identified on the Urbanization Plan map.

FINDING:

The Applicant has had, and continues to have, discussions with public utility providers, including water, sewer, transportation, and the Medford Irrigation District regarding coordinating the proposed development with existing infrastructure adjacent to the site.

5.6 Location or extensions of riparian corridors, wetlands, historic buildings or resources, and habitat protections and the proposed status of these elements.

Discussion: The Furry, Fredric E., House, listed on the National Historic Register under reference number 80003324 and listed as SE of Medford at 1720 N. Phoenix Road, is located within this planning unit. The approximate location of the home is shown on the Urbanization Plan. The Applicant intends to preserve the building on the property through the development of the planning unit.

The Urbanization Plan shows the location of existing ponds/lakes to be retained on the property. These areas are included within the 120-acres of open space. In addition to the ponds, the updated Local Wetland Inventory (LWI) for the City of Medford identified an approximately 0.87-acre wetland (W17) and several possible wetland locations. A wetland delineation will be conducted to determine the location and extent of wetlands on the property prior to development and any/all development will comply with applicable local, state and federal regulations regarding wetland development.

Wetlands will be mitigated, enhanced and utilized for stormwater detention areas through the development of the property.

There are no riparian corridors within this planning unit.

FINDING:

> **The historic Fredric E. Furry house is identified on the Urbanization Plan within the planning unit, MD-5f. The location and extent of water bodies, wetlands and possible wetlands for this planning unit are shown on the updated LWI for the City of Medford. The Urbanization Plan shows the locations of the larger ponds/lakes on the property and a wetland delineation will be conducted prior to the development of the property. There are no riparian corridors within this planning unit.**

5.7 Compliance with applicable provisions of the Urban Growth Management Agreement.

Discussion:

Per policy number 2 of the Urban Growth Management Agreement (UGMA):

> *"The City Council will request surrender of the following roads within the UGB expansion area upon annexation of the road. City shall not annex property fronting any of these roads without also annexing the full road width."*

On that list is:

> *"MD-5 North Phoenix Road, Coal Mine Road to 2780 feet north of Grove Way (southern boundary of MD-5)."*

A concurrent application for annexation was submitted with this request for Urbanization Plan approval. Although MLDC Section 10.216 (F) (4) requires annexation applications to include a "legal metes and bounds or lot and block description of the annexation area including to the centerline of the adjacent right-of-way", the annexation application submitted includes the entire width of the North Phoenix Road right-of-way adjacent to the subject planning unit, in accordance with this portion of the UGMA.

Policy 12 of the UGMA requires the City to consider compatibility of uses within the UGB with uses outside of the UGB and policy 13 requires uses within the UGB to provide buffering between adjacent EFU lands. The subject planning unit is bordered by urbanized areas within the existing city limits to the north and the west. The

property abuts planning unit MD-5g to the south and MD-5e to the east across North Phoenix Road. These abutting properties, being either currently developed with, or planned for, urban development, need not be considered per either of these policies of the UGMA.

The only portion of the planning unit that does not abut either existing city limits or another planning unit within the UGB is the southern approximately ½ of the subject planning unit's east frontage along North Phoenix Road. The properties on the east side of North Phoenix Road in this location are zoned EFU, outside of the UGB. However, agricultural buffering is not required along this frontage as the properties, and uses are not abutting as they are separated by the North Phoenix Road right-of-way. This interpretation of the City's implementing ordinance (MLDC Section 10.802), that properties separated from EFU zones by existing rights-of-way are not abutting and therefore do not require agricultural buffering, is consistent with Map A-1 of the August 18, 2016 Urban Growth boundary City Council Report which does not identify an "unbuildable" agricultural buffer on the southeast frontage of this planning unit along North Phoenix Road. However, if it is determined that an agricultural buffer is required in this location, the buffering requirements can easily be addressed as the property along this frontage is designated for commercial uses and the 100-foot right-of-way will provide for most if not all of the required buffering distance. Buffering requirements in excess of the 100-foot right-of-way width will however result in either a planted tree buffer along the commercial frontage of the street or required parking being placed between the commercial buildings and the street, neither of which are desirable outcomes.

FINDING:

> **The annexation application submitted concurrently with this request for Urbanization Plan approval includes the full width of the North Phoenix Road right-of-way adjacent to the subject planning unit consistent with UGMA policy 2. The City of Medford has adopted agricultural buffering standards to implement policies 12 and 13 of the UGMA. The subject planning unit does not abut EFU zoned land outside of the UGB and therefore no agricultural buffers are required.**

5.8 Compliance with the terms of special agreements between the landowners and other public entities that were part of the basis for including an area in the urban growth boundary, as detailed in the Urban Growth Management Agreement.

Discussion:

The "special agreements between the landowners and other public entities that were part of the basis for including an area in the urban growth boundary" appear to be

located in the Annexation Policies of the Urbanization Element. The Urban Growth Management Agreement is also located in the Urbanization Element. These agreements are listed under Section 2.1.7 (6) of the Annexation Policies. There are two agreements that appear to apply to this subject planning unit. The first is a requirement for MD-5 properties to provide donation of land for trails per the approved master plan, with the commitment to construct trails that are built concurrently with private development. The summitted Urbanization Plan shows the placement of a multi-use path along the extension of South Stage Road and North Phoenix Road adjacent to the site, consistent with Map 11 of the Leisure Services Plan.

The second requirement is for the MD-5 west properties to provide a deed restriction for open space areas. The Applicant has submitted a draft deed restriction limiting the use of 120 acres of the land to golf course related open space, wetlands, and storm water management. The Applicant agrees to record this deed restriction upon approval of the Urbanization Plan and concurrent annexation request.

FINDING:

> **The submitted application has demonstrated compliance with the "special agreements" to provide right-of-way for and to construct trails per the approved trails plan and to provide a deed restriction for the 120-acres of open space identified in the conceptual plan for this planning unit.**

5.9 Coordination with the Parks and Recreation Department for adherence to the Leisure Services Plan related to open space acquisition and proposed trail and path locations.

Discussion: The Urbanization Plan shows the placement of a multi-use path along the extension of South Stage Road and North Phoenix Road adjacent to the site, consistent with Map 11 of the Leisure Services Plan. There are no other park facilities shown within this planning unit in the Leisure Services Plan. The Applicant's development team has been in contact with the Parks and Recreation Department to coordinate the development of this property as it relates to park facilities. The Parks and Recreation Department has expressed interest in acquisition of land for the development of either a neighborhood park (3-10 acres) or a community park (15+ acres) as the property is located within a park walkshed gap and the land will eventually develop with at least 1,462 new dwelling units.

The Applicant will continue to discuss options for park development within the subject planning unit with the Parks and Recreation Department. However, 120 acres of this planning unit has been committed to open space for the existing public golf course. The golf course will remain open to the public and will provide recreation opportunities

for the larger community. This area will also provide an open space benefit for the residents of the planned AARC. The land uses on the site have been planned to relate to existing park and open space areas. The majority of the multiple-family development will occur in the northwest portion of the planning unit near an existing 4.16-acre public park, Orchard Hill park. Much of the remaining multiple-family development along with most of the single-family development will be developed near and along the existing golf course. These residents will have access to the golf course, to the open space it provides, and to the cart paths which can be used as pedestrian paths. With these conditions, additional park space may not be needed in this planning unit.

FINDING:

> **The submitted Urbanization Plan complies with the Leisure Services Plan by showing planned trail improvements along the south and east boundaries of the property. The Applicant's development team will continue coordination with the Parks and Recreation Department for adherence to the Leisure Services Plan related to open space acquisition and proposed trail and path locations.**

5.10 Vicinity map including adjacent planning units and their General Land Use Plan designations. City of Medford Comprehensive Plan Chapter 10.

Discussion: This required map is included as Exhibit B with this application.

5.11 Property lines for the subject planning unit and adjacent properties, particularly where new streets are proposed.

Discussion: This required map is included as Exhibit B with this application.

5.12 Existing easements of record, irrigation canals, and structures.

Discussion: This required map is included as Exhibit C with this application.

5.13 Areas designated as unbuildable per the Urban Growth Boundary City Council Report dated August 18, 2016 (Map A-1), and the status of those areas, including agricultural buffers.

Discussion: For this planning unit, the areas identified as unbuildable on Map A-1 of the August 18, 2016 Urban Growth Boundary City Council Report are the 120 acres of

the Centennial golf course and areas containing existing development. The 120 acres of open space is shown and designated as open space on the submitted Urbanization Plan. The portions of the property shown as unbuildable due to existing development were identified as such because whether they remain developed in the state they were in 2016, or if they are redeveloped, they are not anticipated to provide any additional development potential. These areas are still required to receive a GLUP map designation and the submitted Urbanization Plan includes all of the developed portions of the property within the GLUP categories assigned to the planning unit. The Urbanization Plan does not identify any areas as unbuildable aside from the 120 acres of open space previously required although additional areas may remain unbuilt due to golf course safety zone requirements and wetland delineations.

FINDING:

> **The submitted Urbanization Plan shows the 120 acres of open space for the golf course fairways which were shown as unbuildable on Map A-1 of the City Council report dated August 18, 2016. The plan also properly assigns GLUP map designations to areas shown as unbuildable due to the fact that they were developed.**

5.14 Contour lines and topography.

Discussion: This required map is included as Exhibit D with this application.

5.15 In the interest of maintaining clarity and flexibility for both the City of Medford and for landowners, no urbanization plan may be submitted with or contain the following items, which are only appropriate at the time of development:

5.15.1 Deviations from Municipal Code provisions, including exceptions to Chapter 10. This prohibition does not function to limit specific neighborhood circulation plan requirements hereinabove.
5.15.2 Limitations on development due to facility capacity shortfalls.

5.15.3 Architectural details.

5.15.4 Specifics about building types and building placement.

5.15.5 Access and internal circulation on prospective lots or development sites.

Discussion: The submitted Urbanization Plan does not include any of information listed as prohibited by this section.

FINDING:

The submitted Urbanization Plan does not include any deviations from Municipal Code Provisions aside from those discussed in the neighborhood circulation plan; it does not include any limitations on development due to capacity shortfall; it does not include any architectural details; it does not include any specifics about building types and building placement; and it does not include any information regarding access or internal circulation on prospective lots or development sites.

CONCLUSION:

The City of Medford concludes that the submitted Urbanization Plan application includes all required application materials per MLDC Section 10.220(C). The Urbanization Plan demonstrates compliance with Section 5 of the Urbanization Planning Chapter in the Neighborhood Element of the Comprehensive Plan by:

1) Demonstrating compliance with the GLUP map designations assigned to the property through the UGB expansion process; compliance with the RPS density requirements; compliance with the TSP higher-order street locations; compliance with neighborhood circulation plan requirements; compliance with open space requirements; compliance with requirements for mixed-use/pedestrian-oriented development; compliance with the UGMA; and compliance with special agreements for inclusion in the UGB.

