

PLANNING COMMISSION

AGENDA

DECEMBER 14, 2017



Commission Members

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

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

City of Medford

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



Planning Commission

Agenda

Public Hearing

December 14, 2017

5:30 PM

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

-
10. **Roll Call**
20. **Consent Calendar/Written Communications** (voice vote)
- 20.1 **GF-17-149** Consideration of a citizen initiated request to amend the Land Development Code to allow residential care facilities with more than 15 residents in all of the Multi-Family Residential (MFR) zoning districts. (John Chmelir, P.E., Cameo Care Management, Applicant; Carla Paladino, Planner).
- 20.2 **LDS-15-118 / E-16-001** Consideration of request to authorize the maximum five year approval period for West Meadows Village, a 15 lot subdivision on 9.14 acres within the SFR-10 (Single-Family Residential, 10 dwelling units per gross acre) and MFR-20 (Multiple-Family Residential, 20 dwelling units per gross acre) zone districts, with the PUD (Planned Unit Development) Zoning Overlay, and associated exception application requesting reduced right-of-way dedication and reduced landscape planter strip for the north side of Lozier Court. Subject plat consists of 5 single-family lots, 5 duplex lots, 2 commercial lots and 3 multi-family lots; generally located on the east side of Lozier Lane, on the north and south sides of Meadows Lane. (Young Family Trust; David F. Young, Trustee, Applicant; Richard Stevens and Associates, Inc., Agent; Kelly Akin, Planner).
30. **Minutes**
- 30.1 Consideration for approval of minutes from the November 9, 2017, hearing.
40. **Oral and Written Requests and Communications**
Comments will be limited to 3 minutes per individual or 5 minutes if representing an organization. **PLEASE SIGN IN.**
50. **Public Hearings**
Comments are limited to a total of 10 minutes for applicants and/or their representatives. You may request a 5-minute rebuttal time. All others will be limited to 3 minutes per individual or 5 minutes if representing a group or organization. **PLEASE SIGN IN.**
- Continuance Request**
- 50.1 **CUP-17-116** Consideration of a request for a Conditional Use Permit (CUP) for a proposed Bed & Breakfast to be located at 15 Geneva Street in the SFR-6 (Single-Family

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

Residential – 6 dwelling units per gross acre) zoning district, and within the Historic Preservation Overlay District (371W30AB TL 16400). (Gloria Thomas & Cecil de Hass, Applicants; Julie Krason, Agent; Dustin Severs, Planner). **The applicants have requested to continue this item to the Thursday, January 11, 2018, Planning Commission meeting.**

Old Business

- 50.1 **CUP-17-101** Consideration of a request for a Conditional Use Permit (CUP) to develop a new 5.42 acre neighborhood park located on the north side of Cedar Links Drive approximately 140 feet east of Rosewood Street within the SFR-4 (Single-Family Residential, 4 dwelling units per gross acre) (371W16BC Tax Lot 300) zoning district. (Medford Parks and Recreation Department, Applicant; CSA Planning, Ltd., Agent; Steffen Roennfeldt, Planner).

New Business

- 50.3 **SV-17-084** Consideration of a request for the vacation of a portion of an existing 35-foot wide Public Utility Easement (PUE) located at 1528 Biddle Road, and contained within a three-lot land partition plat, reducing the PUE bordering the property's northerly boundary along Progress Drive from 15 feet to 10 feet. (ORW Architecture, Applicant/Agent; Dustin Severs, Planner).
- 50.4 **ZC-17-128** Consideration of a zone change from SFR-00 (Single Family Residential – one dwelling unit per existing lot) to SFR-10 (Single Family Residential – ten dwelling units per gross acre) on a 1.61 acre lot located on the corner of Lozier Lane and Lozier Court in southwest Medford (372W26DD Tax Lot 1100). (PDK Properties LLC, Applicant; Scott Sinner Consulting, Agent; Liz Conner, Planner).
- 50.5 **ZC-17-112 / LDS-17-113** Consideration of a zone change and tentative plat for Phases 23-29 plus Reserve Acreage, totaling 168 residential lots on approximately 42 acres in the Southeast Overlay with a combination of SFR-4, SFR-10 and MFR-20 zoning districts, located between E Barnett Road and Cherry Lane at the terminus of Shamrock Drive. (371W27 TL 1000, 1001, 1200, 1202). (Crystal Springs Development Group, Applicant; Neathamer Surveying, Inc., Agent; Liz Conner, Planner).
- 50.6 **LDP-17-121 / E-17-120** Consideration of a request for a one-lot partition to legalize the existing lot and a request for an Exception to lot standard requirements regarding lot frontage on a public street on a 1.34 acre parcel located at East McAndrews Road approximately 340 feet southwest of the intersection of E McAndrews Road and Springbrook Road within the SFR-4 zoning district (371W20BD TL 800). (Medford Parks and Recreation Foundation, Applicant; Dan O'Connor, Agent; Steffen Roennfeldt, Planner).
- 50.7 **PUD-17-082 / LDS-17-088** Consideration of a request for a revision to the Mountain Top Village area of the Vista Pointe Planned Unit Development (PUD) and for a tentative plat to create 41 single family residential lots, 39 multi-family residential lots and common areas on approximately 25.05 acres zoned SFR-4/PD (Single Family Residential/Planned Development Overlay). The PUD revision includes changing the approved 132 condominium units to 132 townhouse style units and adding a clubhouse and pool. Mountain Top Village is generally located north of Vista Pointe Drive, northeast of Park Ridge Drive and west of

Bordeaux Avenue at the termini of Whitney Terrace, Evening Ridge Terrace and Deer Ridge Drive. (Ron DeLuca Revocable Trust, Applicant; Mark McKechnie, Oregon Architecture, Agent; Kelly Akin, Planner).

- 60. Reports**
- 60.1 Site Plan and Architectural Commission
- 60.2 Joint Transportation Subcommittee
- 60.3 Planning Department
- 70. Messages and Papers from the Chair**
- 80. Remarks from the City Attorney**
- 90. Propositions and Remarks from the Commission**
- 100. Adjournment**



MEMORANDUM

Subject Consideration of a citizen initiated request to amend the Land Development Code to permit residential care facilities of all sizes in the multi-family residential zoning districts.

File no. GF-17-149

To Planning Commission

From Carla Angeli Paladino CFM, Principal Planner

Date November 27, 2017 *for December 14, 2017 meeting*

BACKGROUND

On September 27, 2017, a letter was received from John Chmelir, representing Cameo Care Management, requesting a Development Code amendment to allow residential facilities of any size within the Multi-Family Residential zoning district. Mr. Chmelir provides management services to Heirloom Living Centers, LLC (HLC) and Ashland Care Associates, LLC (ACA). Both companies operate Residential Care Facilities/Memory Care Communities in Grants Pass and Ashland respectfully.

Residential Facilities are identified in the code as permitted in the Single-Family Residential (SFR) and Multi-Family Residential (MFR) zoning districts but are limited to a minimum of 6 and a maximum of 15 residents. Facilities accommodating more than 15 residents are permitted in all of the Commercial zoning districts except Neighborhood Commercial (C-N).

The request was discussed at the November 13, 2017, Planning Commission study session. During that discussion, it was identified that the code does allow for residential care facilities over 15 residents in the multi-family zoning districts under the definition of the term Nursing Home/Long Term Care Facility. Although the code language regarding residential care facilities could be better clarified, a property owner seeking to build a facility for more than 15 residents would be permitted to do so currently in the multi-family zoning district under the Nursing Home/Long Term Care Facility use.

As mentioned during the study session, Mr. Chmelir is a member of the Housing Advisory Committee (HAC) currently working on making regulatory reform recommendations to the City Council that will aid in construction of additional housing in Medford. Since the Planning Commission's study session, this amendment has been placed on the HAC's list of potential code changes under consideration.

STAFF RECOMMENDATION

Staff recommends the Planning Commission does not initiate this text amendment based on the following:

In 2014, the Planning Commission wrote a policy on how to handle citizen initiated code amendment requests. The policy contains a general rule that the Planning Commission will not initiate more than two private-party petitions in a calendar year. The Planning Commission has already voted to initiate two amendments in 2017:

- Marijuana production in the C-H zoning district initiated on January 26, 2017
- Lone Oak reclassification initiated on February 23, 2017

In addition, this code amendment has been identified as a regulatory change under consideration by the Housing Advisory Committee.

OPTIONS

Do not initiate the code amendment. Adoption of the consent calendar without removing this item indicates the Planning Commission will not initiate the code amendment and this request will be closed. Staff will inform the citizen requesting the amendment and City Council about the Commission's decision.

Initiate the code amendment. If the Commission pulls the item from the consent calendar and votes to initiate the code amendment, staff will add this request to our work tasks for 2018.

ATTACHMENTS

- Planning Commission study session minutes from November 13, 2017



Minutes

From Study Session on **November 13, 2017**

The study session of the Medford Planning Commission was called to order at 12:00 p.m. in the Lausmann Annex Room 151-157 on the above date with the following members and staff in attendance:

Commissioners Present

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

Staff Present

Kelly Akin, Assistant Planning Director
Carla Paladino, Principal Planner
Eric Mitton, Deputy City Attorney

Guests

John Chmelir
Bill Chmelir

Subject:

20.1 GF-17-149 Citizen Initiated Request – Residential Care Facilities

Carla Paladino, Principal Planner, stated that a letter was received from John Chmelir requesting a Development Code amendment to allow residential care facilities of any size with the Multi-Family Residential zoning districts. Mr. Chmelir has built and operated several facilities in Grants Pass and Ashland.

Residential facility in the Medford Code is defined as a licensed residential care, training, or treatment facility that provides, in one or more buildings on contiguous properties, residential care alone, or in conjunction with treatment or training or a combination thereof, for **six to fifteen** individuals who need not be related. Six to fifteen individuals is not referenced in the State statute.

The State Administrative Rule and Oregon Revised Statute defines residential care facility as a building, complex, or distinct part thereof, consisting of shared or individual living units in a homelike surrounding, where **six or more** seniors or adult individuals with disabilities may reside. Residential Care Facility offers and coordinates a range of supportive services available on a 24-hour basis to meet the activities of daily living, health, and social needs of the residents as described in these rules.

In the Rogue Valley the population is aging and living longer. Alzheimer's disease is the sixth leading cause of death in the United States. Over five million Americans are living with the disease; potentially sixteen million by 2050.

The residential care facilities provide bedrooms and shared dining and living rooms. Parking is needed for staff and visitors. They are low traffic and noise generators.

The current allowance in the Code is residential facilities are allowed in all residential zones. The size is limited to a maximum of fifteen residents. They are also allowed in commercial zones, except Neighborhood Commercial (C-N), for facilities with over fifteen residents.

Similar uses are retirement or congregate living facilities and nursing home or long term care facilities. Nursing home or long term care facilities are broken down as follows:

- Permanent facility with inpatient beds that provides medical services and/or treatment for two or more unrelated patients;
- Includes skilled nursing facilities, which primarily provide skilled nursing care and related services for patients who require medical or nursing care or rehabilitation;
- Intermediate care facilities, which provide health related care and services to individuals who do not require the degree of care and treatment that a hospital or skilled nursing facility is designed to provide, but require care and services above the level of room and board;
- Adult foster care homes with resident over sixty years of age;
- Residential Care Facilities with over fifteen residents.

The changes to the current Code would be to revise definitions to align with State definitions. Clarify residential care facility over fifteen residents are allowed in the Multi-Family Residential zoning districts. Retain the fifteen or less residents in Single-Family Residential zoning districts.

The amendment would be presented to the Planning Commission on December 14, 2017, on the consent calendar to decide if they want to initiate the amendment now. Staff is currently working with the Housing Advisory Committee to identify regulatory reform that will aid in the construction of more housing in Medford. Mr. Chmelir is a member of the committee and has identified this type of housing as being needed in the valley. Staff would prefer to have the Housing Advisory Committee include this code amendment in their list of changes but is not opposed to having the Planning Commission initiate the amendment ahead of the recommendations from the Housing Advisory Committee.

The amendment work would not begin until 2018.

Commissioner Mansfield asked, is there a good reason this should not happen? Ms. Paladino reported that there is a need for more of these types of facilities in the Rogue Valley. The Code does allow for what Mr. Chmelir wants to do now. It can be cleaned up so that it is very clear.

Commissioner McKechnie asked, is there were any residential care facilities specifically limited to Alzheimer's or is it residential care that allows for other things? Ms. Paladino stated that it allows for other things like addiction and other things. She does not know if the large ones are.

Commissioner McKechnie stated that it seems to him that for Alzheimer's, fifteen or more is one thing but for addiction and treatment, fifteen or more is different. Ms. Paladino reported that she does not know what that specific type of use is; if it is residential care facilities under a different need, that part she does not know but she can find out. Commissioner McKechnie stated that should be part of the research. The Planning Commission is being presented with Alzheimer's but it seems to him the residential care facilities could be something broader than that.

Eric Mitton, Deputy City Attorney, stated that in the City's Code, residential care is a broad definition. It does look like to him that residential treatment includes, among other things, treatments not just for physical disabilities but also for alcohol and drug addiction issues.

Kelly Akin, Assistant Planning Director, reported that they are broken out in the Code. Currently, residential facilities up to fifteen beds then sixteen or more there is a separate class for residential alcohol and drug treatment. It is already separated once you reach fifteen beds. The Statute may have changed. The current code was updated in 2012 to reflect the Statute. When they are sixteen or more beds they are conditional for drug and alcohol treatment in multi-family residential zoning districts. Over sixteen beds are not permitted in single-family residential zoning districts.

Commissioner Foley is trying to understand the difference between the categories. Are there differences without a distinction or is there a real distinction among them that is important? Ms. Paladino reported that these definitions were written for long term care. They are slightly different. Congregate care facilities are specific for elderly or disabled.

Ms. Akin reported that the long term care provides skilled nursing. Congregate living does not. That is the distinction between the two.

Commissioner Mansfield stated that the bottom line is that none of these people will create trouble for the neighborhoods.

Commissioner Pulver reported that a concern he has heard is that someone converted a house in the Arnold Palmer Way arena into an Alzheimer's care facility. Some of the neighbors were upset that all of a sudden a residential neighborhood that a house is being used for a higher intensity use.

Commissioner Pulver stated that he thought at last Thursday's Planning Commission meeting there was a citizen request of a like process. He thought some of the justification for not initiating it was the limit of so many per year and the work load. It seems that this issue can be handled based on staff's presentation of cleaning up the Code and make it clearer. He is floating the idea it would be safer dealt with in 2018. Ms. Paladino reported that in recommending the initiation is that this is part of the potential changes that the Housing Advisory Committee will be working on and part of long range workload anyway. Commissioner Pulver stated that further supports his comment that the Planning Commission does not need to initiate it because the applicants request can be handled with the existing code.

John Chmelir stated that they have just opened a facility in Ashland and they have two facilities in Grants Pass. Their study in Ashland was from the southern border of Medford south to California. There were 120 beds needed. They did a study for Medford, Central Point and the rest of the county that showed over 1400 beds needed. There is a huge need and it is getting bigger. He thinks the reason for the break at fifteen is that federal law across the country states every jurisdiction has to allow a residential care facility up to fifteen people in any zone that allows residential. They had the same issue with Grants Pass that their code broke at fifteen. The County's code did not address above fifteen because nobody thought about it when they were writing the code. He does not think it would go wrong to make the Medford Code definition consistent with the State definition because there is a difference between a nursing facility, residential care facility and assisted living. It would be great if it was clarified in the code so that a logical decision could be made.

Mr. Chmelir thinks that in the State Statute drug and alcohol treatment centers are a separate facility from a residential care facility. Mr. Chmelir's license is through DHS for the elderly and people with disabilities. They take care of people with brain trauma and all kinds of dementia.

In assisted living facilities the residents can have a vehicle. Residential care facilities that is also a memory care community is the only facility in Oregon where people are locked in. They do not drive.

Commissioner McKechnie stated that it would also be nice to have the code keep up with state and federal law. Chair Miranda and Commissioner Foley concurred.

30. Adjournment

The meeting was adjourned at 12:20 p.m.



Submitted by:

Terri L. Rozzana

Recording Secretary



STAFF REPORT – EXTENSION OF TIME

PROJECT West Meadows Village Subdivision
Applicant: Young Family Trust; David F. Young, Trustee
Agent: Richard Stevens & Associates, Inc.

FILE NO. LDS-15-118/ E-16-001

To Planning Commission *for meeting of December 14, 2017*

From Kelly Akin, Assistant Planning Director *ka*

Date December 7, 2017

Request

Consideration of request to authorize the maximum five year approval period for West Meadows Village, a 15 lot subdivision on 9.14 acres within the SFR-10 (Single-Family Residential, 10 dwelling units per gross acre) and MFR-20 (Multiple-Family Residential, 20 dwelling units per gross acre) zone districts, with the PUD (Planned Unit Development) Zoning Overlay, and associated exception application requesting reduced right-of-way dedication and reduced landscape planter strip for the north side of Lozier Court. Subject plat consists of 5 single-family lots, 5 duplex lots, 2 commercial lots and 3 multi-family lots; generally located on the east side of Lozier Lane, on the north and south sides of Meadows Lane.

Background

The Planning Commission adopted the Final Order granting approval of the project on February 11, 2016. The project was approved in phases; however, the applicant did not request the maximum five year approval period as authorized in Medford Land Development Code (MLDC) Section 10.269(2). The applicant is now making that request. It should be noted that, if approved, the associated Exception application would expire concurrently with the land division.

Recommended Action

Approve the five year approval period and establish an expiration date of February 11, 2021, for LDS-15-118 and E-16-001 per the Staff Report dated December 7, 2017.

Exhibits

- A Letter requesting extension received November 10, 2017
- B Approved tentative plat
Vicinity Map



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

November 10, 2017

RECEIVED

NOV 10 2017

Matt Brinkley, Planning Director
City of Medford Planning Department
200 S Ivy
Medford, OR 97501

PLANNING DEPT.

Re: LDS-15-118/E-16-001

Dear Mr. Brinkley,

On behalf of the property owner, Dr. David Young, regarding the above referenced project, West View Village PUD, which is a multiphase project and land division, we are requesting an extension for the approved tentative plat. We would like to request an extension of the two year approval to 5 years total for being a phased land division. This is due to the complexity of the project and current improvements for Lozier Lane. Approval of this request would extend the expiration date of the plat to February 11, 2021.

The final order for the approved tentative plat was signed by Chairman Mr. McFadden, on February 11, 2016.

In the event the extension request for a 5 year expiration is not possible, we would like to request a 1 year extension for the tentative plat.

We thank you in advance for your consideration in this matter.

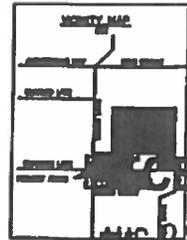
Sincerely,

Richard Stevens & Associates, Inc.
Clark Stevens

CITY OF MEDFORD
EXHIBIT # A
File # LDS-15-118/E-16-001

TENTATIVE PLAT FOR WEST MEADOWS VILLAGE PLANNED UNIT DEVELOPMENT

LOCATED IN:
THE S.E. 1/4 OF SECTION 26, T.37S, R.2W, W.M.
JACKSON COUNTY, OREGON



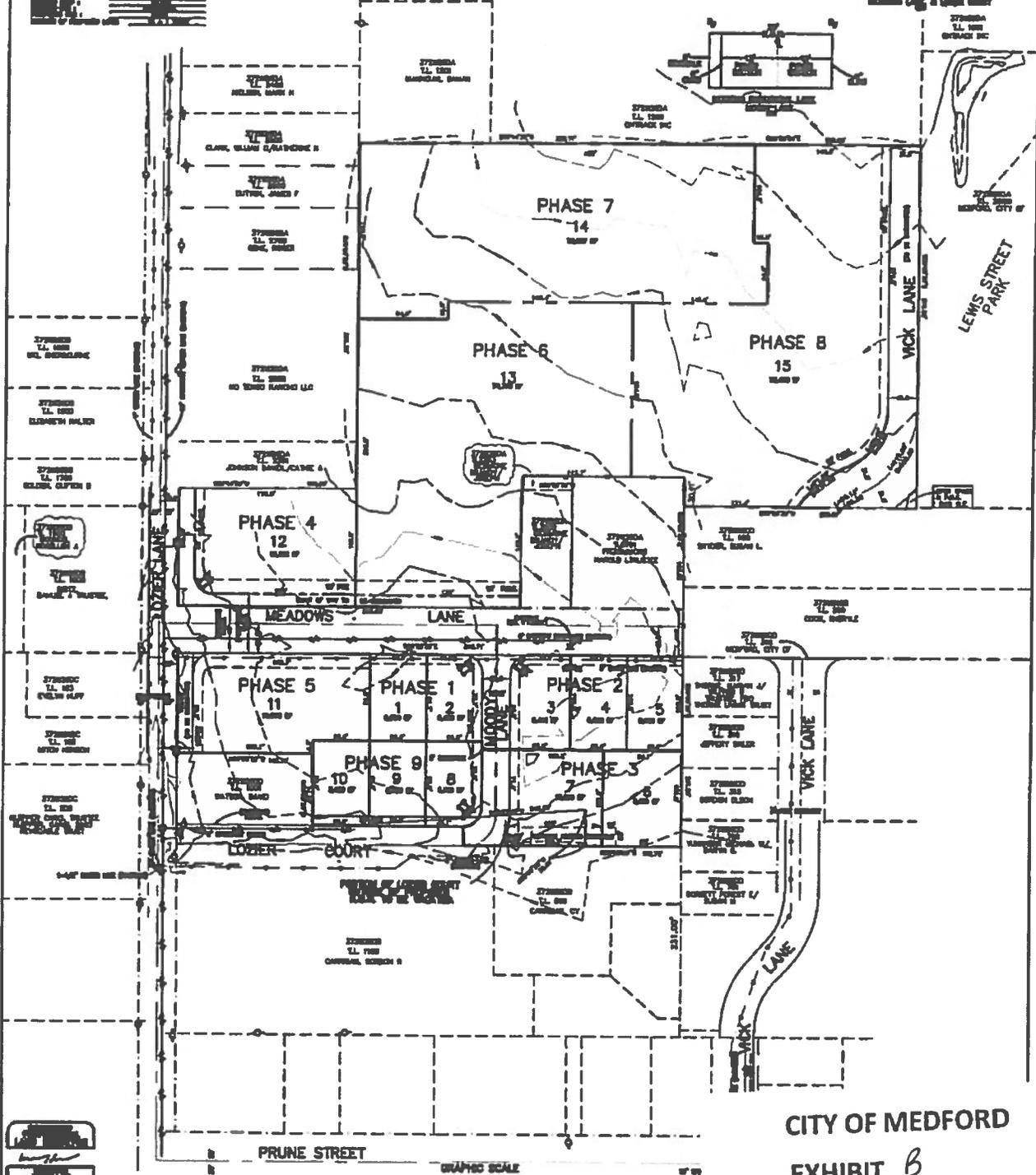
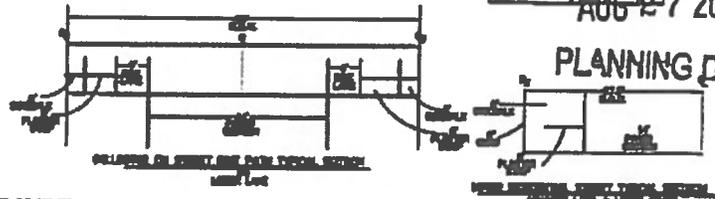
RECEIVED
AUG 27 2015

PLANNING DEPT.

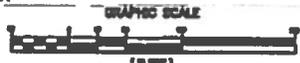
OWNER/PLANNING
DEPT. OF
CITY OF MEDFORD

DESIGNER
CITY OF MEDFORD

DATE
AUGUST 2015



NOTES:
1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES.
3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE PLAT.

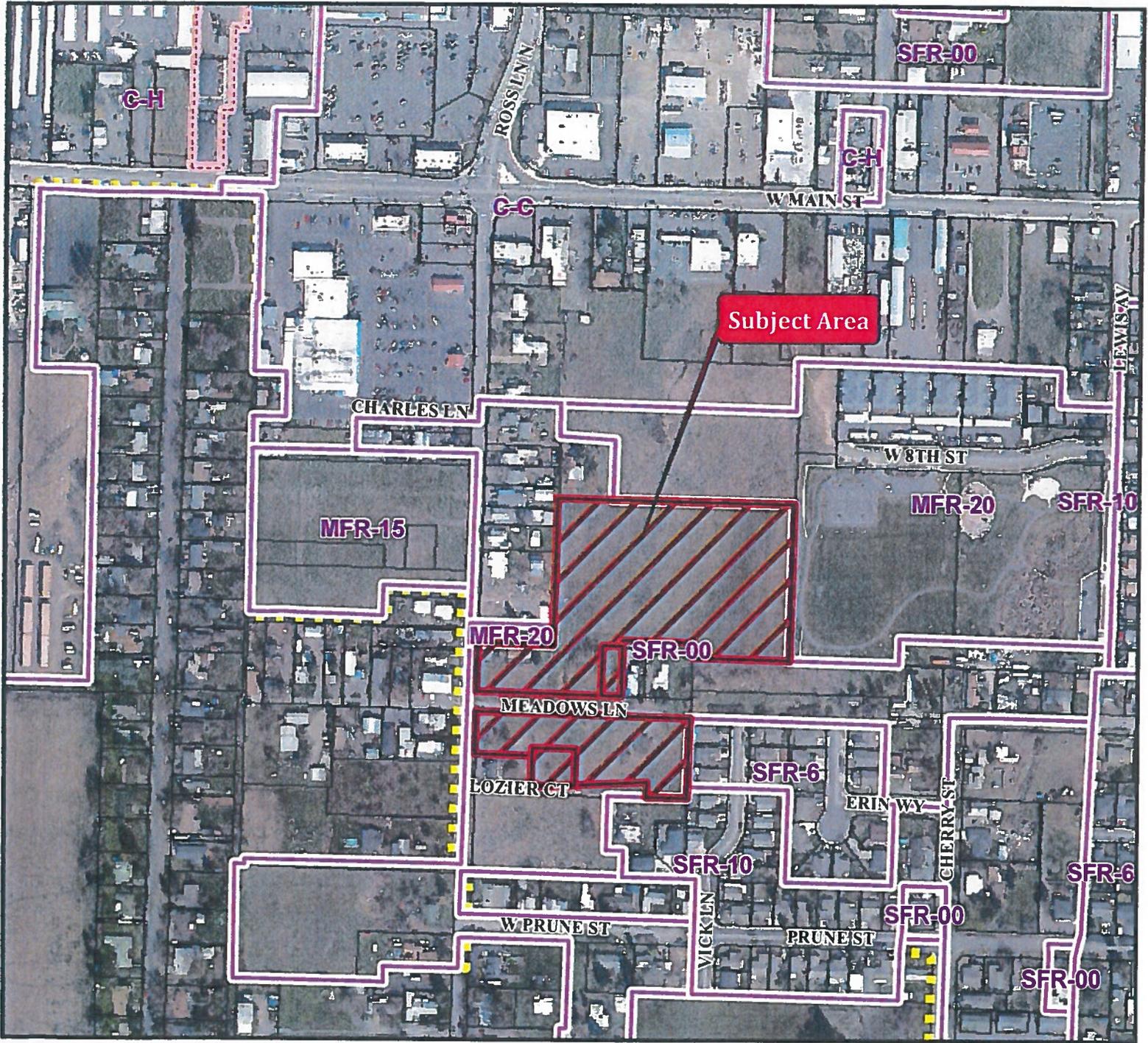


CITY OF MEDFORD

EXHIBIT B

FILE # LDS-15-118 / E-16-001

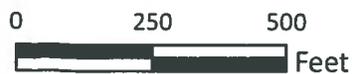
EXTENSION



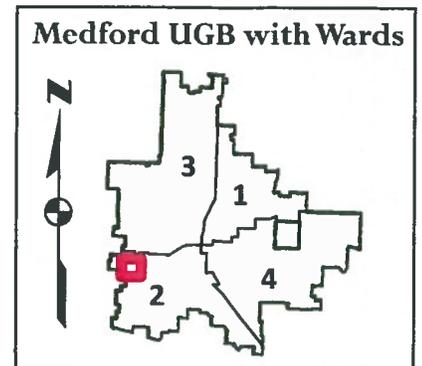
Project Name:
West Meadows Village

Map/Taxlot:
372W26DA TL's 2200 & 2900
372W26DD TL's 900 & 1000

-  Subject Area
-  Medford Zoning
-  Tax Lots
-  PUD



09/01/2015





Planning Commission

Minutes

From Public Hearing on **November 9, 2017**

The regular meeting of the Planning Commission was called to order at 5:31 PM in the City Hall Council Chambers on the above date with the following members and staff in attendance:

Commissioners Present

Patrick Miranda, Chair
David McFadden, Vice Chair
David Culbertson
Joe Foley
Mark McKechnie
E.J. McManus
Alex Poythress

Staff Present

Kelly Akin, Assistant Planning Director
Eric Mitton, Deputy City Attorney
Terri Rozzana, Recording Secretary

Commissioner Absent

Jared Pulver, Excused Absence
Bill Mansfield, Unexcused Absence

10. Roll Call

20. Consent Calendar/Written Communications.

20.1 GF-17-122 Consideration of a citizen initiated request to amend the Land Development Code to allow the wholesale trade of marijuana in the C-C (Community Commercial) zone district. (James Scott, Oregon Grown Cannabis, Inc., Applicant)

Chair Miranda inquired if staff had additional information to disclose. None was disclosed.

Motion: The Planning Commission accepted staff's recommendation of GF-17-122.

Moved by: Vice Chair McFadden

Seconded by: Commissioner Foley

Voice Vote: Motion passed, 7-0.

30. Minutes

30.1. The minutes for September 28, 2017, were approved as submitted.

40. Oral and Written Requests and Communications. None.

Due to no public hearings the Quasi-Judicial statement was not read.

50. Public Hearings – Continuance Requests

50.1 CUP-17-116 Consideration of a request for a Conditional Use Permit (CUP) for a proposed Bed & Breakfast to be located at 15 Geneva Street in the SFR-6 (Single-Family Residential – 6 dwelling units per gross acre) zoning district, and within the Historic Preservation Overlay District (371W30AB TL 16400). (Gloria Thomas & Cecil de Hass, Applicants; Julie Krason, Agent; Dustin Severs, Planner). **The applicants have requested to continue this item to the Thursday, December 14, 2017, Planning Commission meeting.**

Chair Miranda inquired if staff had additional information to disclose. None was disclosed.

Motion: The Planning Commission continued CUP-17-117, per the applicant’s request to the Thursday, December 14, 2017, Planning Commission meeting.

Moved by: Vice Chair McFadden

Seconded by: Commissioner Foley

Roll Call Vote: Motion passed, 7–0.

50.2 CUP-17-101 Consideration of a request for a Conditional Use Permit (CUP) to develop a new 5.42 acre neighborhood park located on the north side of Cedar Links Drive approximately 140 feet east of Rosewood Street within the SFR-4 (Single-Family Residential, 4 dwelling units per gross acre) (371W16BC Tax Lots 300) zoning district. (Medford Parks and Recreation Department, Applicant; CSA Planning, Ltd., Agent; Steffen Roennfeldt, Planner). **The applicant has requested to continue this item to the Thursday, December 14, 2017, Planning Commission meeting.**

Chair Miranda inquired if staff had additional information to disclose. None was disclosed.

Motion: The Planning Commission continued CUP-17-101, per the applicant’s request to the Thursday, December 14, 2017, Planning Commission meeting.

Moved by: Vice Chair McFadden

Seconded by: Commissioner McKechnie

Roll Call Vote: Motion passed, 7–0

60. Reports

60.1 Site Plan and Architectural Commission.

Commissioner Culbertson reported that the Site Plan and Architectural Commission had two meetings since the Planning Commission last met. On Friday, October 20, 2017, there were two agenda items that were approved. One was a 14 dwelling unit on Beekman south of Stewart Avenue next to a rental facility. The other application was

for a Wash 'N' Go on south Pacific Highway across from Les Schwab. At the Friday, November 3, 2017, meeting there was one continuance request to the Friday, December 15, 2017, Site Plan and Architectural Commission meeting.

60.2 Report of the Joint Transportation Subcommittee, also known as the Citizen Advisory Committee. Chair Miranda was unable to attend. Kelly Akin, Assistant Planning Director, reported that the Super Citizen Advisory Committee has been working on vision and goal statements. Those will be presented to the City Council at a study session by the end of the year. Staff is hoping to have design guidelines in December. Staff has been having meetings with City Councilors from the various Wards and will continue to the first of December.

60.3 Planning Department

Kelly Akin, Assistant Planning Director, reported that the Housing Advisory Committee is working on policy issues. Staff plans to have goals and policies to the City Council by the end of the year. Staff will be asking the Planning Commission and Site Plan and Architectural Commission for their help in developing design guidelines.

Carla Paladino, Principal Planner, has been working putting together the record for the Urban Growth Boundary amendment to send to the State.

There is a Planning Commission study session scheduled for Monday, November 13, 2017. Discussion will be on a citizen request for Residential Care Facilities.

The next Planning Commission meeting will fall on Thanksgiving. The meeting will be cancelled.

The Planning Commission meeting on Thursday, December 14, 2017 has nine business items.

The City Council has discussed chickens and marijuana indoor grow; what does indoor grow mean and indoors versus outdoors in residential areas. The City Council approved to vacate Myers Lane within the Stewart Meadows project.

70. Messages and Papers from the Chair.

70.1 Chair Miranda stated there is one vacancy on the Joint Transportation Subcommittee. Currently, they are meeting monthly on the last Wednesday of the month. Since the Super Citizen Advisory Committee has a lot of members they are having the next three meetings held at the Jackson County Health Services building.

80. Remarks from the City Attorney. None.

90. Propositions and Remarks from the Commission. None.

100. Adjournment

The meeting was adjourned at 5:43 p.m. The proceedings of this meeting were digitally recorded and are filed in the City Recorder's office.

Submitted by:

Terri L. Rozzana
Recording Secretary

Patrick Miranda
Planning Commission Chair

Approved: December 14, 2017



City of Medford

Planning Department

Working with the community to shape a vibrant and exceptional city

STAFF REPORT – CONTINUANCE REQUEST

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

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

FILE NO. CUP-17-116

TO Planning Commission *for December 14, 2017 hearing*

FROM Dustin Severs, Planner III

REVIEWER Kelly Akin, Assistant Director

DATE December 7, 2017

BACKGROUND

Proposal

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

Request

The applicant has requested that the item be continued to January 11, 2018, in order to allow additional time to obtain a parking agreement with the adjoining property.

EXHIBITS

- A Continuanance request, received December 5, 2017.
Vicinity Map

PLANNING COMMISSION AGENDA:

**DECEMBER 14, 2017
JANUARY 11, 2017**

Dustin J. Severs

From: Gloria Thomas <ladygenevabb@gmail.com>
Sent: Tuesday, December 05, 2017 9:27 AM
To: Dustin J. Severs
Cc: Julie Krason
Subject: Request for Postponement of Public Hearing

Good Morning Dustin,

Per our earlier conversation i am requesting to postpone the public hearing scheduled for Dec. 14th. I thought after if i can let you know when i am ready and then schedule or just continue to schedule for the next one?

If i need to provide a date then Dec. 28th will be fine and i will notify you again if i need another postponement.

Regards,

Gloria



City of Medford

Planning Department

Vicinity
Map

File Number:

CUP-17-116



Project Name:

Lady Geneva Bed & Breakfast

Map/Taxlot:

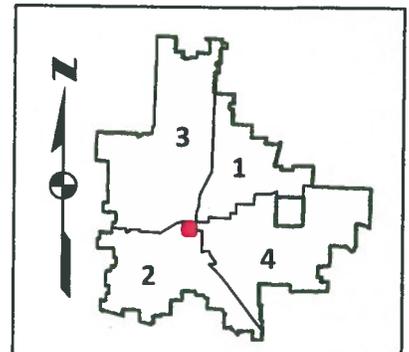
371W30AB TL 16400



09/26/2017

Legend

-  Subject Area
-  Medford Zoning
-  Tax Lots



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

IN THE MATTER OF PLANNING COMMISSION FILE CUP-17-101)
APPLICATION FOR A CONDITIONAL USE PERMIT SUBMITTED BY) **ORDER**
MEDFORD PARKS AND RECREATION DEPARTMENT)

ORDER granting approval of a request for a conditional use permit for *Medford Parks and Recreation Department*, described as follows:

To develop a new 5.42 acre neighborhood park located on the north side of Cedar Links Drive approximately 140 feet east of Rosewood Street within the SFR-4 (Single-Family Residential, 4 dwelling units per gross acre) (371W16BC Tax Lot 300) zoning district.

WHEREAS:

1. The Planning Commission has duly accepted the application filed in accordance with the Land Development Code, Section 10.246 and 10.247; and,
2. The Medford Planning Commission has duly held a public hearing on the matter of an application for a conditional use permit for *Medford Parks and Recreation Department*, as described above, with a public hearing a matter of record of the Planning Commission on December 14, 2017.
3. At the public hearing on said application, evidence and recommendations were received and presented by the applicant's representative and Planning Department staff; and,
4. At the conclusion of said public hearing, after consideration and discussion, the Medford Planning Commission, upon a motion duly seconded, granted a conditional use permit for *Medford Parks and Recreation Department*, as described above.

THEREFORE LET IT BE HEREBY ORDERED that the application for *Medford Parks and Recreation Department*, as described above, stands approved in accordance per the Staff Report dated December 6, 2017.

AND LET IT FURTHER BE OF RECORD that the action of the Planning Commission in approving this request for *Medford Parks and Recreation Department*, as described above, is hereafter supported by the findings referenced in the Staff Report dated December 6, 2017.

Accepted and approved this 14th day of December, 2017.

CITY OF MEDFORD PLANNING COMMISSION

Planning Commission Chair

ATTEST:

Planning Department Representative



STAFF REPORT

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

Project Cedar Links Park
Applicant: Parks Department; Agent: CSA Planning

File no. CUP-17-101

To Planning Commission *for 12/14/2017 hearing*

From Steffen Roennfeldt, Planner III

Reviewer Kelly Akin, Assistant Planning Director

Date December 6, 2017

BACKGROUND

Proposal

Consideration of a request for a Conditional Use Permit (CUP) to develop a new 5.42 acre neighborhood park located on the north side of Cedar Links Drive approximately 140 feet east of Rosewood Street within the SFR-4 (Single-Family Residential, 4 dwelling units per gross acre) zoning district.

Vicinity Map



Subject Site Characteristics

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

Surrounding Site Characteristics

<i>North</i>	Zone:	SFR-4
	Use:	Vacant
<i>South</i>	Zone:	SFR-4
	Use:	Low Density Residential
<i>East</i>	Zone:	SFR-4
	Use:	Vacant
<i>West</i>	Zone:	SFR-4
	Use:	Low Density Residential

Related Projects

- PUD-05-035 Overall Cedar Landing PUD master plan redevelopment of former Cedar Links golf course. *Approval of Preliminary Plan of Cedar Landing, a mixed-use development combining 496 dwelling units with commercial uses and a congregate care facility on five parcels totaling 122.12 acre located on the north and south side of Cedar Links Drive approximately 1,400 feet southwest of Foothill Road, within a SFR-4 (Single-Family Residential, 4 dwelling units per gross acre) zoning district. Approved April 27, 2006*
- LDS-05-036 Cascade Terrace Subdivision Plan approval which included the subject property: *Consideration of a tentative plat for Cascade Terrace Subdivision, a 71-lot sub-development area within the Cedar Landing Planned Unit Development on parcel(s) totaling 15.4 acres located on the north side of Cedar Links Drive, approximately 3,000 feet west of Foothill Road, within SFR-4 zoning district. Approved April 27, 2006*
- PUD-05-035 Terminated PUD overlay on the subject property: *Consideration of a request to terminate a portion of the Cedar Landing PUD; specifically, portions of Phases 1 and 2 of Cascade Terrace, and a portion of Phase 1 of Sky Lakes Village. The subject area is approximately 5.47 acres zoned SFR-4/PD located on the north*

side of Cedar Links Drive at the northerly terminus of Lexington Drive. Approved April 14, 2011

Applicable Criteria

CONDITIONAL USE PERMIT APPROVAL CRITERIA – MEDFORD LAND DEVELOPMENT CODE SECTION 10.248 & 10.249

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

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

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

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

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

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

ISSUES AND ANALYSIS

Background

As can be seen above (“Related Projects”) the property was originally part of the Cedar Landing masterplan, a redevelopment plan for the former Cedar Links Golf Course. In 2010, following negotiations between the property owner and the City, the subject property was selected to be acquired for a new city park. The 5.42 acres parcel was removed from the PUD in April of 2011 and subsequently sold to the City of Medford.

Park Master Plan

The subject property (371W16BC300) is located in northeast Medford. The property’s southern boundary fronts on Cedar Links Drive between Springbrook and Foothill Road. A new residential street, Longstone Drive, is planned to be constructed on the east boundary as part of the newly approved Cascade Terrace Subdivision. Per the applicant, *portions of the proposed design and proposed uses are dependent on the construction of Longstone Drive. The Parks and Recreation Department has an agreement with the private developer of that project to share the costs of the construction of Longstone Drive along the park frontage. The street is currently being engineered and it is expected that the street will be constructed early in the 2018 construction season. However, the applicant recognizes that private land development markets fluctuate and it is possible that construction of Longstone Drive could be delayed, in which case some beneficial use of the park would be desirable as an interim use until such time as the planned Longstone Drive is constructed.*

The master plan is the result of a series of public meetings, interaction with neighboring subdivision owners, and input ensuring that the identity of the Cedar Links neighborhood will be maintained and enhanced. The submitted Site Plan (Exhibit B) includes some minor changes to the layout of the Master Plan based on on-site conditions. The proposed changes are explained in a letter by Rich Rosenthal, Parks Department Director (Exhibit G).

The site retains portions of the asphalt golf cart path which extends north and south along the west side of the site and east and west along the south side of the site parallel to Cedar Links Drive. This path is planned to be used as a base for the future pathway system which will connect the park to the surrounding neighborhoods.

Parking

As mentioned above, a parking lot is included in this development proposal. Proposed plans call for one vehicular access point to the park which will be on the east side from Longstone Drive, a standard residential street yet to be constructed as part of the new Cascade Terrace subdivision. In the interim development phase (if necessary), access to the park would be provided by using the existing access and parking lot which formerly served the golf course clubhouse (Exhibit E).

There are no specific parking requirements for parks listed in the Medford Land Development Code. The Medford Parks and Recreation provided a list for existing parking standards for similar existing uses. The table below shows provided parking in Medford's various existing neighborhood parks.

EXISTING PARK	PARK TYPE	ACRES	PARKING SPACES	PARKING SPACES/ACRE	NOTES FROM PARKS & REC. DEPT.
DONAHUE FROHNMEYER	Neighborhood	9.59	44	4.59	Parking substantially underused
EARHART PARK	Mini-Park	1.60	0	0.00	On-Street Parking Only
LEWIS PARK	Neighborhood	8.56	21	2.45	Parking underused
LONE PINE PARK	Neighborhood	4.30	9	2.09	Community request restricted spaces
UNION PARK	Neighborhood	2.16	12	5.56	Parking substantially underused
RUHL PARK	Mini-Park	1.15	0	0.00	On-Street Parking only
OREGON HILLS PARK	Neighborhood	6.15	11	2.41	64 On-Street Parking spaces
TOTAL		33.5	97	2.9 Average parking spaces per acre	

On average, 2.9 parking spaces per acre are available for similar parks in the City of Medford. The proposed parking area has a total of 12 parking spaces (including one handicap parking space). This is slightly below the average for parks in the City. If one were to use the above calculated average, 15 stalls would be required for a park this size. However, in addition to the proposed on-site parking spaces, there are also approximately 23 on-street spaces within half a block of the park on (future) Longstone Drive available. Eight of those spaces will be abutting the park frontage. It is staff's opinion that the

proposed amount of on-site parking spaces and off-site parking spaces are adequate to serve this proposed neighborhood park.

The Applicant's Findings provides a discussion on bicycle parking. MLDC 10.748 prescribes the amounts of bicycle parking required. Similar to automobile parking, parks are not among the listed categories of land use. The applicant proposes that at least six bicycle parking spaces be provided at an unspecified location. It will be a condition of approval that "bicycle parking will be provided in time, numbers and locations consistent with the MLDC as later approved by the Planning Director or designee."

Streets

Cedar Links Drive

Cedar Links Drive, a major collector street, is improved with curb and gutter along the subject property. The Public Works Staff Report discusses right-of-way dedications and width, at length. Dedications will include approximately 8 feet of additional public right-of-way on Cedar Links Drive, and a 10-foot Public Utilities Easement (PUE) along all frontages.

Longstone Drive

Longstone Drive will be a new Standard Residential street that is proposed to be constructed as part of the new adjacent subdivision. Portions of the proposed park design & uses are dependent on the construction of Longstone Drive. As it is possible that construction of Longstone Drive could be delayed, the applicant requests the Planning Commission approve an interim phase which would not require public improvements at the time the park opens to the public (see 'Interim Development Phase' below).

Sidewalks

Instead of installing a 5-foot sidewalk and 10-foot planter strip, the applicant proposes to have an existing 10-foot multi-use path paralleling Cedar Links Drive to provide for bike travel to the west, along with pedestrian travel both directions. The retained existing trees between the path and the street will function as a planter strip in this area.

MLDC Section 10.501(5) states that *the approving authority may approve curvilinear or meandering sidewalks for aesthetic purposes or for other reasons such as topography or to avoid existing trees. Where approved, such sidewalks shall tie to adjacent property lines in such a manner as to allow standard sidewalk construction on that property.*

The multi-use path will tie into the existing sidewalk to the west and the proposed sidewalk along Longstone Drive, respectively. The developer shall provide a pedestrian easement for any portion of that pathway that is located outside of the public right-of-way.

ADA Compliance

An Americans with Disabilities Act (ADA) compliant ramp will be required at the intersection of Lexington Drive and Cedar Links Drive to provide for access to the park. A single crossing with a striped crosswalk will be required with the public frontage improvements along Cedar Link Drive per the Public Works Staff Report (Exhibit H).

Storm Drainage, Public Facilities and Services

The Public Works Staff Report (Exhibit H) states that stormwater quality and detention facilities shall be required in accordance with MLDC Section 10.481 and 10.729. Per the applicant, *the Parks Department is coordinating with the owners of the new Cascade Terrace subdivision for connections to handle water, storm and sanitary sewer facilities. The Park water system will be connected to the higher pressure zone available in this area which will support irrigation and park facilities.*

Wetlands

Several small wetland areas have been identified by the applicant on the subject property. The applicant will be installing piping to connect the existing storm outflow pipe to the new storm system in the subdivision to the north. The park design proposes to incorporate the remaining wetland into a natural play area.

Per the Public Works Staff Report, the developer shall contact the Division of State Lands (DSL) for the approval or clearance of the subject property with regards to wetlands and/or waterways.

Landscaping and Buffering

MLDC Section 10.780 – Landscape and Irrigation Requirements does not apply to Parks. Per Section 10.780(C)(1), the provision of this section are applicable to all landscaping areas within commercial, industrial, institutional, or multiple-family developments and open space/landscaping tracts within all subdivisions, including single family residential.

Per Section 10.012 – Definitions, Specific, Parks are defined as Community Service Facilities (facilities providing public or private community services, such as meeting halls, telecommuting centers, playgrounds, golf courses, indoor recycling collection facilities, tennis or swimming clubs, adult day care, private or public recreational facilities, or similar uses) and are therefore exempt from Landscaping and Irrigation requirements listed in Section 10.780.

Per the applicant, the existing trees in the park will be preserved and the existing irrigation system will be maintained where feasible to reduce costs and additional trenching. There used to be a full row of trees along the proposed park frontage on Cedar Link Drive. However, during a recent site visit, it was discovered that several of those trees were cut

down. Approximately 20 trees were preserved. Six trees are proposed to be planted in the planters strip along Longstone Drive.

A 10-foot wide landscaping buffer is required where a parking or vehicle maneuvering area is abutting Longstone Drive.

In addition, there will be a three foot high cedar fence along Cedar Links Drive and a boundary fence along the north property line.

Structures

There are four small structures proposed as part of this application: Two shelter buildings, distributed along the pathways of the park; one restroom facility near the parking area; and one garden tool shed next to the proposed community garden area. All proposed structures will be similar in style to other city park facilities.

Lighting

New lighting is proposed along all walkways in the park and the new parking area. Lighting details were not included in the application for this Conditional Use Permit, but will be required when building permits are applied for. The applicant stated that *"the public's focus on safety concerns ensured that lighting will meet the preferences of the neighborhood for a comfortable level of security while not overpowering the night sky with artificial lighting, minimizing light pollution. City Park Use hours are from 6 am to 10.30 pm. The basketball lights will be turned off at closing time, while other lights may remain on all night for safety. Some area near existing residences will have bollard type security lighting along the pathways."*

Interim Development Phase

As previously stated, the applicant is concerned that Longstone Drive will not be installed by the time the park is ready to open to the public. Therefore, the applicant proposes an 'Interim Development Phase' that does not require any new public improvements and that would allow the following uses and improvements:

- Portions of the pathway that could be constructed now that would not require any reconstruction in the future, including both asphaltic sections and gravel pathways.
- Community Garden (no tool shed)
- Natural Playground
- The fenced dog runs with large and small dog areas
- Installation of any of the approved landscaping and irrigation.

Access to the park would use the existing access and parking lot which formerly served the golf course and clubhouse. The applicant provided a letter from the property owner

authorizing the applicant to temporarily use the existing facilities for access to the park and parking (Exhibit S). The applicant also provided an Interim Site Plan (Exhibit E).

MLDC 10.250 requires substantial construction of the development to occur within one year following the final order date, or if a use, the use shall have commenced operation. Since it is not readily determined when a park use has commenced operation, staff recommends that at least three of the five interim uses listed above are to be implemented within one year following the date of the final order. If the use has not commenced operation within one year following the date of the final order and upon written request by the applicant, the Planning Commission may grant a single extension of the expiration date for a period not to exceed one year from the expiration of the final order.

Once the use has been established, the CUP can be considered to be implemented and will not expire under Section 10.250.

Aviation

The property is located within the Airport Area of Concern, various aviation agencies have commented. Oregon Department of Aviation (Exhibit M) stated that the proposed park will not pose a hazard to air navigation. Jackson County Airport Authority requests that the applicant file a Notice of Proposed Construction or Alteration – FAA Form 7460, which is related to construction and not the land use application (Exhibit N).

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

Public Comment

Staff received one e-mail and one letter at the time this staff report was written. Both were generally in support of the proposed park. However, both documents (Exhibits Q & R) also pointed out that they would like the Commission to impose a condition on the application that would prohibit people from flying unmanned aerial vehicles (UAV) or “drones” inside the park.

FINDINGS AND CONCLUSIONS

The applicant has sufficiently addressed both, criterion (1) and (2), and the Planning Commission can find that the proposed conditional use permit is consistent with both of the alternative approval criteria in MLDC 10.248 because the park and its proposed improvements (1) will cause no significant adverse impact on the livability, value, or appropriate development of abutting property, or the surrounding area when compared

to the impacts of permitted development that is not classified as conditional and, alternatively, (2) the park is in the public interest, and although it may cause some adverse impacts, conditions have been imposed by the Commission to produce a balance between the conflicting interests.

Staff has reviewed the applicant's findings and conclusions (Exhibit F) and recommends the Commission adopt the findings for Criterion 2 as presented.

RECOMMENDED ACTION

Adopt the findings as recommended by staff and adopt the final order for CUP-17-101 per the staff report dated December 6, 2017, including Exhibits A through S.

EXHIBITS

- A Conditions of Approval, dated November 22, 2017
- B Site Plan, received November 17, 2017
- C Parks Master Plan received September 20, 2017
- D Conceptual Stormwater Facility Plan received September 20, 2017
- E Interim Site Plan, received December 1, 2017
- F Applicants findings and conclusions received December 1, 2017
- G Letter from Rich Rosenthal, Parks Department Director, received December 1, 2017
- H Public Works Department Staff Report received December 5, 2017
- I Medford Water Commission Memo & Facilities Map received October 4, 2017
- J Building Department Memo received October 4, 2017
- K Jackson County Roads Memo received October 4, 2017
- L Medford Fire Department Report received October 4, 2017
- M Oregon Department of Aviation E-Mail received September 26, 2017
- N Jackson County Airport E-Mail received October 3, 2017
- O Address Technician E-Mail received October 4, 2017
- P Medford Water Commission Conservation Coordinator E-Mail, received October 3, 2017
- Q Letter from Alicia Lorange, 2973 Rosewood Street, received October 30, 2017
- R E-Mail from Mark Gustafson, 3111 Westminster Drive, received October 31, 2017
- S Letter from Galpin & Associates, received November 17, 2017
Vicinity map

PLANNING COMMISSION AGENDA:

**NOVEMBER 9, 2017
DECEMBER 14, 2017**

EXHIBIT A
Conditions of Approval

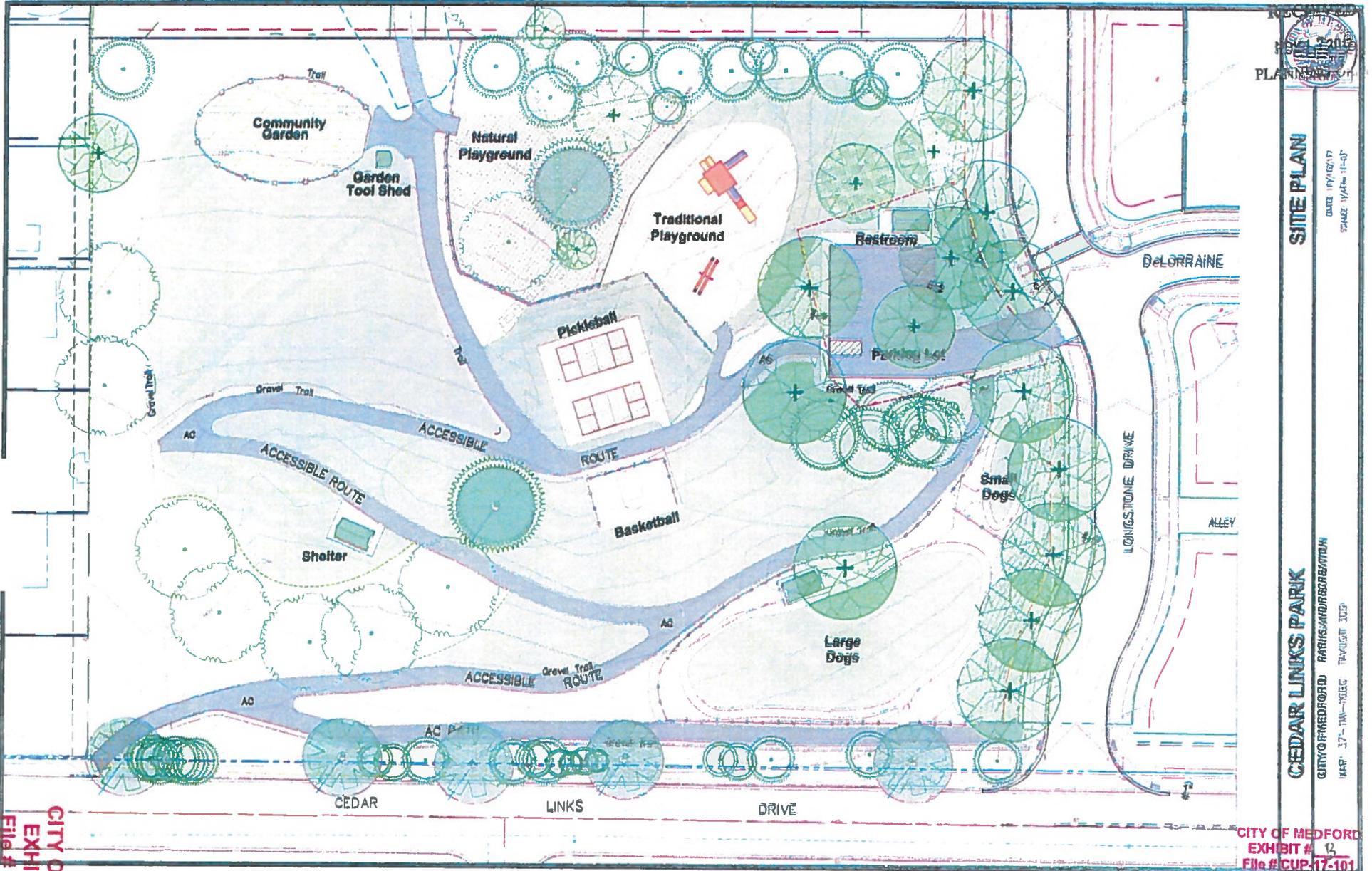
CUP-17-101
Cedar Links Park
December 6, 2017

DISCRETIONARY CONDITIONS

1. The Planning Commission accepts the stipulations for the following:
 - a. Bicycle parking will be provided in time, numbers, and locations consistent with the MLDC as later approved by the Planning Director or designee.
 - b. Best Management Practices for mosquito control will also be practiced by applicant, Parks & Recreation Department.
 - c. The approved application with respect to the various park amenities and improvements may be permissibly altered from the sized and locations shown on Applicant's plans in Exhibit B to accommodate additional or different park and recreation features, trails, plantings or other typical park enhancements and additional off-street parking, should the need arise and without need for additional/future conditional use permit authorization. Any such changes shall remain consistent with the Master Plan (as adopted by the Parks Commission at the time of this permit) from a use and function standpoint as a neighborhood park.

CODE-REQUIRED CONDITIONS

2. The Developer shall provide a pedestrian easement for any portion of the public sidewalk or pathway located outside of the public right-of-way.
3. Prior to issuance of the first building permit the applicant shall:
 - a. Comply with the report from the Public Works Department received December 5, 2017 (Exhibit H);
 - b. Comply with the Medford Water Commission Memo received October 4, 2017 (Exhibit I);
 - c. Comply with the Building Department Memo received October 4, 2017 (Exhibit J).



SITE PLAN

DATE: 11/15/17
SCALE: 1/4" = 1'-0"

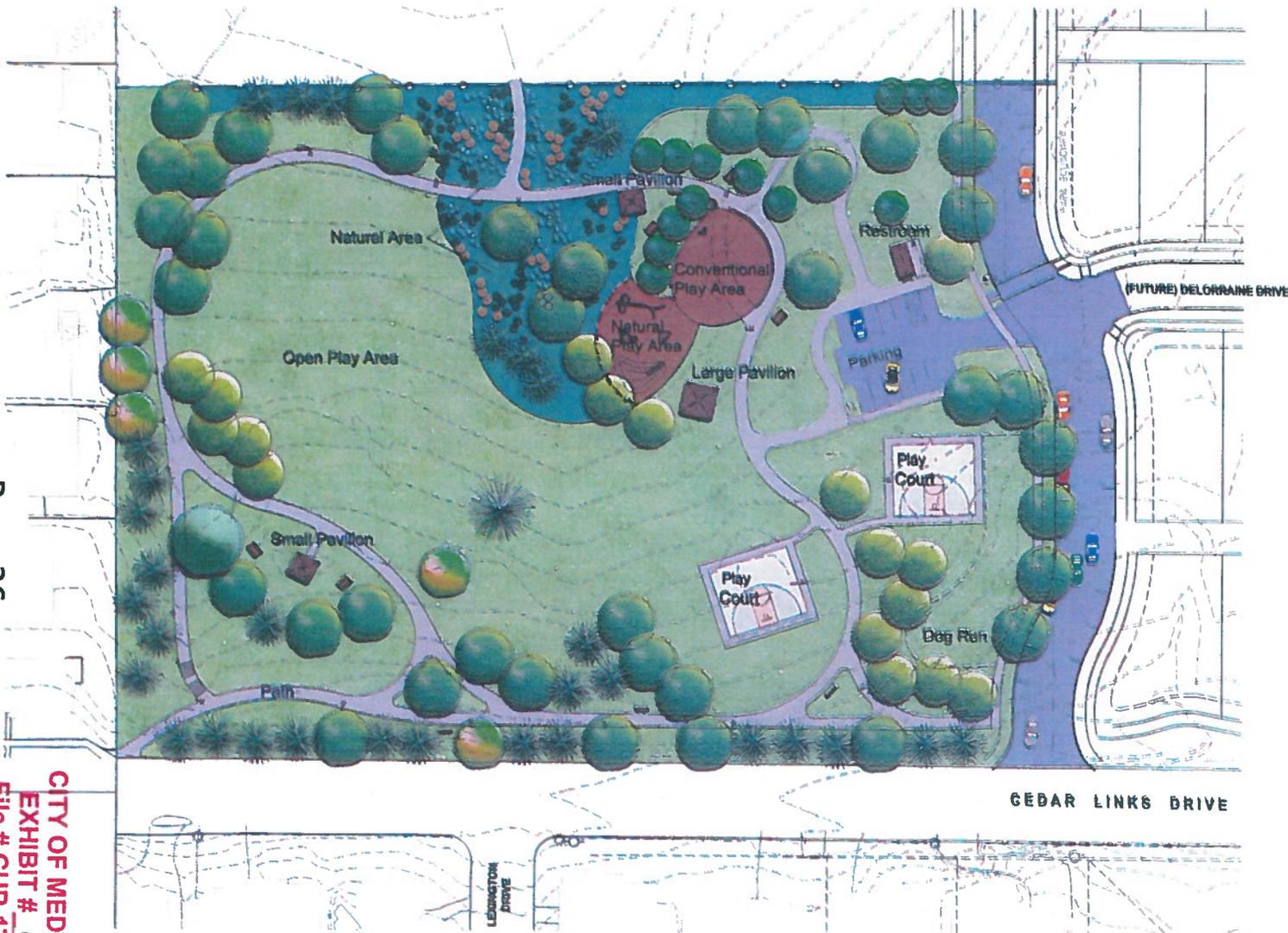
CEDAR LINKS PARK

CITY OF MEDFORD PARKS AND RECREATION
MAR 31 - 11:45 AM - 1:00 PM TRAVEL TIME

CITY OF MEDFORD
EXHIBIT # 3
File # CUP-17-101

CITY OF MEDFORD
EXHIBIT # C
File # CUP-17-101

CEDAR LINKS PARK • Medford, Oregon



PARK AMENITIES

- 5 **PARKING**
 - (9) ON-SITE PARKING SPACES (1 DISABLED STALL)
 - (15) ON-STREET SPACES (EST.)
- 5 **RESTROOM**
 - SINGLE FLUSH BUILDING
 - STORAGE CLOSET
 - OUTDOOR LIGHTING & DRINKING FOUNTAIN
- 5 **PARK PAVILION**
 - (1) 20'x20' WITH 6 PICNIC TABLES
 - (2) 18'x18' WITH 2 PICNIC TABLES EACH
 - ELECTRICAL OUTLET (1) AT EACH PAVILION
 - WATER FAUCET AT EACH PAVILION
- 5 **PLAYGROUND**
 - CONVENTIONAL PLAYGROUND EQUIPMENT WITH PLAYGROUND SURFACING
 - NATURAL PLAY AREA WITH CLIMBING ROCKS, BALANCE LOGS, LOOSE MATERIALS FOR BUILDING, MOUNDS
- 5 **BASKETBALL COURT**
 - 1/2 COURT WITH BENCH
- 5 **DOG RUN**
 - 50'x130' FENCED DOG RUN WITH ENTRY GATES, 4' FENCE, WATER STATION (DOG WASTE STATIONS THROUGHOUT THE PARK)
- 5 **PARK LIGHTING**
 - FULL CUTOFF (DARK SKY) LED POLE FIXTURES
 - LED BOLLARD FIXTURES
- 5 **SEATING**
 - 6' BENCHES THROUGHOUT THE PARK
 - PICNIC TABLES THROUGHOUT PARK
- 5 **PATHWAYS**
 - 8' WIDE LOOPING PATH
- 5 **NATURAL AREA**
 - ENHANCE EXISTING OPEN DRAINAGE ON-SITE WITH APPROPRIATE NATIVE PLANTINGS AND BOULDERS
 - BOARDWALK WITH INTERPRETIVE STATION
- 5 **SUSTAINABILITY**
 - MAINTAIN EXISTING PATH WHERE FEASIBLE
 - MAINTAIN EXISTING HEALTHY TREES
 - UTILIZE EXISTING GRADES TO KEEP SITE'S CHARACTER
 - UTILIZE EXISTING DRAINAGE IF FEASIBLE
 - MAINTAIN EXISTING IRRIGATION SYSTEM WHERE FEASIBLE



APPROVED MASTER PLAN

RECEIVED
SEP 20 2015
PLANNING DEPT

February 2015

an



CEDAR LINKS PARK • Medford, Oregon



NORTH
SCALE: 1" = 30'-0"
SCALE: 1" = 60'-0" ON 11x17

CONCEPTUAL STORMWATER FACILITY PLAN

August 25, 2017

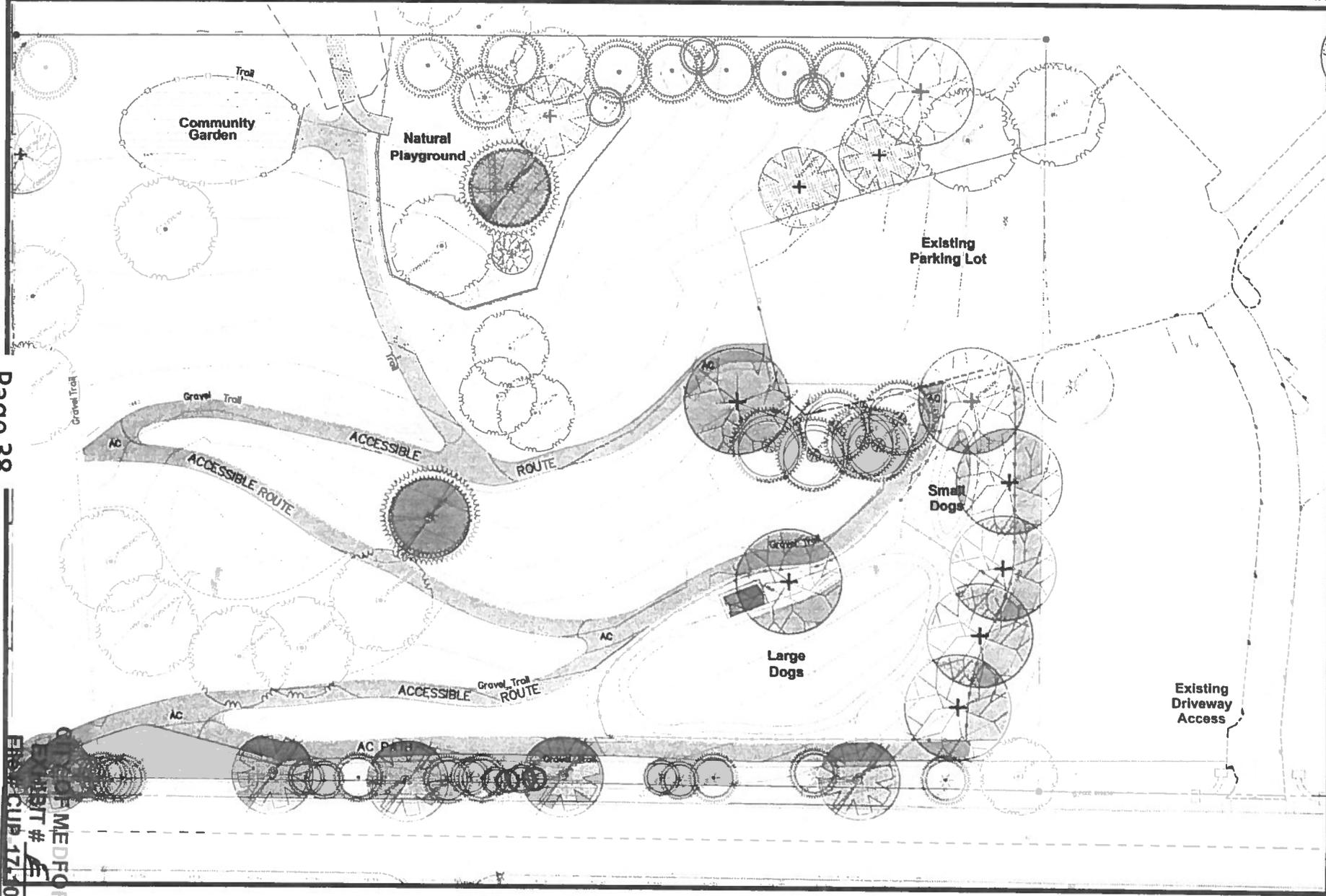


INTERIM SITE PLAN

DATE 11/28/17
SCALE 1/4" = 1'-0"

CEDAR LINKS PARK

CITY OF MEDFORD PARKS AND RECREATION
MAP: 37-1W-18BC TAX LOT 300



CITY OF MEDFORD
EXHIBIT # 17101

II

EVIDENCE SUBMITTED WITH APPLICATION

Applicant has submitted the following evidence with its conditional use permit and exception applications and the same have been incorporated and made a part of the record:

- Exhibit 1.** The proposed findings of fact and conclusions of law, demonstrating how the conditional use permit application complies with the applicable substantive criteria
- Exhibit 2.** Current Medford General Land Use Plan depicting location of subject property
- Exhibit 3.** Aerial photo with Current Medford Zoning Map overlain depicting location of the subject property
- Exhibit 4.** Jackson County Assessor's Map
- Exhibit 5.** Cedar Links Park Master Plan Report
- Exhibit 6.** Subject Property Photographs and Photo Key Map
- Exhibit 7.** Park Design
- A.** Cedar Links Park Master Plan
 - B.** Park element examples – Playground Elements, Picnic Shelter, Prefabricated Restroom Building, Park furnishings
 - C.** Cedar Links Park Proposed Site Plan
 - D.** Cedar Links Park Interim Site Plan
- Exhibit 8.** Park Proximity Value Research
- A.** *Do Parks Make Cents? An Analysis of the Economic Value of Parks in San Francisco* (Karin Marie Edwards, Richard and Rhoda School of Public Policy, UC Berkley, May 2007).
 - B.** *The Impact of Parks on Property Values: A Review of the Empirical Evidence* (Journal of Leisure Research, 2001, Vol. 33, No. 1, planning period 1-31)
 - C.** *The Impact of Parks On Property Values: Empirical Evidence From The Past Two Decades In The United States* (John L. Crompton, Managing Leisure 10, 203-218, October 2005)
- Exhibit 9.** Board of Water Commissioners Staff Memo- *April 21, 2005*. From PUD-05-035 PUD Approval record.
- Exhibit 10.** City of Medford Public Works Department Memo- *July 16, 2014*. Regarding street adequacy. From E-14-059 Street width exception approval for adjacent parcel.



Findings of Fact and Conclusions of Law

Cedar Links Park Conditional Use Permit

City of Medford Parks and Recreation Department: Applicant

- Exhibit 11.** Wetlands Memo and map, *August 23, 2017*, Schott & Associates
- Exhibit 12.** Conceptual Stormwater Facility Plan
- Exhibit 13.** A completed application form for Conditional Use Permit and selected contract information demonstrating that CSA Planning Ltd. has been engaged to represent the City of Medford Parks and Recreation Department in this land use proceeding.
- Exhibit 14.** Letter of Authorization for Interim Driveway and Parking Lot Use from Chris Galpin
- Exhibit 15.** Minutes from Medford Parks and Recreation Commission Study Session, February 4, 2014
- Exhibit 16.** Minutes from Medford Parks and Recreation Commission Study Session, February 18, 2014
- Exhibit 17.** Letter from Parks, Recreation and Project Management Director Rich Rosenstein regarding need for added elements to park plan, November 30, 2017

III

RELEVANT SUBSTANTIVE APPROVAL CRITERIA

This application involves requests for the approval of a conditional use permit. The Medford Planning Commission (“the Commission”) concludes that the criteria governing the approval of conditional use permits are in Medford Land Development Code (MLDC) 10.248. The relevant municipal criteria are recited verbatim below and again in Sections V and VI where each is followed by the conclusions of law of the Commission:

Conditional Use Permit

MLDC 10.248: The approving authority (Planning Commission) must determine that the development proposal complies with either of the following criteria before approval can be granted.

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



IV

FINDINGS OF FACT MATERIAL TO THE APPLICATION

The Planning Commission reaches the following facts and finds them to be true with respect to this matter:

1. **Description, Size, Ownership:** The subject property is a single 5.42 acre parcel owned in fee simple by the City of Medford. The property is managed by Applicant Medford Parks and Recreation Department. The property is described in the records of the Jackson County Assessor as Tax Lot 300 on its map 37-1W-16BC. *See*, Exhibit 4.
2. **Property Location:** As described in Section I, the subject property is located in northeast Medford. The property's southern boundary fronts on Cedar Links Drive and is between Springbrook and Foothill Road. A new residential street, Longstone Drive, is planned to be constructed on the east boundary as part of the newly approved Cascade Terrace Subdivision. *See*, Exhibit 3. This land is within the corporate limits of the City of Medford and its urban growth boundary.
3. **Comprehensive Plan; Zoning; Permissible/Conditional Use:** The property is covered by and subject to the Urban Residential comprehensive plan map designation.¹ The property is zoned SFR-4. Pursuant to the table in MLDC 10.314, "Community Services Facilities (Parks, Recreation, etc.)" are conditional uses in a SFR-4 zoning district. *See*, Exhibits 2 and 3.
4. **Previous Planning Actions:**

PUD-05-035 Approved April 27, 2006. Overall Cedar Landing Planned Unit Development a master plan redevelopment of the 122.12 acre site that was previously the Cedar Links golf course.

LDS-05-036- Approved April 27, 2006. Cascade Terrace Subdivision Plan approval which included the subject property.

PUD-05-035 Approved April 14, 2011- Terminated the PUD overlay on the 5.47 acre subject property in order for it to be sold to the City of Medford for use as a park.
5. **Municipal Acquisition of the Property:** In 2010, following negotiations between the property owners and the City, the southwest corner fronting on Cedar Links Drive of the Cedar Landing PUD was selected to be acquired for a new city park. The property owners were required to terminate the PUD on the 5.47 acre portion where the park was planned, thus removing it from the PUD. They received approval April 14, 2011. The subject property was then acquired by the City of Medford in 2011. Cedar Links Park is listed in the Medford Leisure Services Plan as an Undeveloped Neighborhood Park
6. **Existing Conditions, Vegetation and Topography on the Subject Property:** The surface of the site is irregular and undulating with slopes toward the north/northwest. These slopes range from 2% -13%, with the steepest portions abutting Cedar Links

¹ Medford refers to its comprehensive plan map as the GLUP (General Land Use Plan) Map.



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Drive. The prior use of this property was a golf course. The site still retains portions of the asphalt golf cart path which extends north and south along the west side of the site and east and west along the south side of the site parallel to Cedar Links Drive. This path is planned to be used as a base for the future pathway system which will connect the park to the surrounding neighborhoods. Reusing portions of the existing path can help to reduce grading impact to existing root systems and help preserve trees.

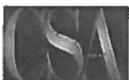
There are significant plantings of trees on the site as a result of its previous use as a golf course. These include *Morus alba* (Fruitless Mulberry), *Cedrus deodara* (Deodar Cedar), *Calocedrus decurrens*, (Incense Cedar), *Quercus coccinea* (Scarlet Oak), *Sequoiadendron giganteum* (Giant Sequoia), and several Maples (*Acer* species). The park design has incorporated these trees into the Master Plan and the trees which are preserved in the Master Plan will be protected during construction.

7. **Wetlands on Subject Property:** Several wetland areas, identified as Wetlands#6-8 and #10 were delineated on the site in 2006 by Schott and Associates, as well as Ditch #18 that carries outflow from a storm pipe that daylights on the subject property. In 2014 the wetlands were again assessed and it was found that none of the three small wetlands #6-8 met the criteria for wetlands and longer. Wetland #10 remains a wetland and the narrow drainage ditch #18 continues to carry stormwater from the subdivision across Cedar Links Drive to the south during storms. *See*, Exhibit 11. The Applicant will be installing piping to connect the existing storm outflow pipe that daylights into the ditch to the new storm system in the new subdivision to the north. The ditch will then be filled. The park design proposes to incorporate the remaining wetland into a natural play area. *See*, Exhibit 7.
8. **Surrounding Land Uses and Development:** The park land is surrounded by suburban single family neighborhoods. The Cedar Hills Subdivision to the east has homes that were constructed in the late 1980's. The Amblegreen Estates subdivision across Cedar Links Drive to the south was built out during the early 1990's. The land to the east and north was part of the closed Cedar Links Golf Course. That land has the newly approved Cascade Terrace single-family residential subdivision which is part of the larger Cedar Landings PUD. Construction and build-out of the subdivision is expected to occur during the next year and may continue for another six to seven years before all the homes constructed.
9. **Appropriate Development & Proposed Park Type:** Cedar Links Park is proposed as a Neighborhood Park. As evidenced by Exhibit 3 the area surrounding the subject property has been or will be developed as a single family residential area. The purpose of Neighborhood Parks is to provide open space and recreational area for just this type of area. The design is consistent with the description from the City of Medford's Leisure Services Plan:

Neighborhood Parks

Neighborhood parks are generally considered the basic unit of traditional park systems.

They are small park areas designed for unstructured, non-organized play and limited active and passive recreation. They are generally 2-5 acres in size, depending on a



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variety of factors including neighborhood need, physical location and opportunity, and should meet a minimum size of 3 acres in size when possible.

Neighborhood parks are intended to serve residential areas within close proximity (up to ½ -mile walking or biking distance) of the park and should be geographically distributed throughout the community. Access to neighborhood parks is mostly pedestrian, and park sites should be located such that people living within the service area can reach the park safely and conveniently. Neighborhood parks should be located along road frontages to improve visual access and community awareness of the sites. Connecting and frontage streets should include sidewalks or other safe pedestrian access. Additionally, street plans should encourage maximum connectivity and public access to park sites.

Generally, developed neighborhood parks typically include amenities such as pedestrian paths, picnic tables, benches, play equipment, open field area for informal play, sport courts or multi-purpose paved areas and landscaping. When neighborhood parks are designed in conjunction with school sites, these sites typically include multi-use sport fields. Restrooms and parking are generally provided. Donahue-Frohnmyer Park and Lone Pine School Park are examples of neighborhood parks.

10. Community/Neighborhood Outreach: The Applicant engaged Landscape Architecture consulting firm Galbraith and Associates in 2013 to undertake community involvement and master planning for Cedar Links Park with the goal of obtaining advice and input on proposed park improvements, design and amenities. Nearby property owners and interested parties throughout the community were invited to participate. The efforts were carried out over several months and consisted of two public meetings held on November 5, 2013 and January 14, 2014, during which design alternatives were presented, vetted and refined. A PUD Neighborhood meeting was held on January 17, 2014. This was followed up with a study session of the Parks Commissioners on February 4, 2014. The public involvement approach and alternative park designs are explained in the Exhibit 6 booklet entitled, *Cedar Links Park Master Plan Report*. Based on these meetings revisions were made and a final plan developed. The Medford Parks and Recreation Commission on February 18th, 2014 endorsed the final master plan design. The same plan is now before the Planning Commission for consideration in the context of the land use permit necessary to construct the park.

11. Park Design (from Master Plan summary):

The approved master plan was the result of a series of public meetings, interaction with neighboring subdivision owners, and input ensuring that the identity of the Cedar Links neighborhood will be maintained and enhanced. Following the guidelines for the City of Medford Leisure Services plan “Neighborhood Parks”, the final Master Plan design incorporates the public’s input and integrates important family activity needs with the character and opportunities of the site. Authentic public interest was demonstrated through the enthusiastic participation of the public throughout the design process.

Amenities: Site amenities are provided throughout the park and include:

- A sweeping pathway system
- Picnic pavilions
- A two-part playground designed to provide both a conventional playground area with play equipment as well as a natural play area with boulders and logs.



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- Two basketball half courts
- A fenced dog run
- Parking lot on the east side of the park.
- Restroom facilities

Additional Elements in final Site Plan: Since the approval of the Master Plan in 2014, there have been requests to include a couple of new elements which have gained popularity and are compatible with the other elements in the park. *See*, Exhibit 17. The additions and changes include:

- The location of the basketball courts has been adjusted and one of the basketball half courts has been changed to provide two pickle ball courts.
- A community garden with a garden tool shed
- The fenced dog run has been split into two allowing for separate small dog and large dog areas.

Lighting: The public's focus on safety concerns ensured that lighting will meet the preferences of the neighborhood for a comfortable level of security while not overpowering the night sky with artificial lighting, minimizing light pollution. City Park Use hours are from 6:00 am to 10:30 pm. The basketball lights will be turned off at closing time, while other lights may remain on all night for safety. Some areas near existing residences will have bollard type security lighting along the pathways.

Sustainability: Concepts of sustainability were adhered to throughout the design process. Preserving the undulating open space and characteristics of the current site was a priority for the design team. The resulting design worked with the existing grades as much as possible and avoided solutions which required major grade changes. The new parking lot area is a good example of this. It is located on the footprint of the current parking lot for the golf course. This worked well with the design, reduced grading and provided a hub for other family activities, while allowing for a restroom to be located away from the faster traffic flows. Sustainability also led to incorporating the majority of the existing asphalt path into new circulation patterns, while avoiding excess grading and protecting adjacent tree roots from damage. The use of two basketball half courts will provide adequate recreation opportunities, while also reducing the amount of grading required for one full court.

Trees: Protecting the existing trees was very important. The existing trees give the park an established look and provide a welcome relief with cooling shade and year round interest. The existing irrigation system will be maintained where feasible to reduce costs and additional trenching.

Drainage: The existing site drainage also led to opportunities for enhanced plantings of wetland and native plants. The location of a more natural planting area, where nature can be observed and appreciated, reduces lawn maintenance costs.

Interim Development Phase: Portions of the proposed design and proposed uses are dependent on the construction of Longstone Drive. The Parks and Recreation Department has an agreement with the private developer of that project to share in the



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costs of the construction of Longstone Drive along the park frontage. The street is being engineered currently and it is expected that the street will be constructed early in the 2018 construction season. However, the Applicant recognizes that private land development markets fluctuate and it is possible that construction of Longstone Drive could be delayed, in which case some beneficial use of the park would be desirable as an interim use until such time as the planned Longstone Drive is constructed. Therefore, the Applicant requests the Planning Commission approve an interim phase that does not require any new public improvements that would allow the following uses and improvements:

- Portions of the pathway that could be constructed now that would not require any reconstruction in the future- including both asphaltic sections and gravel pathways.
- Community Garden
- Natural Playground
- The fenced dog runs with large and small dog areas
- Installation of any of the approved landscaping and irrigation.

The existing Cedar Links golf course access and existing parking lot would be used for access to the park– authorization of the same has been provided with this application.

This interim development phase approval would allow the park to have utility to the neighborhood during an interim period in the unlikely event that Longstone Drive is not constructed in the immediate future. The proposed interim development and uses would forego some of the more intensive park improvements and uses until such time as the long-term street configuration is completed. The interim uses and development will result in a very small change in impervious surface area, no demand for sewer, and will deliver water to ensure survival of trees planned to be retained for the park. This approach balances public improvement obligations of the Parks Department as “developers”, coordination for infrastructure development in the area, and the objective to provide some useable park-space to the neighborhood in a timely manner.

If the interim development phase must be implemented by the Parks and Recreation Department due to unforeseen circumstances, the Department will undertake an active communication process with the neighborhood on construction activity when it is underway. The Department will communicate key issues through the seasonal program guides, website, e-mails, and on-site signage. This communication effort would explain options for park access, portions of the park that are open, and dates of completion of key park elements.

- 12. Public Facilities and Services:** The Parks Department is coordinating with the owners of the new Cascade Terrace subdivision for connections to handle water, storm and sanitary sewer facilities. The Park water system will be connected to the higher pressure zone available in this area which will support irrigation and park facilities. The property also has immediate access to a full range of urban utilities including, electricity, natural gas and communications infrastructure. Exhibit 9 is a memo from the Medford Water Commission from the original PUD approval recognizing that MWC does have adequate



capacity to serve the entire PUD property, which includes the subject property. *See*, Exhibit 9. *The Public Works* memo similarly confirmed the adequacy of the storm and sanitary sewer for this area. *See*, Exhibit 10.

13. Transportation Facilities and Services; Traffic: The subject property and existing park use is served by the following transportation facilities:

A. Streets Serving/Abutting the Subject Property and Surrounding Area; Street Classification.²

- **Cedar Links Drive.** Cedar Links is a designated *Major Collector* in the TSP and is constructed to two lanes. Currently along the park frontage there is only a curb and gutter in place and no parking or bike lanes are striped. On the south side of the street the sidewalk is at the curb and there is no park strip. This condition is unlikely to ever change as the street is fully built out across from the the subject park property.

On the north side, to the east, the approved Cascade Terrace subdivision has an approved Exception substituting a curving multi-use path away from the curb to support the retention of existing mature trees. This also includes leaving the existing curb in place to avoid damage to the roots. As the curb location is fixed to the east and west of the this site, we envision that the curb along the park frontage will remain in its current location as well. As noted by the City of Medford Public Works Department in their July 16, 2014 memorandum for the exception states, the existing width is “substantially adequate for provision of the standard lane components.” *See*, Exhibit 10. Like the property to the east, a 10-foot multi-use path is proposed within the park paralleling Cedar Links Drive to provide for bike travel to the west, along with pedestrian travel both directions. The retained existing tree areas between the path and the street will function as a planter strip in this area. Additional landscaping will be installed wherever existing trees are not present.

The Public Works Staff Report, dated October 4, 2017, includes a requirement for a “sidewalk” on Cedar Links Drive. Applicant’s design proposes an “Other Material” sidewalk being the Asphaltic Concrete Path pursuant to MLDC 10.501(2) shown on the plans and be approved as curvilinear and meandering sidewalk designed for aesthetic benefit pursuant to MLDC 10.501(5). The meandering sidewalk connects to sidewalks east and west of the site. The design proposes a sidewalk consistent with requirements of MLDC 10.500 and 10.501

- **Longstone Drive.** Longstone Drive will be a new *Standard Residential* street that is proposed to be constructed as part of the new Cascade Terrace subdivision. The street is curved to accommodate retention of notable existing trees.

The Public Works Staff Report, dated October 4, 2017, makes provision for improvements to Longstone Drive as a responsibility of the park development

² The functional classification of streets is based upon the City of Medford’s adopted Transportation System Plan. *See*, TSP Figure 3-1.



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project if the park development were to occur before development of the adjacent subdivision. The Applicant agrees that there is a potential timing issue regarding Longstone Drive, but seeks a development phasing alternative to address the issue (see above Interim Development Phasing findings).

- **Springbrook Road.** Cedar Links Drive terminates to the west at Springbrook Road which is designated a *Major Collector* in the TSP and is constructed to two lanes plus parking and bike lanes.
- **Foothill Road.** Cedar Links Drive connects at its eastern terminus to Foothill Road which is a designated a *Major Arterial* in the TSP. Foothill Road is a heavily used county-owned, 2-lane rural road which is planned to eventually be widened to meet arterial standards. A new traffic signal was installed recently at the intersection with Cedar Links Drive.
- **Other Streets in the Surrounding Area.** Other than the above named streets which are adjacent to the subject property, nearby local residential streets which intersect with Cedar Links Drive also provide indirect access to the park.

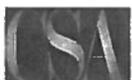
B. Vehicular Access. Proposed plans call for only one point of vehicular access to the park which will on the east side from the Longstone Drive.

C. Pedestrian Facilities and Access; Pathways/Trails: Access to the park will be by sidewalk from Cedar Links Drive and Longstone Drive. In addition, an accessway has been included in the approved Cascade Terrace subdivision plan to the north, connecting the park to the future Deschutes Drive.

D. Expected Vehicular Traffic: The park is expected to generate approximately 9 weekday trips or approximately 1 to 2 PM peak hour trips on average.³

E. Permissible Traffic: Medford has established standards which govern when formal traffic analysis must be undertaken, and thresholds under which traffic impacts are not deemed significant. (See, MLDC 10.460 through 10.462.) Notwithstanding, a demonstration of compliance with Medford's traffic and traffic analysis standards is *not* required of conditional use permits. This interpretation, made by the Medford City Council, was recently upheld by the Oregon Supreme Court in *Siporen v. City of Medford (Wal-Mart)*, 231Or App 585, (2009). Even if the city's standards in MLDC 10.460 through 10.462 were to apply, the threshold for even having to undertake a

³ To quantify traffic the park might be expected to generate, the standard source reference was consulted: *Trip Generation*, Institute of Transportation Engineers (ITE) 7th Edition, also referred to as the "Trip Generation Manual." In it there is a listing for "City Park" — ITE Category 411. *Trip Generation* cautions: "The city parks vary widely as to location, type and number of facilities, including boating or swimming facilities, ball fields, campsites and picnic facilities." Nevertheless, *Trip Generation* reports that city parks produce an average 1.59 vehicle trips per acre per average weekday. With 5.42 acres, this park can be expected to produce 9 vehicle trips per weekday ($5.42 \times 1.59 \cong 8.6$). No data exists for weekends nor during peak hours. However, Medford has consistently estimated p.m. peak hour trips to equal ten (10) percent of average total weekday trips. In comparison, *Trip Generation* estimates traffic for single family dwellings at a rate between 9 and 10 trips per average weekday. As such, this park will produce the equivalent of about one dwelling.



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traffic analysis is 250 net average daily trips (ADT). Given that this park already exists within a central part of Medford and that no new significant amenities are being added, it is unlikely that the contemplated park improvements will produce any significant increases in traffic.

14. Off-Street Parking; Bicycle Parking:

Requirements in the MLDC for supplying off-street parking for parks is unclear because parks are not among the listed uses for which required numbers of parking is stated. Therefore, Applicant’s agent consulted with representatives of the Medford Parks and Recreation Department who have extensive experience with parking demand for Medford parks of all kinds, including Neighborhood Parks which have park uses that are similar to the ones proposed in this application.

Below Table 1 shows provided parking in Medford’s various Neighborhood Parks and reports acreage, the number of existing provided parking stalls, and the mean average amount of number of spaces. It is observed that lots in those parks with parking lots that exceeds the 2.44 per acre tend to be notably underused, raising the question as to whether those additional spaces are warranted for daily use.

Table 1

Community Parks in Medford and Supplied Numbers of Parking

Sources: City of Medford Parks and Recreation Department; CSA Planning, Ltd.

CITY OF MEDFORD PARKS - PARKING							
Existing Park	Park Type	Acres	Spaces		Spaces/ Acre	Notes	
Donahue Frohnmeyer	Neighborhood	9.59	44	=	4.59	Parking substantially underused	
Earhart Park	Mini-park	1.60	0	=	0.00	On-street Parking only	
Lewis Park	Neighborhood	8.56	21	=	2.45	Parking underused	
Lone Pine Park	Neighborhood	4.30	9	=	2.09	Community request restricted spaces. Need exceeds available spaces.	
Union Park	Neighborhood	2.16	12	=	5.56	Parking substantially underused	
Ruhl Park	Mini-park	1.15	0	=	0.00	On-street Parking only	
Oregon Hills Park (developed area)	Neighborhood	6.15	11	=	1.79	28 On-street spaces. Need often exceeds available spaces.	
		Average Spaces/Acre			=	2.35	
New Park		Acres	Average Spaces/ Acre		Projected Spaces Needed	Plus Adjacent On-street Provided	
Cedar Links Park	Neighborhood	5.26	2.35	=	12.4	12 23	

The proposed park will be served by one off-street parking area. The proposed parking area has total of 12 parking stalls (including 1 handicap parking space). There will also be approximately 23 on-street spaces within a half block of the park on Longstone Drive, with approximately 8 of those abutting the park frontage.



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As to bicycle parking, MLDC 10.748 prescribes the amounts of bicycle parking required for various categories of land use. Like off-street automobile parking, parks are not among the named land use categories for which numbers of bicycle parking spaces are regulated. Construing parks to be an “institutional” use (which *is* specifically regulated) would be provided at the rate equal to 10 percent of the number of spaces provided for automobiles (rounded up). If 12 off-street automobile parking spaces are required, there is a requirement to accommodate only 2 bicycle parking spaces which Applicant believes would be inadequate as nearby residents are likely to bike to the park. Therefore, we propose that at least 6 bicycle parking spaces will be provided by Applicant Parks Department. The locations of bicycle parking have not been specified in Applicant’s plans (Exhibit 7) and will be determined at a later time, a matter to which Applicant has agreed to stipulate. *See*, Section VII.

15. **Park Operations:** The park will be fully improved with turf grass, shrubs, trees and various park amenities as shown in Exhibit 7 and described herein above. Routine maintenance will include mowing improved turf areas, the occasional pruning of shrubs and trees, litter control including the emptying garbage receptacles, maintenance of off-street parking and restroom facilities, the Park’s Department’s exercise of best management mosquito/vector control practices to minimize the occurrence of standing water (where mosquitoes breed), general and specialized repairs and upkeep. The subject property and surrounding area also receives police patrols conducted by the Medford Police Department. City Park Use hours are from 6:00 am to 10:30 pm per City of Medford Administrative Regulation No. 00-7-R11.
16. **Surrounding Area:** Pursuant to MLDC 10.158, public notice for hearings prerequisite to the approval of conditional use permits is sent to the owners of property located within 200 feet of a subject property. Photographs in Exhibit 5 and the aerial photo map in Exhibit 3 depict the nature and location of surrounding land uses.
17. **Property Value Impacts:** Exhibit 8 contains three academic studies which go to the issue of property value impacts (or enhancements) to other lands in relation to the existence and proximity to public parks. One of these is an analysis of the economic value of parks in San Francisco, entitled, *Do Parks Make Cents? An Analysis of the Economic Value of Parks in San Francisco* (Karin Marie Edwards, Richard and Rhoda School of Public Policy, UC Berkley, May 2007). (Exhibit 8A) The two other research papers constitute a review of other studies which have examined the issue of whether (or not) proximity to parks produces a greater value for surrounding residential properties. The issue is not unstudied nor are the results of numerous studies ambiguous. The paper entitled, *The Impact of Parks on Property Values: A Review of the Empirical Evidence* (Journal of Leisure Research, 2001, Vol. 33, No. 1, pp 1-31) reviews approximately 30 studies and contains the following summary of findings on its first page which states:

“The real estate market consistently demonstrates that many people are willing to pay a larger amount for a property located close to a park than for a house that does not offer this amenity. The higher value of these residences means that their owners pay higher property taxes. In many instances, if the incremental amount of taxes paid by each property which is attributable to the presence of a nearby park is aggregated, it is sufficient to pay the annual debt charges required to retire the bonds used to acquire and



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develop the park. This process of capitalization of park land into the value of nearby properties is termed the "proximate principle."