2) The application materials demonstrate preliminary coordination with public utility providers and the Parks and Recreation Department; and the application includes information about the locations of riparian corridors, wetlands, historic structures and areas designated as unbuildable per Map A-1 of the August 18, 2016 City Council report.

3) The application includes maps showing GLUP map designation and property lines on adjacent planning units; existing easements of record, irrigation canals and structures; and contour lines and topography.

4) The Urbanization Plan does not include any of the project or design details prohibited by Section 5.15.

6. GLUP AMENDMENTS

6.1.1 Minor Spatial Adjustments: If GLUP map amendments are proposed within the planning unit but the total acreage for each GLUP Map designation is not significantly changed, the urbanization plan can be the basis for GLUP amendments without the need for complex land supply analysis.

6.1.2 Moderate Spatial Adjustments: If land supply GLUP map amendments are proposed that change the spatial arrangement of GLUP designations beyond the boundary of a particular planning unit but maintain the total acreage for each GLUP Map designation within the applicable MD area that is now inside the UGB, then the urbanization plan shall be accompanied by a mapping analysis that explains how the total land use allocations are maintained by GLUP. Spatial exchanges of land use designations such as this shall be coordinated with other planning units in the MD and an analysis urban land use value equity shall be provided.

6.1.3 Complex Spatial Adjustments: More complex GLUP Map amendments that have the potential to alter the land supplies in more fundamental ways will typically require extensive city-wide and/or regional plan land supply analyses. This analysis shall demonstrate that both the urban land needs described in the City's Housing Element and Economy Element will be served and that the resulting amendment will continue to comply with City of Medford Comprehensive Plan Chapter.

Discussion: As discussed in the findings for Section 5.1 above, the proposed Urbanization plan includes only minor spatial adjustments. The amounts of each of the GLUP map categories shown on the proposed plan is very close to the amounts that were assigned to the planning unit through the UGB amendment process. The GLUP designations have been moved throughout the planning unit to match the planned development on the property, 9.3 acres of Commercial (CM) land is committed to residential development, approximately 34 acres of UR land has been converted to UH land, and all areas designated UH are committed to the MFR-30 zoning designation. Table 1.2 under Section 5.1 above identifies the changes made to meet minimum density requirements along with references to the portion of the Comprehensive Plan which permits the proposed change.

FINDING:

As the proposed GLUP map amendment includes only minor spatial adjustments this Urbanization Plan can be the basis of the GLUP amendments without the need for a complex land supply analysis per Section 6.1.1.

CONCLUSION:

The submitted Urbanization Plan complies with the provisions of Section 6 of the Urbanization Planning Chapter in the Neighborhood Element of the Comprehensive Plan which allows the Urbanization Plan to be the basis of the proposed GLUP map amendments, which are classified as minor spatial adjustments.

Regional Plan Element Section 4.1.8. Conceptual Land Use Plans

A proposal for a UGB Amendment into a designated UR shall include a Conceptual Land Use Plan prepared by the City in collaboration with the Rogue Valley Metropolitan Planning Organization, applicable irrigation districts, Jackson County, and other affected agencies for the area proposed to be added to the UGB as follows:

a. *Target Residential Density. The Conceptual Land Use Plan shall provide sufficient information to demonstrate how the residential densities of Section 4.1.5 above will be met at full build-out of the area added through the UGB amendment.*

b. *Land Use Distribution. The Conceptual Land Use Plan shall indicate how the proposal is consistent with the general distribution of land uses in the Regional Plan, especially where a specific set of land uses were part of the rationale for designating land which was determined by the Resource Lands Review Committee to be commercial agricultural land as part of an urban reserve, which applies to the following URs: CP-1B, CP-1C, CP-4D, CP-6A, CP-2B, MD-4, MD-6, MD7mid, MD-7n, PH-2, TA-2, TA-4.*

c. *Transportation Infrastructure. The Conceptual Land Use Plan shall include the transportation infrastructure required in Section 4.1.7 above.*

d. *Mixed Use/Pedestrian Friendly Areas. The Conceptual Land Use Plan shall provide sufficient information to demonstrate how the commitments of Section 4.1.6 above will be met at full build-out of the area added through the UGB amendment.*

Discussion: Chapter 5 of the Urbanization Chapter of the Neighborhood Element states that: "In order to adopt an urbanization plan, the City Council shall be satisfied that the plan substantially conforms to the performance measures outlined in the Regional Plan Element". In order to demonstrate conformance with the performance measures of the Regional Plan, the application forms provided by the City for Urbanization Plan approval require findings in compliance with this section in addition to the criteria found in Chapters 5 & 6 of the Neighborhood Element. However, this section of the Comprehensive Plan applies generally to the UGB amendment process.

Prior to amendments to the UGB, the City of Medford is required to prepare conceptual land use plans for any/all urban reserve areas being considered for inclusion into the UGB. This being the case, the findings now must relate to how the proposed Urbanization Plan, like the conceptual plan prepared by the City at the time of UGB expansion, meets the standards produced through the Regional Problem Solving (RPS) process. These standards have been discussed in detail in the required findings under Section 5 of the Urbanization Planning Chapter of the Neighborhood Element and will be summarized here to demonstrate compliance with Section 4.1.8 of the Regional Plan Element.

a. *Target Residential Density. The Conceptual Land Use Plan shall provide sufficient information to demonstrate how the residential densities of Section 4.1.5 above will be met at full build-out of the area added through the UGB amendment.*

As shown in Table 1.3 and in the discussion provided under Section 5.1 above, the GLUP map designations provided for in the submitted Urbanization Plan, along with commitments to develop all UH designated lands under the MFR-30 zoning designation and to develop at least 9.3 acres of commercial lands with high-density residential development, insure that the required minimum residential density standard of 6.6 DU/acre will be achieved even if the property is developed to the lowest possible density allowed for by the plan.

b. *Land Use Distribution. The Conceptual Land Use Plan shall indicate how the proposal is consistent with the general distribution of land uses in the Regional Plan, especially where a specific set of land uses were part of the rationale for designating land which was determined by the Resource Lands Review Committee to be commercial agricultural land as part of an urban reserve, which applies to the following URs: CP-1B, CP-1C, CP-4D, CP-6A, CP-2B, MD-4, MD-6, MD7mid, MD-7n, PH-2, TA-2, TA-4.*

This standard is meant to be addressed on an MD-wide basis and was properly addressed at the time of UGB expansion. That being the case, by demonstrating the submitted Urbanization Plan is consistent with the conceptual plan produced by the City as it relates to the allocation of employment, residential and open space lands; this plan can be found to be in compliance with the land distribution requirements of this section. Table 1.1 in the discussion provided under Section 5.1 above shows that the amounts of employment, residential and open space land types shown on the Urbanization Plan are all within 1 acre of the numbers provided for in the conceptual plan – which was the basis for the current GLUP map designations for the property.

c. *Transportation Infrastructure. The Conceptual Land Use Plan shall include the transportation infrastructure required in Section 4.1.7 above.*

Section 4.1.7 requires conceptual plans to identify a general network of regionally

significant arterial streets, transit corridors, bike and pedestrian paths, and associated projects to provide mobility throughout the region. This standard was meant to be addressed on both an MD-wide and a City-wide basis prior to expanding the UGB. This work was used to create the "Street Functional Classification Plan" (Map A-2 of the UGBA City Council Report dated August 18, 2016) which was used to inform applicable portions of the TSP and the Leisure Services Plan. The discussion and findings provided under Section 5.2 above regarding to location of higher-order streets and off-road multi-use paths also demonstrate compliance with the requirements of this section.

d. *Mixed Use/Pedestrian Friendly Areas. The Conceptual Land Use Plan shall provide sufficient information to demonstrate how the commitments of Section 4.1.6 above will be met at full build-out of the area added through the UGB amendment.*

Both the conceptual plan and the submitted Urbanization Plan are required to demonstrate that mixed-use/pedestrian-friendly development will be provided for. As both of these plans are high-level plans, showing only land-use designations and major transportation corridors, neither can demonstrate the totality of planned mixed-use/pedestrian-friendly development. In order to demonstrate compliance with this criterion, the conceptual plan, and now this Urbanization Plan, have demonstrated that the pattern of land use designations along with the planned transportation corridors will help to provide for a mix of uses and provide for pedestrian friendly development both with the mix of uses and with the availability of pedestrian infrastructure, pedestrian connectivity, and provisions for the development of transit routes into the development. Compliance with this section is discussed in more detail in the discussion and findings provided under Section 5.4 above.

FINDING:

Findings in compliance with Regional Plan Element Section 4.1.8 were made at the time of UGB expansion. Findings in compliance with Section 4.1.8 at this time are used to demonstrate that the submitted Urbanization Plan matches the conceptual plan regarding required minimum residential density, percentages of major land use types (employment, residential and open space), major transportation corridors, and mixed-use/pedestrian-oriented development. The discussion provided above along with the more detailed discussion and findings made under Section 5 of the Urbanization Planning Chapter of the Neighborhood Element above, demonstrate that the submitted Urbanization Plan meets the standards required for conceptual plans per Regional Plan Element Section 4.1.8.

CONCLUSION:

The City of Medford concludes that the submitted Urbanization Plan addresses the required minimum residential density, percentages of major land use types (employment, residential and open space), major transportation corridors, and mixed-use/pedestrian-oriented development as required by Regional Plan Element Section 4.1.8.

IV. SUMMARY:

In order to approve an application for an Urbanization Plan, the City of Medford must find that the application meets the applicable criteria for plan contents and GLUP amendments found in Sections 5 & 6 of the Urbanization Planning Chapter in the Neighborhood Element of the Comprehensive Plan. The application form provided by the City for Urbanization Plan approval also requires findings in compliance with Regional Plan Element Section 4.1.8 of the Comprehensive Plan. Upon review of the application materials, including the above Findings of Fact and all maps and exhibits, the City of Medford can conclude that the submitted Urbanization Plan complies with these applicable sections of the Comprehensive Plan.

With this information, the Applicant respectfully requests that the City of Medford approve the requested Comprehensive Plan amendment and adopt the submitted Urbanization Plan for planning unit MD-5f into the Neighborhood Element of the Comprehensive Plan.

Respectfully Submitted,

Richard Stevens & Associates, Inc.

RICHARD STEVENS & ASSOCIATES, INC.