"Results of approximately 30 studies which have empirically investigated the extent and legitimacy of the proximate principle are reported, starting with Frederick Law Olmsted's study of the impact of New York's Central Park. Only five studies were not supportive of the proximate principle and analysis of them suggested these atypical results may be attributable to methodological deficiencies.

"As a point of departure, the studies' results suggest that a positive impact of 20% on property values abutting or fronting a passive park area is a reasonable starting point. If it is a heavily used park catering to large numbers of active recreation users, then the proximate value increment may be minimal on abutting properties, but may reach 10% on properties two or three blocks away."

The third paper entitled, *The impact of parks on property values: empirical evidence from the past two decades in the United States* (John L. Crompton, *Managing Leisure* 10, 203-218, October 2005) states in its first paragraph:

"The notion that parks have a positive impact on proximate property values was recognized in the debates surrounding the pioneering of large urban parks in England in the first half of the nineteenth century, and subsequently in the spread of this movement to the US in the latter half of that century. The empirical basis for these early assertions was rudimentary and naïve. This paper reviews contemporary research using the more advanced analytical procedures now available to social scientists that has examined this issue. The findings confirm the initial rationale and suggest that a positive impact of 20% on property values abutting or fronting a passive park is a reasonable starting point guideline for estimating such a park's impact."

The second and third academic papers (Exhibits 8B and 8C) similarly conclude that there is a *positive* impact of about 20 percent on property values for abutting property with the *positive* influence on property values diminishing with distance from the park. The empirical evidence clearly supports the conclusion that the value of properties abutting and near parks is *positive* and significant. The positive influence of parks on property values is well recognized by park and recreation professionals such that it has its own name which is commonly referred to in the literature as the, "Proximity Principle" or "Proximate Principle."



V

**CONCLUSIONS OF LAW
CONDITIONAL USE PERMIT**

The Planning Commission reaches the following conclusions of law and ultimate conclusions for each of the relevant substantive criteria prerequisite to the granting of a conditional use permit:

Criterion 1

While the approval criteria for conditional use permits is in MLDC 10.248, the threshold determination before reaching these, is whether a proposed use is permissible in the zone in which it is to be located. In this instance, the proposed Neighborhood Park is proposed within a SFR-4 zoning district. The table of permissible uses in MLDC 10.314, "Community Services Facilities (Parks, Recreation, etc.)" are conditional uses in a SFR-4 zone. Therefore, the Planning Commission concludes that the proposed improvements to Cedar Links Park are permissible, subject to the approval of a conditional use permit which is now properly before the Planning Commission.

* * * * *

Criterion 2

MLDC 10.248: The approving authority (Planning Commission) must determine that the development proposal complies with either of the following criteria before approval can be granted.

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

Discussion; Conclusions of Law: The above MLDC 10.248 contains two options that operate as alternative criteria, the meeting of any one of which is sufficient to establish compliance and permit approval of a conditional use permit application. Nothing in the MLDC requires the selection of an alternative and applicants may proceed under either or both alternative criteria. The Planning Commission reaches the following conclusions of law and ultimate conclusions on both MLDC 10.248(1) and (2):

The Commission concludes that before it can properly address potential impacts to livability, value and appropriate development, it must first determine what constitutes the: "abutting properties and surrounding area," "appropriate development" and "permitted development that is not classified as conditional." The Commission reaches the following conclusions of law with respect to these terms:



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Abutting Properties or Surrounding Area: Abutting⁴ properties are those which touch or are located directly across the streets which adjoin subject property. The term “surrounding area” is undefined in the comprehensive plan or MLDC. The Planning Commission concludes that the proposed park (including its proposed improvements) will produce impacts as identified and considered below, but in no instance will the impacts exceed in geographic scope, an area which is two times the size of the area entitled to notice of the conditional use permit proceedings pursuant to ORS 197.763 and the MLDC — a distance of 400 feet from the exterior boundaries of the subject property. In this instance, the Commission believes and concludes that lands beyond 400 feet are not generally within sight nor sound of the subject property. While the Commission also finds that it may be possible for people living or working beyond 400 feet of the property to see the park or to occasionally hear activities occurring therein, beyond this distance the Commission concludes that the potential impacts to liveability, value and appropriate development will be minor and not rise to the level of “significant.” The Commission bases this conclusion on its belief that merely being able to see the park from distances beyond 400 feet does not produce impacts of any kind.

Permitted Development Not Classified As Conditional: The area surrounding the subject property is zoned for residential purposes and, as mentioned, half of it is fully developed and the other half has approvals for similar new residential subdivisions. The permitted development not classified as conditional is single family residential development at an approximate density of 3.4 units to the gross acre⁵. This density equates to approximately 18 dwelling units in total if the property were developed as single family dwellings.

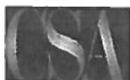
Based upon the foregoing conclusions of law with respect to what constitutes abutting properties and/or the surrounding area, and permitted development not classified as conditional, the Planning Commission now addresses below the issues of livability, value and appropriate development with respect to MLDC 10.248(1).

MLDC 10.248(1): Pursuant to the first alternative criterion in MLDC 10.248(1), the Planning Commission concludes that in *McCoy v. Linn County*, 16 Or LUBA 295, 301-302 (1987), *aff'd* 90 Or App 271 (1988), it was held that a similar standard required the fact finder to identify the qualities and characteristics which constitute “livability” and determine whether the proposed use will cause more than a minimal adverse impact upon those. Therefore and pursuant to *McCoy*, the Commission reaches the following conclusions of law:

Liveability: Based upon the evidence, the Planning Commission concludes that the qualities and characteristics that constitute liveability, in this instance, consist of the following:

⁴ The MLDC defines the term *abutting* to mean: “Having a common border with, or being separated from such common border by, an alley, easement, or right-of-way.”

⁵ This density is based upon the analyzed delivered densities of SFR-4 zoned land, see Housing Element Tables 15 (net density by zone) and 36 measured typical net-to-gross factor.



Findings of Fact and Conclusions of Law

Cedar Links Park Conditional Use Permit

City of Medford Parks and Recreation Department: Applicant

Noise: Some of the activities provided for and anticipated at this park will sometimes result in noise produced by court sports and young children's play as well as dogs barking at the dog run. There may also be periodic noise produced by people using the planned picnic pavilions. The Commission concludes that although there will be some noise in connection with existing and planned park amenities and activities, noise levels will not be significant in relation to the ambient levels produced by municipal traffic on the abutting major collector street, and the noise that would ordinarily be expected to be generated by the 18 dwelling units that would be allowed on the property such as landscape maintenance equipment, private courts, and private outdoor living activities such as music, private recreation, and pets in private backyards.

Traffic: Based upon the findings of fact regarding traffic loading (and according to the standard source reference, Trip Generation by the Institute of Transportation Engineers) this park will generate average daily traffic on the order of one to two single family dwellings. This trip generation is projected to be 1/9th to 1/18th the traffic generation potential of 18 single family dwellings that would be the permissible use of the property. As such, the Commission concludes that traffic impacts in connection with the planned park improvements will be minor and not significant. The Commission also observes that the planned improvements for off-street parking will reduce rather than create traffic/access impacts.

Visual Impacts; Lighting: The proposed physical park improvements are depicted in Exhibit 7(A). The Planning Commission concludes that none of the planned park features produce visual impacts worthy of consideration because the planned features will be attractive and the remainder will be open green space. The one area of visual impact consideration confronting the Commission is the installation of artificial lighting. On this, the Commission concludes that planned pedestrian lighting will produce slight potential impacts that are outweighed by the enhanced security the lights provide. While the Commission acknowledges that sports (and pedestrian) lighting will be visible from various parts of Medford, the Commission concludes that the adverse impacts from artificial lighting will not be significant in relation to existing and permitted uses that occur surrounding Cedar Links Park and that would result from development of approximately 18 homes on the site which would require public street lighting that would be expected to have comparable or greater impact on surrounding properties.

Off-Street Parking: The park's plan includes a total of 12 spaces. Therefore, the Commission concludes that based on the findings in Section IV, impacts related to parking will be minimal and not significant.

Value: Exhibit 8 is academic research study that addresses the economic value of parks in San Francisco, entitled, *Do Parks Make Cents? An Analysis of the Economic Value of Parks in San Francisco* (Karin Marie Edwards, Richard and Rhoda School of Public Policy, UC Berkley, May 2007). This and other academic research papers surveyed by Applicant's representatives unanimously conclude that proximity to a public park produces positive value enhancements.



Findings of Fact and Conclusions of Law

Cedar Links Park Conditional Use Permit

City of Medford Parks and Recreation Department: Applicant

Based upon the evidence in the Findings of Fact in Section IV and the evidence, the Planning Commission concludes that impacts (if any) to the value of abutting properties and properties in the surrounding area will not be significant and are likely to be positive.

Appropriate Development: As described in the Findings of Fact, the Exhibit 3 Aerial Photograph and Zoning Map, evidences existing land parcelization and development which surrounds the subject property. Therefore and based upon the evidence, the Commission concludes there is nothing to suggest that the location or design of this park will significantly impact appropriate development that now exists in the surrounding area. Moreover, the vacant land under development now has been planned in coordination with the Parks Department and the developers are proceeding with full knowledge of the proposed park project.

Summary Conclusion of Law for MLDC 10.248(1): Based upon the foregoing Findings of Fact and Conclusions of Law, the Planning Commission concludes that the application is consistent with the requirements of MLDC 10.248(1) because this Neighborhood Park development proposal will cause no significant adverse impacts upon the livability, value, or appropriate development of abutting property, or the surrounding area when compared to the impacts of permitted development that is not classified as conditional.

MLDC 10.248(2): The Planning Commission understands MLDC 10.248(2) to require the Commission to first assess the potential impacts a subject conditional use may produce in order to access the conflicting interests. The potential impacts have been properly assessed in the Commission's consideration of MLDC 10.248(1) above.

While the Applicant believes the Planning Commission can and should reach the conclusion under MLDC 10.248(1), that significant impacts are not expected the Applicant also offers the following findings with respect to 10.248(2):

- The Planning Commission concludes that the park and its various facilities and anticipated/planned activities (as set forth in the Findings of Fact in Section IV and in Exhibit 7) are in the public interest because the park will serve the public who reside in the surrounding Medford community. The Leisure Services Plan recognizes the public benefit of neighborhood parks and the proposed park is appropriate in terms of scale, amenities and uses to serve the neighborhood park needs identified in the Leisure Services Plan.
- As such, the Commission concludes that this proposed park use is clearly in the public interest, and the conditions imposed by the Commission (including the agreed to stipulations of Applicant) are sufficient to produce a reasonable balance between the conflicting interests. Therefore, the Commission concludes that compliance with MLDC 10.248(2) has been properly established.



VI

STIPULATIONS AND APPLICANTS REQUESTS

Applicant Parks and Recreation Department herewith agrees to stipulate to the following matters to which it will comply if made conditions attached to the approval of this application:

- **Stipulation 1.** Bicycle parking will be provided in time, numbers and locations consistent with the MLDC as later approved by the Planning Director or designee.
- **Stipulation 2.** Best Management Practices for mosquito control will also be practiced by Applicant Parks and Recreation Department.

Applicant Parks and Recreation Department herewith requests that this application be approved in a way that honors the following requests:

- **Request 1.** The approved application with respect to the various park amenities and improvements may be permissibly altered from the sizes and locations shown on Applicant's plans in Exhibit 7 to accommodate additional or different park and recreation features, trails, plantings or other typical park enhancements and additional off-street parking, should the need arise and without need for additional/future conditional use permit authorization. Any such changes shall remain consistent with the Master Plan (as adopted by the Parks Commission at the time of this permit) from a use and function standpoint as a neighborhood park.

VII

ULTIMATE CONCLUSIONS; DECISION

Based upon the evidence and foregoing findings of fact and conclusions of law, the Planning Commission concludes:

1. Pursuant to the table that is MLDC 10.337, the proposed park is a permissible conditional use in an SFR-4 zone.
2. The proposed conditional use permit is consistent with both of the alternative approval criteria in MLDC 10.248 because the park and its proposed improvements: 1) will cause no significant adverse impact on the livability, value, or appropriate development of abutting property, or the surrounding area when compared to the impacts of permitted development that is not classified as conditional, and, alternatively, 2) the park is in the public interest, and although it may cause some adverse impacts, conditions have been imposed by the Commission to produce a balance between the conflicting interests.
3. The proposed park and improvements can be physically accommodated within the regulations of the MLDC.

Therefore and based upon the foregoing, the Planning Commission concludes that all of the relevant substantive criteria prerequisite to approval of a public park and related improvements within a SFR-4 zoning district, have been satisfied in full with respect to the application now before the City of Medford. For these reasons, the Commission concludes



Findings of Fact and Conclusions of Law

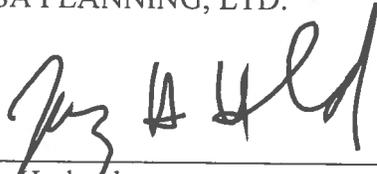
Cedar Links Park Conditional Use Permit

City of Medford Parks and Recreation Department: Applicant

that the application for a conditional use permit can, and the same hereby is, **approved**, and made subject to the **conditions** enumerated in the Planning Commission Report on this matter, along with Applicant's specific requests and the agreed to stipulations of Applicant, both as set forth in Section VI.

Respectfully submitted on behalf of Applicant Medford Parks and Recreation Department,

CSA PLANNING, LTD.

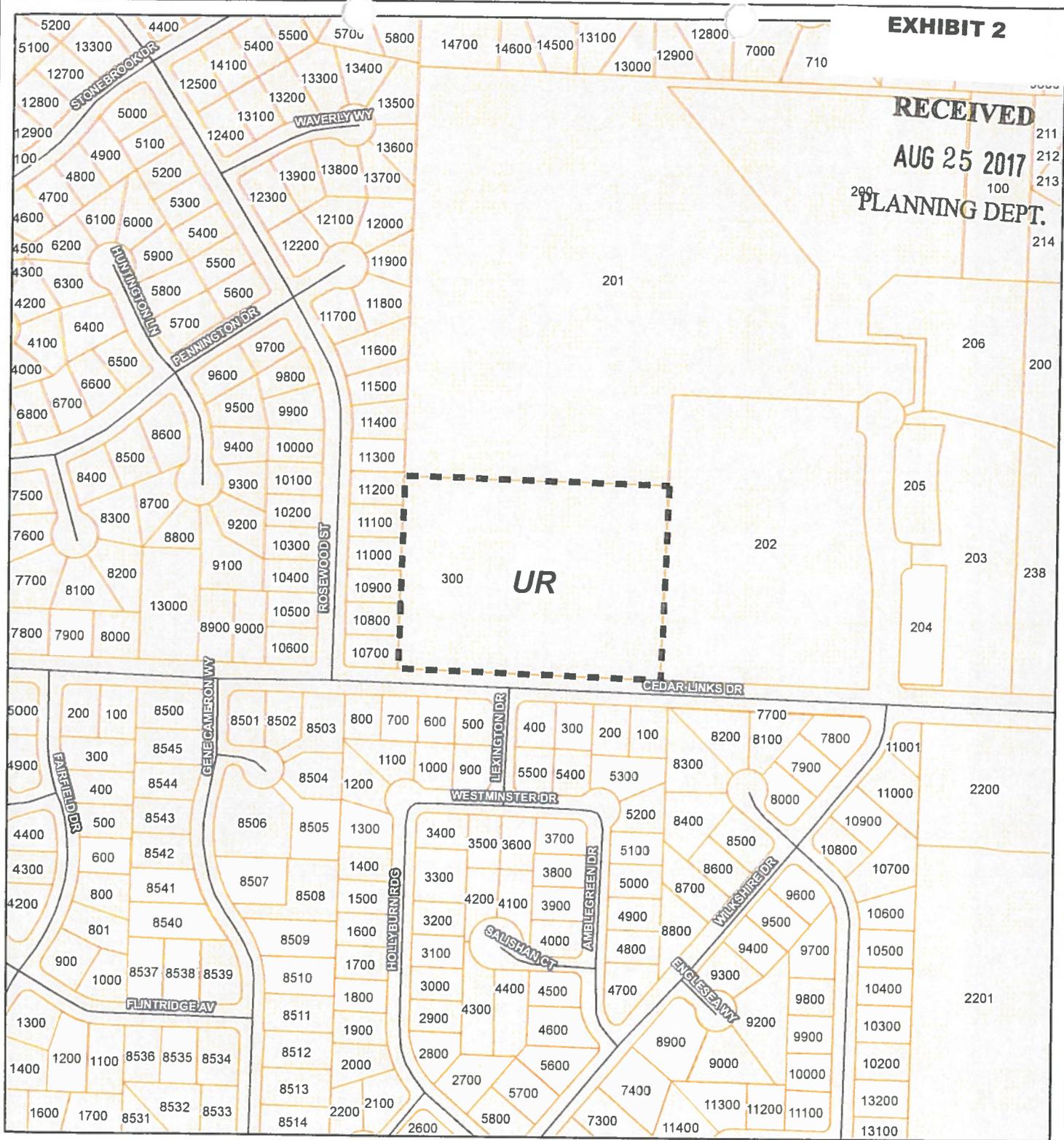


Jay Harland
Principal

Dated: **November 30, 2017**



RECEIVED
AUG 25 2017
PLANNING DEPT.



-  Subject
-  Tax Lots

GLUP
UR

General Land Use Plan (GLUP) Map

Cedar Links Park
Conditional Use Permit
37-1W-16BC tax lot 300



CITY OF MEDFORD
EXHIBIT #
File # **CUP-17-101**



CSA Planning LTD

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EXHIBIT 3
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SFR-4

-  Subject
-  Tax Lots
-  Medford Zoning

Zoning Map

2012 Aerial



Cedar Links Park
Conditional Use Permit
37-1W-16BC tax lot 300



CSA Planning LTD

FOR ASSESSMENT AND TAXATION ONLY

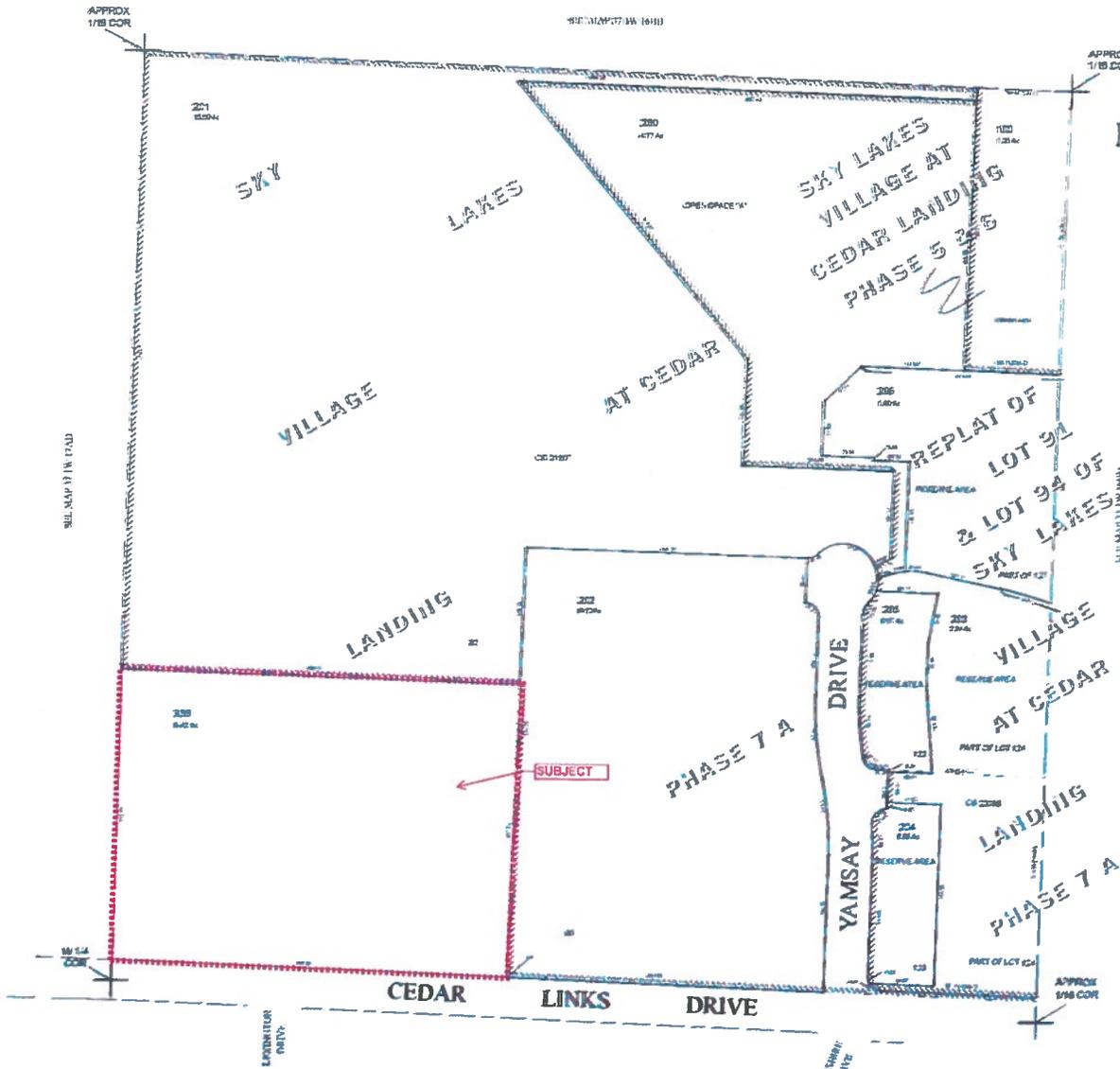
S.W.1/4, N.W.1/4, SEC.16, T.37S., R.1W., W.M.
JACKSON COUNTY
1" = 1100'

37 1W 16BC
MEDFORD

RECEIVED

AUG 25 2017

PLANNING DEPT



37 1W 16BC
MEDFORD

PLW MAP APRIL 01, 2013
BY JANUARY 04, 2017



Assessor's Map

Cedar Links Park
Conditional Use Permit
37-1W-16BC tax lot 300



CSA Planning LTD

CITY OF MEDFORD
EXHIBIT # _____
File # CUP-17-101

RECEIVED
AUG 25 2017

Cedar Links Park Master Plan Report

PLANNING DEPT.



For the City of Medford Parks & Recreation

Galbraith & Associates, Inc.
Landscape Architects and Site Planners

318 South Grape Street
Medford, Oregon 97501

Phone: 541.770.7964 Fax: 541.770.5164

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INTRODUCTION

The Cedar Links Park site is a portion of the former Cedar Links Golf Course located in northeast Medford, along Cedar Links Drive across from Lexington Drive. The proposed park site is 5.5 acres. The City of Medford acquired the property in March 2011, for the purpose of creating a neighborhood park. The City's commitment to creating healthy and successful communities with the guidance of the *City of Medford's Medford Leisure Services plan* has resulted in the preparation of a Master Plan Report and Design Concept.

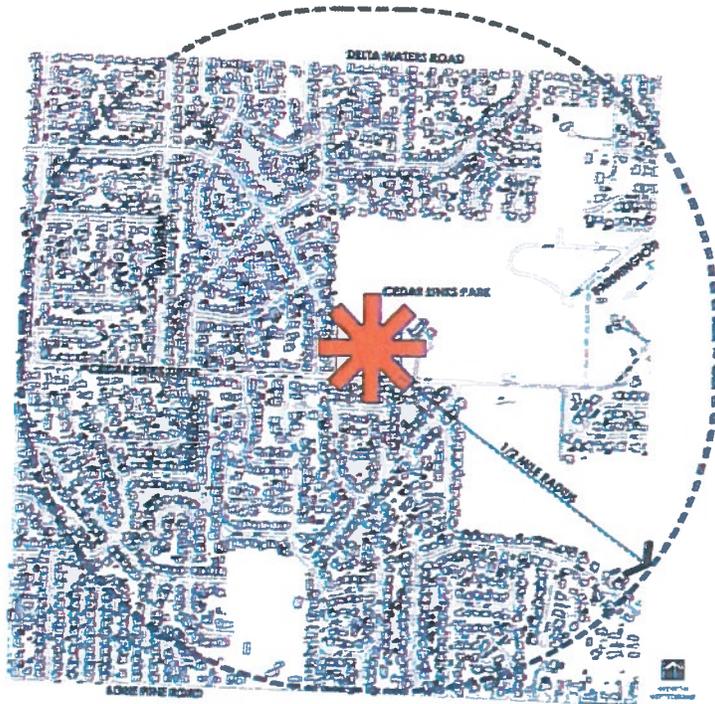
The Master Plan report provides a record of the design process. It reflects the involvement of the public through a series of community meetings and the results of a Public Survey. The Master Plan Concept will help to guide the development of this park and ensure the best possible outcome of this public effort.

The following is an excerpt from the Medford Leisure Services Plan Guidelines for "Neighborhood Parks".

City of Medford Leisure Services plan "Neighborhood Parks"

- Provide nearby residents with access to basic recreation opportunities
- Enhance neighborhood identity
- Provide neighborhood open space
- Improve quality of life of nearby residents.
- Designed for passive and unstructured activities
- Typical user of a neighborhood park
 - Arrives by foot or by bicycle
 - Visits the park on a short time basis
 - Comes from within a 1/2 mile of the park





This ½ mile radius diagram shows the neighborhoods and location of the typical users for Cedar Links Park.

Public Process

The first step in the park design development process is to create a master plan. This is a public process. It serves as a vehicle to determine the program goals for the site and reflects local desires and concerns.

During the course of this master planning process, three public meetings and multiple meetings with Parks and Receptions staff, Public Works, Planning and the PUD owners were held. The public was able to participate with an internet survey as well. All parties contributed in the master plan development. Their suggestions and ideas, as well as site conditions and maintenance constraints, have been considered and incorporated into the final plan. The completed master plan reflects the public process and serves as a guide for the development of the park.

FIRST PUBLIC MEETING

The first public meeting was held on November 5, 2013, at the Carnegie Building in Medford. Galbraith and Associates provided a Powerpoint presentation of the site as well as an exhibit of display boards showing photos of the existing site, proposed play equipment, standard park shelters and a standard restroom building. The site's opportunities and constraints were studied by the design team prior to the meeting and the existing site conditions and opportunities were reviewed.

Existing Site Conditions and Opportunities

There are significant plantings of trees on the site as a result of its previous use as a golf course. These include *Morus alba* (Fruitless Mulberry), *Cedrus deodara* (Deodar Cedar), *Calocedrus decurrens*, (Incense Cedar), *Quercus coccinea*, (Scarlet Oak-verify), *Sequoiadendron giganteum* (Giant Sequoia), and several Maples (*Acer* species). The park design will make every effort to incorporate these trees into the Master Plan and the trees which are preserved will be protected during construction.

The site still retains portions of the asphalt golf cart path which extends north and south along the west side of the site and east and west along the south side of the site parallel Cedar Links Drive. This path can be used as a base for the future pathway system which will connect the park to the surrounding neighborhoods. Reusing portions of the existing path can help to reduce grading impact to existing root systems and help preserve trees.

The surface of the site is irregular and undulating with slopes toward the north /northwest. These slopes range from 2% -13%. There are several wetland areas delineated on the site from prior delineations. At this time the wetland report has expired. That report indicated three small wetlands and one main wetland. The main one is fed with a drainpipe which flows into a drainage ditch. It may be possible to eliminate the smaller wetlands and use their combined areas to mitigate the main wetland area.

Currently the west boundary of the park is the backyard fences of the existing residential tract along Rosewood. The North and East sides of the site will be part of a future PUD. These homes will be adjoining the north property line; the homes on the east side will be separated from the park by a new street with parallel parking.

Public Access

There will be automobile access into the parking lot off the new street on the east side of the park. The majority of visitors will arrive by foot or bicycle. These visitors will enter the park at the extensions of the existing golf cart pathway.

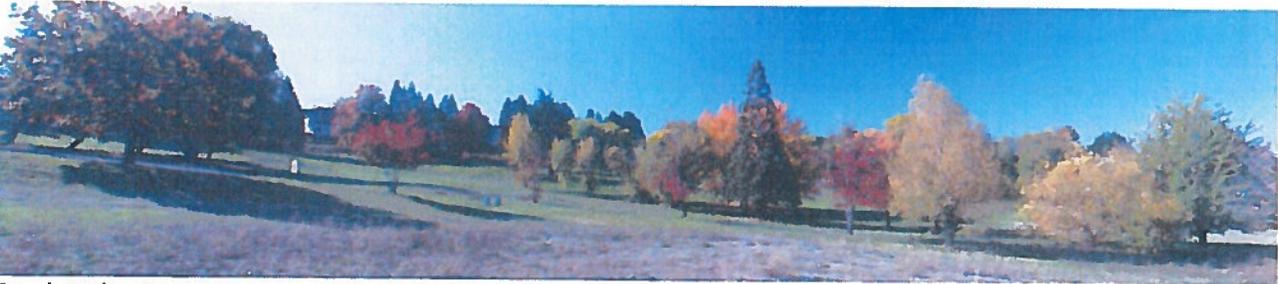
Pedestrian access to the park along Cedar Links Drive will occur at the east and west extensions of the golf cart path. Access on the north side of the park will occur at the north/west corner of the site at the extension of the golf cart path and at the north east corner of the site by way of the proposed new sidewalk. There are a significant number of park users living on the south side of Cedar Links Drive and approaching the park from Lexington Drive.



Western view with Cedar Links Drive and existing tree lined asphalt golf cart path to the left

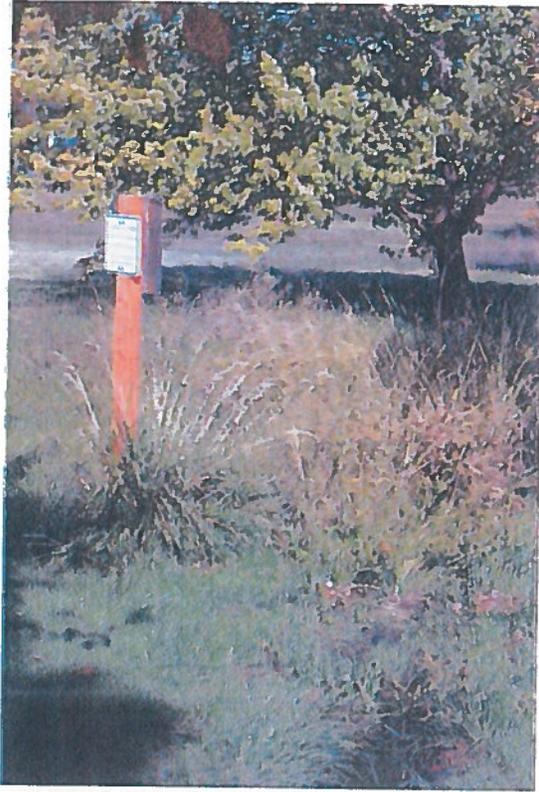


North and East View

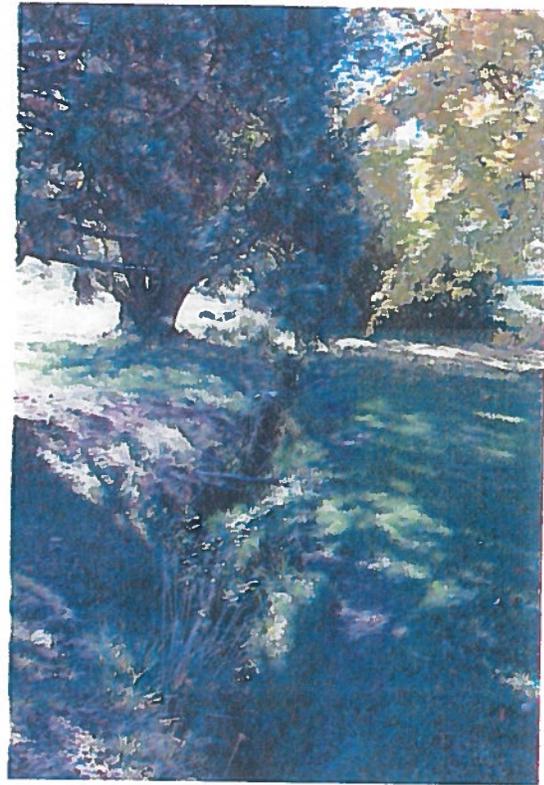


South and West Views

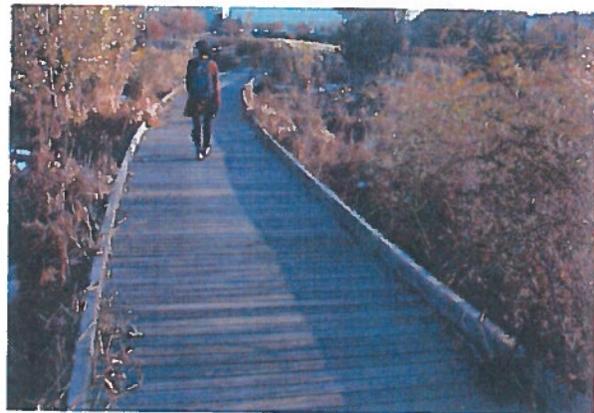
A feel for the site was created with the help of photo display boards showing the trees, slopes and the general character of the site.



Drainage ditch extends past existing trees.



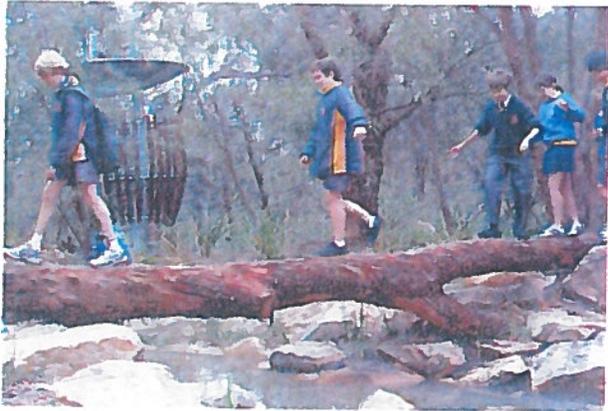
An existing drainage ditch in the northern central part of the site extends through existing trees. This area can be enhanced with wetland plantings and a boardwalk. This allows for on-site drainage and creates a richer landscape texture, while providing exploratory and educational opportunities for children. Park maintenance expenses are also reduced.



An enhanced natural planting area with boardwalk creates more interest and diversity within the park environment.



Play areas are also enriched with the inclusion of natural play materials such as boulders and logs



Natural play areas can include a wide variety of play surfaces increasing the opportunities for creative play



Colorful play structures with swings provide hours of active play



Covered pavilion areas will be provided for BBQ and picnic/party events



A unisex restroom facility will be provided for park users

Discussion Group Summaries

Following the Power Point presentation the design team and the community members divided into 5 groups to discuss the various park design options. The following is a summary of their discussions.

Group #1:

- Preserve existing trees
- Tables and benches with BBQ's and electrical outlets
- Natural picnic areas underneath existing mature trees. They should be located with 40% in the shade and 60% in the sun.
- Sidewalks to park. Address safety concerns.
- Senior Accessibility
- Outdoor movie area
- Fenced dog park for off leash dogs
- Play Structures with swings and slides
- Splash pads
- Gazebo (shelter) covered area(s). One large or multiple smaller ones. Income from rental with available electricity and water.
- Running water for sanitation area in covered area
- Volleyball area
- Basketball
- Frisbee golf
- Horseshoes
- Adult and children activities – mix

Group #2:

- N/S golf cart – loud foot traffic, in bad shape (torn up)
- If dogs are allowed, dog cleanup receptacles. Free reign area.
- Path looping around park – Keep buffer
- Vector control on wetland areas
- Keeping picnic tables close to covered areas
- BBQ
- Access road or not?
- Be cognizant of the difficulty site visibility when turning onto Cedar Links from Rosewood as it relates to on-street parking and Park entry drive access
- Parking should be on one side of Cedar Links not both
- Parking buffer east of Rosewood to park for safe entry and exit
- Benches near walking paths picnic benches, trash cans
- Natural rocks in play areas
- Interactive play structure less slides and swings
- No lighting

Group #3:

- Concern about location of bathroom...don't want it next to houses
- Like covered pavilion idea
- If path is concrete, could there be a border around the path that would facilitate running?
- In favor of community garden located where current parking is. Parking area could also become a play area or picnic area.
- Next meeting should clarify the emergency vehicle easement location
- Would like a grassy open area like Holmes Park (1 Acre+) for all-purpose use (Frisbee, football, etc.)
- 2 people against a splash pad
- Dog poop bag dispensary needed
- Movie area using natural slope of grass for amphitheater-like grass seating
- Keep it natural
- 2 people want path that loops around park
- 2 people voted against play structure recommended it be more "challenging" if incorporated
- Put temporary pavilion where existing parking is, that can be set up and removed
- Security lighting needed
- Will solar powered lighting be explored, and could enviro-friendly materials be used in park?
- Path width 3 to 3.5 feet
- What is budget for park?
- LED and motion lighting desired
- Path should be a material softer than concrete
- Use riparian area as educational opportunities

Group #4:

- Access road should be directed around the side and take up as little room as possible and the surface could be made of concrete blocks with grass planted in them
- Small fenced area for dogs and dog "poop" bags
- Design with the intent of discouraging over-night "guests"
- Children play area with natural elements like rocks and wood
- Sense of community
- Scatter benches throughout and picnic tables
- Small pavilion
- Small parking lot possibly near Cedar Links Drive
- No spray park feature
- Bench in the natural area
- Play structure should be close to parking
- Separate the different uses if they conflict with each other – play area, dog park, neighbors' back yards, etc.
- Walking trails throughout the park and around the perimeter
- Amphitheatre
- Place the restrooms away from the existing houses
- Will the proposed zero lot line homes require recreation areas?

Group #5:

- Walking path to be big loop in park to accommodate walking, biking (children) etc.
- Multiple points of pedestrian access
- Lighting for security
- Open and natural play areas
- Swings
- Picnic pavilion
- Year-round bathrooms
- Drinking fountain(s) on path
- Play area far from street – closer to parking lot
- Natural pond
- Merry-go-round
- Flat area for pick-up sports games
- No rubber fill
- Spinning cups
- Zip Line – low profile along slope
- Tree house
- Holmes Park was liked by this group
- Easy for children
- Loop inside park
- Traditional play equipment for young families like swings and slides and placed near parking
- Natural play area located by the former green and traditional by the parking lot
- Flat area for throwing a football or frisbee
- Pond located in wetland area with a bridge
- Concrete walls/benches like the new park on off of East McAndrews

SECOND PUBLIC MEETING

The second public meeting was held at the Carnegie Building on January 14, 2014. In preparation for this meeting Galbraith's design team evaluated the results of the first public meeting discussions and combined those preferences with the results of the public survey. Three concept plans were presented reflecting the public's preferences within the existing conditions of the site.

The following survey results and discussion meeting summary were shared with attendees prior to the meeting.

Survey Results 87 households responded.
 Total # of people in households responding is approximately 275;
 32 have no children living in their homes or skipped that question.

Children's Ages:	0-5 31%	6-10 44%	11-15 27%	16-18 16%
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Use When?	Morning 40%	Afternoon 71%	Evening 53%
How Often?	Daily 21%	Weekly 54%	Monthly 25%
Arrive by:	Walk 64%	Bike/skate 31%	Drive 36%
Lights?	No 10%	Set Hours 38%	All Night 52%
Activity Type:	Passive 24%	Active + Passive 51%	Include Developed Play Area 59%

"We would use the park for..." :	4. Unstructured Play 54%
1. Walking 82%	5. Pick-up/Unorganized Games 33%
2. Family Time 73%	6. Meditation 26%
3. Picnics 63%	7. Skating 11%

Discussion and Survey Summary

Many people said they would like:

- A park very much like Holmes Park
- Restroom—year round if possible, or Porta-Potty
- Drinking fountains and trash cans
- Perimeter pathway
- Shaded benches—plenty near little-kid play area
- Picnic areas, pavilions, large group area
- Non-wooden play structure with lots of swings
- Natural play area
- Larger bark chips—cleaner in play areas
- Grassy area to run and play on/kick and throw balls
- Retain natural look with pastoral feeling including wetlands
- A small, enclosed off-leash dog area
- BBQs
- Basketball

A few people asked for:

- Horseshoes
- Community garden
- Merry-go-round
- Spinning cups
- Disc golf
- Spray park/ Water feature
- Tennis Court
- Swimming pool
- Fishing pond
- Botanical garden or zoo
- To play fetch with their dogs
- Bike park with jumps and pump track
- Community Center/ events, concerts, “Summer in the Park” series
- Amphitheater in lawn area
- Passive use only

The Concept Plans

The park design concepts developed to include:

- A sweeping path system with neighborhood connections
- Pavilions, each with a BBQ and picnic tables
- A restroom facility located near the parking lot
- Park benches located throughout the park along the pathway system
- A natural play area for children
- A play structure for children
- Open space for free play
- A fenced dog area

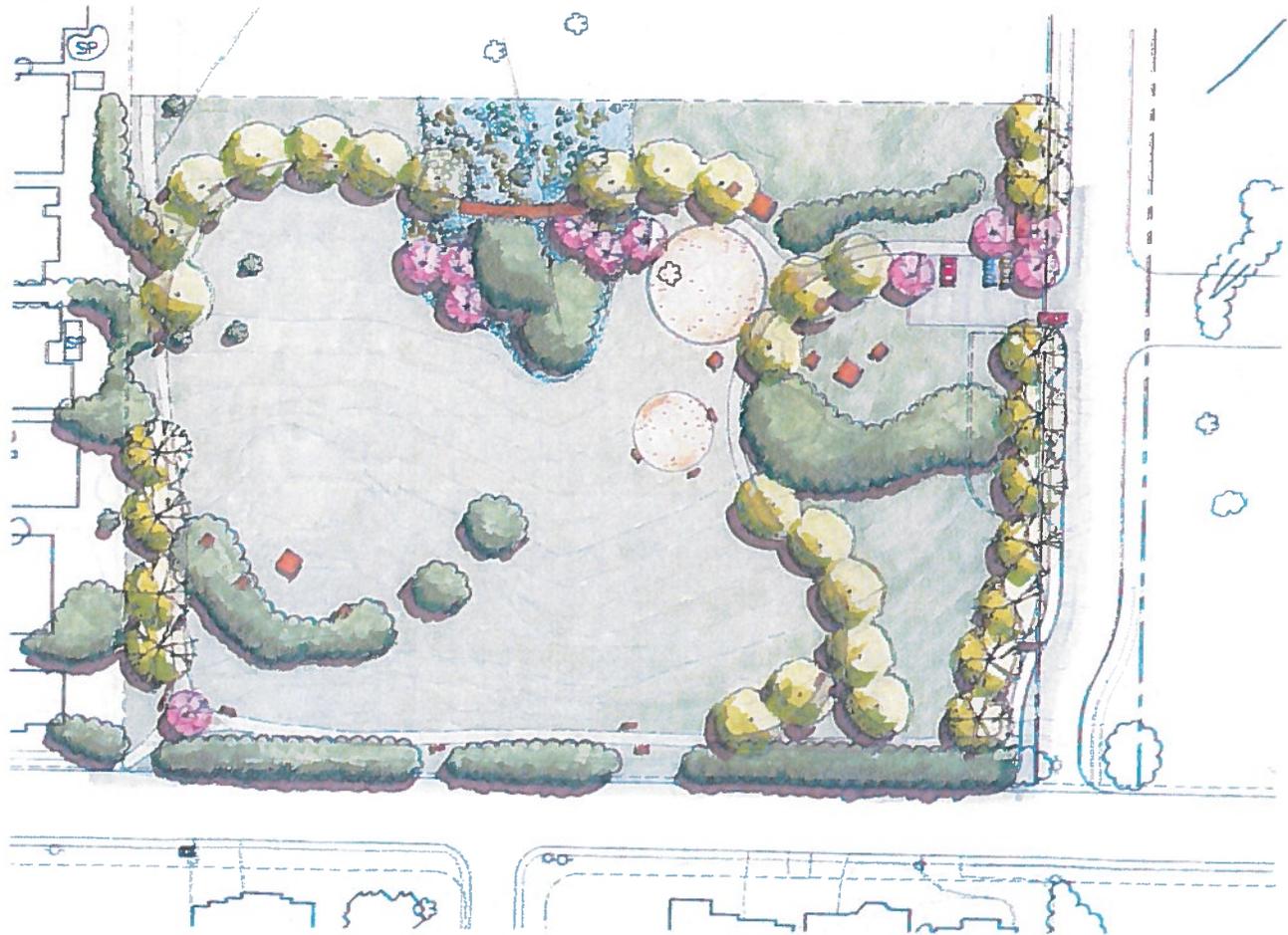
All three concepts included the preservation of as many existing trees as possible. Every effort was made to minimize major impacts to the site and preserve the natural undulating character of the land. The existing golf cart path locations were integrated into the pathway system, minimizing additional grading. The existing drainage ditch/wetland area was enhanced to improve site health and provide an educational drainage/wetland condition.



As part of the effort to preserve significant trees, the existing oak tree on Cedar Links Drive will be protected by adjusting the alignment of the new access road to the park around the existing critical root zone.

The following three concept plans were presented. The attendees reviewed the plans and selected the elements they preferred from each design to incorporate into a consensus plan which would be prepared for the next meeting.

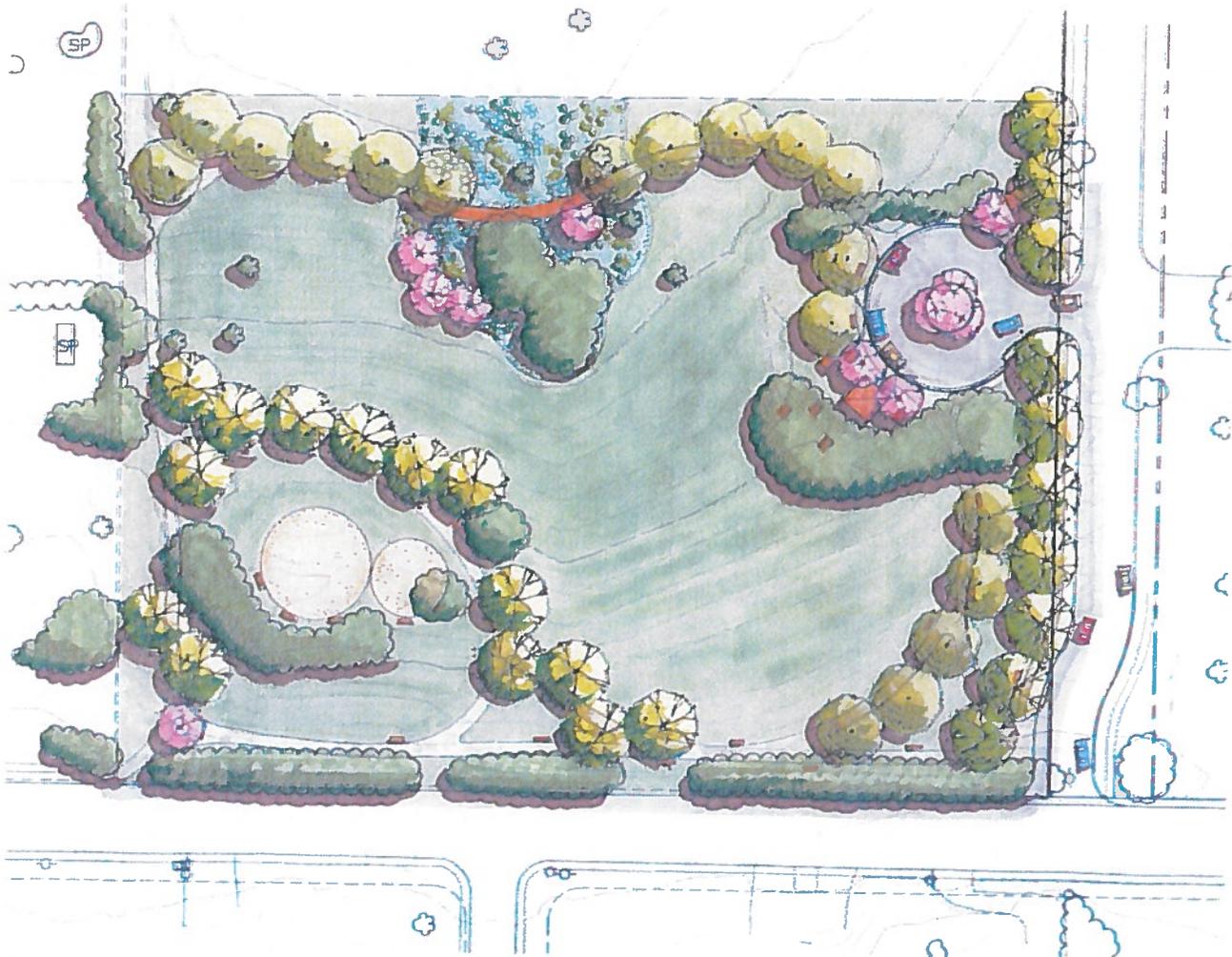
Concept #1



Concept #1 provides:

- Sweeping pathway system
- Future street access and the parking lot on the east side of the park
- One large and two smaller pavilions, each with a BBQ, located along the pathways around the park with
- The restroom adjacent to the parking lot
- A play structure located near the parking lot
- A natural play area located near the parking lot
- A single wetland with a board walk pathway through it
- Two open play areas
- A fenced dog run near the parking lot

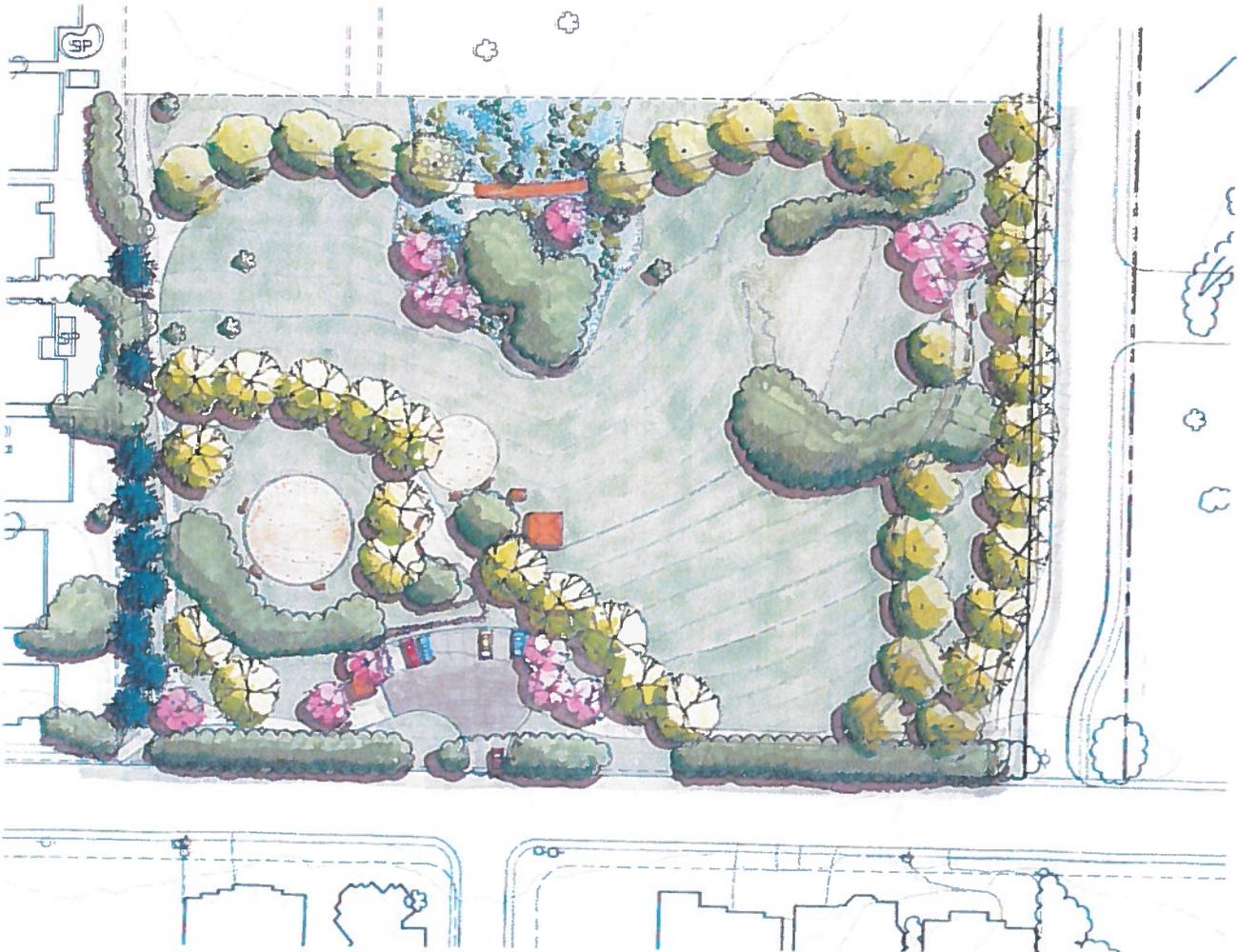
Concept #2



Concept #2 provides:

- Sweeping pathway system
- Future street access and the parking lot on the east side of the park off a new street
- The parking lot combined with a roundabout to simplify access and increase the safety of offloading children and supplies
- One large pavilion with a BBQ and numerous tables distributed in the sun and shade
- The restroom adjacent to the parking lot
- The play structure and natural play areas located on level land adjacent to the path system and each other. They can be combined into one large play area.
- A single wetland with a boardwalk pathway through it
- Several open play areas
- A fenced dog run near the parking lot

Concept #3



Concept #3 provides:

- Sweeping pathway system
- Future street access and the parking lot on the south side of the park off Cedar Links
- One large pavilion with BBQ and numerous picnic tables distributed in the sun and shade
- The restroom adjacent to the parking lot
- The play structure and natural play areas located on different elevations and separated with a path
- A single wetland with a boardwalk pathway through it
- Several open play areas
- A fenced dog run near the parking lot

Summary of Second Public Meeting

Cedar Links Park Public Meeting #2 held at Carnegie Building

Present at Meeting: John Galbraith, Jim Love, Barb Galbraith, Brian Sjothun, Pete Young,
City Council Members, Parks Commission Members, Public; 20 signed in (32 in attendance)

The majority of potential park-users felt similarly about the following items:

- Locate the parking lot off of the new street east of the park
- Locate the majority of the structured elements near the parking area
 - Restroom
 - Play structure
 - Natural play area
 - Largest of the three pavilions
 - Basketball
- Locate enclosed dog area as shown on plans near proposed street
- Include plenty of benches throughout the park—and specifically some under the large trees and plenty by the play areas for grandparents supervising children
- Include lighting for safety and security
- Include power and (1) grill at each pavilion

There was preference expressed by some for the following:

- Locate one of the two smaller pavilions on the flat area in the SW quadrant
“It would be a nice, quiet place to relax or to hold a book club meeting.”
- Basketball for the older kids—some did not want it at all because of the noise factor, but it was agreed upon by a hands-up vote.
- Make the parking lot rectangular with head-in parking
- A short fence along Cedar Links Dr. to prevent little kids from wandering into the street
- Maintain access at southwest corner of the park
- Include a few pieces of agility equipment in the dog area

Comment Cards

- Three of four cards stated preferences for items already agreed upon or listed above.
- The author of the fourth card requested he be contacted by email. His comment reads, “The plan should incorporate the possibility of the city acquiring the tract to the east. The Leisure Services Plan shows a multi-use path along the east-west Cedar Links. It would be great to be able to plan for this trail on public property; otherwise it will probably be impossible to complete the trail. Also, with the PUD planning for a series of trails, it is imperative for this connection with the PUD trails and the East-West Trail.” He also likes the idea of
 - a tennis court
 - an amphitheater
 - a mini Frisbee golf course (3 holes)

Concerns:

- Much conversation about access issues and noise adjacent to homes on Rosewood
- Many living nearby felt the path should be moved farther away from Rosewood backyards
- A fence was suggested along the north park boundary and a gate at northwest corner to prevent loitering behind backyards. This would also block access by neighbors to the north.
- Concerns about vagrants were expressed. Brian encouraged the residents to use the park, which would discourage misuse of the park.

PUD NEIGHBORHOOD MEETING

A Cedar Landing PUD Neighborhood Meeting was held January 17, 2014. The following is a summary of the discussion:

- The three main entities for this project are Wes Norton – in charge of site development, Eric Artner – Project Manager and Jack Keese the main financial backer.
- Eric Artner ran the meeting and basically said the subdivision is not being changed much from the original accepted design. The only changes would be the dividing of the site into nine tracts and the adjustment being made now with the park occupying the southwest corner.
- Eric said they are going to develop phase two of Skylakes and see how that works out. They have no set plans as to what tract will be developed afterwards. He expects that some of the tracts will be sold to someone else, but they would like to develop most of these themselves. They are leaning toward developing the area at the southeast corner (south of Cedar Links Drive) first, but don't know for certain.
- Someone in the audience said they thought the city was seeking only one entry to Foothill in that location when the original package was approved but the new package has two. Eric said that it must have changed because the city was accepting what was submitted this time and, as far as he knows, it was what was approved the last time.

Security was a major concern:

- One of the audience members who was at the park meeting said that the Parks Department was not interested in putting up a fence, and Galbraith clarified that the Parks Department is going to consider fencing because the Park will be the first to be developed. They will be talking to the PUD owners about it as well.
- Artner said they will be hiring a security firm to patrol the site
- Lighting is called for in the pathway areas
- All of the pathways will remain as originally designed

Water concerns:

- The ponds on the site will be reduced in depth to 18" in order to conform to safety regulations enforced by the building department. All ponds will remain.
- Someone asked if the site will be maintained and irrigated. Artner said his group will conform to city requirements, but will not be irrigating the site.
- After the meeting, Galbraith gave Artner the latest park concepts and suggested it would be good for the development to keep the existing trees on the site watered, especially since this will be a drought year. Eric was under the impression that the existing trees would survive without water because of their maturity. He does not want them damaged, and he and Galbraith will meet to discuss watering.

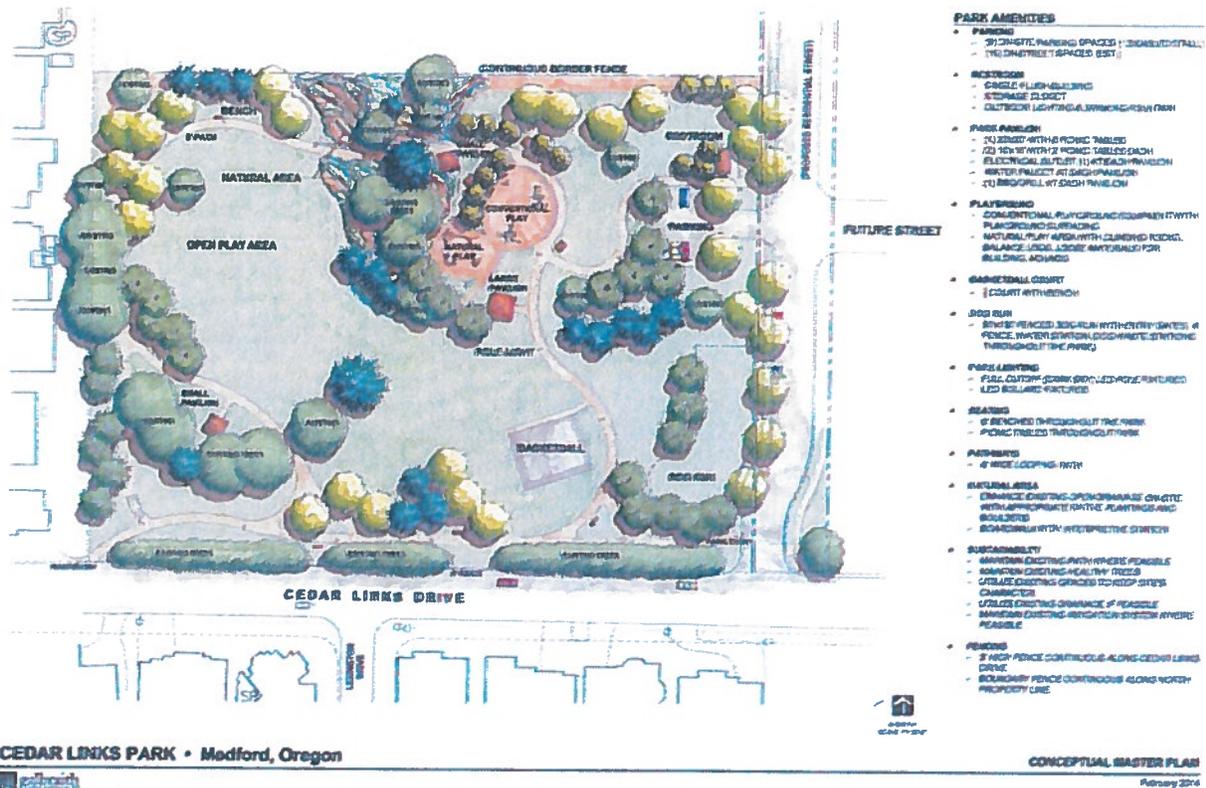
Overall, not a lot of controversy was observed. People were mainly concerned about security and clarifying ownership.

MASTERPLAN DEVELOPMENT

Based on the input from the previous meetings Galbraith's office prepared a Preliminary Master Plan, and presented it for the Commissioners and public to review.

Parks Commissioner Study Session Meeting

A study session was held at Carnegie Building at 5:30 on February 4, 2014 with the Parks and Recreation Commission to review the developing Master Plan. There was some public attendance.



The preliminary Master Plan Concept included:

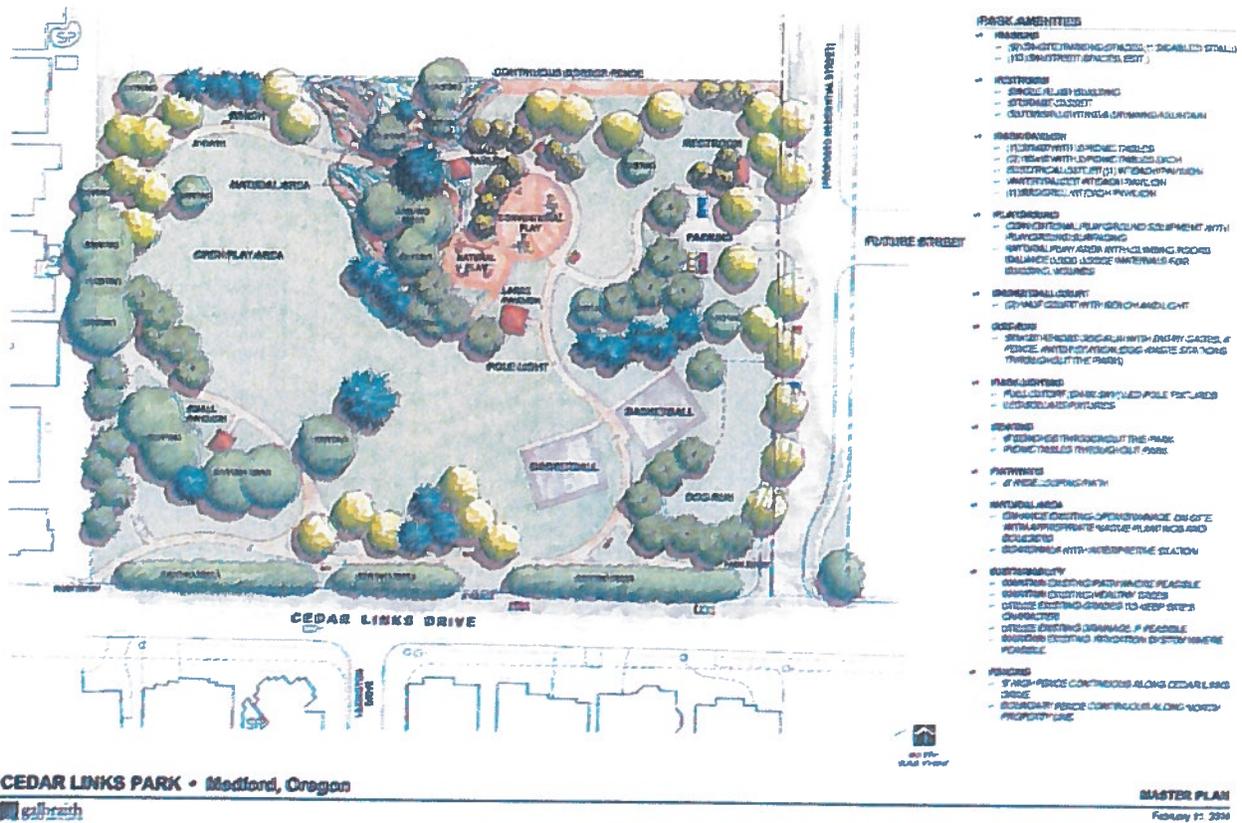
- Sweeping pathway system
- Future street access and the parking lot on the east side of the park.
- Three pavilions, one large and two small ones, each with a BBQ unit distributed along the pathways of the park
- A restroom adjacent to the parking lot
- A play structure located near the parking lot
- A natural play area located near the parking lot
- A single wetland with a board walk pathway through it
- One open play area
- A fenced dog run near the parking lot
- A basketball half court
- Existing trees and new tree placement shown

Summary of Discussion

- Galbraith explained the process to get to the latest plan. It showed a conventional parking lot at northeast corner and most of the activity areas in the eastern side of the park. The exception was a pavilion in the fruitless Mulberry area near the southwest. This area was given a pavilion so that a quiet group could have a place to be away from active areas.
- Placards displaying tree names were requested
- One of the commissioners wanted to know why there wasn't a full basketball court. Galbraith said the grades were such that there would have to be a lot of ground manipulated to achieve a flat, full court on the site. It was decided there should be another half court placed near the dog area. Having two different places that could be used would allow two groups a chance to play at the same time. Another man and his sons came in late and, after the meeting, brought up the same question.
- Lighting in the basketball areas was requested. Brian said that lights at the courts would go off at park closing time (like other parks). Lights elsewhere in the park may remain on all night for safety.
- Water needs to be available in the dog area
- Samples of the lights were in the package handed out by Galbraith. They will be lights that will minimize light pollution.
- Galbraith said that some of the darker areas near existing residences will have bollard type lighting.
- Large trees were desired. Galbraith said all the trees were going to be large in stature except for some of the riparian trees in the natural area (like Serviceberry trees). There may be a need for some evergreen trees near the residences to the west. Galbraith will keep the symbols on the plan as a place holder until he hears from or contacts the owners. Galbraith said that neighbors near other parks he has worked on have not wanted to screen the parks.
- The Parks Department will prune up the lower branches of the existing trees near Cedar Links Drive and selectively remove a few existing trees so there will be better visibility into the park.
- Some of the commissioners questioned the accuracy of the wetland designation because the plant communities did not look like wetland types. John explained that he met with the wetland specialist that day and was told the only area that may be a wetland was isolated and had Hydric soils – which is an indicator of wetlands. The wetland at the drain pipe may go away because of the new manual guidelines.
- Galbraith said he went to the neighborhood meeting held by the new owners of the proposed PUD and the main concern was safety. The PUD owners have hired a security company to patrol the site. The neighbors were concerned that fencing wasn't going to be put in, but it was explained to them that fencing would be installed at the same time as the Park would be built. This is because the park will most likely be built before the PUD is developed near the park.

MASTER PLAN CONCEPT

In preparation for the Park Commission's presentation and formal recommendation to the City Council on the 18th of February, Galbraith's office made adjustments to the plans and Master Plan Report based on the results of the study session. Two significant changes included adding an additional basketball half court to provide more opportunities for groups to play at the same time and a quiet pavilion area in the southwest corner of the site near the Mulberry trees and away from active areas to provide a more passive use area for small groups.



Summary

This final master plan is the result of a series of public meetings, interaction with neighboring subdivision Owner, and input ensuring that the identity of the Cedar Links neighborhood will be maintained and enhanced. Following the guidelines for the City of Medford Leisure Services plan "Neighborhood Parks", the final Master Plan design incorporates the public's input and integrates important family activity needs with the character and opportunities of the site. Authentic public interest was demonstrated through the enthusiastic participation of the public throughout the design process.

The public's focus on safety concerns ensured that lighting will meet the preferences of the neighborhood for a comfortable level of security while not overpowering the night sky with artificial

lighting, minimizing light pollution. The basketball lights will be turned off at closing time while other lights may remain on all night for safety. Some areas near existing residences will have bollard type security lighting along the pathways.

Concepts of sustainability were adhered to throughout the design process. Preserving the undulating open space and characteristics of the current site was a priority for the design team. The resulting design worked with the existing grades as much as possible and avoided solutions which required major grade changes. The new parking lot area is a good example of this. It is located on the footprint of the current parking lot for the golf course. This worked well with the design, reduced grading and provided a hub for other family activities, while allowing for a restroom to be located away from the faster traffic flows. Sustainability also led to incorporating the majority of the existing asphalt path into new circulation patterns, while avoiding excess grading and protecting adjacent tree roots from damage. The use of two basketball half courts will provide adequate recreation opportunities, while also reducing the amount of grading required for one full court.

Protecting the existing trees was very important. The existing trees give the park an established look and provide a welcome relief with cooling shade and year round interest. The existing irrigation system will be maintained where feasible to reduce costs and additional trenching.

The existing site drainage also led to opportunities for enhanced plantings of wetland and native plants. The location of a more natural planting area, to include a boardwalk, where nature can be observed and appreciated, reduces lawn maintenance costs.

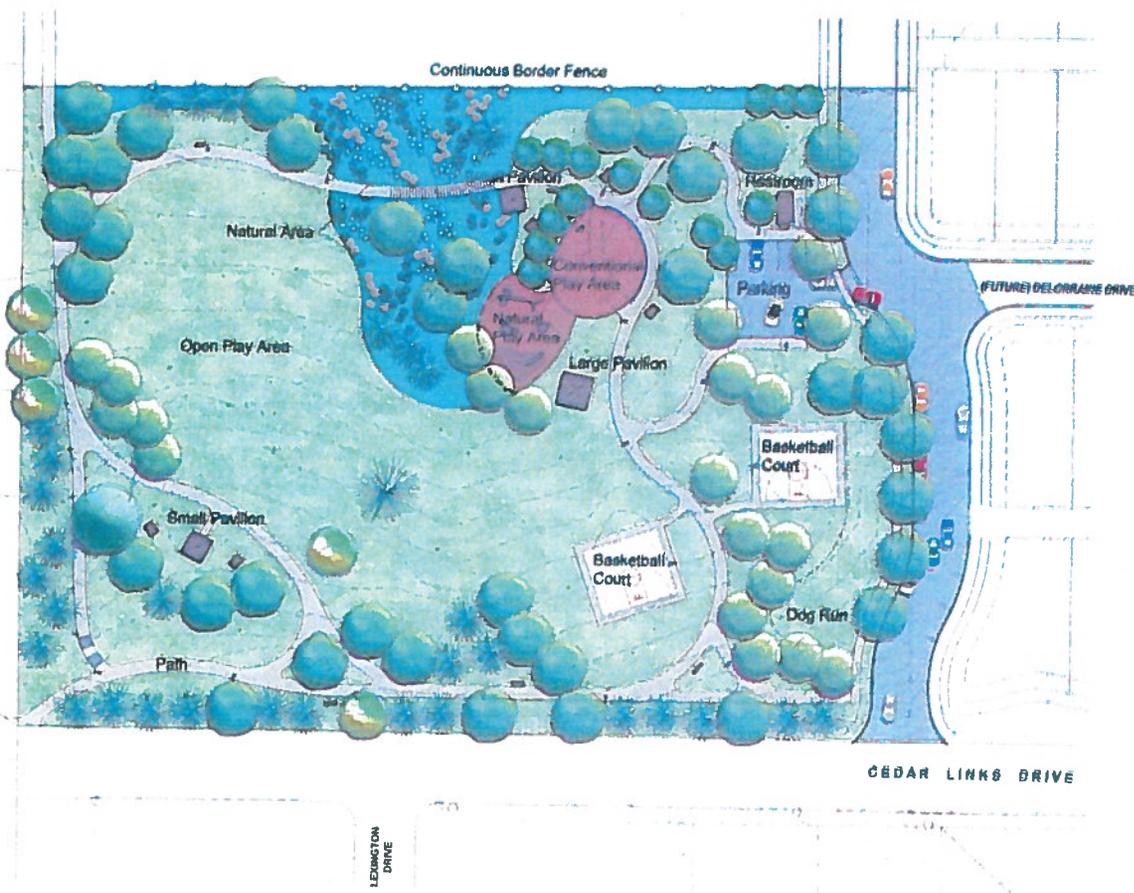
Site amenities are provided throughout the park with benches, picnic tables and grills. Three pavilions will provide gathering areas for various sized groups. The dog area offers options for people with pets.

Open play areas and playgrounds are designed to provide both a conventional playground area with play equipment as well as a natural play area with boulders and logs.

This type of park design and development ensures the long term health of our neighborhoods and our local families while it strengthens our communities with a balanced and healthy environment to be enjoyed by all.

FINAL DESIGN

See Appendix A



PARK AMENITIES

- **PARKING**
 - (8) ON-SITE PARKING SPACES (1 DISABLED STALL)
 - (15) ON-STREET SPACES (EST)
- **RESTROOM**
 - SINGLE FLUSH BUILDING
 - STORAGE CLOSET
 - OUTDOOR LIGHTING & DRINKING FOUNTAIN
- **PARK PAVILION**
 - (1) 20'x20' WITH 6 PICNIC TABLES
 - (2) 10'x10' WITH 2 PICNIC TABLES EACH
 - ELECTRICAL OUTLET (1) AT EACH PAVILION
 - WATER FAUCET AT EACH PAVILION
- **PLAYGROUND**
 - CONVENTIONAL PLAYGROUND EQUIPMENT WITH PLAYGROUND SURFACING
 - NATURAL PLAY AREA WITH CLIMBING ROCKS, BALANCE LOGS, LOOSE MATERIALS FOR BUILDING, TOWERS
- **BASKETBALL COURT**
 - 1 COURT WITH BENCH
- **DOG RUN**
 - 50'x130' FENCED DOG RUN WITH ENTRY GATES, FENCE, WATER STATION (DOG WASTE STATIONS THROUGHOUT THE PARK)
- **PARK LIGHTING**
 - FULL CUT OFF (DARK SKY) LED POLE FIXTURES
 - LED BOLLARD FIXTURES
- **SEATING**
 - 8 BENCHES THROUGHOUT THE PARK
 - PICNIC TABLES THROUGHOUT PARK
- **PATHWAYS**
 - 8' WIDE LOOPING PATH
- **NATURAL AREA**
 - ENHANCE EXISTING OPEN DRAINAGE ON-SITE WITH APPROPRIATE NATIVE PLANTINGS AND BouldERS
 - BOARDWALK WITH INTERPRETIVE STATION
- **SUSTAINABILITY**
 - MAINTAIN EXISTING PATH WHERE FEASIBLE
 - MAINTAIN EXISTING HEALTHY TREES
 - UTILIZE EXISTING GRADES TO KEEP SITE'S CHARACTER
 - UTILIZE EXISTING DRAINAGE IF FEASIBLE
 - MAINTAIN EXISTING IRRIGATION SYSTEM WHERE FEASIBLE



CEDAR LINKS PARK • Medford, Oregon



APPROVED MASTER PLAN

February 2015

Cedar Links Park Master Plan
 Probable Construction Cost Estimate -
 February, 2014

SITE DEMOLITION	QTY	UNIT	COST/UNIT	EXTENDED COST	COMMENTS
Remove A.C. paving (exist'g parking)	23,800	SF	\$ 0.55	\$ 12,980.00	
Sawcut asphalt pavement	300	LF	\$ 3.00	\$ 900.00	Estimate
Removal of Structures and Obstructions	1	LS	\$ 1,000.00	\$ 1,000.00	Estimate for Road
				SUB TOTAL	\$ 14,880.00

EROSION & TRAFFIC CONTROL	QTY	UNIT	COST/UNIT	EXTENDED COST	COMMENTS
Erosion Control	1	LS	\$ 1,800.00	\$ 1,800.00	Whole Project
Construction Staking	1	LS	\$ 5,000.00	\$ 5,000.00	Whole Project
Traffic Control	1	LS	\$ 1,260.00	\$ 1,260.00	Road
				SUB TOTAL	\$ 8,060.00

CLEARING AND GRUBBING	QTY	UNIT	COST/UNIT	EXTENDED COST	COMMENTS
Tree Canopy Clearing	1	LS	\$ 1,500.00	\$ 1,500.00	Allowance
Tree removal (6"-12") w/ stump grind	4	EA	\$ 1,000.00	\$ 4,000.00	Estimate
Tree removal (12'+) w/ stump grind	2	EA	\$ 4,500.00	\$ 9,000.00	Estimate
Clearing and Grubbing	1	EA	\$ 3,500.00	\$ 3,500.00	Estimate for Road
				SUB TOTAL	\$ 18,000.00

CONCRETE PAVING	QTY	UNIT	COST/UNIT	EXTENDED COST	COMMENTS
Steps, 6" R, 15" Tread	160	LF	\$ 15.00	\$ 2,400.00	
Concrete sidewalk	1250	SF	\$ 5.00	\$ 6,250.00	
Concrete Mowstrip - 6" wide	725	LF	\$ 15.00	\$ 10,875.00	(@ natural area)
				SUB TOTAL	\$ 19,525.00

PLAYGROUND	QTY	UNIT	COST/UNIT	EXTENDED COST	COMMENTS
Play structure(s)	1	LS	\$ 75,000.00	\$ 75,000.00	Allowance
Climbing rock	1	LS	\$ 3,000.00	\$ 3,000.00	Allowance
Concrete curb, 18" h (playground edge)	160	LF	\$ 14.00	\$ 2,240.00	
Engineered wood fiber	350	CY	\$ 35.00	\$ 12,250.00	
Natural play boulders	10	EA	\$ 1,000.00	\$ 10,000.00	Allowance
				SUB TOTAL	\$ 102,490.00

UTILITIES	QTY	UNIT	COST/UNIT	EXTENDED COST	COMMENTS
Underground power drop (w/Transformer)	1	LS	\$ 15,000.00	\$ 15,000.00	
3" Electrical Conduit	90	LF	\$ 18.00	\$ 1,620.00	
2" Electrical Conduit	965	LF	\$ 13.00	\$ 12,545.00	Includes Trenching
2" Water Service	1	EA	\$ 2,000.00	\$ 2,000.00	Includes Trenching
1-1/2" Water Line - PVC	355	LF	\$ 13.00	\$ 4,615.00	
Sewer Pump System	1	LS	\$ 6,500.00	\$ 6,500.00	Includes Trenching Pump & Grinder S

Cedar Links Schematic Estimate (2-18-14).xls

2" Sewer Pipe - Force Main	347	LF	\$	25.00	\$	8,675.00	
4" Sewer Pipe - Gravity	45	LF	\$	33.33	\$	1,499.85	
15" HDPE Pipe	288	LF	\$	44.00	\$	12,672.00	
12" HDPE Pipe	110	LF	\$	38.00	\$	4,180.00	
8" HDPE Pipe	308	LF	\$	30.00	\$	9,240.00	
4" Trench Drain w/Fabric & Drain rock	55	LF	\$	20.00	\$	1,100.00	Includes Drain rock
Detention Pond w/Structure	1	LS	\$	3,000.00	\$	3,000.00	
Detention Pond Excavation	25	CY	\$	13.00	\$	325.00	
Concrete Curb Inlet Type "B"	1	EA	\$	1,500.00	\$	1,500.00	
Concrete Inlet Type "D"	1	EA	\$	1,400.00	\$	1,400.00	
Concrete Catch Basin	1	EA	\$	1,400.00	\$	1,400.00	
12" Nyloplast Catch Basin	3	EA	\$	1,000.00	\$	3,000.00	

SUB TOTAL \$ 90,271.85

ROADWORK	QTY	UNIT	COST/UNIT	EXTENDED COST		
Concrete Walks	2100	SF	\$ 4.10	\$ 8,610.00		
Concrete Curbs, Type A	420	LF	\$ 13.00	\$ 5,460.00		
Excavation	790	CY	\$ 13.00	\$ 10,270.00		
Subgrade Geotextile	1400	SY	\$ 1.00	\$ 1,400.00		
4"-0" Aggregate Subbase	817	TON	\$ 16.50	\$ 13,480.50		
3/4"-0" Aggregate Base	312	TON	\$ 23.00	\$ 7,176.00		
Trench Patching	77	SY	\$ 40.00	\$ 3,080.00		
Level 2, 1/2" Dense, MHMAC	202	TON	\$ 90.00	\$ 18,180.00		
4" White Striping (Bike Lane)	420	LF	\$ 1.25	\$ 525.00		
4" Yellow Dotted Striping	420	LF	\$ 1.25	\$ 525.00		

SUB TOTAL \$ 68,708.50

PARKING LOT	QTY	UNIT	COST/UNIT	EXTENDED COST		
Concrete Curb, Type B	321	LF	\$ 18.00	\$ 5,778.00		
Level 2, 1/2" Dense, MHMAC	80	TON	\$ 90.00	\$ 7,200.00		3" AC section
3/4"-0" Aggregate Base	320	TON	\$ 23.00	\$ 7,360.00		12' Base section
Subgrade Geotextile	480	SY	\$ 1.00	\$ 480.00		
4" Parking Space Striping	160	LF	\$ 1.25	\$ 200.00		

SUB TOTAL \$ 21,018.00

TRAILS/PATHS/STRUCTURES	QTY	UNIT	COST/UNIT	EXTENDED COST		
Asphalt, 8' width (proposed paths)	1350	LF	\$ 25.00	\$ 33,750.00		Includes base
Boardwalk @ natural area	75	LF	\$ 150.00	\$ 11,250.00		8' width
Subgrade Geotextile	1200	SY	\$ 1.00	\$ 1,200.00		8' width
General Excavation	530	CY	\$ 13.00	\$ 6,890.00		b-ball courts

SUB TOTAL \$ 53,090.00

IRRIGATION	QTY	UNIT	COST/UNIT	EXTENDED COST		
Medium system (heads, lines, valves installed)	155620	SF	\$ 1.00	\$ 155,620.00		

42 station controller	1	EA	\$ 2,420.00	\$ 2,420.00	
Electrical Service for controller	1	LS	\$ 1,000.00	\$ 1,000.00	Installed
backflow prevention device	1	EA	\$ 1,000.00	\$ 1,000.00	Installed
Water Meter (Inst.+SDC)-2" meter, paved	1	LS	\$ 19,300.00	\$ 19,300.00	
				SUB TOTAL	\$ 179,340.00

FENCES	QTY	UNIT	COST/UNIT	EXTENDED COST	
Chain link, vinyl coated black - 3' ht.	530	LF	\$ 10.00	\$ 5,300.00	
Chain link, vinyl black coated - 4' ht.	400	LF	\$ 14.25	\$ 5,700.00	(dog run)
Chain link, galvanized - 6 ht.	570	LF	\$ 28.00	\$ 15,960.00	
Gate, 3' wide x 4' ht.	2	EA	\$ 150.00	\$ 300.00	
				SUB TOTAL	\$ 27,260.00

ATHLETIC FACILITIES	QTY	UNIT	COST/UNIT	EXTENDED COST	
Basketball, half court	2	EA	\$ 18,000.00	\$ 36,000.00	
Retaining Wall	575	SF	\$ 25.00	\$ 14,375.00	
				SUB TOTAL	\$ 50,375.00

SITE AND STREET FURNISHINGS	QTY	UNIT	COST/UNIT	EXTENDED COST	
Picnic Tables	12	EA	\$ 1,500.00	\$ 18,000.00	
Interpretive Stations	1	EA	\$ 2,500.00	\$ 2,500.00	(@ natural area)
Bench Seating	8	EA	\$ 900.00	\$ 7,200.00	
Bike rack - small	1	EA	\$ 400.00	\$ 400.00	
Trash Receptacle	10	EA	\$ 500.00	\$ 5,000.00	
				SUB TOTAL	\$ 33,100.00

SOIL PREPARATION	QTY	UNIT	COST/UNIT	EXTENDED COST	
Topsoil, imported	1120	CY	\$ 30.00	\$ 33,600.00	12' depth
				SUB TOTAL	\$ 33,600.00

LAWN / GRASSES	QTY	UNIT	COST/UNIT	EXTENDED COST	
Allowance to repair existing lawn	1	LS	\$ 4,000.00	\$ 4,000.00	
Lawn (hydroseed - includes soil prep)	30,200	SF	\$ 0.50	\$ 15,100.00	
				SUB TOTAL	\$ 19,100.00

PLANTING INSTALLED	QTY	UNIT	COST/UNIT	EXTENDED COST	
Trees - 2' cal.	55	EA	\$ 345.00	\$ 18,975.00	
Coniferous tree, 8' - 10' ht.	15	EA	\$ 350.00	\$ 5,250.00	
Shrubs & groundcover @ parking	3800	SF	\$ 2.00	\$ 7,600.00	
Organic bark mulch - 4" depth	580	CY	\$ 35.00	\$ 20,300.00	
Natural area	20,500	SF	\$ 2.00	\$ 41,000.00	plants @ 3' o.c.
Swale Boulders	20	EA	\$ 300.00	\$ 6,000.00	Allowance
				SUB TOTAL	\$ 99,125.00

ORNAMENTAL HANDRAILS / RAILINGS	QTY	UNIT	COST/UNIT	EXTENDED COST	
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Ramp/stair handrail, pipe	975	LF	\$	18.00	\$	17,550.00	
						SUB TOTAL	\$ 17,550.00

SITE LIGHTING	QTY	UNIT	COST/UNIT	EXTENDED COST	
Direct burial	1700	LF	\$ 6.00	\$ 10,200.00	Estimate
Pedestrian, 12' poles	18	EA	\$ 1,700.00	\$ 30,600.00	LED lamp
Bollard, metal w/ light	12	EA	\$ 800.00	\$ 9,600.00	LED lamp
				SUB TOTAL	\$ 50,400.00

PARK BUILDINGS	QTY	UNIT	COST/UNIT	EXTENDED COST	
Permanent Restrooms with exterior drinking fountain	1	LS	\$ 42,000.00	\$ 42,000.00	
Picnic Shelter - 16'x16' square, installed	2	EA	\$ 17,030.00	\$ 34,060.00	includes 4" slab
Picnic Shelter - 20'x20' square, installed	1	EA	\$ 20,400.00	\$ 20,400.00	includes 4" slab
SUB TOTAL					\$ 96,460.00

ADDITIONAL COST FACTORS

Estimating Contingency (4%) \$ 3,858.40

TOTAL ESTIMATED DIRECT CONSTRUCTION COSTS

\$ 1,006,209.75

CONTINGENCY ALLOWANCE

Recommended Construction contingency allowance / (Estimating Contingency - 10%) \$ 100,620.98

TOTAL WITH CONTINGENCY

\$ 1,106,830.73

OPTIONAL EXTRA CURB RELOCATION	QTY	UNIT	COST/UNIT	EXTENDED COST	
Demolition of Existing	1	LS	\$ 1,000.00	\$ 1,000.00	
Sawcut	543	LF	\$ 3.00	\$ 1,629.00	
Concrete Curb, Type A	543	LF	\$ 13.00	\$ 7,059.00	
Subgrade Geotextile	60	SY	\$ 1.00	\$ 60.00	
3/4"-0" Aggregate Base	40	TON	\$ 23.00	\$ 920.00	
Level 2, 1/2" Dense, MHMAC	27	TON	\$ 110.00	\$ 2,970.00	
Traffic Control	1	LS	\$ 2,500.00	\$ 2,500.00	
SUB TOTAL					\$ 12,168.00

* Disclaimer: The above estimate is for the Direct Construction Costs Only. It does not include furnishing and equipment, consultant fees, plan check fees, financing costs, nor any other normally associated development costs. The above estimates assume a bid type of project, with at least three qualified bidders in each of the major sub-trades. The current market is extremely volatile, with sharp increases in costs and shortage in materials such as steel, copper, cement and drywall. We have attempted to reflect these factors in the above estimate and will continue to monitor them as the project progresses. The above estimate assumes a construction start date of _____. If the start of construction is delayed beyond the date above, the estimates must be indexed at a rate of 4-8% per year compounded.

OPTIONAL ASSUMPTIONS: Prevailing wage rates apply. No donated material or labor.

RECEIVED
AUG 25 2017
PLANNING DEPT.



-  Subject
-  Tax Lots
-  Photo Location & Direction

Photo Key Map

2012 Aerial



Cedar Links Park
 Conditional Use Permit
 37-1W-16BC tax lot 300

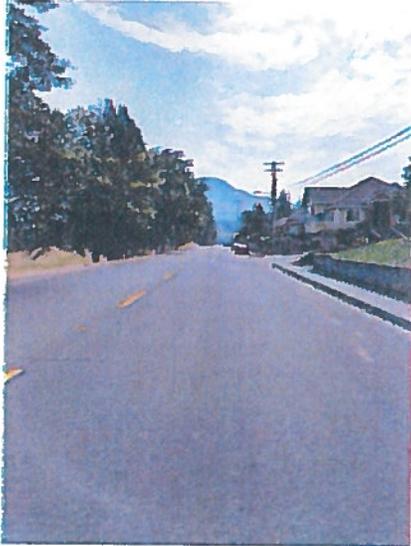


CSA Planning LTD

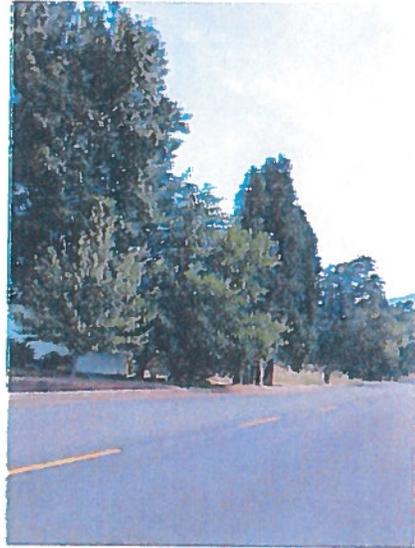
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CITY OF MEDFORD

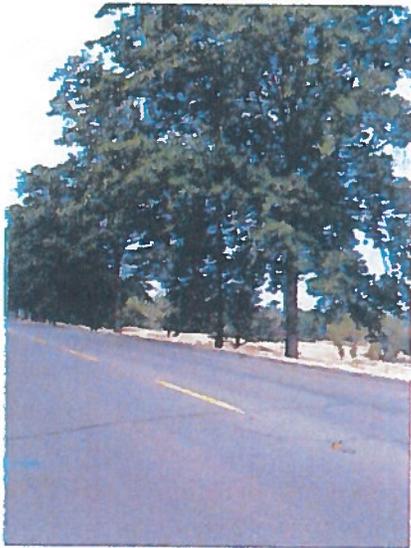
EXHIBIT #
File # CUP-17-101



1 Looking East down Cedar Link Drive



2 Looking Northeast toward subject property



3 Looking Southwest toward subject property



4 Looking West up Cedar Links Dr.

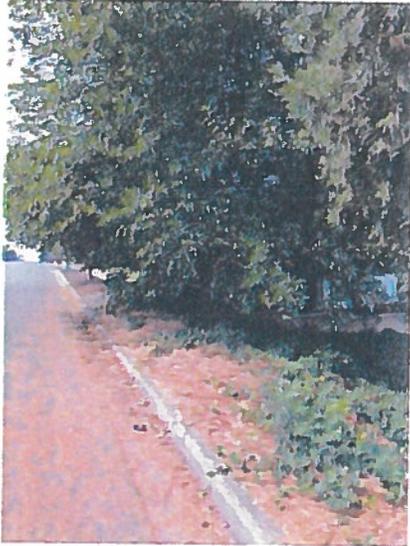
Legend

2 Photo ID Number

Site Photos

Cedar Links Park
Conditional Use Permit
37-1W-16BC tax lot 300

 CSA Planning, Ltd.