P.O. Box 4368
Medford, OR 97501

100 E. Main St., Suite O
Phone: (541) 773-2646
Fax: (541) 858-8947

E-mail: rsco@mind.net
Website: rsaoregon.com

Carla Paladino / Principal Planner
Medford Planning Department
200 S. Ivy Street
Medford, OR 97501

June 3, 2020

RE: Density within the UH designations for Centennial Urbanization Plan

The attached exhibit Urbanization Plan map has three areas hatched that reflects approximately 40.9 gross acres of land that will contain the UH Comp Plan Designation. All of the UH lands are proposed to acquire the MFR-30 zoning designation with a minimum density of 20 DU per gross acre. The applicant stipulates that these hatched areas will be developed with multifamily dwellings units that will contain a minimum of 25 dwelling units per gross acre. This calculates to 1,022 MFR dwelling units. The remaining UH/MFR area, approximately 2.81 gross acres, will retain the minimum density for the MFR-30 zoning district, which calculates to 56 MFR dwelling units. Based on these calculations, the total minimum number of MFR dwelling units will be 1,078.

When you add the planned UR/SFR lands planned to contain 448 SFR dwelling units with the MFR dwelling units, there is a total of a minimum of 1,526 DU proposed with this urbanization plan.

Also attached are the requested mapping updates for the urbanization plan. As can be seen, the commercial area west of Golf View Drive consists of 62.94 acres, which includes Tax Lot 200 in the calculations. Tax Lot 200 consists of 50.44 acres, of which approximately 12.50 acres is included as part of the urbanization plan and concurrent annexation.

Sincerely,

Richard Stevens & Associates, Inc.

EXHIBIT
F-1
CITY OF MEDFORD

LAND-USE SUMMARY & DENSITY CALCULATIONS
GLUP CATAGORIES
CENTENNIAL PROPERTIES

417.18ac. TOTAL SITE ACREAGE

KEY	ACRES	LAND-USE TYPE	HOUSING & ACREAGES	GLUP DESIGNATION
HOUSING				
	179.38	UR (SFR-4 ZONE) 2.5 UNITS/ACRE	- 448 LOTS	UR
	41.4	UH (MFR 30 ZONE) 20 UNITS/ACRE	- 828 UNITS	UH
	220.78	GLUP AREA	SUB TOTAL 1,276 UNITS	
COMMERCIAL				
	64.1	CM COMMERCIAL NOTES: 1. 9.3ac ARE SLATED FOR HOUSING DEV. MFR 30 @ 20-U/AC. 186 UNITS TOTAL HOUSING UNITS - 1,462 UNITS 2. INCL. 0.4ac GAS SUBSTATION 3. INCL. 7.1ac STAGE RD. EXT. (55' HALF ST. IMP.) & 20' PHOENIX RD. WIDENING		CM
	12.3	SC COMMERCIAL		SC
	76.4	GLUP - TOTAL COMMERCIAL 76.4 AC.		
OPEN SPACE & ANCILLARY USES				
	120.0	GLUP GOLF COURSE OPEN SPACE INCLUDING LAKES & WETLANDS		

417.18ac TOTAL SITE ACRES UGB
1,462 TOTAL HOUSING UNITS (INCL. COMMERCIAL SITE)
76.4ac TOTAL COMMERCIAL DEV. ACRES

Centennial GOLF CLUB

DATE: 12-29-2009
SCALE: 1" = 500'-0"

24 x 36

CENTENNIAL PROPERTIES
a Golf Course Community

ROGUE VALLEY MANOR
1200 Mira Mar Ave., Medford, Or. 97504

MASTER PLAN
ROBERT H. POSTLE CONSULTANTS
431 ASH ST., LAKE OSWEGO, OR.
97034 (503) 635-6190 CEL (503) 997-6190

PLANNING
RICHARD STEVENS ASSOCIATES INC.
PO BOX 4368
MEDFORD, OR 97501
(541) 773-2646

GREG HATHAWAY
HATHAWAY LARSON LLP
1331 NW LOVEJOY ST. SUITE 950
PORTLAND, OR 97209
(503) 704-6954

WESTECH ENGINEERING INC.
CIVIL ENGINEERING
3841 FAIRVIEW DR. S.E., SUITE 100
SALEM, OR 97302 (503) 585-2474

LINTELSON & ASSOCIATES INC.
TRANSPORTATION PLANNING / TRAFFIC ENGINEERING
610 SW Alder St., Portland, Or. 97205
(503) 228-5230

URBANIZATION PLAN for PLANNING UNIT MD-5f

EXHIBIT **A**

24 x 36

Urbanization Plan Density Calculator

6/3/2020

Urbanization Plan Name: Rogue Valley Manor

MD-5f_____

SCENARIO RESULTS	Dwelling Units
Supply of Dwelling Units for the Planning Area from the UGB Process from UGB_DUscalcs sheet	987
Minimum Number of Dwelling Units Regulatorily Required by the Urbanization Plan from UrbanizationPlanDUcalcs sheet	1499
Density Compliance expressed as Dwelling Unit Difference (Subtract Row 3 from Row 4)	512
Urbanization Plan Density Compliance - Criterion 5.1?	Yes

EXHIBIT G CITY OF MEDFORD

DEED RESTRICTION REAL PROPERTY COVENANT

The undersigned property owner, being the record owner of the real property described in Exhibit "A" attached hereto (the "Property"), located in Jackson County, State of Oregon, does hereby make the following declaration of restrictions (this "Deed Restriction") specifying that this declaration shall constitute a covenant to run with the land and shall be binding on all persons claiming under them, as set forth and limited below:

> That portion of the Property constituting approximately 120 acres and delineated by certain shaded area identified as "Open Space Lands" in Exhibit "B" attached hereto (the "Restricted Property") is restricted for use as Open Space Land. "Open Space Land" means any land area so designated by an official comprehensive land use plan adopted by the City of Medford. This Deed Restriction does not prohibit the owner of the Restricted Property from requesting the City of Medford to remove the Open Space Land designation and designate the Restricted Property for development. This Open Space Land use restriction shall be terminated, and this Deed Restriction, and all of its covenants and terms, shall be of no further force or effect, should the City of Medford amend its Comprehensive Plan to remove the Open Space Land designation and allow development of the Restricted Property. Nothing in this Deed Restriction shall in any way limit the use of those portions of the Property not within the area of the Restricted Property.

This covenant is intended to run with the property and touch and concern the real property rights of the parties and parcels described herein and is intended to bind all heirs, executors, legal representatives, lessees, transferees, and assigns.

This covenant shall run in perpetuity and shall not be modified or terminated except by the express and written consent of all the record owners of the land at the time and the duly authorized representative of the City of Medford.

This covenant shall be enforceable by the City of Medford through action at law or suit in equity. If either party deems it necessary to enforce this covenant through a suit at law or in equity, the prevailing party shall be entitled to attorney fees. If any language in this document is deemed not enforceable, that language shall be stricken and the remainder of this document shall survive in full force and effect.

[Signature on the following page]

EXHIBIT
H
CITY OF MEDFORD

SIGNED:

Rogue Valley Manor,
an Oregon nonprofit corporation

By:_____
Name: _____
Title: _____

STATE OF OREGON)
) ss
County of _____)

This instrument was acknowledged before me this ____ day of _____, 2020, by _____, the _____ of Rogue Valley Manor, on behalf of the company.

_____
NOTARY PUBLIC FOR OREGON

Exhibit A

Property

BEGINNING at a brass disc monument, being the INITIAL POINT of Larson Creek Estates, Phase 3, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence along the south line of said Larson Creek Estates, Phase 3, North 89°57' 50" West 2850.59 feet to the southwest corner thereof; thence continue South 89°57'50" East 927.48 feet to that Boundary Line by Agreement recorded as Instrument No. 75-03109 of the Official Records of Jackson County, Oregon; thence along said boundary by agreement, South 00°04'00" West 1581.77 feet to that Boundary By Agreement recorded as Instrument No. 79-18570 of the Official Records of Jackson County, Oregon; thence along said boundary agreement line, South 00°04'32" West 1067.90 feet, more or less, to the south line of Section 33 in Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence along said south line, South 89°58'01" East 321.32 feet to the westerly line of property described as Parcel A of Parcel 1 of Instrument No. 2015-009346, Official Records of Jackson County, Oregon; thence along said westerly line, South 00°02'15" West 2143.03 feet, more or less, to the south line of Donation Land Claim No. 38 in Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence along said south line, South 89°55'59" East 1533.34 feet to the Northeast corner of Donation Land Claim No. 40 in Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence continue along the south line of the aforesaid Donation Land Claim No. 38, South 89°54'25" East 2108.74 feet, more or less, to the westerly right-of-way line of North Phoenix Road, as said right-of-way is described in Instrument No. 94-12472, Official Records, Jackson County, Oregon; thence leaving the south line of said Donation Land Claim No. 38 and along the westerly right-of-way line of North Phoenix Road the following 10 courses: North 05°39'56" West 46.00 feet; thence North 00°02'43" East 600.50 feet; thence North 05°45'21" East 100.50 feet; thence North 00°00'13" West 2300.00 feet; thence North 05°40'24" West 281.40 feet; thence North 04°23'09" East 421.21 feet; thence North 08°41'24" West 487.12 feet; thence North 14°40'19" West 239.08 feet; thence North 08°59'03" West 268.15 feet; thence North 00°04'53" East 72.53 feet to the south east corner of the aforesaid Larson Creek Estates Phase 3; thence along the south line of the said Larson Creek Estates, Phase 3, North 89°57'50" West 15.00 feet to the point of beginning.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck

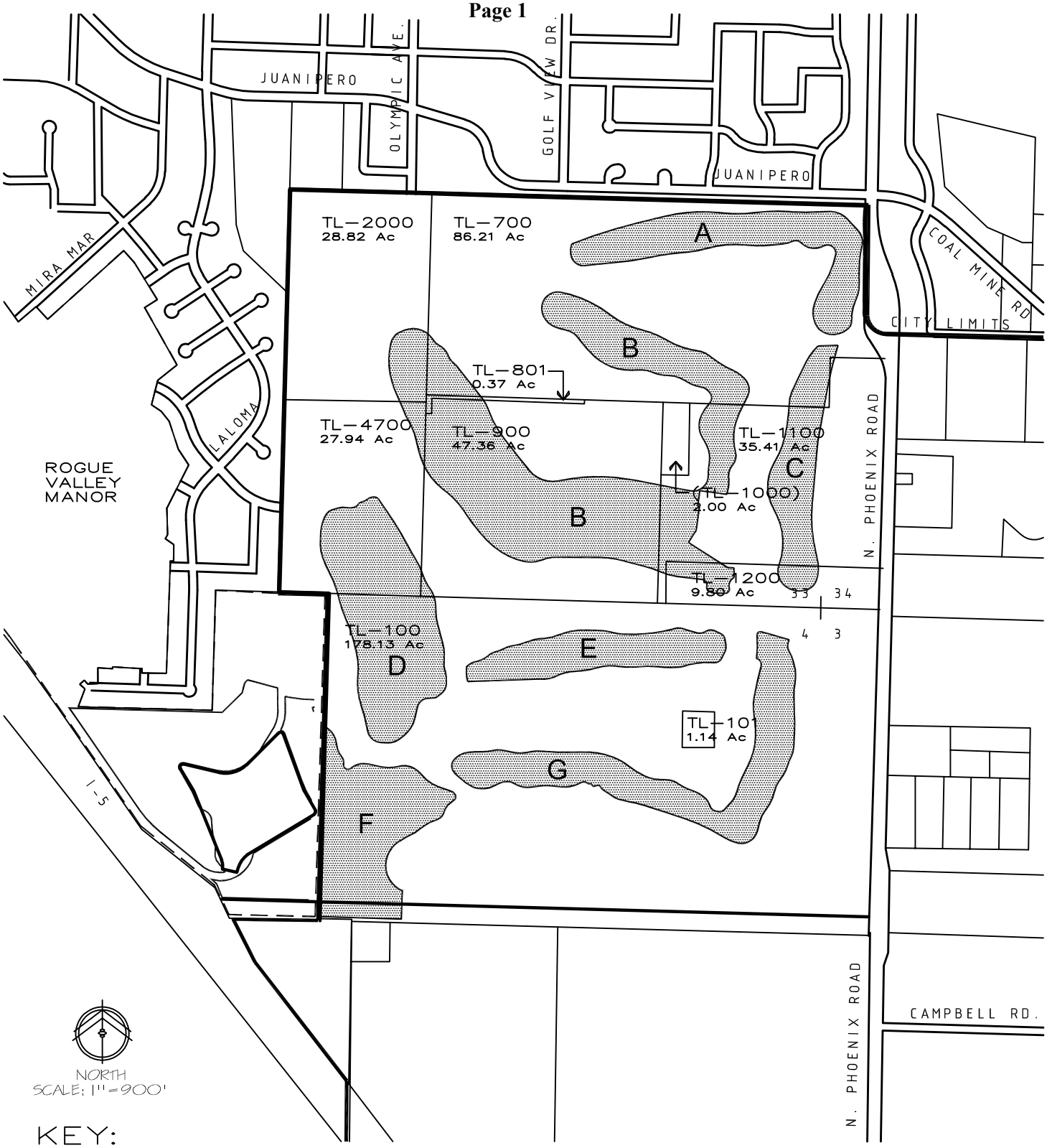
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
EXPIRES: 6/30/2021

Darrell L. Huck
L.S. 2023 – Oregon
Expires 6/30/2021
Hoffbuhr & Associates, Inc

Exhibit B

Open Space Lands

(See attached pages 1 and 2)



KEY:

	OPEN SPACE LANDS (OS — Golf Course)	120.00 acres
	DEVELOPABLE LANDS (DL's)	297.18 acres
	TOTAL SITE	417.18 acres

Centennial Golf Course Lands

Centennial Golf Course UGB Ammendment 3/9/2020

Summery of Open Space (OS) - (tees, greens, and fairways) and Developable Land (DL's) for the Golf Course properties by Assessor's Taxlot Maps.

	OS Acres	DL's Acres	Total Acres	
TL-100 (38 1W 04-100)	50.25	127.88	178.13	
TL-101 (38 1W 04-101)	0.00	1.14	1.14	
TL-700 (37 1W 33-700)	23.64	63.07	86.71	
TL-801 (37 1W 33-801)	0.27	0.1	0.37	
TL-900 (37 1W 33-900)	21.53	24.17	45.7	
TL-1000 (37 1W 33-1000)	0	2	2	
TL-1100 (37 1W 33-1100)	11.44	25.01	36.45	
TL-1200 (37 1W 33-1200)	2.19	7.81	10	
TL-2000 (37 1W 33CA-2000)	2.49	26.33	28.82	
TL-4700 (37 1W 33CD-4700)	8.19	19.75	27.94	
Totals	120	297.26	417.26	**Acres**

Summery of Open Space (Areas - A, B, C, D, E, F, & G) for the Golf Course properties.

	Acres	
A - TL-700	12.24	
B - TL-700, 801, 900, 1100, 1200, 2000, 4700	41.55	
C - TL-700, 1100, 1200	8.60	
D - TL-100, 900, 4700	18.35	
E - TL-100	8.75	
F - TL-100	14.21	
G - TL-100	16.30	
Total	120	**Acres**

Figure F-70 – LWI Map

SWCA LWI Data

- SWCA Sample Plot
- Probable Wetland ("PW", <0.5 acre)
- Wetland ("W")
- Waterbody ("WA")
- Stream
- Ditch
- Pond/Water ("AW")

- tudy Area
- Tax Lot, Accessed
- Tax Lot, Not Accessed
- Street
- Section

Artificial Waters Purpose Key:
G- Golf course watering/water management

0 100 200 Feet
0 40 80 Meters

Scale: 200 feet

City of Medford Urban Reserve
Local Wetlands Inventory
Jackson County, OR
July 2016

Information shown on this map is for planning purposes, represents the conditions that exist at the map date, and is subject to change. The location and extent of wetlands and other waters is approximate. There may be unmapped wetlands and other waters present that are subject to regulation. A current Oregon Department of State Lands-approved wetland delineation is required for state removal-fill permits. You are advised to contact the Department of State Lands and the U.S. Army Corps of Engineers with any regulatory questions.

SWCA
ENVIRONMENTAL CONSULTANTS
1220 SW Morrison, Suite 700
Portland, OR 97205-2235
www.swca.com
503.224.0333

Project: 31802

EXHIBIT
I
CITY OF MEDFORD

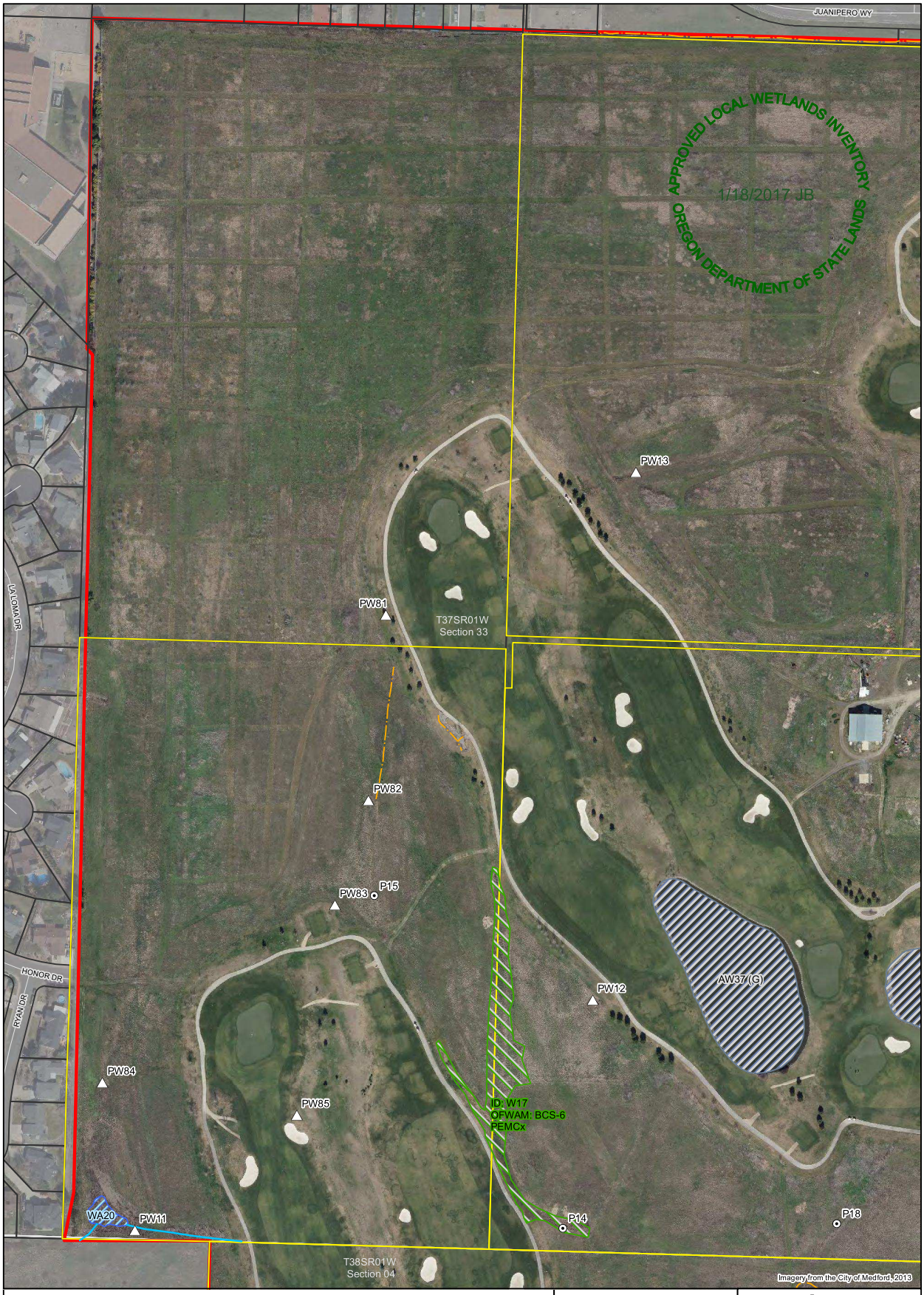


Figure F-71 – LWI Map

SWCA LWI Data

- SWCA Sample Plot
- Probable Wetland ("PW", <0.5 acre)
- Wetland ("W")
- Waterbody ("WA")
- Stream
- Ditch
- Pond/Water ("AW")

- Study Area
- Tax Lot, Accessed
- Tax Lot, Not Accessed
- Street
- Section

Artificial Waters Purpose Key:
G- Golf course watering/water management

0 100 200 Feet
0 40 80 Meters

1 inch = 200 feet

City of Medford Urban Reserve
Local Wetlands Inventory
Jackson County, OR
July 2016

Information shown on this map is for planning purposes, represents the conditions that exist at the map date, and is subject to change. The location and extent of wetlands and other waters is approximate. There may be unmapped wetlands and other waters present that are subject to regulation. A current Oregon Department of State Lands-approved wetland delineation is required for state removal-fill permits. You are advised to contact the Department of State Lands and the U.S. Army Corps of Engineers with any regulatory questions.