5 Curb to sidewalk at Western boundary



6 Southwest corner of subject property. Shows existing golf cart path.



7 Looking North across subject property Shows existing golf cart path.



8 Looking Northeast across subject property Shows existing golf cart path.

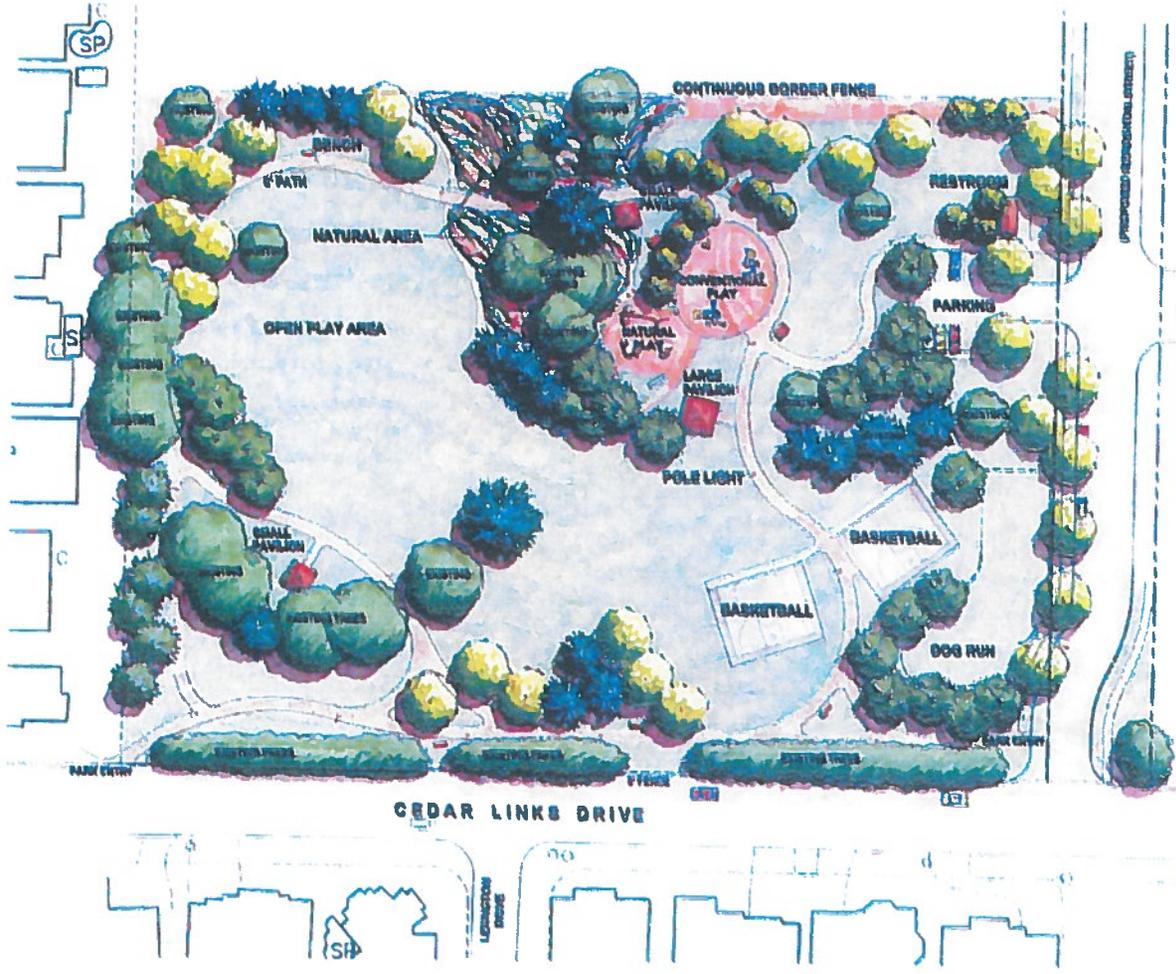
Legend

2 Photo ID Number

Site Photos

Cedar Links Park
Conditional Use Permit
37-1W-16BC tax lot 300

 CSA Planning, Ltd



PARK AMENITIES

- **PARKING**
 - (9) ON-SITE PARKING SPACES (1 RISSAN ED STALL)
 - (18) ON-STREET SPACES (EST.)
- **RESTROOM**
 - SINGLE FLUSH BUILDING
 - STORAGE CLOSET
 - OUTDOOR LIGHTING & DRINKING FOUNTAIN
- **PARK PAVILION**
 - (1) 20x30' WITH 6 PICNIC TABLES
 - (2) 18x18' WITH 2 PICNIC TABLES EACH
 - ELECTRICAL OUTLET (1) AT EACH PAVILION
 - WATER FAUCET AT EACH PAVILION
 - (1) BBQ/GRILL AT EACH PAVILION
- **PLAYGROUND**
 - CONVENTIONAL PLAYGROUND EQUIPMENT WITH PLAYGROUND SURFACING
 - NATURAL PLAY AREA WITH CLIMBING ROCKS, BALANCE LOGS, LODGE MATERIALS FOR BUILDING, MOUNDS
- **BASKETBALL COURT**
 - (2) HALF COURT WITH BENCH AND LIGHT
- **DOG RUN**
 - 80x130' FENCED DOG RUN WITH ENTRY GATES, 4' FENCE, WATER STATION (DOG WASTE STATIONS THROUGHOUT THE PARK)
- **PARK LIGHTING**
 - FULL CUTOFF (DARK SKY) LED POLE FIXTURES
 - LED BOLLARD FIXTURES
- **SEATING**
 - 6' BENCHES THROUGHOUT THE PARK
 - PICNIC TABLES THROUGHOUT PARK
- **PATHWAYS**
 - 8' WIDE LOOPING PATH
- **NATURAL AREA**
 - ENHANCE EXISTING OPEN DRAINAGE ON SITE WITH APPROPRIATE NATIVE PLANTINGS AND BOLLARDS
 - BOARDWALK WITH INTERPRETIVE STATION
- **SUSTAINABILITY**
 - MAINTAIN EXISTING PATH WHERE FEASIBLE
 - MAINTAIN EXISTING HEALTHY TREES
 - UTILIZE EXISTING GRADES TO KEEP SITE'S CHARACTER
 - UTILIZE EXISTING DRAINAGE IF FEASIBLE
 - MAINTAIN EXISTING IRRIGATION SYSTEM WHERE FEASIBLE
- **FENCING**
 - 3' HIGH FENCE CONTINUOUS ALONG CEDAR LINKS DRIVE
 - BOUNDARY FENCE CONTINUOUS ALONG NORTH PROPERTY LINE



CEDAR LINKS PARK • Medford, Oregon



APPROVED MASTER PLAN

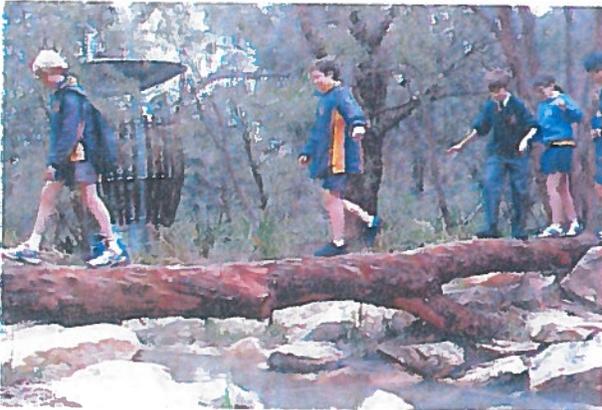
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Play areas are also enriched with the inclusion of natural play materials such as boulders and logs



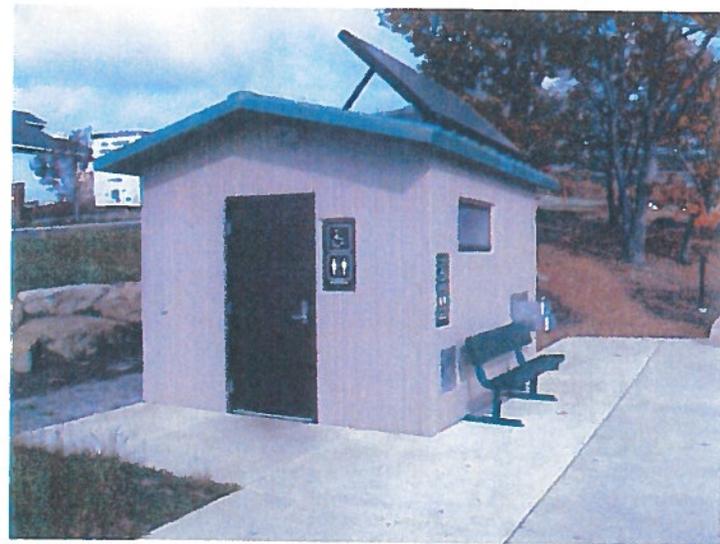
Natural play areas can include a wide variety of play surfaces increasing the opportunities for creative play



Colorful play structures with swings provide hours of active play



Covered pavilion areas will be provided for BBQ and picnic/party events



A unisex restroom facility will be provided for park users



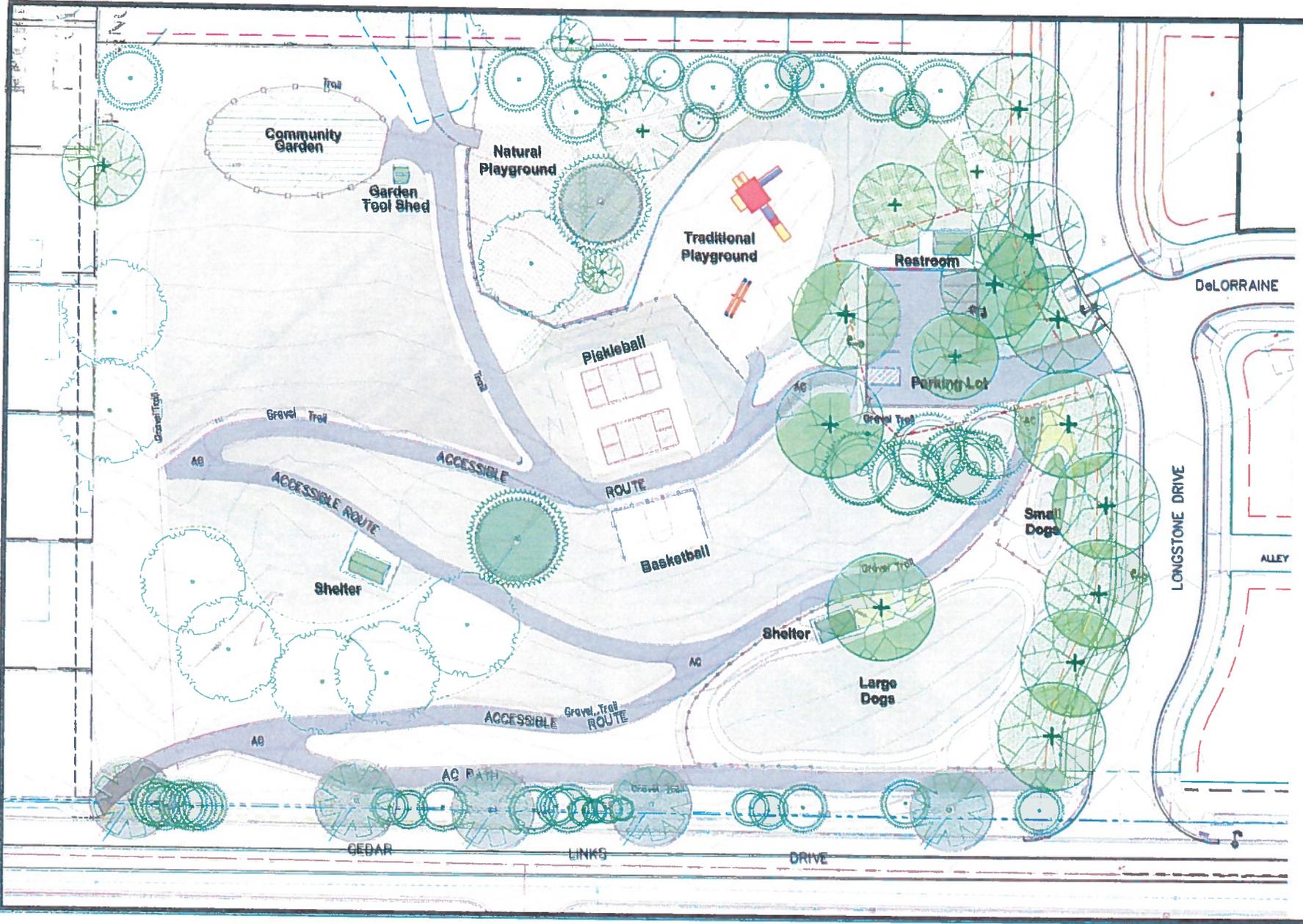
SITE PLAN

DATE: 11/16/17
SCALE: 1/4" = 1'-0"

CEDAR LINKS PARK

CITY OF MEDFORD PARKS AND RECREATION
MAP: 37-1W-16BC TAXLOT 300

7
7
DPT.





INTERIM SITE PLAN

DATE: 11/28/17
SCALE: 1/4" = 1'-0"

CEDAR LINKS PARK

CITY OF MEDFORD PARKS AND RECREATION
MAP: 37-1W-16BC TAXLOT 300

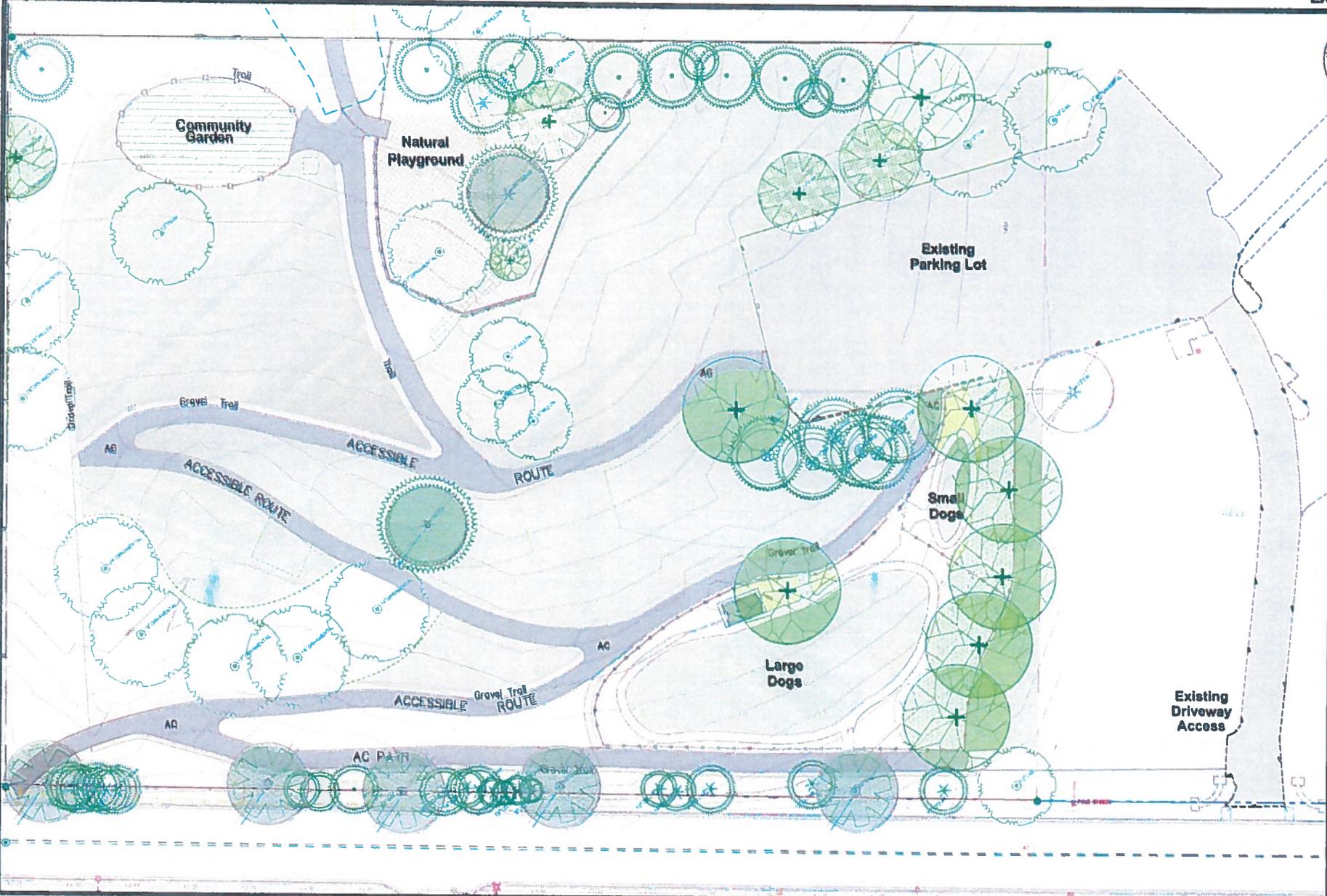


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Do Parks Make Cents?

An Analysis of the Economic Value of Parks in San Francisco

Karin Marie Edwards
Richard and Rhoda School of Public Policy
UC Berkeley

Prepared for the San Francisco Neighborhood Parks Council // May 2007

The author conducted this study as part of the program of professional education at the Goldman School of Public Policy, University of California at Berkeley. This paper is submitted to fulfill the requirements for the Master of Public Policy degree. The judgments and conclusions are solely those of the author, and are not necessarily endorsed by the Goldman School of Public Policy, by the University of California, or by any other agency.

Section 4: The Impact of Parks on Property Values

4.1 SUMMARY

Prices are a means, although imperfect, of quantifying the *value* of public goods such as open space, clean air, community, and safety. In most cases, attaching a price tag is the only way of comparing these nonmarket goods to goods traded in the market. In a city such as San Francisco where many other priorities exist, the ability to demonstrate the economic value of parks in monetary terms is particularly crucial. Unless an attempt to quantify the benefit of parks – both intangible and tangible – is made, it is unlikely that park investment will be prioritized to the requisite level.

This section explores a small yet significant segment of the economic value of parks: **the impact parks have on property values**. As a public good, parks are not generally traded in the market. Because of the lack of direct information to calculate the value of nonmarket goods, economists have developed indirect methods to measure the value of nonmarket goods. The hedonic pricing model is one of these methods. The hedonic pricing method is typically used to estimate the value of nonmarket goods such as parks and open space, as well as air pollution and proximity to hazardous waste facilities.

This analysis measures the impact parks have on property values in two ways:

1) A *holistic hedonic pricing model* is used to measure the capitalization of park land into property value for residential homes in San Francisco. Because distance to the nearest park does not have a market price, a hedonic pricing model is the only way to estimate the relationship between property values and proximity to parks. This particular model is designed to measure the *proximity principle*.

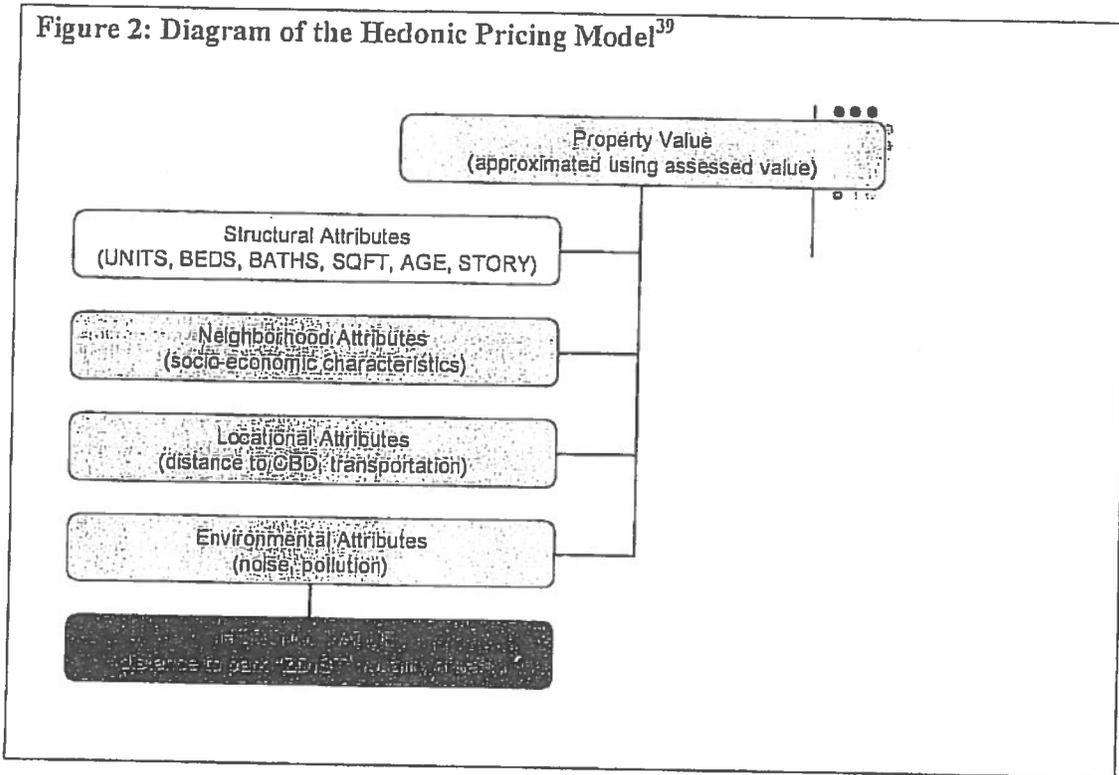
2) The **total property tax generated by parks** that the city is not accruing by not including the green premium in their assessment of properties was calculated. This approach assumes that the assessed value of residential properties does not include the *green premium*.

4.2 THE HEDONIC PRICING MODEL

Hedonic Pricing

Hedonic pricing models express the price of a good as a function of its characteristics or attributes. The model then econometrically estimates the implicit price of all the included attributes. For example, a house is a bundle of structural characteristics such as square footage, age of house, number of bedrooms, and so on. The house “bundle” can also include *neighborhood amenities, community conditions, locational factors,*

environmental factors, and macro-market conditions.³⁸ These different attribute categories are demonstrated in Figure 2.



The hedonic pricing model is able to explain the variation home prices by attributing the variation to these different attributes included in the bundle. The price of a house is therefore the sum of the value of all of its attributes. This is expressed as:

- Equation One → $P = f(x_1, x_2, x_3 \dots x_n)$;

where P, the market price, is a function of the set of attributes (x1, x2, x3 and so on).

A hedonic variable can then be added to the equation. A hedonic variable is an attribute that does not have a market price. In this case, the hedonic variable is *distance to the nearest park*. The function can now be expressed as the following:

- Equation Two → $P = f(x_1, x_2, x_3, \dots x_n, z)$;

where z is the hedonic variable.

³⁸ Nicholls, Sarah and John Crompton. (2005). "The Impact of Greenways on Property Values: Evidence from Austin, Texas". *Journal of Leisure Research* 37(3), 321-341

³⁹ Nicholls, Sarah (2005)

The regression model used to estimate the hedonic price is expressed as:

- Equation Three → $P = B_1 + B_2X_2 + B_3X_3 + B_4X_4 \dots B_nX_n \dots B_xX_x + u$;

where P is the observed property value; X₂ - X_n represent the structural attributes; X_x represents the hedonic attributes; u represents the error; and B represents the estimate of the relevant attributes implicit marginal price after differentiation. The regression coefficients, B_s, can also be interpreted as marginal prices homebuyers are willing to pay for each of the attributes.

There are many assumptions associated with the hedonic pricing model. First, the market must be at equilibrium and homebuyers are expected to maximize their utility subject to budgetary constraint. Second, homebuyers must have the ability to choose among all available properties in the area. And finally, homebuyers must have perfect knowledge.⁴⁰

Table 4: Description of Variables and Expected Sign on Coefficient⁴¹

Variable Name	Variable Description	Expected Sign on Coefficient
ASSESS_V	Total Assessed Value (land+structure+improvements = assess_v)	n/a
SQFT	Size of property (in square feet)	+
AGE	Age of property	-
UNITS	Number of units	?
BED	Number of bedrooms	+
BATH	Number of bathrooms	+
STORY	Number of stories	?
DIST	Distance to Nearest Park	-

⁴⁰ Boardman, Anthony E. et al. (2006). *Cost Benefit Analysis: Concepts and Practice* (Third Edition). Pearson Prentice Hall: New Jersey. pp. 349-352.

⁴¹ Nicholls, Sarah (2005)

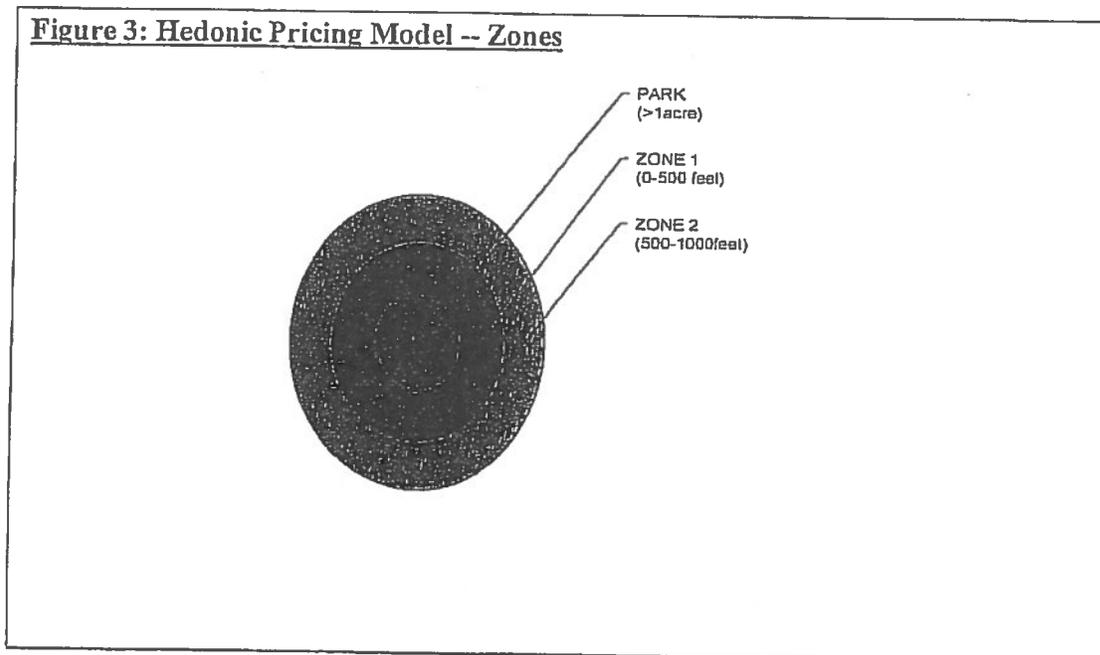
Methods

Study Area

As requested by the Neighborhood Parks Council, the City of San Francisco was selected as the area of study. The data set includes 13,472 single-family residential units⁴² that are located within 1000 feet of a park under RPD jurisdiction. The purpose of only including RPD-owned park land in the study area is so that, if desired, a comparative analysis could be made between the annual *benefits* and *costs* of RPD parks.

Methods

Through geocoded site location⁴³, residential properties within 1000 feet of every significant park in San Francisco were identified (See Figure 3). A *significant* park is defined as a park that is more than one acre.⁴⁴ Next, two zones were created: **Zone 1** includes all properties within 500 feet of a park; **Zone 2**, the 'control group', includes all properties between 500 and 1000 feet of a park. The selected distances were based on the following baseline assumption: although it has been shown that effects from the proximity principle can be measured up to 2000 feet from a park, almost all of the premium generated from a small neighborhood is captured in the first 500 feet, and 75% of this added value is captured within 500 feet of a large park.⁴⁵ Only properties that were completely contained Zones 1 and 2 were included. This was done to avoid double-counting.



⁴² RH-1 and RH-1(D)

⁴³ GIS software used: ArcView 9.1

⁴⁴ Harnik, Peter (TPL). Phone Interview. 13 February 2007

⁴⁵ Crompton, John. (2004) The Proximate Principle.

Variables

Assessed property value was used as the dependant variable. This data set was obtained from the City Assessor's Office.⁴⁶ Although sales price data more accurately depicts true market value, due to the high cost of accessing this information, assessed value was used as a proxy.

Independent variables fall into two groups; structural and hedonic. Though many other variables categories exist (see Figure 2), this study was limited by the availability of data. Independent variables used in this analysis include: the square footage of property (SQFT), the age of the property (AGE), number of bedrooms (BED), number of bathrooms (BATH), number of units (UNITS), number of stories (STORY), and the distance from the nearest park (ZDIST). Table 4 illustrates the variables used in this study and includes the expected sign of the coefficients.

Sample size was dependant on the reliability of the data set. Reasonable parameters were set for the following variables:

- 1) only properties with an assessed value between \$200,000 and \$5 million were included;
- 2) only properties with BEDS<20 were included;
- 3) only properties with BATHS<40 were included;
- 4) only properties with UNITS<10 were included;
- 5) only properties with STORY<10 were included.

This was done first, to clean up the data of suspicious outliers; and second, to limit the scope of the study to smaller residential properties instead of including large apartment buildings. Distance to the nearest park, or ZDIST, is a dummy variable that categorizes properties as being in either Zone 1 or Zone 2 (see Figure 3).

Regression Analysis

This study uses a standard multiple regression. Cropper et al. show that a simple linear form produces less of an omitted variable bias than more complicated versions.⁴⁷

Results

Figure 5 shows the results of the hedonic pricing model. The set of explanatory variables included in the model accounts for 19% of the variance in the assessed property value ($R^2 = 0.19$). The t-score for distance from a park had a t-score of 21.5, which was the second highest, after the number of bathrooms.

⁴⁶ This study used the 2006 Secure Role

⁴⁷ Cropper, M.L., Deck, L.B., McConell, K., 1988. "On the choice of functional forms for hedonic price functions". *Rev. Econ. Stat.* 70, 668-675.

Ideally, this study would have used sales price as its data set. However, the actual sales price data is not easily accessible and is Multiple Listing Service (MLS) data can be prohibitively expensive for non-profits and government agencies.

It is also important to note the disparity between the median price of a home in San Francisco, which is approximately \$800,000, and the mean assessed value, which is approximately \$400,000.⁵¹ Again, the economic value estimated for San Francisco's parks system, in terms of positive impact on property values, may be substantially larger than suggested.

4.3 AGGREGATING THE GREEN PREMIUM

To Be or Not to Be?

There is a debate to whether or not the assessed value of a property includes the proximity principle. This debate is not only between academics, it also occurs at the city level. Interviewing a handful of city appraisers exposed the lack of a standardized approach for property assessment in San Francisco.

Calculating the Green Premium

Assuming that the City Assessor's Office *does not* take the proximity principle into account when assessing the value of properties in San Francisco, and assuming that there is an average premium of 5-20% within 500 feet of an urban park, property values for residential homes in Zone 1 were aggregated. The sum of all property values was \$11 billion. Next, a 5% to 20% premium were added to this dollar amount. This range represents an estimate of the overall change in property value attributed to the proximity principle. Aggregated property values increase from \$11 billion to \$11.6 – 13.3 billion when the proximity principle is accounted for. Finally, this new aggregate total was multiplied by local property tax rate⁵² to estimate the total positive impact of parks on the property tax base. When accounting for the *green* premium, property taxes jumped from \$125 million to \$132 - \$150.4 million.

This calculation is important because it estimates the amount of property taxes generated by the *green* premium that the City is not taking advantage of. By not including the proximity principle in assessed property values, the City is missing out on \$6.3 – 25.1 million in property taxes. This number only reflects the impact of RPD-owned parks and open space. It does not include other parks and open space in San Francisco.

Conclusion

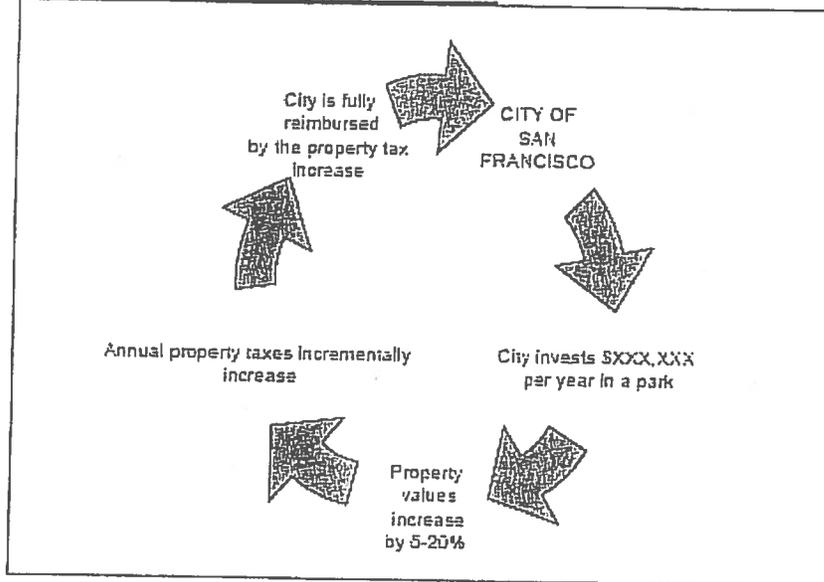
An important next step would be to compare the aggregated *green* premium with the annual cost to RPD to acquire, develop, and maintain parks and open space. However, it

⁵¹ California Home Sale Price Medians by City: Home Sales Recorded in March 2007: Dataquick real estate news. Website: <http://www.dqnews.com/ZIPCAR.shtml> . Access Date: 25 April 2007

⁵² Local Property Tax Rate = 1.135%

is again important to note that calculating the *green* premium is only a partial indicator of the revenue parks generate for the city.

Figure 4: Cycle of Investing in a Park



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Articles

The Impact of Parks on Property Values: A Review of the Empirical Evidence

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Department of Recreation, Park and Tourism Sciences, Texas A&M University

The real estate market consistently demonstrates that many people are willing to pay a larger amount for a property located close to a park than for a house that does not offer this amenity. The higher value of these residences means that their owners pay higher property taxes. In many instances, if the incremental amount of taxes paid by each property which is attributable to the presence of a nearby park is aggregated, it is sufficient to pay the annual debt charges required to retire the bonds used to acquire and develop the park. This process of capitalization of park land into the value of nearby properties is termed the "proximate principle."

Results of approximately 30 studies which have empirically investigated the extent and legitimacy of the proximate principle are reported, starting with Frederick Law Olmsted's study of the impact of New York's Central Park. Only five studies were not supportive of the proximate principle and analysis of them suggested these atypical results may be attributable to methodological deficiencies.

As a point of departure, the studies' results suggest that a positive impact of 20% on property values abutting or fronting a passive park area is a reasonable starting point. If it is a heavily used park catering to large numbers of active recreation users, then the proximate value increment may be minimal on abutting properties, but may reach 10% on properties two or three blocks away.

KEYWORDS: *Parks, open space, property values*

Introduction

The difficult fiscal environment that prevails in many cities, and the escalation of urban land values, have made the economic justification of park land and open space increasingly necessary in order to rebut the persuasive rhetoric of those who say: "I am in favor of parks and open space but we cannot afford the capital costs of acquisition and development because of more pressing priorities, or the loss of operational revenue that will accrue if the land is removed from the tax rolls." Government officials often seek to enhance the tax bases of their communities by encouraging development. There is a widespread belief that this strategy raises additional revenues from property taxes, which then can be used to improve community services without increasing the taxes of existing residents. The notion that development brings prosperity is deeply embedded in the American psyche. In contrast

to the enhanced tax revenues accruing from development, contemporary conventional wisdom among many elected officials and decision makers is that open space and park land is a costly investment from which a community receives no economic return. The social merit of such investment is widely accepted, but social merit amenities frequently are regarded as being of *secondary importance when budget priorities are established*.

Advocates of park and open space provision view this economic conceptualization of parks as flawed. They exhort the adage that much of the value of properties on the tax roll is acquired from amenities that are off the tax roll, and that the contributions of these amenities to the tax base are likely to be at least as substantial as those forthcoming from residential real estate developments. This paper reviews empirical evidence in the literature relating to three key questions: (1) Do parks and open spaces contribute to increasing property values (the proximate principle)? (2) What is the magnitude of this effect? and (3) How does distance effect the proximate principle?

The Basic Principle

The premise that parks and open space have a positive impact on property values derives from the observation that people frequently are willing to pay a larger amount of money for a home located close to these types of areas, than they are for a comparable home further away. If this observation is empirically verified, then owners of the enhanced property are likely to pay higher property taxes to governments because of the increase in the property's appraised value. In effect, this represents a "capitalization" of park land into increased property values for proximate land owners. Conceptually, it is argued that the competitive market will bid up the value of property just equal to the capitalized value of the benefits that property owners perceive they receive from the presence of the park or open space. Economists refer to this approach as "hedonic pricing." It is a means of inferring the value of a non-market resource (a park) from the prices of goods actually traded in the market place (surrounding residential properties).

In some instances if the incremental amount of taxes paid by each property that is attributable to the presence of the park or open space is aggregated, it will be sufficient to pay the annual debt charges required to retire the bonds used to acquire and develop the park. In these circumstances, the park is obtained at no long-term cost to the jurisdiction.

This principle is illustrated by the hypothetical 50 acre park shown in Figure 1. It is a natural, resource oriented park with some appealing topography and vegetation. The cost of acquiring and developing it (fencing, trails, supplementary planting, some landscaping) is \$20,000 an acre, so the total capital cost is \$1 million. The annual debt charges for a 20 year general obligation bond on \$1 million at 5% are approximately \$90,000.

A projected annual income stream to service the bond debt was calculated using the following assumptions:

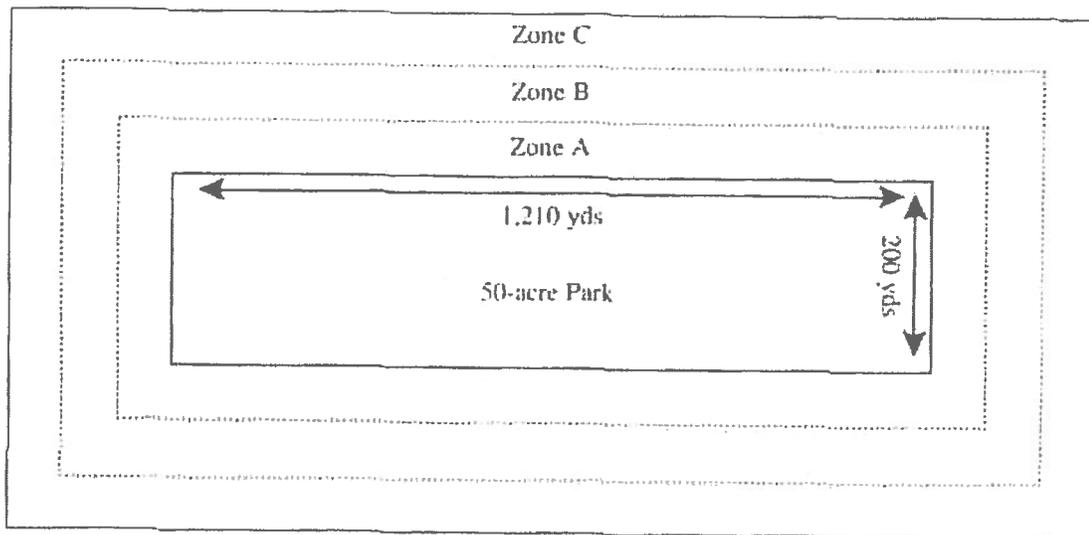


Figure 1. Layout of a 50 acre Natural Park and the Proximate Neighborhood Area

- If properties around the park are 2,000 sq ft homes on half-acre lots (40 yd \times 60 yd) with 40 yd frontages on the park, then there would be 70 lots in Zone A (30 lots along each of the 1,210 yd perimeters and 5 lots along each of the 200 yd perimeters).
- Assume total property taxes payable to city, county, and school district are 2% of the market value of the property.
- Assume the market value of similar properties elsewhere in the jurisdiction beyond the immediate influence of this park is \$200,000.
- Assume the desire to live close to a large natural park creates a willingness to pay a premium of 20% for properties in Zone A; 10% in Zone B; and 5% in Zone C, and that there are also 70 lots in Zones B and C.

Table 1 shows that, given the above assumptions, the annual incremental property tax payments in the three zones from the premiums attributable to the presence of the park amount to \$98,000. This is sufficient to pay the \$90,000 annual bond debt charges.

The flows of this investment cycle are shown in Figure 2: (i) the council invests \$90,000 a year for 20 years (annual debt charges on a \$1 million bond) to construct or renovate a park; (ii) which causes the values of properties proximate to the park to increase; (iii) leading to higher taxes paid by the proximate property owners to the council; (iv) that are sufficient to fully reimburse the \$90,000 annual financial investment made by the council.

There are five additional points worth noting which may further strengthen the economic case. First, this illustration assumes no state or federal grants are available to aid in the park's acquisition and development. If they were available to reduce the community's capital outlay, then the incremental property tax income stream would greatly exceed that required to

Table 1
Property Taxes Pay the Annual Debt for Acquisitions and
the Development of the Park

Zone	Market Value of Each Home	Incremental Value Attributed to the Park	Total Property Taxes at 2%	Incremental Property Taxes Attributed to the Park	Aggregate Amount of Property Tax Increments Given 70 Home Sites
Outside the park's influence	\$200,000	\$0	\$4,000	\$0	\$0
A (20% premium)	\$240,000	\$40,000	\$4,800	\$800	\$56,000
B (10% premium)	\$220,000	\$20,000	\$4,400	\$400	\$28,000
C (5% premium)	\$210,000	\$10,000	\$4,200	\$200	\$14,000
					<u>\$98,000</u>

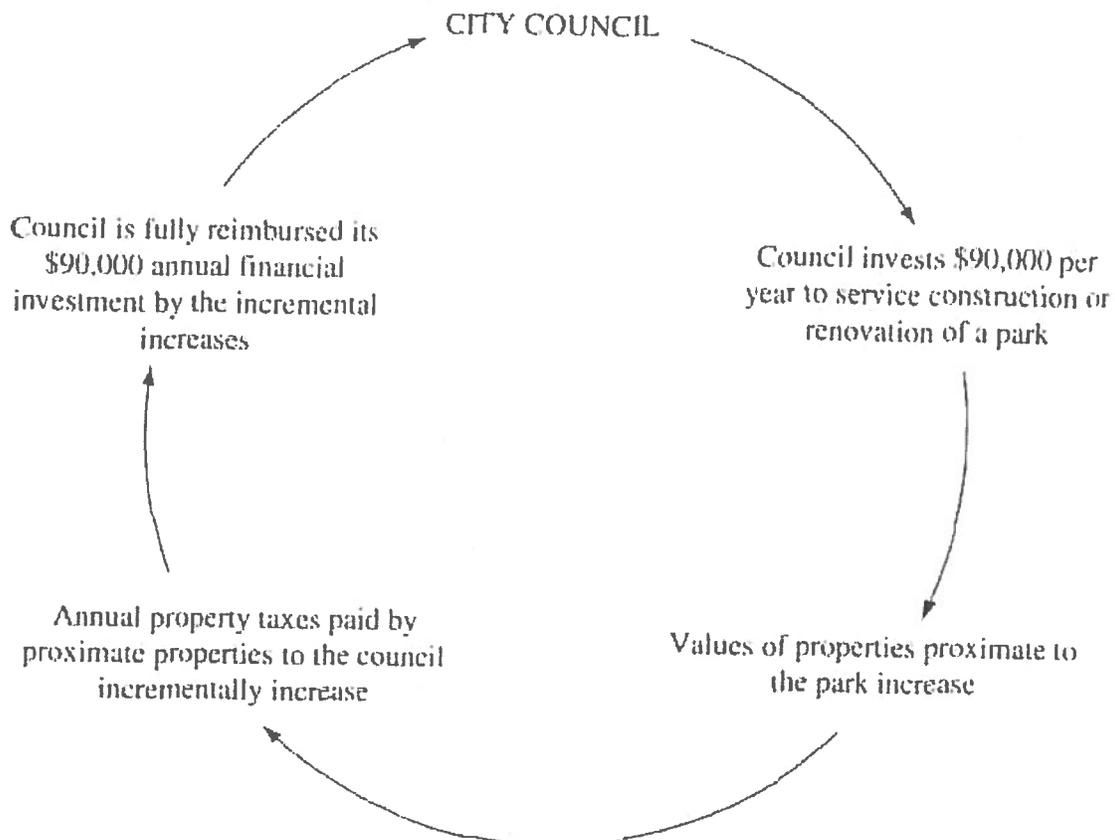


Figure 2. The Investment Cycle Associated with a Local Government's Investment in a Park

service the debt payments. Second, the incremental property tax income will continue to accrue to the community after the 20-year period during which the debt charges will be repaid, at which time the net return to the community will be substantially enhanced.

Third, there is evidence to suggest that investment in parks affects the comparative advantage of a community in attracting future businesses and desirable residential relocators such as retirees (Crompton et al, 1997). However, the proximate capitalization approach does not capture the secondary economic benefits attributable to park provision that accrue from such sources.

Fourth, a park of the size shown in Figure 1 is likely to improve the quality of life and, thus, have some economic value to urban residents living beyond Zone C. In all the studies reviewed in this paper, the capitalization of benefits ceased at a selected distance, usually somewhere between 500 feet and 3000 feet away from the park perimeter in urban contexts. However, it is unlikely that park users and beneficiaries will be restricted only to those individuals located within such a narrowly defined service area (Lynn, 1972).

Finally, there is convincing evidence that the public costs associated with residential development exceed the public revenues that accrue from it by, on average, approximately 15% (Crompton, in press). Thus, if the annual tax yield to a community was \$1 million from a residential development, the median cost of servicing it is likely to be \$1.15 million. In this case, if the operation and maintenance costs associated with using the land as a park or open space were less than \$150,000, then it would be a more cost effective use of the land for the community than residential development.

A determining factor of the magnitude of a park's impact on the property tax base is the extent of the park's circumference or edge (Little, 1990). If a 100 acre park is circular in shape, then it has a relatively small circumference. If the 100 acres is distributed more linearly, then the amount of edge increases substantially. The principle is illustrated by the calculations in Figure 3. The increased amount of edge means that more property can be sited adjacent to the park and the aggregate enhancement value of the property tax base is likely to be larger. This edge principle has been widely

A circular park that is 100 acres in area will have a radius of 1,177.8 feet. Given that the circumference of a circle is two times pi, times the radius ($2\pi r$), the amount of edge will be 7,396.7 feet.

Assume this park is unpeeled into a long strip of green which is one square acre wide (209 feet)—in effect, laying one acre next to another in a line. To find the length of the edge of 100 acres in this configuration 209 feet is multiplied by 100 times two, since there are two sides to this strip. The result is 41,800 linear feet, 5.65 times as much edge compared with a circular park of the same number of acres. That is the edge effect.

Source: Little, C. E. (1990).

Figure 3. Illustrating the Edge Effect

embraced in the design of golf courses which are incorporated into residential real estate developments.

It is important to recognize that some types of parks are more desirable than others as places to live nearby. For example, there is convincing evidence that large flat open spaces which are used primarily for athletic activities and large social gatherings, are much less preferred than natural areas containing woods, hills, ponds or marsh (Kaplan & Kaplan, 1990). Further, it must be recognized that there are contexts in which parks exert a negative image on property values. A useful analogy is with a well-groomed front lawn which is likely to increase the value of a home, but if it is overgrown with weeds then the property value is likely to be diminished (Fox, 1990).

This point was made by the deputy director of the Parks Council, a nonprofit advocacy organization in New York City when she observed: "We have many poor neighborhoods in the South Bronx near parks. But the parks are not helping them. If you put money into a park, chances are that you will improve one portion of the neighborhood. But if the park does not have proper security and maintenance, it becomes a liability for nearby homes" (Tibbets, 1998, p. 9). Adverse impacts may result from nuisances such as: congestion, street parking, litter and vandalism which may accompany an influx of people coming into a neighborhood to use a park; noise and ball-field lights intruding into adjacent residences; poorly maintained, or blighted derelict facilities; or undesirable groups congregating in a park engaging in morally offensive activities.

In rural contexts, the proximate presence of undeveloped public park or open space is likely to be regarded by many landowners as an asset. However, in some contexts it may be viewed negatively because of trespass concerns. Hence, many proximate landowners in rural areas post and fence their land against trespassing (Gartner, Chappelle & Giraud, 1996).

A final negative impact is that appreciation of property values results in higher property taxes. Residents who have lived in a location for a long time and have no interest in selling their property, may see no personal benefits accruing to them from development or major renovation of a nearby park. Nevertheless, they are required to pay higher taxes because the appraised value of their property has increased.

The conceptual outcomes discussed in the previous paragraphs are summarized in Figure 4 which recognizes that both positive and negative impacts on property values are possible. The top half of Figure 4 suggests that property value benefit increments associated with proximity and accessibility will decay as distance from the park increases. The lower half of Figure 4 suggests that any negative values are likely to be limited to properties in close proximity to the park and these will decay more rapidly than positive impacts as distance from the park increases—that is, the positive curve is likely to be flatter than the negative curve (Li & Brown, 1980). Thus, in the negative scenario property in the park's service area but beyond (say) 500 feet is still likely to experience an increase in value, since some benefits of access to the

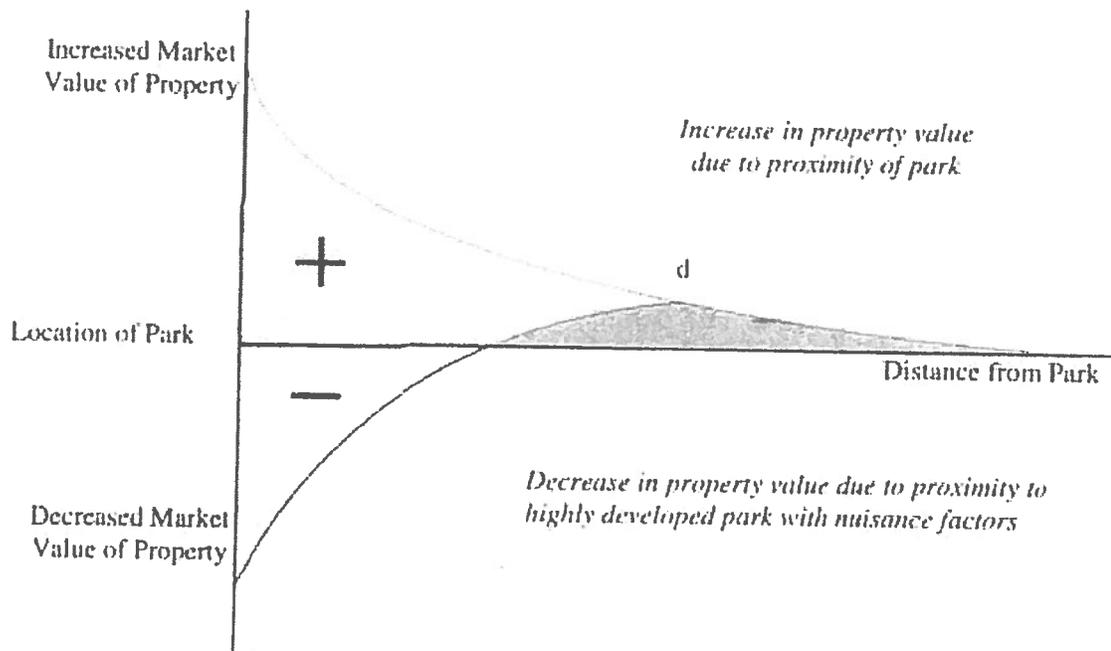


Figure 4. The Positive and Negative Impacts of Parks on Residential Property Values. Source: Li, N. M. and Brown, H. J. (1980).

park's amenities accrue to these homeowners but they avoid the nuisance costs inflicted on those who live close to it.

The Early Empirical Studies

The legitimacy of the proximate principle was conventional wisdom that prevailed among park professionals, landscape architects and urban planners in the early years of the twentieth century. Given his legendary, inspirational role in the architecture, design and popularization of parks in the United States, it should come as no surprise that this conventional wisdom emerged from the work of Frederick Law Olmsted.

Before funding for Central Park was committed, Olmsted explained how the proximate principle would result in the park being self-financing and his argument convinced key decision-makers. Thus, the New York City Comptroller, writing in 1856 shortly after the city acquired title to the land for Central Park, said, "the increase in taxes by reason of the enhancement of values attributable to the park would afford more than sufficient means for the interest incurred for its purchase and improvement without any increase in the general rate of taxation" (Metropolitan Conference of City and State Park Authorities, 1926, p. 12).

Olmsted consolidated the initial conceptual acceptance of the proximate principle for Central Park by subsequently providing empirical verification of it. He was responsible for the earliest documentation of the rela-

tionship between public parks and real estate values (Fox, 1990). His data are summarized in Table 2. This documentation was widely disseminated and was a powerful weapon in the armory of early public and open space advocates seeking to persuade communities to commit new investments into these amenities.

Soon after Central Park was completed, the New York Parks Commission was able to assert that before the park was developed, the three wards adjacent to the park paid one dollar in every thirteen the city received in taxes; but after its development they paid one-third of the entire expenses of the city, even though acquiring the land for Central Park removed 10,000 lots from the city's tax roll (Metropolitan Conference of City and State Park Authorities, 1926).

Attributing all the high increase in the property values in these three wards to the park, as Olmsted and the New York Parks Commission claimed, was probably inappropriate and an exaggeration of the park's influence. It is likely that natural growth in the city's population which caused a northerly movement of people would have created increased property values in these wards without the park. Indeed, the average values in other parts of the city increased approximately 100% during this time period. However, if this average rate of increase had been applied to the three wards contiguous to Central Park then their property value would have been about \$53 million;

Table 2
Frederick Law Olmsted's Documentation of the Impact of Central Park on the Property Tax Base of the Three Proximate Wards

Assessed value in 1873	\$236,081,515.00
Assessed value in 1856	26,429,565.00
Showing an increased valuation of	\$209,651,950.00
The total expenditure for construction, from May 1 st , 1857 to January 1 st , 1874, is	\$8,873,671.50
The cost of land of the Park to the city is	5,028,844.10
The cost of the Park to the city is	\$13,902,515.06
The rate of tax for the year 1873 is 2.50, yielding on the increase of valuation as above stated, increase of tax amounting to \$5,241,298.75.	
Total increase of tax in three wards	\$5,241,298.75
The annual interest on the cost of land and improvement of the Park, up to this time, at six percent	\$834,150.94
Deduct one percent, on \$399,300 of stock, issued at five percent	3,933.00
	830,157.94
Excess of increase of tax, in three wards, over interest on cost of land and improvements	\$4,411,140.81

Source: Fox, T. (1990).

whereas it was actually \$236 million. Thus, even when this is considered, the park's influence remained considerable.

The highly publicized financial success of Central Park generated calls for the scenario to be replicated elsewhere in the New York City area. For example, in a letter to the *New York Times* in 1882 a correspondent noted that Central Park "has not only paid, but it has been a most profitable investment, and regarded in the light of a real estate transaction alone, it has been a great success" (*New York Times*, 1882, Jan. 9, p. 3). He went on to observe that "those who want a reduction in the tax rate and those who favor the movement for its effect on real estate" were now "certain" to support development of future parks. As a result of the Central Park success, the letter writer advocated a proposal to acquire and develop two new 2,000 acre parks on the periphery of the city before its expanding population reached those areas. He argued:

Four or five millions of dollars at the utmost will be sufficient and, as experience has proved, the City will not only be reimbursed for the outlay, but will receive in the increased tax income collected on the enhanced value of land contiguous to the proposed parks much more than will be required for maintenance and other accounts, leaving, as in the case of Central Park, a handsome profit on the investment (p. 3).

Similar arguments were used in many other locales, as local governments realized that large public parks encouraged new residential development on the periphery of a city which they believed expanded and strengthened the tax base (Fox, 1990). The documented evidence from Central Park established the proximity principle as conventional wisdom among planners and park advocates, and resulted in it being used to justify major park investments in many other communities, most notably in nearby Brooklyn, in Boston and in Kansas City. In Brooklyn, for example, it was a prime factor in stimulating development of the 526 acre Prospect Park, which Olmsted and his partner Calvert Vaux also designed and built, since one of the main purposes of that park was to stimulate new real estate development (Fox, 1990).

The first county park system in the U.S. was the Essex County Park Commission in New Jersey which was established in 1895. Much of its early justification for park investment was based on the proximate property principle. In 1915, the Commission engaged a consultant to assess the impact on land values of four Newark parks—Eastside, Westside, Weequahic, and Branch Brook (Weir, 1928). The results are summarized in Table 3. They showed that over a 12 year period, the increased taxes paid to the county by adjacent property owners, which were attributable to the four parks, were sufficient to pay all debt charges and almost all of the maintenance costs.

Similar results were reported in a study undertaken by a firm of accountants for the neighboring Union County Park System in New Jersey in 1928 (*The Playground*, 1928). The study focused on property adjacent to Warinanco Park in both the City of Elizabeth and the Borough of Roselle,

Table 3
The Impact of Four Newark Parks on Adjacent Property Values

Park	Rate of Increase in Property Values		
	Property Adjacent to Parks	Rest of Same Taxing District	Adjacent Taxing Districts
Eastside	9 times	2¼ times	2½ times
Westside	15 times	3 times	3 times
Weequahic	14 times	7 times	3 times
Branch Brook	5 times	2½ times	3¾ times

(part adjoins park)

Source: Weir, L. H. (1928).

for the years 1922 and 1927. For comparative purposes, the study reported assessed values of the City of Elizabeth; the Tenth Ward of that city in which the park was located; and of the balance of the taxing district of Roselle, for the same years. Results of the study are summarized in Table 4.

The consultants reported that the increase in assessed values in the Elizabeth Tenth Ward outside the area adjoining the park in this period was 64.1%. If the area adjoining the park had increased in value at that rate since 1922, then its assessed value would have increased by only \$450,000, giving a total for 1927 of \$1.15 million instead of the \$3.77 million shown in Table 4. The difference of \$2.62 million they believed was attributable directly to the influence of the park.

A similar situation was evident on the Roselle side of the park where the rate of increase for the Borough property beyond the park area was

Table 4
The Influence of Warinanco Park on Adjacent Land Values in the City of Elizabeth and the Borough of Roselle 1922-1927

	City of Elizabeth	Tenth Ward in Elizabeth	Adjacent to Park on Elizabeth Side	Borough of Roselle	Adjacent to Park in Roselle
1922 Assessed Value*	83.90	16.10	0.703	7.10	1.07
1927 Assessed Value*	125.13	29.05	3.770	11.57	2.65
% Increase	49.1%	80.4%	436.1%	62.8%	147.0%

*Values are in \$ millions.

Source: County parks increase property values. *The Playground*, March 1928: 633-634

34.5%. If this rate were applied to the park area property, then the increase in assessment values from 1922 to 1927 would have been \$370,000 giving a total of only \$1.44 million instead of the actual total of \$2.65 million shown in Table 4. Again, the difference of \$1.21 million was attributed by the consultants to the influence of the park.

A subsequent update of this study reviewed the 17 year period from 1922 to 1939 (Herrick, 1939). It reported that there was a 632% increase in assessed valuations on properties adjacent to Warinanco Park during this period. This was nearly 14 times the average increase of 46% for the entire city during the same period of years. The property in Elizabeth adjacent to the park which was assessed at \$703,000 in 1922, rose to \$5.1 million in 1939. A similar, though less spectacular, increase was shown on lands adjacent to the park in Roselle where valuations on land adjacent to the park increased by 257%.

In the first third of the twentieth century, developments of parkways and playgrounds were considered to be as central economic, social, and political issues, as the development of parks. Development and maintenance of parkways was a major responsibility of some urban park departments, and their positive impact on proximate land values was a primary justification for their development. The prevailing mind-set was that parkways were analogous to linear parks and, thus, a similar premium attributable to their aesthetic appeal would be present. Empirical studies appeared to confirm this premium (Nolen & Hubbard, 1937). However, it was not possible to untangle the myriad of influences accounting for the increases, and historical perspective suggests that much of the value increase was attributable to more effective and efficient access for traffic and transit, rather than to the parkways' aesthetics.

In most communities today, the distinction between parks and playgrounds has disappeared. Typically, playground equipment is one of multiple features incorporated into the design of parks. Playgrounds as independent entities are confined primarily to inner city neighborhoods where they are vestiges of a previous planning era. However, in the first third of the twentieth century, independent playgrounds were a common feature in the urban landscape. These entities were defined as, "spaces wholly designed for play, and having little or no park-like qualities" (Stoney, 1927, p. 324).

It had been claimed that playgrounds were likely to depreciate land values in their vicinity, but the empirical evidence suggested this concern was generally unfounded, especially in proximate rather than abutting properties (Stoney, 1927; Feldman, 1929). The cases investigated indicated that, for the most part, playgrounds did not retard the natural rise of land values. In residential neighborhoods, playgrounds tended to increase the value of proximate property at a greater rate than in neighborhoods where business and industry were present. These conclusions were based on the results from only two studies. However, both studies were carefully executed and were comprehensive involving 22 different sites in three different communities, and

they reached similar conclusions. These characteristics suggested that a reasonable level of confidence could be placed in the generalizability of their findings.

The relatively small number of early studies relating to the impact of parks on property values was supplemented by many subsequent studies in later years. These reflected the continued central role of urban parks in communities throughout the century. In contrast, the role of parkways and stand-alone playgrounds diminished considerably in later years, which explains the subsequent absence of studies measuring their impact.

Throughout the time period of the studies reviewed here—from the earliest days of urban park development in the 1850s, through the 1930s—there was an insistent, almost inviolate conviction among park and open space advocates of the legitimacy of the proximate principle. It was conventional wisdom among them and was also espoused by elected officials. However, in many ways, these early studies creating this conventional wisdom were naïve, reflecting the underdeveloped nature of the statistical tools and research designs in the early years of the field. They were limited to simple calculations of increased tax receipts accruing from properties in proximity to parks, parkways and playgrounds (Fox, 1990). This approach ignored the necessity of unraveling the complicated plexus of factors that may influence property values in addition to parks. It was noted that these “are not merely additive, but react on each other and may react in opposite directions in different cases” (Nolen & Hubbard, 1937, p. 124).

In subsequent eras, substantial improvements were made in methods used for quantifying the impact of parks and open space on real estate values. Statistical techniques, such as regression analysis, made it possible to identify the relative influence on property values of factors other than parks. The emergence of these analytical tools defined the end of the era of “early” empirical studies rather than any specific date, but this tended to occur in the 1930s.

The Later Empirical Studies

The review of later empirical studies is divided into three main sections. The first section chronologically reviews studies reporting results in urban areas. With the exception of a pioneering, pathfinding study completed in the late 1930s (Herrick, 1939), these studies were all undertaken after 1960. The growth in their number after this time was coincident with the increasing capability of computing. Almost all of the later studies used least squares regression analysis as their primary statistical tool. Typically, property prices or assessed valuations were regressed against a measure of distance and a set of control variables which measured the contributions of other potential influences on property value as well as parks and open space. The increased sophistication of computing made feasible more complex analyses containing a greater number of control variables. The key questions these analyses addressed were:

- (i) Did parks and open space contribute to increasing property values when other potential influences on those values were also taken into account?
- (ii) How large was the proximate effect?
- (iii) Over what distance does the effect extend?

A sub-section reviews studies that did not treat parks and open spaces as being homogeneous, but which recognized there are qualitative differences among them that are likely to result in different impacts on proximate property values.

Findings emerging from studies of parks and open spaces in urban areas may not be generalizable to non-urban or to large state and national level parks because of differences in context, scale or mission. For this reason, results from studies undertaken in those contexts also are reviewed in separate sub-sections. Results from water based parks are not reviewed here because they add a level of complexity to the discussion that was deemed to be outside the scope of this paper. In the final section, studies are reviewed whose findings did not endorse the proximate principle.

Results from the Urban Studies

The shift from the rudimentary early empirical studies to stronger methodological approaches was initiated by Herrick (1939). His primary purpose was "to show the possibilities of a simple method of analysis applied to available data" (Herrick, 1940, p. 96). It was 25 years before others emulated his approach which highlighted the pioneering nature of the study. Pioneers of new methods by definition expose themselves to criticism. Colleagues identified what they believed to be significant weaknesses in the mathematical models he developed, but at the same time they acknowledged, "Mr. Herrick's paper is an interesting first approach" (Ackerman & Goodrich, 1940, p. 56).

He was the first to use statistical techniques to try and isolate the unique contribution of parks to property value increases vis-à-vis other factors. It was an attempt to rectify the fundamental weakness inherent in the early studies of ascribing all increases to the existence of a park and disregarding the array of other factors that may have contributed to the increases, such as differences in the size, age and quality of residences erected on lots; lot size; proximity to a Central Business District, schools, or shopping centers; and access to other facilities and amenities which generate real estate value. Herrick (1939) used regression analysis to identify the impact of park acreage and population density on real estate value in Washington, DC for the 1911-1937 period.

Herrick concluded that his analyses suggested: "Most cities could afford to have twenty to thirty percent of their areas in parks. The ten percent rule, which has been suggested, is much too low" (p. 92). However, the dramatic findings and conclusions of this study have to be tempered by the reservations expressed by critics about the application of the regression analysis

(Ackerman & Goodrich, 1940). In the long term, the study's main contribution was its pioneering illustration of the role of statistical tools in investigating this issue.

Although no additional work evaluating the proximate principle was reported after Herrick's study for 25 years, the principle retained its status as the prevailing conventional wisdom through the 1940s and 50s. For example, in their *Home Builders' Manual for Land Development*, the National Association of Home Builders noted: "In the vicinity of park and recreation areas, enhanced values of building sites up to 15% to 20%, with a high level of sustained value over the years, are not uncommon experiences" (Little, 1960, p. 85). However, in 1961 the lack of convincing scientific evidence to support such anecdotal and experiential conclusions caused William Penn Mott Jr., who at that time was Superintendent of Parks for the city of Oakland, to write a letter to the Caro Foundation in San Francisco stating the "need for concrete evidence to indicate that parks are good business and that the purchase of park lands for future use is good business for a city" (Wonder, 1965, p. 3).

As a result of that letter, the Caro Foundation sponsored a study focused on two parks in Oakland (Wonder, 1965). The samples were relatively small, but they confirmed the positive impact of parks on the assessed values of proximate properties. The results are summarized in Table 5.

Clinton Park was in a relatively affluent area, while the San Antonio Park neighborhood property values were substantially lower. In both locations, the mean assessed values (which were supplied by the Tax Collector's Office) of properties fronting the park were dramatically higher than those of properties located one or two blocks away from the parks. A third neighborhood relatively close to the San Antonio Park was used as a control area. It mirrored the San Antonio neighborhood in size, type of dwelling units, ethnic composition, median family income, and education level, but was not subject to the influence of a park. Thus, its first zone fronted on to other

Table 5
The Impact of Two Parks in Oakland on the Assessed Values of Properties in the Surrounding Neighborhoods

Name of Park	Properties Fronting the Park	Properties One Block from the Park	Properties Two Blocks from the Park
Clinton Park	\$3,416	\$2,300	\$2,355
San Antonio Park	\$1,489	\$940	\$932
Control Area*	\$876	\$932	\$1,195

*In the control area, the first zone fronted on to other houses rather than a park, so these values were not subject to the influence of a park.

Source: Wonder, R. L. (1965)

houses rather than a park. Its aggregate assessed values were substantially lower than those of the San Antonio neighborhood, but all the difference was attributed to properties on the block that immediately fronted the San Antonio Park.

The wider availability and greater capacity of computing in the 1970s and 1980s stimulated an increase in the number of empirical studies investigating the issue. A Philadelphia study focused on seven sites, at three parks, three schools, and one school-park combination (Lyon, 1972). During the sample years of the study, 1,725 property sales were recorded in the neighborhoods around the sites. As a percentage of total housing units in each area, the sample size ranged from 12% to 25.5%. In all seven neighborhoods regression analyses indicated that distance from the site had an impact on property values, enabling the author to conclude, "there appear to be locational advantages to school and park facilities, and these advantages have been capitalized in the sale price of nearby property" (p. 126).

Another Philadelphia study in 1974 analyzed the impact on sales price of 336 properties in the vicinity of Pennypack Park (Hammer, Coughlin & Horn, 1974). This 1,294 acre stream-valley park is in north-east Philadelphia and was surrounded by residential areas developed at a density of approximately ten dwelling units per acre. The area around the park was comprised of "unimaginative housing, heavy in scale with natural landscaping losing out to concrete and stone" (p. 275). Based on their subjective evaluation of the area, the researchers hypothesized that "the residents do not consider natural amenity to be very important" so "public open space would be expected to have a relatively low effect on land values compared to other neighborhoods" (p. 275).

Despite the authors' pessimistic prognosis, regression analysis indicated that the park accounted for 33% of land value at 40 feet. This dropped to 9% at 1,000 feet and 4.2% at 2,500 feet which was the peripheral limit set for the study. From these data, the authors concluded that a net increase in real estate value of \$3.3 million was directly attributable to the park.

The most frequently cited study in this literature examined the effect of greenbelts on property values in three different areas of Boulder, Colorado (Correll, Lillydahl & Singell, 1978). A total of 1,382 acres of greenbelt had been purchased adjacent to residential developments in the 10 years prior to the 1978 study. The sample consisted of properties from each area that sold in a selected calendar year which were located within 3,200 feet of the greenbelt ($n = 82$).

Variables in the regression model that were believed likely to influence the sales price of these single family homes were: (i) walking distance in feet to the greenbelt; (ii) age of each house; (iii) number of rooms in each house; (iv) square footage of each house; (v) lot size; (vi) distance to the city center; and (vii) distance to the nearest major shopping center. The regression results showed that, other things being equal, there was a \$4.20 decrease in the price of residential property for every foot one moved away from the

greenbelt. This suggested that if other variables were held constant, the average value of properties adjacent to the greenbelt was 32% higher than those located 3,200 walking feet away. These results are shown in Table 6.

One of the three neighborhoods had been able to take much greater advantage of the open space amenity in its planning than the other two neighborhoods, so the authors initiated further analyses on it. In this neighborhood, price decreased \$10.20 for every foot one moved away from the greenbelt. This resulted in:

the aggregate property value for the neighborhood being approximately \$5.4 million greater than it would have been in the absence of greenbelt. This increment resulted in an annual addition of approximately \$500,000 to the potential neighborhood property tax revenue. The purchase price of this greenbelt for the city was approximately \$1.5 million, and thus, the potential property tax revenue alone would allow a recovery of initial costs in only three years (p. 215).

There is an important caveat to these positive results in that 86% of the \$500,000 proximate increment of property tax revenue accrued to taxing entities other than the city, i.e. county, school district, and other independent districts. Thus, the incremental return to the city alone was not sufficient to pay the costs incurred by the city in purchasing the greenbelt. This creates a major policy issue. However, it should not inhibit the purchase of park and open space areas because overall economic benefits accrue to taxpayers whose revenues fund all the governmental entities. Resolution of this conundrum requires one of two actions. The first requires a city to be prepared to accept the inevitable criticism that is likely to occur when it raises taxes to purchase the land, knowing that its taxpayers indeed will benefit when return on the investment is viewed in the broader context of total tax payments to all governmental entities. The alternative strategy is to persuade the other taxing entities to jointly fund purchase of the open space areas, since all will reap proximate tax revenue increments deriving from them.

A study undertaken in Worcester, Massachusetts, in the early 1980s examined the relationship between four parks and the values of all properties sold within a 4,000 foot radius of each park during the preceding five years ($n = 170$) (Hagerty, Stevens, Allen & More, 1982; More, Stevens & Allen,

Table 6
Value of the Average House and Greenbelt Proximity

Walking Distance from Greenbelt	Average Value of House
30	\$54,379
1,000	50,348
1,283	49,172
2,000	46,192
3,200	41,206

Source: Correll, M. R., Lillydahl, J. H., & Singell, L. D. (1978).

1982; More, Stevens & Allen, 1988). The multiple listing service from which the study's data were derived recorded actual sale price of a house, along with information on other characteristics that might effect the sale price including lot size, number of rooms, age, garage, taxes paid and condition. Distance to the park in feet was added to this set of variables. The results showed that, on average, a house located 20 feet from a park sold for \$2,675 more than a house located 2,000 feet away. However, 80% of the aggregate increase in value derived from properties located within 500 feet of the parks. Effects could not be traced beyond 2,000 feet from the parks. Using these data, it was estimated that the aggregate property value increase attributable to these parks was \$3.5 million.

The impact of two parks on the values of proximate residential developments in Dayton and in Columbus, Ohio was reported in 1985 (Kimmel, 1985). The 170 acre Cox Arboretum in Dayton was a wooded open space containing specialized herb, ornamental and other plant gardens. Its impact on an adjacent fairly new sub-division of 300 properties was assessed. The 152 acre Whetstone Park in Columbus, contained ball-fields, trails, natural areas and a 13 acre rose garden, and it was adjacent to an older residential area. In both cases, samples of approximately 100 residences were used in the study.

The regression analyses indicated that for every additional foot of distance a property was located away from Cox Arboretum and Whetstone Park, the selling price decreased \$3.83 and \$4.87, respectively. The average distance of properties in the study areas were 814 feet and 973 feet from Cox Arboretum and Whetstone Park, respectively, and these properties yielded proximate premiums of \$3,100 and \$4,700. Given the average selling prices of properties in the residential areas were \$58,800 and \$64,000, the park premium represented 5.13% in the Cox Arboretum subdivision and 7.35% at the Whetstone Park residential area. In neither case was an assessment made of how this average premium varied between properties immediately abutting the parks and those located (say) 2,000 feet away, which presumably were much less impacted by the parks.

An empirical investigation in Salem, Oregon, in 1986 reported that open space in the form of greenbelt at the fringe of the urban area exerted an influence on urban land values that extended inward from the urban boundary about 5,000 feet (Nelson, 1986). The researcher concluded that urban land adjoining farmland zoned exclusively for agriculture was worth \$1,200 per acre more than similar land 1,000 feet away.

The Influence of Different Park Design and Use Characteristics

While the above studies consistently reported that parks and open space had a substantial positive impact on proximate property values, other studies have refined this conclusion by identifying differences in the magnitude of this impact based on a park's attributes. These differences pertained to (i) whether a park was designed to service active recreation users or to offer

users a more passive, contemplative experience; and (ii) whether a park was easily visible from adjacent streets or was sufficiently obscured from public view that it encouraged anti-social behavior.

Results from an early study undertaken in the city of Spokane, Washington, are shown in Table 7 (Sainsbury, 1964). This was a relatively naive study devoid of sophisticated statistical controls, but it was the first to empirically verify a continuum of effect between active and passive parks. Parks were classified into the three categories of active, combined active and passive, and passive. The values of residential properties adjacent to or surrounding parks were positively impacted regardless of the type of park, and magnitude of the impact declined with distance from the parks. However, there were substantial differences in impact along the active/passive continuum with active parks exercising the least positive impact and passive parks the most positive impact.

A more detailed study with better controls pertaining to this issue was undertaken soon after in Dallas (Hendon, Kitchen & Pringle, 1967). Ten parks were selected for study. The impact on properties within 500 feet of each park was compared with that on properties which were beyond 500 feet but still within the park's service area and zone of influence. In half of the parks the main feature was a playground, while the other five parks were larger and featured community playing fields.

The data in Table 8 show that properties within 500 feet of a playground park were of lesser value than other properties beyond 500 but within the park's service area. However, the inner area values were higher than those of properties that were outside the playground parks' service areas. In contrast, properties around the larger playing field parks were of higher value than properties that were more distant in the service area. The authors of the study stated: "In conclusion, it appears that the community playfield

Table 7
The Impact of Different Types of Parks on Residential Property Values

	Active Recreation Areas	Combined Active and Passive Recreation Areas	Passive Recreation Areas
% change in adjoining lots relative to average value of their census tracts	+10%	+33%	+70%
% change in residential blocks surrounding the parks relative to the average value of their census tracts	+7%	+14%	+63%

Source: Sainsbury, C. (1964).

Table 8
A Comparison of Mean Assessed Values of Properties Within 500 feet and Beyond 500 feet of 10 Parks in Dallas, Texas

Type of Park	Properties Within 500 Feet		Properties Over 500 Feet		Ratio: Under 500 Over 500
	Mean Assessed Value (\$)	Number of Properties	Mean Assessed Value (\$)	Number of Properties	
Playground Parks					
Casa View	3,637.00	128	3,778.00	485	.96
Beckley Heights	3,390.00	141	4,197.00	760	.81
Hattie Rankin Moore	1,372.00	179	1,528.00	301	.90
Sleepy Hollow	2,683.00	39	2,556.00	55	1.05
Preston Hollow	9,039.00	154	11,207.00	516	.81
Playfield Parks					
Harry Stone	5,058.00	195	5,040.00	707	1.00
Pleasant Oaks	6,980.00	171	5,879.00	505	1.19
Beckley-Saner	3,436.00	250	2,742.00	494	1.25
Martin Weiss	3,935.00	262	3,258.00	741	1.02
Exline	2,382.00	113	2,254.00	594	1.06

Source: Hendon, W. S., Kitchen, J. W., & Pringle, B. (1967).

park, because of its large size, generally acts to increase property values of properties immediately adjacent to it while the playground generally decreases the values of similar properties" (p. 74).

The authors attributed the reasons for the adverse impact on nearby property of the playground parks not only to noise and the flow of additional people into the area, but to their quality. For example, in the Preston Hollow neighborhood, the park's adverse impact was relatively strong (20%). In this area property values were high, \$9,039 within 500 feet compared to \$11,207 in the rest of the service area (Table 8). The authors offered the following explanation for the adverse effect:

The detrimental character of the park appears to lie in its appearance relative to the rest of the neighborhood. Probably if the appearance were improved, by plantings or some form of redesign, the adverse effect would be diminished.

It seemed to be true in all cases, that the aesthetically pleasing park (one which had an attractive design, was well maintained, and highly landscaped) caused an increase in property values of properties around the park, relative to other properties...The parks which were well shaded, well designed and were of pleasing appearance had a positive impact, while those which were poorly designed had an adverse effect upon property values (p. 74).

Added dimensions to these findings were reported in a study which employed sophisticated statistical controls (Weicher & Zerbst, 1973). It fo-

cused on five parks in Columbus, Ohio: Audubon, Kenlawn and Linden parks were on the north side of the city, while Hauntz and Westgate were on the west side. All were located in neighborhoods comprised predominately of single family homes. However, the spatial relationships between the parks and adjacent residential properties differed in two ways. First, at Hauntz, Linden and Westgate, houses faced the park with a street between them; while at Audubon and Kenlawn, houses backed on to the parks separated from them only by a fence. Second, most houses had a view of open space, trees, grass etc., but those around Linden Park, and part of Audubon Park looked out on intensively used recreation facilities.

Prices of properties which had been sold in the previous five years that were immediately adjacent to these neighborhood parks constituted the dependent variable. The regression analysis controlled for house age, number of rooms, year of sale and lot size. The study differentiated between property (i) facing a park across a street; (ii) backing on to a park; and (iii) facing a heavy recreation use area or park building. The first category was comprised of properties facing Westgate and Hauntz Parks. These homes sold for approximately 7% more than identical properties located away from the park.

In contrast, there was no proximate premium associated with homes in the second category around Audubon and Kenlawn which backed on to the parks, since they sold for a similar price to those beyond the parks' view zones. Further investigation seeking an explanation of this finding revealed that the city's parks department received frequent complaints from neighborhood residents of drinking and other disturbing activities at night in Kenlawn and Audubon Parks. Kenlawn Park was almost completely surrounded by private residences, so it was almost invisible from the street. Therefore, it was an excellent gathering place for people who wanted to be undisturbed whether for legal or illegal purposes. Audubon Park contained a heavily-used baseball diamond, which meant that homeowners had strangers very close to their backyard for substantial time periods. This lack of privacy may have accounted for the lack of positive impact on property values.

Properties around Linden Park fell into the third category since the park consisted mainly of heavily used recreation facilities, such as baseball diamonds and a children's playground, rather than of passive open vistas. These homes sold for approximately 8% less than identical properties away from the park.

Another study reported in 1973 sought to identify the differential effects of four kinds of open space on property values: (1) public open space with recreation facilities (e.g. playgrounds, athletic fields); (2) public open space without recreational facilities (e.g. parks, arboretums, cemeteries); (3) private open space (e.g. large estates); and (4) institutional open space (e.g. colleges, private schools, country clubs) (Coughlin & Kawashima, 1973). The analysis was undertaken in a large area of northwest Philadelphia. The study compared the value of properties in census blocks that adjoined one of these

open space categories with other census blocks. A total of 1,955 census blocks were included in the analysis and they contained 300,000 inhabitants.

The regression analysis included a large number of other variables that could influence property values, and it identified separately the park impacts on blocks comprised mainly of homeowners and those on which renters predominated. Among both of these groups, access to public open space without recreation facilities was important. Accessibility to private and institutional open space impacted homeowner blocks but not rental blocks, while there was a positive relationship with open space containing recreation facilities and rental blocks but not homeowner blocks.

Table 9 summarizes the implications of the study's findings relating to public open space with no recreation facilities. Based on the average number of dwelling units per acre and the average housing unit value given in the table footnote, the incremental value attributable to three hypothetical different sized open space parks is computed using the analysis results. Computations are made for both individual dwelling units and for their aggregation in the four distance zones.

The percentage increment attributable to the park, increases markedly with the size of the park. Thus, in the case of a 25 acre park, increments range from an average of 9.9% within 1,000 feet of the park, down to 0.17% in the 5,000 to 10,000 feet radius. Despite the low percentage increment in the outer bands, their aggregate incremental contribution to the tax base is substantial because the larger radii and greater width of the outer distance bands means that they embrace a quantumly greater number of properties than the closer bands.

The overall findings strongly supported the proximate principle, but there was one exception in that an anomalous negative impact occurred on properties which backed directly on to the park. The authors attributed this

Table 9
*Effect on Property Value of Public Open Space with No Recreation Facilities**

Distance to Residence (feet)	Total Size of Park			Per Dwelling Unit Size of Park		
	1-Acre Park	5-Acre Park	25-Acre Park	1-Acre Park	5-Acre Park	25-Acre Park
0-1,000	\$51,904	\$205,788	\$498,513	\$83.31	\$349.98	\$1,207.05
1,000-2,500	43,057	215,258	1,076,290	12.97	64.86	324.28
2,500-5,000	37,148	185,740	928,699	3.13	15.67	78.34
5,000-10,000	39,246	196,258	981,292	0.83	4.14	20.69
	\$171,355	\$803,044	\$3,484,794			

*Assuming 8.8 dwelling units per acre, and base value of average housing unit is \$12,185.
Source: Coughlin, R. E., & Kawashima, T. (1973).

to: "abutting owners feeling vulnerable from park users, who may cross over their land and cause annoyance to the owners or even physical damage to their properties. In an attitude survey carried out concurrently with this study, 21% of respondents rated the park poor or bad from the point of view of safety from crime, and an additional 45% rated it only fair" (p. 277).

Finally, results from the study of four parks in Worcester, Massachusetts discussed earlier strongly supported the proximate principle (Hagerty et al, 1985; More et al, 1982; More et al, 1988). However, the authors also reported that parks with natural landscapes created the highest values in adjacent property, while property next to active recreation facilities had slightly lower values which were attributed to noise and pedestrian traffic. Following the models described in Figure 4, these negative influences quickly dissipated and property values one block away from the active parks showed a positive proximate increment.

The empirical literature reviewed in this section offers evidence to support the proximate value curves shown in Figure 4. Properties that face or directly abut parks which primarily serve active recreation users are likely at best to show only a small positive value increment attributable to the park. This is attributable to the noise, nuisance and congestion emanating from the influx and egress of traffic and people. However, values are likely to rise substantially, and negative amounts are unlikely to be present, on properties located beyond the first block adjacent to the park. In contrast, the value of properties close to parks offering users a passive experience generally follow a classic distance decay curve with those closest to the park exhibiting the highest increments of value.

There is some evidence in these studies that parks in which there is anti-social behavior may create a negative impact on properties facing or abutting them. The probability of this type of behavior increases if parks are not easily visible from nearby streets. Again, however, any negative impact is likely to dissipate beyond the first block.

Findings from Non-Urban Studies

Most studies measuring impact of the proximate principle have been undertaken in urban settings. Their findings may not be useful for those whose focus is at the state or national level. For this reason, studies that have been undertaken in those contexts are discussed in this and the following sub-sections of the paper. State and national parks typically are not established and operated primarily to provide benefits to local residents. Their mandate is much broader so their economic contributions are likely to arise from visitor expenditures in the area, rather than be captured in proximate real estate values. Nevertheless, it seems likely that the proximate principle will apply, at least in some cases, even though such an impact may be perceived as incidental to the mission of these parks.

An empirical analysis of determinants of land values in the Adirondack Forest Preserve in New York State was reported in 1978 (Vrooman, 1978). The Preserve is a region within which privately-owned land and state-owned land are interspersed. Of its 6 million acres, 42% are owned publicly and one purpose of this study was to test whether the state-owned land which will remain undeveloped impacted the price of privately-owned land that was adjacent to it. The data consisted of the sale prices of 284 vacant land parcels during a three year period which did not contain buildings and were not waterfront properties. The regression analysis indicated that being adjacent to state land had a large positive impact on price. The price of such parcels was about \$20 per acre higher than similar parcels that were not adjacent to state land. Given that the mean price for all sites in the sample was \$114 per acre, this represented a 17.5% incremental increase in value.

A 1983 study of the impact of six New York State parks on surrounding property values reported that in four cases there was no impact (Brown & Connelly, 1983). The authors suggested two reasons which may explain these findings. First the areas lacked intense development and were characterized by predominantly mixed rural land uses, so proximate open space had little additional appeal. Second, in areas that were developed around these four parks, the lots were large incorporating backyard pools and other amenities which effectively discounted or nullified the importance of recreational opportunities offered by a nearby state park when the houses were sold.

At the remaining two parks, the analyses showed there was an impact. At Watkins Glen State Park for each 100 feet closer to the park a residence was located, its selling price increased by \$50, while at Keewaydin State Park the increase was \$72 per 100 feet. The authors used Keewaydin State Park to illustrate the magnitudes of these incremental increases on properties in the three local communities of Town of Alexandria Bay, Village of Alexandria Bay and Town of Orleans where the increments represented 4%, 16% and 16% of the tax base respectively. Table 10 shows the impact of these incremental increases on the tax revenues accruing to the three communities (in 1983 dollars).

A Maryland study reported in 1993 that the preservation of a significant tract of forest land accounted for at least 10% of the value of a house within one mile of the site in Baltimore County; at least 8% in Carroll County; and at least 4% in Howard County (Curtis, 1993). When the radius was reduced to a quarter mile, open space farm land accounted for a minimum of 15% of the value of a house in Baltimore County and 6% in Carroll County, but it depressed home values by at least 7% in Howard County.

Generally, findings from the non-urban studies mirror those from the urban studies in supporting the proximate principle. Despite the concerns of rural landowners relating to adjacent public lands facilitating access to trespassers (Gartner et al, 1996), these findings suggest that properties proximate to public park, forest or open-space land are likely to receive positive increments of value.

Table 10
*The Influence of Keewaydin State Park on the Property Tax Base and the Property Tax Revenue of Three Local Communities**

	Town of Alexandria Bay	Village of Alexandria Bay	Town of Orleans
Average sale price of properties	\$44,272	\$41,257	\$40,296
Number of properties	557	600	476
Average enhanced assessed value of each property attributable to Keewaydin State Park	\$1,703	\$6,780	\$6,302
Total enhanced assessed value	\$948,482	\$4,067,820	\$2,999,688
Taxes paid attributable to incremental park values (town, village, fire/light district, school district, etc)	\$117,981	\$633,237	\$70,911

*1983 dollar values

Source: Brown, T. L., & Connelly, N. A. (1983).

The Impact of Large Federal or State Park or Open Space Areas on the Local Tax Base

The conventional wisdom among many elected officials, especially in rural areas, is that public acquisition of land for outdoor recreation adversely effects the revenue generating capacity of local jurisdictions. The belief is that since publicly owned land is exempt from taxation, its removal from the tax rolls increases the burden on other taxpayers, and in some instances may lead to the demise of communities. A common context in which controversy on this issue arises is the acquisition and development of new state park sites.

The cumulative research findings of the studies reported in this paper to this point suggest that developing outdoor recreation amenities is likely to lead to a rise in proximate property values which will generate more revenue than is lost by removing the land from the tax base. Two empirical studies were identified which specifically addressed this controversial issue. In both cases, the findings offered support for the proximate principle and did not support the conventional wisdom.

A 1971 study reported the impact of 15 park land acquisitions made in Pennsylvania by the U.S. Corps of Engineers or Pennsylvania State Parks (Epp, 1971). The aggregate property values of the township in which each park was located were compared with the values of the rest of the county which were not subject to the park's immediate influence. Data were derived from assessed values. The values for both areas were tracked for an 11-year period, starting five years before acquisition of park land began. It was as-

sumed that the control sites, comprised of the rest of the county, gave a good approximation of the land values that would have prevailed if the park sites had not been acquired.

In 12 of the 15 park sites the total value of each township's taxable real estate was higher the year after acquisition began than it was in the previous year. At the other three sites, township land values recovered in the second, fourth and fifth years. The author concluded that these results indicated the increase in the value of land remaining on the tax rolls more than offset the loss of taxable land caused by acquisition, so the revenue base of school districts and other local government entities was not adversely affected.

To facilitate comparison between the park sites and the control areas, a dollar value index was developed which established the market value in the year the land was acquired at 100. In the five years before acquisition commenced the value index of land on average across the 15 park site townships was 84, while the value in the rest of the counties was 90. For the five years after acquisition the average values for the park townships and control areas were 115 and 108, respectively. Thus, as a group, the 15 park townships moved from 6% below the control areas values before acquisition, to 7% above them after acquisition. The study's author concluded, "It seems likely that public acquisition of recreational land in amounts up to 60,000 acres does not reduce the real property tax base" (p. 26).

Results of this study suggested that the proximate principle is likely to apply to state and federal parks, even though much of the evidence reviewed in this paper refers to municipal parks. However, in addition to proximate principle benefits, federal and state lands often bring additional revenue benefits to local governments because in some cases they receive payments in lieu of taxes from the federal and state governments.

The compensatory impacts of such payments on local government revenues were believed to explain the findings reported in a 1970 study (Barron & Jansma, 1970). The authors used multiple regression analysis to test the hypothesis that state or federal land ownership in a forested three county area of north-western Pennsylvania adversely affected the fiscal capacity of local government through removal of part of the property tax base. The hypothesis was rejected because it was found that neither higher tax rates on private lands, nor reduced levels of per capita local government expenditures (i.e. counties, townships and school district) were associated with large amounts of public land, indicating that local governments were not placed at an economic disadvantage by public land programs. Indeed, the data "appeared to indicate the reverse" (p. 370).

In the three counties comprising the study area, the proportions of state and federal land were 51%, 48% and 17%. The consequences of the loss of local tax base were recognized by the federal government and the Pennsylvania State government which both provided payments in lieu of taxes on these lands to local jurisdictions. The authors believed these payments explained their results, concluding that "the payments in lieu of taxes effectively substitute for foregone tax revenues" (p. 370).

Table 11
Comparison of Mean Value of Properties within 500 Feet and Over 500 Feet at Three Fort Worth Parks

	Mean Value Over 500 Feet	Number of Properties	Mean Value 500 Feet and Under	Number of Properties	Difference Significant at .01
Rosemont Park	\$5,729	184	\$6,562	59	Yes
Marine Park	4,565	162	5,571	48	Yes
Eastover Park	7,358	165	6,419	29	Yes

Source: Hendon, W. S. (1972).

These detailed findings were consistent with those reported by the National Park Service on the impact of two of its facilities (National Park Service, 1961). In Dare County, North Carolina, near Cape Hatteras National Seashore Area, the National Park Service reported that total assessed valuation within the county more than doubled soon after the area was opened. At the same time, tax rates were reduced from \$1.00 to 80 cents per \$100. Similar conclusions were reported after the expansion of Grand Teton National Park in Teton County, Wyoming.

Findings Not Supportive of the Proximate Principle

Five studies were located which reported findings that did not unequivocally support the proximate principle. A 1966 study used multiple regression to evaluate the relative influence of a combination of 14 independent variables on urban growth patterns, including distance to a playground or recreation area. However, this was not one of the four variables that had a significant influence on land values (Weiss, Donnelly & Kaiser, 1966).

Two studies undertaken in the late 1960s that were directed by the same researcher (Hendon) reported mixed results in that they offered only partial support for the proximate principle. The first site was a two and a half block area of housing (which equated to a depth of five lots) around a 10 acre park in Lubbock, Texas (Kitchen & Hendon, 1967). The area was characterized as "homogeneous" so the influence of other potential influencing variables was not measured. There were 550 properties within this zone of influence of the park, and data were available for 480 of them. Correlation analysis explained their relationship between distance from the park and (i) assessed value of the property; (ii) sale price of properties that had been sold in the previous five years; and (iii) assessed value of the land. There was a significant correlation only with the last of these three measures, and it was a fairly small correlation (-.17).

The second study focused on three parks in the city of Fort Worth (Hendon, 1972). They were: (i) Eastover Park, which was 13.5 acres surrounded by low to middle income residential property primarily occupied by African-Americans; (ii) Marine Park, which was 12 acres with a surround-

ing population characterized as low to middle income and predominantly white; and (iii) Rosemont Park, a community park of 30 acres bordering a large boulevard. Results are summarized in Table 11. In Marine and Rosemont Parks, the mean values of properties within 500 feet of the parks were of significantly greater value than properties more distant from the park. However, this support for the proximate principle was partially offset by the findings at Eastover Park where the direction of the significant relationship was the antithesis of that which was anticipated.

Findings from a large scale study involving 18 park sites in 13 municipalities in Westchester County, New York were reported in 1986. Community parks of 25 acres or more were selected through a systematic process based on a number of pre-established criteria (Yoegel, 1986). The neighborhoods around the selected parks were characterized as being relatively homogeneous. The 18 sites generated approximately 2,500 individual house price/park relationship quantifiable data points. The impact of the park on three zones (termed tiers) was evaluated. Residential properties in Tier 1 were immediately adjacent to a park. Tier 2 comprised the next two rows of residential properties directly behind Tier 1. Tier 3 consisted of the two rows of residential home plots lying behind Tier 2, that is, four and five rows from the park. Tiers 2 and 3 were perceived to be "control areas."

It was anticipated that the findings would endorse the proximate principle, but the regression analyses showed no difference in value between those properties adjacent to a community park and similar properties located in the other two tiers. The study's design may account for the unexpected result because it was different from the design used in most of the other studies reviewed. Given that fairly large community parks (at least 25 acres in size) were used in the study, the lack of a relationship may have reflected the proximity of all three tiers to the park. It seems possible that the adjacent properties of Tier 1 may have experienced a nuisance factor which depressed any incremental value increase to the level of that accruing to properties located 2-5 blocks away in Tiers 2 and 3. This would be consistent with the lower curve in Figure 4. There was no measure of how well the prices of properties in these three tiers compared to those a greater distance away. Thus, it seems reasonable to postulate that if a control area had been established 6-10 blocks away from the parks, instead of 2-5 blocks away, then a distance decay impact on residential properties may have emerged.

Methodological limitations may also have accounted for the findings of a 1982 study which failed to validate the proximate principle (Schroeder, 1982). Using 566 randomly selected residential properties located in several communities in Du Page County, Illinois, the study's objectives were to test for a significant relationship between the value of residential property and (i) per capita expenditures for parks and recreation in those communities; and (ii) the acreage of land per 1,000 population. The regression analysis indicated no evidence of a relationship in either case. It was subsequently suggested that inappropriate statistical procedures may have contributed to the findings of no relationship (Arthur, 1983), but the author rejected this criticism (Schroeder, 1983).

Both variables used in this study are inadequate surrogates for capturing the value of parks in residential property values. The failure of any other researchers working in this area to adopt these operationalizations suggests their fundamental weakness. Per capita expenditure is an input measure not an output measure, whereas the proximate principle relates to quantity and quality of output in the form of parks and open space. It is the tangible output assets which influence the sale price of proximate properties, not dollar inputs.

Both per capita expenditures and acres per 1,000 population are gross aggregate measures which do not relate proximity of residence and park. Any evaluation of the effect of the proximate principle must by definition include a measure of distance decay between park and residence, and this is absent when these gross measures are used.

In conclusion, one of the five studies reviewed in this section reported mixed results, but in two of the three parks which were investigated in it the proximate principle was supported. In three of the remaining studies, failure to verify the proximate principle may be attributed to unorthodox and flawed measurement measures that were used. These involved failure to control for other influencing variables, an inappropriate control area against which proximate value increments could be measured, and measures which failed to embrace the control element of distance decay.

Conclusions

Three key questions were posed in the introduction to the review of the later empirical studies. The first question asked whether parks and open space contributed to increasing proximate property values. Results from 25 studies that investigated this issue were reviewed and in 20 of them the empirical evidence was supportive. Examination of the five studies that did not support the proximate principle suggested that in four of those cases the ambivalent findings may be attributable to methodological limitations.

The support extended beyond urban areas to include properties that were proximate to large state parks, forests and open space in rural areas. The rural studies offered empirical evidence to support not only the proximate principle, but also to refute the conventional wisdom that creating large state or federal park or forest areas results in a net reduction in the value of an area's tax base.

Six of the supportive studies further investigated whether there were differences in the magnitude of impact among parks with different design features and different types of uses. The findings demonstrated that parks serving primarily active recreation areas were likely to show much smaller proximate value increases than those accommodating only passive use. However, even with the noise, nuisance and congestion emanating from active users, in most cases proximate properties tended to show increases in value when compared to properties outside a park's service zone. Impacts on prox-

imate values were not likely to be positive in those cases where (i) a park was not well maintained; (ii) a park was not easily visible from nearby streets and, thus, provided opportunities for anti-social behavior; and (iii) the privacy of properties backing on to a linear park was compromised by park users.

The second question posed related to the magnitude of the proximate effect. A definitive generalizable answer is not feasible given the substantial variation in both the size, usage and design of park lands in the studies, and the disparity in the residential areas around them which were investigated. However, some point of departure based on the findings reported here is needed for decision-makers in communities that try to adapt these results to their local context. To meet this need, it is suggested that a positive impact of 20% on property values abutting or fronting a passive park area is a reasonable starting point guideline. If the park is large (say over 25 acres), well-maintained, attractive, and its use is mainly passive, then this figure is likely to be low. If it is small and embraces some active use, then this guideline is likely to be high. If it is a heavily used park incorporating such recreation facilities as athletic fields or a swimming pool, then the proximate value increment may be minimal on abutting properties but may reach 10% on properties two or three blocks away.

The diversity of the study contexts also makes it nonfeasible to offer a generalizable definitive answer to the final question posed in the introduction concerned with the distance over which the proximate impact of park land and open space extends. However, there appeared to be wide agreement that it had substantial impact up to 500 feet and that in the case of community sized parks it extended out to 2,000 feet. Few studies tried to identify impacts beyond that distance because of the compounding complexity created by other potentially influencing variables, which increases as distance from a park increases. Nevertheless, in the case of these larger parks there was evidence to suggest impact beyond this artificial peripheral boundary, since the catchment area from which users came extended beyond it (Allen et al, 1985).

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The impact of parks on property values: empirical evidence from the past two decades in the United States

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The notion that parks have a positive impact on proximate property values was recognized in the debates surrounding the pioneering of large urban parks in England in the first half of the nineteenth century, and subsequently in the spread of this movement to the US in the latter half of that century. The empirical basis for these early assertions was rudimentary and naïve. This paper reviews contemporary research using the more advanced analytical procedures now available to social scientists that has examined this issue. The findings confirm the initial rationale and suggest that a positive impact of 20% on property values abutting or fronting a passive park is a reasonable starting point guideline for estimating such a park's impact.

INTRODUCTION

The premise that parks have a positive impact on proximate property values derives from the observation that people frequently are willing to pay a larger amount of money for a home located close to a park, than they are for a comparable home. In effect, this represents a 'capitalization' of park land into increased property values of proximate land owners. The increments of enhanced value attributable to a park were used to fund early parks; just as such increments are used to fund golf courses in community golf developments in contemporary US society. The premise of the proximate principle undergirded the earliest parks in England. It was the central principle in John Nash's development of London's Regent's Park which was commenced in 1812; it was the core rationale for Richard Vaughan Yates' investment in Prince's Park, Liverpool, in 1842; and it provided the rationale for

investment of tax funds in the world's first publicly funded park in Birkenhead in 1847 (Crompton, 2004).

After touring Birkenhead Park in 1850, Frederick Law Olmsted was responsible for transitioning both its picturesque design principles and its proximate principle funding rationale to Central Park in New York City, and from there to urban park systems across the US. Thus, from the earliest days of urban park development in the United States from the 1850s through the 1930s, there was an insistent, almost inviolate conviction among park advocates of the legitimacy of the proximate principle. It was conventional wisdom among them, but it was also espoused by city planners and elected officials.

Olmsted and others undertook studies that appeared to confirm the intuitive validity of the proximate principle. Thus, for example, his studies at Central Park concluded that the annual debt charges incurred

by New York City for acquisition and development of the park were \$834,000 annually; the increase in property tax revenue received by the city as a result of the enhanced value of properties around the park amounted to \$5.24 million annually; so the net annual income accruing to the city from its investment in the park was \$4.4 million (Fox, 1990).

This study and others like it were fairly rudimentary and naïve, reflecting the underdeveloped nature of the statistical tools and research designs available at the time. All property value increases were attributed to the proximity of a park and the potential of other factors were ignored. As new tools evolved, the quality of the studies investigating this issue improved.

During the past couple of decades, there have been three developments that have facilitated the emergence of studies which are much stronger from a science perspective that have addressed the impact of parks on property values. First, the increased sophistication of hedonic analysis and the statistical tools associated with it have enabled the array of other factors that may contribute to changes in property values to be considered. These factors are identified in Figure 1.

The second development was the evolution in the 1980s of Multiple Listing Services in electronic form. In the US, it is standard practice for all real estate agents in a city to report the sales price of each transaction to a central data base that is accessible to all of them with details of the structural and physical attributes of the property. This data base is called the Multiple Listing Service. Now these data are available in electronic form. They can be transposed on to maps that are formulated as part of a city's geographic information system and spatially integrated with the location of parks.

Geographic information systems constitute the third development that has enhanced the quality of the science investigating the impact of parks on property

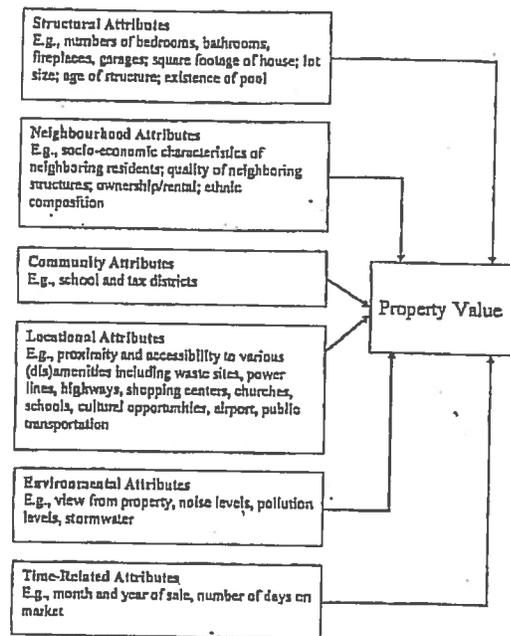


Fig. 1. Factors Influencing property value. Source: Nicholls (2002)

values. A GIS is a computer-based system that stores and facilitates manipulation of geographic information. GIS enables Multiple Listing Service data to be mapped by individual street addresses. It permits accurate calculation of distances between locations such as a house and a park and can delineate areas within which affected properties are located.

These three developments have facilitated the efficient use of hedonic price modelling. The theoretical foundation of hedonic pricing techniques was laid down by Lancaster (1966) who proposed that utility was derived from the characteristics or attributes of goods. For example, the characteristics of a car from which utility is derived may include engine size, speed and acceleration, fuel economy, number of seats, comfort, luxury, colour, style and status. By estimating the contribution of each characteristic to the purchase decision, its relative

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importance can be identified. Thus, the role of the factors shown in Figure 1 in the decision to pay a given price for a home can be identified through the use of regression models.

REVIEW OF 'MODERN' STUDIES

The era of 'modern' studies for the purposes of this review commenced in the 1970s and early 1980s, when the availability and greater capacity of computing stimulated an increased interest in investigating the issue. Early studies in the 1970s were conducted in Philadelphia, and in Boulder, Colorado.

A 1972 study in Philadelphia focused on seven sites, at three parks, three schools, and one school-park combination (Lyon, 1972). During the sample years of the study, 1,725 property sales were recorded in the neighbourhoods around the sites. As a percentage of total housing units in each area, the sample size ranged from 12% to 25.5%. In all seven neighbourhoods regression analyses indicated that distance from the site had an impact on property values, enabling the author to conclude, 'there appear to be locational advantages to school and park facilities, and these advantages have been capitalized in the sale price of nearby property' (Lyon, 1972, p. 126).

The Philadelphia study was one of the few to test for a 'net effects' curve which postulates that while there is a positive impact on the value of properties abutting a park, it may be lower than the impact on properties a block or two away which are not subjected to any nuisance created by access and egress. The polynomial equation used to test for this effect was found to be a good fit on one site - a junior high school site with an athletic field - with the maximum impact on property occurring 600 to 800 feet from the site.

Another Philadelphia study in 1974 analysed the impact on sales price of 336

properties in the vicinity of Pennypack Park (Hammer *et al.*, 1974). This 1,294-acre stream-valley park is in northeast Philadelphia. It was surrounded by residential areas developed at a density of approximately ten dwelling units per acre. The area around the park was comprised of 'unimaginative housing, heavy in-scale with natural landscaping losing out to concrete and stone' (p. 275). Based on their subjective evaluation of the area, the researchers hypothesized that 'the residents do not consider natural amenity to be very important' so 'public open space would be expected to have a relatively low effect on land values compared to other neighborhoods' (p. 275).

Despite the authors' pessimistic prognosis, regression analysis indicated that the park accounted for 33% of land value at 40 feet. This dropped to 9% at 1,000 feet and 4.2% at 2,500 feet which was the peripheral limit set for the study. From these data, the authors concluded that a net increase in real estate value of almost \$3.4 million (1974 values) was directly attributable to the park.

The most frequently cited study in the literature of this era examined the effect of greenbelts on property values in three different areas of Boulder, Colorado (Correll *et al.*, 1978). A total of 1,382 acres of greenbelt had been purchased adjacent to residential developments in the 10 years prior to the 1978 study. The sample consisted of properties from each area that sold in a selected calendar year which were located within 3,200 feet of the greenbelt ($n = 82$).

Variables in the regression model that were believed likely to influence the sales price of these single family homes were: (i) walking distance in feet to the greenbelt; (ii) age of each house; (iii) number of rooms in each house; (iv) square footage of each house; (v) lot size; (vi) distance to the city centre; and (vii) distance to the nearest major shopping centre. The regression results showed that, other things being

equal, there was a \$4.20 decrease in the price of residential property for every foot one moved away from the greenbelt. This suggested that if other variables were held constant, the average value of properties adjacent to the greenbelt was 32% higher than those located 3,200 walking feet away. These results are shown in Table 1.

One of the three neighbourhoods had been able to take much greater advantage of the open space amenity in its planning than the other two neighbourhoods, so the authors initiated further analyses on it. In this neighbourhood, price decreased \$10.20 for every foot one moved away from the greenbelt. This resulted in:

the aggregate property value for the neighborhood being approximately \$5.4 million greater than it would have been in the absence of greenbelt. This increment resulted in an annual addition of approximately \$500,000 to the potential neighborhood property tax revenue. The purchase price of this greenbelt for the city was approximately \$1.5 million and thus, the potential property tax revenue alone would allow a recovery of initial costs in only three years. (p. 215)

There is an important caveat to these positive results in that 86% of the \$500,000 proximate increment of property tax revenue accrued to taxing entities other than the city, i.e., county, school district and other independent districts. Thus, the incremental return to the city alone was not sufficient to

Table 1 Value of the average house related to greenbelt proximity

Walking distance from greenbelt	Average value of house
30	\$54,379
1,000	50,348
1,283	49,172
2,000	46,192
3,200	41,206

pay the costs incurred by the city in purchasing the greenbelt. This creates a major policy issue. However, it should not inhibit the purchase of park and open space areas because overall economic benefits accrue to taxpayers whose revenues fund all the governmental entities.

Resolution of this conundrum requires one of two actions. The first requires that a city's elected officials be prepared to accept the inevitable criticism that is likely to occur when it raises taxes to purchase the land. This selfless, 'statesman-like' position is adopted because they recognize that in the long-term the city's taxpayers will benefit when return on the investment is viewed in the broader context of total tax payments to all governmental entities. The alternative strategy is to persuade the other taxing entities to jointly fund purchase of the open space areas, since all will reap proximate tax revenue increments deriving from them.

A study undertaken in Worcester, Massachusetts, in the early 1980s examined the relationship between four parks and the values of all properties sold within a 4,000 foot radius of each park during the preceding 5 years ($n = 170$) (More *et al.*, 1982, 1988; Hagerty *et al.*, 1982). The multiple listing service from which the study's data were derived recorded actual sale price of a house, along with information on other characteristics that might affect the sale price including lot size, number of rooms, age, garage, taxes paid and condition. Distance to the park in feet was added to this set of variables.

The results showed that, on average, a house located 20 feet from a park sold for \$2,675 more than a house located 2,000 feet away. However, 80% of the aggregate increase in value was derived from properties located within 500 feet of the parks. Effects could not be traced beyond 2,000 feet from the parks: Using these data, it was estimated that the aggregate property value increase attributable to these parks was \$3.5 million.

The impact of two parks on the values of proximate residential developments in Dayton and in Columbus, Ohio, was reported in 1985 (Kimmel, 1985). The 170-acre Cox Arboretum in Dayton was a wooded open space containing specialized herb, ornamental and other plant gardens. Its impact on an adjacent fairly new sub-division of 300 properties was assessed. The 152-acre Whetstone Park in Columbus, contained ballfields, trails, natural areas and a 13-acre rose garden, and it was adjacent to an older residential area. In both cases, samples of approximately 100 residences were used in the study.

The regression analyses indicated that for every additional foot of distance a property was located away from Cox Arboretum and Whetstone Park, the selling price decreased \$3.83 and \$4.87, respectively. The average distance of properties in the study areas were 814 feet and 973 feet from Cox Arboretum and Whetstone Park, respectively, and these properties yielded proximate premiums of \$3,100 and \$4,700. Given the average selling prices of properties in the residential areas were \$58,800 and \$64,000 respectively, the park premium represented 5.1% in the Cox Arboretum subdivision and 7.3% at the Whetstone Park residential area. In neither case was an assessment made of how this average premium varied between properties immediately abutting the parks and those located (say) 2,000 feet away, which presumably were much less impacted by the parks.

An empirical investigation in Salem, Oregon, in 1986 reported that open space in the form of greenbelt at the fringe of the urban area exerted an influence on urban land values that extended inward from the urban boundary about 5,000 feet (Nelson, 1986). The researcher concluded that urban land adjoining farmland zoned exclusively for agriculture was worth \$1,200 per acre more than similar land 1,000 feet away.

Washington County, Wisconsin, is located 40 minutes northwest of Milwaukee and is growing rapidly. The impact of two parks in the county on property values was studied (Sielski, 2002). Jackson Park is a 25-acre park located in the Village of Germantown.

The study was provoked by two common concerns: (i) property owners adjacent to a proposed county park were concerned it would have a negative impact on their property value; and (ii) taking the property off the tax rolls would put an undue burden on the rest of the residents.

The study used assessed values and measured the parks' impacts within a half-mile (2,640 feet) radius. It controlled for structural variables. The results for Jackson Park are illustrated in Figure 2. Properties within 200 feet increased by \$113.36 in assessed value for each foot a property was closer to the park. Aggregated incremental assessed valuation attributable to the park was \$1.58 million which generated \$30,128 in annual tax revenues. 19.2% of the assessed value of properties within 200 feet of the park was attributable to the park. For example, if a property located outside the influence of the park was valued at \$120,000, it would have a value of \$143,000 if it were located within 200 feet of Jackson Park.

At Homestead Hollow County Park, assessed value decreased by \$4.96 for each foot of distance from the park up to the half-mile radius. These results were similar to the Boulder greenbelts study reported earlier in the paper. Aggregate value attributable to the parks was \$880,000, generating annual tax revenues of \$18,100.

A county-wide analysis of 6,898 single family residences sold in a 2-year period in Leon County, Florida, reported that homes within 200 feet of the nearest park were worth an extra \$6,015, while the premium for those between 200 feet and 1,320 feet (0.25 mile) was \$1,773 (Cape Ann Economics, 2003). There was some evidence of the impact of a restricted supply since when

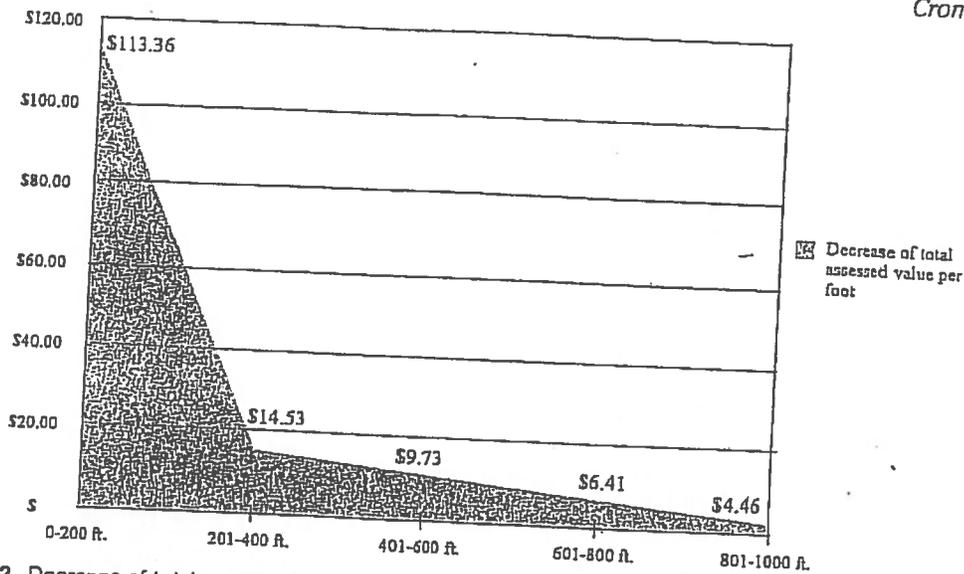


Fig. 2. Decrease of total assessed value per foot (Jackson Park)

the analysis focused on the most densely populated parts of the county (over 2,500 people per square mile, primarily within the city of Tallahassee), the premiums for parcels within 200 feet of a park rose to approximately \$14,000.

In addition to the county-wide analysis, studies were undertaken on the specific impact of two parks. Myers Park in Tallahassee is a 47-acre natural area park. Data from 58 single family home sales in the previous 2 years were used in the analysis, which concluded that those within 200 feet of the park sold for \$24,600 more than they would have brought had they not been close to the park. Since there were 75 properties within this 200-foot zone, the enhanced value attributable to the park was \$1.845 million.

Maclay State Gardens on the fringe of Tallahassee is a Florida State Park embracing rolling hills, a picturesque lake and spectacular and extensive floral gardens featuring both native plants and exotic flora. It includes the 877 acre Lake Overstreet addition which also features a lake and

surrounding woodlands. Over the 2-year period 442 single-family residential properties were sold in the census blocks immediately surrounding the gardens. Regression analyses indicated that properties physically abutting the park had a premium of \$47,000 ($n = 104$), while for those not abutting but within 200 feet the premium was \$21,000 ($n = 70$). These premiums when applied to all properties within the 200-foot zone, added \$6.3 million to the property tax base.

A study of the impact of 14 neighbourhood parks on suburban areas of the Dallas-Fort Worth metroplex was based on 3,200 residential sales transactions recorded over a 2 1/2 year period (Miller, 2001). The parks were all between 2.5 acres and 7.3 acres in size except for two which were 0.5 and 0.3 of an acre. They were 'intermittently maintained' and were selected because of their ordinariness rather than their excellence. The author described them as 'a standard of park quality well within the range of an evenly marginally committed developer. National monuments these are not' (p. 169).

Fig

The selected parks were in neighbourhoods of single-family houses. As far as possible, parks near arterial or collector streets, shopping or commercial centres, or abrupt changes in demographic characteristics were excluded from the study to clarify the effect of the park. The comprehensive regression model incorporated 29 variables that could potentially influence sales price. Travel distances using a GIS program were used as the distance variable.

The price effects compared against home values a half-mile from the parks are shown in Figure 3. Homes adjacent to parks received an approximate price premium of 22% relative to properties a half-mile away. Approximately, 75% of the value associated with parks occurred within 600 feet of a park and 85% within 800 feet. This distance approximates a two to three minute walk and delineated the parks' principal areas of influence. The price effects of the parks were insignificant at a distance of approximately 1,300 feet (a quarter mile), the conventional estimate of a 5 minute walk.

This study also found that while large parks add more valuable to residents' property than

small parks, the premium is small relative to that of proximity. All else equal, then, more value will be created by a series of small parks, which permit more total houses in their vicinity, than by a single large park of equivalent area.

Figure 4 demonstrates the outcome if this principle is applied to a 50 acre park illustration. It suggests that the tax base enhancement emanating from six 8.33 acre parks with dimensions of 400 yards x 100 yards, and non-overlapping impact zones, will be substantially greater in aggregate than the premium generated by the 1210 yards x 200 yards, 50 acre park. However, such a revenue benefit is likely to be partially offset by higher initial development and construction costs, and more expensive operations costs over time. Nevertheless, the scenario of a set of smaller parks rather than one large park may be appealing to developers because they do not have to incur the additional ongoing maintenance costs whereas governmental entities do.

A large data set to measure the impact of the proximate principle was assembled for the city of Portland, Oregon. It was comprised

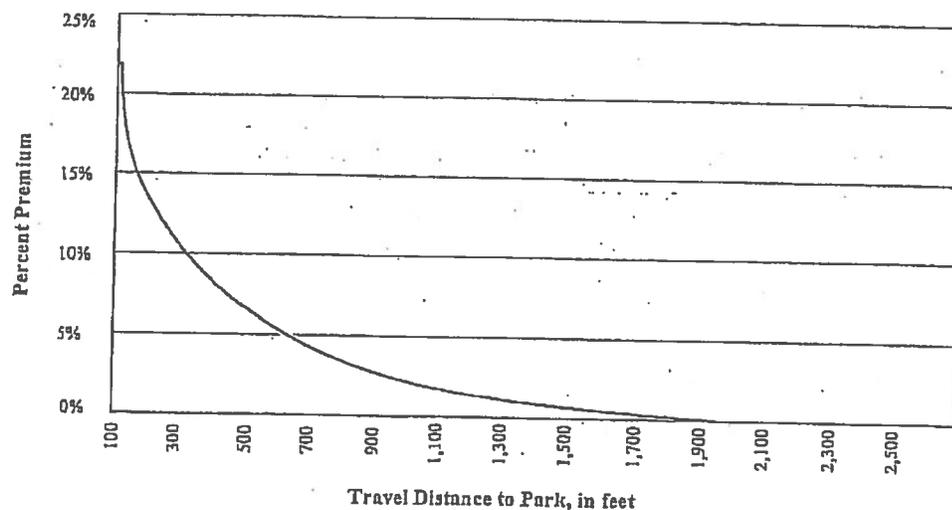


Fig. 3. Impact of proximity to parks (14 neighbourhood parks, Dallas-Fort Worth Metroplex)

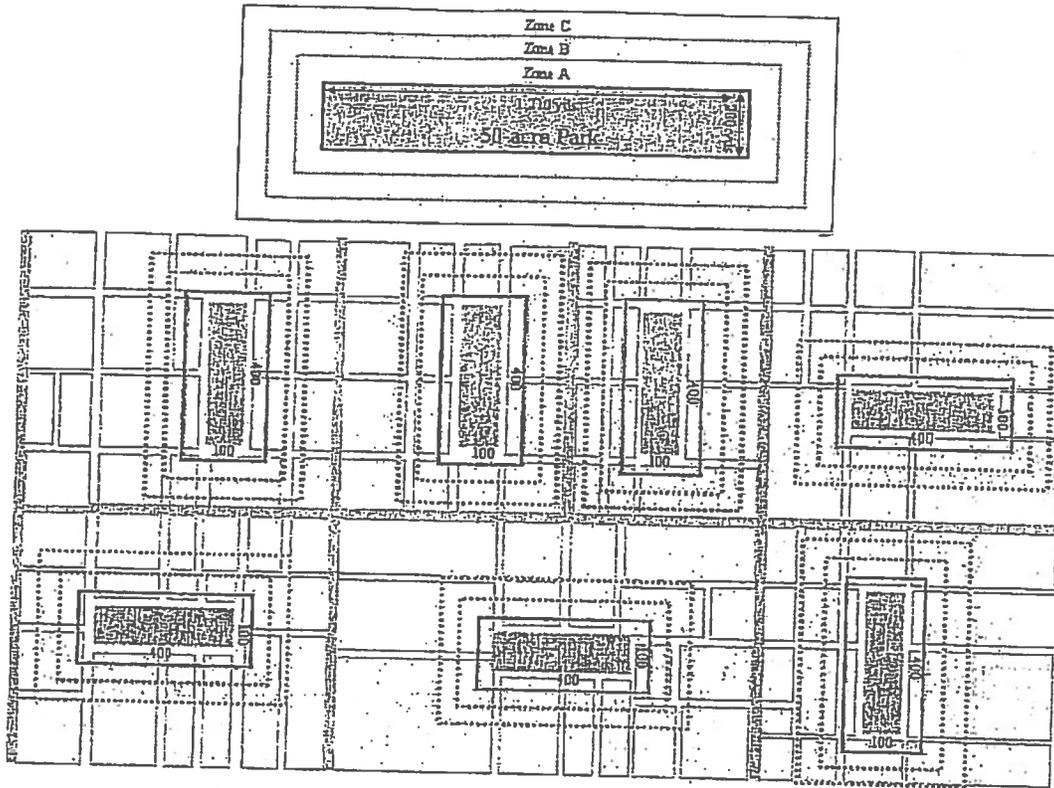


Fig. 4. Implications for proximate premium of distributing 50 acres of parkland among six smaller parks rather than allocating it to a single large park

of 16,636 single family home sales during a three year time period. The mean home sale price was \$66,198 (1990 dollars) and the average size was 1,396 square feet. The impact of parks on property within a 1,500-foot radius was measured. It was estimated that a block was 200 feet, so the 1,500 foot (0.28 mile) radius reflected an average distance of approximately 7.5 blocks.

Results from these analyses were reported in two different papers. In the first paper the 193 public parks were not differentiated by type (Bolitzer and Netusil, 2000). Two statistical models were applied to the data set. The authors concluded that homes within 1,500 feet of a public park increased in

value by \$2,262 (3.5%) or \$845 (1.2%) depending on the model used, compared to property outside the 1,500 foot area. When the impact of different distances within the 1,500 foot radius was evaluated by the two models, the premium values ranged from \$5,023 (7.6%) and \$3,527 (5.3%) for properties within 100 feet of a park, to \$2,109 (3.8%) and \$1,004 (1.5%) for properties that were located 1,301 to 1,500 feet away.

In the second paper using this same data set, the authors classified the public parks into three different categories: urban parks, natural area parks, and specialty parks/facilities (Lutzenhiser and Netusil, 2001). These are defined in Table 2. The results

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Table 2 Definition of open space categories

Open space type	Definition
Urban Park	More than 50% of the park is manicured or landscaped and developed for nonnatural resource dependent recreation (e.g., swimming pools, ballfields, sports courts).
Natural area park	More than 50% of the park is preserved in native and/or natural vegetation. Park use is balanced between preservation of natural habitat and natural resource-based recreation (e.g., hiking, wildlife viewing, boating, camping). This definition includes parcels managed for habitat protection only with no public access or improvements).
Specialty park/facility	Primary use at the park and everything in the park is related to the specialty category (e.g., boat ramp facilities).

showed that being within 1,500 feet of a natural area park accounted for \$10,648 (16.1%) of a home's sale price holding all other factors constant. The impacts of urban parks and specialty parks/facilities were \$1,214 (1.8%) and \$5,657 (8.5%), respectively. The relatively low premium for the urban parks may be attributable in part to urban parks often having greater variations in quality.

The impact of distance from each of the three types of area on home values is reported in Table 3. This shows, for example, that a home located 401–600 feet away from a natural area park on average had a \$12,621 premium (19.1%), while the average premium for a house adjacent to an urban park was \$1,926 (2.9%). These data

do suggest there are relative disadvantages to being located next to the facilities, since the largest premiums for the urban park, natural area park and specialty park/facilities were in the 201–400, 401–600, and 401–600 foot distance bands, respectively.

Another technically strong study was reported on the impact of the Barton Creek Greenbelt and Wilderness Park in Austin, Texas (Nicholls and Crompton, 2005). This is a linear 171-acre natural area to the west of downtown that includes 7.5 miles of multi-use trails. The authors examined its impact on three neighbourhoods that bordered this amenity: Barton, Lost Creek and Travis. Single-family home sales over a three-year period constituted the data source. The sample sizes of home sales for

Table 3 Variations in proximate values at different distances for each open space type (1990 dollars)

Variable	Urban Park	Natural Park	Specialty Park/facility
Distance \leq 200	\$1,926	\$11,210	\$7,396
Distance 201–400	2,061	10,216	5,744
Distance 401–600	1,193	12,621	10,283
Distance 601–800	817	11,269	5,661
Distance 801–1,000	943	8,981	4,972
Distance 1,001–1,200	1,691	8,126	4,561
Distance 1,201–1,500	342	9,980	3,839
Number of observations 16,747			

the Barton, Lost Creek and Travis neighbourhoods were 224, 240 and 236, respectively.

Results of the study are summarized in Table 4. The table shows that the premium for adjacency to the greenbelt was highest in the Barton neighbourhood and that it represented 20% of the average price of all homes in that neighbourhood. The comparison criterion is important because all the homes impacted by the greenbelt are included in the average price. If the comparison criterion had been with houses beyond the direct impact of the greenbelt (say 1,500 feet or more away), then it is likely that the premiums shown in Table 4 would have been substantially longer.

The last column in Table 4 shows the decline in value with each foot of distance away from the greenbelt. These figures are substantially higher than those reported earlier in the paper for the greenbelts in Boulder, Colorado, the two parks in Dayton, and for the parks in Washington County, Wisconsin, although in the first two cases the different values may be attributable to inflation in the two decade time difference between the two studies.

The lack of positive impact in the Lost Creek area was attributed to the different character of the greenway at that point. Homes directly adjacent to the greenway in Lost Creek were located on the edge of deep, thickly vegetated ravines which offered neither recreational access nor attractive views. The vegetation inhibited recreational access and the views were of other properties across the ravines rather

than of the greenspace. In the Travis area where the proximate premium was relatively low, the topography of the land did not allow for non-adjacent properties to enjoy a greenbelt vista, so the premium was primarily a reflection of the value accorded proximate access.

A study conducted in a 1,350 square mile suburban and exurban region in central Maryland used a sample of 55,799 arms-length single transactions of owner-occupied residential properties that occurred in a 5 year time period (Irwin, 2002). It measured the proportions of areas within 400 meters of houses that were in different land uses. The study recognized that open space is heterogeneous and measured the impact on house sales price of different categories of open space. The author reported that in contrast to residential, commercial or industrial uses, open space had a positive impact on a residential property's value. However, the premium for proximity to privately owned open space protected by a perpetual easement was \$4,503 or 2.6%, while that on properties close to government purchased open space was \$2,038 or 1.2%. It was suggested that the privately protected land yielded a higher premium than the publicly owned land because the latter is available to people from outside the local area. They may generate a spillover nuisance cost by reducing privacy and increasing congestion which is not present at privately owned open space.

Table 4 Results from three Austin neighborhoods proximate to the Barton Creek greenbelt and Wilderness Area

Neighborhood	Home sales prices (\$'s)			Adjacency premium (\$'s)	Adjacency premium percentage	Decline in value per foot from the Greenbelt (\$'s)
	High	Low	Mean			
Barton	550,000	105,000	220,000	44,000	20%	13.51
Lost Creek	899,000	179,000	356,000	0	0%	3.97
Travis	392,000	130,000	233,000	16,000	6%	10.61

A similar study was undertaken in Berks County in southeastern Pennsylvania (Ready and Abdalla, 2003). The data base was 8,090 residences sold over a 4 year period in the suburban/exurban areas of the county. Again, the amount of land that was in open space, residential, commercial and industrial use within 400 meters of each house was measured. The authors concluded that within the 400-meter area, open space was the most desirable land use but the premiums on house prices were very small, even lower than those in the Maryland study.

The relatively low premium values reported in these two studies may be a function of three factors: (i) the self-cancelling effect of aggregating open space because both high quality amenity open space and dispirited open space that leads to decreased proximate property values are included in the mean averages; (ii) averaging the proximate premium over 400 meters because most proximate value is likely to be captured within 150 meters and the value decay beyond that distance is substantial so that at 400 meters it is likely to be zero; and (iii) some parts of the study areas were rural with zoning ranging from 1 to 5 acre minimum lot size; so the supply of private open space was relatively plentiful.

In 2003, comprehensive detailed studies of the impact of major renovations in five selected parks in New York City were undertaken (Ernst and Young, 2003). The authors did not use hedonic analysis. Rather, they compared the values of property sales transactions within Park Impacted Areas (PIAs), which consisted of 1-2 blocks immediately adjacent to the parks, with associated Control Areas (CAs) comprising the next 3-4 blocks beyond the PIAs. The CAs were used to hold constant the influence of the other factors that might impact real estate values. The comparisons were made over the time period from 1992 to 2001. All of the five parks selected for the case studies

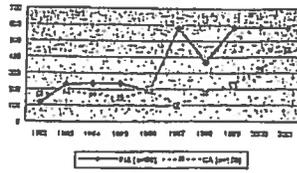
had benefited from substantial capital investment in renovation during this time period.

The five parks were Prospect (Brooklyn), Crotona (Bronx), Clove Lakes (Staten Island), St. Albans (Queens), and Serrano (Bronx). The graphs in Figure 5 compare the sales prices per square foot for single family homes and multi-family units (where these were present) over the 1992-2001 period. The sample sizes (n) of sales transactions from which the value data are derived are shown underneath each graph. The results show that the positive impacts of renovation at the first two parks were substantial; for the other three parks the results showed moderate enhancement of property values.

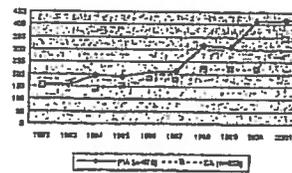
Olmsted and Vaux considered Prospect Park to be their masterpiece. In the 1992-2001 period, \$103 million worth of capital renovation was undertaken in the 526 acre park, restoring it to its status as a first-class, signature park. The PIA and CA zones selected for comparison were in the Park Slope neighbourhood. In the most recent 4 year period, single family homes sold for between 32% and 153% more per square foot in the PIA than in the CA (Figure 5a). The same trend was apparent in the comparison of multi-unit properties but the difference was not as dramatic, ranging from 20% to 84% over the most recent four years (Figure 5b). In the case of multi-unit properties, the prices were similar before the renovations commenced and as more improvements were made the value gap between the PIA and CA zones became more accentuated. However, the per square foot values of both the PIA and CA properties increased markedly. Some of this may be attributable to inflation and the vibrant economy at that time, but it is likely that some of the CA added value also is attributable to the renovations since being 3-6 blocks away from the park suggests the park exercises some proximate impact.

Prospect Park (526 acres), \$103 million, 1993-2001

(a) Single Family Homes

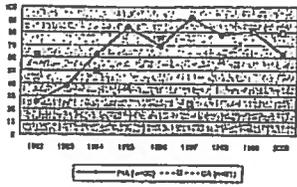


(b) Multi-unit Dwellings

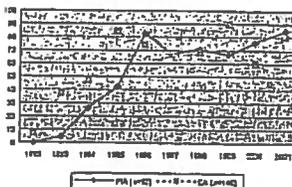


Crotona Park (128 acres), \$12 million, 1993-2001

(c) Single Family Homes

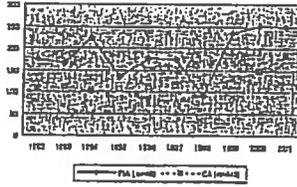


(d) Multi-unit Dwelling



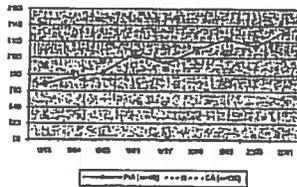
Clove Lakes (198 acres), \$5.6 million, 1993-1996

(e) Single Family Homes

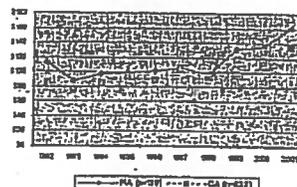


St. Albans Park (11 acres), \$1.7 million, 1999-2000

(f) East: Single Family Homes

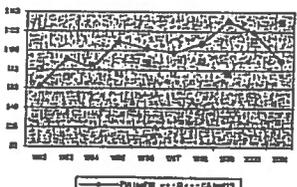


(g) Northwest: Single Family Homes



Serrano Park (2 1/4 acres), \$450,000, 1998

(h) Single Family Homes



(i) Multi-unit Dwelling

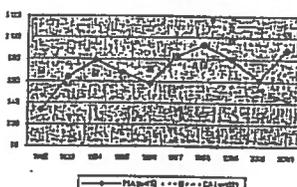


Fig. 5. Comparison of the sales price per square foot of properties within the impact area (PIA) of five parks with those of their controls areas (CA)

Renovation of Crotona Park took place from 1993 to 2001 at a cost of \$12 million. During the 1970s and 1980s, the 128 acre park was situated within a decaying urban neighbourhood in the South Bronx, characterized by burned-out vacant buildings, drug dealers and crime. Efforts were made to upgrade the neighbourhood, but investment in the park only came later. However, in a few years it was transformed from a place to be ignored and avoided, to an attractive asset. Figure 5c shows that values in the PIA for the most part are higher for single family homes than in the CA, but the relatively small number of sales transactions means there is some volatility in the graph. Among multi-unit dwellings, the CA values were substantially higher than those in the PIA in the early years reflecting the blighted status of the park, but in the later years the situation was reversed (Figure 5d). There was a trend showing an increase in PIA values after the renovation work commenced in 1995.

Clove Lakes Park is a 198 acre natural area surrounded almost exclusively by single family homes. Between 1993 and 1996, \$5.6 million was invested in renovating it. Since that time, it has become a weekend destination for Staten Island's residents as well as a staple of the community. Single family house prices in the PIA were higher than those in the CA before the renovation and that trend subsequently continued. Figure 5e shows that in the last 3 years of the study's time period, the value gap ranged from 36% to 80%. Although the gap has generally not widened, the values of properties in both the PIA and CA increased markedly, as they did in Prospect Park; again suggesting the CA experienced some positive proximate increment. The variability of the PIA sales price across years may be attributable to the relatively small sample size.

St. Albans Park (11 acres) was renovated in 1999 and 2000 at a cost of \$1.7 million. Two PIAs were used to measure the proximate

impact of the park. Data from its east side, summarized in Figure 5f, show no substantial difference between the sales value of properties in the two areas. The second PIA was on the park's northwest side. This is a more extensive residential area so the sample size was larger. The PIA values historically were slightly higher than the CA values, but this gap increased dramatically to 19% in 2001 after the improvements were completed (Figure 5g). Since the renovation took place in 1999 and 2000, if there is impact on the market price of properties, it was likely to become more obvious in the period beyond the timeframe of the study. Again, both the PIA and CA values increased substantially from the time the renovations commenced in 1999.

Serrano Park is a 2.5 acre playground and park located in the Castle Hill section of the Bronx in a densely populated area. Although \$650,000 was invested in 1998 to renovate its structures, it remains aesthetically unappealing since the majority of it is 'a vast concrete field'. It is heavily used, so there is noise and congestion. The graph in Figure 5h and 5i reflect these unattractive qualities in that the facility appears to have no proximate impact on property values.

In addition to the proximate value data reported in Figure 5, the authors empirically addressed other impacts in their case studies. Thus, they were able to conclude: 'Single family turnover rate was generally lower near well improved parks as compared to adjoining ones. Quality parks serve to stabilize local communities and are a catalyst for the redevelopment of adjacent real estate' (p. 10).

CONCLUDING COMMENTS

The evidence that has emerged from relatively sophisticated analyses in the past two decades, essentially endorses the legitimacy of the proximate principle which was demonstrated in the early English urban

parks and later disseminated in the US by Olmsted in the nineteenth century. The evidence from these studies unequivocally supports the contention that parks and open space contributes to increasing proximate property values.

It is not possible to discern a generalizable answer with regards to the magnitude of the proximate effect, given the substantial variation in the size, usage and design of park lands in the studies, and disparities in the residential areas around them. However, some point of departure based on the findings reported here is needed for decision-makers in communities who try to adapt these results to their local context. To meet this need, it is suggested that a positive impact of 20% on property values abutting or fronting a passive park area is a reasonable starting point guideline.

The diversity of the study contexts makes it feasible to offer a tentative generalizable answer regarding the distance over which the proximate impact of park land and open space extends. There was consensus among the studies that it has substantial impact up to 500–600 feet. In the case of community sized parks it tended to extend out to 1,500–2,000 feet, but after 500–600 feet the premium was small. Few studies tried to identify impacts beyond that distance because of the compounding complexity created by other potentially influencing variables, which increases as distance from a park increases. However, especially in the case of larger parks, it is likely there are additional economic benefits not captured by capitalization into increased property values beyond this peripheral boundary, since the catchment area from which users come frequently extends beyond it.

This type of work is useful in that it provides a measure of the value of parks, whereas elected officials tend to think only of their cost. However, the focus is myopic since the value of parks to a community involves many factors other than proximity

such as level of maintenance, maturation level of the park, ratio of supply and demand and type of use.

Level of maintenance relates to quality. A useful analogy is with a well-groomed front garden which is likely to increase the value of a home, whereas if it is overgrown with weeds and littered with trash then the property value is likely to be diminished. Adverse impacts also may emanate from nuisances such as congestion, street parking, litter and vandalism, noise and ballfield lights intruding into adjacent residences, poorly maintained facilities, or anti-social behaviours.

Maturation level recognizes that it may take 30 to 40 years for new or renovated parks to mature. In the beginning trees are small and spindly, plantings are scattered and immature, shade is scarce, and the landscaping often is not aesthetically pleasing. Thus, the premium in the early years is likely to be less than in later years.

Like all other goods, the premiums that people are prepared to pay to be proximate to a park or open space are influenced by the available supply. If such amenities are relatively abundant, then the premiums will likely be relatively small or non-existent (Nicholls, 2002). Similarly, if houses in an area have large private gardens, then it is likely that premiums will be lower than in areas with little private space because privately owned space may act as a partial substitute for public park space (Miller, 2001).

Parks serving primarily active recreation users are likely to show much smaller proximate value increases, than those accommodating only passive use (Sainsbury, 1964; Hendon *et al.*, 1967; More *et al.*, 1982). The superiority of passive parks in enhancing the tax base presents local governments with a conundrum because frequently they are under considerable pressure to give priority to creating facilities for active recreational use. This is often the more attractive option to conventional leisure services

agency thinking in that it responds to an overt and highly visible user need, accommodates a relatively large number of participants and generates revenues. Organized recreational sports groups are especially effective in politically lobbying for facilities. In contrast, users of passive parks, occasional users, and non-users of parks who are the primary beneficiaries of passive facilities rarely offer a counterorganized lobbying force.

Finally, it should be noted that appreciation of property values is not always perceived by homeowners to be positive. Its corollary is that their property taxes are higher. Some residents who have lived in a location for a long time and have no interest in selling their property, may see no personal benefits accruing to them from development or major renovation of a nearby park. Nevertheless, they are required to pay higher taxes because the appraised value of their property has increased.

In a broader context than a local neighbourhood, it should be noted that these types of analysis fail to capture the 'public' benefits of parks beyond those that accrue to proximate properties through the 'capitalization' captured by hedonic techniques. These public benefits include such factors as reduced soil erosion, water supply protection, wildlife habitat etc., and secondary benefits that may be attributed to parks' role in attracting visitors, businesses or retirees to a community.

A further limitation of the studies reported to this point is that they are confined to single family homes and do not address the impact of parks on proximate retail or other commercial properties. These properties often constitute the major elements around downtown parks. The lack of good empirical work in this context is attributable to three factors. First, hedonic analysis requires a threshold number of property sales to have occurred around a park to generate the market data needed to undertake

the analyses. Business property tends to turn-over less frequently than residential property so this threshold is rarely available. Second, business properties often are not entered into the Multiple Listing Service data bases used for the analyses. Third, changes in annual rents, rather than property sales, could be used, but this information tends to be proprietary and not accessible to researchers.

There is a growing recognition among developers of the legitimacy of the proximate principle and of its utility for developers. Thus, in a careful, comprehensive and technically strong study that was commissioned by a developer the author concluded:

Parks have traditionally been considered a cost center in neighborhood planning, an amenity that must be provided by local government or required of private developers by statute in order to be feasible. This research in contrast, suggests that providing parks in new neighborhoods offers clear financial benefits to developers, that those benefits are predictable using objective research methods, and that they can be captured through careful design and development practice. (Miller, 2001, p. 101)

Despite its limitations, the empirical findings reviewed in this paper are important because they provide park advocates with legitimate monetary indicators of value. Such indicators appear to be central in the decision-making paradigms used by many senior bureaucrats, and to be demanded by elected officials anxious to demonstrate 'accountability' for public expenditures.

In contemporary times, the power of the proximate principle appears to have been overlooked by park advocates since it has rarely been part of the political debate. The evidence reported here suggests that the principle should be resurrected. There are encouraging signs that this is occurring. For example, the city of Houston recently announced the construction of a 13 acre

downtown park to be completed by 2007 for \$40 million. Mayor Bill White stated, 'Much of the city's investment will be recouped over time by increased tax revenues from the enhanced value of property around the park that the park will create'.

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38



BOARD OF WATER COMMISSIONERS
Staff Memo

EXHIBIT 9

RECEIVED
AUG 25 2017
PLANNING DEPT

TO: Planning Department, City of Medford

FROM: Rodney Grehn, Water Commission Staff Engineer

SUBJECT: **File No. PUD-05-35:** Land Development Committee Meeting

Developer/Location: Consideration of a preliminary PUD plan for Cedar Landing, a mixed use development combining 488 dwelling units with commercial uses and a congregate care facility on five parcels totaling 122.12 acres located on the north and south side of Cedar Links Drive approximately 1,400 feet southwest of Foothill Road, within a SFR-4 (Single Family Residential – 4 units per acre) zoning district; Cedar Landing, LLC, Applicant (Hoffbuhr & Associates, Agent). George Rubaloff, Planner

DATE: April 21, 2005

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. A meeting with MWC engineering staff is required to discuss master planning of proposed on site improvements prior to the design process beginning.
4. A utility pre-design meeting with MWC engineering staff **IS REQUIRED** for on-site infrastructure development.
5. Easements will be required over all proposed Medford Water Commission water facilities located in private streets and across any private properties.

COMMENTS

1. The MWC system **DOES** have adequate capacity to serve this property.
2. Off-site water line installation **IS NOT** required.
3. On-site water facility construction **IS** required.
4. MWC-metered water service **DOES NOT** exist to this property.
5. Access to MWC water lines for connection **IS** available.
6. This development resides in two pressure zones, the gravity zone & zone 1 (See Condition 3)

CITY OF MEDFORD
EXHIBIT # _____ "L"
File # PUD-05-35

CITY OF MEDFORD
INTER-OFFICE MEMORANDUM

RECEIVED
JUL 16 2014
PLANNING DEPT

DATE: July 16, 2014
TO: Planning Department
FROM: Public Works Department
SUBJECT: E-14-059 Exception to the Major Collector Standards for right-of-way dedication on Cedar Links Drive, adjacent to Cedar Landing Planned Unit Development
APPLICANT: Cedar Investment Group L.L.C.
PREPARED BY: E. Lighthill, Engr. Tech. 3
APPROVED BY: Larry Beskow, P.E., City Engineer

RECEIVED

AUG 25 2017

PLANNING DEPT.

The Department of Public Works conditionally supports the applicant's request for Exception to the Planning Commission's subject requirement for right-of-way dedication as it pertains to LDS-13-121. The condition of support by Public Works is that the final plat for Sky Lakes Village, Phase 7A, shows the granting of a public pedestrian/sidewalk easement along an approved alignment along the north side of the subject cedar trees. The said easement shall be five feet wide, and accommodate smooth transition to the existing and proposed sidewalk alignments at both ends.

As Public Works has previously recommended in its staff report dated 1/3/14 (PUD-13-119), additional right-of-way is not needed along this 570 foot portion of Tracts "A" and "D", as the existing 30 foot wide northerly portion of right-of-way, as measured north of the right-of-way centerline, is adequate for the existing half-street width of twenty-one (21) feet through this section.

The Planning Commission requirement originated from a recommendation by Public Works, and is based on the standard right-of-way width for a major collector street classification in accordance with the adopted Transportation System Plan. The standard major collector right-of-way width is intended to accommodate one travel lane in each direction, a center turn refuge lane, a bicycle lane for each direction, sidewalks on both sides, and a planter strip between curb and sidewalk along each side of the street.

The existing street is approximately 42 feet wide, and while this is two feet narrower than the standard width for a major collector street, it is substantially adequate for the provision of the standard lane components. Reconstruction of the existing street section to provide the additional two feet of pavement width would be injurious to the established root system of the trees that are desired to be saved.

As referenced by the applicant, an alternative sidewalk route is proposed for the purpose of eliminating the necessity of clearing the existing cedar trees. The alternative route is intended to run along a course that is generally situated north of the existing trees, and would parallel the segment of Cedar Links Drive fronting the applicant's proposed development site. The proposed alternative alignment is sufficient to provide for pedestrian travel consistent with the intent of the standards for a major collector street section.

CITY OF MEDFORD

EXHIBIT # D

~~CITY OF MEDFORD~~

EXHIBIT #

File # CUP-17-101



SCHOTT & ASSOCIATES
Ecologists & Wetlands Specialists

21018 NE Hwy 99E • P.O. Box 589 • Aurora, OR 97002 • (503) 678-6007 • FAX: (503) 678-6011

RECEIVED

MEMO

AUG 25 2017

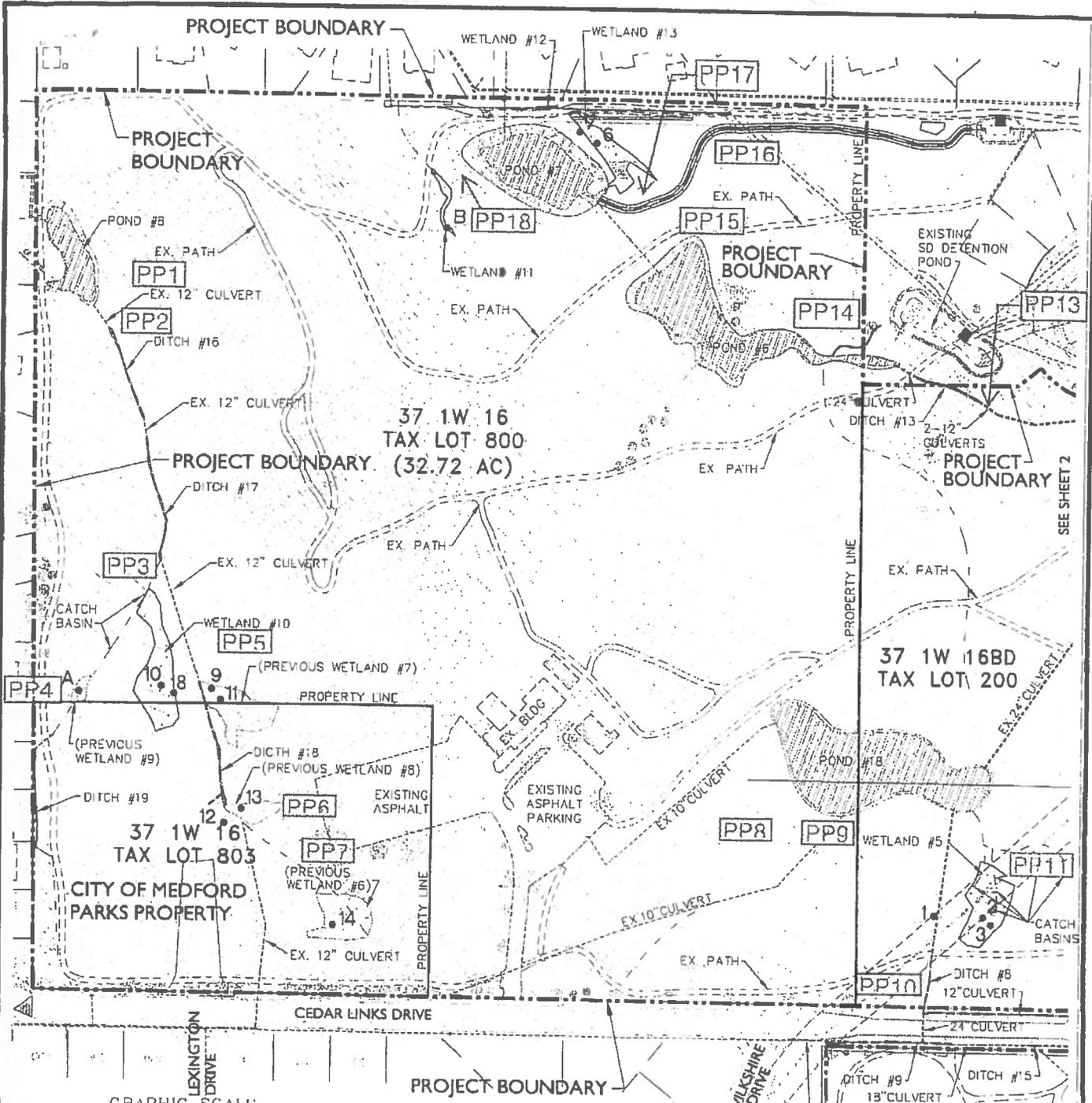
Project Name: Cedar Links Park

PLANNING DEPT.

Date: 8/23/17

The original wetland delineation for Cedar Links Golf Course was over 5 years old, and a new wetland delineation was prepared in 2014. During the time between the two delineations the Army Corps of Engineers came out with a supplement to the wetland delineation manual. The supplement made significant changes on what were hydric soils. When the site was redelineated Wetland 6-8 no longer had hydric soils, which meant they were no longer wetlands. Wetland 10 still had hydric soils, and is still a jurisdictional wetland.

The drainage ditch which starts on the park property starts from a culvert outlet. The source of water for the culvert was not determined, and was believed to carry stormwater from the subdivision to the south. The drainage is very narrow, and shallow. It has several culverted sections downstream. The drainage is not natural, and was constructed when the golf course was constructed. It does have flows most of the year.



LEGEND	
	EXISTING POND
	WETLAND AREA
	PREVIOUSLY DELINEATED WETLAND AREA
	PROPERTY LINE
	STUDY AREA BOUNDARY
	SAMPLE PLOT NO
	SEE SHEET 2
	SEE SHEET 3

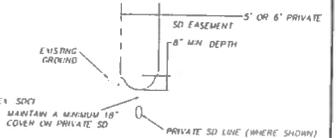
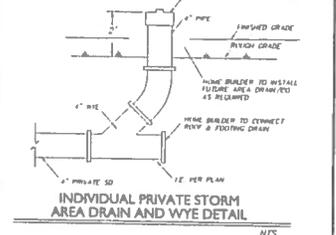
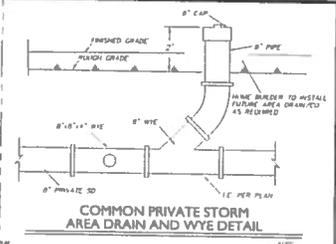
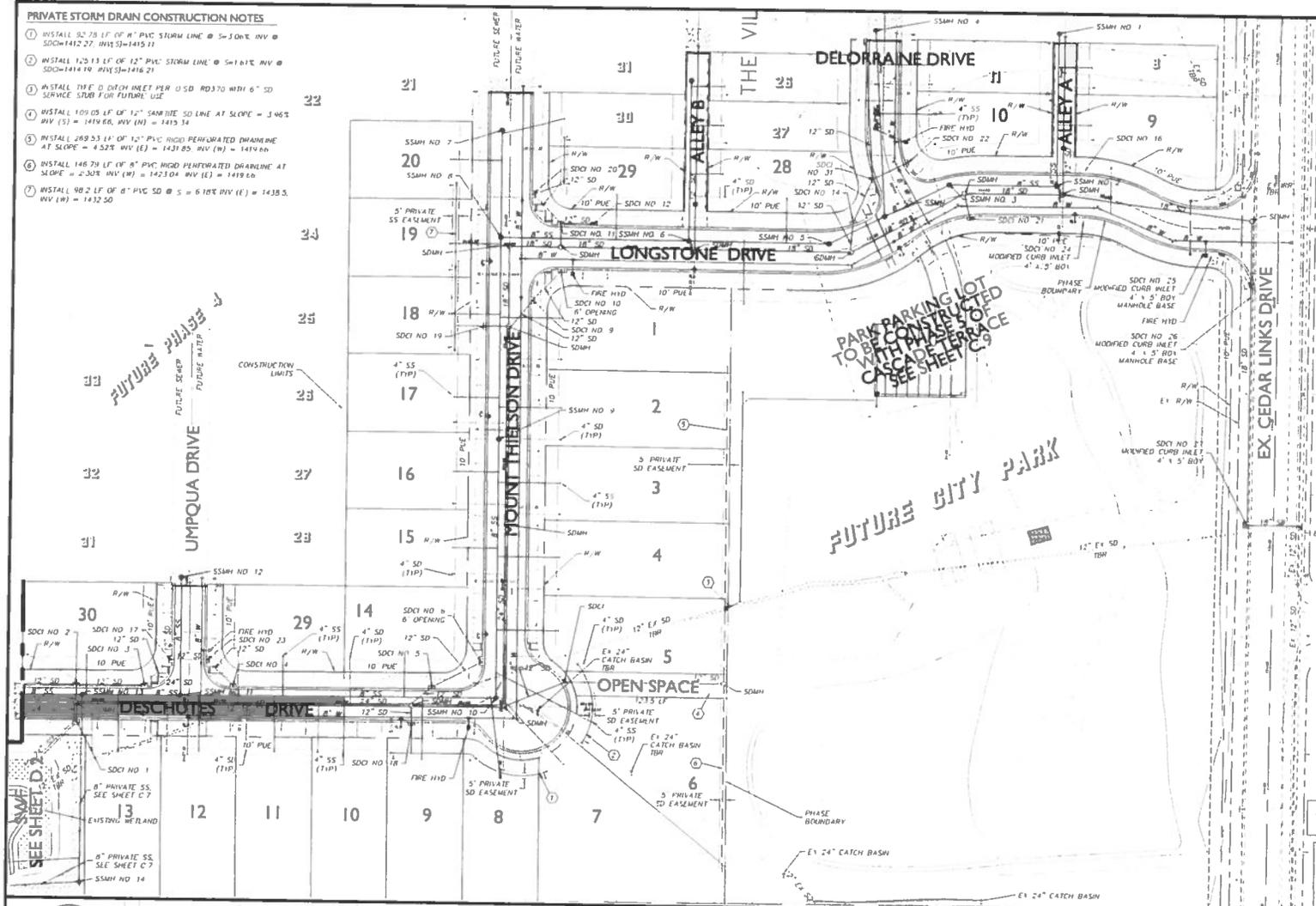
Figure 5. Wetland Map
 SCHOTT AND ASSOCIATES

21018 NE HWY 99E
 AURORA, OR 97007
 MARTIN SCHOTT
 PH (503) 678-6007

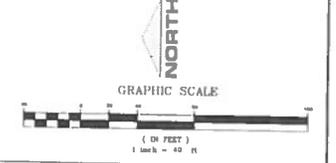
CITY OF MEDFORD
 CEDAR LANDING P.U.D.
 EXISTING CONDITIONS MAP
 EXHIBIT "B-1"

PRIVATE STORM DRAIN CONSTRUCTION NOTES

- 1. INSTALL 92.78 LF OF 8" PVC STORM LINE @ 3% SLOPE INV @ SDCI=1412.27 INV(S)=1415.11
- 2. INSTALL 123.13 LF OF 12" PVC STORM LINE @ 5% SLOPE INV @ SDCI=1414.19 INV(S)=1416.21
- 3. INSTALL THE 0 DITCH INLET PER OSD RD370 WITH 6" SD SERVICE STUB FOR FUTURE USE
- 4. INSTALL 109.05 LF OF 12" SANITIE SD LINE AT SLOPE = 3.96% INV (S) = 1414.66, INV (N) = 1415.34
- 5. INSTALL 269.53 LF OF 12" PVC RIGID PERFORATED DRAINPIPE AT SLOPE = 4.52% INV (E) = 1431.85, INV (W) = 1419.66
- 6. INSTALL 146.79 LF OF 8" PVC RIGID PERFORATED DRAINLINE AT SLOPE = 2.30% INV (W) = 1423.04, INV (E) = 1419.66
- 7. INSTALL 98.2 LF OF 8" PVC SD @ 5% = 6.18% INV (E) = 1438.5, INV (W) = 1432.50



"OPEN SPACE" NOTE
 "OPEN SPACE" TO BE MAINTAINED BY THE CEDAR LANDING HOME OWNERS ASSOCIATION. ALL "OPEN SPACE" TO BE PEDESTRIAN EASEMENT.



UTILITY NOTE
 ALL PRIVATE SD LINES TO BE INSTALLED PER UPC.

ELECTRICAL SERVICE FACILITIES
 ELECTRICAL SERVICE FACILITIES SHOWN WITH THIS PLAN SET IS FOR REFERENCE ONLY. SEE UTILITY COMPANY PLANS FOR ELECTRICAL PLANS AND SPECIFIC ELECTRICAL FACILITY REQUIREMENTS.
 NOTE: CONTRACTOR TO COORDINATE WITH PACIFIC POWER PRIOR TO INSTALLATION.

CONSTRUCTION ENGINEERING CONSULTANTS
 1301 BOX 1714 • MEDFORD, OREGON 97504
 TEL: (503) 754-2400

DESIGNED BY: MAC	DATE: 5/17	NO. REVISION:	DATE:
CHECKED BY: BSH AMR	DATE: 5/17		
APPROVED RVS	DATE:		
APPROVED	DATE:		
APPROVED	DATE:		
APPROVED	DATE:		

CITY OF MEDFORD - ENGINEERING DEPARTMENT
 CEDAR LANDING P.U.D.
 CASCADE TERRACE SUBDIVISION - PHASE 5
 CIVIL IMPROVEMENTS
 UTILITY PLAN
 REV. CITY ENGINEER: DATE: PROJECT NO. P-14440 DRAWING NO. B1

GALPIN & ASSOCIATES
744 CARDLEY AVE, STE 100
MEDFORD OR 97504

November 17, 2017

Dear Medford Planning Commissioners,

We understand the Medford Parks and Recreation Department is going through the Conditional Use Permit process for Cedar Links Park. We understand one of the issues that has come up concerns requirements for improvements to Longstone Drive. We have a cost-sharing agreement with Parks and Rec on the construction of Longstone Drive which will occur in the near future. We have also provided an area for storm water purification & detention, and easements with no cost to the Parks Department. Our plans to commence construction of Longstone Drive is for this coming summer. However, we also understand Parks and Rec is seeking an interim park use plan approval in the unlikely event that Longstone Drive construction were delayed for any reason.

Part of this interim plan would be to use the existing access and driveway from Cedar Links Drive to the existing parking lot. The existing driveway is located on our property. We are aware of this concept and have no objections to it. If construction of Longstone Drive were ultimately delayed and the interim plan were actually utilized, a formal use agreement would be given to the Parks Department. For this reason, we have no objection to a land use approval for an interim park use that would utilize the existing access.

Thank You,

Respectfully yours,



Cris Galpin

PARKS AND RECREATION COMMISSION

MINUTES

FEBRUARY 18, 2014

The meeting was called to order at 5:28 p.m.

10. ROLL CALL

Members Present: Cody Holliday, Marie Cabler, Julian Cordle, Kevin Keating, Frank Hoeper, Dan Ratty, Jerry MacLeod and Mujahid Rizvi (late arrival at 5:45pm)

Members Absent: Cheryl Breeden and Rich Hansen

Council Liaison:

Guests: Greg Appen

Staff: Brian Sjothun, Rich Rosenthal, Anne Gordon, Greg McKown, Adam Airoidi and Sandi Sherman

Chairman – Nominations were opened for the position of chairman.

MOTION:

It was moved by Jerry MacLeod and seconded by Marie Cabler that Dan Ratty be nominated for the position of Chairman of the Parks and Recreation Commission.

There being no further nominations, nominations were closed and Rich Hansen was elected Chair by a vote of 7-0, with Dan Ratty abstaining.

Vice Chairman – Nominations were opened for the position of vice chairman.

MOTION:

It was moved by Jerry MacLeod and seconded by Frank Hoeper that Marie Cabler be nominated for the position of Vice Chairman of the Parks and Recreation Commission.

There being no further nominations, nominations were closed and Marie Cabler was Elected vice-chair by vote of 7-0, with Marie Cabler abstaining.

MOTION:

Pro Tem – Nominations were opened for the position of Pro Tem.

It was moved by Jerry MacLeod and seconded by Kevin Keating that Frank Hoeper be nominated for the position of Pro Tem of the Parks and Recreation Commission.

There being no further nominations, nominations were closed and Frank Hoeper was Elected Pro Tem by vote of 7-0, with Frank Hoeper abstaining.

20. APPROVAL OF MINUTES

The minutes of the January 21, 2014 Parks and Recreation Commission were approved as submitted.

30. ORAL REQUESTS FROM THE AUDIENCE

There were none.

40. NEW AND CONTINUED BUSINESS

40.1 Cedar Links Park Master Plan – Brian Sjothun & John Galbraith
Study Session went well. All was left the same on plan except the addition of 2 ½ basketball courts. Things discussed during study session; placecards, water for dogs, lights, trees and fencing.

MOTION:

It was moved by Jerry MacLeod and seconded by Marie Cabler that the Commission accept Cedar Links Master Plan as submitted by Galbraith & Assoc. and to move to the next step. – The motion carried by a vote of 8-0.

50. COMMITTEE REPORTS

50.1 Tree Committee

Neighborhood Street Tree Partnership Report. 11th St. and Pennsylvania Ave/Peach Street were selected as target neighborhoods for 2014. 112 Trees were planted. Tree Committee and volunteers from St. Mary's School were involved in planting activities. 40% of neighborhood households participating.

50.2 Prescott Park

Brian discussed trail project. Land use issues are being dealt with now. Adam discussed fuels reduction by country crew. Prescott Park is a multi-use park ; bikes, walking, hiking. PR was discussed for project and a mountain bike group is going to hold a public meeting.

50.3 Arts Commission

There will be a meeting to discuss the art at Hawthorne Park for the Hawthorne Park Arts Project on March 10, 2014, 5:30 at the Santo Community Center.

50.4 Bear Creek Greenway Joint Powers Board

Looking at Master Plan for Bear Creek Park Greenway scenic byway. March 27, 2014 will be a noon Council Study session.

50.5 Medford Parks & Recreation Foundation

Rack cards and brochures have been printed and starting to be handed out. They are updated the strategic plan. Parks Uncorked planning has begun, the event this year is on June 27, 2014, 6:30 and USCCP.

50.6 Mayor's Youth Advisory Commission

There was no report.

50.7 Cemetery Commission

There was no report.

60. STAFF REPORTS

60.1 Projects Update

A packet was handed out; City of Medford Capital Improvement Projects Update. The goal is to have one packet of information to hand out to council as well as placed on the web-site for the public. Every city project is listed in the packet except public works projects.

70. MESSAGES, PAPERS, PROPOSALS AND REMARKS FROM COMMISSION MEMBERS:

Marie Cabler thanked the staff of Parks & Recreation for all their help with the Polar Plunge event that is going to be held on February 22, 2014 at Jackson Aquatic Center.

80. ADJOURNMENT

The meeting was adjourned at 6:27 p.m.

Respectfully submitted,
ANNE L. GORDON
Recording Secretary

**MEDFORD PARKS AND RECREATION COMMISSION
STUDY SESSION MINUTES
February 4, 2014**

The meeting was called to order at 5:33 p.m. at the Carnegie Building

Members Present: Marie Cabler, Julian Cordle, Rich Hansen, Frank Hoeper,
Jerry MacLeod, Dan Ratty and Mujahid Rizvi*

Members Absent: Cheryl Breeden and Kevin Keating

Council Liaison: John Michaels

Guests: John Galbraith and citizen as per attached sign in sheets

Staff: Brian Sjothun and Anne Gordon

*Arrived late

TOPIC: Cedar Links Park Master Plan

John Galbraith and Associates presented their master plan proposal for Cedar Links Park. The meeting was open to the public; however, it was noted that the members of the Commission would discuss the proposed master plan first and then allow members of the public to ask questions and provide input.

The major components of the new park are: (1) a conventional and natural play area, (2) basketball courts, (3) several pavilions, (4) a restroom off the parking lot on the east side of the park and close to the play area, (5) a dog park, (6) a path system that circles the park, (7) benches along the path system, (8) park lighting and (9) the addition of many new trees.

Members of the Commission and the public provided their input on the proposed Master Plan. The Plan will be brought back to the February 18, 2014 regular meeting of the Parks and Recreation Commission for their consideration. It will then go to the City Council in late March for their consideration.

Respectfully submitted,

ANNE L. GORDON
Recording Secretary

MEDFORD PARKS & RECREATION

FACILITIES MANAGEMENT

HEALTHY LIVES | HAPPY PEOPLE | STRONG COMMUNITY

TO: Steffen Roennfeldt- Planning Department

FROM: Rich Rosenthal- Parks Department Director
Haley Cox- Parks Planner

SUBJECT: Cedar Links Park CUP

DATE: November 30th, 2017

RECEIVED
DEC 01 2017
PLANNING DEPT.

The following items were added to the Cedar Links Park Plan that were not originally proposed in the Park Master Plan: two pickleball courts, a community garden, and separated areas for large and small dogs within the dog run area.

The Master Plan for Cedar Links Park was developed in late 2013 and adopted in early 2014. Since that time, the local pickleball community has argued that it is the fastest growing sport for elderly Americans in the country, and they would like to see pickleball courts included in new park developments. Thus, we have proposed developing two pickleball courts and one basketball court at Cedar Links Park, instead of two basketball courts as originally planned.

Additionally, the Parks Department has had multiple requests for community garden spaces across the city, and we have seen successful implementation and management of a community garden at Union Park in West Medford. The nature of the development surrounding Cedar Links Park, which will include a number of high density residential units, makes this site particularly appropriate for a community garden. It is fitting with our Leisure Services Plan to propose this amenity in new park developments, and we anticipate a high demand for gardening spaces in this area.

Lastly, there was a dog run included as part of the Cedar Links Park Master Plan, and we are simply proposing to designate separate areas for large and small dogs. This is being proposed due to positive feedback received by the Parks Department from users of the dog runs at Hawthorne Park, which are separated for dogs of different sizes.



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CITY OF MEDFORD
EXHIBIT # 6





Medford – A fantastic place to live, work and play

CITY OF MEDFORD

Revised Date: 12/5/2017
File Number: CUP-17-101

PUBLIC WORKS DEPARTMENT STAFF REPORT Cedar Links Park

Project: Consideration of a request for a Conditional Use Permit (CUP) to develop a new 5.42 acre neighborhood park.

Location: Located on the north side of Cedar Links Drive approximately 140 feet east of Rosewood Street within the SFR-4 (Single-Family Residential, 4 dwelling units per gross acre) (371W16BC Tax Lots 300) zoning district.

Applicant: Medford Parks and Recreation Department, Applicant; CSA Planning, Ltd., Agent; Steffen Roennfeldt, Planner.

Applicability: The Medford Public Works Department's conditions of Preliminary Plan Approval for Cedar Landing PUD were adopted by Order of the Medford Planning Commission on April 27, 2006 (PUD-05-035). The park property that was originally part of the PUD was terminated (removed) by the Planning Commission on April 14, 2011. An exception for reduced right-of-way along the northerly section of Cedar Links Drive was approved on February 12, 2015 (E-14-059). However, this did not include the park property as it was no longer part of the PUD.

NOTE: The items listed here shall be completed and accepted prior to the respective issuances of permits and certificates:

Prior to issue of the first building permit, the following items shall be completed and accepted:

- Submittal and approval of plans for site grading and drainage, and detention.
- Completion of all public improvements, if required. The applicant may provide security for 120% of the improvements prior to issuance of building permits. Construction plans for the improvements will need to be approved by the Public Works Engineering Division prior to acceptance of security.
- Items A – D, unless noted otherwise.

Prior to issue of Certificate-of-Occupancy for completed structures, the following items shall be completed and accepted:

- Paving of all on-site parking and vehicle maneuvering areas.
- Certification by the design engineer that the stormwater quality and detention system was constructed per the approved plan.
- Completion of all public improvements, if applicable.

A. STREETS

1. Dedications

Cedar Links Drive is classified as a Major Collector street, and in accordance with Medford Land Development Code (MLDC) Section 10.428(3), it requires a total right-of-way width of 74-feet. The developer shall dedicate for public right-of-way, sufficient width of land along the frontage of this development to comply with the half width of right-of-way, which is 37-feet. **The Developer's surveyor shall verify the amount of additional right-of-way required.**

The Developer shall receive Street System Development Charge (SSDC) credits for the public right-of-way dedications on Cedar Links Drive, per the value established by the Medford Municipal Code (MMC), Section 3.815. **Should the developer elect to have the value of the land be determined by an appraisal, a letter to that effect must be submitted to the City Engineer within sixty (60) calendar days of the date of the Final Order of the Planning Commission. The City will then select an appraiser, and a cash deposit will be required as stated in Section 3.815.**

Longstone Drive is classified as a Standard Residential street, and in accordance with MLDC Section 10.430, it requires a total right-of-way width of 63-feet. The proposed plan shows significant portions of Longstone Drive on the adjacent development to the east (Cascade Terrace Phase 5). If Cascade Terrace Ph. 5 is developed first then all of the right-of-way shall be dedicated at that time including the portions on this developments parcel, as noted in the Public Works Staff Report for LDS-14-136. Alternatively, if the Park is developed first, then all of the right-of-way shall be dedicated at that time including the portions on the adjacent developments parcel (Cascade Terrace Phase 5). Otherwise, prior to issuance of any permit for construction, the developer shall dedicate for public right-of-way, sufficient width of land along the frontage of this development to comply with the half width of right-of-way plus 13-feet, which is 44.5-feet, which will require Longstone Drive to be realigned from what is currently proposed.

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

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

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

The Developer shall provide a pedestrian easement for any portion of a public sidewalk or pathway located outside of the public right-of-way.

The right-of-way and PUE 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

Standard street section improvements have been completed on **Cedar Links Drive**, including pavement and curb and gutter as part of the Cedar Links Drive Paving project (P844) improvements. **However, 5-foot wide sidewalk with a 10-foot planter strip will be required along this developments frontage**, unless an alternate location and/or alignment is approved by the Commission.

If **Longstone Drive** is only partially constructed with the adjacent development to the east, then the Developer shall construct any remaining portions of Longstone Drive to Standard Residential street standards in accordance with the MLDC, Section 10.430 and 10.442.

That said, the Applicant has chosen to phase the project based on vehicle impacts according to their *Findings of Fact*. This is to allow for the Parks Department to negotiate the construction of Longstone Drive with the adjoining Developer. Public Works supports their request to defer the street improvements, but requires a financial guarantee of 125% of an Engineer's estimate to construct said street. If, at the time the Parks Department decides to construct the second phase, which includes the parking lot, and said street isn't constructed by others then they will need to construct the west half plus 12-feet east of centerline along their frontage.

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 signing will be required:

NOTE: Please reference Staff Report for *Cascade Terrace at Cedar Landing Phase 1 through 5*

(LDS-16-025/LDS-14-138) as the proposed Park abuts this development.

Street Lighting – Developer Provided & Installed:

- A. 2 – Type R-100
- B. 3 – Type C-250
- C. 1 – BMC

a. *May tie into existing BMC at Wilkshire Drive (If voltage drop allows).*

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

- A. 2 – Street Name Signs
- B. 1 – Stop Sign

NOTE – Remove existing 100w on Cedar Links Drive as 100w are not to specification for a Major Collector street.

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

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

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

c. Pavement Moratoriums

There is no pavement cutting moratorium currently in effect along this frontage to Cedar Links Drive.

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

d. Soils Report

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

e. Access to Public Street System

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

An Americans with Disabilities Act (ADA) compliant ramp is required on the north side of Cedar Links Drive at the intersection with Lexington Drive.

3. Section 10.668 Analysis

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

10.668 Limitation of Exactions

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

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

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

1. Nexus to a legitimate government purpose

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

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

No mathematical formula is required to support the rough proportionality analysis. Furthermore, benefits to the development resulting from the dedication and improvements when determining "rough proportionality" have been considered, including but not limited to: increased property

values, intensification of use, as well as connections to municipal services and the transportation network.

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

Cedar Links Drive:

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

Longstone Drive

Local street right-of-way dedication and construction requirements identified by the Public Works Department and required by the City are the minimum required to protect the public interest and are necessary for additional or densification of development in the City without detracting from the common good enjoyed by existing properties. Developments are required to provide all internal local streets and half-street improvements to abutting streets, including associated right-of-way dedications, to ensure that new development and density intensification provides the current level of urban services and adequate street circulation is maintained.

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

B. SANITARY SEWERS

The proposed development is situated within the Medford sewer service area. It is unclear where the existing or any proposed sanitary sewer laterals are located. The Developer shall provide one separate individual service lateral to the site or ensure that the site is served by an individual service lateral. All unused laterals adjacent and stubbed to the development shall be capped at the main.

C. STORM DRAINAGE

1. Drainage Plan

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

first building permit application for approval. Any new or reconstructed area catch basins shall meet Department of Environmental Quality (DEQ) requirements, which include a down-turned elbow and sump.

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

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

2. Storm Drainage Conditions

There is an existing 12-inch culvert that conveys public stormwater from Cedar Links Drive, to approximately 300-feet north of Cedar Links Drive. This culvert was not installed to city standards, constituting a need for replacement by the Developer if it is desired to maintain a piped drainage at this location. Public Works would be supportive of removing the existing culvert and see the drainage returned to a more natural state. Public Works is planning to replace the portion of the culvert under Cedar Links Drive, extending to the edge of the property of the proposed Park. It would be good for the Developer to discuss with Public Works our pipe termination at the south side of the property so as to accommodate the development. The open drainage could be designed as a meandering swale, or just a depression (as the surface appears now) to allow stormwater to infiltrate or sheet flow across the property to the drainage system on the north side of the property. Developer shall provide a 15-foot drainage easement from Cedar Links Drive through the proposed Park.

3. Grading

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

4. Detention and Water Quality

Stormwater quality and detention facilities shall be required in accordance with MLDC Section 10.481 and 10.729.

5. Certification

Upon completion of the project, and prior to certificate of occupancy of the building, the developer's design engineer shall certify that the construction of the stormwater quality and detention system was constructed per plan. Certification shall be in writing and submitted to the Engineering Division of Public Works. Reference Rogue Valley Stormwater Quality Design Manual, Appendix I, Technical Requirements.

6. Wetlands

The Developer shall contact the Division of State Lands (DSL) for the approval or clearance of the subject property with regards to wetlands and/or waterways.

7. Erosion Prevention and Sediment Control

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

D. GENERAL CONDITIONS

1. Design Requirements and Construction Drawings

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

2. Construction Plans

Construction drawings for any public improvements for this project shall be prepared by a professional engineer currently licensed in the State of Oregon, and submitted to the Engineering Division of Medford Public Works Department for approval. Construction drawings for public improvements shall be submitted only for the improvements to be constructed with each phase. Approval shall be obtained prior to beginning construction. Only a complete set of construction drawings (3 copies) shall be accepted for review, including plans and profiles for all streets, minimum access drives, sanitary sewers, storm drains, and street lights as required by the governing commission's Final Order, together with all pertinent details and calculations. A checklist for public improvement plan submittal can be found on the City of Medford, Public Works web site (<http://www.ci.medford.or.us/Page.asp?NavID=3103>). The Developer shall pay a deposit for plan review and construction inspection prior to final plan approval. Public Works will keep track of all costs associated with the project and, upon our acceptance of the completed project, will reconcile the accounting and either reimburse the Developer any excess deposit or bill the Developer for any additional amount not covered by the deposit. The Developer shall pay Public Works within 60 days of the billing date or will be automatically turned over for collections.

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

3. Construction and Inspection

The Developer or Developer's contractor shall obtain appropriate right-of-way permits from the Department of Public Works prior to commencing any work within the public right-of-way that is not included within the scope of work described within approved public improvement plans. Pre-qualification is required of all contractors prior to application for any permit to work in the public right-of-way.

4. Site Improvements

All on-site parking and vehicle maneuvering areas related to this development shall be paved in accordance with MLDC, Section 10.746, prior to issuance of certificate of occupancy for any structures on the site. Curbs shall be constructed around the perimeter of all parking and maneuvering areas that are adjacent to landscaping or unpaved areas related to this site. Curbs may be deleted or curb cuts provided wherever pavement drains to a water quality facility.

5. System Development Charges (SDC)

New buildings in this development are subject to street, sanitary sewer treatment, collection and stormdrain system development charges (SDC). All SDC fees shall be paid at the time individual building permits are issued.

Prepared by: Doug Burroughs
Revised by: Jodi K Cope

SUMMARY CONDITIONS OF APPROVAL

Cedar Links Park – CUP-17-101

A. Streets:

1. Street Dedications to the Public:

- Dedicate additional right-of-way on **Cedar Links Drive**.
- Dedicate right-of-way for **Longstone Drive**, if this Development commences first.
- Dedicate 10-foot Public Utility Easement (PUE) along the frontage to Cedar Links Drive and Longstone Drive.
- Provide pedestrian easement if needed.

2. Improvements:

Public Streets

- **Cedar Links Drive** – No improvements are required aside from 5-foot wide sidewalk and 10-foot planter strip, unless otherwise approved by the Commission.
- Applicant has requested to defer the street improvements for **Longstone Drive**, which will require a financial guarantee of 125% of an Engineer's estimate to construct said street.
 - If **Longstone Drive** is only partially constructed with the adjacent development to the east, then the Developer shall construct any remaining portions of **Longstone Drive** to Standard Residential street standards, or improve **Longstone Drive** to Standard Residential street standards (half street plus 12-feet), if this Development commences first.

Lighting and Signing

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

Access to Public Street System

- Driveway access to the proposed development shall comply with MLDC 10.550.
- Install ADA compliant ramp across from Lexington Drive.

Other

- No pavement moratorium currently in effect along this frontage to Cedar Links Drive.
- Provide pavement moratorium letters.
- Provide soils report.

B. Sanitary Sewer:

- Ensure or construct separate individual sanitary sewer connection.
- Cap remaining unused laterals at the main.

C. Storm Drainage:

- Provide a comprehensive grading and drainage plan.
- Provide a 15-foot drainage easement and consult with Public Works regarding existing culvert.
- Provide water quality and detention facilities, calculations and O&M Manual.
- Provide Engineers certification of stormwater facility construction.
- Provide DSL signoff.
- Provide copy of an approved Erosion Control Permit (1200C) from DEQ for this project.
- = City Code Requirement
- = Discretionary recommendations/comments

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



BOARD OF WATER COMMISSIONERS

Staff Memo

TO: Planning Department, City of Medford

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

SUBJECT: CUP-17-101

PARCEL ID: 371W16BC TL 300

PROJECT: Consideration of a request for a Conditional Use Permit (CUP) to develop a new 5.42 acre neighborhood park located on the north side of Cedar Links Drive approximately 140 feet east of Rosewood Street within the SFR-4 (Single-Family Residential, 4 dwelling units per gross acre) (371W16BC Tax Lots 300) zoning district; Medford Parks and Recreation Department, Applicant; CSA Planning, Ltd., Agent; Steffen Roennfeldt, Planner.

DATE: October 4, 2017

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

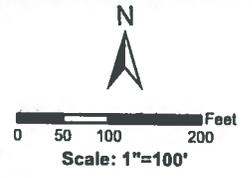
CONDITIONS

1. The water facility planning/design/construction process will be done in accordance with the Medford Water Commission (MWC) "Regulations Governing Water Service" and "Standards For Water Facilities/Fire Protection Systems/Backflow Prevention Devices."
2. All parcels/lots of proposed property divisions will be required to have metered water service prior to recordation of final map, unless otherwise arranged with MWC.
3. The installation of a landscape irrigation water meter is required. Water meter is required to be located along north side of Cedar Links Drive. The Applicant or their civil engineer shall coordinate with MWC engineering staff for proposed location landscape water meter.

COMMENTS

1. Off-site water line installation is not required.
2. On-site water facility construction is not required.
3. MWC-metered water service does not exist to this property. (See Condition 3 above)
4. Static water pressure expected to be near 60 psi.
5. Access to MWC water lines is available. There is an existing 8-inch water line located on south side of Cedar Links Drive.

CITY OF MEDFORD
EXHIBIT # 1
File # CUP-17-101



**Water Facility Map
for
CUP-17-101
(Cedar Links Park)**

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 Pipes
 - Pressure Zone Line
- Boundaries:**
- ▭ Urban Growth Boundary
 - ▭ City Limits
 - ▭ Tax Lots

- MWC Facilities:**
- C Control Station
 - P Pump Station
 - R Reservoir



This map is based on a digital database supplied by Medford Water Commission. It is a work of service. Medford Water Commission cannot accept responsibility for errors, omissions, or misstatements. There are no warranties, expressed or implied.



Memo

To: Steffen Roennfeldt, Planning Department
From: Chad Wiltout, Building Department (541) 774-2363
CC: CSA Planning, Ltd., Agent, Jay Harland
Date: October 4, 2017
Re: Cedar Links Park; CUP-17-101

Please Note:

This is not a plan review. Unless noted specifically as Conditions of Approval, general comments are provided below based on the general information provided; these comments are based on the 2014 Oregon Structural Specialty Code (OSSC) unless noted otherwise. Plans need to be submitted and will be reviewed by a commercial plans examiner, and there may be additional comments.

Fees are based on valuation. Please contact Building Department front counter for estimated fees at (541) 774-2350 or building@cityofmedford.org.

For questions related to the Conditions or Comments, please contact me, Chad Wiltout, directly at (541) 774-2363 or chad.wiltout@cityofmedford.org.

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 Click on "City Departments" at top of screen; click on "Building"; click on "Electronic Plan Review (ePlans)" for information.
3. A site excavation and grading permit will be required if more than 50 cubic yards is disturbed and for any utilities installed on site. Including parking lot.
4. A separate demolition permit will be required for demolition of any structures not shown on the plot plan.

Comments:

5. Proposed construction in proximity to property lines shall comply with table 602 and code section 705 of the Oregon Structural Specialty Code.
6. ADA parking spaces shall be required in accordance with code section 1106 of the Oregon Structural Specialty Code. Provide at least one accessible route for ADA connecting accessible facilities per Section 1104.2
7. Will need permits for all structures and electrical work being done on site.

**CITY OF MEDFORD
EXHIBIT # 2
File # CUP-17-101**



JACKSON COUNTY

Roads

Roads
Engineering

Kevin Christiansen
Construction Manager

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

www.jacksoncounty.org

October 4, 2017

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

RE: Consideration of a request to develop a neighborhood park on Cedar Links Drive— a city maintained road.
Planning File: CUP-17-101

Dear Steffen:

Thank you for the opportunity to comment on the consideration of a request for a Conditional Use Permit (CUP) to develop a new 5.42 acre neighborhood park located on the north side of Cedar Links Drive approximately 140 feet east of Rosewood Street within the SFR-4 (Single-Family Residential, 4 dwelling units per gross acre) Zoning District (37-1W-16BC Tax Lot 300). Jackson County Roads has no comments.

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

Sincerely,

Kevin Christiansen
Construction Manager



Medford Fire Department

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

LAND DEVELOPMENT REPORT - PLANNING

To: Steffen Roennfeldt

LD Meeting Date: 10/04/2017

From: Fire Marshal Kleinberg

Report Prepared: 10/04/2017

File #: CUP - 17 - 101

Site Name/Description: Cedar Links Park

Consideration of a request for a Conditional Use Permit (CUP) to develop a new 5.42 acre neighborhood park located on the north side of Cedar Links Drive approximately 140 feet east of Rosewood Street within the SFR-4 (Single-Family Residential, 4 dwelling units per gross acre) (371W16BC Tax Lots 300) zoning district; Medford Parks and Recreation Department, Applicant; CSA Planning, Ltd., Agent; Steffen Roennfeldt, Planner.

DESCRIPTION OF CORRECTIONS	REFERENCE
<u>Approved as Submitted</u> Meets Requirement: No Additional Requirements	

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

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

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

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

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

Steffen K. Roennfeldt

From: CAINES Jeff <Jeff.CAINES@aviation.state.or.us>
Sent: Tuesday, September 26, 2017 2:46 PM
To: Steffen K. Roennfeldt
Subject: File # CUP-17-101 - ODA Comments

Steffen:

Thank you for allowing ODA to comment in the proposed park located on TL 371W16BC 300). ODA has reviewed the proposal and have the following comments: The site is approximately 1.75 miles SE of the Rogue Valley Int'l airport. Due to the distance and proposed use in addition to the existing development between the site and the airport, ODA finds that the development will not pose a hazard to air navigation. Therefore, no FAA form 7460-1 will be required.

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

Jeff

Jeff Caines, AICP

Oregon Department of Aviation
Aviation Planner / SCIP Coordinator
3040 25th St. SE | Salem, OR 97302
Office: 503.378.2529

Cell / Text: 503.507.6965
Email: Jeff.Caines@aviation.state.or.us

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Steffen K. Roennfeldt

From: Marcy Black <BlackMA@jacksoncounty.org>
Sent: Tuesday, October 3, 2017 2:11 PM
To: Steffen K. Roennfeldt
Subject: File No. CUP-17-101 - Project Name: Cedar Links Park

Steffen:

The Airport requests an Avigation, Noise & Hazard easement be required as part of the CUP process. In addition, the FAA requests that a 7460-1 be filed for the project. See the online criteria tool comments below.

Thanks,

Marcy Black
Deputy Director-Administration

<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp>

Notice Criteria Tool

FAA.gov Tools  [Print this page](#)

[Notice Criteria Tool - Desk Reference Guide V. 2014.2.0](#)

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

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

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

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

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

Latitude: Deg M S

Longitude: Deg M S

Horizontal Datum:

Site Elevation (SE): (nearest foot)

Unadjusted Structure Height : **Structure Height :** (nearest foot)

Height Adjustment: (nearest foot)

Total Structure Height (AGL): (nearest foot)

Traverseway:

(Additional height is added to certain structures under 77.9(c))
User can increase the default height adjustment for
Traverseway, Private Roadway and Waterway

Is structure on airport: No
Yes

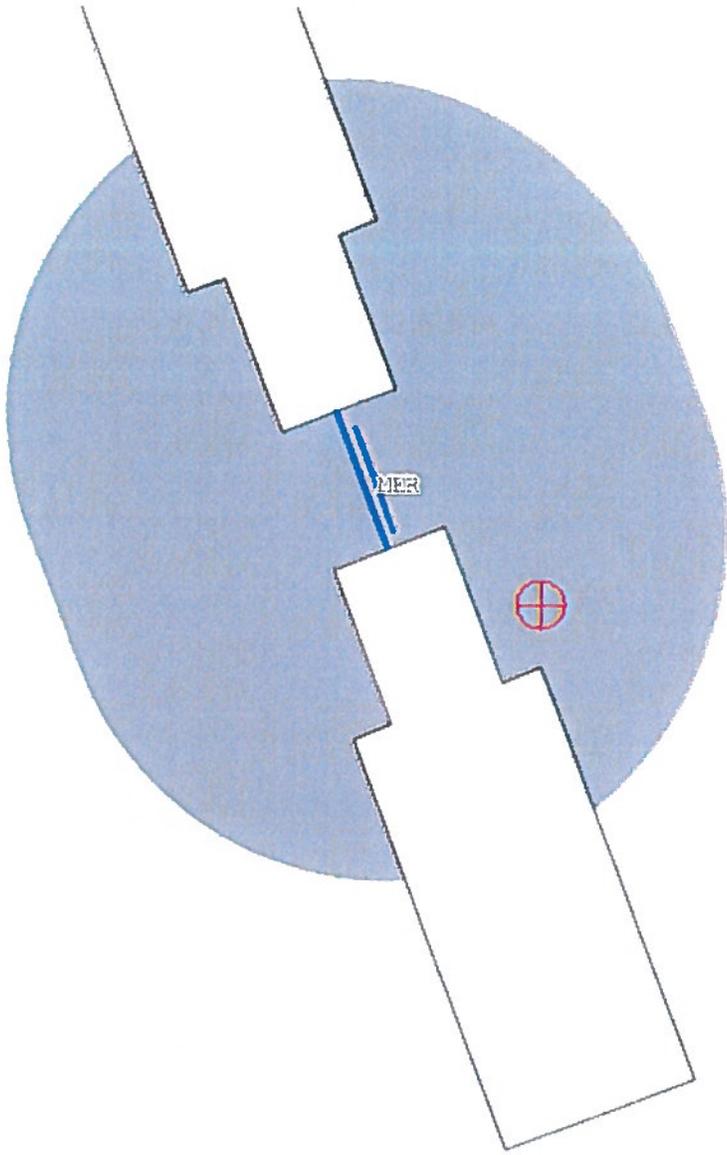
Results

You exceed the following Notice Criteria:

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

77.9(b) by 64 ft. The nearest airport is MFR, and the nearest runway is 14LF/32RF.

The FAA requests that you file



Steffen K. Roennfeldt

From: Jennifer L. Ingram
Sent: Wednesday, October 4, 2017 9:13 AM
To: Steffen K. Roennfeldt
Subject: CUP-17-101

Hi Steffen,

I won't be attending this morning's LDC meeting. I don't have any comments other than the existing address of 3101 Cedar Links Dr will be the address of the proposed park.

Thank you,

Jennifer Ingram

Address / Database Technician
City of Medford
541-774-2069

City of Medford, Planning Dept., Lausmann Annex
200 S. Ivy Street, Medford, OR 97501

Oct. 28, 2017

Attn: Steffen Roennfeldt (Page 1 of 3, plus page 4 attachment)

RE: File No.: CUP-17-101 Cedar Links Park Proposal, Gailbraith & Assoc.(Developer?)