SWCA
ENVIRONMENTAL CONSULTANTS
1220 SW Morrison, Suite 700
Portland, OR 97205-2235
www.swca.com
503.224.0333

Project: 31802

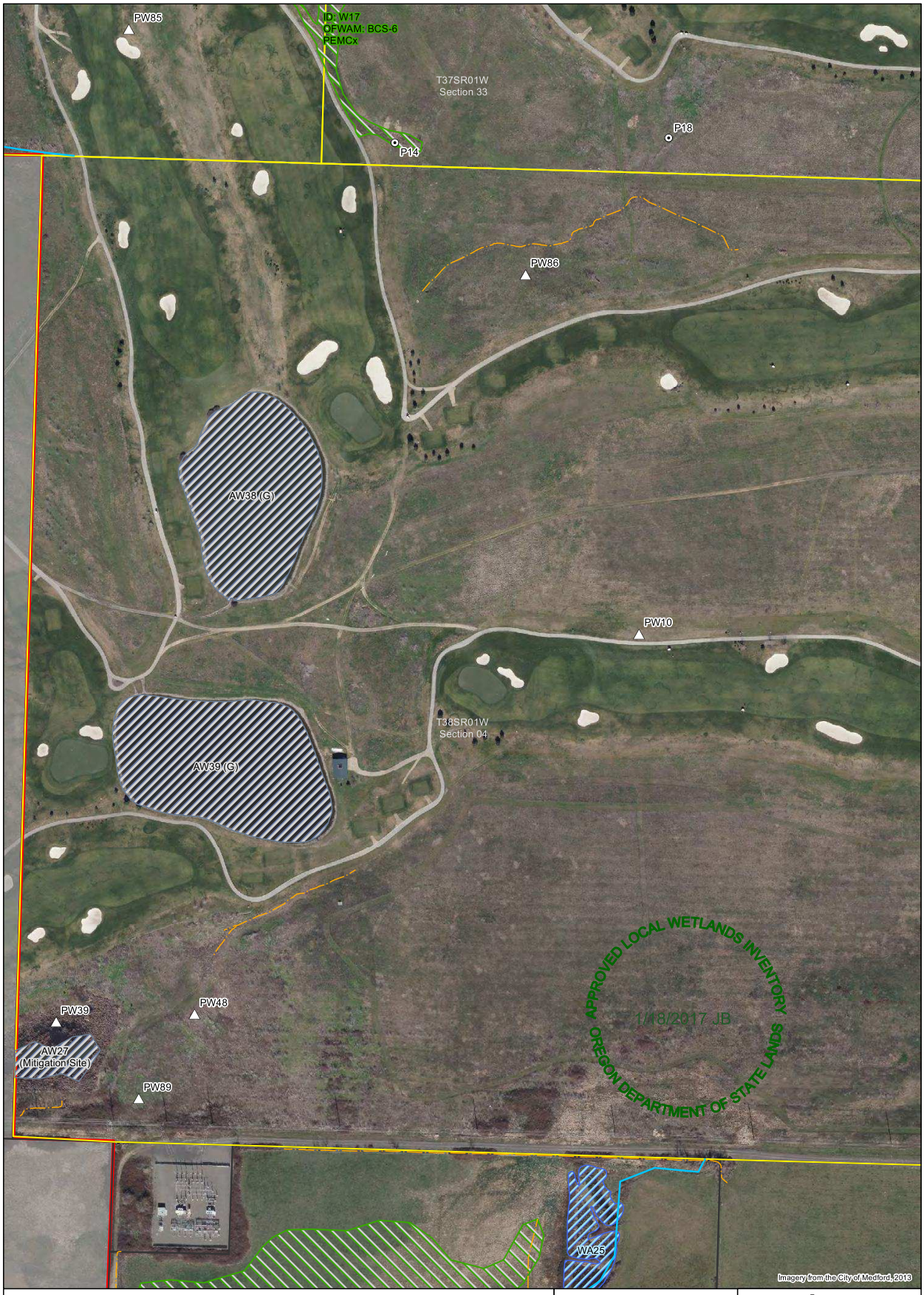


Figure F-72 – LWI Map

SWCA LWI Data

- SWCA Sample Plot
- Probable Wetland ("PW", <0.5 acre)
- Wetland ("W")
- Waterbody ("WA")
- Stream
- Ditch
- Pond/Water ("AW")

- Study Area
- Tax Lot, Accessed
- Tax Lot, Not Accessed
- Section

Artificial Waters Purpose Key:
G- Golf course watering/water management

0 100 200 Feet
0 40 80 Meters
1 inch = 200 feet

City of Medford Urban Reserve
Local Wetlands Inventory
Jackson County, OR
October 2016

Information shown on this map is for planning purposes, represents the conditions that exist at the map date, and is subject to change. The location and extent of wetlands and other waters is approximate. There may be unmapped wetlands and other waters present that are subject to regulation. A current Oregon Department of State Lands-approved wetland delineation is required for state removal-fill permits. You are advised to contact the Department of State Lands and the U.S. Army Corps of Engineers with any regulatory questions.

SWCA
ENVIRONMENTAL CONSULTANTS
1220 SW Morrison, Suite 700
Portland, OR 97205-2235
www.swca.com
503.224.0333

Project: 31802

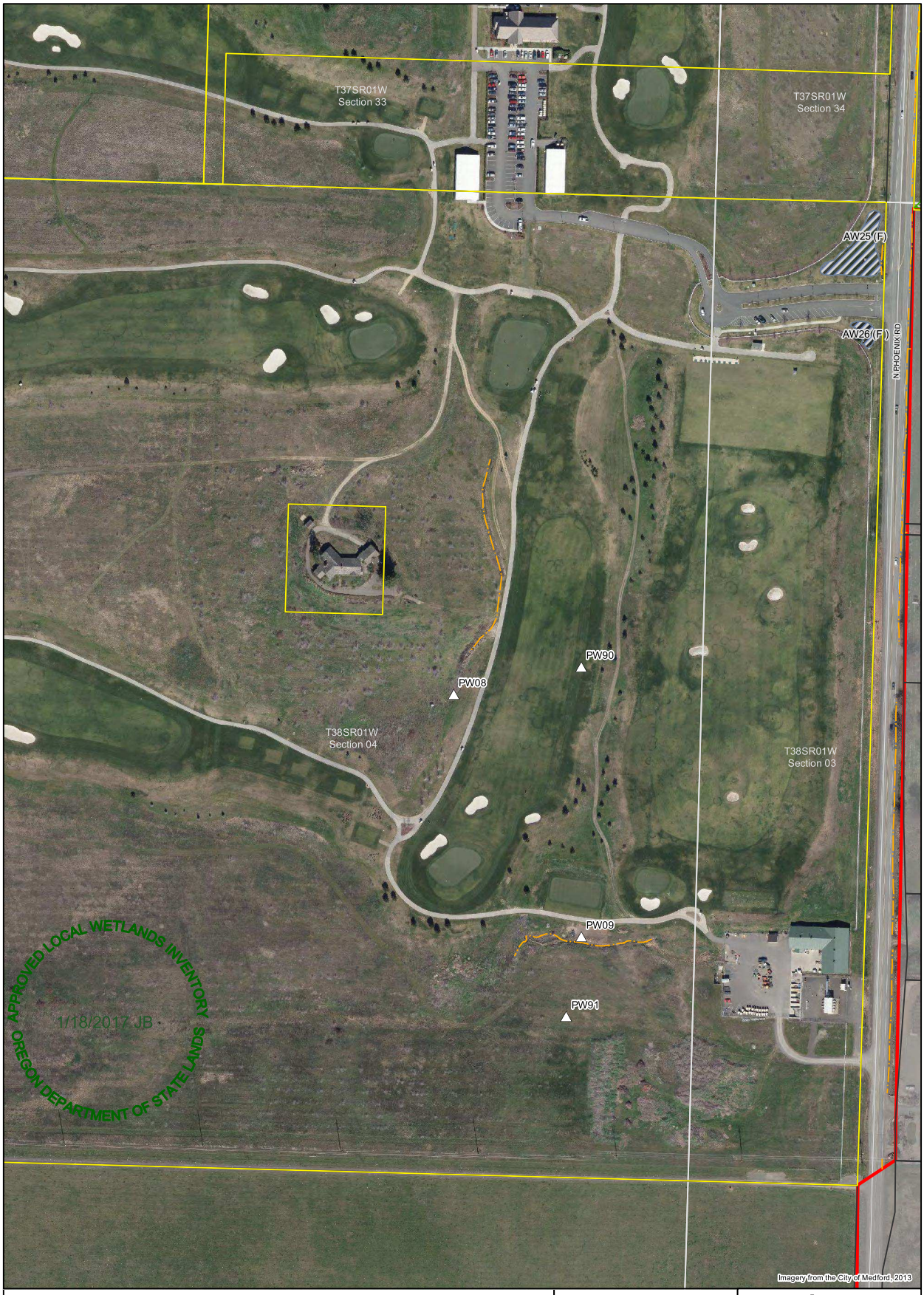


Figure F-73 – LWI Map

SWCA LWI Data

- SWCA Sample Plot
- Probable Wetland ("PW", <0.5 acre)
- Wetland ("W")
- Waterbody ("WA")
- Stream
- Ditch
- Pond/Water ("AW")

- Study Area
- Tax Lot, Accessed
- Tax Lot, Not Accessed
- Street
- Section

Artificial Waters Purpose Key:
F- Landscaping feature

0 100 200 Feet
0 40 80 Meters

Scale: 200 feet

City of Medford Urban Reserve
Local Wetlands Inventory
Jackson County, OR
July 2016

Information shown on this map is for planning purposes, represents the conditions that exist at the map date, and is subject to change. The location and extent of wetlands and other waters is approximate. There may be unmapped wetlands and other waters present that are subject to regulation. A current Oregon Department of State Lands-approved wetland delineation is required for state removal-fill permits. You are advised to contact the Department of State Lands and the U.S. Army Corps of Engineers with any regulatory questions.

SWCA
ENVIRONMENTAL CONSULTANTS
1220 SW Morrison, Suite 700
Portland, OR 97205-2235
www.swca.com
503.224.0333

Project: 31802

LD DATE: 4/29/2020

File Number: UP-19-004/ANNX-19-003

PUBLIC WORKS DEPARTMENT STAFF REPORT

Rogue Valley Manor Urbanization Plan for MD-5f
North Phoenix Road/Juanipero Way (Multiple Tax Lots)

Project: A Comprehensive Plan Amendment to adopt an Urbanization Plan into the Neighborhood Element for ten tax lots totaling 417.18 acres located west of North Phoenix Road and south of Juanipero Way. (371W33 TL 700, 801, 900, 1000, 1100 & 1200; 381W04 TL 100 & 101; 371W33CA TL 2000; 371W33CD TL 4700).