Thank you for the Public Notice letter (dated 10-19-2017) from Matt Brinkley, AICP, Planning Director and for the proposed park design requested by developers. It looks nice. Herein are a few questions, comments, and then an idea to specialize it. Reproduced below are each of your "imposed conditions" that are followed by specific questions or comments (*in italics*):

**CONDITIONAL USE PERMIT APPROVAL CRITERIA
FROM SECTION 10.248 OF THE MEDFORD LAND DEVELOPMENT CODE**

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

- (1) Limit the manner in which the use is conducted, including restricting the time an activity may take place, and restraints to minimize such environmental effects as noise, vibration, air pollution, glare and odor.
 - a. Drones and electronic planes should not be allowed in the park. It's too small and too close to the houses. Should a device fly into a yard, onto a roof, or into a tree, retrieving it is not the homeowner's problem. Nor should the device operator be allowed to contact the homeowner in person or any other way. The same rule applies to kites and balls.*
 - b. Laser devices should not be allowed in the park.*
 - c. Flying camera or video surveillance devices should not be allowed.*
- (2) Establish a special yard or other open space or lot area or dimension requirement.
 - a. That's a vague generality. Be specific about all proposed details and changes.*
- (3) Limit the height, size, or location of a building or other structure.
 - a. Again, be more specific about any proposed details and changes.*
- (4) Designate the size, number, location, or nature of vehicle access points.
 - a. The one vehicle access in the design proposed is sufficient. No more should be added.*
 - b. Just wondering. The future Delorraine Drive: Who decides the name of the streets?*

- (5) Increase the amount of street dedication, roadway width, or improvements within the street right-of-way.
- a. Please don't widen Cedar Links Drive or Rosewood Street because that would disrupt the balance of things. There is no room to do that.*
- b. What improvements within the street right-of-way do you intend? The proposed "roundabout" at the corner of Cedar Links Drive, or a traffic light there?*
- (6) Designate the size, location, screening, drainage, surfacing, or other improvement of parking or truck loading area.
- a. We would object to putting a truck loading access road off of Cedar Links Drive located directly behind our homes on Rosewood St., or associated screening there.*
- (7) Limit or otherwise designate the number, size, location, height, or lighting of signs.
- a. Please don't install "bug zapper" lights behind our homes on Rosewood Street.*
- (8) Limit the location and intensity of outdoor lighting, or require its shielding.
- a. Lighting that is too intense near our houses would keep us from sleeping.*
- (9) Require screening, landscaping, or other facilities to protect adjacent or nearby property, and designate standards for installation or maintenance thereof.
- a. What kind of screening? What would it look like? What are "other facilities?"*
- b. The "maintenance" should include the permanent removal of all the invasive ivy now climbing onto the high cinderblock wall from the park and up into our yards, and also up several lovely trees in the park (which could kill them). Also remove blackberry bushes.*
- (10) Designate the size, height, location, or materials for a fence.
- a. How will this affect my existing fence on my property at 2973 Rosewood Street? Will it have to be changed to the proposed park standards, or not?*
- b. If so, are the developers willing to pay for it, since they initiated the proposal?*
- c. What kind of fence, what materials, would they install?*
- d. Would such fence be upon, and drilled into, the existing cinderblock wall?*
- e. Will the existing cinderblock wall be sufficient? Or will it have to be reworked? Mine has several terraced layers. Will lower layers need to be built up? Or are they fine?*
- (11) Protect existing trees, vegetation, water resources, wildlife habitat, or other significant natural resources. *a. Save existing trees. b. Bring back Canadian Geese.*

Just a few other questions or comments:

- a. The fenced Dog Run should be the only place dogs are allowed in the park. That would be safer for people, and more sanitary.
- b. Overnight parking should not be allowed.
- c. Overnight sleeping or camping should not be allowed.
- d. No tents should be allowed. No barbeque pits.
- e. No bounce houses should be allowed because the park is too small for that.
- f. What does Interpretive Station mean? Is that signage? Have a coffee stand?

Closing Comment: Why not make this an exclusive Senior Citizen Park?

The park plan is lovely, as it is, and simple. It would be a nice asset to the community. And yet, there is an opportunity here to tweak this park to accommodate members of our community that are overlooked. Senior citizens in wheelchairs, the elderly with walkers, and special needs disabled people in wheelchairs, don't have a designated park of their own. Why not? Kids have parks. Dogs have parks. Here is an opportunity to give them a park of their own. (There's a new Senior Housing development on E. McAndrews near Springbrook.) Seniors need a safe park of their own, where they can gather outside, and maybe be with youngsters (maybe just toddlers through age five). In the winter months only, (when seniors would use it less), perhaps the rule could be loosened to include others. It just might work.

Attached is my park idea for them that would fit into your exact planned park area. It is to-scale. Please look it over, if you haven't already. I gave it to someone at the meeting at North this October. It would be very progressive for Medford to have a special park designated just for this group. I called it "Cedar Links Very First Senior Park (with Toddler/Preschool Modification). After all, Cedar Links Golf course was Medford's very first public golf course. Thank you for your consideration.

Sincerely,

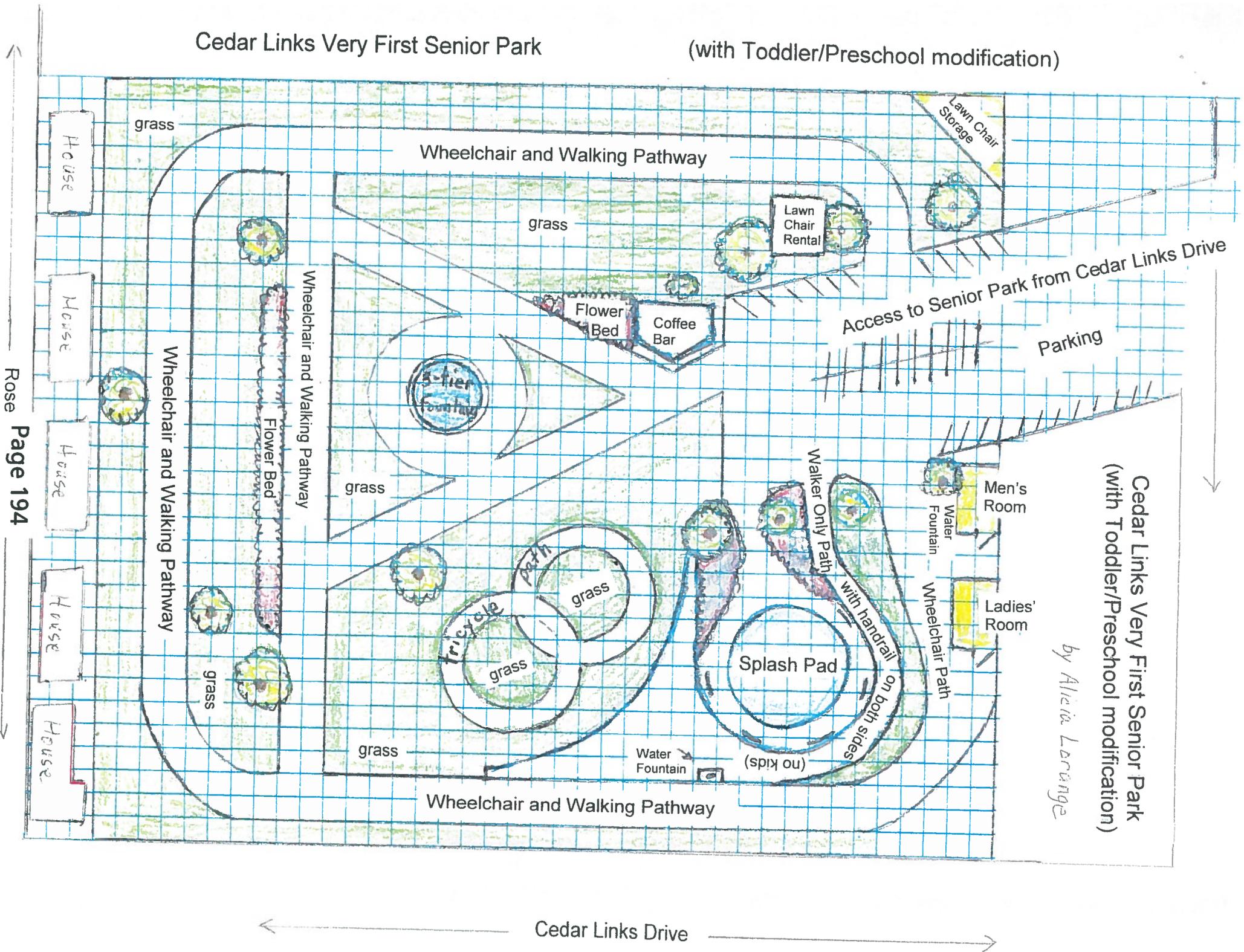


Alicia Lotange -- 2973 Rosewood Street -- Medford, OR 97504-5151

Attachment: one park sketch to-scale (page 4)

Cedar Links Very First Senior Park

(with Toddler/Preschool modification)



Rose Page 194

Cedar Links Very First Senior Park
(with Toddler/Preschool modification)
by Alliea Lorange

Cedar Links Drive

Steffen K. Roennfeldt

From: Planning Department
Sent: Tuesday, October 31, 2017 10:04 AM
To: Steffen K. Roennfeldt
Subject: FW: Cedar Links Neighborhood Park Questions

RECEIVED

OCT 31 2017

PLANNING DEPT.

From: Mark Gustafson [mailto:magustafsonc1@gmail.com]
Sent: Monday, October 30, 2017 8:21 PM
To: Planning Department
Subject: Cedar Links Neighborhood Park Questions

This is in regards to File No: CUP-17-101
Contact: Steffen Roennfeldt

Greetings,

My name is Mark Gustafson. I live at 3111 Westminster Drive which is one block south of the proposed Cedar Link park.

First I want to let you know I'm glad to see plans to complete the park. We moved to our house in Medford four years ago, right after the golf course closed down, and it will be good to see the park become a reality.

A couple of weeks ago we received a notice in the mail for the planning commission public hearing to be held on November 9. I am planning to attend that meeting and would like to ask a couple of questions beforehand.

- 1) Will the park grounds be irrigated? I see the criteria included with the mailing says the existing irrigation will be maintained where feasible but since the golf course closed I do not believe it has been irrigated so the grass becomes brown very early in the summer. This reduces the usability of the park and becomes something of an eye sore.

Will irrigation be repaired or installed if the existing system is inadequate?

- 2) Will people be allowed to fly drones in the park? Currently people fly drones there two or three days a week, or more - someone was flying one this afternoon (Monday). A year or so ago I placed a couple of calls to the police and after talking to the city attorney I learned that it is not illegal for people to fly them there. Will that change when the space becomes a maintained public park? I have enjoyed model aviation in the past but I believe there is a proper place for this to take place and I find the high-pitch whine from the drones to be bothersome.

If drones are allowed, then are other forms or model aviation also permissible such as model rockets and remote controlled model airplanes – both gas and electric powered?

Feel free to respond to this email if you'd like or I can ask the questions at the public meeting on the 9th.

Thanks,
Mark

RECEIVED

NOV 17 2017

PLANNING DEPT.

GALPIN & ASSOCIATES
744 CARDLEY AVE, STE 100
MEDFORD OR 97504

November 17, 2017

Dear Medford Planning Commissioners,

We understand the Medford Parks and Recreation Department is going through the Conditional Use Permit process for Cedar Links Park. We understand one of the issues that has come up concerns requirements for improvements to Longstone Drive. We have a cost-sharing agreement with Parks and Rec on the construction of Longstone Drive which will occur in the near future. We have also provided an area for storm water purification & detention, and easements with no cost to the Parks Department. Our plans to commence construction of Longstone Drive is for this coming summer. However, we also understand Parks and Rec is seeking an interim park use plan approval in the unlikely event that Longstone Drive construction were delayed for any reason.

Part of this interim plan would be to use the existing access and driveway from Cedar Links Drive to the existing parking lot. The existing driveway is located on our property. We are aware of this concept and have no objections to it. If construction of Longstone Drive were ultimately delayed and the interim plan were actually utilized, a formal use agreement would be given to the Parks Department. For this reason, we have no objection to a land use approval for an interim park use that would utilize the existing access.

Thank You,

Respectfully yours,



Cris Galpin



City of Medford
Planning Department

Vicinity
Map

File Number:
CUP-17-101



Project Name:

Cedar Links Park

Map/Taxlot:

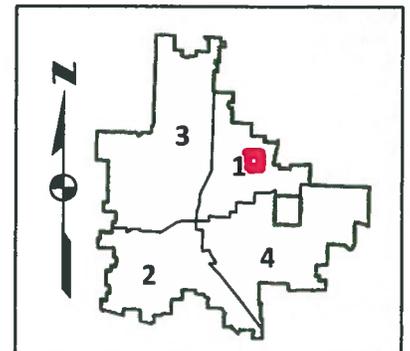
371W16BC TL 300



08/31/2017

Legend

-  Subject Area
-  Medford Zoning
-  Tax Lots





City of Medford

Planning Department

Working with the community to shape a vibrant and exceptional city

STAFF REPORT

for a Class-B decision: Vacation

Project Progress Drive Vacation
Applicant: ORW Architecture

File no. SV-17-084

To Planning Commission for December 14, 2017 hearing

From Dustin Severs, Planner III

Reviewer Kelly Akin, Assistant Planning Director

Date December 7, 2017

BACKGROUND

Proposal

Consideration of a request for the vacation of a portion of an existing 35-foot wide Public Utility Easement (PUE) located at 1528 Biddle Road, and contained within a three-lot land partition plat, reducing the PUE bordering the property's northerly boundary along Progress Drive from 15 feet to 10 feet.

Vicinity Map



History

On March 17, 2017, the Site Plan and Architectural Commission (SPAC) approved the construction of a 20,000 square foot, three story building as the future home of People's Bank of Commerce. (AC-16-153)

Later, on July 12, 2017, the applicant submitted the subject application requesting to vacate a portion of the existing Public Utility Easement (PUE) in order to maximize the available development area and provide sufficient parking.

A resolution setting the City Council hearing date of January 18, 2017, was approved by City Council on November 16, 2017.

Authority

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

ISSUES AND ANALYSIS

Background

The request is being made for the reduction of a portion of the existing Public Utility Easement (PUE) bordering the property's northerly boundary along Progress drive from its current depth of 15 feet, to 10 feet, which is the standard requirement per MLDC 10.471.

The City Attorney's office determined that the vacation process for a Public Utility Easement is not required per ORS Chapter 271; however, Section 10.200 of the Medford Land Development Code (MLDC) does state that a request to vacate an "easement" be subject to the vacation provisions of the Code, which the City's legal counsel interpreted as including a PUE. Counsel's advisement to staff that the PUE be extinguished in accordance with the City's vacation procedures was also compounded by the fact that the PUE is identified within a recorded subdivision plat, requiring that its removal be recorded into the public record in accordance with ORS procedures.

MLDC 10.200 further states that such vacation, in addition to the requirements of the Code, be subject to the vacation procedures outlined in ORS Chapter 271. The property is located within a three lot partition plat; pursuant to ORS 271.080, the consent of the owners of two-thirds in area of the property embraced within such plat is required. The applicant has provided the written consent of all three property owners within the subject plat, along with written approval from all affected utility providers.

Agency Comments

Per the agency comments submitted to staff (Exhibits C-F), it can be found that the submitted legal description accurately describes the area to be vacated, and that public facilities will not be impacted by the proposed vacation.

Other Agency Comments

None

Committee Comments

No comments were received from committees such as BPAC.

FINDINGS AND CONCLUSIONS

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

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

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

Findings

A review of the goals and policies in the Comprehensive Plan that relate to public facilities, transportation and the Transportation System Plan (TSP) do not apply to Public Utility Easements (PUE).

Conclusion

This criterion is not applicable to the project.

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

Findings

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

Conclusion

The submitted application contains the requisite material and provides a petition conforming to the standards of ORS 271.080, including the written consent of all three property owners within the subject plat, and written approval from all affected utility providers. This criterion is satisfied.

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

Findings

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

Conclusion

This criterion is not applicable to the project.

RECOMMENDED ACTION

Based on the findings and conclusions that all of the approval criteria are met or are not applicable, forward a favorable recommendation to the City Council for approval of the vacation per the staff report dated December 7, 2017, including Exhibits A through J.

EXHIBITS

- A Legal description and Exhibit Map of vacation area, received July 29, 2017.
- B Applicant's Findings of Fact and Conclusions of Law, received July 12, 2017.
- C Medford Public Works Department Staff Report, received November 22, 2017.
- D Medford Fire Department Report, received November 13, 2017.
- E Medford Water Commission Memo and Facility Map, received November 21, 2017.
- F City Surveyor comments, received October 18, 2017.
- G Partition Plat, created December 1998.
- H Assessor's Map, received July 12, 2017.
- I Consent to Vacation (1 of 2), received July 12, 2017.
- J Utility company sign offs (1 of 4), received July 12, 2017.
Vicinity map

PLANNING COMMISSION AGENDA

DECEMBER 14, 2017

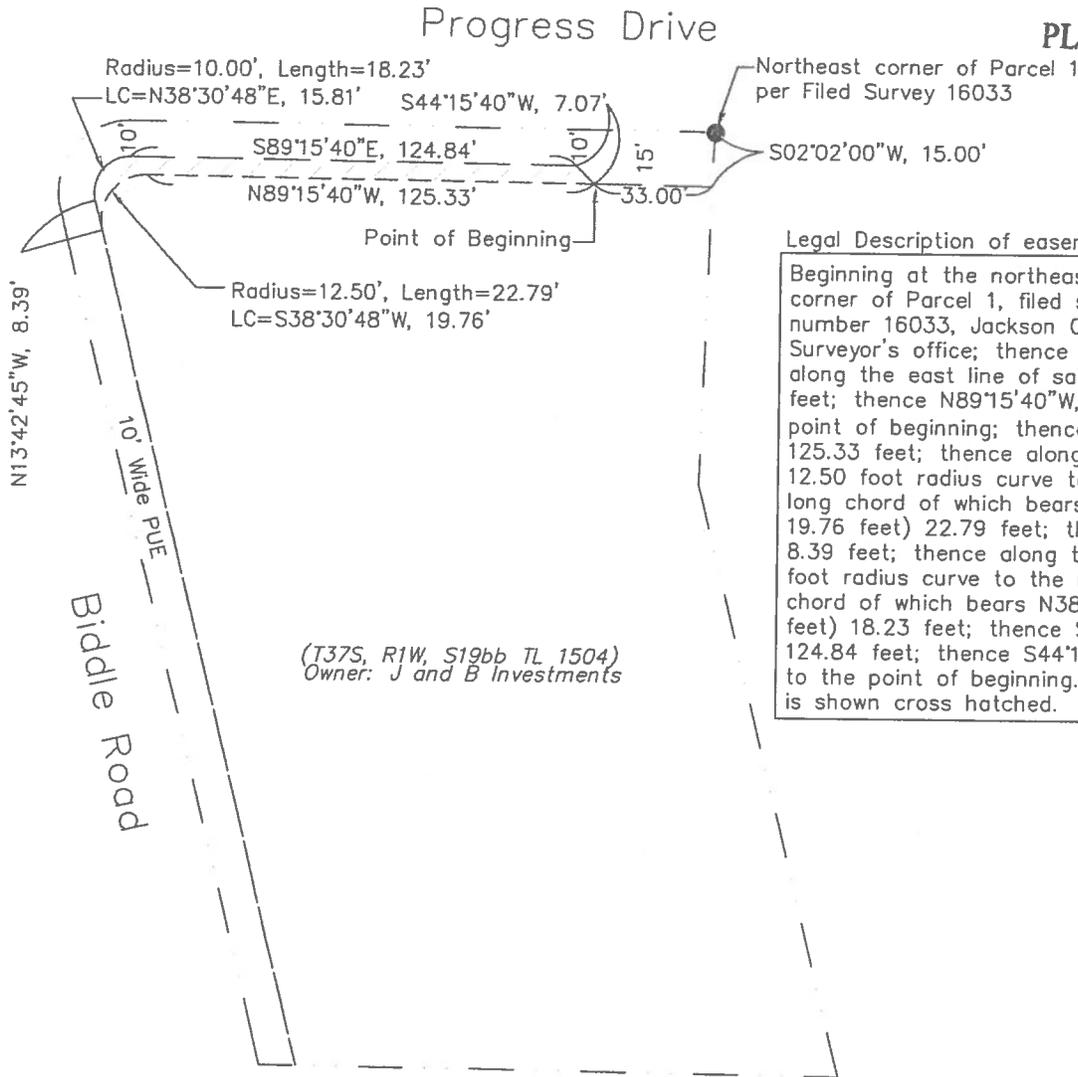
Legal Description and Exhibit Map

Located In:
 NW1/4, NW1/4 of Section 19
 Township 37 South, Range 1 West, W.M.,
 Medford, Jackson County, Oregon

RECEIVED

JUL 29 2017

PLANNING DEPT.



Legal Description of easement vacation area:

Beginning at the northeast corner of Parcel 1, filed survey number 16033, Jackson County Surveyor's office; thence S02°02'00"W, 15.00 feet; thence N89°15'40"W, 33.00 feet to the point of beginning; thence N89°15'40"W, 125.33 feet; thence along the arc of a 12.50 foot radius curve to the left (the long chord of which bears S38°30'48"W, 19.76 feet) 22.79 feet; thence N13°42'45"W, 8.39 feet; thence along the arc of a 10.00 foot radius curve to the right (the long chord of which bears N38°30'48"E, 15.81 feet) 18.23 feet; thence S89°15'40"E, 124.84 feet; thence S44°15'40"E, 7.07 feet to the point of beginning. Vacated area is shown cross hatched.



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

John R. Pariani

OREGON
 July 13, 1999
 JOHN R. PARIANI
 #51382

Renews: Dec. 31, 2018

Legal Description and Exhibit Map

Pariani Land Surveying

10558 Highway 62, Suite B-1
 Eagle Point, OR 97524
 541-890-1131

ParianiLS@yahoo.com

Date: July 29, 2017	Scale: 1" = 50'	Job No.: 2016-	Sheet: CITY OF MEDFORD
------------------------	--------------------	-------------------	---------------------------

EXHIBIT # **A**
 File # **SV-17-084**

RECEIVED

JUL 12 2017

PLANNING DEPT.

26 June, 2017

Praline McCormack
Planner II

City of Medford
Planning Department
200 S. Ivy St.
Medford, OR 97501



Re: People's Bank of Commerce – Biddle Road Building – Partial vacation of PUE

Section I – Narrative & Finding of Facts:

This request is being made for a reduction of a portion of an existing 15-foot wide Public Utility Easement (PUE). The Owner is requesting that the existing PUE bordering the property's north boundary, along Progress Drive, be reduced to 10 feet as is standard for the City of Medford per section 10.471 of the city Municipal Code.

As you will see from the Exhibit Sketch Map attached, the reduction in width is requested of a portion of the PUE that extends from Biddle Road, east to a point roughly 35 feet from the east property line. From the point, roughly 35 feet from the east property line, to the east property line shall remain as the existing 15-foot wide PUE.

The only property directly adjacent to this requested easement vacation area is the Owner (filing this request) of Parcel No.1, filed survey number 16033, Jackson County Surveyor's office. We have also provided (attached) letters of concurrence from the utilities that may be effected by this PUE modification, and the City of Medford Traffic Engineering department has relocated traffic signal power lines into the area of the proposed PUE as well.

The staff for the City of Medford Public Works requested a 10-foot wide PUE be provided along Progress Drive. It is the Owner's desire to comply with requirement while also maximizing the available site area for development, thus ensuring the ability to provide the required amount of parking for their needs.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Owen', is written over a horizontal line.

Andrew Owen
ORW Architecture



Medford – A fantastic place to live, work and play

CITY OF MEDFORD

LD Date: 11/22/2017
File Number: SV-17-084

PUBLIC WORKS DEPARTMENT STAFF REPORT **People's Bank of Commerce** **Public Utility Easement Vacation**

Project: Consideration of a request for the vacation of a portion of an existing 35-foot wide Public Utility Easement (PUE) located at 1528 Biddle Road, and contained within a three-lot land partition plat, reducing the PUE bordering the property's northerly boundary along Progress Drive from 15 feet to 10 feet.

Applicant: ORW Architecture, Andrew Owen, Applicant; Dustin Severs, Planner.

Public Works concurs with the request to vacate the subject existing public utility easement from 15-foot down to 10-foot. All affected utilities have relocated their facilities outside of the area to be vacated.

Prepared by: Doug Burroughs



Medford Fire Department

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

LAND DEVELOPMENT REPORT - PLANNING

To: Dustin Severs

LD Meeting Date: 11/22/2017

From: Fire Marshal Kleinberg

Report Prepared: 11/13/2017

File #: SV - 17 - 84

Site Name/Description:

Consideration of a request for the vacation of a portion of an existing 35-foot wide Public Utility Easement (PUE) located at 1528 Biddle Road, and contained within a three-lot land partition plat, reducing the PUE bordering the property's northerly boundary along Progress Drive from 15 feet to 10 feet. ORW Architecture, Andrew Owen, Applicant; Dustin Severs, Planner.

DESCRIPTION OF CORRECTIONS

REFERENCE

Approved as Submitted

Meets Requirement: No Additional Requirements

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

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

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

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

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

CITY OF MEDFORD
EXHIBIT # D
File # SV-17-084



BOARD OF WATER COMMISSIONERS
Staff Memo

TO: Planning Department, City of Medford
FROM: Rodney Grehn P.E., Water Commission Staff Engineer
SUBJECT: SV-17-084
PARCEL ID: 371W19BB TL 1504
PROJECT: Consideration of a request for the vacation of a portion of an existing 35-foot wide Public Utility Easement (PUE) located at 1528 Biddle Road, and contained within a three-lot land partition plat, reducing the PUE bordering the property's northerly boundary along Progress Drive from 15 feet to 10 feet. ORW Architecture, Andrew Owen, Applicant; Dustin Severs, Planner.
DATE: November 22, 2017

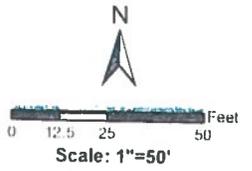
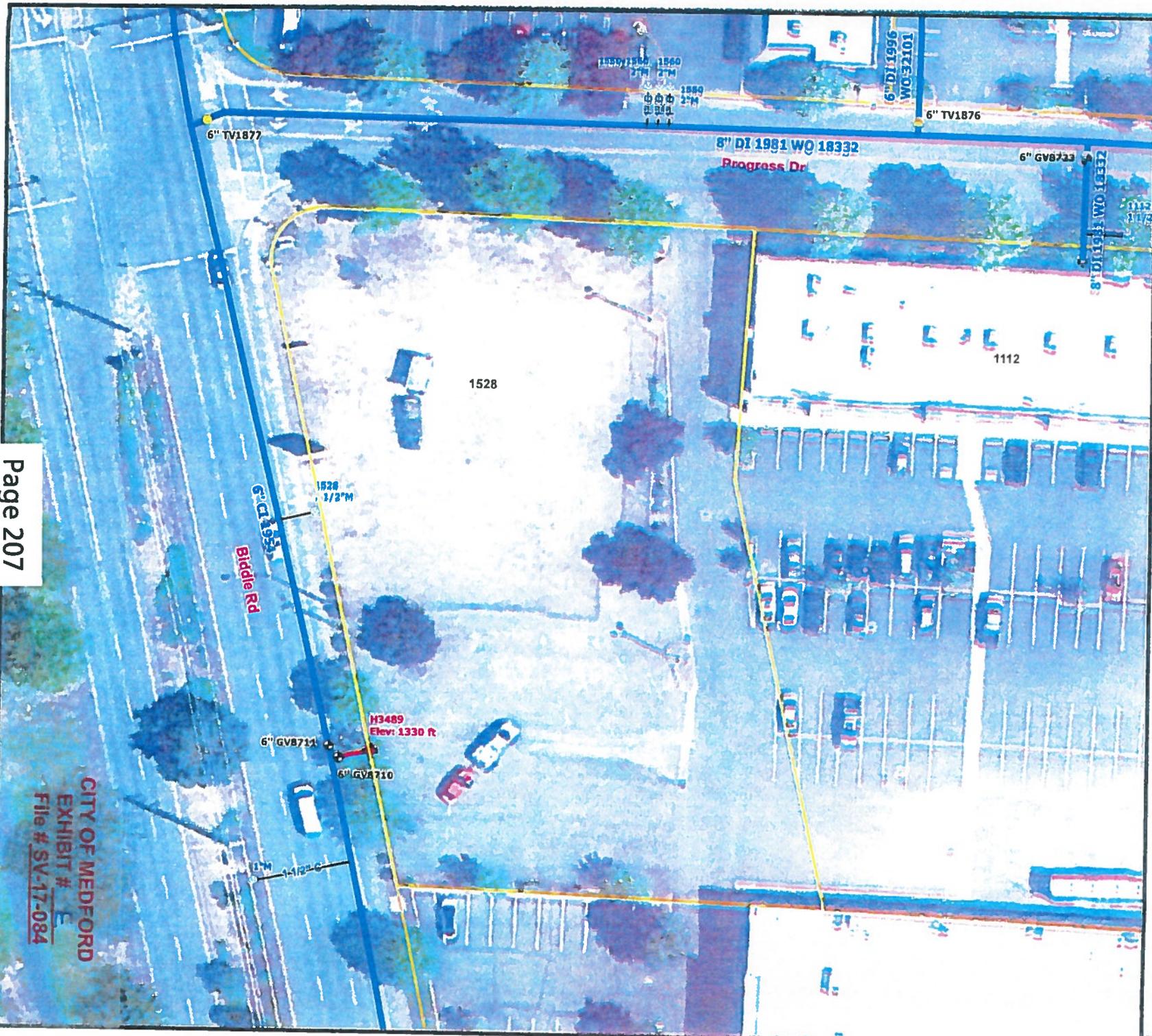
I have reviewed the above plan authorization application as requested. Conditions for approval and comments are as follows:

CONDITIONS

1. No Conditions.

COMMENTS

1. Off-site water line installation is not required.
2. On-site water facility construction is not required.
3. MWC-metered water service does exist to this property. There is an existing 1.5-inch water meter located along the east side of Biddle Road.
4. Access to MWC water lines is available. There is an existing 8-inch water line on the north side of Progress Drive. There is also a 6-inch water line located on the east side of Biddle Road.



Water Facility Map
for
SV-17-084
(371W19BB TL 1504)

Legend

- ▲ Air Valve
- Sample Station
- ☒ Fire Service
- ⊕ Hydrant
- ▲ Reducer
- ☐ Flow Off
- ◆ Plugs-Caps
- Water Meters:**
- Active Meter
- On Well
- Unknown
- Vacant
- Water Valves:**
- ▲ Butterfly Valve
- ▼ Gate Valve
- Tapping Valve
- Water Mains:**
- Active Main
- - Abandoned Main
- - Reservoir Drain Pipe
- - Pressure Zone Line
- Boundaries:**
- Urban Growth Boundary
- City Limits
- Tax Lots
- MWC Facilities:**
- C Control Station
- P Pump Station
- R Reservoir



THE WATER COMMISSION OF THE CITY OF MEDFORD, OREGON, IS A PUBLIC BODY CORPORATE AND POLITICAL ENTITY. IT IS NOT A GOVERNMENT AGENCY. THE COMMISSION IS NOT A GOVERNMENT AGENCY. THE COMMISSION IS NOT A GOVERNMENT AGENCY.



**CITY OF MEDFORD
MEMORANDUM**

To: Jon Proud, Engineering
From: Dustin Severs
Date: October 18, 2017
Subject: Legal Description (File No. SV-17-084)

Please verify the attached legal description covering the below subject at your earliest convenience. See attached map.

1. SV-17-084 (ORW Architecture, Applicant).

Dustin, yes ~~it appears~~ the description
is correct. I have attached
my earlier comments for 'housekeeping'

Thanks, JON
10/20/17

Cp

- Legal Description
- Vicinity Map

"Working with the Community to Shape a Vibrant and Exceptional City"

CITY OF MEDFORD
EXHIBIT # F
File # SV-17-084

PARTITION PLAT NO. P-5-1999
(LAND PARTITION LDP-98-90)

Located in:
In the Northwest 1/4 of Section 19,
Township 37 South, Range 1 West, W.M.,
City of Medford Jackson County, Oregon
Tax Lot 1504

For:
SMITH DEVELOPMENT L.L.C.
260 Mt. Echo Drive
Medford, Oregon 97504

APPROVALS:

CITY OF MEDFORD PLANNING

James Minnick
DIRECTOR

FEBRUARY 1, 1999
DATE

EXAMINED AND APPROVED THIS _____ DAY OF _____, 1998.

CITY SURVEYOR

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 5th DAY OF February 1999 AT 11:44 O'CLOCK, AM.
AND RECORDED AS PARTITION PLAT NO. P-5-1999 OF "RECORD OF PARTITION PLATS"
IN JACKSON COUNTY, OREGON. (INDEX VOLUME 12 PAGE 5)
Kathleen S. Beckett COUNTY CLERK
Cheryl A. Springer CITY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 16033

SURVEYOR'S CERTIFICATE

I, DAVID M. MINNICK, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO
HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME AND COM-
PLIES WITH REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DES-
CRPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREOF:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 3 OF PARTITION PLAT P-89-1995, FILED
FOR RECORD SEPTEMBER 1, 1995 IN VOLUME 6, PAGE 89 OF THE "RECORDS OF PARTITION
PLATS" IN JACKSON COUNTY, OREGON, AND FILED IN THE OFFICE OF THE COUNTY SURVEYOR
AS SURVEY NUMBER 14850, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF
THENCE, ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, [THE LONG CHORD
TO WHICH BEARS NORTH 38°30'47" EAST 31.82 FEET], AN ARC DISTANCE OF 36.48 FEET
ALONG SAID SOUTHERLY LINE, 828.74 FEET TO THE NORTHEAST CORNER OF SAID TRACT
THENCE, SOUTH 00°49'22" WEST, ALONG THE EASTERLY LINE OF SAID TRACT, 261.05 FEET
THENCE, SOUTH 00°49'22" WEST, ALONG THE EASTERLY LINE OF SAID TRACT, 261.05 FEET
OF THE ABOVE SAID PARCEL 3 OF PARTITION PLAT P-89-1995; THENCE NORTH 89°16'00"
WEST, ALONG SAID NORTHERLY LINE, 586.87 FEET TO THE POINT OF BEGINNING.

DECLARATION:

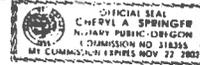
KNOW ALL MEN BY THESE PRESENTS, THAT WE, AMERICAN EXCHANGE SERVICES, INC.
AND SMITH DEVELOPMENT, L.L.C. ARE THE OWNERS OF THE REAL PROPERTY REPRESENTED ON
THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE,
AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON THE PARTI-
CULARLY DESCRIBED INSTRUMENT HEREOF, AND WE HEREBY CREATE FOR THE BENEFIT OF
OVER AND ACROSS PARCEL 1, WE HEREBY GRANT, FOR THE BENEFIT OF THE OWNERS, THEIR
HEIRS AND ASSIGNS OF THAT TRACT LYING SOUTHERLY OF PARCEL 2 AND BEING MORE PARTI-
CULARLY DESCRIBED IN DOCUMENT NO. 98-42380, OFFICIAL RECORDS OF JACKSON COUNTY,
SAID TRACT:

AMERICAN EXCHANGE SERVICES, INC.

IN WITNESS WHEREOF, SIGNED THIS 1st DAY OF February, 1998.

STATE OF OREGON }
COUNTY OF JACKSON } SS: *Cindy Poling*
CINDY POLING, ASSISTANT SECRETARY
AMERICAN EXCHANGE SERVICES, INC.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 1st DAY
OF February, 1998, BY CINDY POLING, KNOWN TO ME AS THE PERSON WHO
EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF AMERICAN EXCHANGE SERVICES, INC. AN
OREGON CORPORATION.



SMITH DEVELOPMENT, L.L.C.

IN WITNESS WHEREOF, SIGNED THIS 9th DAY OF February, 1998.

STATE OF OREGON }
COUNTY OF JACKSON } SS: *Randy W. Smith*
RANDY W. SMITH, MEMBER
SMITH DEVELOPMENT, L.L.C.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 9th DAY
OF February, 1998, BY RANDY W. SMITH, KNOWN TO ME AS THE PERSON
WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SMITH DEVELOPMENT, L.L.C., AN
OREGON LIMITED LIABILITY COMPANY.



(RECORD POSITION
OF PREVIOUSLY
FOUND BRASS DISC)

△ = 104°37'05"
R = 20.00'
L = 36.48'
LC = 538°30'47"W
31.82'

MORROW ROAD

S/N 14789

FOUND LEAD AND TACK
WITH METAL WASHER
STAMPED "LS 2348"
PER S/N 14789

PROGRESS DRIVE

FD. BRASS DISC
IN CONCRETE
STAMPED "LS 1644"
PER S/N 11827

POPLAR DRIVE

FD. 5/8" PIN
STAMPED "LS 506"
PER S/N 11418
300'48" E 2' W 0.03'

BIDDLE ROAD

Parcel 1
43,470 sf

Parcel 2
51,636 sf

Parcel 3
66,794 sf

STORM SEWER EASEMENT
PER DOC. NO. 98-21068,
OFFICIAL RECORDS OF
JACKSON COUNTY, OREGON

McANDREWS ROAD
(BASIS OF BEARING)

S/N 14650
& 14203

S.E. CORNER
D.L.C. NO. 40

FOUND 5/8" PIN
IN MON CASE

I certify this plat to be an
exact photocopy of the original.
David M. Minnick
SURVEYOR

NOTE:

1.) AT THE TIME OF SITE PLAN AND ARCHITECTURAL REVIEW,
CROSS-ACCESS AGREEMENTS BETWEEN PARCELS 1, 2 AND
3 SHALL BE CREATED.

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095
HAVE BEEN PAID AS OF THIS 5th DAY OF February, 1999

William J. Jones Deputy 2-5-99 DATE
Lynda Albert Deputy 2-5-99 DATE
TAX COLLECTOR

BY: DAVID M. MINNICK RPLS NO. 2348
1082 E. JACKSON MEDFORD, OREGON OCTOBER 26, 1998
(541) 778-6841 SURVEY NUMBER 14203

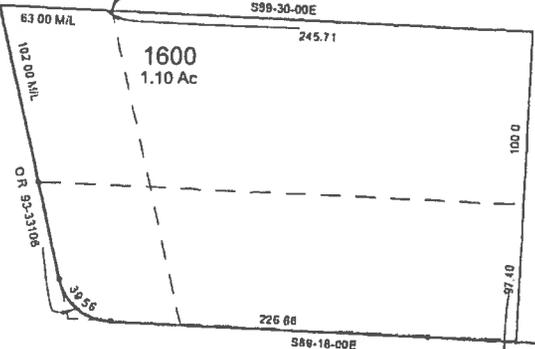
- = SET 5/8" X 3/4" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNICK LS 2348"
- = SET 5/8" X 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNICK LS 2348"
- = SET LEAD PLUG & TACK WITH METAL WASHER STAMPED "LS 2348" IN CONCRETE SIDEWALK.
- = FOUND MONUMENT AS NOTED.
- ⊙ = FOUND BRASS DISK MONUMENT AS NOTED.
- S/N = SURVEY NUMBER
- PSE = PRIVATE SANITARY SEWER EASEMENT
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE GAS, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.

EXPIRES 12/31/99

TAX LOT 1504

JACKSON COUNTY
1" = 100'

813-46E 566.00
N89-57E 62.09
S13-46E 453.95
FROM NW COR. D.L.C. 40



SEE MAP 37 1W 18C

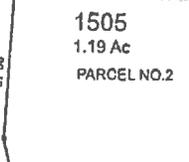
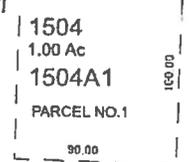
CS-15252

PROGRESS

CS-9038

BIDDLE

portion of Public Utility
Easement proposed to
be vacated.



1500
5.90 Ac

2-5-1999

CS-16033
CS-6125

INITIAL POINT

1401
1.23 Ac

1400

1402



CITY OF MEDFORD
PLANNING DEPARTMENT

CONSENT TO VACATION

As the property owner(s) of:

Map and Tax Lot: 371w19bb - 1506

Address: 1166-1174 Progress Drive

I/We hereby consent to a vacation within the city limits of Medford described as:

a portion of the current PUE, completely contained within the property owned by People's Bank of Commerce. See attached exhibit for legal location & description.

DATED this _____ day of _____, 20____.

Owner *[Signature]*

Owner _____

Date 9/11/17

Date _____

"Working with the Community to Shape a Vibrant and Exceptional City"

Lausmann Annex • 200 South Ivy Street • Medford OR 97501

Phone (541)774-2380 • Fax (541)618-1708

www.ci.medford.or.us

CITY OF MEDFORD

EXHIBIT # I (1 of 2)

File # SV-17-084



CITY OF MEDFORD
PLANNING DEPARTMENT

CONSENT TO VACATION

As the property owner(s) of:

Map and Tax Lot: 371w19bb - 1505

Address: 1112-1164 Progress Drive

I/We hereby consent to a vacation within the city limits of Medford described as:

a portion of the current PUE, completely contained within the property owned by People's Bank of Commerce. See attached exhibit for legal location & description.

DATED this _____ day of _____, 20____.

Owner *[Signature]*

Owner _____

Date 9/11/17

Date _____

"Working with the Community to Shape a Vibrant and Exceptional City"

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CITY OF MEDFORD

EXHIBIT # I (2 of 2)

File # SV-17-084

RECEIVED
JUL 12 2017
PLANNING DEPT.



February 10, 2017

Utility Providers

RE: Peoples Bank, Progress Drive & Biddle Road

Dear Utility Providers:

Attached is an exhibit of the aforementioned project. There is currently a 15' PUE dedicated along Progress Drive which we would like to reduce to a standard 10' PUE to allow for the proposed construction. Both Medford Public Works and Planning Departments are fine with this provided we obtain approval from each utility provider. Also attached is the topographic survey showing where the existing utilities are in relationship to the proposed 10' PUE. There is an existing underground power line shown outside the proposed 10' PUE that would have to be abandoned or relocated (whichever is appropriate) at the Owner's expense as would any other utilities discovered outside the proposed 10' PUE.

If this is agreeable with you, please sign this document in the appropriate location below and return to me. Please call if you have any questions, comments or need additional information in this regard.

Pacific Power - Rylan Woods

Charter Communications - Brad Dill

David McFadden

Avista Utilities - David McFadden

DAVID McFADDEN
AVISTA UTILITIES
541-941-4055

Century Link - Jim Martin

Andrew Owen,
ORW Architecture
541.779.5237 x25

CITY OF MEDFORD
EXHIBIT # 3 (1 of 4)
File # SV-17-084

February 10, 2017

Utility Providers

RE: Peoples Bank, Progress Drive & Biddle Road

Dear Utility Providers:

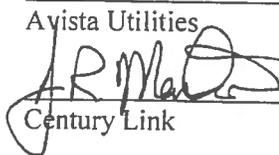
Attached is an exhibit of the aforementioned project. There is currently a 15' PUE dedicated along Progress Drive which we would like to reduce to a standard 10' PUE to allow for the proposed construction. Both Medford Public Works and Planning Departments are fine with this provided we obtain approval from each utility provider. Also attached is the topographic survey showing where the existing utilities are in relationship to the proposed 10' PUE. There is an existing underground power line shown outside the proposed 10' PUE that would have to be abandoned or relocated (whichever is appropriate) at the Owner's expense as would any other utilities discovered outside the proposed 10' PUE.

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Pacific Power - Rylan Woods

Charter Communications - Brad Dill

Avista Utilities - David McFadden



Century Link - Jim Martin

Andrew Owen,
ORW Architecture
541.779.5237 x25



CITY OF MEDFORD
EXHIBIT # 2 of 4
File # SV-17-084



February 10, 2017

Utility Providers

RE: Peoples Bank, Progress Drive & Biddle Road

Dear Utility Providers:

Attached is an exhibit of the aforementioned project. There is currently a 15' PUE dedicated along Progress Drive which we would like to reduce to a standard 10' PUE to allow for the proposed construction. Both Medford Public Works and Planning Departments are fine with this provided we obtain approval from each utility provider. Also attached is the topographic survey showing where the existing utilities are in relationship to the proposed 10' PUE. There is an existing underground power line shown outside the proposed 10' PUE that would have to be abandoned or relocated (whichever is appropriate) at the Owner's expense as would any other utilities discovered outside the proposed 10' PUE.

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Pacific Power - Rylan Woods



Charter Communications - Brad Dill

Avista Utilities - David McFadden

Century Link - Jim Martin

Andrew Owen,
ORW Architecture
541.779.5237 x25

CITY OF MEDFORD
EXHIBIT # 2 (3 of 4)
File # SV-17-084

February 10, 2017

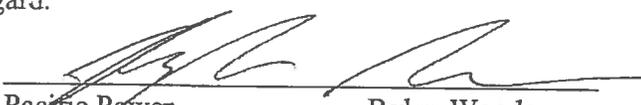
Utility Providers

RE: Peoples Bank, Progress Drive & Biddle Road

Dear Utility Providers:

Attached is an exhibit of the aforementioned project. There is currently a 15' PUE dedicated along Progress Drive which we would like to reduce to a standard 10' PUE to allow for the proposed construction. Both Medford Public Works and Planning Departments are fine with this provided we obtain approval from each utility provider. Also attached is the topographic survey showing where the existing utilities are in relationship to the proposed 10' PUE. There is an existing underground power line shown outside the proposed 10' PUE that would have to be abandoned or relocated (whichever is appropriate) at the Owner's expense as would any other utilities discovered outside the proposed 10' PUE.

If this is agreeable with you, please sign this document in the appropriate location below and return to me. Please call if you have any questions, comments or need additional information in this regard.


Pacific Power

- Rylan Woods

Charter Communications - Brad Dill

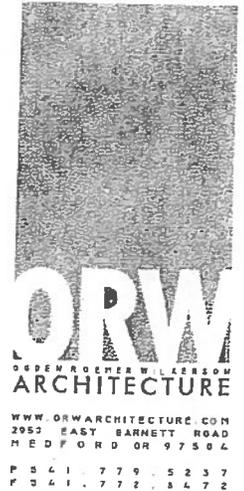
Avista Utilities

- David McFadden

Century Link

- Jim Martin

Andrew Owen,
ORW Architecture
541.779.5237 x25





City of Medford Planning Department

Vicinity
Map

File Number:

SV-17-084



Project Name:

Public Utility Vacation

Map/Taxlot:

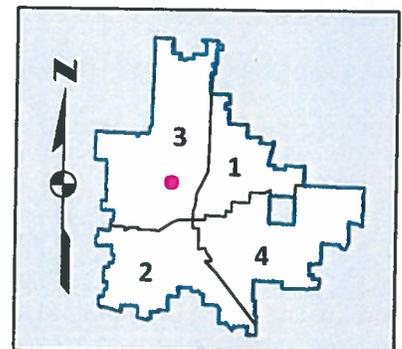
371W19BB TL 1504



07/20/2017

Legend

-  Subject Area
-  Medford Zoning
-  Tax Lots



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

IN THE MATTER OF PLANNING COMMISSION FILE ZC-17-128 APPLICATION)
FOR A ZONE CHANGE SUBMITTED BY PDK PROPERTIES, LLC) **ORDER**

ORDER granting approval of a request for a zone change for *PDK Properties, LLC*, described as follows:

Change the zone from SFR-00 (Single Family Residential – one dwelling unit per existing lot) to SFR-10 (Single Family Residential – ten dwelling units per gross acre) on a 1.61 acre lot located on the corner of Lozier Lane and Lozier Court in southwest Medford.

WHEREAS, the City Planning Commission in the public interest has given consideration to changing the zoning for *PDK Properties, LLC*, as describe above; and

WHEREAS, the City Planning Commission has given notice of, and held, a public hearing, and after considering all the evidence presented, finds that the zone change is supported by, and hereby adopts the Planning Commission Report dated December 7, 2017, and the Findings contained therein – Exhibit “A,” and Legal Description – Exhibit “B” attached hereto and hereby incorporated by reference; now, therefore,

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

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

37 2W 26DD Tax Lot 1100

is hereby changed as described above.

Accepted and approved this 14th day of December, 2017.

CITY OF MEDFORD PLANNING COMMISSION

Planning Commission Chair

ATTEST:

Planning Department Representative

Subject Site Characteristics

Zoning	SFR-00	Single-family Residential (one dwelling unit per lot)
GLUP	UR	Urban Residential
Use	Vacant	

Surrounding Site Characteristics

<i>North</i>	Zone:	SFR-10 (Single-family Residential, 10 dwelling units per gross acre)
	Use:	Single family dwelling, vacant
<i>South</i>	Zone:	RR-2.5 (County Enclave)
	Use:	Single family dwellings
<i>East</i>	Zone:	SFR-10
	Use:	Single family dwellings
<i>West</i>	Zone:	RR-2.5
	Use:	Single family dwellings

Related Projects

A-00-122 (Ordinance # 2001-223)
ZC-01-185 (Withdrawn)
LDS-02-005 (Withdrawn)

Applicable Criteria

Medford Municipal Code §10.227 Zone Change Criteria

ZONE CHANGE APPROVAL CRITERIA – MEDFORD LAND DEVELOPMENT CODE SECTION 10.227

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

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

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

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

(i) At least one (1) parcel that abuts the subject property is zoned the same as the proposed zone, either SFR-6 or SFR-10 respectively; or

(ii) The area to be rezoned is five (5) acres or larger; or

(iii) The subject property, and any abutting parcel(s) that is (are) in the same General Land Use Plan Map designation as is (are) vacant, when combined, total at least five (5) acres.

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

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

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

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

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

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

(a) the project is in the City's adopted capital improvement plan budget, or is a programmed project in the first two years of the State's current STIP (State Transportation

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

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

Corporate Names

According to the Oregon Secretary of State Business registry, the registered agent of PDK Properties, LLC is Kyle Taylor.

ISSUES AND ANALYSIS

Staff has reviewed the zone change request and finds that it meets the approval criteria in Medford Land Development Code Section 10.227. The proposed SFR-10 zone district is permitted within the UR GLUP designation, and the proposal is consistent with the Transportation System Plan (TSP). In regards to facility adequacy, the agency reports in Exhibits B, C, and D demonstrate that Category "A" Urban Services and Facilities are available or can and will be made available to serve the site at the time of issuance of building permits.

FINDINGS AND CONCLUSIONS

Staff has reviewed the Applicant's Findings (Exhibit A) and recommends the Commission adopt the findings as presented.

RECOMMENDED ACTION

Adopt the Findings as recommended by staff and adopt the Final Order for approval of ZC-17-128 per the staff report dated December 7, 2017, including Exhibits A through H.

EXHIBITS

- A Applicants findings and conclusions received October 6, 2017
- B Rogue Valley Sewer Services letter received November 17, 2017
- C Public Works staff report received November 15, 2017
- D Medford Water Commission staff memo received November 15, 2017
- E Building Department email received November 15, 2017
- F Medford Fire Department report received November 15, 2017
- G Jackson County Road letter received November 6, 2017
- H Legal Description received October 6, 2017
Vicinity map

PLANNING COMMISSION AGENDA:

DECEMBER 14, 2017

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

RECEIVED

OCT 06 2017

IN THE MATTER OF AN APPLICATION FOR)
A ZONE CHANGE FOR THE PROPERTY IDENTIFIED AS)
T372W26AC TAX LOT 1200)
PDK PROPERTIES OWNER/APPLICANT)
SCOTTSINNER CONSULTING, INC. AGENT)

FINDING OF FACT)
AND)
CONCLUSIONS)
OF LAW)

PLANNING DEPT

I. BACKGROUND INFORMATION

Applicant:

PDK Properties, LLC
Kyle Taylor
588 Parsons Dr Suite A
Medford, OR 97501
kyle@tayloredlements.com

Agent:

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

Property 1:

37 2W 26 DD TL 1100
PDK Properties, LLC
Lozier Lane
Medford, OR 97501
SFR-00 current zoning
1.61 net acreage

Project Summary:

The subject property is currently zoned SFR-00. This application seeks a zone change to the SFR-10 zoning district. The net acreage of the subject properties totals 1.31 acres and the gross acreage is 1.81 acres.

The General Land Use Plan Map designation for the property was changed from Urban Residential (UR). The requested SFR-10 zoning district is appropriate for the UR GLUP designation. The approval of this application would rezone the property to the SFR-10 zoning district.

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

Approval Criteria:

The relevant approval criteria for the requested zone change from SFR-10 to MFR-20 are within MLDC 10.227 as provided below:

10.227 Zone Change Criteria

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

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

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

(i) At least one (1) parcel that abuts the subject property is zoned the same as the proposed zone, either SFR-6 or SFR-10 respectively; or

(ii) The area to be rezoned is five (5) acres or larger; or

(iii) The subject property, and any abutting parcel(s) that is(are) in the same General Land Use Plan Map designation and is(are) vacant, when combined, total at least five (5) acres.

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

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

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

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

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

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

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

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

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

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

(c) In determining the adequacy of Category A facilities, the approving authority (Planning Commission) may evaluate potential impacts based upon the imposition of special development conditions attached to the zone change request. Special development conditions shall be established by deed restriction

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

or covenant, which must be recorded with proof of recordation returned to the Planning Department, and may include, but are not limited to the following:

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

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

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

(1) The proposed zone is consistent with the Transportation System Plan (TSP) and the General Land Use Plan Map designation. A demonstration of consistency with the acknowledged TSP will assure compliance with the Oregon Transportation Planning Rule.)

Findings of Fact:

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

The subject properties are 4.25 miles from the Rogue Valley International Airport, and 2.9 miles from Interstate Highway 5 (I-5). The subject property has frontage on Lozier Lane and Lozier Court.

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

At the time of submitting this application, Lozier Lane is in construction for right of way improvements consistent with the standards approved by the City Council under TF -14-050.

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

The General Land Use Plan Map (GLUP) map designation for the subject properties is the UR Urban Residential designation. The UR designation allows for the SFR-2, SFR-4, SFR-6 and SFR10 zoning districts. The requested zone change proposed with this application is the SFR-10 zoning district and is consistent with the GLUP designation.

Conclusions of Law:

The Planning Commission can conclude this application is consistent with the adopted Medford Transportation System Plan and the Oregon Transportation Planning Rule, and the SFR-10 zoning district is appropriate within the UR GLUP designation.

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

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

Findings of Fact:

In preparing this application the Medford Public Works Department was contacted to determine the ability to access the existing public storm drainage facilities in the area. The subject parcel has frontage on Lozier Court. Lozier Court is dedicated public right of way. The Lozier Court right of way is unimproved and is currently not connected to a public storm water facility.

The applicant has obtained property and easements necessary to convey storm water to existing public storm drainage facilities in the West Main Street right of way. The applicant has coordinated easements and improvements with Public Works and the application is consistent with the storm drainage elements of the zone change criteria.

Future development will be subject to the current City requirements for storm water control and treatment and there is adequate capacity for the proposed zone change.

The subject property is within the Rogue Valley Sewer Service (RVS) territory. According to Carl Tappert of RVS there is an 18" sanitary sewer line in the Lozier Lane right of way and an 8" sanitary sewer line in Lozier Court. The sanitary sewer facilities have adequate capacity for the purposes of the requested zone change. Future development of the

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

properties will require the extension of facilities in accordance with the standards for development at the time of development.

Rodney Grehn of the Medford Water Commission indicated the Medford Water Commission provides municipal water for this area and there is adequate capacity for the requested zone change.

The Lozier Lane improvement project includes the installation of a 12" waterline in the right of way. This line has an 8" waterline stubbed into the existing Lozier Court right of way to allow for the future improvement and develop of Lozier Court.

According to Rodney there is adequate capacity and access to the water supply at the site for the purposes of this zone change. Future development will comply with the current standards for development.

Conclusions of Law:

The Planning Commission can conclude the subject property has access to public facilities for stormwater, sanitary sewer, and domestic water, and these facilities have adequate capacity for the approval of the proposed zone change.

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

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

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

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

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

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

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

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

Findings of Fact:

The subject property has frontage on Lozier Lane and Lozier Court. Lozier Lane is classified as a major collector and is currently being improved through standards approved by City Council under TF-14-050.

Lozier Court is a public right of way and is unimproved. The properties on the north half of Lozier Court are part of the West View Village PUD and include street improvements to Lozier Court. The applicant owns the properties fronting the north side of Lozier Court and is preparing construction documents for submission and review by the City.

The subject parcel is 1.81 gross acres. The requested SFR 10 zoning district would allow a maximum of 18 dwelling units on the property which is an increase of 17 dwelling units. The ITE standard of 9.52 Average Daily Trips (ADT) per dwelling units results of an impact of 162 ADT, less than 250 ADT and therefore no additional Traffic Impact Analysis is required for this application.

Attached with this application is the required Traffic Impact Analysis Form completed by Public Works Department. The form indicates there are no requirements for an additional Traffic Impact Analysis.

Further development of the property will included conditions to improve the public street frontages to the current standards contained in the MLDC and the TSP.

The higher order streets in the vicinity are improved or have adequate capacity as defined by MLDC 10.225 (2) (b) (i) and the frontage streets will be improved to the current city standards with future development consistent with MLDC 10.225 (2) (b) (ii).

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

Conclusions of Law

The Planning Commission can conclude the streets in the vicinity of the requested zone change have adequate capacity as defined in MLDC 10.227 (2).

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

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

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

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

Findings of Fact:

In preparing this application for a zone change from the SFR-00 zoning district to the SFR-10, the agencies were queried and the replies indicated any limitations identified in MLDC 10.227 (2) (c) will not be necessary as the facilities are available for the requested zone change from SFR-00 to SFR-10.

Conclusions of Law

The Planning Commission can conclude the Category A public facilities are available without limitations or restrictions for the requested zone change.

Application Summary and Conclusion:

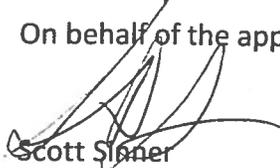
This application identifies the relevant approval criteria contained in the MLDC for a zone change from the SFR-00 zoning district to the SFR-10 zoning district.

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

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 Category A Facilities are currently available or can be made available as described in the MLDC for the purposes of approval of the requested zone change.

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



Scott Sinner

Scott Sinner Consulting, Inc.



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

November 17, 2017

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

Re: ZC-17-128, (372W26D – 1100)

ATTN: Elizabeth,

There is an 18" inch sewer along Lozier Lane to the west and an 8" inch sewer with a 4" service extended to the property along Lozier Court to the north. Currently there is adequate capacity to serve the proposed density. Future development must be reviewed for compliance with RVSS standards.

Sincerely,

Nicholas R. Bakke

Nicholas R. Bakke, P.E.
District Engineer

RECEIVED

NOV 17 2017

Planning Dept.



Medford – A fantastic place to live, work and play

CITY OF MEDFORD

LD Date: 11/15/2017
File Number: ZC-17-128

PUBLIC WORKS DEPARTMENT STAFF REPORT **Zone Change – SE Corner Lozier Lane at Lozier Court** (Tax Lot 1100)

- Project:** Consideration of a zone change from SFR-00 (Single Family Residential – one dwelling unit per existing lot) to SFR-10 (Single Family Residential – ten dwelling units per gross acre) on a 1.61 acre lot.
- Location:** Located on the corner of Lozier Lane and Lozier Court in southwest Medford (372W26DD Tax Lot 1100).
- Applicant:** Applicant: PDK Properties LLC; Agent: Scott Sinner Consulting; Planner: Liz Conner.

The Medford Land Development Code (MLDC), Section 10.227 (2) requires a zone change application demonstrate Category 'A' urban services and facilities are available or can and will be provided to adequately serve the subject property. The Public Works Department reviews zone change applications to assure the services and facilities under its jurisdiction meet those requirements. The services and facilities that Public Works Department manages are sanitary sewers within the City's service boundary, storm drains, and the transportation system.

I. Sanitary Sewer Facilities

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

II. Storm Drainage Facilities

This site lies within the Little Elk Creek Drainage Basin. The subject property currently drains to the northeast. Developer needs to provide a storm drainage easement through the properties (372W26DD1000, 372W26DA2900 and 372W26DA2200) for acceptance by the City Engineer prior to permits being issued for construction.

P:\Staff Reports\CP, DCA, & ZC\ZC only\2017\ZC-17-128 SE Corner Lozier Lane @ Lozier Court (TL 1100)\ZC-17-128 Staff Report-LD.docx Page 1

PUBLIC WORKS DEPARTMENT
ENGINEERING & DEVELOPMENT DIVISION

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

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

CITY OF MEDFORD

EXHIBIT #

File # ZC-17-128

III. Transportation System

No traffic impact analysis (TIA) will be required for this zone change. The proposed application doesn't meet the requirements for a TIA, per Medford Municipal Code (MMC), Section 10.461 (3).

No conditions pertaining to streets, street capacity, or access are requested by Public Works at this time.

Prepared by: Doug Burroughs

The above report is based on the information provided with the Zone Change Application submittal and is subject to change based on actual conditions, revised plans and documents or other conditions. A full report with additional details on each item as well as miscellaneous requirements for the project, including requirements for public improvement plans (Construction Plans), design requirements, phasing, draft and final plat processes, permits, system development charges, pavement moratoriums and construction inspection shall be provided with a Development Permit Application.

P:\Staff Reports\CP, DCA, & ZC\ZC only\2017\ZC-17-128 SE Corner Lozier Lane @ Lozier Court (TL 1100)\ZC-17-128 Staff Report-LD.docx Page 2

PUBLIC WORKS DEPARTMENT
ENGINEERING & DEVELOPMENT DIVISION

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

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



BOARD OF WATER COMMISSIONERS

Staff Memo

TO: Planning Department, City of Medford

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

SUBJECT: ZC-17-128

PARCEL ID: 372W26DD TL 1100

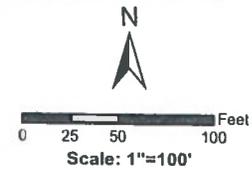
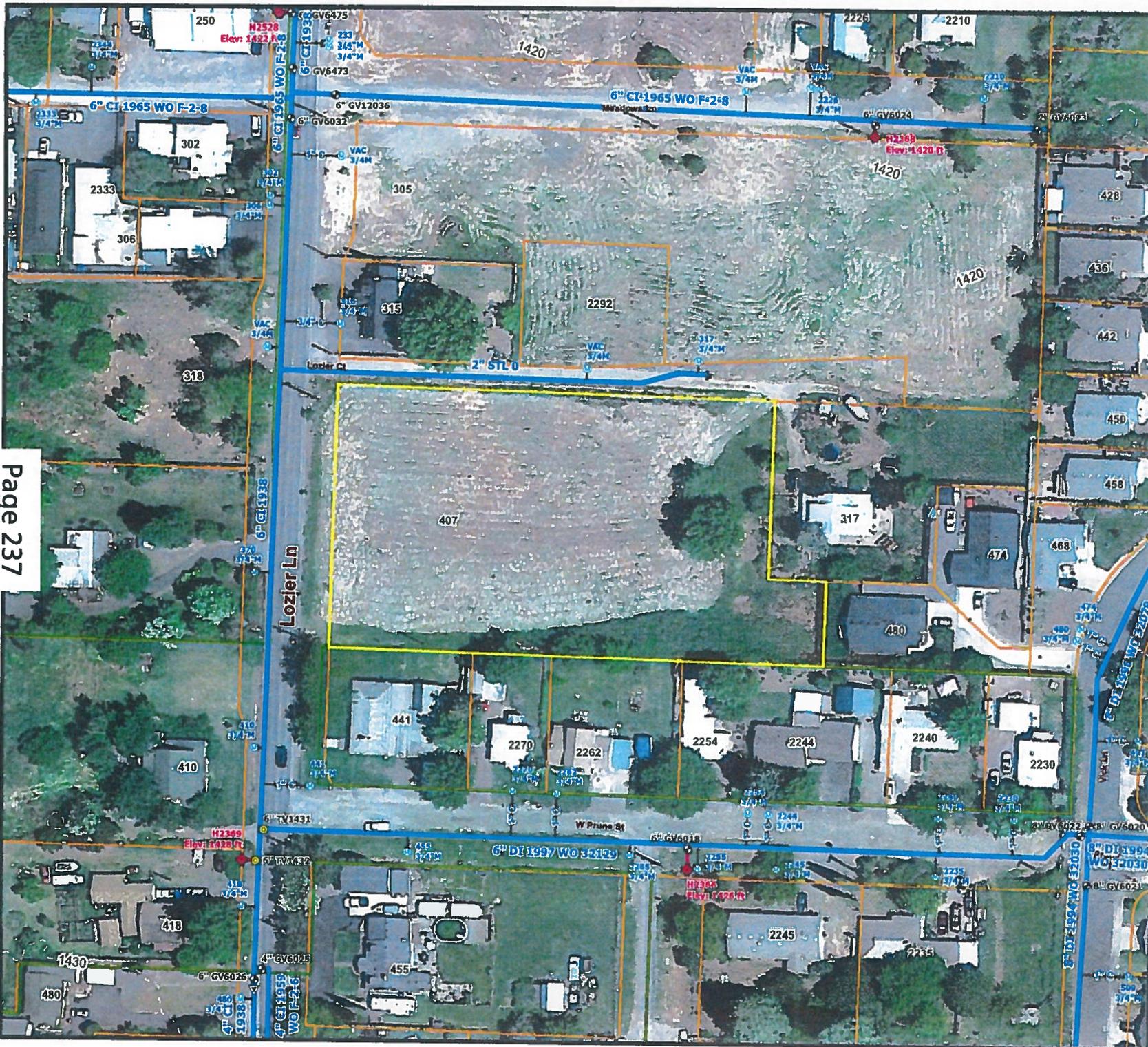
PROJECT: Consideration of a zone change from SFR-00 (Single Family Residential – one dwelling unit per existing lot) to SFR-10(Single Family Residential – ten dwelling units per gross acre) on a 1.61 acre lot located on the corner of Lozier Lane and Lozier Court in southwest Medford (372W26DD Tax Lot 1100). Applicant: PDK Properties LLC; Agent: Scott Sinner Consulting; Planner: Liz Conner.

DATE: November 15, 2017

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

COMMENTS

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 MWC system does have adequate capacity to serve this property.
4. Off-site water facility construction may be required depending on future land development review.
5. On-site water facility construction may be required depending on future land development review.
6. MWC-metered water service does not exist to this property.
7. Access to MWC water lines for connection is available. A recently installed 12-inch water line is located in Lozier Lane.



Water Facility Map for ZC-17-128

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



The data on this map is a digital database compiled by the Snohomish Water Commission. It is not a legal document. It is not intended to be used as a legal document. It is not intended to be used as a legal document. It is not intended to be used as a legal document.

PHASE 2B

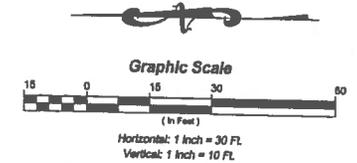
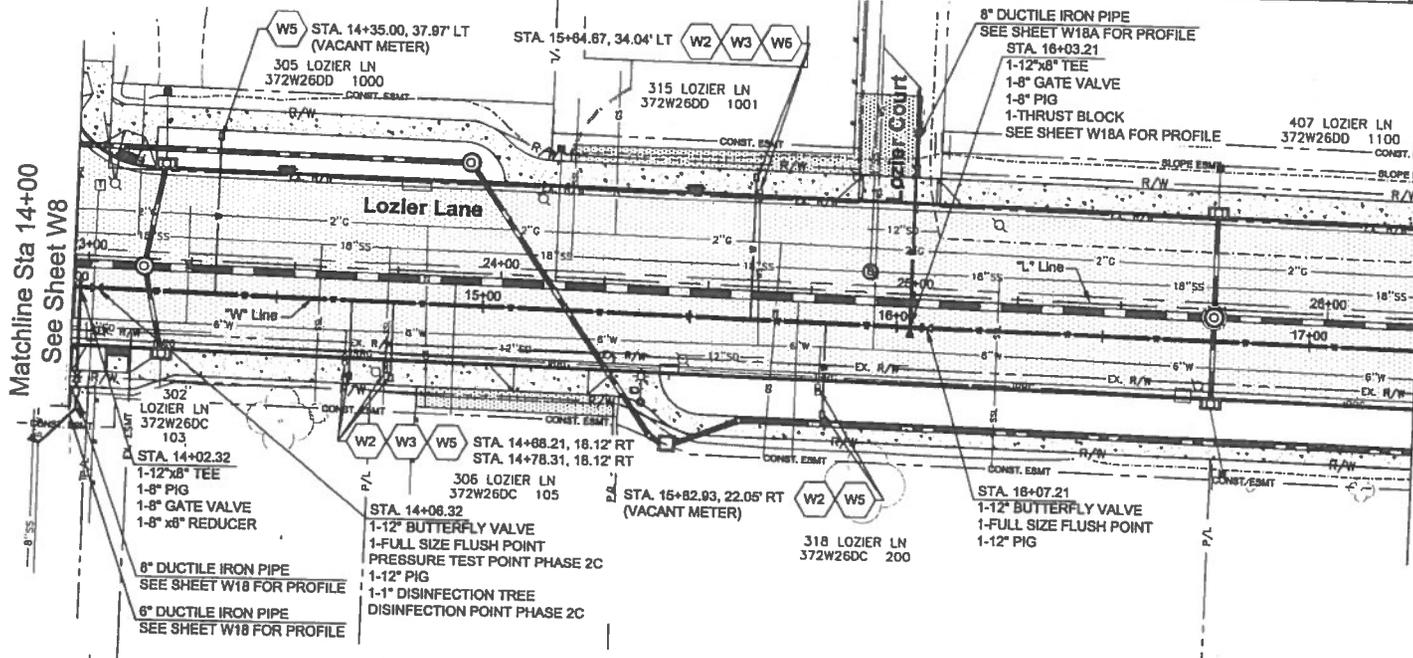
PHASE 2C

50V-004

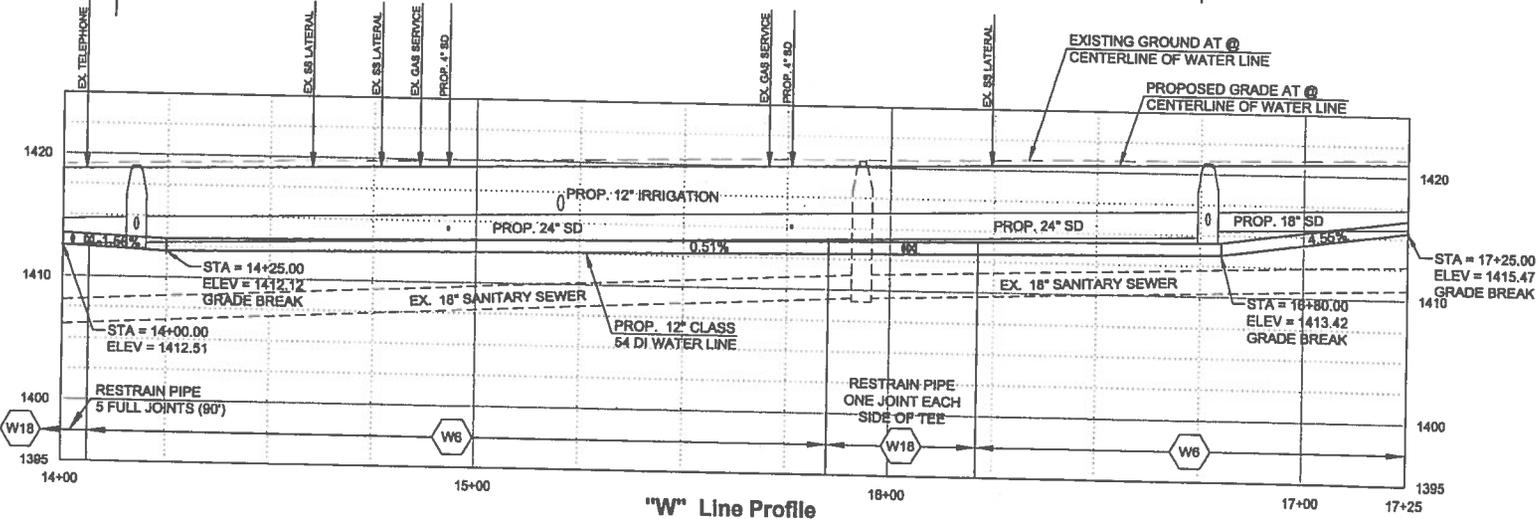
Matchline Sta 14+00
See Sheet W8

Matchline Sta 17+25
See Sheet W10

Page 238



- CONSTRUCTION NOTES**
- W2 CONTRACTOR TO INSTALL 1-INCH WATER METER ASSEMBLY. MWC TO REMOVE EXISTING WATER METER AND REINSTALL IN "NEW" METER BOX. CONTRACTOR TO REMOVE AND DISPOSE OF EXISTING METER BOX.
 - W3 CONTRACTOR TO RECONNECT EXISTING WATER SERVICE (1-INCH) FROM EXISTING WATER METER TO "NEW" WATER METER.
 - W5 CONTRACTOR TO INSTALL 1-INCH WATER SERVICE CONNECTION PIPING.
 - W6 CONTRACTOR TO INSTALL 12-INCH DUCTILE IRON PIPE WITH CLASS B BACKFILL.
 - W18 CONTRACTOR TO INSTALL 12-INCH DUCTILE IRON PIPE WITH RESTRAINED JOINTS AND CLASS B BACKFILL.



"W" Line Profile



OREGON DEPARTMENT OF TRANSPORTATION
ROADWAY ENGINEERING DEPARTMENT

CITY OF MEDFORD ENGINEERING DEPARTMENT

FFO - LOZIER LANE IMPROVEMENTS (MEDFORD)
WEST MAIN STREET TO STEWART AVENUE
City of Medford
JACKSON COUNTY

Design Team Leader - DH
Designed By - RSC
Drafted By - RSC

"W" Sta. 14+00 To "W" Sta. 17+25
Water Plan and Profile

Sheet No. W9

Liz A. Conner

From: Chad E. Wiltrout
Sent: Wednesday, November 15, 2017 8:02 AM
To: Liz A. Conner
Subject: LDC meeting for application Z-17-128

Liz,

There are no comments from building department for this project.

Thanks,

Chad Wiltrout
Assistant Building Safety Director
City of Medford
Building Department
P (541) 774-2363
C (541) 944-8991
chad.wiltrout@cityofmedford.org



Medford Fire Department

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

LAND DEVELOPMENT REPORT - PLANNING

To: Liz Conner

LD Meeting Date: 11/15/2017

From: Fire Marshal Kleinberg

Report Prepared: 11/06/2017

File #: ZC - 17 - 128

Site Name/Description:

Consideration of a zone change from SFR-00 (Single Family Residential - one dwelling unit per existing lot) to SFR-10(Single Family Residential - ten dwelling units per gross acre) on a 1.61 acre lot located on the corner of Lozier Lane and Lozier Court in southwest Medford (372W26DD Tax Lot 1100). Applicant: PDK Properties LLC; Agent: Scott Sinner Consulting; Planner: Liz Conner.

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

Approved as Submitted

Meets Requirement: No Additional Requirements

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

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

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

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

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



JACKSON COUNTY

Roads

Roads
Engineering

Kevin Christiansen
Construction Manager

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

November 3, 2017

RECEIVED

NOV 06 2017

Planning Dept.

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

RE: Zone Change from SFR-00 to SFR-10 on the corner of Lozier Lane – a county maintained road and Lozier Court – a city maintain road
Planning File: ZC-17-128

Dear Elizabeth:

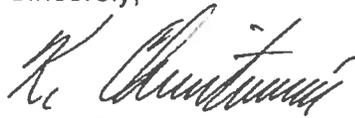
Thank you for the opportunity to comment on this request for a zone change from City SFR-00 (Single-Family Residential – one dwelling unit per existing lot) to SFR-10 (Single-Family Residential - ten dwelling units per gross acre) on a 1.61-acre lot located on the corner of Lozier Lane and Lozier Court in southwest Medford, (37-2W-26DD TL 1100). Jackson County Roads has the following comments:

1. Lozier Lane is currently a County maintained Minor Collector road with variable right-of-way.
2. Jackson County's General Administration Policy #1-45 sets forth the County's position as it relates to the management of County roads located within existing or proposed city limits or Urban Growth Boundaries (UGB). Lozier Lane is currently under reconstruction and pending a jurisdictional transfer.
3. Lozier Lane's Average Daily Traffic Count was 9,200 on the City of Medford's 2016 Traffic Volumes Map.
4. According to our records, Lozier Court at the section in front of the subject property is a local access road within the City Limits of Medford, and as per ORS 368.031, not under the jurisdiction of Jackson County.
5. Any new or improved road approaches off either Lozier Lane or Lozier Court shall be permitted and inspected by the City of Medford.
6. We concur with any right-of-way dedications.

7. If frontage improvements are required on either Lozier Lane or Lozier Court, they shall be permitted and inspected by the City of Medford.
8. The applicant shall submit construction plans to Jackson County Roads, so we may determine if county permits will be required.
9. We would like to be notified of future development proposals, as county permits may be required.
10. Storm water should meet City of Medford requirements that also include water quality.
11. Jackson County Roads would like to review and comment on the hydraulic report including the calculations and drainage plan. Capacity improvements or on site detention, if necessary, shall be installed at the expense of the applicant. Upon completion of the project, the developer's engineer shall certify that construction of the drainage system was constructed per plan and a copy of the certification shall be sent to Jackson County Roads.
12. Please note that there are drainage problems in this area and the City of Medford maintains the storm water system.

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

Sincerely,



Kevin Christiansen
Construction Manager

Legal Description 372W26DD TL 1100

COMMENCING AT THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 76, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE ALONG THE SOUTH LINE OF LOT 2 OF O. HARBAUGH'S SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, IN JACKSON COUNTY, OREGON, NORTH 89°59'30" WEST, 121.00 FEET TO THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 77, SAID TOWNSHIP AND RANGE; THENCE CONTINUE ALONG SAID SOUTH LINE, NORTH 89°57'30" WEST, 35.82 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE, NORTH, 65.00 FEET; THENCE NORTH 89°57'30" WEST, 43.68 FEET; THENCE NORTH, 136.93 FEET TO THE NORTH LINE OF THAT TRACT DESCRIBED IN DOCUMENT NO. 00-15159, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE ALONG SAID NORTH LINE, NORTH 89°57'50" WEST, 340.00 FEET TO THE EAST LINE OF LOZIER LANE; THENCE ALONG SAID EAST LINE, SOUTH, 201.89 FEET TO THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 00-15159 SAID OFFICIAL RECORDS; THENCE ALONG SAID SOUTH LINE, SOUTH 89°57'30" EAST, 383.68 FEET TO THE TRUE POINT OF BEGINNING.



City of Medford

Planning Department

Vicinity
Map

File Number:

ZC-17-128



Project Name:

PDK Properties LLC

Map/Taxlot:

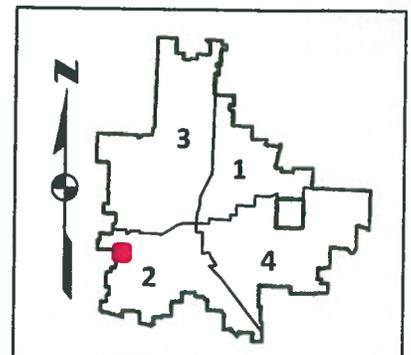
372W26DD TL 1100



10/10/2017

Legend

-  Subject Area
-  Medford Zoning
-  Tax Lots



Legal Description 372W26DD TL 1100

EXHIBIT 'B'

COMMENCING AT THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 76, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE ALONG THE SOUTH LINE OF LOT 2 OF O. HARBAUGH'S SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, IN JACKSON COUNTY, OREGON, NORTH 89°59'30" WEST, 121.00 FEET TO THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 77, SAID TOWNSHIP AND RANGE; THENCE CONTINUE ALONG SAID SOUTH LINE, NORTH 89°57'30" WEST, 35.82 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE, NORTH, 65.00 FEET; THENCE NORTH 89°57'30" WEST, 43.68 FEET; THENCE NORTH, 136.93 FEET TO THE NORTH LINE OF THAT TRACT DESCRIBED IN DOCUMENT NO. 00-15159, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE ALONG SAID NORTH LINE, NORTH 89°57'50" WEST, 340.00 FEET TO THE EAST LINE OF LOZIER LANE; THENCE ALONG SAID EAST LINE, SOUTH, 201.89 FEET TO THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 00-15159 SAID OFFICIAL RECORDS; THENCE ALONG SAID SOUTH LINE, SOUTH 89°57'30" EAST, 383.68 FEET TO THE TRUE POINT OF BEGINNING.

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

IN THE MATTER OF PLANNING COMMISSION FILE ZC-17-112 APPLICATION)
 FOR A ZONE REQUEST TO ADJUST THE ZONING BOUNDARIES SUBMITTED BY) **ORDER**
CRYSTAL SPRINGS DEVELOPMENT GROUP)

ORDER granting approval of a request that adjusts the zoning boundaries for *Summerfield at Southeast Park Phases 23-29 and Reserve Acreage*, described as follows:

The subject property is located within the Southeast Overlay and consists of SFR-4, SFR-6, SFR-10 and MFR-20 zones, between E Barnett Road and Cherry Lane at the terminus of Shamrock Drive.

WHEREAS, the City Planning Commission in the public interest has given consideration to adjusting the zoning boundaries for *Summerfield at Southeast Park Phases 23-29 and Reserve Acreage*, as describe above; and

WHEREAS, the City Planning Commission has given notice of, and held, a public hearing, and after considering all the evidence presented, finds that adjusting the zoning boundaries is supported by, and hereby adopts the Staff Report dated December 7, 2017, and the Findings contained therein – Exhibit “A,” and Legal Description – Exhibit “B” attached hereto and hereby incorporated by reference; now, therefore,

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

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

37 1W 27 TL 1000
 37 1W 27 TL 1001
 37 1W 27 TL 1200
 37 1W 27 TL 1202

EXISTING ZONE	PROPOSED ZONE	AREA
MFR-20	SFR-6	0.36 AC
MFR-20	SFR-4	1.70 AC
SFR-10	SFR-6	9.58 AC
SFR-10	SFR-4	6.64 AC
SFR-4	SFR-10	0.36 AC

are hereby adjusted, as described above.

Accepted and approved this 14th day of December, 2017.

CITY OF MEDFORD PLANNING COMMISSION

 Planning Commission Chair

ATTEST:

 Planning Department Representative

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

IN THE MATTER OF TENTATIVE PLAT APPROVAL OF SUMMERFIELD AT)
SOUTHEAST PARK PHASES 23-29 AND RESERVE ACREAGE [LDS-17-113]) **ORDER**

ORDER granting approval of a request for tentative plat for *Summerfield at Southeast Park Phases 23-29 and Reserve Acreage*, described as follows:

A multi-phase subdivision with reserve acreage, totaling 168 residential lots on approximately 42 acres in the Southeast Overlay with a combination of SFR-4, SFR-10 and MFR-20 zoning districts, located between E Barnett Road and Cherry Lane at the terminus of Shamrock Drive (371W27 TL 1000, 1001, 1200, 1202).

WHEREAS:

1. The Planning Commission has duly accepted the application filed in accordance with the Medford Land Development Code, Sections 10.265 through 10.267; and
2. The Medford Planning Commission has duly held a public hearing on the request for tentative plat for *Summerfield at Southeast Park Phases 23-29 and Reserve Acreage*, as described above, with the public hearing a matter of record of the Planning Commission on December 14, 2017.
3. At the public hearing on said tentative plat, evidence and recommendations were received and presented by the developer and Planning Department Staff; and
4. At the conclusion of said hearing, after consideration and discussion, the Medford Planning Commission, upon a motion duly seconded granted tentative plat for *Summerfield at Southeast Park Phases 23-29 and Reserve Acreage*, as described above and approved a final order with all conditions and findings set forth for the granting of the tentative plat approval.

THEREFORE LET IT BE HEREBY ORDERED that the tentative plat for *Summerfield at Southeast Park Phases 23-29 and Reserve Acreage*, stands approved per the Staff Report dated December 7, 2017, and subject to compliance with all conditions contained therein.

AND LET IT FURTHER BE OF RECORD, that the action of the Planning Commission in approving this request for tentative plat approval is hereafter supported by the findings referenced in the Planning Commission Report dated December 7, 2017.

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

Accepted and approved this 14th day of December, 2017.

CITY OF MEDFORD PLANNING COMMISSION

Planning Commission Chair

ATTEST:

Planning Department Representative



STAFF REPORT

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

Project Summerfield at South East Park Phases 23-29 and Reserve Acreage
Applicant: Crystal Springs Development Group; Agent: Neathamer
Surveying Inc.

File no. ZC-17-112 & LDS-17-113

To Planning Commission *for 12/14/2017 hearing*

From Liz Conner, Planner II

Reviewer Kelly Akin, Assistant Planning Director *ka*

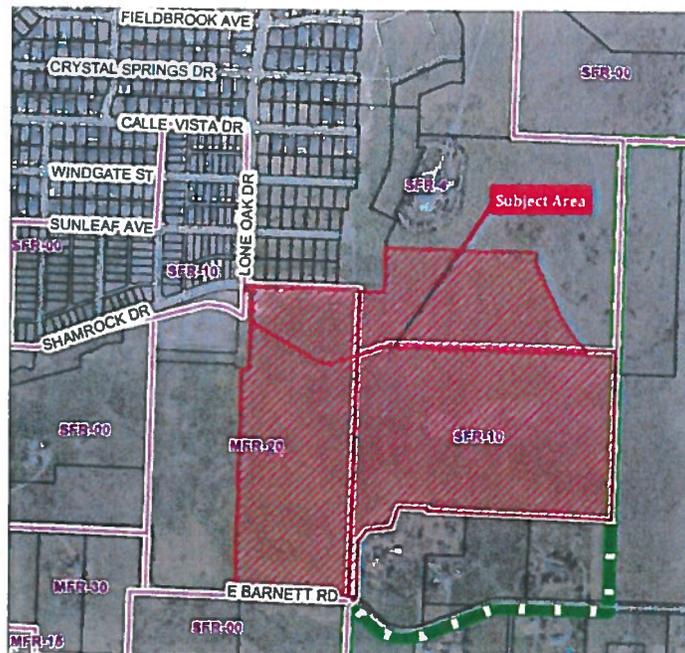
Date December 7, 2017

BACKGROUND

Proposal

Consideration of Summerfield at Southeast Park Phases 23-29, a multi-phase subdivision with reserve acreage, totaling 168 residential lots on approximately 42 acres. In addition to the subdivision, the proposal consists of a zone change that adjusts the zoning boundaries. The subject property is located within the Southeast Overlay and consists of SFR-4, SFR-6, SFR-10 and MFR-20 zones.

Vicinity Map



Subject Site and Surrounding Characteristics

<i>Subject Site</i>	Zone:	SFR-4, SFR-6, SFR-10 (Single Family Residential – 4, 6 and 10 dwelling units per gross acre MFR-20 (Multi-Family Residential – 20 dwelling units per gross acre)
	SE Plan Sub-Areas:	8-11
	SE Plan Category:	Small Lot and High Density
	Use:	Vacant
<i>North</i>	Zone:	SFR-4/SE (Single Family Residential, 4 dwelling units per gross acre/Southeast Overlay)
	SE Plan Sub-Area:	2
	SE Plan Category:	Standard Lot
	Use:	Single family dwellings - Vacant
<i>South</i>	Zone:	Jackson County EFU (Exclusive Farm Use)/SE
	SE Plan Sub-Area:	11
	SE Plan Category:	Small Lot
	Use:	Single family dwelling
<i>East</i>	Zone:	Jackson County EFU
	Use:	Vacant
<i>West</i>	Zone:	MFR-20
	SE Plan Sub-Area:	10
	SE Plan Category:	High Density
	Use:	Vacant

Related Projects

Planned Unit Development

PUD-05-247 Summerfield Phases 9-11

Zone Changes

ZC-02-77

ZC-02-181

ZC-03-180

ZC-03-268 Withdrawn

ZC-03-278

ZC-04-125

ZC-05-275

ZC-06-277

ZC-07-146

Land Divisions

LDS-05-246	Summerfield Phases 9-11	Expired
LDS-06-278	Summerfield Phases 14-22	Expired
LDS-11-036	Summerfield Phases 9-11	Expired
LDS-12-004	Summerfield Phases 12-21	Expired
LDS-12-050	Summerfield Phases 6-11	Expired
LDS-15-055	Summerfield Phase 22	Tentative Plat approved August 15, 2015
LDS-17-051	Summerfield Phases 16-21	Tentative Plat approved June 22, 2017

Exceptions

E-06-274
E-12-005
E-17-052

Applicable Criteria

Medford Municipal Code §10.227. Zone Change

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

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

(a) For zone changes to SFR-2, the zoning shall be approved under either of the following circumstances:

(i) if at least seventy percent (70%) of the area proposed to be rezoned exceeds a slope of fifteen percent (15%),

(ii) if other environmental constraints, such as soils, geology, wetlands, and flooding, restrict the capacity of the land to support higher densities.

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

(i) At least one (1) parcel that abuts the subject property is zoned the same as the proposed zone, either SFR-6 or SFR-10 respectively; or

- (ii) The area to be rezoned is five (5) acres or larger; or
- (iii) The subject property, and any abutting parcel(s) that is(are) in the same General Land Use Plan Map designation and is(are) vacant, when combined, total at least five (5) acres.

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

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

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

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

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

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

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

(b) when an applicant funds the improvement through a reimbursement district pursuant to the MLDC. The cost of the improvements will be either the actual cost of construction, if

constructed by the applicant, or the estimated cost. The "estimated cost" shall be 125% of a professional engineer's estimated cost that has been approved by the City, including the cost of any right-of-way acquisition. The method described in this paragraph shall not be used if the Public Works Department determines, for reasons of public safety, that the improvement must be constructed prior to issuance of building permits.

- (iv) When a street must be improved under (b)(ii) or (b)(iii) above, the specific street improvement(s) needed to make the street adequate must be identified, and it must be demonstrated by the applicant that the improvement(s) will make the street adequate in condition and capacity.
- (c) In determining the adequacy of Category A facilities, the approving authority (Planning Commission) may evaluate potential impacts based upon the imposition of special development conditions attached to the zone change request. Special development conditions shall be established by deed restriction or covenant, which must be recorded with proof of recordation returned to the Planning Department, and may include, but are not limited to the following:
 - (i) Restriction of uses by type or intensity; however, in cases where such a restriction is proposed, the Planning Commission must find that the resulting development pattern will not preclude future development, or intensification of development, on the subject property or adjacent parcels. In no case shall residential densities be approved which do not meet minimum density standards,
 - (ii) Mixed-use, pedestrian-friendly design which qualifies for the trip reduction percentage allowed by the Transportation Planning Rule,
 - (iii) Transportation Demand Management (TDM) measures which can be reasonably quantified, monitored, and enforced, such as mandatory car/van pools.

Medford Municipal Code §10.270. Land Division

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

- (1) Is consistent with the Comprehensive Plan, any other applicable specific plans thereto, including Neighborhood Circulation Plans, and all applicable design

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

Corporate Names

According to the Oregon Secretary of State Business Name Registry, the authorized representative for Crystal Springs Development Group Joint Venture is John Hassen, and the registrant is Michael Mahar.

ISSUES AND ANALYSIS

Background

A number of land use applications have been approved on the subject parcels including zone changes, land divisions and exceptions. Land division requests for Summerfield Phases 16-22 are currently the only active approvals as all other previous request have been completed or expired.

The various zone changes approvals for the subject parcels that range from 2002 to 2007 include a number of conditions that restricted Average Daily Trips (ADT's) until various road improvements were completed.

Zone Change

Staff has reviewed the zone change request and finds that it meets the approval criteria in Medford Land Development Code Section 10.227.

The proposed SFR-4, SFR-6, and SFR-10 zone districts are permitted within the UR (Urban Residential) GLUP (General Land Use Plan) Map designation, and the proposal is consistent with the Transportation System Plan (TSP) and the Southeast Circulation Plan Map adopted March 7, 2013. In regards to facility adequacy, the agency reports in Exhibits V, W, and X demonstrate that Category "A" urban services and facilities are available or can be made available to serve the site at the time of issuance of building permits.

The GLUP Map designations are UR for tax lots 1000 and 1202 and UH for tax lots 1001 and 1200. GLUP Map boundaries are intended to be *general* as their name indicates. From the General Land Use Plan Element of the Comprehensive Plan:

...the GLUP map is "general". The designations on the GLUP map are not intended to follow property lines. Interfaces between different designations are purposefully non-site-specific so as to discourage using GLUP Map designations as the sole basis for making decisions on zone change applications...

However, technology has made them appear to be less *general* and more specific like zoning boundaries are required to be. The Southeast Plan Map (Exhibit K), the GLUP Map (Exhibit I) and the Southeast Circulation Plan Map (Exhibit J) show the common boundary for the UH and the UR designation is generally the centerline of the proposed Waterstone Drive.

The applicant has submitted a map that displays the proposed zone boundaries and the acreage being rezoned (Exhibit H). The Southeast Plan Map and GLUP Map identify the area at the northeast corner of Waterstone Drive and Barnett Road for high density, but per the applicant's findings (Exhibit P) the proposed lots 816-821 are located within an area with steep slopes. Based on the "general" nature of the GLUP Map the applicant is interpreting the boundary to the centerline of Waterstone Drive, which accommodates the proposed zone change. This particular zone change is relatively small at 1.7 acres. Staff supports a rezone to SFR-4 as it allows for density and lot dimensions to accommodate reasonable building areas.

As mentioned previously, many of the zone change conditions of approval restricted development that placed a cap on Average Daily Trips (ADT). Many of the conditions

have been fulfilled leaving one condition that is outstanding from Zone Change ZC-07-146:

Widen Barnett Road and install second eastbound left turn lane

or,

Not generate more than 255 ADT before Barnett Road is widened at the intersection of N. Phoenix and Barnett and the left turn lane is installed.

Per the Public Works report dated November 8, 2017 for ZC-17-112, parcels 1000 and 1202 include property from ZC-07-146 and are subject to the trip cap (Exhibit T). Public Works recently reviewed a Traffic Impact Analysis (TIA) for the Southeast Commercial Center Core Area, dated June 21, 2017, which included the pipeline traffic from ZC-07-146 and studied the N Phoenix/Barnett intersection. This TIA proposed changing the northbound and southbound left turn movements from protected-only to protected-permissive left turns and showed that this mitigation would allow the intersection to operate at the City's level-of-service standard. Public Works recommends the condition from ZC-07-146 be carried forward and modified as follows:

The development on parcels 1000 and 1202 shall not generate more than 255 ADT before:

- East Barnett Road is widened at the intersection of East Barnett Road and North Phoenix Road and the second eastbound left turn lane is installed at this intersection

Or

- Modifications are made to the existing signal equipment and timing at East Barnett Road and North Phoenix Road so that the northbound and southbound left turn movements are changed from protected-only to protected-permissive movements

A condition of approval has been included for the modification for mitigation in the Public Works staff report.

Southeast Plan

The subject site is located within the Southeast (S-E) Overlay and is subject to the S-E Overlay District regulations and the adopted Southeast Plan, in addition to all other applicable City regulations. The site is designated as Sub-Areas 8, 9, 10 and 11 within the Southeast Plan and Southeast Plan Village Center (reserve acreage only) and as such, is selected for small-lot residential use (Exhibit K).

The Southeast Plan Map that was adopted March 7, 2013 designates sub-areas 8 and 9 as Schools and Parks (Exhibit K). The school and park area plans were abandoned when acknowledgement of the Urban Growth Boundary Amendment inclusion of MD-5 which included an area designated both a school and park (Exhibits L-N). The inclusion of MD-5 was approved by both the Planning Commission and the City Council.