Applicant: Rogue Valley Manor, Agent: Clark Stevens

Planner: Carla Paladino, Principal Planner – Long Range Division

The Urbanization Plan is filed in conjunction with an annexation request of the above properties plus adjacent right-of-way along North Phoenix Road. The County zoning designation of Exclusive Farm Use (EFU) and Rural Residential 2.5 will be changed to the City Single Family Residential- 1unit/acre (SFR-00) holding zoning district. The property will be removed from Medford Rural Fire Protection District #2.

A. STREETS

North Phoenix Road is classified as a Regional Arterial street and is maintained by Jackson County. North Phoenix Road is paved without curb and gutter, street lights or sidewalk. In accordance with the City's Urban Reserve Management Agreement, the County will surrender jurisdiction and the City will assume jurisdiction at the time of annexation.

Future South Stage Road (from North Phoenix Road west to future connection with existing South Stage Road) is classified as a Minor Arterial street and will be maintained by the City of Medford.

Future Golf View (from Juanipero Way south to future intersection with future South Stage Road) is classified as a Minor Collector street and will be maintained by the City of Medford.

EXHIBIT J CITY OF MEDFORD

Future Honor Drive (heading east toward Olympic Avenue) is classified as a Standard Residential street and will be maintained by the City of Medford.

Future Olympic Avenue (heading south and then east to connection with North Phoenix Road) is classified as a Standard Residential street and will be maintained by the City of Medford.

B. SANITARY SEWERS

There are capacity constraints in the sanitary sewer system that will need to be addressed prior to acceptance of a zone change on any of the properties.

C. STORM DRAINAGE

There are capacity constraints in the storm drainage system that will need to be addressed prior to acceptance of a zone change on any of the properties.

Future development on this parcel will require stormwater detention and stormwater quality facilities, which shall comply with Medford Land Development Code (MLDC) Sections 10.486 and 10.729 and the Rogue Valley Stormwater Quality Design Manual.

D. TRANSPORTATION SYSTEM

Exhibit E, Conceptual Circulation Plan, shall be modified to indicate the locations of gated accesses to the community and the proposed emergency vehicle access. These need to be shown on the map.

Public Works recommends that the applicant show a pedestrian connection from the cul-de-sac near holes 16 and 17 to the intersection of Larson Creek Drive and Juanipero Way to provide a more direct route for future residents of the Active Adult Retirement Community to access the Larson Creek Shopping Center using active transportation modes.

E. SYSTEM DEVELOPMENT CHARGES

Future development/buildings within this parcel will be subject to System Development Charges (SDC). These SDC fees shall be assessed at the time individual building permits are reviewed.

This development is also subject to Storm Drain System Development Charges. A portion of the storm drain system development charge shall be collected at the time of the approval of a final plat, as applicable.

F. UTILITY FEES

Upon annexation, this parcel will be subject to City of Medford monthly utility fees as applicable.

Prepared by: Jodi K Cope
Reviewed by: Doug Burroughs

JACKSON COUNTY
Roads

Roads
Engineering

Chuck DeJanvier
Construction Engineer

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

www.jacksoncounty.org

March 30, 2020

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

RE: Expanded Urban Growth Boundary (MD-5f) located
South of Juanipero Way - a City maintained road.
West of North Phoenix Road - a County maintained road at this location
Planning File: UP–19-004 & ANNX-19-003

Dear Carla:

Thank you for the opportunity to comment on this Comprehensive Plan Amendment to adopt an Urbanization Plan into the Neighborhood Element for ten lots totaling 417.18 acres located West of North Phoenix Road and South of Juanipero Way. (37-1W-33 TLs 700,801, 900, 1000, 1100 & 1200; 38-104 TLs 100 & 101; 37-1W-33CA TL 2000; 37-1W-33CD TL 4700). Jackson County Roads has the following comments:

1. As provided in the Urban Reserve Management Agreement (URMA) between City and County, please expand the annexation to include North Phoenix Road right-of-way. Then, following annexation, City is required to request jurisdiction of this portion of North Phoenix Road. As provided in the URMA, the request for jurisdiction shall conform to ORS 373.270, except that conditions and compensation allowed by ORS 373.270(6) are not allowed.

2. Without a jurisdictional transfer of North Phoenix Road to the City of Medford, Jackson County will require the following:

    a. Upon development, all existing road approaches from the property to North Phoenix Road will be closed. New approaches to North Phoenix Road will only be allowed if a traffic impact study, as required below, can demonstrate that new or replacement approaches will operate safely and effectively. Additional access to the site should be considered from Juanipero Way or the proposed extension of South Stage Road.

    b. Prepare a traffic impact study to be reviewed and approved by the County. This study shall address the safety aspects of new or altered road approaches to North Phoenix Road and impacts to North Phoenix Road including stopping

EXHIBIT K CITY OF MEDFORD

sight distance, traffic queuing, storage lengths, need for dedicated turn lanes or a median turn lane, and impacts to the North Phoenix Road and Juanipero Way intersection. The study shall also address impacts to Coal Mine Road and Campbell Road or other lessor order public roads if access is provided to these facilities. Mitigation measures for each identified issue should be provided and will be reviewed and approved by Jackson County.

c. As provided in the URMA, storm drain management within the annexed areas (including road right-of-way) become the responsibility of the City upon annexation.

3. Any new or improved roads inside the Urban Grow Boundary or expanded Urban Growth Boundary shall be permitted, inspected and become the sole jurisdiction of the City of Medford.

4. If county storm drain facilities are to be utilized, the applicant's registered Engineer shall provide a hydraulic report and plans for review and approval by Jackson County Roads. Storm drainage runoff is limited to that area currently draining to the County storm drainage system. Upon completion of the project the developer's Engineer shall certify that the construction of the drainage system was constructed per the approved plan. A copy of the certification shall be sent to Chuck DeJanvier at Jackson County Roads.

5. North Phoenix Road is a County Minor Arterial road and is maintained by the County. The Average Daily Traffic count was 10,529 on September 5, 2018, 225' south of Coal Mine Road.

6. ADA curb ramps must be located wherever there are curbs or other barriers to entry from a pedestrian walkway or sidewalk, including any intersection where it is legal for a pedestrian to cross the street, whether or not there is any designated crosswalk.

7. The applicant shall submit construction plans to Jackson County Roads, so we may determine if county permits will be required.

8. We would like to be notified of future development proposals, as county permits may be required.

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

Sincerely,

Chuck DeJanvier, PE
Construction Engineer

I:\Engineering\Development\CITIES\MEDFORD\2019\Up-19-004 & A-19-003.docx

ROGUE VALLEY SEWER SERVICES

Location: 138 West Vilas Road, Central Point, OR - Mailing Address: P.O. Box 3130, Central Point, OR 97502-0005
Tel. (541) 664-6300, Fax (541) 664-7171 www.RVSS.us

April 8, 2020

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

Re: ANNX-19-003 & UP-19-004, Rogue Valley Manor Urbanization Plan, 371W33 TL 700, 801, 900, 1000, 1100 & 1200; 381W04 TL 100 & 101; 37 1W33CA TL 2000; 371W33CD TL 4700

ATTN: Carla,

The identified properties are within the RVSS sewer service boundary. However, RVSS sewer facilities are not located near the subject property. There are two obvious connection options, each comes with various obstacles. One option is to connect directly to the RVSS Upper Bear Creek Interceptor located west of Interstate 5 and Bear Creek. The other option is to extend sewer north from the existing 18 inch main which crosses Interstate 5 just north of Home Depot. GIS maps are available on our website for reference. The City of Medford sewer system is located north and west of the area along Juanipero Way and La Loma Drive respectively. However, the City of Medford system is largely unsuitable for standard gravity sewer service to the area. The portion of the area along Juaipero Way that is acceptable for standard gravity sewer may connect to the City of Medford system via a service boundary revision. The conditions of the Medford system connection will be determined by RVSS and the City of Medford.

Rogue Valley Sewer Services requests that the urbanization plan be subject to the following conditions:

1. The developer must provide a conceptual plan of the proposed sewer connection, and extension to and into the property. This conceptual plan must include and account for the extension of South Stage Road showing sewer extensions and/or crossing locations along the South Stage Road corridor.

Rogue Valley Sewer Services requests that the future development be subject to the following conditions:

2. All sewer facilities must be sized for a full 'build-out' condition accounting for contributing up stream sewer shed areas. Sewer system sizing must be performed per RVSS standards.
3. Masterplan drawings of the proposed sewer system and development phasing must be submitted to RVSS.

4. All sewer design and construction must be performed per RVSS standards.
5. Sewer construction drawings must be submitted to RVSS for review and approval.

Please feel free contact me with any questions.

Sincerely,

Nicholas R. Bakke, P.E.
District Engineer

MEMORANDUM

To: Carla Angeli Paladino, Planning Department

From: Mary Montague, Building Department

CC: Rogue Valley Manor, Applicant; Clark Stevens, Richard Stevens & Associates, Inc., Agent

Date: April 27, 2020

Subject: UP-19-004/ANNX-19-003_UrbanizationPlan and Annexation Rogue Valley Manor

---

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.

General Comments:

1. 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. Once annexed, Site Excavation permit from the building department required to develop, install utilities prior to final plat.

4. Once annexed, Demo Permit is required for any buildings being demolished.

Comments:

5. Provide a letter to the building official per Section R401.4 indicating if expansive soils are present or not. If expansive soils are present then a site specific soils geotech report is required by a Geotech Engineer prior to foundation inspections. The report must contain information per Section 403.1.10 and on how you will prepare the lot for building and a report confirming the lot was prepared per their recommendations.

BOARD OF WATER COMMISSIONERS

Staff Memo

TO: Planning Department, City of Medford

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

SUBJECT: UP-19-004 and ANNX-19-003

PARCEL ID: 371W33 TL'S 700, 801, 900, 1000, 1100 & 1200; 381W04 TL 100 & 101; 371W33CA TL 2000; 371W33CD TL 4700

PROJECT: A Comprehensive Plan Amendment to adopt an Urbanization Plan into the Neighborhood Element for ten tax lots totaling 417.18 acres located west of North Phoenix Road and south of Juanipero Way. (371W33 TL 700, 801, 900, 1000, 1100 & 1200; 381W04 TL 100 & 101; 371W33CA TL 2000; 371W33CD TL 4700).

The Urbanization Plan is filed in conjunction with an annexation request of the above properties plus adjacent right-of-way along North Phoenix Road. The County zoning designation of Exclusive Farm Use (EFU) and Rural Residential 2.5 will be changed to the City Single Family Residential- 1unit/acre (SFR-00) holding zoning district. The property will be removed from Medford Rural Fire Protection District #2. Applicant: Rogue Valley Manor, Agent: Clark Stevens, Planner: Carla Paladino.

DATE: April 29, 2020

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

CONDITIONS

1. The water facility planning/design/construction process will be done in accordance with the Medford Water Commission (MWC) "Regulations Governing Water Service" and "Standards For Water Facilities/Fire Protection Systems/Backflow Prevention Devices."

2. The applicant's Civil Engineer shall coordinate with MWC engineering Staff for approved Water Facility Master Plan.

3. This development will be served from two (2) pressure zones (Pressure Zone 1A, and Gravity Pressure Zone) which will serve both domestic and fire protection water to this development.

4. Installation of an "off-site" 16-inch water line is required to be installed in N Phoenix Road in the south bound travel lane from the existing 16-inch water line stub located at the south side of Juanipero Way. This water line is required to be extended to the south property line of this development along N Phoenix Road. (Approximate length 4825 feet). MWC will participate in upsizing costs for pipe diameters above our standard 8-inch water line.

Continued to Next Page

EXHIBIT N CITY OF MEDFORD

Continued from Previous Page

5. Installation of "on-site" 4" or 6" water lines (Cul-de-sac), 8-inch water lines (Minor Street), and 12-inch water lines (Major Streets) are required. Applicants' civil engineer shall coordinate with MWC engineering department for on-site water facility layout. Water lines are required to be installed in paved travel lanes. These water lines shall not be installed through landscape islands, parking islands, nor through proposed parking stalls.

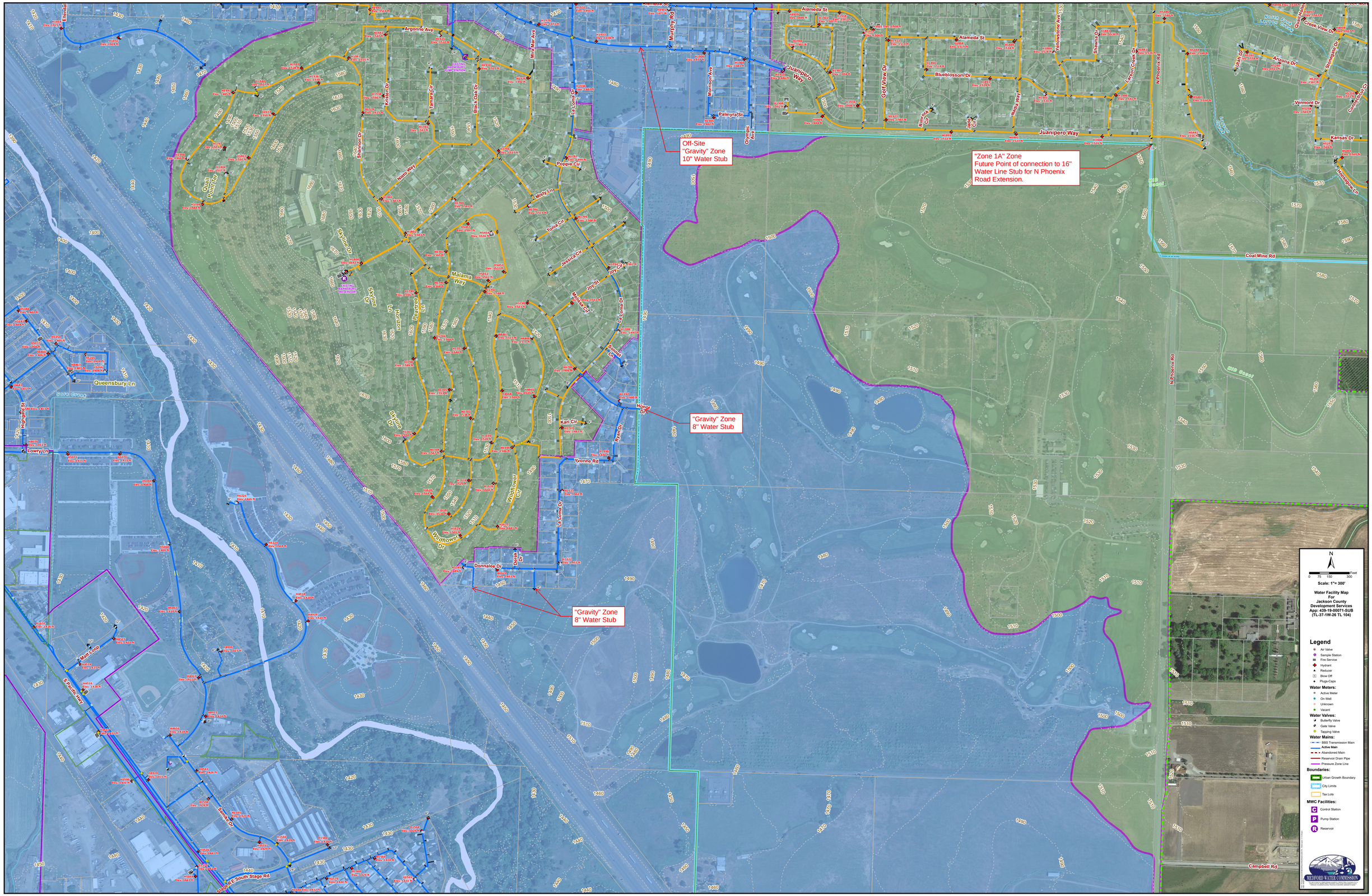
6. "Dead-End" waterlines are not allowed to maintain water quality. All proposed water lines are required to be looped. If a water line cannot be looped, then the installation of a "Fire Hydrant" or "Auto Flusher" will be required on "dead end" water lines

7. The applicants Civil Engineer shall coordinate with Medford Fire Department for "approved" fire hydrant locations.

8. Applicants Civil Engineer shall coordinate with Medford Water Commission, along with our Hydraulic Modeling Consultant to have this proposed development "Modeled" within our existing hydraulic model, This modeling effort will confirm adequate pressure, water quality, and that adequate looping of water lines is also provided.

COMMENTS

1. Adequate water facility capacity exists to this proposed development.
2. On-site water facility construction is required. (See Condition 47
3. Off-site water line installation is required. (See Condition 4 above)
4. MWC-metered water service does NOT exist to this property.
5. Static water pressure is expected to be between 35 and 100 psi. See attached document from the City of Medford Building Department on "Policy on Installation of Pressure Reducing Valves".
6. Access to MWC water lines is available.
    a. There is an existing 16-inch water line (Zone 1A) located near the intersection of N Phoenix Road and Juanipero Way.
    b. There is an existing 6-inch water line (Gravity) at the intersection of Olympic Avenue and Palmyra Street.
    c. There is an existing 10-inch water line (Gravity) in Juanipero Way at the north entrance to Orchard Hill Elementary School.
    d. There is an existing 8-inch water line (Gravity) stubbed for extension at the south east property corner of the parcel at 381W04BB TL 1100. (South of Donnalee Drive.)
    e. There is an existing 8-inch water line (Gravity) stubbed for extension at the east end of Honor Drive.


Off-Site
"Gravity" Zone
10" Water Stub
"Zone 1A" Zone
Future Point of connection to 16"
Water Line Stub for N Phoenix
Road Extension.
"Gravity" Zone
8" Water Stub
"Gravity" Zone
8" Water Stub
Scale: 1" = 300'
Water Facility Map
For
Jackson County
Development Services
App: 439-19-00071-SUB
(TL-37-1W-26 TL 104)
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:
BBB Transmission Main
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
MEDFORD WATER COMMISSION

TO: Carla Paladino - Planning Department

FROM: Haley Cox – Parks Planner

SUBJECT: MD-5f Urbanization Plan

DATE: May 29, 2020

The Parks Department has reviewed the application for urbanization of the MD-5f parcels and has the following comments:

1. According to the Regional Plan Element and as noted in the application, this urbanization area is required to allocate 19% of the total acreage to Open Space uses. The applicant has shown significant open space allocated to golf course fairways, which would remain privately owned and maintained. The Parks Department does not have specific plans to acquire and develop parkland here, however, this area is within a park walkshed gap, and as such the Department remains open to identifying strategic opportunities.

   The Parks Department prefers to acquire park parcels greater than 3 acres, as there are limited recreational opportunities and relatively high levels of maintenance needed to keep smaller open spaces safe and clean. Neighborhood parks that serve residents within ½ mile are ideally 3-15 acres, and community parks serving residents within a 2 mile radius are ideally greater than 15 acres.

2. The Leisure Services Plan does indicate a shared-use pathway along North Phoenix Road, as well as along South Stage Road. The City standard for shared-use pathways is 10-foot asphalt in a dedicated greenway corridor, or within the street ROW. Since these are both higher-order streets, the applicant is encouraged to implement ROW cross sections that include separated, off-street bike and pedestrian facilities. This would satisfy the LSP pathway requirement- no additional pathway would be needed if the preferred arterial cross sections are implemented as shown in the TSP.

3. The Parks Department can advise the applicant on irrigation design and tree species selection for higher-order ROW planter strips. More information can be found on the City's website: Information for Architects, Approved Street Tree List, and City Tree Planting Detail.

EXHIBIT O CITY OF MEDFORD

THEODORE R KREMPA
SUSAN H KREMPA

May 31, 2020

To: Medford Planning Commission
c/o: Carla.paladino@cityofmedford.org

RE: File No.: UP-19-004/CP-20-134

Dear Commissioners:

I remain in opposition to this project and the annexation by the City.

First, the PRS plan calls for over 900 multi-story apartment units to be built along the south side of Juanipero and curving southward along the fence line behind Orchard Hill Elementary to Honor Drive. Secondly, Golf View Drive would be extended south to a new South Stage Road, and in effect be a short cut for traffic from Pacific Highway. The 'new' Golf View would also be opened to Honor Drive, creating a direct path to La Loma Drive, which is all residential area. The road design alone would create an impact on the neighborhoods around La Loma, and especially traffic in and out of Orchard Hill Elementary, which is already a nightmare at the start/end school times. Juanipero cannot be widened and cannot support any additional traffic from the new apartment units, or the new traffic on Golf View. Orchard Hill Elementary cannot absorb new elementary students from the apartments, and there is no middle school or high school in the Talent school district within 10 miles. The sheer number of apartment units in this residential area simply cannot be supported by existing infrastructure.

However, this does not matter to PRS CEO McLemore who revealed at a public meeting on November 5, 2019, that the 'apartment' component of the PRS plan would neither be owned nor managed by PRS. The units would be sold for profit and could be 'low income housing' units, depending on the buyer.

It is clear that PRS is using the 'apartment' component of their plan as a bargaining chip to gain approval of the project with the City of Medford Planning Department. PRS is only interested in profits from the sale of the $600k golf course units to rich retirees from out of state. As stated in the story, McLemore said, "We're anticipating it will create a feeder for the Manor." PRS has a big enough presence in the area. They don't need to expand on the backs of local homeowners and residents. As for McLemore's wish that Medford be more like Bend, that's rich. Medford is many things, but at the end of the day, Medford is a

EXHIBIT P CITY OF MEDFORD

‘blue collar’ community. No one I know is yearning to live in a crowded and overpriced place like Bend. If PRS wants to court rich Californians to fill its towers, have at it, but not by ruining the ambiance of local neighborhoods.