The areas that were designated as schools and parks will revert back to the underlying zone which is SFR-10 and this request to rezone to SFR-4 and SFR-6.

Density

The S-E Overlay District imposes special standards which effectively trump the requirements of the underlying zoning district. The proposal is comprised of Small Lots and Standard Lots as defined by Table 10.373 of the MLDC (Exhibit HH). The submitted tentative plat (Exhibit B) has the Small Lots ranging in size from 5,125 square feet to 8,000 square feet, and lot widths ranging from 50 to 65 feet compliant with the dimensional requirements of the SFR-10 zoning district. However, all residential lots within the Southeast Plan area with a 50 foot width or less are required to take vehicular access only from an alley per MLDC 10.381(2). All lots with a 50 foot lot width within the proposed subdivision will take vehicular access from an alley, in compliance with the MLDC. SFR-4 and SFR-6 zones are Standard Lots and range from 6,820 to 11,293 square feet, and are in compliance with the MLDC Section 10.373.

Additionally, MLDC 10.373 requires special standards for density within the SFR-10 zoning districts located within the Southeast Plan. For subdivisions with alley access, the density range is between 5 to 10 dwelling units per gross acre. The density range for SFR-4 and SFR-6 is 2.5 to 6 dwelling units per gross acre. For the proposed 42.48 acre portion of the subdivision, this equates to a range of 146 to 317 dwelling units. The applicant has proposed 168 dwelling units, in compliance with MLDC Section 10.373.

Access

The street circulation proposed is consistent with the Southeast Plan Circulation Map (Exhibit J), and conforms to the plats of land divisions already approved for adjoining properties. The report from the Public Works Department describes the required dedications and improvements for the proposal (Exhibit W).

Per the applicant's findings (Exhibit Q), Waterstone Drive is proposed with a reverse curve to accommodate lots 816-821 lot size and steep slopes. The change is within the limits of the Southeast Circulation Plan, and staff supports this proposal.

Street Trees and Planter Strip

As the proposed tentative plat is within the Southeast Plan Overlay, the applicant is required by MLDC 10.379 to submit a Streetscape and Planter Strip Plan. The applicant has submitted a Street Tree Master Plan that indicates a variety of tree species proposed for the planter strips throughout the subdivision (Exhibit D). The plan indicates that any additional plant material in the planter strip will be at the discretion of the adjacent property owner. The Street Tree Master Plan lists the variety of trees proposed in the development. It is stated that an appropriate sized underground irrigation system will be designed and as-built drawings shall be submitted. A condition is included that requires the CC&R's for each phase to contain provisions for the installation and maintenance of the planter strip vegetation, in compliance with MLDC 10.379(1)(b).

The Code requires the applicant to enter into an agreement that will guarantee the installation of street trees prior to issuance of the Certificate of Occupancy. A condition is included requiring the applicant to comply with MLDC 10.379(6) prior to approval of the final plat for each phase.

Greenway

The proposed subdivision contains a planned greenway trail through Phases 23 and 26 (Exhibit B). Per the Southeast Circulation Plan map, the greenway is designated a G4, or minor greenway without surface drainage. The applicant proposes to adjust the location of the greenway due to the constraints of the connecting streets, greenway location and density requirements. Per the MLDC Section 10.384(A)(3) the location of the greenway may be altered when needed to comply with other City, state and federal regulations. Staff has reviewed the location of the greenway and recommends approval of the proposed location.

Medford Parks and Recreation has stipulated that safety measures should be implemented at mid-block crossings. A condition of approval has been included to implement safety measures (Exhibit Z). A condition of approval has been included.

Prior to Final Plat and dedication of the Greenway to the City of Medford, Medford Parks and Recreation requires the applicant to obtain approval for greenway design plans (Exhibit Z). A discretionary condition of approval has been included.

Lighting Plan

The Southeast Plan requires the applicant to install pedestrian-scale street lights. A condition is included requiring the applicant to install pedestrian-scale street lighting within the subdivision in accordance with Section 10.380.

Public Improvements

Per the agency comments submitted to staff (Exhibits V through X), it can be found that there are adequate facilities to serve the proposed development. Conditions of approval are included.

Agricultural Impact Assessment

The proposed subdivision abuts the city limits and the Urban Growth Boundary on a portion of the eastern and southern property lines, and the abutting property carries a County zoning designation of Exclusive Farm Use (EFU). The land is vacant and owned by the applicant who has no intention of using the land for farming or agricultural purposes for the foreseeable future. As required by MLDC Section 10.802, the applicant has submitted an Agricultural Impact Assessment (AIA), and stipulates to the required mitigation measures for passive agricultural use, (Exhibit R). These include a deed declaration per MLDC 10.804(3)(b) and fencing along the eastern boundaries of Phase 26-29, and the southern boundaries of Phase 25 and 28. The applicant's AIA states that generally accepted engineering practices for storm water management for urban development will assure the potential for storm and irrigation runoff will not impact the subject property or surrounding lands zoned EFU (Exhibit R).

FINDINGS AND CONCLUSIONS

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

RECOMMENDED ACTION

Adopt the findings as recommended by staff and adopt the final orders for approval of ZC-17-112 & LDS-17-113 per the staff report dated December 7, 2017, including Exhibits A through HH.

EXHIBITS

- A Conditions of Approval, dated December 7, 2017
- B Tentative Plat received, September 20, 2017
- C Conceptual Grading & Drainage received, September 20, 2017
- D Street Tree Plan received, September 20, 2017
- E Slope Analysis Map received September 20, 2017
- F Conceptual Sewer and Water Plan received September 20, 2017
- G Road Extension Map received, November 9, 2017
- H Zone Change Map received, October 20, 2017
- I General Land Use Plan Map, effective December 4, 2014
- J Southeast Circulation Plan Map Adopted March 7, 2013

- K Southeast Plan Map Adopted March 7, 2017
- L Urban Growth Boundary Amendment Map Adopted August 18, 2016
- M Urban Growth Boundary Amendment Map Excerpt Adopted August 18, 2016
- N UGBA Exhibit PP depicting school & park location
- O Zone Change ZC-07-146 Vicinity Map dated June 19, 2017
- P Applicant's Zone Change findings and conclusions received, September 20, 2017
- Q Applicant's Land Division findings and conclusions received, September 20, 2017
- R Applicant's Agricultural Impact Assessment report received, September 20, 2017
- S Applicant's Hydrology and Grading report received, October 13, 2017
- T Applicant's Geotechnical and Geological Investigation Report received, October 13, 2017
- U Applicant's Soils Resource Report received, September 20, 2017
- V Public Works Zone Change Report dated, November 8, 2017
- W Public Works Land Division Report dated, November 8, 2017
- X Medford Water Commission memo dated, November 8, 2017
- Y Medford Fire Department report dated, November 8, 2017
- Z Medford Parks & Recreation memo dated, December 6, 2017
- AA Oregon Department of Fish and Wildlife email dated October 30, 2017
- BB Addressing staff memo dated, November 8, 2017
- CC Medford Building Department memo dated, October 31, 2017
- DD Oregon Department of Aviation email dated, November 6, 2017
- EE Traffic Impact Analysis Form received, September 20, 2017
- FF Hillside Development Constraints Analysis Form dated, October 17, 2017
- GG Hillside Development Slope Analysis Form dated, October 13, 2017
- HH Southeast Sub-Area, General Land Use Plan Map, Southeast Plan Map, Zoning, and Residential Density Table 10.373
Vicinity map

PLANNING COMMISSION AGENDA:

DECEMBER 14, 2017

EXHIBIT A

Summerfield at South East Park Phases 23-29
Conditions of Approval
December 7, 2017

ZONE CHANGE CODE REQUIRED CONDITIONS

1. Comply with the report from the Public Works Department, received November 8, 2017 (Exhibit V);

LAND DIVISION DISCRETIONARY CONDITIONS

1. Prior to Final Plat and dedication of the Greenway to the City of Medford, the applicant must obtain approval for greenway design plans from the Medford Parks, Recreation and Facilities Management Department.
2. Prior to approval of the final plat for the first phase containing the proposed greenway, the applicant shall coordinate with Public Works and comply with the Medford Parks and Recreation Department's Memo requesting safety measures for mid-block greenway crossings (Exhibit Z).

CODE REQUIRED CONDITIONS

3. Prior to approval of the final plat for the first phase containing the proposed greenway, the applicant shall enter into an agreement with the City, to the satisfaction of the City Attorney, that will address the installation, transfer of ownership, and maintenance of the greenway, in compliance with MLDC Section 10.384.
4. Prior to approval of the final plat for each phase, the applicant shall provide evidence of compliance with MLDC 10.379(1)(b), regarding the installation and maintenance of the planter strip vegetation.
5. Prior to approval of the final plat for each phase, the applicant is required to comply with MLDC 10.379(6) regarding the provisions that guarantee the installation of street trees prior to the issuance of the Certificate of Occupancy.
6. Prior to approval of the final plat for each phase, the applicant shall comply with MLDC 10.380 regarding street lighting standards.

EXHIBIT A

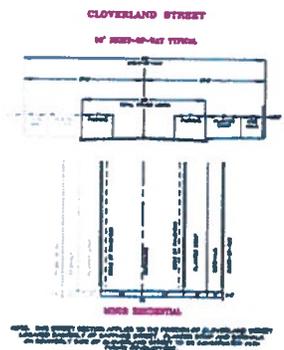
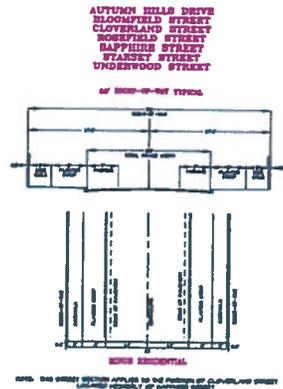
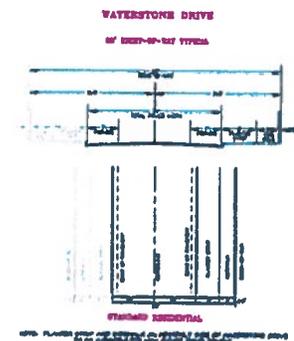
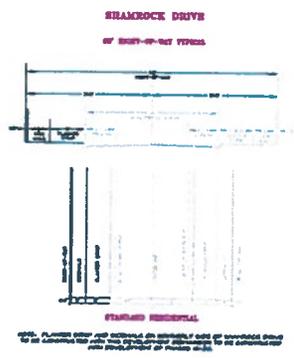
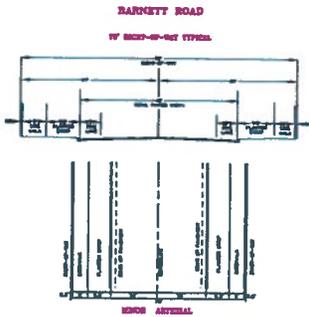
Summerfield at South East Park Phases 23-29
Conditions of Approval
December 7, 2017

7. Prior to approval of the final plat for Phase 21, the applicant shall comply with MLDC 10.804(3) regarding mitigation for passive agriculture.
8. Prior to approval of the final plat for each phase, the applicant shall:
 - a. Comply with the report from the Public Works Department, received November 8, 2017 (Exhibit W);
 - b. Comply with the memorandum from the Medford Water Commission, received November 8, 2017 (Exhibit X);
 - c. Comply with the report from the Medford Fire Department, received November 8, 2017 (Exhibit Y).
 - d. Comply with the memo from Medford Parks & Recreation, received November 8, 2017 (Exhibit Z).
 - e. Comply with the email from Oregon Department of Fish and Wildlife, received November 6, 2017 (Exhibit AA).

**TENTATIVE PLAT
SUMMERFIELD AT SOUTH
EAST PARK, PHASES 23-29 &
RESERVE ACREAGES**

A portion of a portion of the Reserve Acreage, Tract A, Summerfield At South East Park, Phase 23, is a portion of Subdivision 14, South East Park, Phase 10, and a portion of Four (4) other Tracts, Lots 670, 671, 672, and 673, located in the Southeast one-quarter of Section 27, Township 37 South, Range 1 East of the Meridian, within the City of Medford, Jackson County, Oregon.

PREPARED FOR:
Crystal Springs Development
Group, A Joint Venture
of ACSI, SCS and
MWH, a joint venture



**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Robert V. Neathamer

**OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675**

Renewal Date 12/31/18

PREPARED BY: Neathamer, Surver & Co., Inc.
2120 State St., Suite 200
P.O. Box 2866
Medford, Oregon 97501
Phone (503) 728-3888
Fax (503) 728-1700

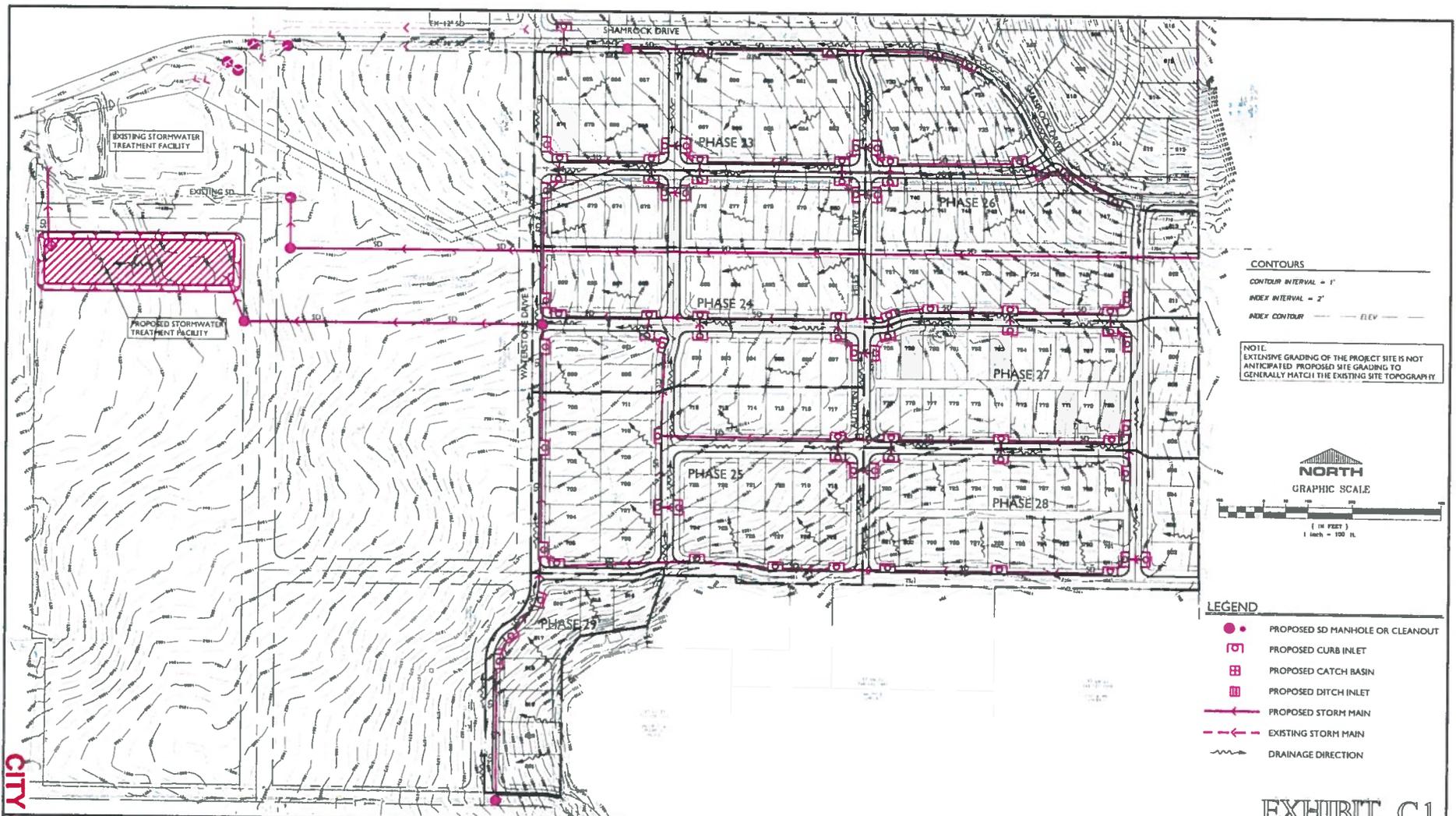
PLAT DATE: August 31, 1997

PROJECT NUMBER: 1281-17

SHEET 3 OF 3

RECEIVED
JUL 20 1997
CITY DEPT

CITY OF MEDFORD
EXHIBIT #



CONTOURS
 CONTOUR INTERVAL = 1'
 INDEX INTERVAL = 2'
 INDEX CONTOUR ----- ELEV

NOTE:
 EXTENSIVE GRADING OF THE PROJECT SITE IS NOT ANTICIPATED. PROPOSED SITE GRADING TO GENERALLY MATCH THE EXISTING SITE TOPOGRAPHY



- LEGEND**
- PROPOSED SD MAN-HOLE OR CLEANOUT
 - ⌊ PROPOSED CURB INLET
 - ⊞ PROPOSED CATCH BASIN
 - ⊞ PROPOSED DITCH INLET
 - PROPOSED STORM MAIN
 - - - EXISTING STORM MAIN
 - ~ DRAINAGE DIRECTION



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

NO.	REVISION	DATE	BY



EXHIBIT C.1

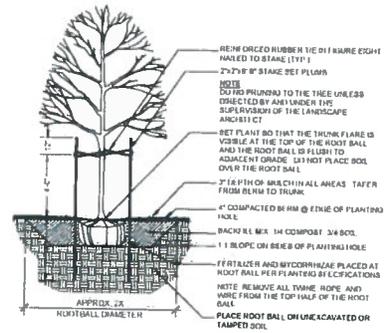
CITY OF MEDFORD
 SUMMERFIELD AT SOUTH EAST PARK
 PHASES 23-29
 CONCEPTUAL
 GRADING & DRAINAGE PLAN

SEP 22 2017
 PLANNING DEPT

RECEIVED



TRE	H	QTY	LOC
C1	12'	1	PHASE 23
C2	12'	1	PHASE 23
C3	12'	1	PHASE 23
C4	12'	1	PHASE 23
C5	12'	1	PHASE 23
C6	12'	1	PHASE 23
C7	12'	1	PHASE 23
C8	12'	1	PHASE 23
C9	12'	1	PHASE 23
C10	12'	1	PHASE 23
C11	12'	1	PHASE 23
C12	12'	1	PHASE 23
C13	12'	1	PHASE 23
C14	12'	1	PHASE 23
C15	12'	1	PHASE 23
C16	12'	1	PHASE 23
C17	12'	1	PHASE 23
C18	12'	1	PHASE 23
C19	12'	1	PHASE 23
C20	12'	1	PHASE 23
C21	12'	1	PHASE 23
C22	12'	1	PHASE 23
C23	12'	1	PHASE 23
C24	12'	1	PHASE 23
C25	12'	1	PHASE 23
C26	12'	1	PHASE 23
C27	12'	1	PHASE 23
C28	12'	1	PHASE 23
C29	12'	1	PHASE 23
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C96	12'	1	PHASE 23
C97	12'	1	PHASE 23
C98	12'	1	PHASE 23
C99	12'	1	PHASE 23
C100	12'	1	PHASE 23



1 SECTION: DOUBLE STAKE TREE PLANTING
1" = 1'-0"



galbraith
LANDSCAPE ARCHITECTURE
AND SITE PLANNING
1815 S. GRAPES STREET
MEDFORD, OR 97501
PH 541 772 7964
FAX 541 772 5164

CREATED/REVISED FOR 25/17 A, 2017

REGISTERED
LANDSCAPE ARCHITECT
Alan L. Galbraith
Lic. No. 10000

The dimensions, and the areas and volumes shown on this drawing, are an agreement of professional opinion, in the property of Galbraith & Associates, Inc. and shall be held by the client. It is the responsibility of the client to verify the accuracy of the information shown on this drawing. No warranty is made by Galbraith & Associates, Inc. for any other purpose without the written authorization of Alan Galbraith, Landscape Architect.

**Summerfield
Phases 23-29
Medford, OR**

DATE	DESCRIPTION
12/15/17	ISSUE 17
12/15/17	ISSUE 18
12/15/17	ISSUE 19
12/15/17	ISSUE 20
12/15/17	ISSUE 21
12/15/17	ISSUE 22
12/15/17	ISSUE 23
12/15/17	ISSUE 24
12/15/17	ISSUE 25
12/15/17	ISSUE 26
12/15/17	ISSUE 27
12/15/17	ISSUE 28
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12/15/17	ISSUE 92
12/15/17	ISSUE 93
12/15/17	ISSUE 94
12/15/17	ISSUE 95
12/15/17	ISSUE 96
12/15/17	ISSUE 97
12/15/17	ISSUE 98
12/15/17	ISSUE 99
12/15/17	ISSUE 100

RECEIVED
JAN 20 2017
PLANNING DEPT

RECEIVED

CITY OF MEDFORD

EXHIBIT # E

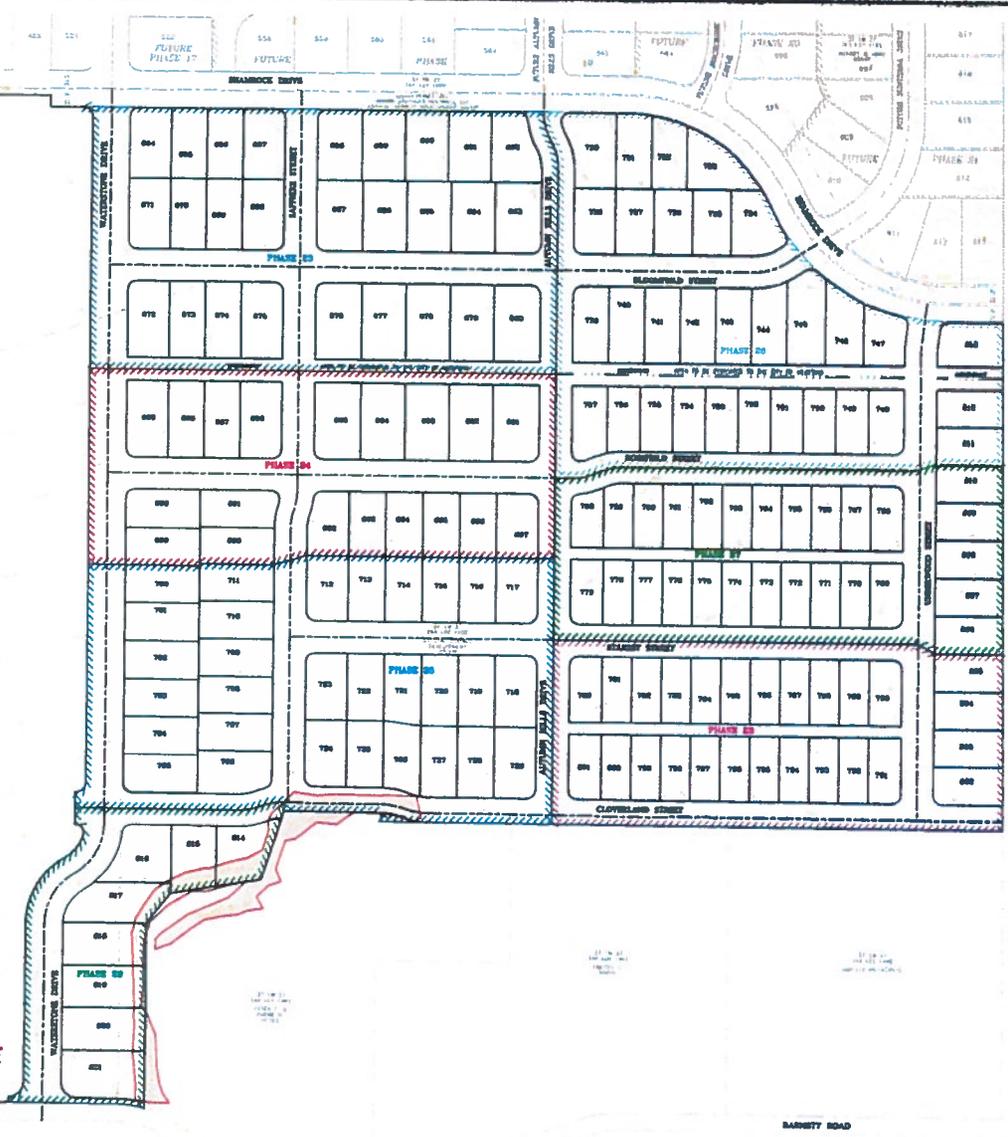
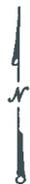
REDUCED SCALE

RESERVE

ACREAGE

FUTURE

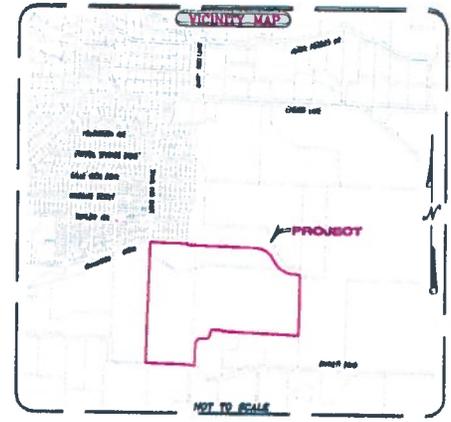
DEVELOPMENT



SLOPE ANALYSIS SUMMERFIELD AT SOUTH EAST PARK, PHASES 23-29 & RESERVE ACREAGES

A portion of a portion of the Reserve Acreage, Tract A, Summerfield at South East Park, Phase 19, a portion of Summerfield at South East Park, Phase 20, and a portion of Four Oaks Orchard Tracts, Lots 6-14, 16, 17, and 18-20, located in the southwest quarter of Section 27, Township 27 North, Range 1 West of the Willamette Meridian in the City of Medford, Jackson County, Oregon.

PREPARED FOR:
Crystal Springs Development Group, A Joint Venture
215 NE 10th Street
Medford, Oregon 97504



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert V. Neathamer

OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675

Renewal Date 12/31/18

LEGEND:
[Red shaded area] indicates slopes 2% - 5%.

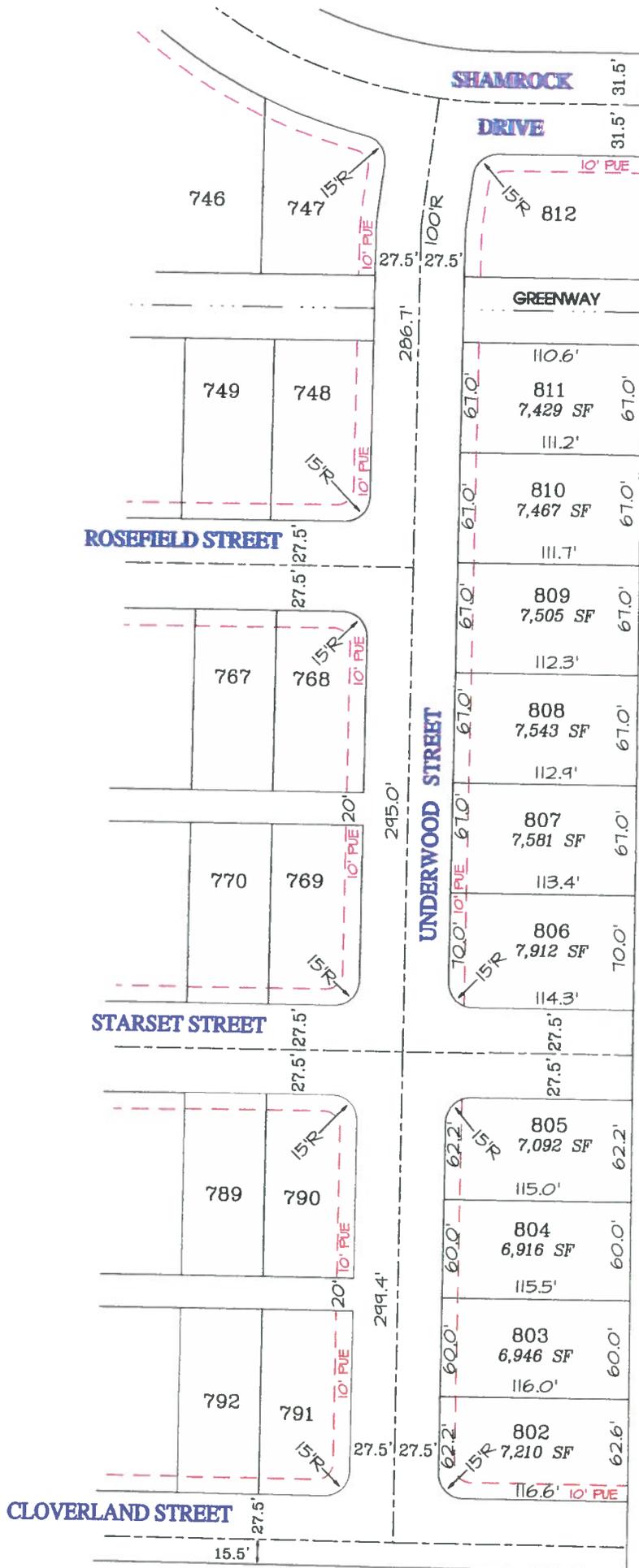
BASIS OF SURVEY
Date of bearing is the converse of magnetic declination at Medford, Oregon, as shown on the survey record filed in the office of the Jackson County Surveyor.
Elevations were established on bench marks using the digital level slope method as City of Medford Bench Mark No. 2-27, with a national elevation of 578.850. A local datum was used in the boundary area of Cedar Vista Drive at the southeast corner of the tract shown with North Pacific Street.

PREPARED BY: Neathamer Surveying, Inc.
2185 State St., Suite 200
P.O. Box 1884
Medford, Oregon 97501
Phone: (541) 753-3999
FAX: (541) 753-1943
PLAT DATE: August 31, 2017
PROJECT NUMBER: 17-112
Page 1 of 1

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PLANNING DEPT
AUG 31 2017

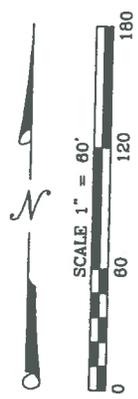
Oregon County Surveyor's Map No. 57 of 27, See Also 1000, 1001, 1002, and 1003

Drawing is valid Project/Site/Design/Development Group/2014 Summerfield/2014_P267.dwg



37 1W 26
 TAX LOT 105
 MICHAEL T. MAHAR
 RETIREMENT PLAN
 AND TRUST

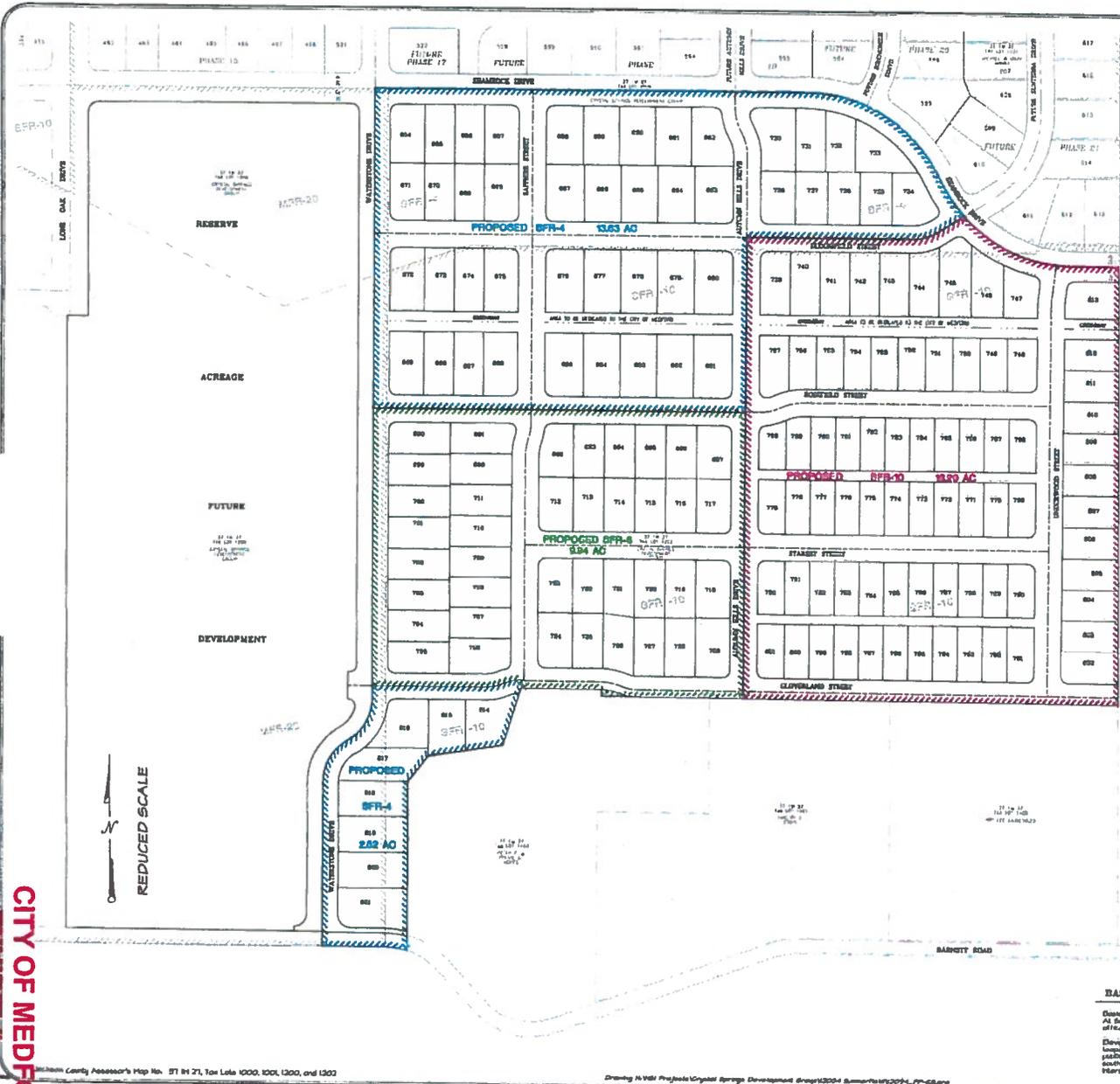
RECEIVED
NOV 09 2017
 Planning Dept.



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

PRELIMINARY
 OREGON
 JULY 19, 1994
 ROBERT V. NEATHAMER
 2675
 Renewal Date 12/31/16

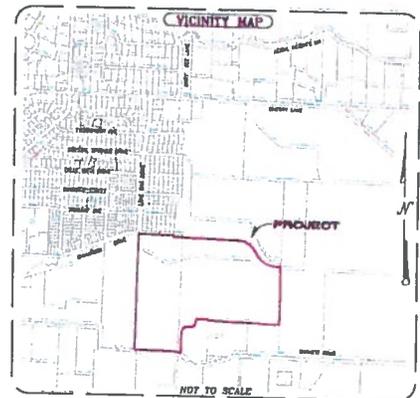
37 1W 26
 TAX LOT 103
 MICHAEL T. MAHAR
 RETIREMENT PLAN
 AND TRUST



**ZONE CHANGES FOR:
SUMMERFIELD AT SOUTH
EAST PARK, PHASES 23-29 &
RESERVE ACREAGES**

A report of a portion of the Reserve Acreage, Tract A, Summerfield At South East Park, Phase 1A, a portion of Summerfield At South East Park, Phase 1B, and a portion of Fair Oaks Orchard Tracts, Lots 612, 613, and 614, located in the southwest One-quarter of Section 27, Township 81 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:
Crystal Springs Development
Clatsop, A Joint Venture
825 Main Street, Suite 200
Medford, Oregon 97504



**ZONING ACREAGE
CALCULATION TABLE**

EXISTING ZONE	PROPOSED ZONE	AREA
SFR-20	SFR-4	0.50 AC
SFR-20	SFR-4	1.50 AC
SFR-10	SFR-4	3.04 AC
SFR-10	SFR-4	0.52 AC
SFR-4	SFR-10	0.50 AC

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert V. Neathamer

OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675

Renewal Date 12/31/18

BASIS OF SURVEY

Base of Bearings is the centerline of Shamrock Drive, per Summerfield At South East Park, Phase 1B, filed as County Number 3184 in the office of the Jackson County Surveyor.

Elevations were established on long leveling points via digital levels, based on City of Medford datum mark 661.15-231.15, a certified elevation of 1518.480 being a fixed bronze cap in the southern curb of Gable Vista Drive at the southwest corner of the intersection with North Pacific Road.

PREPARED BY: Neathamer Surveying, Inc.
3180 State St., Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 738-8889
FAX (541) 732-1382

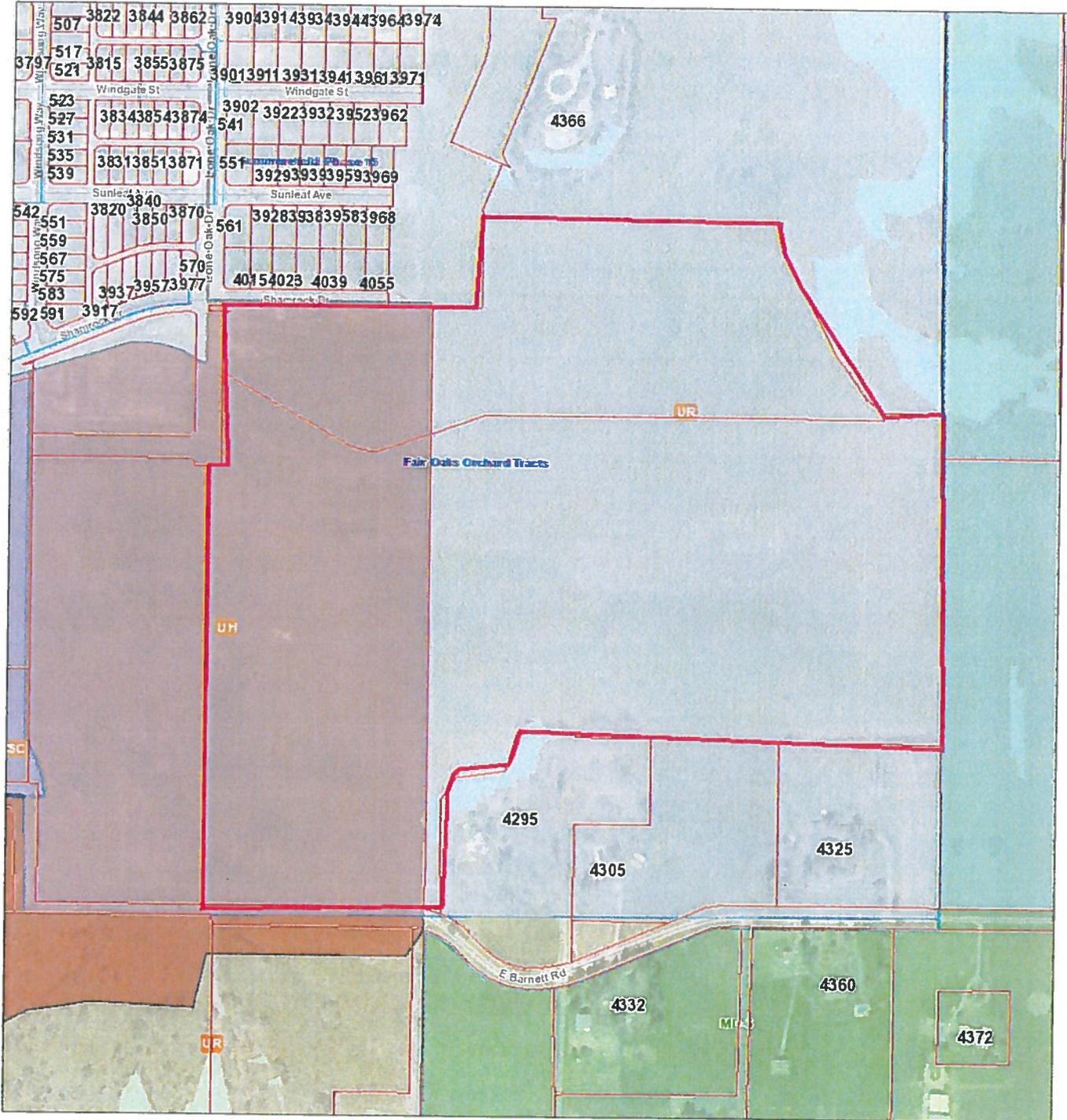
PLOT DATE: October 12, 2017 **PROJECT NUMBER:** 12024-17

Sheet 1 of 1

Medford County Assessor's Map No. 57 IN 27, Tax Lots 1200, 1201, 1202, and 1203

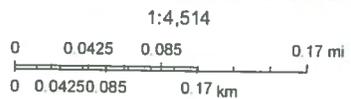
Drawing Number Project/Crystal Springs Development Group/12024 Summerfield2014_PP-28.png

City of Medford Map



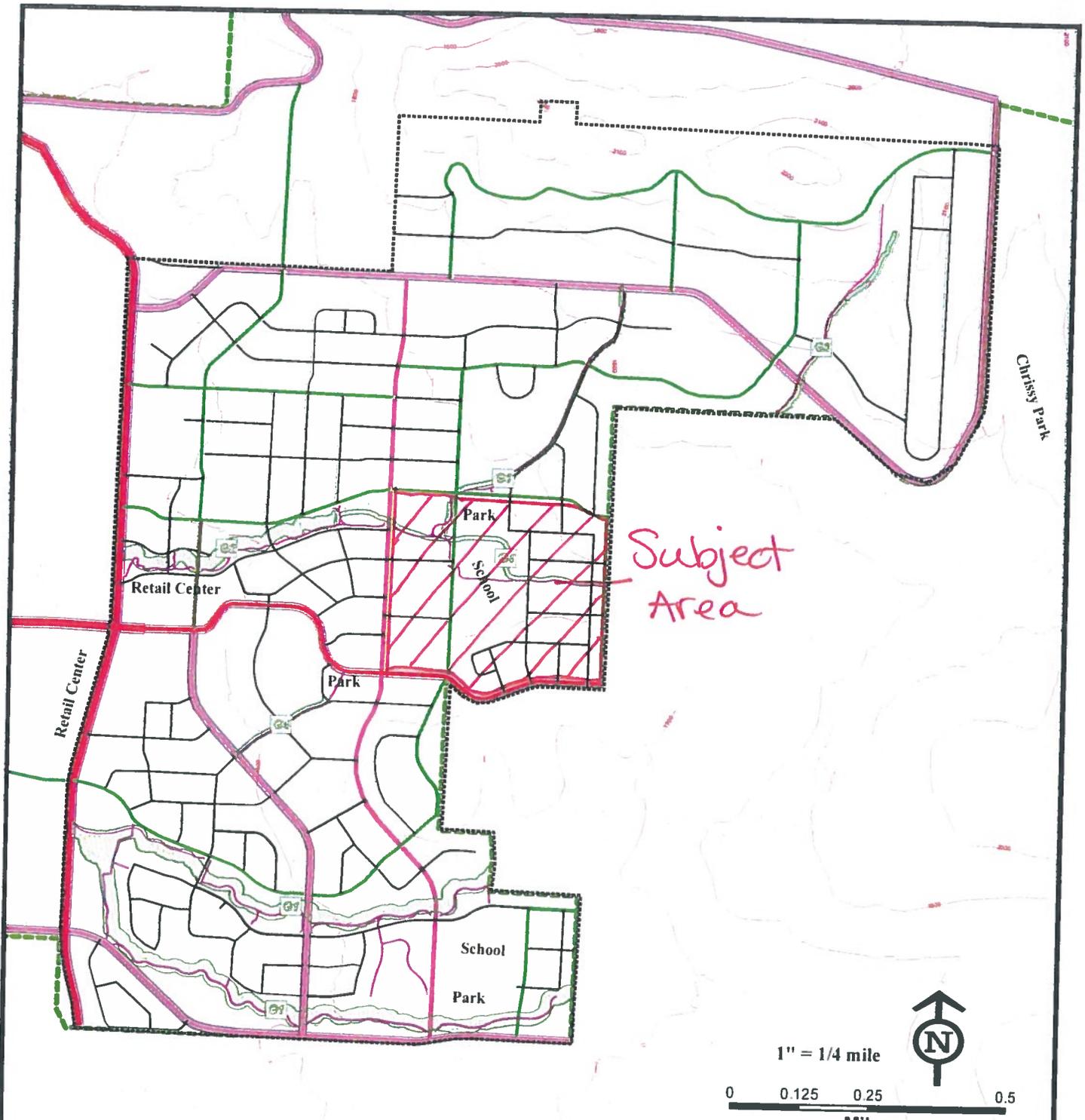
October 30, 2017

- | | | |
|----------------------------|-------------------------------------|-----------------------------------|
| Site Addresses | Other USFS / BLM Road | UH-URBAN HIGH DENSITY RESIDENTIAL |
| Taxlots | Private Road | Urban Growth Boundary |
| Streets by Type with Names | Land Divisions | Urban Reserve |
| Freeway | General Land Use - Shaded | Hillside Ordinance Slopes |
| On / Off Ramps | A-AIRPORT | 15 - 34 |
| State Highway | CC-CITY CENTER | 35 |
| Major Arterial | CM-COMMERCIAL | Red Band_1 |
| Minor Arterial | SC-SERVICE COMMERCIAL | Green Band_2 |
| Major / Urban Collector | GI-GENERAL INDUSTRIAL | Blue Band_3 |
| Minor Collector | HI-HEAVY INDUSTRIAL | |
| Other Public Road | LS-LIMITED SERVICE AREA | |
| Unimproved County Road | PS-PARKS & SCHOOLS | |
| Local Access Road | UR-URBAN RESIDENTIAL | |
| Major USFS / BLM Road | UM-URBAN MEDIUM DENSITY RESIDENTIAL | |



CITY OF MEDFORD
EXHIBIT # I
File # ZC-17-112 / LDS-17-113

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



Subject Area

1" = 1/4 mile

0 0.125 0.25 0.5

Miles



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

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

**SOUTHEAST
CIRCULATION
PLAN MAP**

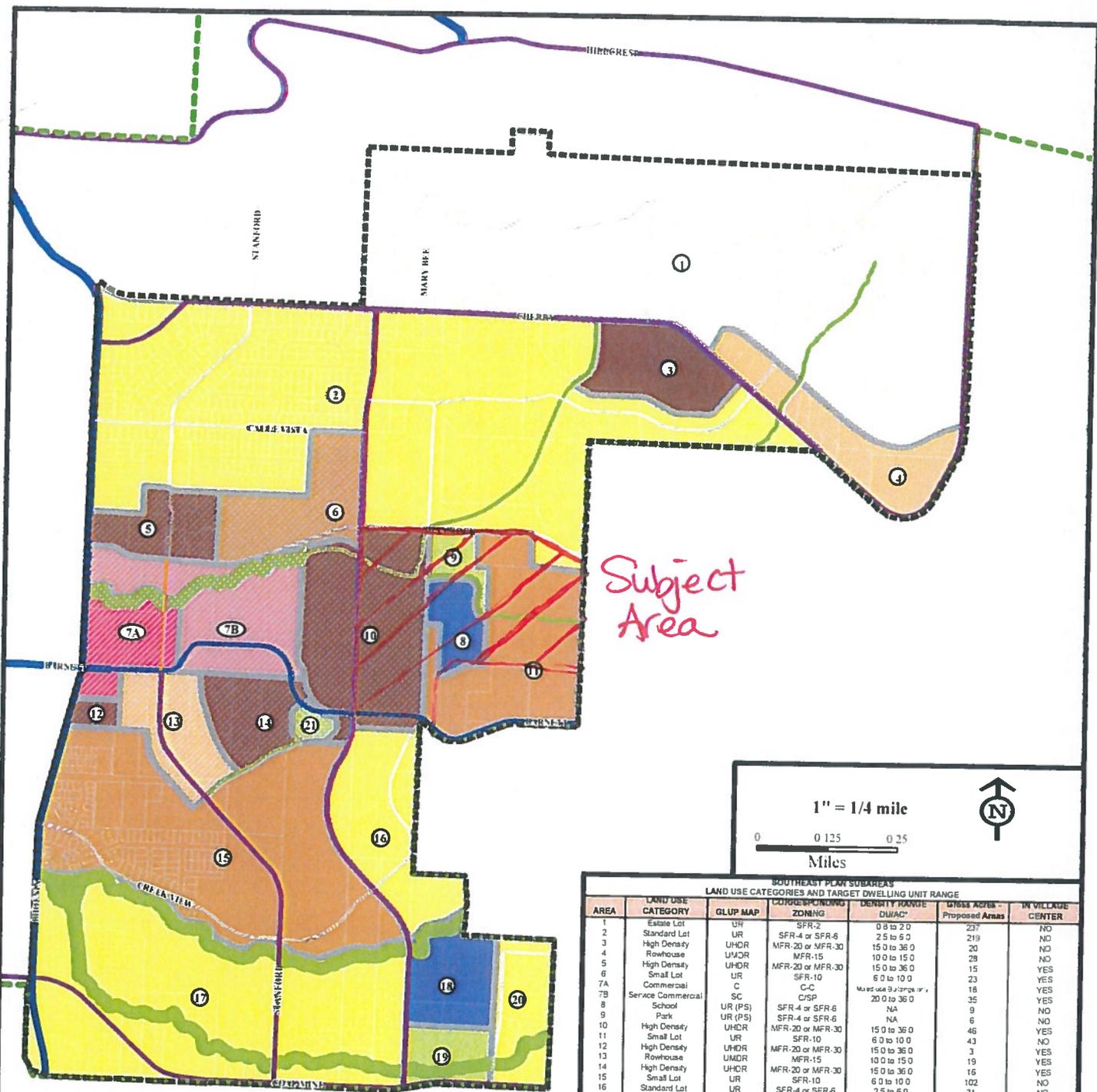
- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Commercial Street
- Standard Residential
- Local Street
- Multi-Use Paths

- Greenway
- Greenway Design Standard (See Circulation Plan Document)

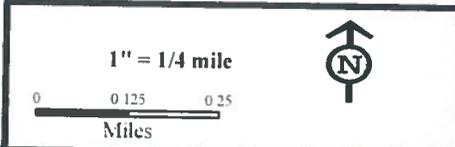
- UGB
- SE Plan Boundary

- Contours**
- 100 Foot
- 20 Foot





Subject Area



SOUTHEAST PLAN SUBAREA LAND USE CATEGORIES AND TARGET DWELLING UNIT RANGE						
AREA	LAND USE CATEGORY	GLUP MAP	CODES/PLANNING ZONING	DENSITY RANGE DU/AC*	Gross Area - Proposed Areas	IN VILLAGE CENTER
1	Estate Lot	UR	SFR-2	0.8 to 2.0	237	NO
2	Standard Lot	UR	SFR-4 or SFR-6	2.5 to 6.0	219	NO
3	High Density	UHDR	MFR-20 or MFR-30	15.0 to 36.0	20	NO
4	Rowhouse	UMDR	MFR-15	10.0 to 15.0	28	NO
5	High Density	UHDR	MFR-20 or MFR-30	15.0 to 36.0	15	YES
6	Small Lot	UR	SFR-10	6.0 to 10.0	23	YES
7A	Commercial	C	C-C	Must use 9' garage or 1'	18	YES
7B	Service Commercial	SC	C-SP	20.0 to 36.0	35	YES
8	School	UR (PS)	SFR-4 or SFR-6	NA	9	NO
9	Park	UR (PS)	SFR-4 or SFR-6	NA	6	NO
10	High Density	UHDR	MFR-20 or MFR-30	15.0 to 36.0	46	YES
11	Small Lot	UR	SFR-10	6.0 to 10.0	43	NO
12	High Density	UHDR	MFR-20 or MFR-30	15.0 to 36.0	3	YES
13	Rowhouse	UMDR	MFR-15	10.0 to 15.0	19	YES
14	High Density	UHDR	SFR-10	15.0 to 36.0	16	YES
15	Small Lot	UR	MFR-20 or MFR-30	6.0 to 10.0	102	NO
16	Standard Lot	UR	SFR-4 or SFR-6	2.5 to 6.0	31	NO
17	Standard Lot	UR	SFR-4 or SFR-6	2.5 to 6.0	124	NO
18	School	UR (PS)	SFR-4 or SFR-6	NA	17	NO
19	Park	UR (PS)	SFR-4 or SFR-6	NA	10	NO
20	Standard Lot	UR	SFR-4 or SFR-6	2.5 to 6.0	17	NO
21	Park	UR (PS)	SFR-4 or SFR-6	NA	3	NO
TOTALS					1,041	

*Medford's PUD (Planned Unit Development) process permits an increase in density of up to 20%
 **COMP PLANNING DEPARTMENT/SEMED/Plan Table - Density Schedules

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

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

SOUTHEAST PLAN MAP

- UGB
- SE Plan Boundary
- Village Center TOD
- Existing Taxlots
- Greenway
- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Commercial Street
- Standard Residential
- Estate Lot
- Standard Lot
- Small Lot
- Row House
- High Density
- Commercial
- Service Commercial
- Schools
- Parks

City of Medford

Urban Growth Boundary Amendment



Adopted 18 August 2016
by Ordinance no. 2016-99

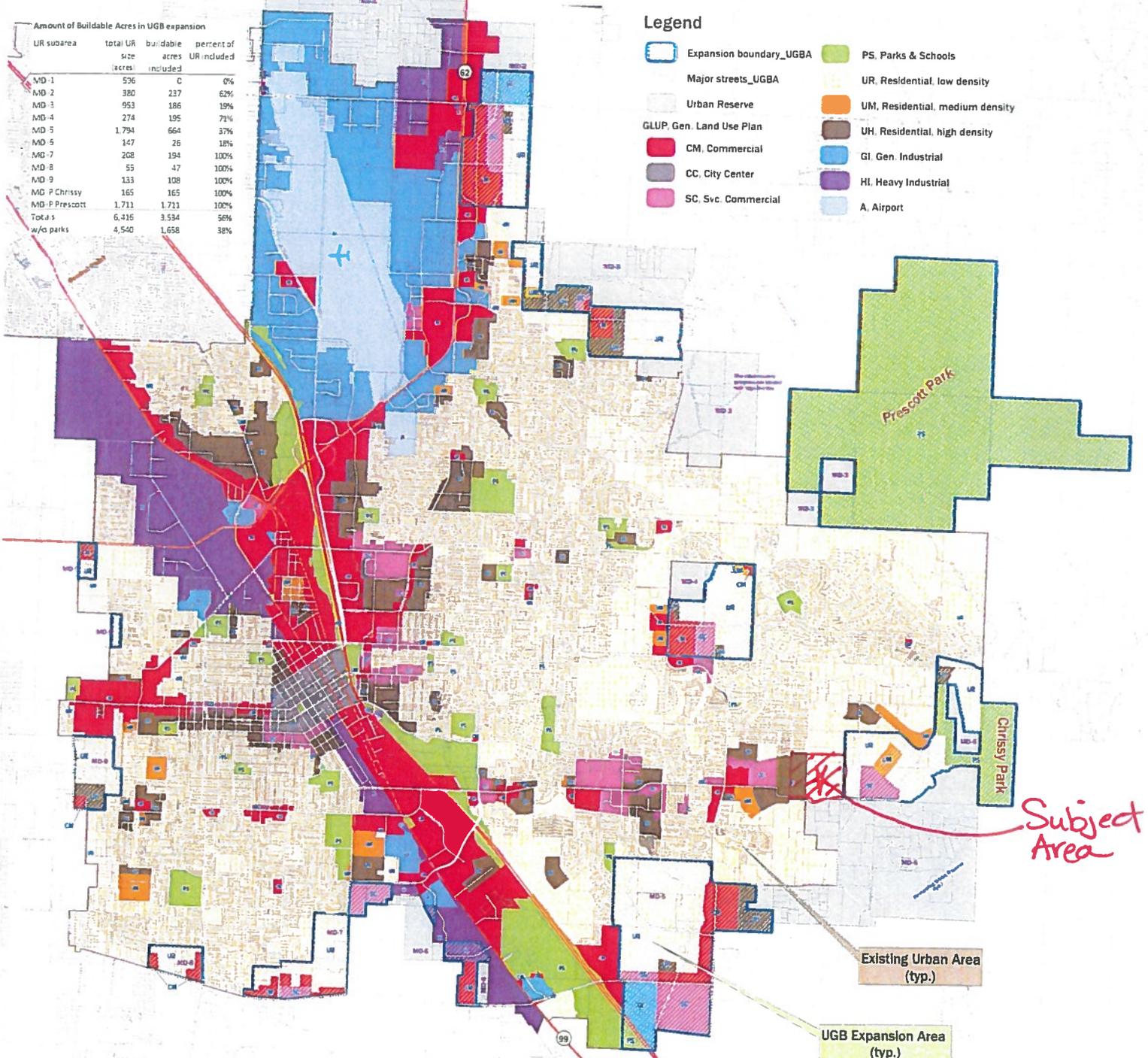
Exhibit C of Council Report

Amount of Buildable Acres in UGB expansion

UR subarea	total UR size (acres)	buildable acres included	percent of UR included
MD-1	536	0	0%
MD-2	380	237	62%
MD-3	953	186	19%
MD-4	274	195	71%
MD-5	1,794	664	37%
MD-6	147	26	18%
MD-7	208	194	100%
MD-8	55	47	100%
MD-9	133	108	100%
MD-P Chrissy	165	165	100%
MD-P Prescott	1,711	1,711	100%
Totals	6,416	3,534	56%
w/o parks	4,540	1,658	38%

Legend

- Expansion boundary_UGBA
- Major streets_UGBA
- Urban Reserve
- GLUP, Gen. Land Use Plan
- CM, Commercial
- CC, City Center
- SC, Svc. Commercial
- PS, Parks & Schools
- UR, Residential, low density
- UM, Residential, medium density
- UH, Residential, high density
- GI, Gen. Industrial
- HI, Heavy Industrial
- A, Airport



Subject Area

Existing Urban Area (typ.)

UGB Expansion Area (typ.)



Buildable Acres by GLUP

UR subarea	GLUP	Acres	UR subarea	GLUP	Acres
MD-2	CM	83	MD-5	CM	90
	GI	51		GI	41
	SC	33		SC	117
	UH	7		UH	38
	UR	63		UA	18
MD-3	CM	24		UR	361
	SC	5	MD-6	CM	20
	UH	51		HI	6
	UA	4	MD-7	CM	31
	UR	102		SC	43
MD-4	CM	30		UR	120
	SC	22	MD-8	CM	13
	UH	8		UR	35
	UA	5			
	UR	130			

MAP AMENDMENT SUMMARY

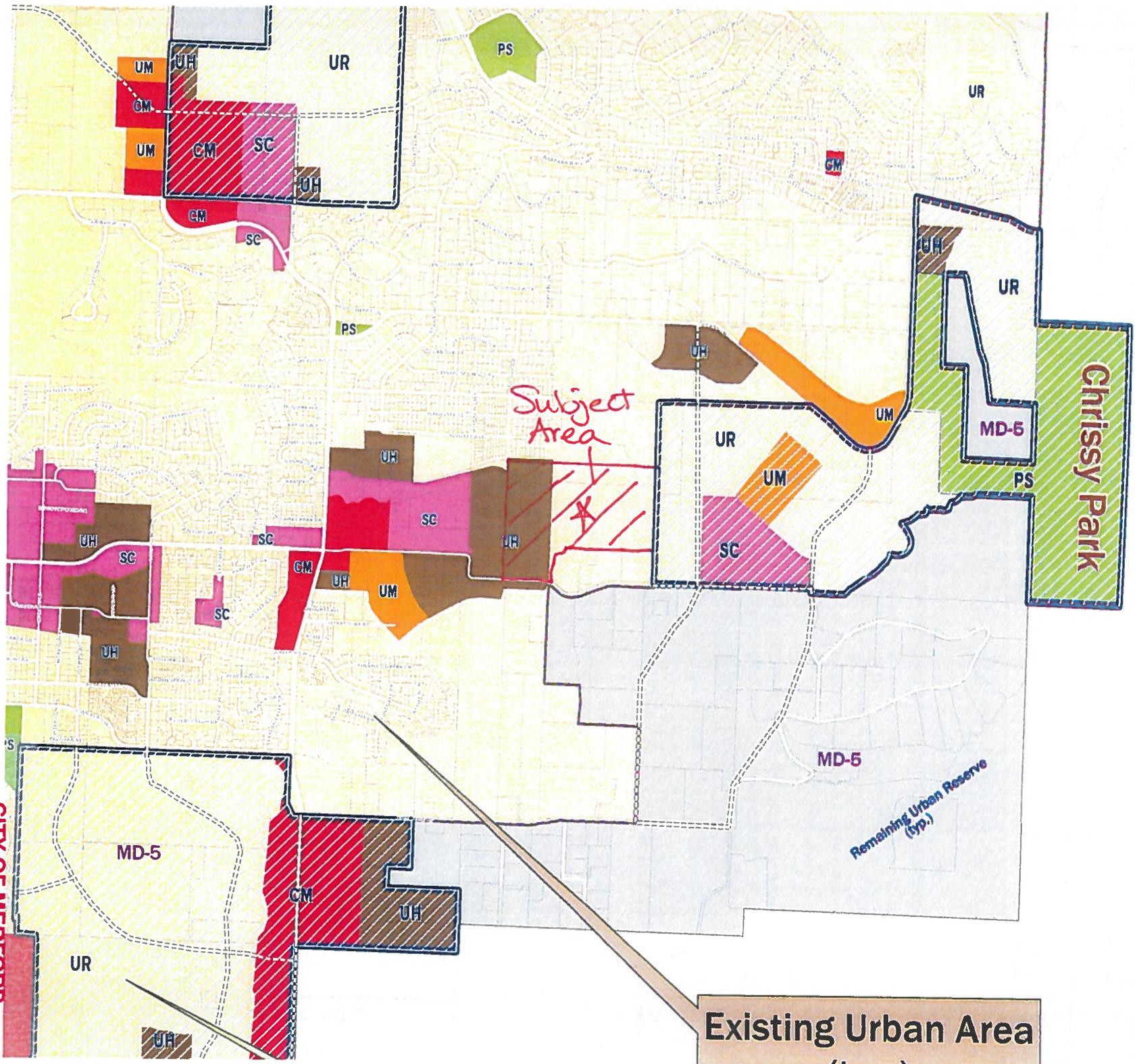
	Number of Acres
Total Expansion Proposal	4,846
Developed or Unbuildable Land	511
Prescott Park and Chrissy Park	1,877
Land for future Development (Residential + Employment)	1,658

CITY OF MEDFORD
UGB Amendment Project

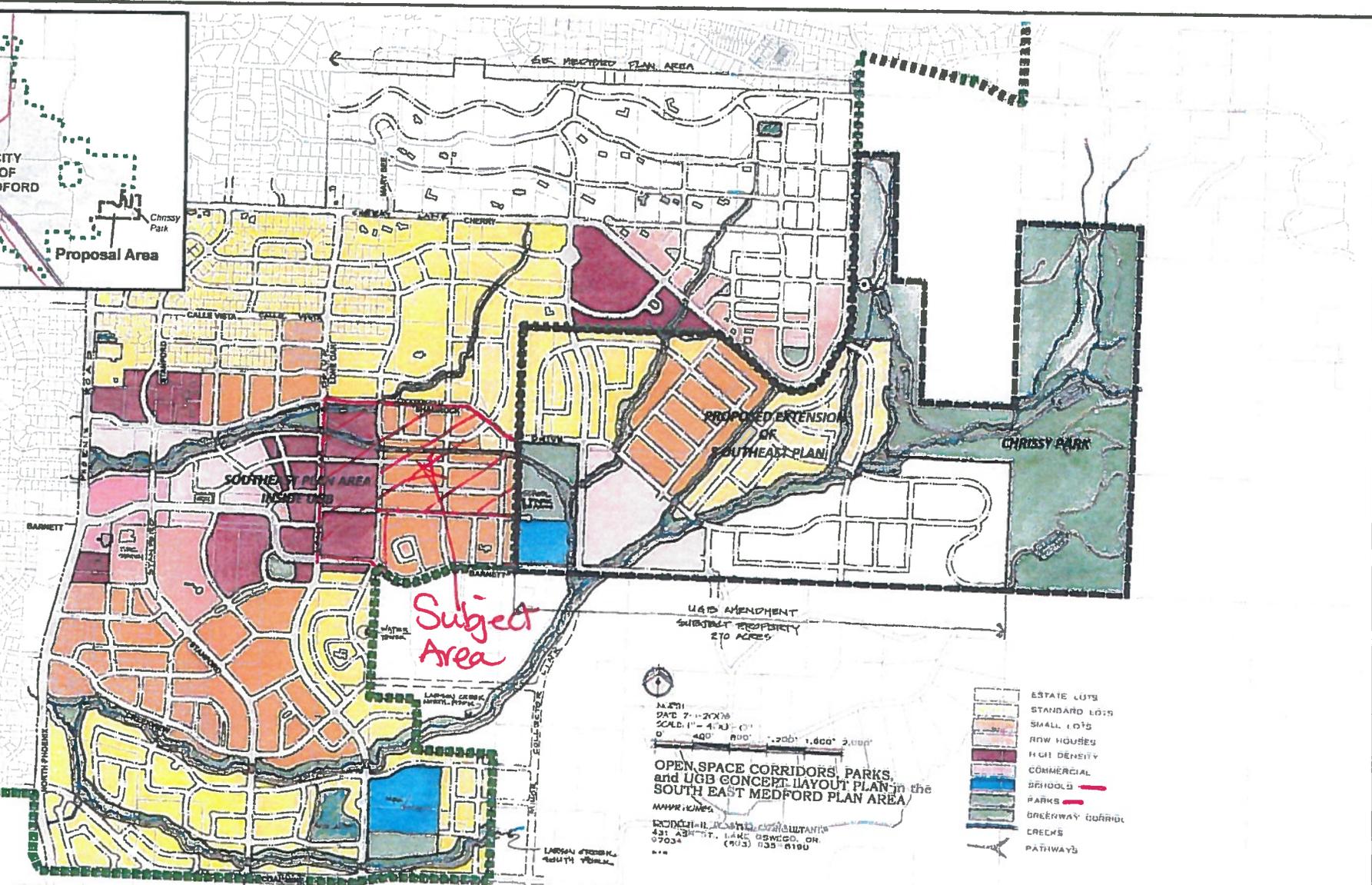
Map printed 2016-07-25
Medford Planning Dept.

CITY OF MEDFORD

EXHIBIT #



Existing Urban Area



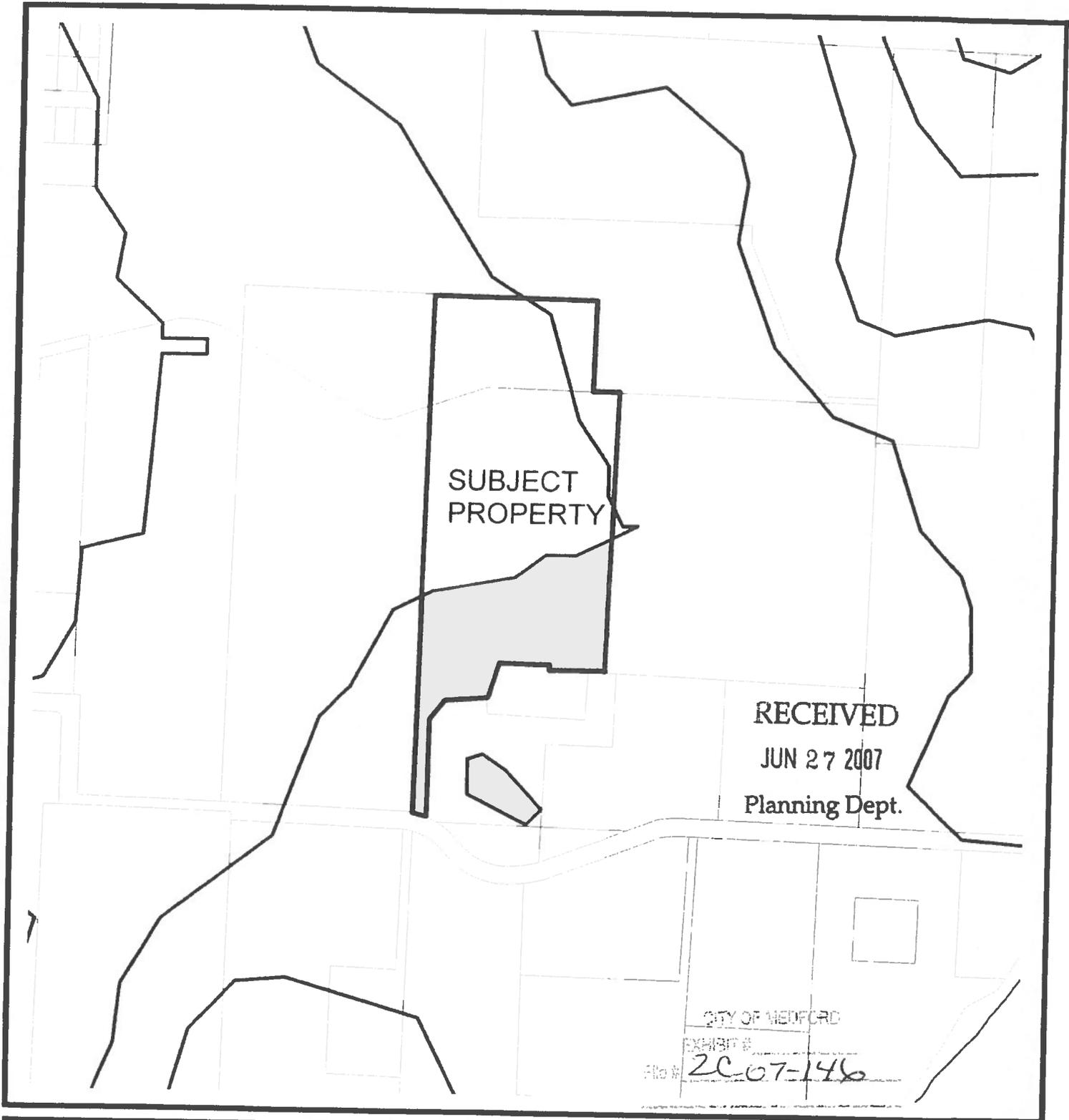
N 2001
 DATE 7-1-2008
 SCALE 1" = 400' - 0"
 0 400' 800' 1,200' 1,600' 2,000'

OPEN SPACE CORRIDORS, PARKS, and UGB CONCEPT LAYOUT PLAN in the SOUTH EAST MEDFORD PLAN AREA

WWW:KAMES
 RONALD H. KAMES CONSULTANTS
 431 ADAMS ST. LAKE OSWEGO, OR
 97034 (503) 635-8180

- ESTATE LOTS
- STANDARD LOTS
- SMALL LOTS
- ROW HOUSES
- HIGH DENSITY
- COMMERCIAL
- SCHOOLS
- PARKS
- GREENWAY CORRIDOR
- CREEKS
- PATHWAYS

0 1,000 Feet



 Tax Lots
 40 Foot Contours
 Streams & Ditches
 Streams
 Ditches

Topographic Map **Exhibit 7**
 Source: Jackson County GIS Services
Applicants: Crystal Springs Development Co.
 June 19, 2007
 Craig A. Stone & Associates, Ltd.
 Medford, Oregon




FINDINGS OF FACT AND CONCLUSIONS OF LAW

**BEFORE THE CITY OF MEDFORD
PLANNING COMMISSION**

**IN THE MATTER OF AN APPLICATION
FOR MULTIPLE ZONE CHANGES
LOCATED WITHIN SUMMERFIELD AT
SOUTH EAST PARK, PHASES 23-29 &
RESERVE ACREAGES.**

APPLICANT: Crystal Springs Development Group,
a Joint Venture
815 Alder Creek Drive
Medford, OR 97504

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

A. BACKGROUND INFORMATION

The subject properties are located at Jackson County Assessor's Map Number 37 1W 27, Tax Lots 1000, 1001, 1200 and 1202. According to the City of Medford Zoning Map, the properties have the following zoning designations: Single Family Residential – 4 units/acre (SFR-4), Single Family Residential – 10 units/acre (SFR-10) and Multiple Family Residential – 20 units/acre (MFR-20). The large majority of the property is zoned SFR-10, with smaller portions being included in the SFR-4 and MFR-20 zoning districts. Additionally, the properties are located in the Southeast overlay with Restricted Zoning.

This application is being submitted concurrently with a land division application for the associated development known as Summerfield at South East Park, Phases 23-29 & Reserve Acreages. Said land division consists of 168 residential lots with detached, single-family dwelling units, and eight reserve acreages.

B. SCOPE, PURPOSE, AND OVERVIEW OF THE APPLICATION

The purpose of this application is for the approval of multiple zone changes located within said development. Overall, the proposed zone changes will decrease the density requirements within the development, most of which would change the zoning designation from SFR-10 to either SFR-4 or SFR-6. However, a small portion of the property is proposed to be changed from MFR-20 to either

SFR-4 or SFR-6. There is also a small portion (0.11 acres) that is being proposed to change from SFR-4 to SFR-10.

C. APPROVAL CRITERIA

CITY OF MEDFORD LAND DEVELOPMENT CODE

SECTION 10.227 – ZONE CHANGE CRITERIA

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

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

(a) For zone changes to SFR-2, the zoning shall be approved under either of the following circumstances:

- (i) if at least seventy percent (70%) of the area proposed to be rezoned exceeds a slope of fifteen percent (15%),*
- (ii) if other environmental constraints, such as soils, geology, wetlands, and flooding, restrict the capacity of the land to support higher densities.*

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

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

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

- (i) The overall area of the C-N zoning district shall be three (3) acres or less in size and within, or abutting on at least one (1) boundary, residential zoning. In determining the overall area, all abutting property(s) zoned C-N shall be included in the size of the district.*
- (ii) The overall area of the C-C zoning district shall be over three (3) acres in size and shall front upon a collector or arterial street or state highway. In determining the overall area, all abutting property(s) zoned C-C shall be included in the size of the district.*
- (iii) The overall area of the C-R zoning district shall be over three (3) acres in size, shall front upon an arterial street or state highway, and shall be in a centralized location that does not otherwise constitute a neighborhood shopping*

center or portion thereof. In determining the overall area, all abutting property(s) zoned C-R shall be included in the size of the district. The C-R zone is ordinarily considered to be unsuitable if abutting any residential zones, unless the applicant can show it would be suitable pursuant to (1)(e) below.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

D. FINDINGS OF FACT AND CONCLUSIONS OF LAW

CRITERION NO. 1

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

FINDINGS OF FACT

As the properties are located within the Southeast overlay, they are subject to the Southeast Circulation Plan Map that was adopted on March 7, 2013. The proposed development, Summerfield at South East Park, Phases 23-29, is generally consistent with the planned streets as contained in said plan. Furthermore, the layout contained in said development provides a means of connectivity to the development adjacent to north, Summerfield at South East Park, Phases 16-21 (LDS-17-051). To explain, the connecting streets along Shamrock Drive (being Waterstone Drive, Autumn Hills Drive and Sunterra Drive) were designed to align with the layout contained in LDS-17-051. Additionally, the project would extend Waterstone Drive to East Barnett Road.

Another component of the Southeast Circulation Plan Map that applies to the development is the existence and location of the Greenway. During the design of the proposed development, multiple layouts were considered. With the constraints of the connecting streets, Greenway and density requirements, the proposal contained herein was considered to be the best solution to the matters surrounding the development.

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

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

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

According to the GLUP Element, the proposed zoning of SFR-4, SFR-6 and SFR-10 are permitted zoning districts within the Urban Residential designated areas.

As previously mentioned, there is a portion of the development that is within the High Density Urban Residential GLUP designation. The current line separating the UR district from the HD district is located through proposed Lots 816-821. In this area, there are steep slopes located near the easterly boundaries of said lots. Due to the nature of the existing land in conjunction with the configuration of the property and location of the separation of the GLUP districts, the Applicant is proposing a zone change to SFR-4, which would allow for the creation of the lots at a density and depth which would accommodate lots with a reasonable building area.

The remainder of the area located in the MFR-20 zoning district that is proposed to be changed to either SFR-4 or SFR-6, is a strip of land located within the proposed right-of-way of Waterstone Drive. Pursuant to coordination with the City of Medford Planning Department's administrative staff, it is this office's understanding that the centerline of the proposed roadway (being Waterstone Drive) is to be the delineation between the current SFR-10 and MFR-20 zoning districts. As such, this change is a minor adjustment to align the delineation between the proposed zoning districts (SFR-4 and SFR-6) with the proposed centerline of Waterstone Drive.

CRITERION NO. 1 (a) – (f)

(a) For zone changes to SFR-2, the zoning shall be approved under either of the following circumstances:

- (i) if at least seventy percent (70%) of the area proposed to be rezoned exceeds a slope of fifteen percent (15%),*
- (ii) if other environmental constraints, such as soils, geology, wetlands, and flooding, restrict the capacity of the land to support higher densities.*

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

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

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

(i) The overall area of the C-N zoning district shall be three (3) acres or less in size and within, or abutting on at least one (1) boundary, residential zoning. In determining the overall area, all abutting property(s) zoned C-N shall be included in the size of the district.

(ii) The overall area of the C-C zoning district shall be over three (3) acres in size and shall front upon a collector or arterial street or state highway. In determining the overall area, all abutting property(s) zoned C-C shall be included in the size of the district.

(iii) The overall area of the C-R zoning district shall be over three (3) acres in size, shall front upon an arterial street or state highway, and shall be in a centralized location that does not otherwise constitute a neighborhood shopping center or portion thereof. In determining the overall area, all abutting property(s) zoned C-R shall be included in the size of the district. The C-R zone is ordinarily considered to be unsuitable if abutting any residential zones, unless the applicant can show it would be suitable pursuant to (1)(e) below.

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

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

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

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

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

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

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

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

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

(iv) Notwithstanding the definition of "abutting" in Section 10.012 and for purposes of determining suitability under Section (1) (e), the subject property is

separated from the "unsuitable" zone by a public right-of-way of at least sixty (60) feet in width.

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

FINDINGS OF FACT

- (a) This criteria is not applicable as there are no proposed zone changes to the SFR-2 zoning district.
- (b) This criteria is not applicable to the proposed zone changes to the SFR-6 zoning district as the proposal changes the underlying zone from SFR-10 to SFR-6, which is a reduction to the current density. However, there is a small area that is being proposed to change from SFR-4 to SFR-10, which is an increase in density. For this area, the adjacent property is currently zoned SFR-10, which satisfies the condition stipulated in Section 10.227(1)(b)(i) as stated hereinabove, and is therefore permitted.
- (c) This criteria is not applicable as there are no proposed zone changes to any commercial zoning districts.
- (d) This criteria is not applicable as there are no proposed zone changes to any industrial zoning districts.
- (e) This criteria is not applicable for the reasons stated in (c) and (d) hereinabove.
- (f) This criteria is not applicable as there are no proposed changes regarding the application or removal of an overlay zone.

CRITERION NO. 2

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

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

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

- (i) Streets which serve the subject property, as defined in Section 10.461(2), presently exist and have adequate capacity; or
- (ii) Existing and new streets that will serve the subject property will be improved and/or constructed, sufficient to meet the required condition and capacity, at the time building permits for vertical construction are issued; or
- (iii) If it is determined that a street must be constructed or improved in order to provide adequate capacity for more than one (1) proposed or anticipated development, the Planning Commission may find the street to be adequate when the improvements needed to make the street adequate are fully funded. A street project is deemed to be fully funded when one (1) of the following occurs:
 - (a) the project is in the City's adopted capital improvement plan budget, or is a programmed project in the first two (2) years of the State's current STIP (State Transportation Improvement Plan), or any other public agencies adopted capital improvement plan budget; or
 - (b) when an applicant funds the improvement through a reimbursement district pursuant to the MLDC. The cost of the improvements will be either the actual cost of construction, if constructed by the applicant, or the estimated cost. The "estimated cost" shall be 125% of a professional engineer's estimated cost that has been approved by the City, including the cost of any right-of-way acquisition. The method described in this paragraph shall not be used if the Public Works Department determines, for reasons of public safety, that the improvement must be constructed prior to issuance of building permits.
- (iv) When a street must be improved under (b)(ii) or (b)(iii) above, the specific street improvement(s) needed to make the street adequate must be identified, and it must be demonstrated by the applicant that the improvement(s) will make the street adequate in condition and capacity.

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

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

FINDINGS OF FACT

As mentioned, the proposed zone changes contained herein are part of the

overall development known as Summerfield at South East Park, Phases 23-29 & Reserve Acreages. An application for the associated land division is being submitted concurrently with this application. Once the land division has been approved, construction drawings will be drafted and submitted for the City's review and approval. Included in the construction drawings will be the design for the storm drainage, sanitary sewer and water facilities. All utility facilities will be constructed and approved prior to the issuance of building permits for vertical construction.

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

CONCLUSION OF LAW

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

E. ULTIMATE CONCLUSION

The Planning Commission concludes that the application for multiple zone changes located with the proposed development known as Summerfield at South East Park, Phases 23-29 & Reserve Acreages is consistent with the relevant criteria for zone changes found in Section 10.227 of Medford's Land Development Code, and can therefore be approved.

Respectively Submitted,

Neathamer Surveying, Inc.


Robert V. Neathamer, President

Agent for Applicant:
Crystal Springs Development Group,
a Joint Venture

Date: August 18, 2017

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PLANNING DEPT

FINDINGS OF FACT AND CONCLUSIONS OF LAW

**BEFORE THE CITY OF MEDFORD
PLANNING COMMISSION**

**IN THE MATTER OF AN APPLICATION
FOR THE TENTATIVE PLAT APPROVAL
OF SUMMERFIELD AT SOUTH EAST
PARK, PHASES 23-29 & RESERVE
ACREAGES.**

APPLICANT: Crystal Springs Development Group,
a Joint Venture
815 Alder Creek Drive
Medford, OR 97504

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

A. BACKGROUND INFORMATION

The subject properties are located at Jackson County Assessor's Map Number 37 1W 27, Tax Lots 1000, 1001, 1200 and 1202. According to the City of Medford Zoning Map, the properties have the following zoning designations: Single Family Residential – 4 units/acre (SFR-4), Single Family Residential – 10 units/acre (SFR-10) and Multiple Family Residential – 20 units/acre (MFR-20). The large majority of the property is zoned SFR-10, with smaller portions being included in the SFR-4 and MFR-20 zoning districts. Additionally, the properties are located in the Southeast overlay with Restricted Zoning.

All of the subject properties are currently open space lands without structures. Adjacent to the north is the approved subdivision known as Summerfield at South East Park, Phases 16-21 (LDS-17-051). Surrounding the site to the east and west are vacant lands. To the south are developed, single-family residences and Barnett Road.

An application for multiple zone changes is being submitted concurrently with this application in order to decrease the density requirements within the development.

B. SCOPE, PURPOSE, AND OVERVIEW OF THE APPLICATION

The purpose of this application is for the approval of a Tentative Plat for Summerfield at South East Park, Phases 23-29 & Reserve Acreages, consisting of

168 residential lots with detached, single-family dwelling units. Additionally, the application includes reserve acreages for the exterior boundaries of the associated Phases 23-29, and the remainder for future development. Receiving tentative approval for the reserve acreages, will allow the properties to be configured to their corresponding phase boundaries, alleviating many of the difficulties involved with title/land use related matters that have been occurring with the previously developed phases.

Pursuant to the Medford Land Development Code (MLDC), Section 10.269(2), the applicant respectfully requests the Planning Commission to authorize a five year time period approval for the platting of the Phases 23-29 of Summerfield at South East Park.

C. APPROVAL CRITERIA

CITY OF MEDFORD LAND DEVELOPMENT CODE

SECTION 10.270 – LAND DIVISION CRITERIA

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

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

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

5. *If it has streets or alleys that are proposed to be held for private use, that they are distinguished from the public streets or alleys on the tentative plat, and reservations or restrictions relating to the private streets or alleys are set forth;*
6. *Will not cause an unmitigated land use conflict between the land division and adjoining agricultural lands within the EFU (Exclusive Farm Use) zoning district.*

D. FINDINGS OF FACT AND CONCLUSIONS OF LAW

CRITERION NO. 1

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

FINDINGS OF FACT

The proposed use and development is consistent with the Comprehensive Plan, and the existing/approved residential surrounding uses.

As previously mentioned, an application for multiple zone changes within the development is being submitted concurrently. The layout contained herein was designed to meet the density requirements and lot standards per the proposed zoning designations included in the zone change application. As such, the approval of this tentative application is contingent on the approval of the subsequent zone change application.

The subject property is located in the Southeast Plan and is subject to the Southeast Circulation Plan Map adopted March 7, 2013. According to said circulation plan, there is a standard residential street from the northern boundary of the property which continues southerly to intersect Barnett Road. Additionally there are local streets within the area.

The proposed street, Waterstone Drive is designed and located in accordance with the standard residential street depicted on said circulation plan. There is a minor variation in that the proposed Waterstone Drive has a reverse curve included in the design near the southerly end of the project in order to accommodate proposed Lots 816-821. All of the proposed streets are designed to align and connect to those streets contained in the approval for Summerfield at South East Park Phases 16-21. The local streets are also substantially consistent with those shown on said circulation plan.

Another aspect of the Southeast Circulation Plan Map that is present in the subject development is the Greenway. The location of the proposed Greenway is consistent with location shown on said circulation plan.

Taking into consideration the proposed changes to the zoning designations, the development is consistent with the relevant design criteria specified in Article IV and V of the MLDC.

CRITERION NO. 2

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

FINDINGS OF FACT

The proposed development provides a means of connectivity by extending the existing streets to adjacent lands, being consistent with the planned streets per the Southeast Circulation Plan Map. As a result, approval of the land division contained herein will not prevent the development of the remainder of the property under the same owner, or the adjoining lands.

CRITERION NO. 3

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

FINDINGS OF FACT

Summerfield at South East Park, Phases 23-29 is contiguous to the applicant's previously submitted and approved subdivision known as Summerfield at South East Park, Phases 16-21 (LDS-17-051). The phase numbers of this proposal are the next available, consecutive numbers.

CRITERION NO. 4

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

FINDINGS OF FACT

The project is located within the Southeast Plan and is subject to the Southeast Circulation Plan Map, adopted March 7, 2013. The layout of the proposed streets are generally consistent with the adopted plan, with slight variations

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within the local streets. Additionally, the proposed streets are designed to connect to the existing streets adjacent to the project.

CRITERION NO. 5

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

FINDINGS OF FACT

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

CRITERION NO. 6

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

FINDINGS OF FACT

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

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

CONCLUSION OF LAW

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

E. ULTIMATE CONCLUSION

The Planning Commission concludes that the application for Summerfield at South East Park, Phases 23-29 & Reserve Acreages is consistent with the relevant

criteria for a land division found in Section 10.270 of Medford's Land Development Code, and can therefore be approved.

Respectively Submitted,

Neathamer Surveying, Inc.


Robert V. Neathamer, President

Agent for Applicant:
Crystal Springs Development Group, a Joint Venture

Date: August 18, 2017

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AGRICULTURAL IMPACT ASSESSMENT REPORT

BEFORE THE CITY OF MEDFORD
PLANNING COMMISSION

IN THE MATTER OF AN APPLICATION
FOR THE TENTATIVE PLAT APPROVAL
OF SUMMERFIELD AT SOUTH EAST
PARK, PHASES 23-29 & RESERVE
ACREAGES.

APPLICANT: Crystal Springs Development Group,
a Joint Venture
815 Alder Creek Drive
Medford, OR 97504

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

A. BACKGROUND INFORMATION

The subject properties are located at Jackson County Assessor's Map Number 37 1W 27, Tax Lots 1000, 1001, 1200 and 1202. According to the City of Medford Zoning Map, the properties have the following zoning designations: Single Family Residential – 4 units/acre (SFR-4), Single Family Residential – 10 units/acre (SFR-10) and Multiple Family Residential – 20 units/acre (MFR-20). The large majority of the property is zoned SFR-10, with smaller portions being included in the SFR-4 and MFR-20 zoning districts. Additionally, the properties are located in the Southeast overlay with Restricted Zoning. The proposed development consists of 168 single-family residential lots with detached dwelling units, and 8 reserve acreages.

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

B. Applicability

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

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

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

B. SCOPE, PURPOSE, AND OVERVIEW

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

C. APPROVAL CRITERIA

CITY OF MEDFORD LAND DEVELOPMENT CODE

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

Section 10.810.C of the MLDC states that:

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

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

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

D. DISCUSSIONS

CRITERION NO. 1

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

RESPONSE

North: Northerly of the subject site is Summerfield at South East Park, Phases 16-22. The properties are in the process of being developed for residential purposes and have a zoning designation of SFR-4/RZ/SE.

East: Properties to the east consist of lands located outside the UGB and CL, with a zoning designation of EFU.

South: Southerly of the subject property are rural residential dwellings with a zoning designation of EFU/SE.

West: To the west of the subject property are vacant lands with a zoning designation of MFR-20/RZ/SE.

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

CRITERION NO. 2

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

RESPONSE

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The EFU lands to the east of the subject project (Jackson County Assessor's Map Number 37 1W 26, Tax Lots 103 and 105) are vacant lands which are not being used for farming or agricultural purposes. Furthermore, the EFU lands are owned by the applicant, who do not have any plans to use the lands for farming or agricultural purposes for the foreseeable future.

The EFU lands to the south of the subject project (Jackson County Assessor's Map Number 37 1W 27, Tax Lots 1400, 1401 and 1402) are developed rural residential properties which are also not being used for farming or agricultural purposes.

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

D. Mitigation and Impact Management.

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

The properties are not being actively farmed and are not under any intensive day-to-day management or operation (including irrigation for crops or other agricultural purposes). Furthermore, there is no agricultural equipment on the site, nor a method being actively performed for frost protection. As such, and per the above-described definition, the agricultural classification of the subject property is defined as passive.

CRITERION NO. 3

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

RESPONSE

The NRCS soil report for the adjacent EFU property indicates there are the following six soil types located on the subject property:

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- (17C) Brader-Debenger loams 1 to 15 percent slopes is 12 to 40 inches deep to bedrock. It is a well-drained loam soil occurring on knolls and ridges. Permeability is moderately high with an available water capacity of about 2.1 to 4.7 inches. The water table is present at depths more than 80 inches.
- (27B) Carney Clay 1 to 5 percent slopes is 20 to 40 inches deep to bedrock. It is a moderately well drained clay soil occurring on alluvial fans. Permeability is very low with an available water capacity of about 4.9 inches. The water table is present at depths of 36 to 42 inches.
- (27D) Carney Clay 5 to 20 percent slopes is 20 to 40 inches deep to bedrock. It is a moderately well drained clay soil occurring on alluvial fans. Permeability is very low with an available water capacity of about 4.9 inches. The water table is present at depths of 36 to 42 inches.
- (33A) Coker Clay 0 to 3 percent slopes is more than 80 inches deep to bedrock. It is a somewhat poorly drained clay soil occurring on alluvial fans. Permeability is moderate with an available water capacity of about 9.0 inches. The water table is present at depths of 6 to 18 inches.
- (33C) Coker Clay 3 to 12 percent slopes is more than 80 inches deep to bedrock. It is a somewhat poorly drained clay soil occurring on alluvial fans. Permeability is moderate with an available water capacity of about 9.0 inches. The water table is present at depths of 6 to 18 inches.
- (43B) Darow 1 to 5 percent slopes is more than 20 to 40 inches deep to bedrock. It is a moderately well drained silty clay loam occurring on hillslopes. Permeability is moderately low to moderately high with an available water capacity of about 5.6 inches. The water table is present at depths of 36 to 42 inches.

The residential lots adjacent to the south appear to be watering their lawn areas. However, there is no evidence that the remaining properties have access to irrigation. Furthermore, there is no irrigation being used to water crops or for other agricultural purposes.

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

CRITERION NO. 4

4. *Wind pattern information.*

RESPONSE

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

CRITERION NO. 5

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

RESPONSE

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

(3) Mitigation - Passive Agriculture. To minimize or mitigate the adverse potential impacts associated with the proximity of urban and agricultural land uses, the following measures shall be undertaken by the developer when urban development is proposed adjacent to land in passive agricultural use:

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

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

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

The proposed storm water management facilities are typical for residential

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purposes and will adhere to the standards set forth by the MLDC. Due to the passive nature of the EFU lands, said facilities will suffice in the mitigation of adverse impacts which occur from periodic naturally occurring runoff and inadvertent agricultural irrigation runoff.

CRITERION NO. 6

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

RESPONSE

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

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

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

CRITERION NO. 7

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

RESPONSE

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

The following attachments have been included:

- Excerpt of the City of Medford Zoning Map
- Custom Soil Resource Report for Jackson County Area (NRCS)
- Climate Data Summaries (Western Regional Climate Center)

E. CONCLUSION

Pursuant to the information provided herein, the application for Summerfield at South East Park, Phases 23-29 & Reserve Acreages is consistent with the relevant

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criteria for the Agricultural Buffering in Non-Urban Reserve Areas per Section 10.801 of Medford's Land Development Code, and can therefore be approved.

Respectively Submitted,

Neathamer Surveying, Inc.


Robert V. Neathamer, President

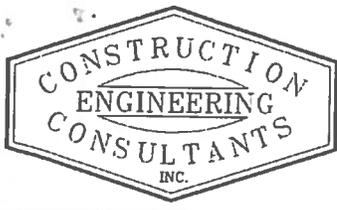
Agent for Applicant:

Crystal Springs Development Group, a Joint Venture

Date: August 18, 2017

REFERENCES

- "Average Wind Direction | Western Regional Climate Center." *Average Wind Direction*. Western Regional Climate Center, n.d. Web. 24 July 2017. <<http://www.wrcc.dri.edu/climatedata/climtables/westwinddir/>>.
- "City of Medford Zoning Map." *ArcGIS Web Application*. City of Medford, Jackson County, n.d. Web. 24 July 2017. <<https://gisapps.medfordmaps.org/mli/>>.
- "Custom Soil Resource Report for Jackson County Area, Oregon, Parts of Jackson and Klamath Counties." *Web Soil Survey*. USDA Natural Resources Conservation Services, n.d. Web. 24 July 2017. <<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>>.



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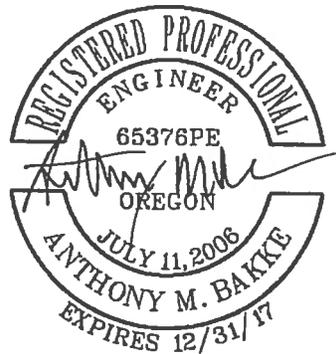
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P.O. BOX 1724 • MEDFORD, OR 97501 • PH (541) 779-5268 • FAX (541) 779-3199 **Planning Dept.**

**Planning Preliminary
Hydrology and Grading Report
for
Summerfield at South East Park,
Phases 23-29
Medford, Oregon**

Prepared by:
Anthony Bakke, P.E.,
Construction Engineering Consultants, Inc.