The long term residents and homeowners in the area deserve better treatment from PRS and realistic consideration from the Planning Department and Medford City Councilmembers. If we don’t stand up to PRS, we can kiss our neighborhoods goodbye.

Sincerely,

Ted Krempa

2856 Tonia Cir

Medford, OR 97504

541-282-2468

THEODORE R KREMPA
SUSAN H KREMPA

May 31, 2020

To: Medford Planning Commission
c/o: Carla.paladino@cityofmedford.org

RE: File No.: UP-19-004/CP-20-134

Dear Commissioners:

I remain in opposition to this project and the annexation by the City.

First, the PRS plan calls for over 900 multi-story apartment units to be built along the south side of Juanipero and curving southward along the fence line behind Orchard Hill Elementary to Honor Drive. Secondly, Golf View Drive would be extended south to a new South Stage Road, and in effect be a short cut for traffic from Pacific Highway. The 'new' Golf View would also be opened to Honor Drive, creating a direct path to La Loma Drive, which is all residential area. The road design alone would create an impact on the neighborhoods around La Loma, and especially traffic in and out of Orchard Hill Elementary, which is already a nightmare at the start/end school times. Juanipero cannot be widened and cannot support any additional traffic from the new apartment units, or the new traffic on Golf View. Orchard Hill Elementary cannot absorb new elementary students from the apartments, and there is no middle school or high school in the Talent school district within 10 miles. The sheer number of apartment units in this residential area simply cannot be supported by existing infrastructure.

However, this does not matter to PRS CEO McLemore who revealed at a public meeting on November 5, 2019, that the 'apartment' component of the PRS plan would neither be owned nor managed by PRS. The units would be sold for profit and could be 'low income housing' units, depending on the buyer.

It is clear that PRS is using the 'apartment' component of their plan as a bargaining chip to gain approval of the project with the City of Medford Planning Department. PRS is only interested in profits from the sale of the $600k golf course units to rich retirees from out of state. As stated in the story, McLemore said, "We're anticipating it will create a feeder for the Manor." PRS has a big enough presence in the area. They don't need to expand on the backs of local homeowners and residents. As for McLemore's wish that Medford be more like Bend, that's rich. Medford is many things, but at the end of the day, Medford is a

EXHIBIT Q CITY OF MEDFORD

‘blue collar’ community. No one I know is yearning to live in a crowded and overpriced place like Bend. If PRS wants to court rich Californians to fill its towers, have at it, but not by ruining the ambiance of local neighborhoods.

The long term residents and homeowners in the area deserve better treatment from PRS and realistic consideration from the Planning Department and Medford City Councilmembers. If we don’t stand up to PRS, we can kiss our neighborhoods goodbye.

Sincerely,

Susan Hoppe Krempa

2856 Tonia Cir

Medford, OR 97504

541-282-2468

City of Medford
Planning

Notice of Public Hearing-Planning Commission
Hearing Date: Thursday June 11, 2020
Hearing Time: 5:30 pm

File No: UP19-004 / CP-20-134

Attn: Carla Angeli Paladino

We bought our house on Ryan Drive in 1991 and this is not the first time that Brian McLemore, the CEO of Pacific Retirement Services has been instrumental in attempting to destroy the livability of our local neighborhood. Apparently, he does not live in this neighborhood; we that do are collateral damage in his search for profit.

We understood that at some point PRS would surround their golf course with expensive single family dwellings however the plans now have become grossly overbuilt directly affecting the Phoenix Talent school system with 900 multi-story new apartment units. (Which McLemore has already announced will not be owned by PRS but sold) Orchard Hill is a neighborhood school which will not be able to manage the explosion of growth. The Phoenix Talent School district will be looking for tax payers to build a new grade school and eventually an additional middle school and high school.

The road infrastructure will not be not be able to accommodate the increased traffic in the neighborhoods and making the neighborhood intimate streets into laterals will destroy the ambience of a once lovely area.

PRS is in it for the money, but as residents of this area we are appealing to the planning commission to not allow this to be approved as it has been presented.

Bradley R & Glennda Y Allen
1311 Ryan Dr
Medford, OR 97504
541-821-0730 (GYA Cell)

EXHIBIT
R
CITY OF MEDFORD

Tue 6/2/2020 3:45 PM
Ed Nicholson ednich2102@gmail.com
Rogue Valley Manor item on June 11 agenda

I am writing in support of Rogue Valley Manor's request for development in SE Medford in and around Centennial Golf Course. I agree totally with the provisions of the request.

Ed Nicholson
2102 Quail Point Circle
Medford, OR 97504

EXHIBIT
S
CITY OF MEDFORD

Thu 6/4/2020 2:00 AM
Suzanna Davis suzannadavi@gmx.com
UP-19-004/CP20-134

I am writing to express my concern over the development of so many retirement facilities in our area while development of low cost housing is completely ignored. Also, I have lived in this valley for 40 years and have seen no good plan for water management in these new buildings. This area, while having a good water supply at this time, has known long periods of drought. Any decisions about future building should include well thought out commitments in legalese that require xeriscape as part of the plan not more and more green lawns taxing the water available to our valley in general, as well as alternative electrical such as solar panels or wind generators...truly we must be forward thinking in our development of our valley and not become a desert of old people in massive warehouses using all our resources and limiting the housing for our working middle and lower class.

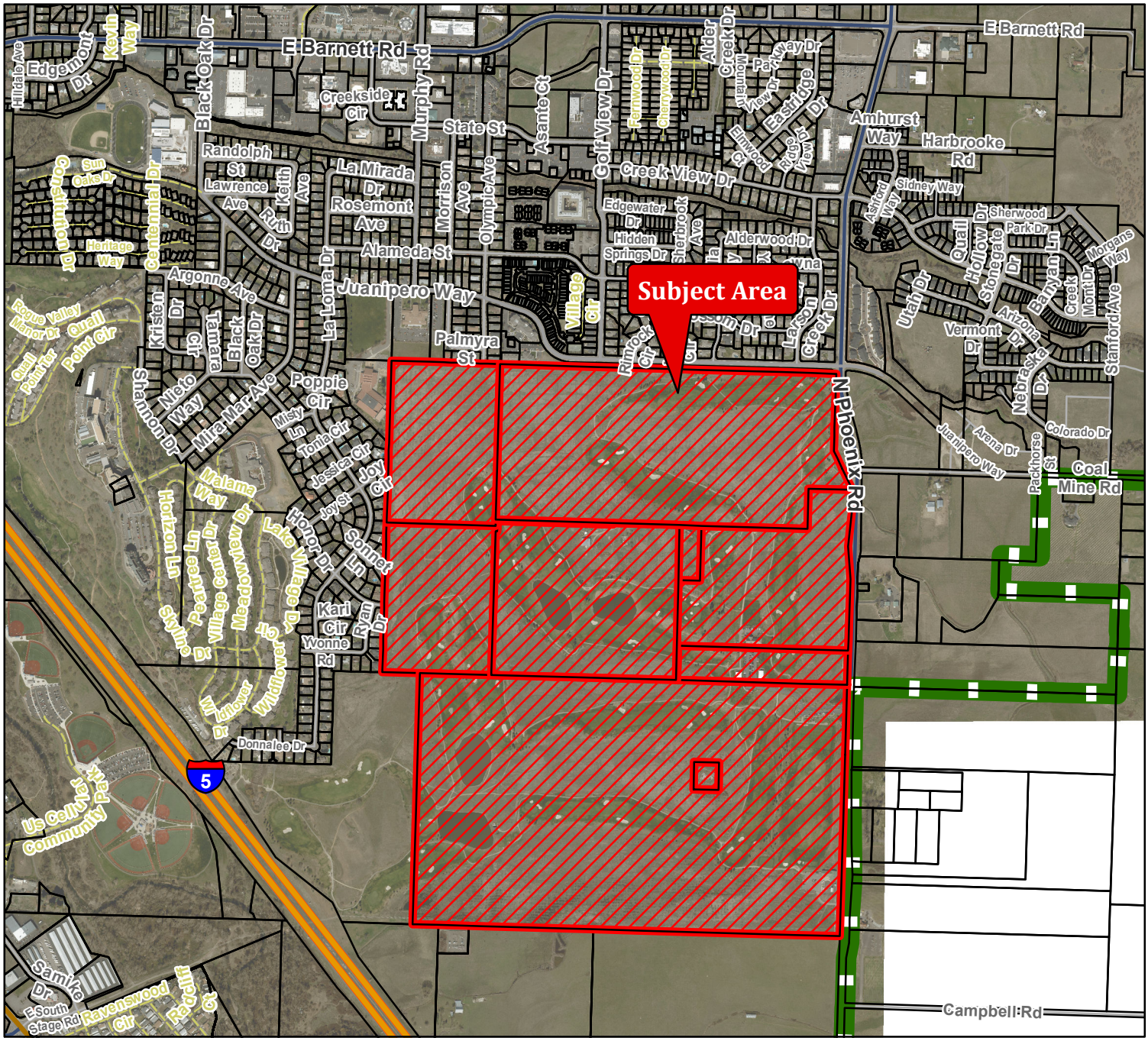
Suzanna Davis RN
1220 Woodrow LN
Medford, OR 97504
541 941 3490

EXHIBIT
T
CITY OF MEDFORD

MEDFORD PLANNING

Vicinity Map

File Number:
UP19-004
ANNX19-003

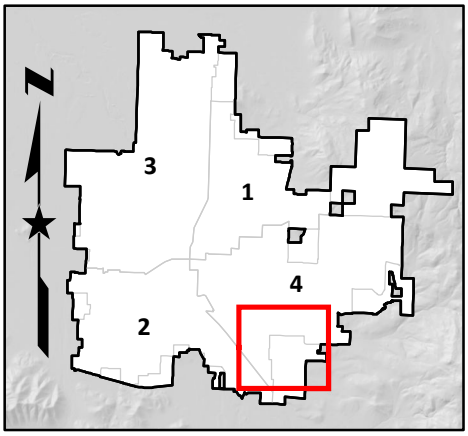


Project Name:
Rogue Valley Manor
1710, 1720, 1900, 2000,
& 2320 North Phoenix Road

Map/Taxlot:
371W33 TL 700, 801, 900, 1000, 1100 & 1200
371W33CA TL 2000, 371W33CD TL 4700
381W4 TL 100 & 101

Legend

Subject Area
Tax Lots



0 950 1,900 Feet