Date:
October 10, 2017



Project Description & Information

The proposed project is comprised of 168 single family residential units. The development is located in East Medford bounded by residential developments on the North side. The East, West and South sides are bounded by vacant land. Existing streets Waterstone Drive and Autumn Hills Drive. will be utilized to access this development.

Project Type: Single Family & Multi Family Residential Development

Zoning: SFR-4/SFR-10/MFR-20/SE/RZ

Project Location: City of Medford, Jackson County, Oregon

Legal Description: Map 37-1W-27, TL 1000, 1001, 1200 and 1202

Total Site Area: 65.83 Acres

1) Hydrologic Conditions:

Slopes within this development range from 0% to 15%. The soils on site should be considered SCS hydrologic soil group Type-D. Additional soil information can be found in the geotechnical engineering report by Applied Geotechnical Engineering and Geologic Consulting, dated September 19, 2017.

There is an existing drainage that extends through the project from East to West. The drainage receives stormwater run-off from portions of the properties to the North, East and south.

2) Determination of Effect of Hydrologic Conditions:

The post development hydraulic conditions, as compared to predevelopment conditions, will effect this development by creating impervious surfaces which will increase the storm water runoff.

Runoff from the proposed site is planned to be conveyed though a public stormdrain system to a proposed storm water quality and detention facility, before re-entering the natural drainage path. Offsite flows from the area to the east will be conveyed in a 48" bypass system to maintain the natural flow path of the basin.

Onsite public stormdrain pipes are to be sized for the 10 year event. Offsite post development pass through flows shall be considered in pipe sizing calculations.

3) Determination of Hydrologic and Erosion Hazards:

There are no anticipated hydrologic or erosion hazards with this project. Prior to construction a DEQ 1200-C permit will be obtained. The permit requires that erosion and sediment control best management practices (BMPs) be installed, inspected and maintained during construction. Additionally, the permit requires that the site be stabilized with permanent BMPs after construction is completed.

4) Grading Plan:

See attached conceptual grading plan.

September 19, 2017

Crystal Springs Development Group
815 Alder Creek Drive
Medford, OR 97504

SUBJECT: GEOTECHNICAL AND GEOLOGIC INVESTIGATION, SUMMERFIELD ESTATES, PHASES 23 TO 29, MEDFORD, OREGON

At your request, Applied Geotechnical Engineering and Geologic Consulting LLC (AGEGC) has conducted a geotechnical and geologic investigation for Phases 23 through 29 of the Summerfield Estates in east Medford, Oregon. The general location of the site is shown on the Vicinity Map, Figure 1. Our investigation consisted of a review of available geotechnical and geologic information for the vicinity, a ground-level site reconnaissance, subsurface explorations, and engineering analyses. This report summarizes our work and provides our conclusions and recommendations for suitably founding the new residential development on this property.

SITE DESCRIPTION

A senior geotechnical engineer/geologist provided by AGEGC completed site visits to the project in August 2017. The test pit locations for our fieldwork were staked in the field and were used as reference points for the site reconnaissance.

The phases of the development covered in this report are located south of Phases 16 through 21 of the Summerfield Development. This portion of the development is bounded on the west and north with future residential development.

Historical aerial photographs of the site indicate the property was used as an orchard until about 2003. The orchard trees have been removed and the property subsequently used as pasture. Orchard properties tend to have a relatively thick surficial zone of disrobed soils.

The historical aerial photographs of the site also indicate that a small pond was located on the east-central portion of the property. The pond appears to have been filled in about 2006, when fill was spread over this portion of the development. Mounds of imported fill were observed in this area during our site reconnaissance. Areas of wet surficial soils were observed in the northeastern portion of the development.

The majority of the surficial soils in this area have significant desiccation cracks during summer and fall months, indicating the surficial soils consist of moderately to highly expansive clayey silt soils. Expansive

soils have a significant volume change with corresponding changes in moisture content. Expansive soils have relatively low shear strengths. Expansive soils can cause significant damage to structures (including pavements, houses and flatwork) due to changes in the moisture content of the soil.

Based on our experience with other projects in this area, this project site is mantled with highly expansive clayey silt soils over weathered sandstone and siltstone. The sandstone can be locally relatively hard and difficult to excavate.

The surficial soils on the central area of the property (extending from about the northeastern corner of these phases of the development to the southwest, to about the old location of the abandoned pond) were wet at the time of our fieldwork.

The topography of these phases of this project (Summerfield Estates) is typically gently sloping. Slightly steeper slopes were measured on the southeastern portion of the property; however, in our opinion, these slopes are still suitable for development without special design recommendations. Indications of slope instability were not observed on the property. The risk of slope instabilities on this property is very low. There is soil creep in the surficial, highly expansive clayey silt soils; however, given the relatively gentle slopes on the property, the rate of soils creep is very low and will be mitigated with proper development of the roadways and building lots.

PROJECT DESCRIPTION

We understand the project will consist of single-family residential lots, with associated roadways and utilities. The site has relatively gentle slopes, and we anticipate that cuts and fills required for mass grading will be minor (mostly the cuts and fills required due to the expansive clayey silt soils). We understand that the new roads for this portion of the project include a Minor Arterial Street (traffic index of 8.21), Standard Residential Streets (traffic index of 7.22), and Minor Residential Streets (traffic index of 6.33).

SUBSURFACE CONDITIONS

As part of the geotechnical investigation for these phases of this development, fifteen test pits were completed across the site. The test pits typically encountered a surficial layer of highly expansive clayey silt soils over weathered sandstone (brown silt) over sandstone/siltstone. Expansive index tests on two representative soil samples indicated an Expansion Index of 98 and 102 for the surficial clayey silt soils.

A summary of the field explorations including the test pit excavation logs are provided at the end of this report, in Appendix A.

Groundwater was not observed in any of the test pits; however, wet surficial soils were observed at the time of our fieldwork in August 2017, on the northeastern portion of the site (along a shallow swale). In addition, perched groundwater will occur on the sandstone and siltstone during wetter times of the year or when the soils are irrigated, with groundwater approaching the ground surface during periods of heavy and/or extended rainfall.

CONCLUSIONS AND RECOMENDATIONS

General. Based on the results of this investigation and our experience with similar projects, it is our opinion that the site is suitable for the proposed development, from a geotechnical and geologic standpoint. Surficial soils and native slopes are similar to those found in previous developed phases of this development. Slopes are typically gently sloping and indications of deep-seated slope instability were not observed on the site. There is no increased risk of geologic hazards if the site is developed as recommended below.

In our opinion, the most important geotechnical and geologic considerations associated with the planned development are the presence of surficial expansive clays, locally shallow hard sandstone/siltstone, possible local areas of uncontrolled fill, and perched/shallow groundwater due to irrigation and precipitation.

The following sections provide our recommendations for development of the site.

Rock Excavation. Hard sandstone was encountered in several of the test pits completed as part of our work for this development. Practical refusal of the trackhoe was encountered in test pit TP-14. We anticipate that local areas of the development have hard sandstone at relatively shallow depths. Based on our experience in this area, we anticipate that hard sandstone/siltstone underlies all of the site, but harder rock typically occurs at a deep of greater than 5 ft. Hard sandstone will likely be encountered in utility trenches and will required rock excavation techniques.

Site Preparation. In our opinion, the ground surface in areas to receive fill should be stripped of surficial organics to a minimum depth of 18 in. including roadways and sidewalk ramps (ADA Ramps). Locally deeper stripping will be required in areas with uncontrolled fill, predominately the area where the pond was once located. Deeper overexcavations will be required for installation of roadways, sidewalks and building pads.

Subgrade must be protected from disturbance due to construction activities and climate (wetting, drying, and/or freezing). We recommend that the geotextile fabric and aggregate base rock be placed within 6 hours of excavation to subgrade elevations. The subgrade should be left at least 18 in. high prior to final excavation to design subgrade, to minimize the drying of the subgrade soils during installation of utilities. The subgrade should be evaluated by the project geotechnical engineer prior to placement of structural fill on the subgrade.

Site strippings and untreated clayey silt soils cannot be used as structural fill and will need to be removed from the development.

Past experience has indicated that the fine-grained soils on this site are sensitive to moisture content. Typically, these soils have significant drying during hot and dry summer months, resulting in desiccation cracks that may be up to 3 ft deep. For this reason, we recommend that, if practical, all site preparation

and earthwork for the roadways be accomplished during early summer months, before the soils are allowed to significantly dry. Wetting of the subgrade soils, aggregate road base, and utility trench sidewalls will be required during typically drier summer and fall months.

If the subgrade is disturbed during construction, soft, disturbed and dried soils should be overexcavated to firm soil and replaced with approved structural fill.

The test pit excavations for this investigation were backfilled with relatively loose spoils from the excavations at the time of excavation. During mass grading of the site, test pit excavations encountered during construction should be overexcavated and replaced with structural fill.

Site Grading. We anticipate that relatively minor grading will be required for development of the site (cuts and fills of less than 5 ft). Cut and fill slopes for mass grading of the development should be graded no steeper than 2H:1V.

Structural Fills. All structural fill should be compacted to at least 95% of the maximum dry density as determined by ASTM D 698. In general, at least four to five passes with a medium-weight, smooth-drum (48-in.-diameter drum) vibratory roller are required to achieve adequate compaction for imported crushed rock fill for roadway, sidewalk and building pads. Placement and compaction of structural fill should be evaluated by a geotechnical engineer on an intermittent basis during construction of the roadway sections.

Structural fills for roadways and sidewalks should consist of imported crushed rock, such a ¾-in.-minus crushed rock (aggregate base).

In our opinion, utility trench excavations within 4 ft of any pavement, concrete flatwork, and building pad areas should be backfilled with granular material, such as sand, sand and gravel, or crushed rock with a maximum size of up to ¾ in., and with not more than 5% passing the No. 200 sieve (washed analysis). All trenches should be backfilled as soon as practical following placement of the utility. Desiccated sidewalls of utility trenches must be removed and replaced with structural fill. The granular backfill should be compacted to at least 95% of the maximum dry density as determined by ASTM D 698. Flooding or jetting the backfilled trenches with water to achieve the recommended compaction should not be permitted. We recommend use of vibratory compaction equipment for the trenches. Each lift of backfill in the trench should be less than 18-in.-thick (loose).

Pavement Sections. The recommended pavement sections for this development are based on the assumption that the subgrade consists of firm, undisturbed fine-grained clayey silt soil and that the soil does not have significant desiccation cracks. Proof rolling with a loaded 10 yd³ dump truck, or equivalent, may be used at the geotechnical engineer's discretion to evaluate pavement subgrade. If soft areas (disturbed due to excessive construction traffic or desiccation of the subgrade soils) are disclosed by the proof rolling and/or visual observation by the geotechnical engineer, they should be overexcavated and replaced with structural fill.

Excavation of the clayey silt soils should be completed using a trackhoe equipped with a smooth-lip bucket to minimize disturbance of the subgrade soils.

We anticipate that the street improvements will be completed using asphaltic concrete (A.C.) pavement. For design purposes, we have assumed a 20-year design life for the pavement sections.

The subgrade soils along the alignment consist of fine-grained silt soils. The existing fine-grained soils typically have an R-Value (ASTM D 2844) of about 2.

Based on the above design consideration, we recommend the following pavement section for the new traffic lanes:

<u>Pavement Use</u>	<u>Asphaltic Concrete Thickness, in.</u> <u>¾-in.-minus Crushed Rock Base, in. over 4-</u> <u>in.-minus crushed rock, in.</u>
Minor Arterial Street	5 / 8 / 18
Standard Residential Street	3 / 8 / 18
Minor Residential Street	3 / 18 / 0

ADA ramps should be underlain by a minimum of 18 in. of crushed aggregate base rock that extends a minimum of 18 in. beyond the edge of the concrete.

We recommend the rock section for the roadways be underlain by a woven geotextile with a weight of at least 5 oz. per square yard.

The crushed rock base (CRB) should also be placed and compacted in a single lift with a large, smooth-drum vibratory roller. The rock should be compacted to at least 95% of the maximum dry density as determined by ASTM D 698.

We anticipate that thicker rock sections will be required where the wet, surficial soils were encountered on the northeastern portion of the site. This may include ballast rock (angular drain rock) to stabilize the subgrade soils.

The above pavement sections are based on the assumption that pavement construction will be accomplished during the dry season. If wet-weather pavement construction is considered, it will likely be necessary to increase the thickness of crushed rock base to support construction equipment and protect the moisture-sensitive subgrade soils from disturbance. It should be noted that the pavement sections may not be adequate for the support of construction traffic.

All workmanship and materials should conform to the applicable standards of the current Oregon Department of Transportation (ODOT) Standard Specifications for Highway Construction.

Geologic Hazards. The site has gentle slopes and is underlain by sandstone at relatively shallow depths. In our opinion, the main geologic hazards associated with development of this property are the expansive surficial clayey silt soils and the potential for perched groundwater conditions.

In our opinion, the risks of slope instability are very low if the geotechnical recommendations provided in our report are followed. Based on the results of our investigation, the location of the site, and the nature of the underlying soil/rock, we anticipate that the potential for earthquake-induced fault displacement, subsidence, liquefaction-induced settlement and/or lateral displacement, or seiches at this site is very low.

In our opinion, based on the State of Oregon's Structural Specialty Code Amendments and the International Building Code, the subsurface conditions at this site may be classified as a Site Class B for seismic design purposes.

Preliminary Foundation Support Recommendations. Based on the results of our investigation and our experience with other residential homes in east Medford, it is our opinion that the lots for this project can be developed with single-family residences. It is also our opinion that foundation support for the new homes can be provided by spread footing foundations established on crushed rock fill. The existing surficial clayey silt soils are not suitable for support of spread footing foundations or concrete flatwork (including sidewalks, patios and driveways) without significant post-construction differential movements. Each lot should have a lot-specific geotechnical evaluation during construction of the building pad for the lot. The intent of the evaluation is to determine the most appropriate foundation type and design criteria, and for the geotechnical engineer of record for each lot to work closely with the builder for the home on the lot.

Design Review and Construction Services. We welcome the opportunity to review and discuss construction plans and specifications as they are being developed. In addition, AGE GC should be retained to review all geotechnical-related portions of the plans and specifications to evaluate whether they are in conformance with the recommendations provided in our report. Additionally, to observe compliance with the intent of recommendations, design concepts, and the plans and specifications, we are of the opinion that all construction operations dealing with site grading should be observed by an AGE GC representative. Our construction-phase services will allow for timely design changes if site conditions are encountered that are different from those described in this report. If we do not have the opportunity to confirm our interpretations, assumptions, and analyses during construction, we cannot be responsible for the application of our recommendations to subsurface conditions that are different from those described in this report.

LIMITATIONS

This report has been prepared to aid the design team in the completion of this project. The scope is limited to the specific project and location described herein, and our description of the project represents our understanding of the significant aspects of the project relevant to the design and construction of the earthwork, pavements, and sidewalks. In the event that any changes in the design and location of the roadways as outlined in this report are planned, we should be given the opportunity to review the changes and to modify or reaffirm the conclusions and recommendations of this report in writing.

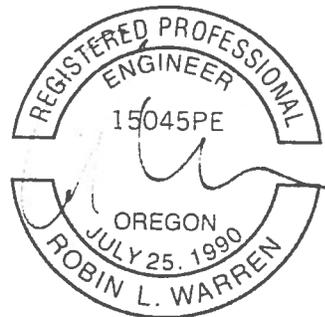
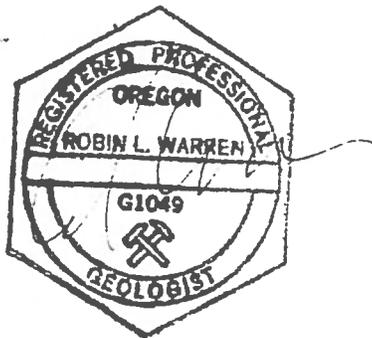
The conclusions and recommendations submitted in this report are based on sources of information discussed in this report. In the performance of subsurface investigations, specific information is obtained at specific locations at specific times. However, it is acknowledged that variations in soil conditions may exist between test pit locations. This report does not reflect any variations that may occur between these explorations. The nature and extent of variation may not become evident until construction. If, during construction, subsurface conditions different from those encountered in the explorations are observed or encountered, we should be advised at once so that we can observe and review these conditions and reconsider our recommendations where necessary.

Sincerely,

Applied Geotechnical Engineering and Geologic Consulting, LLC



Robin L. Warren, P.E., G.E., R.G.
Principal



Renewal: June 2018

APPENDIX A FIELD EXPLORATIONS

The subsurface conditions and materials at the site were investigated on August 14, 2017, with fifteen test pits, designated TP-1 through TP-15. The locations of the test pits were staked in the field by the project surveyor, at locations designated by AGEGC.

The test pits were excavated to depths ranging from 3.5 to 6.5 ft below the ground surface using a CAT 336E trackhoe with a 2-ft-wide bucket. All field explorations were observed by an experienced geotechnical engineer/geologist provided by our firm, who maintained a detailed log of the materials disclosed during the course of the work. Representative soil samples were saved in airtight sample containers that were returned to our laboratory for further examination and physical testing. The test pits were backfilled with the excavation spoils at the completion of our fieldwork.

Logs of the test pits are provided below. Each log presents a descriptive summary of the various types of material encountered in the test pits and notes the depths where the materials and/or characteristics of the material change. The terms used to describe the materials encountered in the test pits are defined in Tables 1A and 2A.

Test Pit TP-1

0.0 to 3.0 ft Medium stiff, black Clayey SILT; highly expansive, heavily desiccated.
 3.0 to 5.0 ft Medium stiff, brown SILT; trace clay and fine sand.
 Groundwater seepage not observed.
 No significant caving of test pit sidewalls.
 Completed August 14, 2017

Test Pit TP-2

0.0 to 3.0 ft Medium stiff, black Clayey SILT; highly expansive, heavily desiccated. scattered old tree roots.
 3.0 to 4.5 ft Medium stiff, brown SILT; trace clay and fine sand.
 4.5 to 5.5 ft Medium soft (RH-1), brown SILTSTONE; moderately weathered, close fractures.
 Groundwater seepage not observed.
 No significant caving of test pit sidewalls.
 Completed August 14, 2017

Test Pit TP-3

0.0 to 3.0 ft Medium stiff, black Clayey SILT; highly expansive, heavily desiccated, irrigation PVC pipe.
 3.0 to 4.0 ft Medium stiff, brown SILT; trace clay and fine sand.
 4.0 to 5.0 ft Medium hard (RH-2), brown SILTSTONE; slightly to moderately weathered, close fractures.
 Groundwater seepage not observed.
 No significant caving of test pit sidewalls.
 Completed August 14, 2017

Test Pit TP-4

0.0 to 3.0 ft Medium stiff, black Clayey SILT; highly expansive, heavily desiccated.
3.0 to 6.0 ft Medium stiff, brown SILT; trace clay and fine sand.
Groundwater seepage not observed.
No significant caving of test pit sidewalls.
Completed August 14, 2017

Test Pit TP-5

0.0 to 4.5 ft Medium stiff, black Clayey SILT; highly expansive, heavily desiccated.
4.5 to 6.0 ft Medium stiff, brown SILT; trace clay and fine sand.
Groundwater seepage not observed.
No significant caving of test pit sidewalls.
Completed August 14, 2017

Test Pit TP-6

0.0 to 3.0 ft Medium stiff, black Clayey SILT; highly expansive, heavily desiccated.
3.0 to 6.5 ft Medium stiff, brown SILT; trace clay and fine sand, relict siltstone structure.
Groundwater seepage not observed.
No significant caving of test pit sidewalls.
Completed August 14, 2017

Test Pit TP-7

0.0 to 4.5 ft Medium stiff, black Clayey SILT; highly expansive, heavily desiccated.
4.5 to 5.0 ft Medium soft (RH-1), dark gray SILTSTONE/CLAYSTONE; moderately weathered, close fractures, thinly bedded.
Groundwater seepage not observed.
No significant caving of test pit sidewalls.
Completed August 14, 2017

Test Pit TP-8

0.0 to 4.0 ft Medium stiff, black Clayey SILT; highly expansive, heavily desiccated.
4.0 to 6.0 ft Medium stiff, brown SILT; trace clay and fine sand.
Groundwater seepage not observed.
No significant caving of test pit sidewalls.
Completed August 14, 2017

Test Pit TP-9

0.0 to 3.0 ft Medium stiff, black Clayey SILT; highly expansive, heavily desiccated, irrigation PVC pipe.
3.0 to 4.0 ft Medium stiff, brown SILT; trace clay and fine sand.
4.0 to 6.0 ft Medium hard (RH-2), brown SILTSTONE; slightly to moderately weathered, close fractures.
Groundwater seepage not observed.
No significant caving of test pit sidewalls.
Completed August 14, 2017

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Test Pit TP-10

0.0 to 2.5 ft Medium stiff, black Clayey SILT; highly expansive, heavily desiccated.
2.5 to 4.5 ft Medium hard (RH-2), dark gray SANDSTONE; moderately weathered, close fractures.
Groundwater seepage not observed.
No significant caving of test pit sidewalls.
Completed August 14, 2017

Test Pit TP-11

0.0 to 3.0 ft Medium stiff, black Clayey SILT; highly expansive, heavily desiccated.
3.0 to 5.0 ft Medium stiff, brown SILT; trace clay and fine sand.
Groundwater seepage not observed.
No significant caving of test pit sidewalls.
Completed August 14, 2017

Test Pit TP-12

0.0 to 2.0 ft Medium stiff, black Clayey SILT; highly expansive, heavily desiccated.
2.0 to 5.5 ft Medium stiff, brown SILT; trace clay and fine sand.
Groundwater seepage not observed.
No significant caving of test pit sidewalls.
Completed August 14, 2017

Test Pit TP-13

0.0 to 2.5 ft Medium stiff, black Clayey SILT; highly expansive, heavily desiccated, irrigation PVC pipe.
2.5 to 4.0 ft Medium stiff, brown SILT; trace clay and fine sand.
4.0 to 6.0 ft Medium hard (RH-2), brown SILTSTONE; slightly to moderately weathered, close fractures.
Groundwater seepage not observed.
No significant caving of test pit sidewalls.
Completed August 14, 2017

Test Pit TP-14

0.0 to 2.0 ft Medium stiff, black Clayey SILT; moderately expansive.
2.0 to 3.5 ft Medium stiff, brown SILT; trace clay and fine sand.
Practical refusal on sandstone at 3.5 ft.
Groundwater seepage not observed.
No significant caving of test pit sidewalls.
Completed August 14, 2017

Test Pit TP-15

0.0 to 1.5 ft Medium stiff, black Clayey SILT; moderately expansive.
1.5 to 5.0 ft Medium stiff, brown SILT; trace clay and fine sand.
Groundwater seepage not observed.
No significant caving of test pit sidewalls.
Completed August 14, 2017

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TABLE 1A: SOIL DESCRIPTION TERMINOLOGY

<u>Coarse-Grained Soils (Sand Size and Larger)</u>	
<u>Relative Density</u>	<u>Standard Penetration Resistance (N-Values)</u>
Very Loose	0-4
Loose	4-10
Medium Dense	10-30
Dense	30-50
Very Dense	Over 50

<u>Fine-Grained (Cohesive) Soils</u>			
<u>Consistency</u>	<u>Standard Penetration Resistance (N-Value)</u>	<u>Torvane Undrained Shear Strength, tsf</u>	<u>Field Identification</u>
Very Soft	2	Less than 0.125	• Easily penetrated by fist.
Soft	2-4	0.125-0.25	• Easily penetrated by thumb.
Medium Stiff	5-8	0.25-0.50	• Penetrated by thumb with moderate effort.
Stiff	9-15	0.50-1.0	• Readily indented by thumb but penetrated only with great effort.
Very Stiff	16-30	1.0-2.0	• Readily indented by thumbnail.
Hard	Over 30	Over 2.0	• Indented with difficulty by thumbnail.

<u>Grain Shape</u>	
<u>Term</u>	<u>Description</u>
Angular	Corners and edges sharp.
Subangular	Corners worn off, angles not worn off
Subrounded	Corners and angles worn off, flat surfaces remain.
Rounded	Worn to almost spherical shape.

<u>Grain Size Classification</u>	
Boulders	6 to 36 inches
Cobbles	3 to 6 inches
Gravel	¼-¾ inch (fine) ¾-3 inches (coarse)
Sand	No. 200-No. 40 sieve (fine) No. 40-No. 10 sieve (medium) No. 10-No. 4 sieve (coarse)
Silt/Clay	Pass No. 200 sieve

<u>Modifier for Subclassification</u>	
<u>Adjective</u>	<u>Percentage of Other Material in Total Sample</u>
Clean	0 - 1.5
Trace	1.5 - 10
Some	10 - 30
Sandy, Silty, or Clayey	30 - 50

TABLE 2A: ROCK DESCRIPTION TERMINOLOGY

<u>Scale of Rock Hardness (After Panama Canal Company, 1959)</u>		
RH-1	Soft	Slightly harder than very hard over-burden, rock-like character, but crumbles or breaks easily by hand.
RH-1	Medium Soft	Cannot be crumbled between fingers but can be easily picked with light blows of the geology hammer.
RH-2	Medium Hard	Can be picked with moderate blows of geology hammer. Can be cut with knife.
RH-3	Hard	Cannot be picked with geology hammer but can be chipped with moderate blows of the hammer.
RH-4	Very Hard	Chips can be broken off only with heavy blows of the geology hammer.

<u>Terms Used to Describe the Degree of Weathering</u>	
<u>Descriptive Term</u>	<u>Defining Characteristics</u>
Fresh	Rock is unstained. May be fractured but discontinuities are not stained.
Slight	Rock is unstained. Discontinuities show some staining on their surface but discoloration does not penetrate rock mass.
Moderate	Discontinuity surfaces are stained. Discoloration may extend into rock along discontinuity surfaces.
High	Individual rock fragments are thoroughly stained and can be crushed with pressure hammer. Discontinuous surfaces are thoroughly stained and may be crumbly.
Severe	Rock appears to consist of gravel-sized fragments in a "soil" matrix. Individual fragments are thoroughly discolored and can be broken with fingers.

<u>Thickness of Bedding</u>	
Massive	Beds are 3 feet thick or greater.
Thick Bedding	Beds from 1 to 3 feet thick.
Medium Bedded	Beds from 4 inch to 1 feet thick.
Thin Bedded	Beds less than 4 inch thick.

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United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

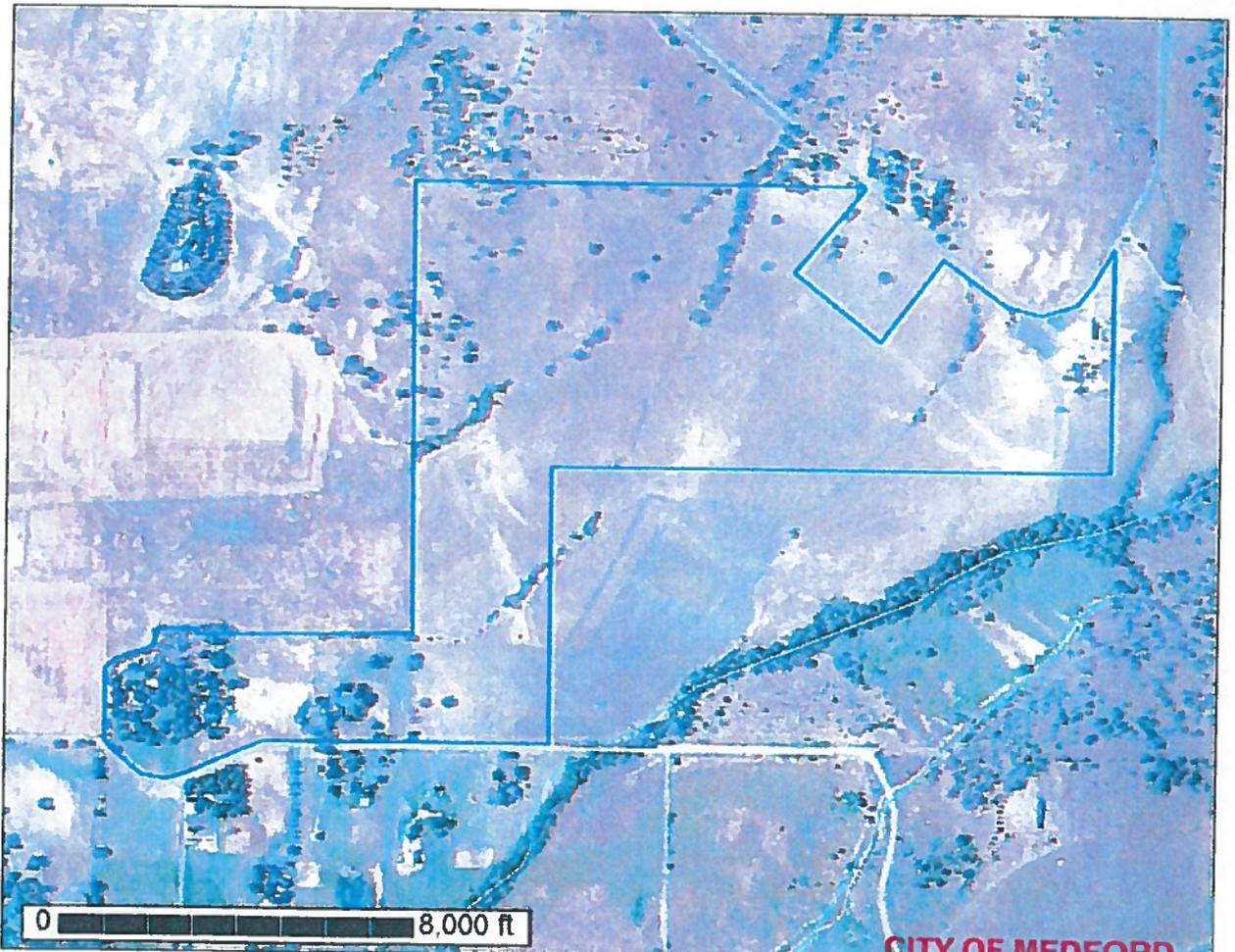
A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

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

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Preface

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

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

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

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

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

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

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How Soil Surveys Are Made

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

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

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

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

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

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

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

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

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

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

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

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

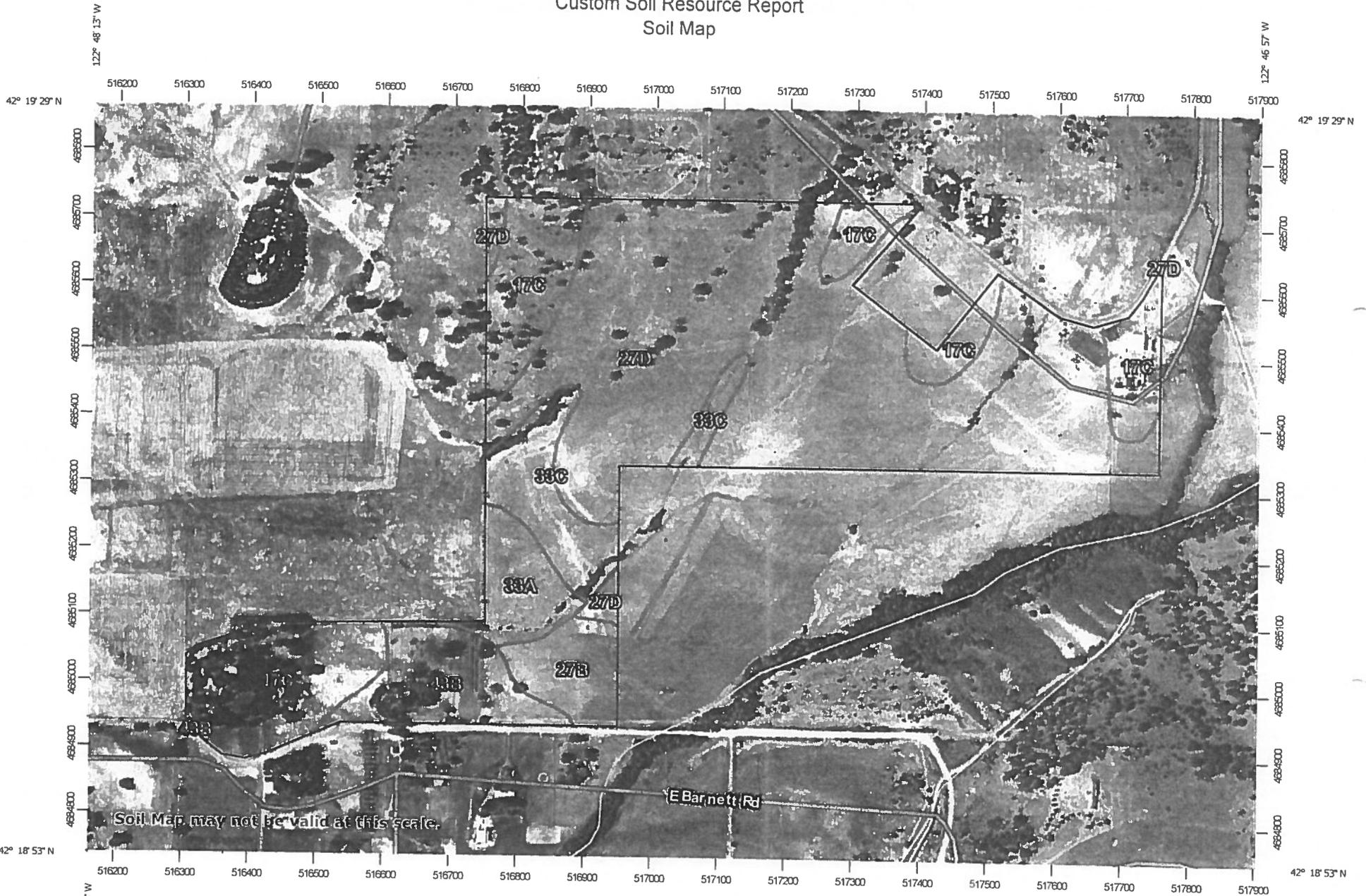
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Soil Map

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

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Custom Soil Resource Report
Soil Map



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Map Scale: 1:7,960 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

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

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Jackson County Area, Oregon, Parts of Jackson and Klamath Counties
 Survey Area Data: Version 14, Mar 23, 2017

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

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

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

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MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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Map Unit Legend

Jackson County Area, Oregon, Parts of Jackson and Klamath Counties (OR632)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
17C	Brader-Debenger loams, 1 to 15 percent slopes	27.2	22.4%
27B	Carney clay, 1 to 5 percent slopes	5.1	4.2%
27D	Carney clay, 5 to 20 percent slopes	67.0	55.2%
33A	Coker clay, 0 to 3 percent slopes	5.2	4.3%
33C	Coker clay, 3 to 12 percent slopes	8.5	7.0%
43B	Darow silty clay loam, 1 to 5 percent slopes	8.4	6.9%
Totals for Area of Interest		121.4	100.0%

Map Unit Descriptions

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

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

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

mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

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

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

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

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

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

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

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

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

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

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

17C—Brader-Debenger loams, 1 to 15 percent slopes

Map Unit Setting

National map unit symbol: hrqc
Elevation: 1,000 to 4,000 feet
Mean annual precipitation: 18 to 35 inches
Mean annual air temperature: 46 to 54 degrees F
Frost-free period: 120 to 180 days
Farmland classification: Not prime farmland

Map Unit Composition

Brader and similar soils: 60 percent
Debenger and similar soils: 20 percent
Minor components: 3 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Brader

Setting

Landform: Knolls, ridges
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Crest, interfluvium, nose slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Colluvium derived from sandstone

Typical profile

H1 - 0 to 6 inches: loam
H2 - 6 to 13 inches: loam
H3 - 13 to 23 inches: weathered bedrock

Properties and qualities

Slope: 1 to 15 percent
Depth to restrictive feature: 12 to 20 inches to paralithic bedrock
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Very low (about 2.1 inches)

Interpretive groups

Land capability classification (irrigated): 6e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: D
Ecological site: LOAMY HILLS 20-35 PZ (R005XY026OR)
Other vegetative classification: Well Drained < 15% Slopes (G005XY004OR)
Hydric soil rating: No

Description of Debenger

Setting

Landform: Knolls, ridges

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Custom Soil Resource Report

Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Crest, interfluvial, nose slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Colluvium derived from sandstone

Typical profile

H1 - 0 to 9 inches: loam
H2 - 9 to 27 inches: clay loam
H3 - 27 to 37 inches: weathered bedrock

Properties and qualities

Slope: 1 to 15 percent
Depth to restrictive feature: 20 to 40 inches to paralithic bedrock
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 4.7 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: LOAMY SLOPES 18-24 PZ (R005XY034OR)
Other vegetative classification: Well Drained < 15% Slopes (G005XY004OR)
Hydric soil rating: No

Minor Components

Padigan

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

Aquepts

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

27B—Carney clay, 1 to 5 percent slopes

Map Unit Setting

National map unit symbol: hrry
Elevation: 1,200 to 4,000 feet
Mean annual precipitation: 18 to 30 inches
Mean annual air temperature: 46 to 54 degrees F

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Custom Soil Resource Report

Frost-free period: 120 to 180 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Carney and similar soils: 80 percent

Minor components: 7 percent

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

Description of Carney

Setting

Landform: Alluvial fans

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium and colluvium derived from tuff breccia

Typical profile

H1 - 0 to 6 inches: clay

H2 - 6 to 35 inches: clay

H3 - 35 to 45 inches: weathered bedrock

Properties and qualities

Slope: 1 to 5 percent

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

Natural drainage class: Moderately well drained

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

Depth to water table: About 36 to 42 inches

Frequency of flooding: None

Frequency of ponding: None

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

Interpretive groups

Land capability classification (irrigated): 3s

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: D

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

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

Hydric soil rating: No

Minor Components

Phoenix

Percent of map unit: 2 percent

Landform: Alluvial fans

Ecological site: POORLY DRAINED BOTTOM (R005XA016OR)

Hydric soil rating: Yes

Padigan

Percent of map unit: 2 percent

Landform: Alluvial fans

Ecological site: POORLY DRAINED BOTTOM (R005XA016OR)

Hydric soil rating: Yes

Cove

Percent of map unit: 2 percent

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Custom Soil Resource Report

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

Aquerts

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

27D—Carney clay, 5 to 20 percent slopes

Map Unit Setting

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

Map Unit Composition

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

Description of Carney

Setting

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

Typical profile

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

Properties and qualities

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

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Custom Soil Resource Report

Frequency of ponding: None

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

Interpretive groups

Land capability classification (irrigated): 4e

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: D

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

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

Hydric soil rating: No

Minor Components

Phoenix

Percent of map unit: 2 percent

Landform: Alluvial fans

Ecological site: POORLY DRAINED BOTTOM (R005XA016OR)

Hydric soil rating: Yes

Padigan

Percent of map unit: 2 percent

Landform: Alluvial fans

Ecological site: POORLY DRAINED BOTTOM (R005XA016OR)

Hydric soil rating: Yes

Cove

Percent of map unit: 2 percent

Landform: Flood plains

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: POORLY DRAINED BOTTOM (R005XY016OR)

Other vegetative classification: Poorly Drained (G005XY009OR)

Hydric soil rating: Yes

33A—Coker clay, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: hrs8

Elevation: 1,000 to 4,000 feet

Mean annual precipitation: 18 to 30 inches

Mean annual air temperature: 46 to 54 degrees F

Frost-free period: 120 to 180 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Coker and similar soils: 80 percent

Minor components: 8 percent

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

Description of Coker

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Minor Components

Padigan

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

Phoenix

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

Cove

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

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Custom Soil Resource Report

Hydric soil rating: Yes

Gregory

Percent of map unit: 2 percent

Landform: Stream terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: POORLY DRAINED BOTTOM (R005XY016OR)

Other vegetative classification: Poorly Drained (G005XY009OR)

Hydric soil rating: Yes

33C—Coker clay, 3 to 12 percent slopes

Map Unit Setting

National map unit symbol: hrs9

Elevation: 1,000 to 4,000 feet

Mean annual precipitation: 18 to 30 inches

Mean annual air temperature: 46 to 54 degrees F

Frost-free period: 120 to 180 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Coker and similar soils: 80 percent

Minor components: 8 percent

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

Description of Coker

Setting

Landform: Alluvial fans

Landform position (three-dimensional): Riser

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Clayey alluvium derived from tuff breccia

Typical profile

H1 - 0 to 33 inches: clay

H2 - 33 to 70 inches: clay

Properties and qualities

Slope: 3 to 12 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Somewhat poorly drained

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

Depth to water table: About 6 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

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

Custom Soil Resource Report

Available water storage in profile: Moderate (about 9.0 inches)

Interpretive groups

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

Minor Components

Padigan

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

Phoenix

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

Cove

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

Gregory

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

43B—Darow silty clay loam, 1 to 5 percent slopes

Map Unit Setting

National map unit symbol: hrsn
Elevation: 1,000 to 4,000 feet
Mean annual precipitation: 18 to 30 inches

Custom Soil Resource Report

Mean annual air temperature: 46 to 54 degrees F

Frost-free period: 120 to 180 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Darow and similar soils: 80 percent

Minor components: 7 percent

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

Description of Darow

Setting

Landform: Hillslopes

Landform position (two-dimensional): Shoulder, summit

Landform position (three-dimensional): Interfluve, crest, nose slope

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Colluvium derived from sedimentary rock

Typical profile

H1 - 0 to 12 inches: silty clay loam

H2 - 12 to 32 inches: silty clay

H3 - 32 to 42 inches: weathered bedrock

Properties and qualities

Slope: 1 to 5 percent

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

Natural drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 36 to 42 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Low (about 5.6 inches)

Interpretive groups

Land capability classification (irrigated): 3s

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: D

Ecological site: DROUGHTY NORTH 18-35 PZ (R005XY032OR)

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

Hydric soil rating: No

Minor Components

Padigan

Percent of map unit: 2 percent

Landform: Terraces

Ecological site: POORLY DRAINED BOTTOM (R005XA016OR)

Hydric soil rating: Yes

Cove

Percent of map unit: 2 percent

Landform: Flood plains

Landform position (three-dimensional): Tread

Down-slope shape: Linear

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Custom Soil Resource Report

Across-slope shape: Linear
Ecological site: POORLY DRAINED BOTTOM (R005XY016OR)
Other vegetative classification: Poorly Drained (G005XY009OR)
Hydric soil rating: Yes

Gregory

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

Aquolls

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

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Medford – A fantastic place to live, work and play

CITY OF MEDFORD

LD Date: 11/8/2017

File Number: ZC-17-112

Reference: LDS-06-278, ZC-17-277, E-17-274, LDS-12-004, E-12-005, LDS-15-055, LDS-17-051/E-17-052

PUBLIC WORKS DEPARTMENT STAFF REPORT
Zone Change – Summerfield at Southeast Park
Phases 23-29

Project: Consideration of a zone change and tentative plat for Phases 23-29 plus Reserve Acreage, totaling 168 residential lots on approximately 42 acres in the Southeast Overlay with a combination of SFR-4, SFR-10 and MFR-20 zoning districts.

Location: Located between E Barnett Road and Cherry Lane at the terminus of Shamrock Drive (371W27 TL 1000, 1001, 1200, 1202).

Applicant: Applicant Crystal Springs Development Group; Agent: Neathamer Surveying Inc. Liz Conner, Planner.

The Medford Land Development Code (MLDC), Section 10.227 (2) requires a zone change application demonstrate Category 'A' urban services and facilities are available or can and will be provided to adequately serve the subject property. The Public Works Department reviews zone change applications to assure the services and facilities under its jurisdiction meet those requirements. The services and facilities that Public Works Department manages are sanitary sewers within the City's service boundary, storm drains, and the transportation system.

I. Sanitary Sewer Facilities

This site lies within the City of Medford Sewer Service area. There is an existing 8-inch sanitary sewer main in Shamrock Drive. There is capacity in the existing sanitary sewer system to allow this Zone Change.

II. Storm Drainage Facilities

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

III. Transportation System

Parcels 1000 and 1202 include property from ZC-07-146, which included a condition of approval that limits the trip generation of the Development to no more than 255 Average Daily Trips (ADT) before East Barnett Road is widened at the intersection of East Barnett Road and North Phoenix Road and the second eastbound left turn lane is installed at this intersection. Public works recently reviewed a Traffic Impact Analysis (TIA) for a zone change on Parcel 1605 titled SE Commercial Center Core Area, dated June 21, 2017, which included the pipeline traffic from ZC-07-146 and studied this intersection. This TIA proposed changing the northbound and southbound left turn movements from protected-only to protected-permissive left turns and showed that this mitigation would allow the intersection to operate at the City's level-of-service standard. Public Works recommends the condition from ZC-07-146 be carried forward and modified as follows:

The development on parcels 1000 and 1202 shall not generate more than 255 ADT before:

- East Barnett Road is widened at the intersection of East Barnett Road and North Phoenix Road and the second eastbound left turn lane is installed at this intersection

Or

- Modifications are made to the existing signal equipment and timing at East Barnett Road and North Phoenix Road so that the northbound and southbound left turn movements are changed from protected-only to protected-permissive movements

Prepared by: Doug Burroughs

The above report is based on the information provided with the Zone Change Application submittal and is subject to change based on actual conditions, revised plans and documents or other conditions. A full report with additional details on each item as well as miscellaneous requirements for the project, including requirements for public improvement plans (Construction Plans), design requirements, phasing, draft and final plat processes, permits, system development charges, pavement moratoriums and construction inspection shall be provided with a Development Permit Application.

P:\Staff Reports\LDS\2017\LDS-17-113_ZC-17-112 Summerfield Phases 23-29_Zone Change & Reserve Acreage\ZC-17-112 Staff Report-L.D.docx Page 2

PUBLIC WORKS DEPARTMENT
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CITY OF MEDFORD
EXHIBIT # ✓ 2 of 2



Medford – A fantastic place to live, work and play

CITY OF MEDFORD

LD Date: 11/8/2017

File Numbers: LDS-17-051

Reference: LDS-06-278, ZC-17-277, E-17-274, LDS-12-004, E-12-005, LDS-15-055, LDS-17-051/E-17-052

PUBLIC WORKS DEPARTMENT STAFF REPORT
Summerfield at Southeast Park
Phases 23-29

Project: Consideration of a zone change and tentative plat for Phases 23-29 plus Reserve Acreage, totaling 168 residential lots on approximately 42 acres in the Southeast Overlay with a combination of SFR-4, SFR-10 and MFR-20 zoning districts.

Location: Located between E Barnett Road and Cherry Lane at the terminus of Shamrock Drive (371W27 TL 1000, 1001, 1200, 1202).

Applicant: Applicant Crystal Springs Development Group; Agent: Neathamer Surveying Inc. Liz Conner, Planner.

Applicability: The Medford Public Works Department’s conditions of Approval for Summerfield PUD were adopted by Order of the Medford Planning Commission (PUD-05-247 and also LDS-05-246) on January 26th, 2006. In addition, Summerfield at Southeast Park, Phase 14 through 21 was adopted by Order of the Medford Planning Commission (LDS-06-278) and has since expired on December 14th, 2011. Furthermore, the Planning Commission approved Phases 14 through 21 again on April 26th, 2012 with LDS-12-004/E-12-005 and has also since expired on April 26th, 2017. The Planning Commission approved Phases 16-21 on July 13th, 2017 with LDS-17-051/E-17-052 (exception to length of Residential Lane). The adopted conditions of these actions which have not expired shall remain in full force as originally adopted except as amended or added to below.

NOTE: Phases 14 and 15 have been developed and the associated final plats have been approved. Construction plans for Phases 17 & 22A have been approved and public improvements have commenced with Summerfield Subdivision Phase 17 & 22A Public Improvement Plans (P1846D). Public Improvement Plans for Phases 16 & 22B (P1882D) have recently been approved by the City of Medford as of April 27th, 2017. At this time the improvements have yet to be completed for P1846D or P1882D, therefore criteria for improvements have been included with this report.

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

East Barnett Road is classified as a Minor Arterial Street within the Medford Land Development Code (MLDC) Section 10.428. The Developer shall dedicate for public right-of-way, sufficient width of land along the portion fronting the future alignment of East Barnett Road to comply with the half width of right-of-way, which is 39-feet. **The Developer's surveyor shall verify the amount of additional right-of-way required.**

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

Shamrock Drive is proposed as a Standard Residential street with a right-of-way width of 63-feet, consistent with the standard prescribed by MLDC 10.430. **The Developer's surveyor shall verify the amount of additional right-of-way required.**

Waterstone Drive is proposed as Standard Residential street with a right-of-way width of 63-feet, consistent with the standard prescribed by MLDC 10.430.

Autumn Hills Drive, Bloomfield Street, Rosefield Street, Sapphire Street, Starset Street and Underwood Street are proposed as Minor Residential streets with a right-of-way width of 55-feet, consistent with the standard prescribed by MLDC 10.430.

Cloverland Street shall dedicate full width of right-of-way between Waterstone Drive and Sapphire Street, and 27.5-feet plus 15.5-feet south of centerline (total of 43-feet) or to the south boundary of this development, whichever is greater, from Sapphire Street to the eastern terminus of the Development.

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

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

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

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

2. Public Improvements

a. Public Streets

East Barnett Road shall be improved to Minor Arterial street standards, along the portion fronting the future alignment of East Barnett Road, in accordance with MLDC 10.428. The Developer shall improve the north half plus 12-feet south of the centerline.

The Developer shall receive Street System Development Charge credits for the public improvements on East Barnett Road along the portion fronting the future alignment of East Barnett Road per the value established by the Medford Municipal Code, Section 3.815.

If a connection from this Development to East Barnett Road shall be completed (as proposed on the Tentative Plat) then a **22-foot wide paved access** to a paved public street will be required with this Development and constructed to a full structural pavement section. The access in its current condition will either need to be tested by a licensed Geotechnical Engineer to see if it complies with the City's current standards, or a new paved access shall be installed. An Engineer would provide the City with pavement structural calculations upon submittal of a driveway improvement plan to the City. If access to East Barnett Road shall be restricted for use by the Fire Department only, then improvements to the current access road will not be required.

Shamrock Drive shall be constructed to Standard Residential street standards, along the frontage of this development, in accordance with MLDC 10.430. The Developer is stipulating to construct the full width paved street section with the adjacent development to the north (Summerfield at SE Park Phases 16-21, LDS-17-051). If this is not completed

prior to the construction of this development, the Developer shall improve the south half plus 8-foot north of the centerline along the frontage of this development. However, if the development to the north completes street improvements prior to this development commencing street improvements, then the Developer shall improve the remaining south half to provide an 18-foot half street width.

Waterstone Drive shall be constructed to Standard Residential street standards, in accordance with MLDC 10.430.

Autumn Hills Drive, Bloomfield Street, Rosefield Street, Sapphire Street, Starset Street and Underwood Street shall be constructed to Minor Residential street standards, in accordance with MLDC 10.430.

Cloverland Street shall be constructed to full width Minor Residential street standards, in accordance with MLDC 10.430 between Waterstone Drive and Sapphire Street. The Developer shall improve, at minimum, the north half plus 12-foot south of the centerline from Sapphire Street to the eastern terminus of the Development. The Developer is stipulating to construct the full width paved street section with this development along the entire portion of this street within this development.

b. Street Lights and Signing

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

Street Lighting – Developer Provided & Installed:

- A. 1 – Type C-310 HPS
- B. 23 – Type R 100 HPS
- C. Multi Base Mounted Cabinets (BMCs) serving street lighting and to be determined (TBD) Pedestrian Lighting System.
 - a. Design Pedestrian lighting per Municipal Code 10.380 showing conduit/wire/load calculations for placements/quantity of lighting system. Submit for review/approval.

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

- A. 4 –Barricades
- B. 19 – Street Name Signs
- C. 1 – Stop Sign
- D. 1 – Speed Sign

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

The Developer shall pay for City installed signage required by the development. City installed

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

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

c. Pavement Moratoriums

There are no pavement cutting moratoriums currently in effect along the respective frontages.

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

d. Soils Report

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

e. Access and Circulation

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

MLDC 10.426.B.1 requires that street arrangement result in a comparable level of overall connectivity if it departs from an adopted neighborhood circulation plan. The Southeast Circulation Plan shows two east-west local streets extending to the east between Shamrock Drive and Barnett Road; the submitted layout only shows one (Cloverland Street). Public Works recommends the extension of Rosefield Street or Starset Street to the eastern boundary of the development to satisfy this requirement.

Discretionary Condition: The Traffic Impact Analysis for ZC-07-146 titled Mahar Homes, Inc. 17.09 Acre Zone Change Southeast Plan, dated April 6, 2007, assumed that East Barnett Road and Shamrock Drive would provide access from the site to North Phoenix Road. Since neither of these connections have been completed, all site generated traffic will travel north to Calle

Vista Drive or Cherry Lane. Cherry Lane is classified as a Major Collector street. Calle Vista Drive is classified as a Standard Residential street. For traffic originating south of Calle Vista Drive and ultimately heading south on North Phoenix Road, Calle Vista Drive provides the most direct route. Public Works has received multiple requests from the neighborhood regarding the amount of traffic on Calle Vista Drive and has been monitoring the intersection of Calle Vista Drive and North Phoenix Road. A signal warrant analysis was completed using 2017 count data. Warrant 1, 8-hour volume and Warrant 2, 4-hour volume were both met. However, a traffic signal cannot be installed at this intersection for two reasons. First, MLDC 10.463 requires a minimum of 1,320 feet between traffic signals on Arterial streets and the signalized intersection of Cherry Lane and North Phoenix Road is 700' to the north. Second, the Southeast Circulation Plan element of the Medford Comprehensive Plan calls for a center median in North Phoenix Road resulting in right-in/right-out only turning movements at this intersection. Due to the lack of alternate routes, the traffic generated by this development will increase the amount of traffic on Calle Vista Drive. Considering that this intersection already meets signal warrants, Public Works recommends that the Development install a center median in North Phoenix Road at Calle Vista Drive to limit Calle Vista Drive to right-in/right-out only turning movements as called for in the Southeast Circulation Plan.

f. Easements

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

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

3. Section 10.668 Analysis

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

10.668 Limitation of Exactions

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

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

applicant for the excess burden of the exaction to the extent that it would be a taking.

1. Nexus to a legitimate government purpose

The purposes for these dedications and improvements are found throughout the Medford Code, the Medford Transportation System Plan, and the Statewide Planning Rule, and supported by sound public policy. Those purposes and policies include, but are not limited to: development of a balanced transportation system addressing all modes of travel, including motor vehicles, transit, bicycles, and pedestrians. It can be found that the listed right-of-way dedications and improvements have a nexus to these purposes and policies.

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

No mathematical formula is required to support the rough proportionality analysis. It has been described as comparing apples to oranges. Further, we are allowed to consider the benefits to the development from the dedication and improvements when determining “rough proportionality.”

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

Barnett Road is classified as a Minor Arterial street per the adopted Circulation Plan. It is the primary connector to North Phoenix Road from the development to the east. As a Minor Arterial, Barnett Road will have one travel lane in each direction, a center-turn median, bike lanes in each direction, and sidewalks. It will provide safe travel for vehicles, bicycles, and pedestrians. As a higher order street, it is eligible for street SDC credits for both the right-of-way and roadway improvements, per MMC, Section 3.815 (5). Street SDC credits offset costs to the Developer and is the mechanism provided by the City of Medford to fairly compensate the applicant for the excess burden of dedicating for and constructing higher order streets.

Shamrock Drive, Waterstone, Drive, Autumn Hills Drive, Bloomfield Street, Cloverland Street, Rosefield Street, Sapphire Street, Starset Street and Underwood Street: In determining rough proportionality, the City averaged the lineal footage of roadway per dwelling unit for road improvements and averaged square foot of right-of-way per dwelling unit for dedications. The proposed development has 168 dwelling units and will improve approximately 11,385 lineal feet of roadway which equates to 59.3 lineal feet per dwelling unit. Also the development will dedicate approximately 582,265 square feet of right-of-way which equates to approximately 3,466 square feet per dwelling unit.

To determine proportionality a neighborhood with similar characteristics was used. The development used was pervious phases of Summerfield Subdivision located between Stanford and Lone Oak and Cherry Lane and Shamrock and consisted of 152 dwelling units. The pervious development improved approximately 7,530 lineal feet of roadway and dedicated approximately 425,230 square feet of right-of-way (GIS data used to calculate, approximations only). This equates to approximately 49.5 lineal feet of road per dwelling unit and approximately 2,800 square feet of right-of-way per dwelling unit.

- a. Dedication will ensure that new development and density intensification provides the current level of urban services. This development will create an additional 56 Lots within the City of Medford and increase vehicular traffic by approximately 533 average daily trips. The proposed street improvements will provide a safe environment of all modes of travel (vehicular, bicycles, & pedestrians) to and from this development.
- b. Dedication will ensure adequate street circulation is maintained. The street layout and connectivity proposed in this development will provide alternate route choices for the residents that will live in this neighborhood. This will decrease emergency vehicle response times and will decrease overall vehicle miles traveled.
- c. Dedication will provide access and transportation connections at urban level of service standards for this development. Each Lot in this development will have direct access to a public street with facilities that will allow for safe travel for vehicles, bicycles and pedestrians. There is also sufficient space for on-street parking with the exception of Lone Oak Drive. The connections proposed in this development will enhance the connectivity for all modes of transportation and reduce trip lengths. As trip lengths are reduced, it increases the potential for other modes of travel including walking and cycling.
- d. Dedication of connecting streets will decrease emergency response times and provide emergency vehicles alternate choices in getting to an incident and reducing miles traveled.
- e. Dedication of PUE will benefit development by providing public utility services, which are out of the roadway and more readily available to each Lot being served.
- f. The additional traffic of all modes of travel generated by this proposed development supports the dedication and improvements for all modes of travel and utilities. As indicated above, the area required to be dedicated and improved for this development is necessary and roughly proportional to that required in previous adjacent developments to provide a transportation system that meets the needs for urban level services.

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

B. SANITARY SEWERS

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

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

into the improvements provided by this subdivision.

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.

Developer shall provide the City with concurrence from the US Army Corps of Engineers to fill in the existing drainage which bisects this proposed development.

2. Stormwater Detention and Water Quality Treatment

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

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

Upon completion of the project, the Developer's design Engineer shall provide written certification to the Engineering Division that construction of the water quality and detention facilities were constructed per plan. This letter shall be received by the City of Medford Public Works Engineering Department prior to acceptance of the subdivision.

The City is responsible for operational maintenance of the public detention facility, irrigation and maintenance of landscape components shall be the responsibility of the Developer or a Home Owners Association (HOA). The Developer's Engineer shall provide an operations and maintenance manual for the facility that addresses responsibility for landscape maintenance prior to subdivision acceptance. Regarding water quality maintenance, the Rogue Valley Stormwater Quality Design Manual states: "Vegetation shall be irrigated and mulched as needed to maintain healthy plants with a density that prevents soil erosion."

3. Grading

A comprehensive grading plan showing the relationship between adjacent property and the

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PUBLIC WORKS DEPARTMENT
ENGINEERING & DEVELOPMENT DIVISION

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

4. Mains and Laterals

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

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

A storm drain lateral shall be constructed to each tax lot prior to approval of the Final Plat.

5. Wetlands

The Developer shall contact the Division of State Lands for the approval and/or clearance of the subject property with regards to wetlands and/or waterways.

6. Erosion Control

Subdivisions of one acre and greater require a run-off and erosion control permit from DEQ. The approved permit must be submitted to the Engineering Division prior to public improvement plan approval. The erosion prevention and sediment control plan shall be included as part of the plan set. All disturbed areas shall have vegetation cover prior to final inspection/"walk-through" for this subdivision.

D. SURVEY MONUMENTATION

All survey monumentation shall be in place, field-checked, and approved by the City Surveyor prior to the final "walk-through" inspection of the public improvements by City staff.

E. GENERAL CONDITIONS

1. Design Requirements and Construction Drawings

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

2. Construction Plans

Construction drawings for any public improvements for this project shall be prepared by a Professional Engineer currently licensed in the State of Oregon, and submitted to the Engineering Division of Medford Public Works Department for approval. Construction drawings

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for public improvements shall be submitted only for the improvements to be constructed with each phase. Approval shall be obtained prior to beginning construction. Only a complete set of construction drawings (3 copies) shall be accepted for review, including plans and profiles for all streets, minimum access drives, sanitary sewers, storm drains, and street lights as required by the governing commission's Final Order, together with all pertinent details and calculations. A checklist for public improvement plan submittal can be found on the City of Medford, Public Works web site (<http://www.ci.medford.or.us/Page.asp?NavID=3103>). The Developer shall pay a deposit for plan review and construction inspection prior to final plan approval. Public Works will keep track of all costs associated with the project and, upon our acceptance of the completed project, will reconcile the accounting and either reimburse the Developer any excess deposit or bill the Developer for any additional amount not covered by the deposit. The Developer shall pay Public Works within 60 days of the billing date or will be automatically turned over for collections.

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

3. Phasing

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

4. Draft of Final Plat

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

5. Permits

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

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

6. System Development Charges (SDC)

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

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

7. Construction and Inspection

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

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

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

Prepared by: Doug Burroughs

SUMMARY CONDITIONS OF APPROVAL
Summerfield at Southeast Park Phases 23-29 - LDS-17-112

A. Streets

1. Street Dedications to the Public:

- Dedicate additional right-of-way on **East Barnett Road**, as required.
- Dedicate additional right-of-way on **Shamrock Drive**, as required.
- Dedicate full width right-of-way (63') on **Waterstone Drive**.
- Dedicate full width right-of-way (55') on **Autumn Hills Drive, Bloomfield Street, Cloverland Street** (from Waterstone Drive to Sapphire Street), **Rosefield Street, Sapphire Street, Starset Street and Underwood Street**.
- Dedicate right-of-way on **Cloverland Street**, as required (from Sapphire Street to the eastern terminus of the Development).
- Dedicate 10-foot public utility easements (PUE).

2. Public Improvements:

- Improve **Barnett Road** to Minor Arterial street standards.
- Improve **Shamrock Drive** half plus 8', to Standard Residential street standards, as required.
- Construct **Waterstone Drive** full width, to Standard Residential street standards.
- Construct **Autumn Hills Drive, Bloomfield Street, Cloverland Street** (from Waterstone Drive to Sapphire Street), **Rosefield Street, Sapphire Street, Starset Street and Underwood Street** full width, to Minor Residential street standards.
- Construct **Cloverland Street** half plus 12', as required (from Sapphire Street to the eastern terminus of the Development).
- A **22-foot wide paved access** to the nearest paved public street, if East Barnett Road is not restricted to Fire Department access only.

Lighting and Signing

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

Other

- Provide pavement moratorium letters.
- Provide soils report.

B. Sanitary Sewer:

- Provide a private lateral to each lot.

C. Storm Drainage:

- Provide an investigative drainage report.
- Provide water quality and detention facilities.
- Provide a comprehensive grading plan.
- Provide storm drain laterals to each tax lot.
- Provide DSL signoff.
- Provide concurrence from the US Army Corps of Engineers to fill in drainage.
- Provide Erosion Control Permit from DEQ.

D. Survey Monumentation

- Provide all survey monumentation.

E. General Conditions

- Provide public improvement plans and drafts of the final plat.
- = City Code requirement.
- = Discretionary recommendations/comments.

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

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BOARD OF WATER COMMISSIONERS

Staff Memo

TO: Planning Department, City of Medford

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

SUBJECT: ZC-17-112 & LDS-17-113

PARCEL ID: 371W27 TL's 1000, 1001, 1200, 1202

PROJECT: Consideration of a zone change and tentative plat for Phases 23-29 plus Reserve Acreage, totaling 168 residential lots on approximately 42 acres in the Southeast Overlay with a combination of SFR-4, SFR-10 and MFR-20 zoning districts, located between E Barnett Road and Cherry Lane at the terminus of Shamrock Drive. 371W27 TL 1000, 1001, 1200, 1202) Applicant Crystal Springs Development Group; Agent: Neathamer Surveying Inc. Liz Conner, Planner.

DATE: November 8, 2017

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

CONDITIONS

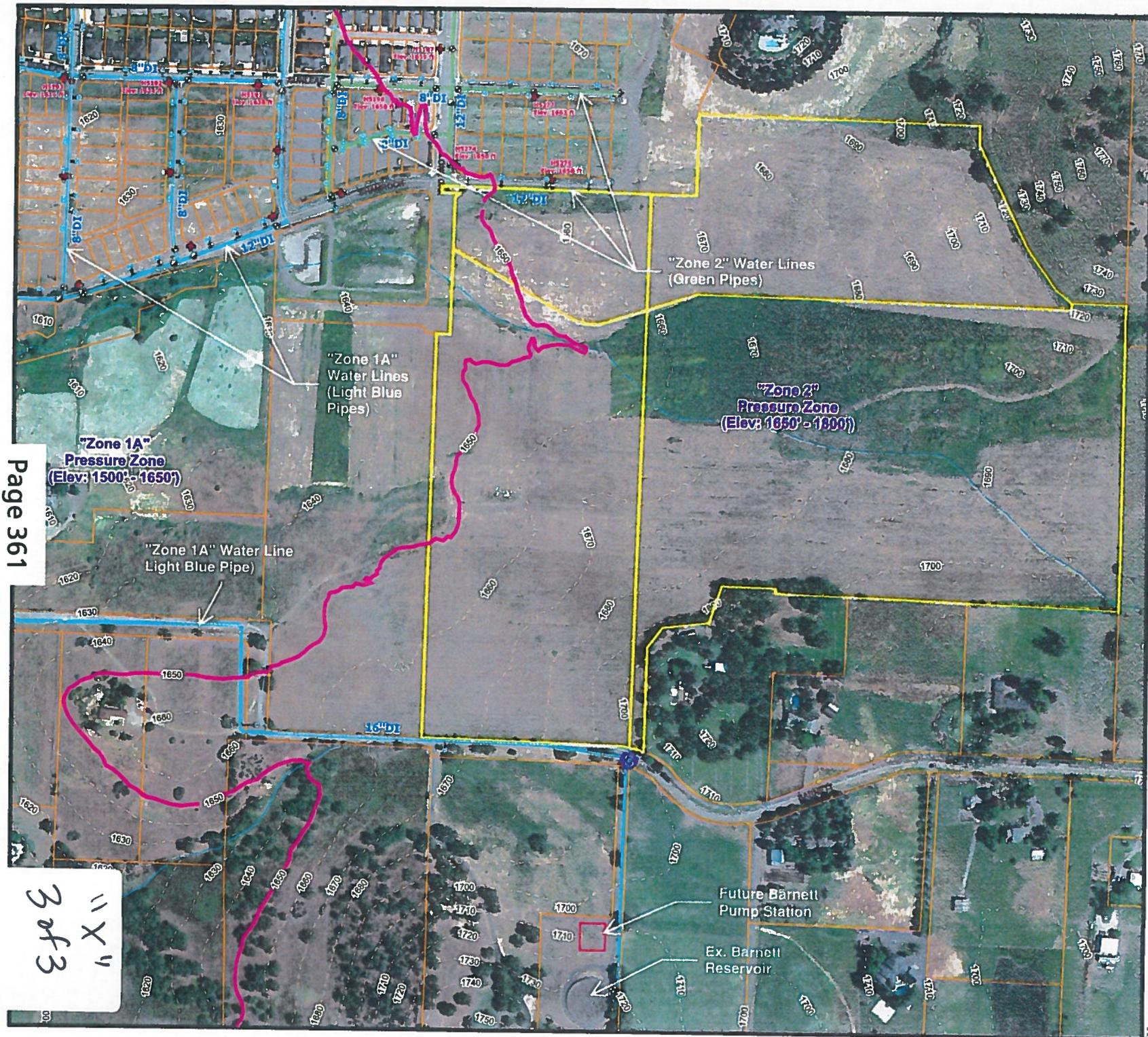
1. The water facility planning/design/construction process will be done in accordance with the Medford Water Commission (MWC) "Regulations Governing Water Service" and "Standards For Water Facilities/Fire Protection Systems/Backflow Prevention Devices."
2. All parcels/lots of proposed property divisions will be required to have metered water service prior to recordation of final map, unless otherwise arranged with MWC.
3. The applicant or their civil engineer shall coordinate with MWC Engineering Staff for water facility layout (Master Plan of Water Lines) for proposed development within MWC Pressure Zone 2 south of Shamrock Drive, north of E Barnett Road, and east of Waterstone Drive.
4. A hydraulic analysis will be required to verify fire flow requirements in Summerfield at South East Park Phases 23-29. Depending on results of hydraulic analysis construction of Phases may be dependent upon construction of Barnett Pump Station No. 2.
5. Installation of a 16-inch water line is required in Waterstone Drive between Shamrock Drive and E Barnett Road. Coordinate with MWC engineering staff for reimbursement for oversizing of water lines.
6. Installation of 12-inch water lines is required in Shamrock Drive, and 8-inch water lines in all other proposed residential streets within all phases of subdivision.
7. Dedication of a 10 foot wide (minimum) access and maintenance easement to MWC over all water facilities located outside of public right-of-way is required. Transmission water mains require a 20-foot wide easement. Easement shall be submitted to MWC for review and recordation prior to construction.



COMMENTS

1. The MWC system does have adequate capacity to serve this property.
2. Off-site water line installation may be required.
3. On-site water facility construction is required. (See Condition 5 & 6 above)
4. MWC-metered water service does not exist to this property.
5. Access to MWC water lines is available. There is an existing 12-inch MWC Pressure Zone 2 water line located in Lone Oak Drive and also in Shamrock Drive. There is an existing 16-inch water line in E Barnett Road (Pressure Zone 1 Line).

"X"
2 of 3



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"X"



**Water Facility Map
for
ZC-17-112 & LDS-17-113**

Legend

- ⊙ Air Valve
- Sample Station
- ⊠ Fire Service
- ⬢ Hydrant
- ▲ Reducer
- Blow Off
- ⊕ Plugs-Caps

- Water Meters:**
- ⊙ Active Meter
 - On Well
 - ⊙ Unknown
 - Vacant

- Water Valves:**
- ⊙ Butterfly Valve
 - ⊙ Gate Valve
 - Tapping Valve

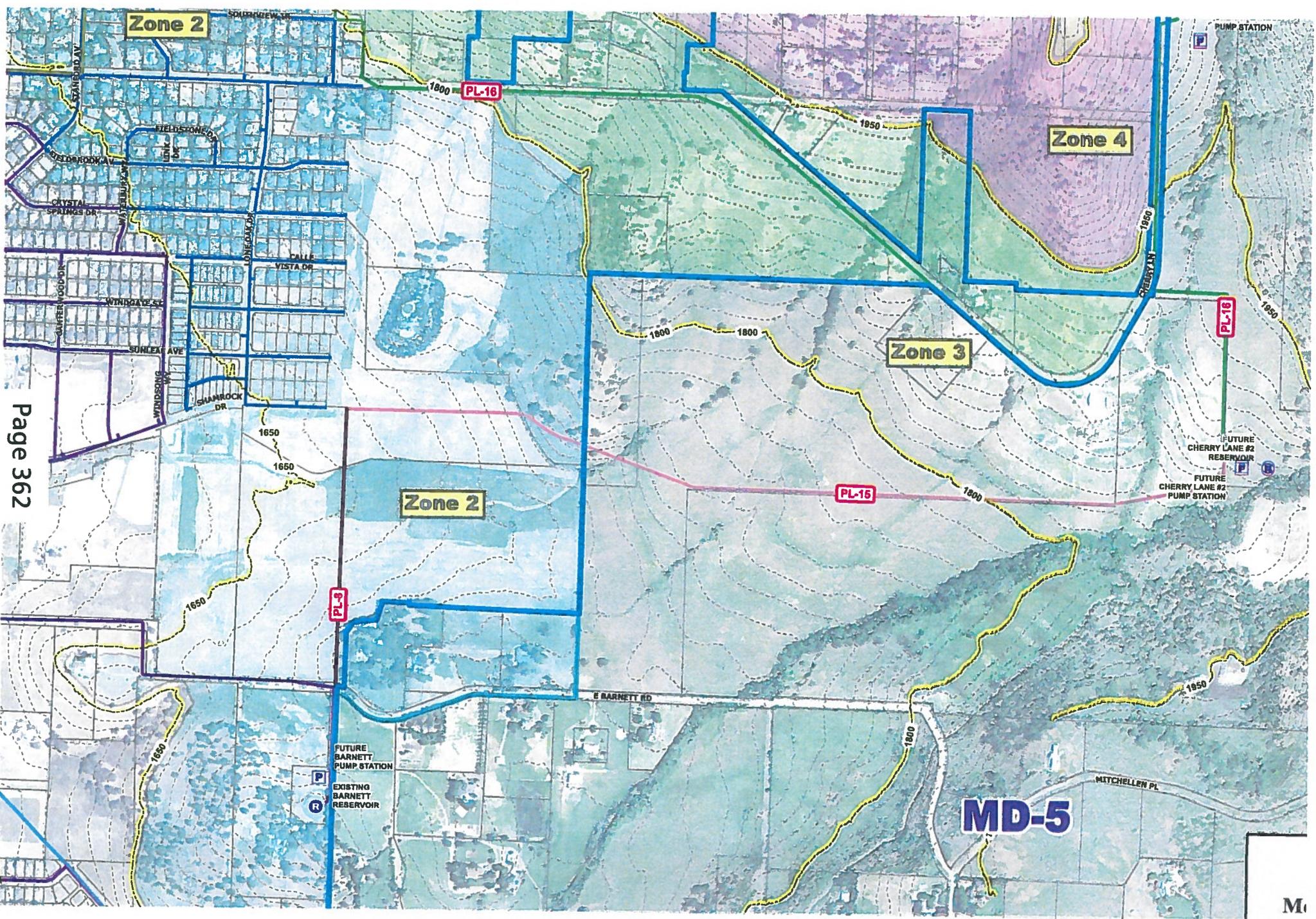
- Water Mains:**
- Active Main
 - - - Abandoned Main
 - Reservoir Drain Pipe
 - Pressure Zone Line

- Boundaries:**
- ▭ Urban Growth Boundary
 - ▭ City Limits
 - ▭ Tax Lots

- MWC Facilities:**
- Ⓢ Control Station
 - Ⓟ Pump Station
 - Ⓡ Reservoir



This map is based on a GIS project developed by Medford Water Commission from a variety of sources. Medford Water Commission does not warrant the accuracy of the information shown on this map. It is the user's responsibility to verify the information shown on this map.





Medford Fire Department

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

LAND DEVELOPMENT REPORT - PLANNING

To: Liz Conner

LD Meeting Date: 11/08/2017

From: Greg Kleinberg

Report Prepared: 11/06/2017

Applicant: Applicant Crystal Springs Development Group; Agent: Neathamer Surveying

File #: LDS - 17 - 113

Associated File #'s: ZC - 17 - 112

Site Name/Description:

Consideration of a zone change and tentative plat for Phases 23-29 plus Reserve Acreage, totaling 168 residential lots on approximately 42 acres in the Southeast Overlay with a combination of SFR-4, SFR-10 and MFR-20 zoning districts, located between E Barnett Road and Cherry Lane at the terminus of Shamrock Drive. 371W27 TL 1000, 1001, 1200, 1202) Applicant Crystal Springs Development Group; Agent: Neathamer Surveying Inc. Liz Conner, Planner.

DESCRIPTION OF CORRECTIONS

REFERENCE

Requirement FIRE HYDRANTS

OFC

508.5

Fire hydrants with reflectors will be required for this project.

Fire hydrant locations shall be as follows: Nineteen (19) total fire hydrants will be required for this project in the following recommended locations: One on the corner of Waterstone Dr/Bloomfield St near lot 672; One on the corner of Sapphire St/Bloomfield St near lot 667; One on the corner of Autumn Hills Dr/Bloomfield St near lot 738; One on the corner of Shamrock Dr/Underwood St near lot 813; One on the corner of Waterstone Dr/Rosefield St near lot 690; One on the corner of Sapphire St/Rosefield St near lot 685; One on the corner of Autumn Hills Dr/Rosefield St near lot 757; One in front of lots 752/753; One in front of lots 810/811; One on the corner of Sapphire St/Starset St near lot 712; One on the corner of Autumn Hills Dr/Starset St near lot 779; One in front of lots 773/774; One in front of lots 805/806; One on the corner of Waterstone Dr/Cloverland St near lot 705; One on the corner of Sapphire St/Cloverland St near lot 724; One on the corner of Autumn Hills Dr/Cloverland St near lot 801; One in front of lots 795/796; One on the corner of Underwood St/Cloverland St near lot 802; and One on the corner of Barnett Rd/Waterstone Dr near lot 821.

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

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

Requirement MEDFORD CODE STREET DESIGN OPTIONS

MEDFORD

10.430

Section 10.430 of the Medford Code states the following:

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

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

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



Medford Fire Department

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

LAND DEVELOPMENT REPORT - PLANNING

To: Liz Conner

LD Meeting Date: 11/08/2017

From: Greg Kleinberg

Report Prepared: 11/06/2017

Applicant: Applicant Crystal Springs Development Group; Agent: Neathamer Surveying

File #: LDS - 17 - 113

Associated File #'s: ZC - 17 - 112

Site Name/Description:

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

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

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

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

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

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

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

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

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

"y"
2 of 2

MEDFORD PARKS & RECREATION

HEALTHY LIVES. HAPPY PEOPLE. STRONG COMMUNITY.

TO: Planning Department

FROM: Haley Cox – Parks Planner
Adam Airoidi – City Arborist

SUBJECT: PARKS REVIEW OF ZC-17-112/LDS-17-113

DATE: December 6, 2017

The Parks Planner reviewed the Summerfield at South East Park Phase 23-29 plans and had the following recommendations:

1. Prior to Final Plat approval and dedication of the Greenway to the City of Medford, the applicant shall obtain approval for greenway design plans from the Medford Parks, Recreation and Facilities Management Department.
2. The applicant shall include safety measures in Greenway design plans for all mid-block crossings prior to Final Plat approval.

The City Arborist has reviewed the applicant's Tree Plan and Schedule and had the following recommendations:

1. Tree planting spec should match "CITY TREE DETAIL" found on the Information for Architects page on the City's website. (current spec differs regarding removal of foreign material from root ball, and does not indicate that a root barrier should be specified if within 3' of hardscape) <http://www.ci.medford.or.us/Page.asp?NavID=1107>
2. SE Area Plan requires 100% canopy coverage over sidewalks, ensure that once driveways have been built adequate coverage is maintained.

CITY OF MEDFORD
EXHIBIT # 2
File # ZC-17-112 / LDS-17-113



CONTINUOUS IMPROVEMENT | CUSTOMER SERVICE
701 N. COLUMBUS AVE | MEDFORD, OR 97501 | 541.774.2400
WWW.PLAYMEDFORD.COM | PARKS@CITYOFMEDFORD.ORG



COMMUNITY ENRICHMENT EXCELLENCE EXCEPTIONAL CUSTOMER SERVICE INNOVATION

Liz A. Conner

From: David Haight <David.R.Haight@state.or.us>
Sent: Monday, October 30, 2017 1:17 PM
To: Liz A. Conner
Subject: File No. ZC-17-112/LDS-17-113

Elizabeth,

The Oregon Department of Fish and Wildlife is not opposed to the proposed project: Summerfield at South East Park Phase 23-29 and Reserve Acreage. There are, however, two small drainages that flow through the property. These drainages have been heavily impacted by past agricultural activities. We recommend that the applicant determine if wetlands are present on the properties. If so, the wetland areas should be either avoided or mitigated for as required by State law. We also would like additional information concerning how water in the drainages will be conveyed through the site, and how storm water will be managed.

Thank you,

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

STAFF MEMO

To: Liz Connor
From: Jennifer Ingram, Address Technician
Date: 11/8/17
Subject: LDS-17-113

I am recommending, but not requiring, an alternate street name for the proposed *Starset Street*, as there are already many street names beginning with *Star*.



Memo

To: Elizabeth Conner, Planning Department
From: Mary Montague, Building Department
CC: Bob Neathamer, Applicant
Date: October 31, 2017
Re: ZC-17-112/LDS-17-113; Summerfield at Southeast Park Phases 23-29

Building Department:

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

1. Applicable Building Codes are 2014 ORSC with additional Oregon amendments to the 2011 ORSC; 2014 OPSC; and 2014 OMSC. For list of applicable Building Codes, please visit the City of Medford website: www.ci.medford.or.us Click on "City Departments" at top of screen; click on "Building"; click on "Design Criteria" on left side of screen and select the appropriate design criteria.
2. All plans are to be submitted electronically. Information on the website: www.ci.medford.or.us Go to "City Departments" at top of screen; click on "Building"; click on "ELECTRONIC PLAN REVIEW (ePlans)" for information.
3. Site Excavation permit required to develop, install utilities.
4. Demo Permit is required for any buildings being demolished.
5. A site specific soils geotech report is required by a Geotech Engineer prior to foundation inspections. The report must contain information on how you will prepare the lot for building and a report confirming the lot was prepared per their recommendations.

Liz A. Conner

From: CAINES Jeff <Jeff.CAINES@aviation.state.or.us>
Sent: Monday, November 06, 2017 3:00 PM
To: Liz A. Conner
Subject: ZC-17-112 / LDS-17-113 - ODA Comments

Elizabeth:

Thank you for allowing ODA to comment on the proposed zone change and plat for Summerfield at South East Park. ODA has reviewed the proposed development and have the following comments. Due to the distance between the proposed development and the fact that there are existing developments between this site and the airport; ODA finds that the development will not pose a hazard to air navigation; therefore no FAA form 7460-1 will be required.

Feel free to contact me if you or the applicant have any questions.

Jeff

Jeff Caines, AICP
Oregon Department of Aviation
Aviation Planner / SCIP Coordinator
3040 25th St. SE | Salem, OR 97302
Office: 503.378.2529
Cell / Text: 503.507.6965
Email: Jeff.Caines@aviation.state.or.us

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

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

ZONE CHANGE APPLICATION

TRAFFIC IMPACT ANALYSIS FORM

A. Form to be filled out and signed by a representative from the Public Works Department – Traffic Section prior to submittal of this Zone Change application.

Map and Tax Lot(s) 37 1W 27, Tax Lots 1000, 1001, 1200 & 1202

Current Zoning District: SFR-4, SFR-10 & MFR-20

Proposed Zoning District: SFR-4, SFR-6 & SFR-10

See Attached Table & Trips - 912 ADT

B. Based upon the information submitted with this application:

- A Traffic Impact Analysis is not required
- A Traffic Impact Analysis is required and has been submitted to the Public Works – Traffic Section.
- A Traffic Impact Analysis is required and has NOT been submitted to the Public Works – Traffic Section.
- Insufficient information to determine if TIA is required.

Peter T Mackprang
Printed Name

Peter T Mackprang
Signature

Associate Traffic Engineer
Title

Summerfield at South East Park
 Phases 23-29 & Reserve Acreages
 Proposed Zone Change

Based on the "Zoning Acreage Calculation Table" provided on the map titled "Zone Changes for Summerfield at South East Park, Phases 23-29 & Reserve Acre
 File #ZC-17-112/LDS-17-113

Existing Zoning	Units/acre	Proposed Zoning	Units/acre	Acres	Existing Trip Rate	Existing Trips	Proposed trip Rate	Proposed Trips	Difference
MFR-20	20	SFR-6	6	0.36	6.65	48	9.52	21	-27
MFR-20	20	SFR-4	4	1.7	6.65	226	9.52	65	-161
SFR-10	10	SFR-6	6	9.58	9.52	912	9.52	547	-365
SFR-10	10	SFR-4	4	6.64	9.52	632	9.52	253	-379
SFR-4	4	SFR-10	10	0.36	9.52	14	9.52	34	21
				18.6		1832		920	-912

"EE"
 20 of 2

HILLSIDE DEVELOPMENT CONSTRAINTS ANALYSIS STATUS FORM PLANNING DEPT

A Constraints Analysis is required for all Class "C" applications (except Zone Changes and Exceptions) where development is proposed on slopes greater than 15%.

The Constraints Analysis must be deemed complete by the Public Works Department prior to submittal of the Class "C" Application to the Planning Department. This form, signed by the Public Works Department, must accompany the Class "C" application submittal to the Planning Department. After review, Public Works will mail this form to the Agent and forward a copy to Planning.

SECTION A: To be filled out by the applicant prior to submittal to the Public Works Department

Document Title: Geotechnical and Geologic Investigation, Summerfield at South East Park, Phases 23 to 29
Subject Tax Lots: 37 1W 27, Tax Lots 1000, 1001, 1200 and 1202
Agent Name: Neathamer Surveying, Inc.
Address: P.O. Box 1548
City: Medford State: OR Zip Code: 97501
Email: bob@neathamer.com Telephone: 541-732-2869

SECTION B: To be filled out by the Public Works Department at time of submittal

Date Submitted: 10-16-17
Public Works Signature: [Handwritten Signature]

SECTION C: To be filled out by Public Works after review of the Constraints Analysis

Based upon the information submitted with this application:

- [X] The Constraints Analysis dated 9-19-17 is deemed complete.
[] The Constraints Analysis is deemed incomplete.

ALEX GEORGEVITCH
Printed Name
[Handwritten Signature]
Signature
CITY ENGINEER
Title
10-17-17
Date

HILLSIDE DEVELOPMENT SLOPE ANALYSIS FORM

A Slope Analysis is required for all Class "C" applications (except Zone Changes and Exceptions) where development is proposed on slopes greater than fifteen percent (15%).

A. Form to be filled out and signed by a Planner from the Planning Department prior to submittal of a Class "C" Application.

Map and Tax Lot(s): 371W 27 TL 1000, 1001, 1200 + 1202

Address: _____

B. Based upon the City of Medford Slope Map:

- A Slope Analysis is not required.
- A Slope Analysis is required, but a Constraints Analysis is not required.
- A Slope Analysis and a Constraints Analysis are required. The Constraints Analysis must be submitted to the Public Works Department and deemed complete before submittal of the Class "C" Application to the Planning Department. Please use the Constraints Analysis Status Form, Page 15.
- A Slope Analysis, Constraints Analysis, and Pre-Application are required before submittal of the Class "C" Application to the Planning Department. The Constraints Analysis must be submitted to the Public Works Department and deemed complete before submittal of the Pre-Application Form to the Planning Department. Please use the Constraints Analysis Status Form included in the Pre-Application Form.

Liz Conner

Printed Name

Liz Conner

Signature

Planner II

Title

10-13-17

Date

TABLE 10.373: Southeast Sub-Area, General Land Use Plan Map, Southeast Plan Map, Zoning, and Residential Density

Sub-Area	General Land Use Plan Map Designation	Southeast Plan Map Land Use Category ¹	Permitted Zoning	Permitted Residential Density Range Du/Ac ³
1	UR	Estate Lot	SFR-2	0.8 to 2.0
2, 16, 17, and 20	UR	Standard Lot	SFR-4 or SFR-6	2.5 to 6.0
6, 11, and 15	UR	Small Lot	SFR-10 with alleys ²	5.0 to 10.0 ²
			SFR-10 without alleys	6.0 to 10.0
4 and 13	UM	Rowhouse	MFR-15	10.0 to 15.0
3, 5, 10, 12, and 14	UH	High Density	MFR-20	15.0 to 20.0
			MFR-30	20.0 to 36.0
7A	Commercial	Commercial Center Core	C-C	20.0 to no limit See 10.708(c)
7B	Service Commercial	Commercial Center – Service/Office	C-S/P	20.0 to no limit See 10.708(c)
8 and 18	Parks and Schools (UR Underlying)	School	SFR-4 or SFR-6	Not Applicable
Sub-Area	General Land Use Plan Map Designation	Southeast Plan Map Land Use Category	Permitted Zoning	Permitted Residential Density Range Du/Ac ³ (PUD Du/Ac) ⁴
9, 19, and 21	Parks and Schools (UR Underlying)	Park	SFR-4 or SFR-6	Not Applicable
See SE Plan Map	Greenway	Greenway	Any	Not Applicable



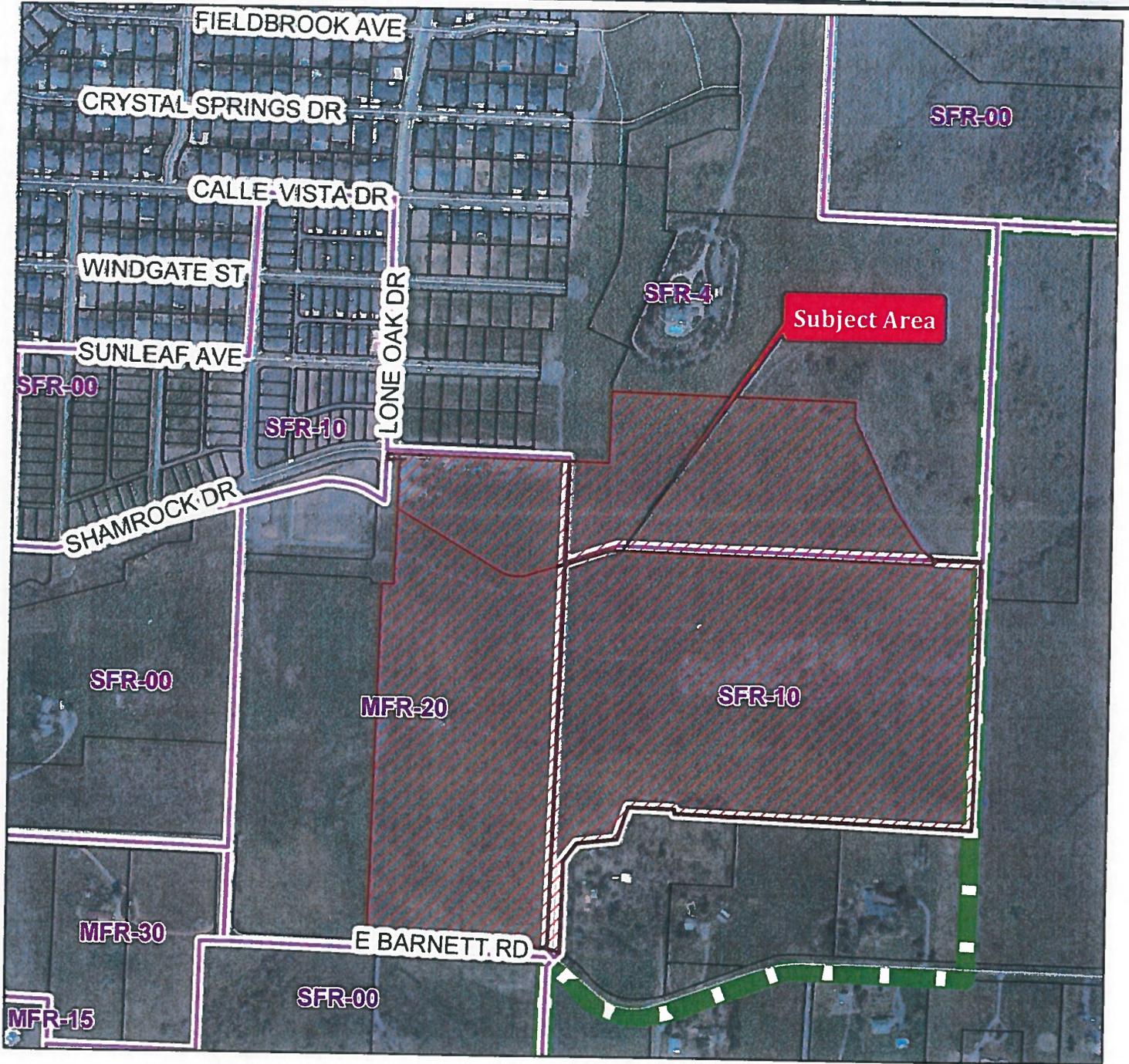
City of Medford

Planning Department

Vicinity
Map

File Number:

ZC-17-112
LDS-17-113



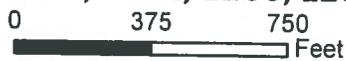
Project Name:

Summerfield At South East Park, Phases 23-29 & Reserve Acreage

Map/Taxlot:

371W27

TL 1000, 1001, 1200, 1202



09/26/2017

Legend

-  Subject Area
-  Medford Zoning
-  Tax Lots

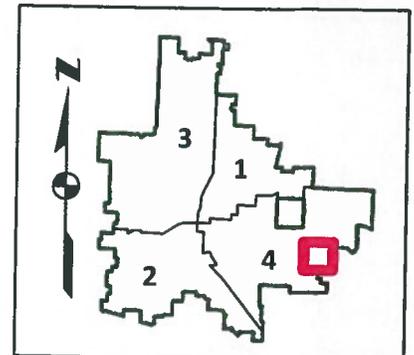


EXHIBIT 'B'

**PROPOSED RE-ZONING AREA
DESCRIPTION SHEET**

SFR-4

A portion of Reserve Acreage Future Development of SUMMERFIELD AT SOUTH EAST PARK, PHASE 15, filed for record on May 4, 2016 in Volume 42 of Plats at Page 15, of the Records of Jackson County, Oregon (and filed as Survey Number 21969 in the office of the Jackson County Surveyor), and a portion of those properties described in Instruments Numbered 2004-041948 and 2004-041949, of the Official Records of Jackson County, Oregon, being located in the Southeast One-quarter of Section 27, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon. The exterior outline of the area to be re-zoned is more particularly described as follows:

Commencing at a 7/8-inch square iron bar at the accepted corner position for the quarter corner common to Sections 26 and 27 per Survey Number 13369 as filed in the office of the Jackson County Surveyor; thence along the east line of said Section 27, South 00°29'04" East, 2116.07 feet to the Northeast corner of that tract described in Volume 497, Page 466 of the Deed Records of Jackson County, Oregon; thence along the northerly boundary of said tract, North 89°49'01" West, 759.27 feet to the prolongation of the proposed centerline of Autumn Hills Drive; thence leaving said northerly boundary of said tract, North 00°00'00" East, 15.50 feet to the proposed intersection of Autumn Hills Drive and Cloverland Street; thence along the centerline of Autumn Hills Drive, North 00°00'00" East, 587.90 feet to the proposed intersection of Autumn Hills Drive and Rosefield Street, being the **TRUE POINT OF BEGINNING**; thence along the proposed centerline of Rosefield Street, North 90°00'00" West, 751.17 feet to the proposed intersection of Rosefield Street and Waterstone Drive; thence leaving last said centerline and along the proposed centerline of Waterstone Drive, North 00°00'00" East, 651.67 feet to the proposed intersection of Waterstone Drive and Shamrock Drive; thence leaving last said centerline and along the proposed centerline of Shamrock Drive the following courses and distances: South 90°00'00" East, 867.39 feet to the beginning of a tangent curve concave to the southwest having a radius of 300.00 feet and a central angle of 65°07'58" (the long chord of which bears South 57°26'01" East, 322.97 feet); thence along the arc of said curve, 341.03 feet to a reverse curve concave to the northeast having a radius of 300.00 feet and a central angle of 17°04'26" (the long chord of which bears South 33°24'15" East, 89.07 feet); thence along the arc of said curve 89.40 feet to the proposed intersection of Shamrock Drive and Bloomfield Street; thence leaving last said centerline and along the proposed centerline of Bloomfield Street the following courses and distances: South 57°10'19" West, 59.95 feet to the beginning of a tangent curve concave to the northwest, having a radius of 100.00 feet and a central angle of 32°49'41" (the long chord of which bears South 73°35'09" West, 56.52 feet); thence along the arc of said curve, 57.30 feet; thence North 90°00'00" West, 332.85 feet to the proposed intersection of Bloomfield Street and Autumn Hills Drive; thence leaving last said centerline and along the proposed centerline of Autumn Hills Drive, South 00°00'00" West, 355.00 feet to the Point of Beginning.

Area to be re-zoned contains 13.63 acres, more or less.

TOGETHER WITH a portion of those properties described in Instruments Numbered 2004-041948 and 2004-041949, of the Official Records of Jackson County, Oregon, being located in the Southeast One-quarter of Section 27, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon. The exterior outline of the area to be re-zoned is more particularly described as follows:

Commencing at a 7/8-inch square iron bar at the accepted corner position for the quarter corner common to Sections 26 and 27 per Survey Number 13369 as filed in the office of the Jackson County Surveyor; thence along the east line of said Section 27, South 00°29'04" East, 2116.07 feet to the Northeast corner of that tract described in Volume 497, Page 466 of the Deed Records of Jackson County, Oregon; thence along the boundary of said tract (less the exception noted therein) the following courses and distances: North 89°49'01" West, 1045.53 feet; thence North 00°10'59" East, 15.00 feet; thence North 89°49'01" West, 163.61 feet to the **TRUE POINT OF BEGINNING**; thence South 17°33'59" West, 122.42 feet; thence South 80°46'59" West, 153.12

feet; thence South 37°38'59" West, 66.89 feet; thence leaving said tract, South 00°08'34" West, 345.30 feet to the centerline of Barnett Road and the beginning of a non-tangent curve concave to the south having a radius of 150.00 feet and a central angle of 18°10'40" (the long chord of which bears North 80°37'41" West, 47.39 feet); thence along said centerline and the arc of said curve, 47.59 feet; thence continuing along said centerline, North 89°43'01" West, 124.72 feet to the proposed intersection of Barnett Road and Waterstone Drive; thence leaving last said centerline and along the proposed centerline of Waterstone Drive the following courses and distances: North 00°08'34" East, 334.55 feet to the beginning of a tangent curve concave to the southeast, having a radius of 100.00 feet and a central angle of 59°33'22" (the long chord of which bears North 29°55'15" East, 99.33 feet); thence along the arc of said curve, 103.94 feet to a reverse curve concave to the northwest, having a radius of 100.00 feet and a central angle of 59°41'56" (the long chord of which bears North 29°50'58" East 99.54 feet); thence along the arc of said curve, 104.19 feet; thence North 00°00'00" East, 25.65 feet to the proposed intersection of Waterstone Drive and Cloverland Street; thence leaving last said centerline and along the proposed centerline of Cloverland Street the following courses and distances: South 89°49'01" East, 225.37 feet to the beginning of a tangent curve concave to the north, having a radius of 100.00 feet and a central angle of 22°19'54" (the long chord of which bears North 79°01'02" East, 38.73 feet); thence along the arc of said curve, 38.98 feet to a reverse curve concave to the south, having a radius of 100.00 feet and a central angle of 22°19'54" (the long chord of which bears North 79°01'02" East, 38.73 feet); thence along the arc of said curve, 38.98 feet; thence leaving last said centerline, South 00°10'59" West, 15.50 feet to the Point of Beginning.

Area to be re-zoned contains 2.52 acres, more or less.

Basis of bearings for this description is the centerline of Shamrock Drive, per Summerfield at South East Park, Phase 15, filed as Survey Number 21969 in the office of the Jackson County Surveyor.

This description is prepared for the distinct purpose of outlining an area to be re-zoned in the City of Medford, Oregon and is not sufficient for the conveyance of real property, the determination or creation of real property boundaries.

Prepared By:
Neathamer Surveying, Inc.
3126 State Street, Suite 203
Medford, Oregon 97501
Phone: (541) 732-2869
FAX: (541) 732-1382
Project Number: 12034-17

Date: August 18, 2017

EXHIBIT "B"

**PROPOSED RE-ZONING AREA
DESCRIPTION SHEET**

SFR-6

A portion of those properties described in Instruments Numbered 2004-041948 and 2004-041949, of the Official Records of Jackson County, Oregon, being located in the Southeast One-quarter of Section 27, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon. The exterior outline of the area to be re-zoned is more particularly described as follows:

Commencing at a 7/8-inch square iron bar at the accepted corner position for the quarter corner common to Sections 26 and 27 per Survey Number 13369 as filed in the office of the Jackson County Surveyor; thence along the east line of said Section 27, South 00°29'04" East, 2116.07 feet to the Northeast corner of that tract described in Volume 497, Page 466 of the Deed Records of Jackson County, Oregon; thence along the northerly boundary of said tract, North 89°49'01" West, 759.27 feet to the prolongation of the proposed centerline of Autumn Hills Drive and the **TRUE POINT OF BEGINNING**; thence leaving the prolongation of said centerline, North 89°49'01" West, 286.26 feet; thence North 00°10'59" East, 15.00 feet; thence North 89°49'01" West, 163.61 feet; thence North 00°10'59" East, 15.50 feet to the centerline of proposed Cloverland Street and the beginning of a non-tangent curve concave to the south having a radius of 100.00 feet and a central angle of 22°19'54" (the long chord of which bears South 79°01'02" West 38.73 feet); thence along last said centerline and the arc of said curve, 38.98 feet to the point of a reverse curve concave to the north having a radius of 100.00 feet and a central angle of 22°19'54" (the long chord of which bears South 79°01'02" West, 38.73 feet); thence continuing along last said centerline and the arc of said curve, 38.98 feet; thence continuing along last said centerline, North 89°49'01" West, 255.37 feet to the proposed intersection of Cloverland Street and Waterstone Drive; thence leaving last said centerline and along the centerline of proposed Waterstone Drive, North 00°00'00" East, 570.00 feet to the proposed intersection of Waterstone Drive and Rosefield Street; thence leaving last said centerline and along the proposed centerline of Rosefield Street, South 90°00'00" East, 751.17 feet to the proposed intersection of Rosefield Street and Autumn Hills Drive; thence leaving last said centerline and along the proposed centerline of Autumn Hills Drive, South 00°00'00" West, 587.90 feet to the Point of Beginning.

Area to be re-zoned contains 9.94 acres, more or less.

Basis of bearings for this description is the centerline of Shamrock Drive, per Summerfield at South East Park, Phase 15, filed as Survey Number 21969 in the office of the Jackson County Surveyor.

This description is prepared for the distinct purpose of outlining an area to be re-zoned in the City of Medford, Oregon and is not sufficient for the conveyance of real property, the determination or creation of real property boundaries.

Prepared By:
Neathamer Surveying, Inc.
3126 State Street, Suite 203
Medford, Oregon 97501
Phone: (541) 732-2869
FAX: (541) 732-1382
Project Number: 12034-17

Date: August 18, 2017

EXHIBIT "B"**PROPOSED RE-ZONING AREA
DESCRIPTION SHEET****SFR-10**

A portion of Reserve Acreage Future Development of SUMMERFIELD AT SOUTH EAST PARK, PHASE 15, filed for record on May 4, 2016 in Volume 42 of Plats at Page 15, of the Records of Jackson County, Oregon (and filed as Survey Number 21969 in the office of the Jackson County Surveyor), and a portion of that property described in Instrument Number 2004-041948, of the Official Records of Jackson County, Oregon, being located in the Southeast One-quarter of Section 27, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon. The exterior outline of the area to be re-zoned is more particularly described as follows:

Commencing at a 7/8-inch square iron bar at the accepted corner position for the quarter corner common to Sections 26 and 27 per Survey Number 13369 as filed in the office of the Jackson County Surveyor; thence along the east line of said Section 27, South 00°29'04" East, 1221.73 feet to the proposed centerline of Shamrock Drive and the **TRUE POINT OF BEGINNING**; thence leaving said centerline and continuing along said east line, South 00°29'04" East, 894.34 feet to the Northeast corner of that tract described in Volume 497, Page 466 of the Deed Records of Jackson County, Oregon; thence along the northerly boundary of said tract, North 89°49'01" West, 759.27 feet to the prolongation of the proposed centerline of Autumn Hills Drive; thence leaving said northerly boundary of said tract, North 00°00'00" East, 15.50 feet to the proposed intersection of Autumn Hills Drive and Cloverland Street; thence along the centerline of Autumn Hills Drive, North 00°00'00" East, 927.40 feet to the proposed intersection of Autumn Hills Drive and Bloomfield Street; thence leaving the centerline of Autumn Hills Drive and along the centerline of Bloomfield Street, South 90°00'00" East, 332.85 feet to the beginning of a tangent curve concave to the northwest having a radius of 100.00 feet and central angle of 32°49'41" (the long chord of which bears North 73°35'09" East, 56.52 feet); thence along the arc of said curve 57.30 feet; thence North 57°10'19" East, 59.95 feet to the proposed intersection of Bloomfield Street and Shamrock Drive, and the beginning of a non-tangent curve concave to the northeast having a radius of 300.00 feet and a central angle of 48°03'32" (the long chord of which bears South 65°58'14" East, 244.32 feet); thence leaving the centerline of Bloomfield Street, along the centerline of Shamrock Drive and the arc of said curve, 251.64 feet; thence South 90°00'00" East, 91.11 feet to the Point of Beginning.

Area to be re-zoned contains 16.20 acres, more or less.

Basis of bearings for this description is the centerline of Shamrock Drive, per Summerfield at South East Park, Phase 15, filed as Survey Number 21969 in the office of the Jackson County Surveyor.

This description is prepared for the distinct purpose of outlining an area to be re-zoned in the City of Medford, Oregon and is not sufficient for the conveyance of real property, the determination or creation of real property boundaries.

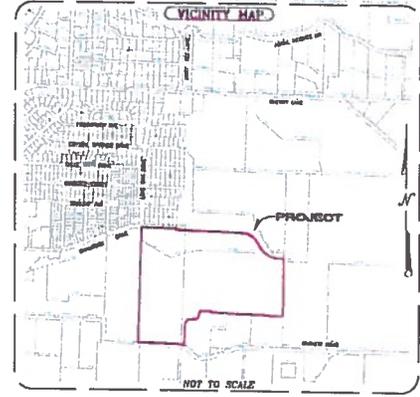
Prepared By:
Neathamer Surveying, Inc.
3126 State Street, Suite 203
Medford, Oregon 97501
Phone: (541) 732-2869
FAX: (541) 732-1382
Project Number: 12034-17

Date: August 18, 2017

ZONE CHANGES FOR: SUMMERFIELD AT SOUTH EAST PARK, PHASES 23-29 & RESERVE ACREAGES

A report of a portion of the Reserve Acreages, Tract A, Summerfield At South East Park, Phase 18A, a portion of Summerfield At South East Park, Phase 18, and a portion of Four Oaks Orchard Tracts, Lots 6-10, 12, and 14-16, located in the Southeast One quarter of Section 21, Township 81 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:
Crystal Springs Development
Group, A.J. 209 Verhulst
281 Alter Creek Drive
Medford, Oregon 97504



ZONING ACREAGE CALCULATION TABLE

EXISTING ZONE	PROPOSED ZONE	AREA
SFR-20	SFR-8	0.25 AC
SFR-20	SFR-4	1.50 AC
SFR-20	SFR-8	4.50 AC
SFR-20	SFR-4	8.80 AC
SFR-4	SFR-10	0.50 AC

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert V. Neathamer

OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675

Renewal Date 12/31/18

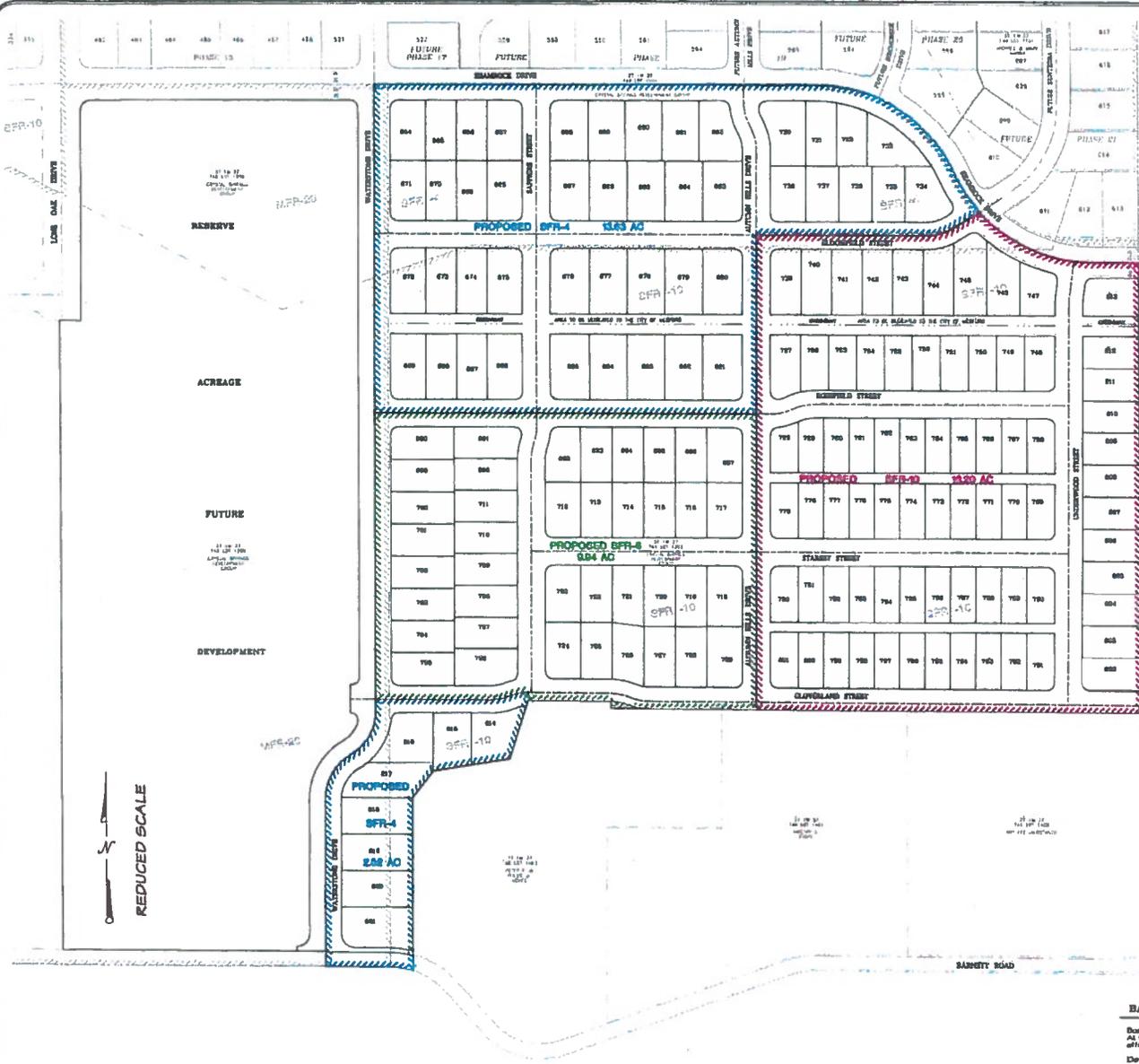
BASIS OF SURVEY

Basis of Survey is the Lot-1-line of Sherman Drive, per Summerfield At South East Park, Phase 18, filed as Survey Number 2804 in the office of the Jackson County Surveyor.
Elevations were established on each control point via digital level loops based on C&G of Madras Bench Mark No. B-22, with a published elevation of 879.486. Being a found true up in the survey's curve of Latta Vista Drive in the southwest corner of the parcel with North Project Road.

PREPARED BY: Neathamer Surveying, Inc.
3180 State St, Suite 203
P.O. Box 1084
Medford, Oregon 97501
Phone (541) 732-8880
FAX (541) 732-1382

PLOT DATE: October 12, 2017 **PROJECT NUMBER:** 18034-17

Sheet 1 of 1



Jackson County Assessor's Map No. 51 81 27, Tax Lots 1000, 1001, 1200, and 1201

Drawing A-1001 Project/Crystal Springs Development Group/12004 Summerfield/2004_P1-dwg

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

IN THE MATTER OF TENTATIVE PLAT APPROVAL FOR MEDFORD PARKS AND)
RECREATION FOUNDATION) **ORDER**
[LDP-17-121]

ORDER granting approval of a request for tentative plat approval for *Medford Parks and Recreation Foundation*, described as follows:

A one-lot partition to legalize the existing lot and a request for an Exception to lot standard requirements regarding lot frontage on a public street on a 1.34 acre parcel located at East McAndrews Road approximately 340 feet southwest of the intersection of E McAndrews Road and Springbrook Road within the SFR-4 zoning district (371W20BD TL 800).

WHEREAS:

1. The Planning Commission has duly accepted the application filed in accordance with the Medford Land Development Code, Sections 10.265 through 10.267; and
2. The Medford Planning Commission has duly held a public hearing on the request for consideration of tentative plat approval for *Medford Parks and Recreation Foundation*, as described above, with a public hearing a matter of record of the Planning Commission on December 14, 2017; and
3. At the public hearing on said tentative plat, evidence and recommendations were received and presented by the developer and Planning Department Staff; and
4. At the conclusion of said hearing, after consideration and discussion, the Medford Planning Commission, upon a motion duly seconded granted tentative plat approval and adopted the final order with all conditions and findings set forth for the granting of the tentative plat approval.

THEREFORE LET IT BE HEREBY ORDERED that the tentative plat for *Medford Parks and Recreation Foundation*, stands approved per the Staff Report dated December 1, 2017, and subject to compliance with all conditions contained therein.

AND LET IT FURTHER BE OF RECORD, that the action of the Planning Commission in approving this request for tentative plat approval is hereafter supported by the findings referenced in the Staff Report dated December 1, 2017.

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

Accepted and approved this 14th day of December, 2017.

CITY OF MEDFORD PLANNING COMMISSION

Planning Commission Chair

ATTEST:

Planning Department Representative

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

IN THE MATTER OF APPROVAL OF AN EXCEPTION FOR)
)
MEDFORD PARKS AND RECREATION FOUNDATION [E-17-120])

ORDER

ORDER granting approval for a request of an exception for *Medford Parks and Recreation Foundation*, as described below:

Request for an Exception to lot standard requirements regarding lot frontage on a public street on a 1.34 acre parcel located at East McAndrews Road approximately 340 feet southwest of the intersection of E McAndrews Road and Springbrook Road within the SFR-4 zoning district (371W20BD TL 800).

WHEREAS:

1. The Planning Commission has duly accepted the application filed in accordance with the Medford Land Development Code, Sections 10.251 and 10.252; and
2. The Medford Planning Commission has duly held a public hearing on the exception for *Medford Parks and Recreation Foundation*, as described above, with the public hearing a matter of record of the Planning Commission on December 14, 2017.
3. At the public hearing on said exception, evidence and recommendations were received and presented by the developer and Planning Department Staff; and
4. At the conclusion of said hearing, after consideration and discussion, the Medford Planning Commission, upon a motion duly seconded granted exception approval and approved the final order with all conditions and findings set forth for the granting of the exception approval.

THEREFORE LET IT BE HEREBY ORDERED that the exception for *Medford Parks and Recreation Foundation*, as described above, stands approved per the Staff Report dated December 1, 2017, and subject to compliance with all conditions contained therein.

AND LET IT FURTHER BE OF RECORD, that the action of the Planning Commission in approving this request for exception approval is hereafter supported by the findings referenced in the Staff Report dated December 1, 2017.

BASED UPON THE ABOVE, the Planning Commission determined that the exception is in conformity with the provisions of law and Section 10.253 criteria for an exception of the Land Development Code of the City of Medford.

Accepted and approved this 14th day of December, 2017.

CITY OF MEDFORD PLANNING COMMISSION

Planning Commission Chair

ATTEST:

Planning Department Representative

Subject Site Characteristics

Zoning	SFR-4
GLUP	UR (Urban Residential)
Use	Vacant

Surrounding Site Characteristics

North	SFR-4	Single-Family Residences
South	SFR-4	Park (Donahue Frohnmayr Park)
East	SFR-4	Multi-Family Residences (Duplexes)
West	SFR-4	Vacant

Related Projects

LDS-04-136 & LDS-06-289 Springview Estates Subdivision

Applicable Criteria

10.270 LAND DIVISION CRITERIA - MEDFORD LAND DEVELOPMENT CODE

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.

10.253 CRITERIA FOR AN EXCEPTION – MEDFORD LAND DEVELOPMENT CODE

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

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

ISSUES and ANALYSIS

Land Division

Project Summary

The subject site is a 1.34 acre lot with partial street frontage on Springbrook Road, located southwest of the intersection of East McAndrews Road and Springbrook Road. The parcel was unlawfully created by deed in 1994 (Exhibit Q) as a remnant parcel. It is the applicant's intention to donate the subject parcel to the City in the near future. Once transferred to the City of Medford, the property will likely become an extension of

Donahue-Frohnmayr Park, located to the south, and may be incorporated into the existing parkland via a property line adjustment.

Condition 1 of MLDC Section 10.297(B)(1) – Property Line Adjustment Approval Criteria states that a property line adjustment shall be approved if it complies with the following: “All properties were lawfully created.” Therefore, in order to complete a property line adjustment/consolidation in the future, the legal creation (by the way of land partition) of this parcel must be the first step.

Proposed Configuration

This partition does not propose any changes to the existing parcel. The property exceeds the minimum lot width of 60 feet and the minimum lot depth of 90 feet. The site does not contain the minimum lot frontage requirement (30 feet) per MLDC 10.710.

Access

The property is located approximately 130 feet west of Springbrook Road. Access could be achieved via a 25 feet wide public right-of-way connection to Springbrook Road at the southeasterly corner of the subject parcel, as shown on Minor Land Partition for Robert & Loreta Cabler in 1981(Exhibit O) and described in Jackson County Recorded Document No. 81-22418. The nearest streets include East McAndrews Road (approximately 330 feet to the north), Springbrook Road (approximately 130 feet to the east), and Spring Street (approximately 650 feet to the south). Water, sewer and storm drain facilities are located within the surrounding streets. The applicant does not propose to improve the adjacent existing right-of-way, as access to the subject parcel will be achieved via an internal connection to Donahue-Frohnmayr Park.

ORS 92

ORS 92.176 states a city may approve an application to validate a unit of land that was not lawfully created by a sale that did not comply with the applicable criteria for creation of a unit of land if the unit of land: (a) is not a lawfully established unit of land; and (b) could have complied with the applicable criteria for the creation of a lawfully established unit of land in effect when the unit of land was sold.

The unit of land in question was created by deed in 1994 (Exhibit Q) and not by land partition, as required in 1994. The subject property could have complied with the applicable criteria for all relevant site development standards including an Exception request for street frontage standards.

Per ORS 92.176(5), a unit of land becomes a lawfully established parcel when the city validates the unit of land under this section if the owner of the unit of land causes a partition plat to be recorded within 90 days after the date the city validates the unit of land. A condition of approval has been added (Exhibit A) for the owner of the subject

parcel to record the final plat within 90 days should the Commission act to approve this application.

Agency Comments

Public Works Department (Exhibit F)

The Public Works Department recommends the subject parcel to be platted as Reserve Acreage, or consolidated with Tax Lot 2200 to the south after recording of the Final Plat.

Oregon Department of State Lands (DSL) (Exhibit I)

Staff submitted a Wetland Land Use Notification with DSL. In their response, DSL stated that a state permit is required for 50 cubic yards or more of removal and/or fill in wetlands.

Rogue Valley International Airport (Exhibit J)

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

Exception Findings

The applicant has requested an Exception to the lot standard in MLDC 10.710, specifically to the minimum lot frontage requirement which requires parcels to have a minimum of 30 feet of lot frontage on a public street.

MLDC 10.033(5) states that a lot of record, or a parcel of land for which a deed or other instrument dividing the land was recorded with Jackson County prior to May 5, 1980, which has an area or dimension less than required by this code, shall be considered legal nonconforming and may be developed and occupied by a permitted use subject to compliance with the minimum standards of this code.

The subject property was illegally created after May 5, 1980 and, therefore, does not meet the requirements for a continuation of nonconforming development and does require an Exception request.

Per MLDC 10.253, no exception, in the strict application of the provisions of this chapter, shall be granted by the approving authority having jurisdiction over the plan authorization unless it finds that all of the following criteria and standards are satisfied.

The power to authorize an exception from the terms of this code shall be sparingly exercised. Findings must indicate that:

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

The Commission may find that the granting of the exception is in harmony with the general purpose and intent of the regulations imposed by the code. As the subject parcel is proposed to become the northerly extension to Donahue-Frohn Mayer Park and gain access through already existing vehicular, pedestrian and bicycle connections to the park, the practical need for conforming street frontage for vehicular and utility connections is not vital in this situation.

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

Staff concurs with the applicant's findings that this section is not applicable; the Exception is not being requested for a specific use but rather to a lot standard that cannot be met in the property's current configuration.

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

Staff concurs with the applicant's findings that the issue of street frontage will most likely become a moot point in the future if the subject property is dedicated to the City and incorporated in an expansion of Donahue-Frohn Mayer Park. The existing parkland parcels already have street frontages on Spring Street and Springbrook Road. The applicant also noted that a future street within Berkley Hills PUD could provide street frontage along the western side of the subject parcel.

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

Staff rejects the applicant's findings for this criteria. As the subject property was deeded off without proper land use permits, it was the result of an illegal act.

FINDINGS AND CONCLUSIONS

Partition

Staff has reviewed the applicant's findings and conclusions for Land Division (Exhibit B) and recommends the Commission adopt the findings as presented.

Exception

Staff has reviewed the applicant's findings and conclusions for Exception (Exhibit C) and recommends the Commission adopt the findings as presented with the exception of criterion #4 for which staff recommends to adopt the findings as follows:

The need for this Exception is not linked to how the property was created but to the criterion that the existing street frontage of 25 feet is sub-standard to the required 30 feet per MLDC 10.710. At this point in time, it is not possible for the applicant to dedicate the additional 5 feet of right-of-way needed to meet the current street frontage requirement. All adjacent properties are under separate ownership and the applicant has no control over these properties. Therefore, it is not possible for the applicant to meet the street frontage requirement per MLDC 10.710. Even though staff does not concur with the applicants findings for this criteria, the Commission can find this criterion is satisfied based on staff's findings above.

RECOMMENDED ACTION

Adopt the findings as recommended by staff and adopt the Final Orders for approval of E-17-120 and LDP-17-121 per the staff report dated December 1, 2017, including Exhibits A through Q.

EXHIBITS

- A Conditions of Approval
- B Tentative Partition Plat, received September 25, 2017
- C Applicant's Findings of Fact and Conclusions of Law for Land Partition, received September 25, 2017
- D Applicant's Findings of Fact and Conclusions of Law for Exception, received September 25, 2017
- E Assessors Plat Map, received September 25, 2017
- F Public Works Report, dated November 8, 2017
- G Medford Water Commission Memo, dated November 30, 2017
- H Fire Department Report, received November 8, 2017
- I Wetland Land Use Notification Response, received October 20, 2017
- J Medford International Airport e-mail, received November 1, 2017
- K Jackson County Roads Memo, received November 6, 2017
- L Oregon Department of Fish & Wildlife e-mail, received October 30, 2017
- M Building Department e-mail, received October 31, 2017

- N Oregon Department of Aviation e-mail, received November 6, 2017
- O Minor Land Partition Survey, dated November 11, 1981
- P ORS 92.176
- Q Original Bargain and Sale Deed, dated October 14, 1994
Vicinity Map

PLANNING COMMISSION AGENDA:

DECEMBER 14, 2017

Exhibit A
Fordyce/Johnson Partition / Exception
LDP-17-121 / E-17-120
Conditions of Approval
December 1, 2017

CODE REQUIREMENTS

The applicant shall

1. Comply with the Public Works Department Staff Report received November 8, 2017 (Exhibit F);
2. Comply with the Medford Water Commission Staff Memo received November 30, 2017 (Exhibit G);

DISCRETIONARY REQUIREMENTS

The applicant shall

3. Comply with the Oregon Department of State Lands Wetland Land Use Notification Response received October 20, 2017 (Exhibit I).
4. Cause the final plat to be recorded with the County Recorder within 90 days after the date the City validates the unit of land.



RECEIVED
SEP 25 2017
PLANNING DEPT.

September 12, 2017

**Fordyce/Johnson Land Donation
Lot Creation Application – Responses to Criteria**

Land Division Criteria

Medford Land Development Code Section 10.270, Land Division Approval Criteria

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

Applicant's Response: Satisfied with approval of Exception application. The legal creation of this parcel is the first step in converting this vacant, single-family residential site into property proposed for donation to the City of Medford. The establishment of this land as a legal parcel is required in order transfer ownership over to the City of Medford. The property will become an extension of the Donahue-Frohmayer park located to the south and may be incorporated into the existing parkland via a property line adjustment.

Comprehensive Plan compliance - The 2016 Leisure Services Plan (LSP) identifies the need for additional community and neighborhood parkland over the planning period. The donation of these additional 1.34 acres will be adjacent to Donahue-Frohmayer neighborhood park and is proposed to be developed as park land in the future. This property contains wetlands that may be incorporated into the park design and retained as a natural amenity. The 2016 LSP considers the retention and protection of natural features as a community and environmental benefit. The development of this land as a park rather than residential development avoids the loss of additional wetlands within the City.

Neighborhood Circulation Plan compliance – The property is not located within an adopted neighborhood circulation plan.

Design Standards per Articles IV and V of Chapter 10 of the Municipal Code - The subject property is currently land locked. The nearest streets include McAndrews Road approximately 326 feet to the north, Springbrook Road 115 feet to the east, and Spring Street 640 feet roughly to the south. Water, sewer and storm drain facilities are located within the surrounding streets.



The property exceeds the minimum lot width of 60 feet and the minimum lot depth of 90 feet. The site does not contain the minimum lot frontage requirement noted in the code. An exception application is filed concurrently with the partition application in order to deviate from the lot frontage requirements and create the parcel without any frontage.

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

Applicant's Response: Satisfied. The goal of the land division is to establish this 1.34-acre site as a legal parcel and enable the donation of this site to City of Medford and develop the site as an extension of Donahue-Froynmayer park. The current property owners (Medford Parks and Recreation Foundation) do not have additional adjoining land to be developed or access thereto.

- 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 in 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;*

Applicant's Response: Not Applicable. The creation of this one parcel will not require or result in the need for a subdivision name to be approved by City staff or the Planning Commission. This criterion is not applicable to the land partition request.

- 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;*



Response: Not Applicable. The subject property was created by deed as a remnant parcel. The establishment of this property as a legal parcel does not include the creation of streets or alleys. The property is land locked and does not include current plans for a street connection through it. There is not an adopted circulation plan in this area showing future street connectivity. The end result of this parcel once approved is for it to be donated to the City of Medford and become additional parkland for Donahue Frohnmayer Park located at the intersection of Springbrook and Spring Streets. The Berkely Hills Planned Unit Development to the west (currently expired) includes a street extension that could provide street frontage along the western boundary of the subject parcel in the future. This criterion is not applicable to the proposal.

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;*

Response: Not Applicable. The proposal does not include streets or alleys proposed for private use. This criterion is not applicable to the proposal.

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.*

Response: Not Applicable. The 1.34-acre property has a Comprehensive Plan Map designation of Urban Residential (UR) and a zoning district designation of SFR-4 (Single-Family Residential, 4 dwelling units per acre). The adjacent properties to the north, west, east and south have like zoning designations of SFR-4 and a portion of SFR-10 (Single-Family Residential) to the east. An unmitigated land use conflict will not occur between the subject property and the adjacent lands because EFU zoning does not surround this site. This criterion is not applicable.



RECEIVED
SEP 25 2017
PLANNING DEPT.

September 12, 2017

**Fordyce/Johnson Land Donation
Exception Application – Responses to Criteria**

Exception Request: The Exception sought is to the lot standard in Section 10.710, which requires parcels to have a minimum of 30 feet of lot frontage on a public street. The subject property was illegally created after May 5, 1980, and is currently land locked from surrounding public rights-of-way. The Exception is filed in conjunction with a one-lot partition to legalize the lot.

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

Applicant's response: Satisfied. The subject parcel is proposed to become the northerly extension of Donahue-Frohnmyer park. The practical need for street frontage for vehicular access and utility connections is not imperative in this situation. Although not a conventional driveway approach, access from Springbrook Road is possible to the existing walking trail within the park in the event of an emergency. Future utility extensions are possible through the existing parkland on the south if services are needed to serve the subject property upon development as parkland.

The Berkley Hills Planned Unit Development was previously approved to the west and included a road network that would front the subject property along the western boundary of the subject property potentially providing street frontage in the future.

The proposed exception will not be detrimental to the property or surrounding parcels.

2



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

Applicant's response: Not Applicable. The exception request is not being requested for a specific use but rather to a lot standard that cannot be met in the property's current configuration. The site will become part of the City's parkland inventory upon successful completion of the proposed partition and exception applications. Parks are allowed as conditional uses in all of the residential zoning districts. This property is zoned Single-Family Residential-4 (SFR-4).

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

Applicant's response: Satisfied. The subject property is proposed to be dedicated to the City of Medford and will be developed as parkland. The issue of street frontage could become a moot point if a property line adjustment is processed in the future and the subject land is incorporated into the remaining Donahue-Frohnmayr parkland to the south. The existing parkland parcels contain frontage on Spring Street and Springbrook Road, which could become frontage for the subject parcel. The parcel will not be used for typical residential construction and the need for street frontage is not as critical to future development of the land.

As noted above, a future street within Berkley Hills PUD may also provide street frontage along the western side of this parcel, providing frontage to the parcel in the future.



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

Applicant's response: Satisfied. The subject property was deeded off after May 5, 1980 and is an illegal parcel. The Foundation was aware of the issues with the site at the time of purchase and is seeking to correct it with the submitted applications. The need for street frontage in this situation is not as critical to the development of the parcel as it will be developed as parkland and become an extension of Donahue-Frohnmayr Park. Vehicular access and utility access can be provided from the existing parkland to the south if necessary.



Medford – A fantastic place to live, work and play

CITY OF MEDFORD

LD Date: 11/8/2017
File Number: LDP-17-121/E-17-120

PUBLIC WORKS DEPARTMENT STAFF REPORT **Medford Parks & Recreation Foundation – Land Donation** **East McAndrews Road – TL 800**

- Project:** Consideration of a request for a one-lot partition to legalize the existing lot and a request for an Exception to lot standard requirements regarding lot frontage on a public street on a 1.34 acre parcel.
- Location:** Located at East McAndrews Road approximately 340 feet southwest of the intersection of E. McAndrews Road and Springbrook Road within the SFR-4 zoning district (371W20BD TL 800).
- Applicant:** Applicant, Medford Parks and Recreation Foundation; Agent, Dan O'Connor; Planner, Steffen Roennfeldt.

Public Works recommends the subject lot be platted as Reserve Acreage, or consolidated with Tax Lot 2200 to the south after recording the Final Plat.

Prepared by: Doug Burroughs

P:\Staff Reports\LDP\2017\LDP-17-121_E-17-120 E McAndrews Rd_TL 800 (Medford Parks & Rec_Land Donation)\LDP-17-121_E-17-120 Staff Report-LD.docx Page 1

PUBLIC WORKS DEPARTMENT
ENGINEERING & DEVELOPMENT DIVISION

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

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

CITY OF MEDFORD
EXHIBIT # 7

File # LDP-17-121/E-17-120



BOARD OF WATER COMMISSIONERS

Staff Memo

TO: Planning Department, City of Medford

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

SUBJECT: LDP-17-121 & E-17-120 (Revised)

PARCEL ID: 371W20BD TL 800

PROJECT: Consideration of a request for a one-lot partition to legalize the existing lot and a request for an Exception to lot standard requirements regarding lot frontage on a public street on a 1.34 acre parcel located at East McAndrews Road approximately 340 feet southwest of the intersection of E. McAndrews Road and Springbrook Road within the SFR-4 zoning district (371W20BD TL 800); Applicant, Medford Parks and Recreation Foundation; Agent, Dan O'Connor; Planner, Steffen Roennfeldt.

DATE: ~~November 8, 2017~~ November 30, 2017

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

COMMENTS

1. MWC-metered water service does not exist to this property.
2. Medford Water Commission understands that this parcel is planned to be an extension of Spring Street Park, and that the existing landscape irrigation system within Spring Street Park will be extended onto this parcel.
3. Static water pressure is approximately 73 psi.



Page 402



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

Water Facility Map for LDP-17-121 & E-17-120

Legend

- ⊙ Air Valve
 - ⊙ Sample Station
 - ⊙ Fire Service
 - ⊙ Hydrant
 - ⊙ Reducer
 - ⊙ Blow Off
 - ⊙ Plugs-Caps
- Water Meters:**
- ⊙ Active Meter
 - ⊙ On Well
 - ⊙ Unknown
 - ⊙ Vacant
- Water Valves:**
- ⊙ Butterfly Valve
 - ⊙ Gate Valve
 - ⊙ Tapping Valve
- Water Mains:**
- Active Main
 - - - Abandoned Main
 - Reservoir Drain Pipe
 - Pressure Zone Line
- Boundaries:**
- ▭ Urban Growth Boundary
 - ▭ City Limits
 - ▭ Tax Lots
- MWC Facilities:**
- C** Control Station
 - P** Pump Station
 - R** Reservoir



This map is based on a 2014 aerial photograph. The Milford Water Commission is not responsible for any errors or omissions. There are no warranties, expressed or implied.



Medford Fire Department

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

LAND DEVELOPMENT REPORT - PLANNING

To: Tracy Carter

LD Meeting Date: 11/08/2017

From: Fire Marshal Kleinberg

Report Prepared: 11/06/2017

File #: LDP - 17 - 121

Associated File #'s: E - 17 - 120

Site Name/Description:

Consideration of a request for a one-lot partition to legalize the existing lot and a request for an Exception to lot standard requirements regarding lot frontage on a public street on a 1.34 acre parcel located at East McAndrews Road approximately 340 feet southwest of the intersection of E. McAndrews Road and Springbrook Road within the SFR-4 zoning district (371W20BD TL 800); Applicant, Medford Parks and Recreation Foundation; Agent, Dan O'Connor; Planner, Steffen Roennfeldt.

DESCRIPTION OF CORRECTIONS

REFERENCE

Approved as Submitted

Meets Requirement: No Additional Requirements

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

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

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

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

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



WETLAND LAND USE NOTIFICATION RESPONSE
OREGON DEPARTMENT OF STATE LANDS
775 Summer Street NE, Suite 100, Salem, OR 97301-1279
Phone (503) 986-5200
www.oregonstatelands.us

DSL File Number: WN2017-0540

Cities and counties have a responsibility to notify the Department of State Lands (DSL) of certain activities proposed within wetlands mapped on the Statewide Wetlands Inventory. Steffen Roennfeldt from city of Medford submitted a WLUN pertaining to local case file #: LDP-17-121/E-17/120.

Activity location:

township: 37S range: 01W section: 20 quarter-quarter section:
tax lot(s): 800
street address: E McAndrews Rd, Medford
city: Medford county: Jackson
latitude: 42.340591 longitude: -122.846776

Mapped wetland/waterway features:

- The national wetlands inventory shows a wetland/waterway on the property.
- The local wetlands inventory shows a wetland/waterway on the property.
- The county soil survey shows hydric (wet) soils on the property. Hydric soils indicate that there may be wetlands.

Oregon Removal-Fill requirement (s):

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

Your activity:

Contacts:

- For permit information and requirements contact DSL Resource Coordinator (see website for current list) [http://www.oregonstatelands.us/DSL/contact_us_directory.shtml#Wetlands Waterways](http://www.oregonstatelands.us/DSL/contact_us_directory.shtml#Wetlands_Waterways)
- For wetland delineation report requirements and information contact DSL Wetlands Specialist (see website for current list) [http://www.oregonstatelands.us/DSL/contact_us_directory.shtml#Wetlands Waterways](http://www.oregonstatelands.us/DSL/contact_us_directory.shtml#Wetlands_Waterways)
- For removal-fill permit and/or wetland delineation report fees go to http://www.oregon.gov/DSL/PERMITS/docs/rf_fees.pdf
- A permit may be required by the U.S. Army Corps of Engineers (503-808-4373).

- This is a preliminary jurisdictional determination and is advisory only.

CITY OF MEDFORD
EXHIBIT # /
File # LDP-17-121/E-17-120

Comments: This site has a jurisdictional stream/ditch. DSL will require a permit for impacts to this stream/ditch that are 50 cubic yards or greater.

Chitra Hoverson

Response by: _____ date: 10/20/2017



Marcy Black

From: Marcy Black
Sent: Wednesday, November 01, 2017 11:08 AM
To: 'steffenroennfeldt@cityofmedford.org'
Subject: Project Name: Fordyce Land Foundation, File No. LDP-17-121/E-17-120

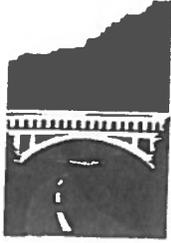
Steffen:
The airport requests an Avigation, Noise and Hazard easement be required as a condition of partition process.

Thanks for the opportunity to comment.

Marcy Black
Deputy Director-Administration

11/2/17

Email message failed. Sent via FAX.



JACKSON COUNTY

Roads

Roads
Engineering

Kevin Christiansen
Construction Manager

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

www.jacksoncounty.org

November 6, 2017

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

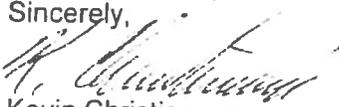
RE: Subdivision off E McAndrews Road and Springbrook Road – city maintained roads.
Planning File: LDS-17-121 & E-17-120

Dear Steffen:

Thank you for the opportunity to comment on the consideration of a request for a one-lot partition to legalize the existing lot and a request for an Exception to lot standard requirements regarding lot frontage on a public street on 1.34 acre parcel located at East McAndrews approximately 340 feet southwest of the intersection of E McAndrews Road and Springbrook Road, both city maintained roads, within a SRF-4 (Single Family Residential – 4 dwelling units per gross acre) Zoning District. Jackson County has no comments.

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

Sincerely,


Kevin Christiansen
Construction Manager

CITY OF MEDFORD
EXHIBIT # JK
File # LDP-17-121/E-17-120

Steffen K. Roennfeldt

From: David Haight <David.R.Haight@state.or.us>
Sent: Monday, October 30, 2017 1:01 PM
To: Steffen K. Roennfeldt
Subject: FW: File No. LDP-17-121/E-17-120

From: David Haight
Sent: Monday, October 30, 2017 12:57 PM
To: 'SteffenRoennfeldt@cityofmedford.org'
Subject: File No. LDP-17-121/E-17-120

Steffen,

The Oregon Department of Fish and Wildlife has no objection to the proposal from the Fordyce Land Foundation to approve a one-lot partition for the existing non-conforming lot (371W20BD TL800) adjacent to Donahue-Frohnmayr Park.

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

CITY OF MEDFORD
EXHIBIT # 6
File # LDP-17-121/E-17-120

Steffen K. Roennfeldt

From: Mary E. Montague
Sent: Tuesday, October 31, 2017 4:28 PM
To: Steffen K. Roennfeldt
Subject: LDP-17-121/E-17-120

Hi Steffen,

Building Department has not comments at this time regarding the above application.

Thank You!

Mary Montague
Plans Examiner II
City of Medford
Building Department
(541) 774-2371
Fax:(541) 618-1707

Steffen K. Roennfeldt

From: CAINES Jeff <Jeff.CAINES@aviation.state.or.us>
Sent: Monday, November 6, 2017 2:49 PM
To: Steffen K. Roennfeldt
Subject: LDP-17-121/E-17-120 - ODA Comment

Steffen:

Thank you for allowing ODA to comment on the proposed land use action,. After further review ODA finds that the one-lot partition will not cause a hazard to air navigation. Therefore, no FAA 7460-1 will be required.

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

Jeff

Jeff Caines, AICP
Oregon Department of Aviation
Aviation Planner / SCIP Coordinator
3040 25th St. SE | Salem, OR 97302
Office: [503.378.2529](tel:503.378.2529)
Cell / Text: [503.507.6965](tel:503.507.6965)
Email: Jeff.Caines@aviation.state.or.us

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

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

CITY OF MEDFORD
EXHIBIT # N
File # LDP-17-121/E-17-120

MINOR LAND PARTITION

LOCATED IN LOT 1 OF "FAIRVIEW" S. CHILDERS EASTERN ADDITION TO THE CITY OF MEDFORD, OREGON. IN THE N.W. 1/4 OF SECTION 20, T. 37 S., R. 1 W., W.M., JACKSON CO., OREGON

FOR

ROBERT A. & LORETA M. CABLER



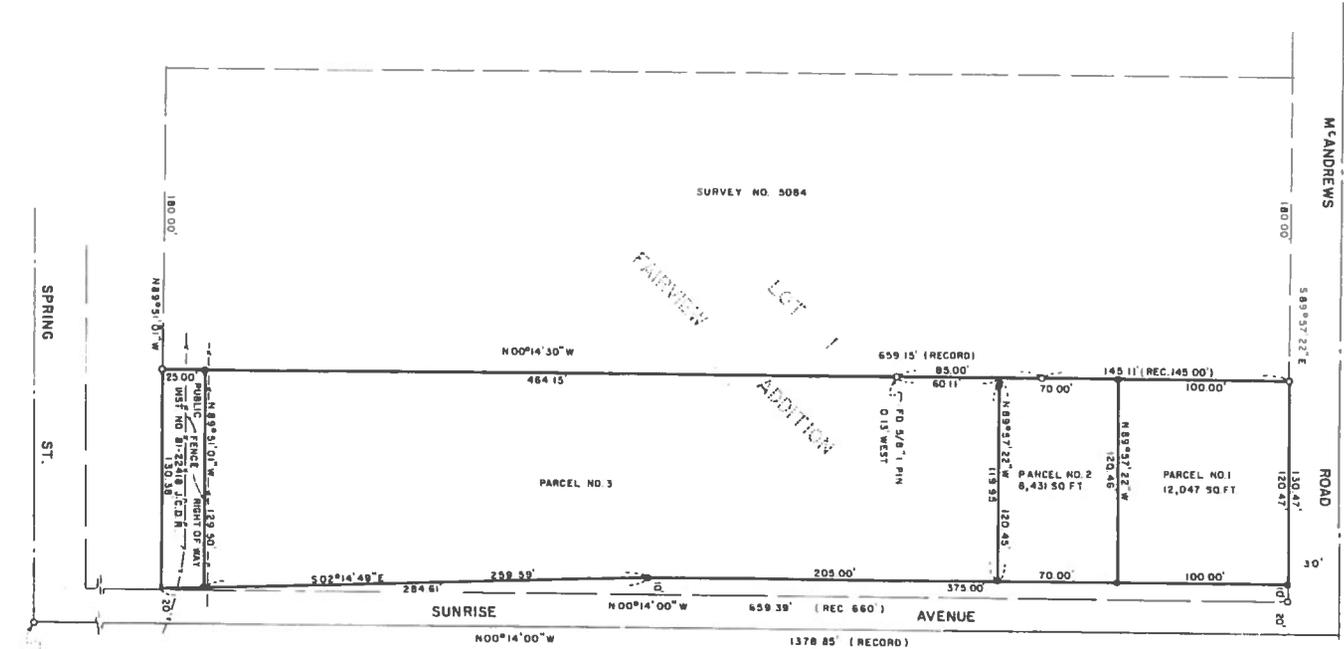
APPROVAL:
 I CERTIFY THAT PURSUANT TO THE AUTHORITY GRANTED IN ORDINANCE NO 4041, THIS PLAT IS HEREBY APPROVED.
James M. Eichenlaub 12/22/81
 MEDFORD PLANNING DIRECTOR DATE

RECORDER'S CERTIFICATE
 FILED FOR RECORD THIS 28th DAY OF December, 1981
 AT 9:52 O'CLOCK A.M. AND RECORDED IN VOLUME 4
 PAGE 91 OF "MINOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON.
Waldene Terry COUNTY CLERK
Pauline E. McCornack DEPUTY

LEGEND:
 ○ FOUND 5/8" IRON PIN
 ● SET 5/8" IRON PIN WITH PLASTIC CAP STAMPED FRIAR PLS 961
 BASIS OF BEARING: SURVEY NO 5084
 SCALE: 1" = 50' DATE: NOV. 11, 1981

FRIAR, MOFFITT & ASSOCIATES
 MEDFORD, OREGON
 I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James J. Friar

CITY OF MEDFORD
 EXHIBIT # 2
 File # LDP-17-121/E-17-9186



SURVEYOR'S CERTIFICATE
 I, LARRY J. FRIAR, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND COMPLIES WITH THE REGULATIONS FOR MINOR PARTITIONS

Larry J. Friar
 SURVEYOR
 REG. TIME PROFESSIONAL SURVEYOR
 LARRY J. FRIAR
 961



5/8" IRON PIN
 SET WEST OF LINE
 PER SURVEY 5084

(Survey Attached)

TL 100

2015 ORS 92.176¹

Validation of unit of land not lawfully established

- (1) A county or city may approve an application to validate a unit of land that was created by a sale that did not comply with the applicable criteria for creation of a unit of land if the unit of land:
 - (a) Is not a lawfully established unit of land; **and**
 - (b) Could have complied with the applicable criteria for the creation of a lawfully established unit of land in effect when the unit of land was sold.
- (2) Notwithstanding subsection (1)(b) of this section, a county or city may approve an application to validate a unit of land under this section if the county or city approved a permit, as defined in ORS 215.402 (Definitions for ORS 215.402 to 215.438 and 215.700 to 215.780) or 227.160 (Definitions for ORS 227.160 to 227.186), respectively, for the construction or placement of a dwelling or other building on the unit of land after the sale. If the permit was approved for a dwelling, the county or city must determine that the dwelling qualifies for replacement under the criteria set forth in ORS 215.755 (Other forestland dwellings) (1)(a) to (e).
- (3) A county or city may approve an application for a permit, as defined in ORS 215.402 (Definitions for ORS 215.402 to 215.438 and 215.700 to 215.780) or 227.160 (Definitions for ORS 227.160 to 227.186), respectively, or a permit under the applicable state or local building code for the continued use of a dwelling or other building on a unit of land that was not lawfully established if:
 - (a) The dwelling or other building was lawfully established prior to January 1, 2007; **and**
 - (b) The permit does not change or intensify the use of the dwelling or other building.
- (4) An application to validate a unit of land under this section is an application for a permit, as defined in ORS 215.402 (Definitions for ORS 215.402 to 215.438 and 215.700 to 215.780) or 227.160 (Definitions for ORS 227.160 to 227.186). An

application to a county under this section is not subject to the minimum lot or parcel sizes established by ORS 215.780 (Minimum lot or parcel sizes).

- (5) A unit of land becomes a lawfully established parcel when the county or city validates the unit of land under this section if the owner of the unit of land causes a partition plat to be recorded within 90 days after the date the county or city validates the unit of land.
- (6) A county or city may not approve an application to validate a unit of land under this section if the unit of land was unlawfully created on or after January 1, 2007.
- (7) Development or improvement of a parcel created under subsection (5) of this section must comply with the applicable laws in effect when a complete application for the development or improvement is submitted as described in ORS 215.427 (Final action on permit or zone change application) (3)(a) or 227.178 (Final action on certain applications required within 120 days) (3)(a). [2007 c.866 §2]

Note: 92.176 (Validation of unit of land not lawfully established) was added to and made a part of 92.010 (Definitions for ORS 92.010 to 92.192) to 92.192 (Property line adjustment) by legislative action but was not added to any smaller series therein. See Preface to Oregon Revised Statutes for further explanation.

¹ Legislative Counsel Committee, *CHAPTER 92—Subdivisions and Partitions*, https://www.oregonlegislature.gov/bills_laws/ors/ors092.html (2015) (last accessed Jul. 16, 2016).

94-42018

10.00
16.00
20.00

8/91

BARGAIN AND SALE DEED

LLOYD A. BENDICKSON, the claiming successor of the Estate of Carolyn C. Bendickson, grantor, conveys to LLOYD A. BENDICKSON, GARY BENDICKSON, ELAINE ARNOLD, NORMA JEAN KRAUSE, PAMELA BROWN, LINDA RUDY and RENE CAMP, grantees, the following real property situated in Jackson County, Oregon, to wit:

That portion North of the West 180.0 feet of Lot 1 of Fairview S. Childers Eastern Addition of the City of Medford, Jackson County, Oregon, according to the official plat thereof now of record lying southerly of the South line of the following described parcel of land:

Commencing at a 5/8 inch iron pin at the Northwest corner of Lot No. 3 of FAIRVIEW SOUTH CHILDERS EASTERN ADDITION to the City of Medford, Official Plat now recorded, Jackson County, Oregon; thence South 89 57'22" East, 620.94 feet to the Northeast corner of Lot No. 2 of said addition; thence South 0 14'30" East along East boundary line of said Lot 2 of said addition 150 feet, for the true point of beginning; thence South 89 57'22" East, 84.56 feet; thence North 0 14'30" West 5 feet; thence South 89 57'22" East, 5 feet; thence South 0 14'30" East 85 feet; thence South 89 57'22" East 90.44 feet to the East line of Lot 1 of said addition; thence South 0 14'30" East along said East line of Lot 1, a distance of 100 feet; thence North 89 57'22" West, 180 feet to East line of Lot 2 of said addition; thence North 0 14'30" West, 180 feet to the point of beginning.

Subject to: Easements and rights of way of record.

The true consideration for this conveyance in terms of dollars is none. However, the actual consideration consists of other property and value given and promises which is the whole consideration.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. THIS

AFTER RECORDING RETURN TO:

X A.E. Piazza
221 W Main St. Suite 1
Medford, OR 97501

TAX STATEMENTS SHOULD BE MAILED TO:

Norma Krause
2608 Wilkshire
Medford OR 97504

1 - Bargain and Sale Deed

94-12018

INSTRUMENT DOES NOT ALLOW USE OF PROPERTY IN VIOLATION OF LAND USE LAWS AND REGULATIONS.

DATED this 14th day of Oct, 1994.

Lloyd A. Bendickson
LLOYD A. BENDICKSON
Grantor

STATE OF OREGON)
County of Jackson) ss.

On this 14th day of October, 1994, personally appeared LLOYD A. BENDICKSON and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:



Darcy L. Burns
Notary Public for Oregon
My commission expires: 2-13-96

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE SENT
TO THE FOLLOWING ADDRESS:

AFTER RECORDING RETURN TO:

A. E. Piazza
Attorney at Law
221 W Main - Suite 1
Medford, OR 97501

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

8:41 NOV 25 1994 A.M.

KATHLEEN S. BECKETT
CLERK and RECORDER

By [Signature] Deputy

2 - Bargain: and Sale Deed



City of Medford

Planning Department

Vicinity
Map

File Number:

LDP-17-121

E-17-120



Subject Area

Project Name:

Fordyce Land Donation

Map/Taxlot:

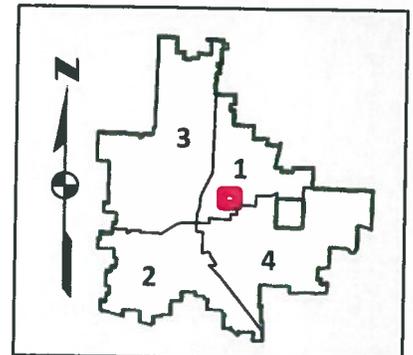
371W20BD TL 800



09/26/2017

Legend

-  Subject Area
-  Medford Zoning
-  Tax Lots





STAFF REPORT

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

Project Mountain Top Village at Vista Pointe
Applicant: Ron DeLuca Revocable Trust; Agent: Mark McKechnie, Oregon
Architecture

File no. PUD-17-082/LDS-17-088

To Planning Commission *for 12/14/2017 hearing*

From Kelly Akin, Assistant Planning Director *ka*

Date December 7, 2017

BACKGROUND

Proposal

Consideration of a request for a revision to the Mountain Top Village area of Vista Pointe Planned Unit Development (PUD) and for a tentative plat to create 41 single family residential lots, 39 multi-family residential lots and common areas on approximately 25.05 acres zoned SFR-4/PD (Single Family Residential/Planned Development Overlay). The PUD revision includes changing the approved 132 condominium units to 132 townhouse style units and adding a clubhouse and pool. Mountain Top Village is generally located north of Vista Pointe Drive, northeast Park Ridge Drive and west of Bordeaux Avenue at the termini of Whitney Terrace, Evening Ridge Terrace and Deer Ridge Drive. (371W22 TL200)

Vicinity Map



Subject Site Characteristics

Zoning	SFR-4/PD	Single Family Residential, four dwelling units per gross acre/ Planned Development overlay
GLUP	UR	Urban Residential
Use	Vacant	

Surrounding Site Characteristics

<i>North</i>	Zone:	Jackson County EFU (Exclusive Farm Use)
	Use:	Pacific Power transmission towers, vacant
<i>South</i>	Zone:	SFR-4/PD
	Use:	Forest Ridge at Vista Pointe, single family residences
<i>East</i>	Zone:	SFR-4/PD
	Use:	Ridge at the Highlands PUD, vacant
<i>West</i>	Zone:	SFR-4/PD
	Use:	Forest Ridge at Vista Pointe, single family residences

Related Projects

PUD-03-124 Vista Pointe Planned Unit Development

Applicable Criteria

Medford Land Development Code §10.245(A)(3) Revision or Termination of a PUD

3. Burden of Proof; Criteria for Revisions: The burden of proof and supporting findings of fact and conclusions of law for the criteria in Subsections 10.235(D) or 10.240(G), as applicable, shall be strictly limited to the specific nature and magnitude of the proposed revision. However, it is further provided that the design and development aspects of the whole PUD may be relied upon in reaching findings of fact and conclusions of law for the criterion at Subsection 10.235(D)(5). It is further provided that before the Planning Commission can approve a PUD Plan revision, it must determine that the proposed revision is compatible with existing developed portions of the whole PUD.

Medford Land Development Code §10.235(D) Approval Criteria for Preliminary PUD Plan

D. Approval Criteria for Preliminary PUD Plan: The Planning Commission shall approve a Preliminary PUD if it concludes that compliance exists with each of the following criteria:

1. The proposed PUD:
 - a. preserves an important natural feature of the land, or
 - b. includes a mixture of residential and commercial land uses, or
 - c. includes a mixture of housing types in residential areas, or

- d. includes open space, common areas, or other elements intended for common use or ownership, or
 - e. is otherwise required by the Medford Land Development Code.
2. The proposed PUD complies with the applicable requirements of this Code, or
 - a. the proposed modified applications of the Code are related specifically to the implementation of the rationale for the PUD as described in Section 10.235(B)(3)(a), and
 - b. the proposed modifications enhance the development as a whole resulting in a more creative and desirable project, and
 - c. the proposed modifications to the limitations, restrictions, and design of this Code will not materially impair the function, safety, or efficiency of the circulation system or the development as a whole.
 3. The property is not subject to any of the following measures or if subject thereto the PUD can be approved under the standards and criteria thereunder:
 - a. Moratorium on Construction or Land Development pursuant to ORS 197.505 through 197.540, as amended.
 - b. Public Facilities Strategy pursuant to ORS 197.768 as amended.
 - c. Limited Service Area adopted as part of the Medford Comprehensive Plan.
 4. The location, size, shape and character of all common elements in the PUD are appropriate for their intended use and function.
 5. If the Preliminary PUD Plan includes uses not allowed in the underlying zone pursuant to Subsection 10.230(D)(7)(c), the applicant shall alternatively demonstrate that either:
 - 1) demands for the Category "A" public facilities listed below are equivalent to or less than for one or more permitted uses listed for the underlying zone, or
 - 2) the property can be supplied by the time of development with the following Category "A" public facilities which can be supplied in sufficient condition and capacity to support development of the proposed use:
 - a. Public sanitary sewerage collection and treatment facilities.
 - b. Public domestic water distribution and treatment facilities.
 - c. Storm drainage facilities.
 - d. Public streets.

Determinations of compliance with this criterion shall be based upon standards of public facility adequacy as set forth in this Code and in goals and policies of the comprehensive plan which by their language and context function as approval criteria for comprehensive plan amendments, zone changes or new development. In instances where the Planning Commission determines that there is insufficient public facility capacity to support the development of a particular use, nothing in this criterion shall

prevent the approval of early phases of a phased PUD which can be supplied with adequate public facilities.

6. If the Preliminary PUD Plan includes uses proposed under Subsection 10.230(D)(7)(c), approval of the PUD shall also be subject to compliance with the conditional use permit criteria in Section 10.248.
7. If approval of the PUD application includes the division of land or the approval of other concurrent development permits applications as authorized in Subsection 10.230(C), approval of the PUD shall also be subject to compliance with the substantive approval criteria in Article II for each of the additional development applications.

Medford Land Development Code §10.270 Land Division Criteria

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

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

ISSUES AND ANALYSIS

Background

As per the 1993 agreement between the City of Medford and Noel Moore, the 166 acre Vista Pointe Planned Unit Development (PUD) site was conveyed in exchange for the developer constructing East McAndrews Road generally from Oregon Hills Subdivision to Foothill Road.

On August 23, 2001, the Planning Commission approved a Master Plan (GF-01-20) that includes a general layout of streets intended to serve Vista Pointe and provide connectivity to streets previously constructed within the existing development of Oregon Hills. As promised during the Master Plan review, in 2003 the applicant submitted a Planned Unit Development application for the entire development and a concurrent tentative plat application for a component of Vista Pointe.

In September 2003, the Preliminary PUD Plan for the 166 acre Vista Pointe was approved by the Planning Commission (PUD-03-124). On appeal, the City Council approved the Preliminary PUD Plan for Vista Pointe on November 20, 2003.

As approved, Vista Pointe PUD can be characterized as a mixture of single-family dwellings, commercial uses, a congregate care facility, a church, and condominiums. Vista Pointe is organized into four subproject areas: Forest Ridge, Mountain Top, Innsbruck Ridge, and Westridge Village (Exhibit C). The table below lists the approved acreage, number of lots, uses as approved in 2003 as well as the status of each of the development areas.

Development Area	Acres	Lots	Uses and Status
Forest Ridge	70	240	Single family residential, largely developed
Innsbruck Ridge	24.3	60	Single family residential, under construction
Westridge Village & East McAndrews Village	41	87	Commercial, office, and congregate care facility. Single family residential under construction
Mountain Top Village	25	45	41 single family lots and 132 condominiums

Medford Land Development Code (MLDC) Section 10.230 allows residential density to be increased by up to 20% over the maximum density permitted by the underlying zoning. The Planning Commission approved a 13.8% density bonus in its original decision, for a maximum of 657 dwelling units.

Several revisions to the Vista Pointe Preliminary PUD Plan have been approved over the years with the most recent being a 2010 decision on the portion east of McAndrews Road now known as East McAndrews Village (formerly part of Westridge Village). The subject application is the first revision to Mountain Top Village.

Proposed Revisions

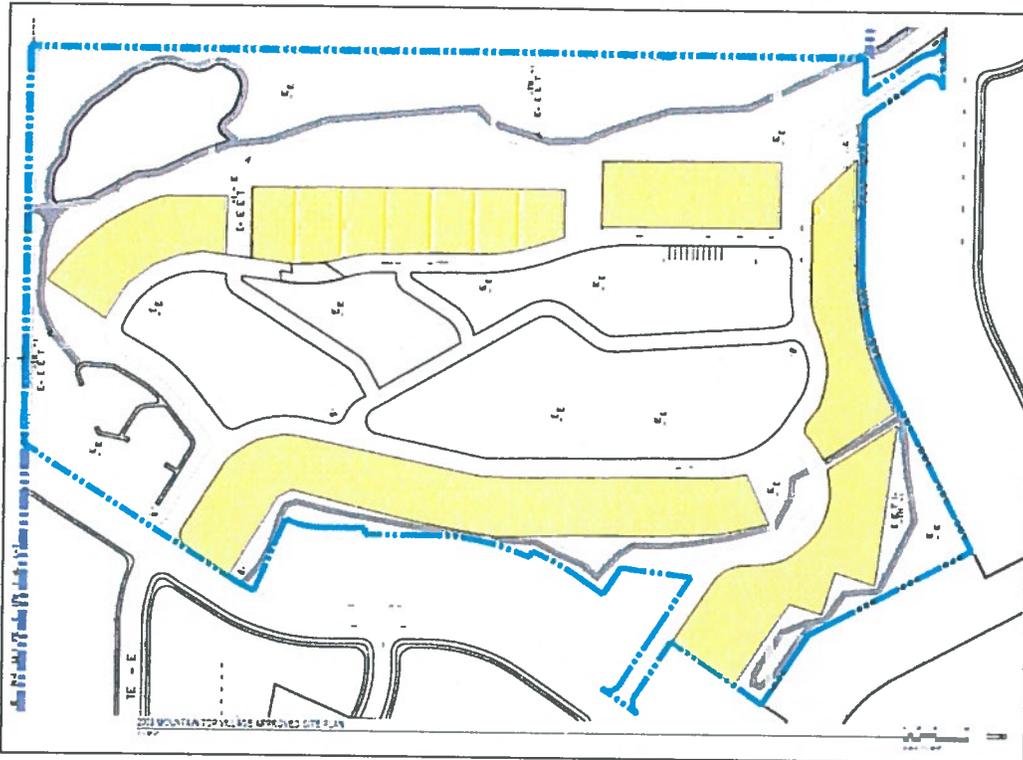
The applicant's Project Narrative describes eight proposed changes to the approved Preliminary PUD Plan (Exhibit FF, p. 2). Each is described below.

1. Individual Lots

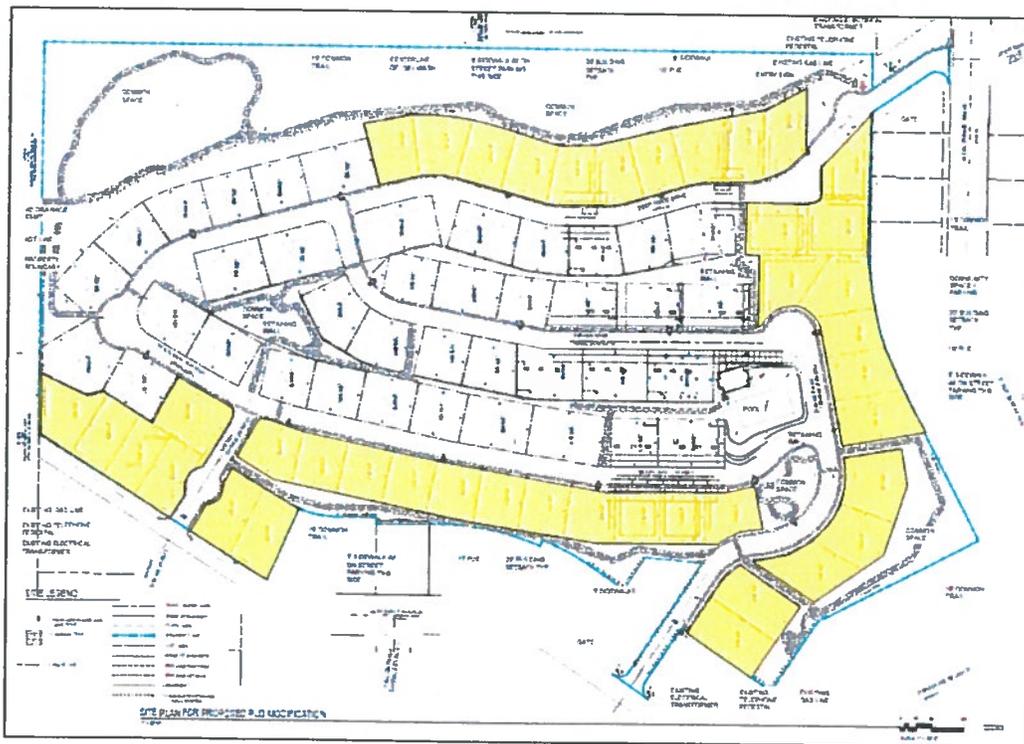
The approved PUD plan includes 41 lots for single family residences. The number of lots proposed has not changed; however, the configuration of the lots has (see next page). The most significant change is the addition of five single family lots at the northeasterly corner of Bordeaux Avenue and Whitney Terrace. These lots replace two approved condominium buildings. The graphics below depict the approved and proposed single family residential lot layouts.

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Approved Preliminary PUD Plan Showing Single Family Lots (North ⇐)



Proposed Preliminary PUD Plan with Showing Single Family Lots (North ⇐)



2. Multifamily Housing

The 2003 approval allowed 132 multiple family dwelling units in 11 three-story buildings. The applicant is now proposing the same number of units in 24 triplex and 15 four-plex, two-story, townhouse style buildings. (The site plans on the next page compare the approved and proposed building footprints with the number of units per building.) It is important to note that these are not *townhouses* as defined in MLDC 10.012:

Townhouse/rowhouse dwelling. Attached dwelling units in one or more structures, but having at least three or more dwelling units per structure. A townhouse dwelling can be distinguished from an apartment or multiplex dwelling because each townhouse dwelling occupies an individual tax lot, consists of interior space from ground to roof, and has direct access to individual private outdoor space.

Perhaps the most significant revision is the change of ownership type for the 132 multifamily units. Originally the 132 units were approved in 11 three-story buildings with four units on each floor for a total of 12 units per building. In 2003 the applicant proposed and the Planning Commission required the units to be condominiums, which allows each unit to be individually owned. The tentative plat shows that each of the 39 buildings will be on its own lot (Exhibit F). The individual units will not be able to be owned separately; rather, ownership will be held by the tri- or four-plex. MLDC 10.230(D)(7) allows any housing type in PUD's.

The applicant notes that the townhouse configuration is more adaptable to the terrain than the three-story condominiums reducing the number and height of retaining walls and required grading. Additionally, the two-story building height is more in keeping with the surrounding single family residences.

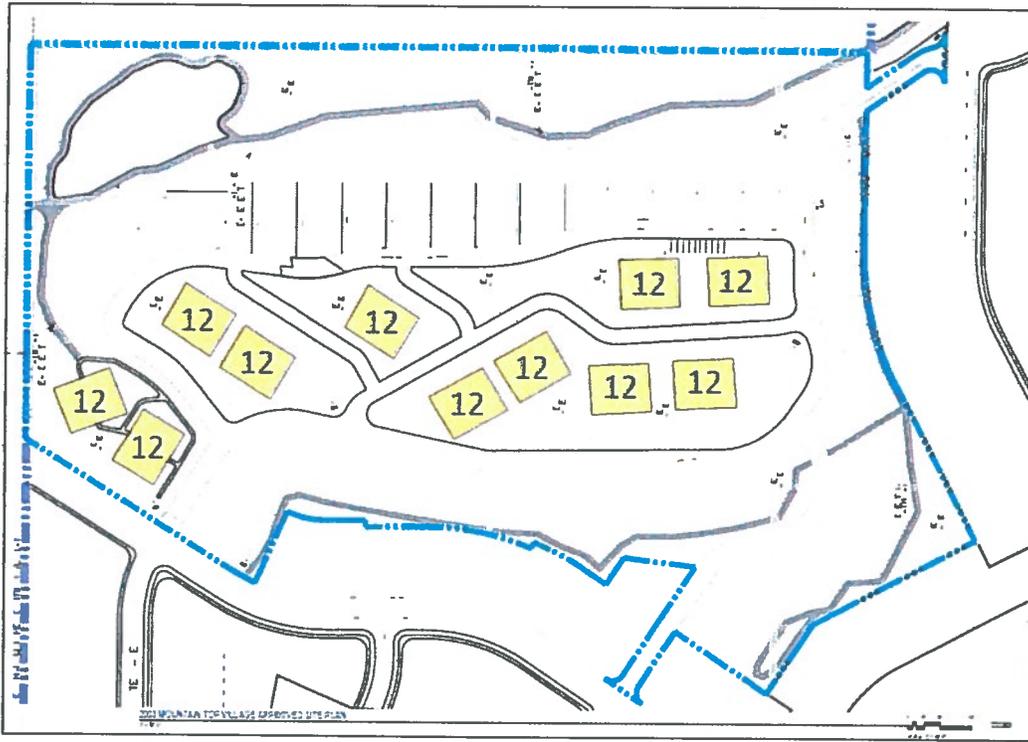
3. Modification of the Placement of the Multifamily Units

The current proposal replaces the two condominium buildings fronting on Bordeaux Avenue with a row of single family lots. The redesign provides a buffer between the existing residences and the proposed higher density units.

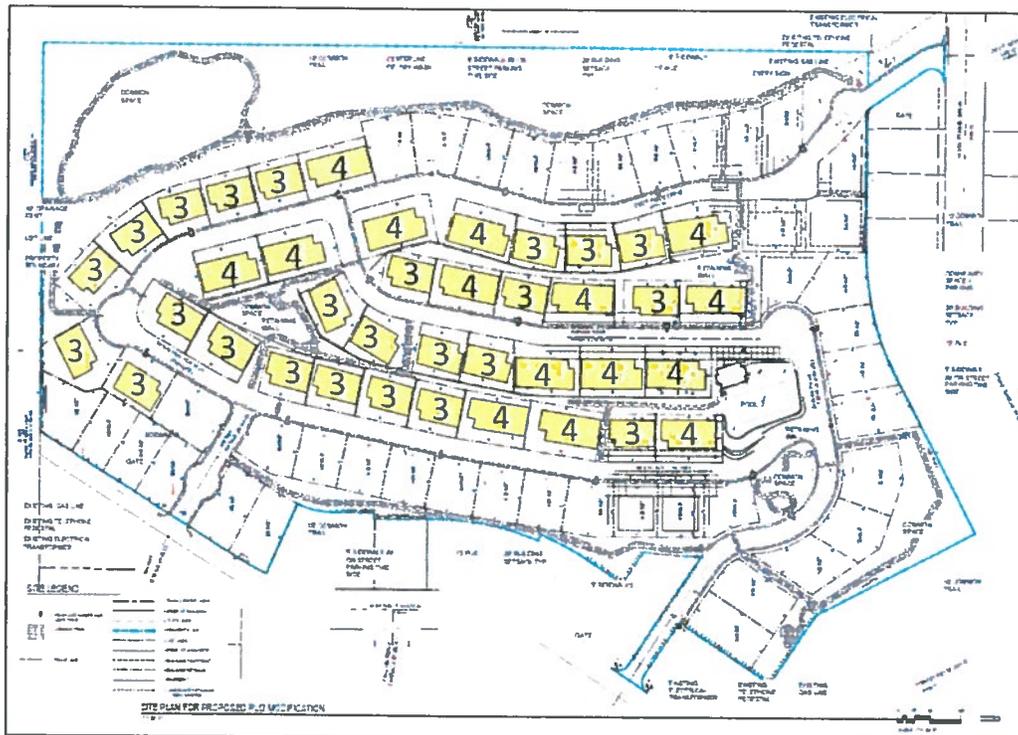
4. Internal Streets

Mountain Top Village was originally approved to have private streets. That has not changed with this proposal; however, the configuration of the streets has. The applicant has revised the street layout to better reflect the existing topography and minimize the amount of grading required.

Approved Preliminary PUD Plan Showing Multifamily Building Footprints (North ⇐)



Proposed Preliminary PUD Plan Showing Multifamily Building Footprints (North ⇐)



5. Multifamily Unit Parking

As shown on the approved Preliminary PUD Plan (Exhibit C), parking for the condominiums was uncovered in parking lots. The applicant is now proposing to provide a single car garage for each townhouse unit with an additional space in the driveway for a total of two spaces per unit. This exceeds the 1.5 spaces per unit minimum required in MLDC 10.743. The applicant also proposes to provide on-street parking on one side of the private streets. Eleven parking spaces are provided in front of the community building.

6. Street Pavement Cross-section

The applicant proposes to widen the streets from 24 to 28 feet curb-to-curb to allow for on-street parking (Exhibit U). The private road right-of-way will be 34 feet with sidewalk on one side, generally on the single family residence side of the street.

7. Amenities

The change from 11 condominium buildings to 39 tri- and four-plex buildings has reduced the amount of open space from approximately 8.5 acres to 7.98 acres. The applicant is proposing to add a community building and pool which were not previously considered. These amenities will be available only to residents of Mountain Top.

The trail system was approved as part of the Vista Pointe PUD in 2003. The applicant has modified the system somewhat, providing additional paths and removing some behind existing residences (see approved and proposed plans on the next page). The trails will continue to be open to the public; however, vehicles will not be able to access the trailheads without key card access to the proposed gates.

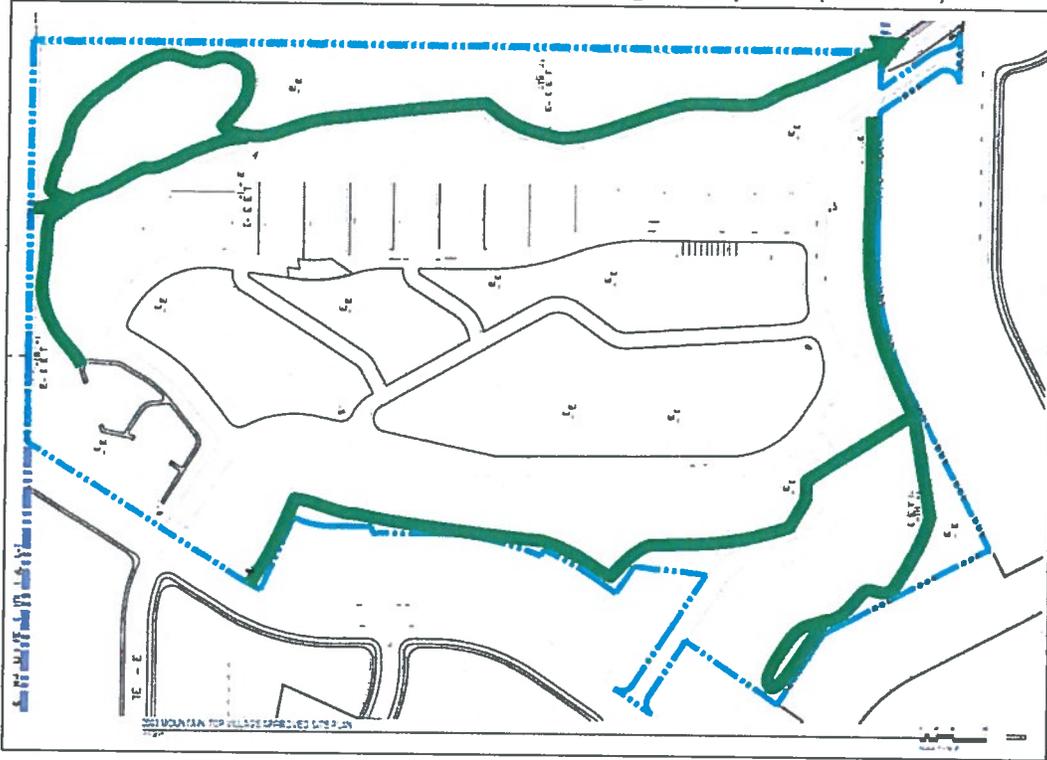
The paths are proposed to be surfaced with all-weather material and constructed to support service vehicles where provided. The trail on the east side of the development will be ten feet to accommodate City vehicles; others will vary from six to eight feet depending on location and terrain.

The increase in building footprints results in an increase in storm drain runoff. The applicant's findings note that the storm drain discharge for Mountain Top Village was calculated in the overall system plan for Vista Pointe (Exhibit FF, p. 12). Storm drainage is captured at existing collection points and ultimately discharged in two ponds designed for the purpose. Water quality treatment occurs at the detention basins. The Public Works Department report notes no additional requirements (Exhibit OO).

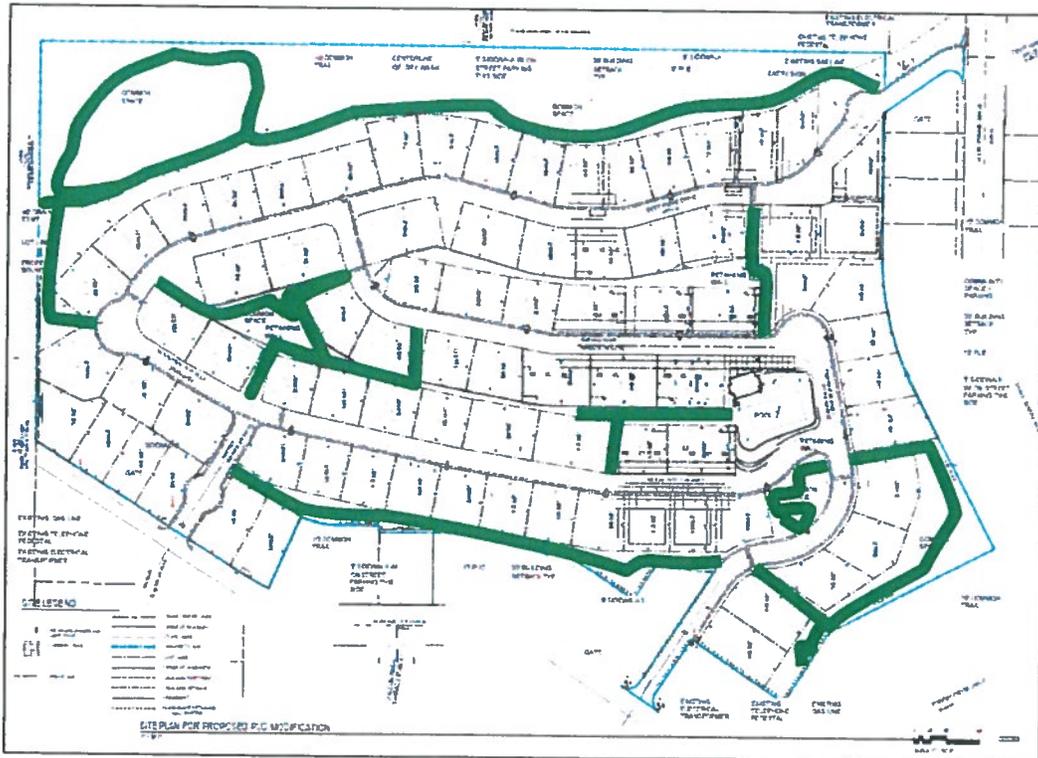
8. Sidewalks

The original plan proposed 5-foot sidewalks and 5-foot planter strips on one side of the private streets. As noted above, the 5-foot sidewalks are proposed to be placed on the single family residential side of the streets, largely because the driveway configuration of the multi-plex buildings will not allow parking. The planter strips are proposed to be eliminated.

Approved Preliminary PUD Plan Showing Trail System (North ⇐)



Proposed Preliminary PUD Plan Showing Trail System (North ⇐)



9. Gates

The applicant proposes to install gates at each of the three entry points which are designed to control vehicular traffic only. Pedestrian access is by means of private sidewalks connected to the public sidewalks at the development entrances. As noted above, residents from outside of Mountain Top will be able to access the trail system.

Control mechanisms on the gates will provide access for emergency and other services, such as the US Postal Service. The gates are recessed from the public rights of way; turnarounds are provided at two of the entries. Because of physical constraints no turnaround is provided at Evening Ridge.

10. Phasing

The applicant proposes to develop the project in eight phases and 17 sub-phases. The community building and pool are proposed in Phase 7, citing safety concerns and the "... added benefit of having more units available to contribute to the funding and upkeep of these amenities." (Exhibit FF p. 12) Staff recommends that the amenities be constructed by the time 50% of the multifamily units are constructed. The trail system shall be constructed in the first adjacent phase.

11. Traffic

Traffic impacts were addressed in the applicant's findings in 2003 (Exhibit MM, p. 19), but a Traffic Impact Analysis (TIA) was not required at the time. The applicant had provided a trip generation summary estimating 11,192 Average Daily Trips (ADT) and a generalized roadway capacity analysis in the findings.

Current PUD application procedures require a determination from the Public Works Department as to whether a TIA is required. Karl MacNair, the City's Transportation Manager, provided an analysis for consideration by Eric Mitton, Deputy City Attorney, and Matt Brinkley, Planning Director. Mr. MacNair concluded that the change from condominium (ownership) units to the townhouse style rental units results in an increase of 111 ADT, which represents a 14% increase to Mountain Top and a 1% increase to the Vista Pointe PUD trip generation overall.

Under MLDC 10.245(1) the Planning Director has the authority "...to limit or waive the submittal of filing materials deemed to be excessive, repetitive or unnecessary based upon the scope and nature of the proposed PUD revisions." In Exhibit NN, Mr. Brinkley exercised the authority granted in this section and waived the requirement to file a new TIA, concluding:

1. Additional (net) traffic estimated to be generated by the PUD as proposed with modifications falls under the threshold whereby a TIA would ordinarily be warranted (under MLDC 10.461[3]);
2. Additional (net) traffic estimated to be generated by the PUD as proposed with modifications can be accommodated by existing public infrastructure.

Modifications to Code Standards

MLDC 10.230(2) authorizes modifications to applicable Code requirements when the modifications are related to the rationale of the PUD, result in a more creative and desirable project, and do not materially impair the function of the development as a whole. The applicant notes 11 single family lots that vary from Code standards, which is a reduction to the 18 as previously approved. The applicant also requests relief from the 45% lot coverage and 100 foot lot depth standards for the townhouse lots. Finally, the applicant proposes to reconfigure the private streets so that they do not meet the right-of-way standards for public streets.

The basis for the request is to allow for accessible community open space. The project has over seven acres devoted to open spaces that is typically not found in a conventional subdivision.

Architecture & Site Review

Mountain Top Village is the only subarea of Vista Pointe with multifamily dwelling units. The proposed revisions to Mountain Top are designed to lessen the impacts of these 132 units with thoughtful building placement, use of townhouse style buildings (which are more akin to detached single family residential development), and using two-story structures (which are commonly found in Vista Pointe) instead of three-story structures.

Architecture

The elevations in Exhibits W and X show a typical unit and a typical four-plex. The architecture is very linear and minimal, with the garage projecting towards the street. Each unit has a flat roof and features a rooftop patio with metal railing on top of the single-car garage. The units are stucco and will sport one of several earth-toned color palettes. Metal canopies with wood finish provide horizontal relief and partially cover the rooftop patios.

The community building is similarly simple, with a metal standing seam hip roof and stucco finish. The structure has been designed to accommodate the topography, which results in a varied roofline.

Floorplans

The applicant proposes a mix of two and three bedroom units with a typical 890 square foot footprint. (There is an option for a 285 square foot ground floor bedroom which would increase the footprint.) Generally speaking, the triplex footprint will be approximately 2,670 square feet, and may reach 2,955 square feet. The four-plex footprint will be approximately 3,560 square feet.

Second floor options include two or three bedrooms. Occupants of the two bedroom units will enjoy a sizable rooftop deck. The three bedroom option provides a smaller private outdoor space. Second floor areas for the two-bedroom units are 734 square

feet; three bedroom units are 875 square feet. Overall, the two bedroom units will total approximately 1,624 square feet and three bedroom units 1,765 square feet.

Landscaping

The applicant has provided typical landscaping for the townhouse style units in Exhibit EE. The proposed plant list includes Autumn Purple Ash, Chinese Pistache and Mimosa Silk Trees. A variety of shrubs and grasses are also proposed. The plantings are low to moderate water users. The City Arborist recommends that the Autumn Purple Ash be replaced due to susceptibility to pests. A discretionary condition has been added.

Compatibility

In approving a revision to a Preliminary PUD Plan, the Planning Commission is required to determine that the proposed revision is compatible with the developed portions of the whole PUD. MLDC 10.245(3) states, in part:

It is further provided that before the Planning Commission can approve a PUD Plan revision, it must determine that the proposed revision is compatible with existing developed portions of the whole PUD.

The applicant has submitted elevations, color palettes and site plans with sufficient information for the Planning Commission to determine whether the proposal meets this compatibility question. The developed portions of Vista Pointe display a vast array of architectural styles and employ a variety of materials, such as horizontal lap siding, stucco and stone veneer, and multiple roof lines. The applicant has stipulated to meet or exceed the architectural design guidelines in the Forest Ridge CC&R's when developing the single family residences (Exhibit FF, p. 3).

Staff has expressed concern with the proposed architecture to the applicant. The 132 units are identical with the exception of the first floor bedroom option. There are 39 multifamily buildings proposed; the only relief is derived from the topography and proposed color palettes.

State law changed July 7, 2017, requiring municipalities to apply only clear and objective standards for needed housing (the subject application was submitted July 10, 2017). Senate Bill 1051 broadens the definition:

ORS 197.303(1) As used in ORS 197.307, "needed housing" means all housing on land zoned for residential use or mixed residential and commercial use that is determined to meet the need shown for housing within an urban growth boundary at price ranges and rent levels that are affordable to households within the county with a variety of incomes, including but not limited to households with low incomes, very low incomes and extremely low incomes, as those terms as defined by the United States Department of Housing and Urban Development under 42 U.S.C 1437a. "Needed housing" includes the following housing types:

(a) Attached and detached single-family housing and multiple family housing for both owner and renter occupancy; ...

The Land Development Code does not contain development standards for residential developments outside of the Southeast Plan area. Further, the Vista Pointe PUD approval does not provide any guidance or restrictions in this regard. Therefore, staff has determined that this criterion cannot be applied as there are no clear and objective standards against which to judge the application.

Agricultural Analysis

There are two parcels that abut the northerly property line within the Jackson County EFU (Exclusive Farm Use) zone district. The applicant provided an Agricultural Analysis pursuant to MLDC 10.801. The analysis incorrectly concludes that the property owned by Pacific Power and Light is exempt from the standards in MLDC 10.801. The standards apply to EFU or EA (Exclusive Agriculture) zoned properties; there is no exemption based on use.

As neither property is actively farmed, passive mitigation is required. The applicant proposes a six foot wood fence along the northerly property line extending from just east of Bordeaux approximately 300 to within 50 feet of the drainage swale and not along the entire approximate 600 foot northerly property line. The developed portion of Mountain Top ends west of the swale; the remainder is open space. The Commission can find that the location of the open space is sufficient mitigation as authorized in MLDC 10.801(D)(4)(c).

Tentative Plat (Exhibit F)

Staff has reviewed the tentative plat and determined that it is consistent with the proposed Preliminary PUD Plan. If the Commission approves the revised Preliminary PUD Plan and the proposed modifications, the findings can be made to approve the tentative plat.

Agency Comments (Exhibits OO through UU)

Comments were received from City departments, the Medford Water Commission and the Oregon Department of Aviation. The proposed development can be served with utilities upon satisfaction of the conditions listed in each report.

The Parks and Recreation Department Memorandum recommends the replacement of a tree species as noted above (Exhibit RR). The preservation of all existing trees in the east side common area is recommended, as is minimizing the slope of the trail on the east side of the property.

Committee Comments

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

No other issues were identified by staff.

FINDINGS AND CONCLUSIONS

Staff has reviewed the applicant's findings and conclusions (Exhibits FF and GG) and recommends the Commission adopt the findings with the following modifications:

- Exhibit FF Criterion 4, p. 11, second paragraph – delete the second sentence: *Sidewalks have been placed behind sidewalk landscape strips to make them safer for pedestrians.* The sidewalks on the private streets are proposed to be curb-tight as shown on Exhibit U;
- Exhibit FF Criterion 7, p. 13. The applicant's findings for this criterion should be rejected. The applicant has submitted a concurrent land division application and provided findings for the Land Division Criteria at MLDC 10.270. The criterion has been satisfied;
- MLDC 10.245(3) Revision or Termination of a PUD, Burden of Proof; Criteria for Revisions. The Planning Commission can find that the proposal is for needed housing as defined in ORS 197.303(1). The Land Development Code does not contain development standards for residential developments outside of the Southeast Plan area. Further, the Vista Pointe PUD approval does not provide any guidance or restrictions in this regard. Therefore, this criterion cannot be applied as there are no clear and objective standards against which to judge the application.

RECOMMENDED ACTION

Adopt the findings as recommended by staff and direct staff to prepare the final order for approval of PUD-17-082/LDS-17-088 per the staff report dated December 7, 2017, including Exhibits A through VV.

EXHIBITS

- A Conditions of Approval, dated December 7, 2017
- B Plan Set Cover Sheet received December 7, 2017
- C Approved Preliminary PUD Plan for Vista Pointe received December 7, 2017
- D Proposed Site Plan for Mountain Top Village received December 7, 2017
- E Proposed Preliminary PUD Plan for Mountain Top Village received December 7, 2017
- F Proposed Tentative Plat received December 7, 2017
- G Proposed Phasing Plan received December 7 2017
- H Conceptual Grading Plan received December 7, 2017
- I Site Utility Plan received December 7, 2017
- J Conceptual Storm Drainage Plan received December 7, 2017
- K Slope Diagram received December 7, 2017
- L Existing Tree Diagram received December 7, 2017

- M Deer Ridge Entry Site Plan received December 7, 2017
 - N Pool Community Building Site Plan received December 7, 2017
 - O Evening Ridge Entry Site Plan received December 7, 2017
 - P Enlarged Site Plan – West Side received December 7, 2017
 - Q Whitney Terrace Entry Site Plan received December 7, 2017
 - R Enlarged Site Plan – Northeast Corner received December 7, 2017
 - S Enlarged Site Plan – East Side received December 7, 2017
 - T Retaining Wall System Cross Sections received December 7, 2017
 - U Private Road Cross Sections – Approved and Proposed received December 7, 2017
 - V Multifamily Unit Floorplans received December 7, 2017
 - W Multifamily Unit Rendering and Color Palette received December 7, 2017
 - X Multifamily Unit Typical Elevations received December 7, 2017
 - Y Community Room Main Level Floorplan received December 7, 2017
 - Z Community Room Elevations received December 7, 2017
 - AA Community Room Rendering received December 7, 2017
 - BB Site Concept for Townhouses received December 7, 2017
 - CC Unit Perspective received December 7, 2017
 - DD Landscape Plan – Community Room received September 26, 2017
 - EE Landscape Plan – Typical Multifamily Unit received September 26, 2017
 - FF PUD Narrative and Findings received December 7, 2017
 - GG Tentative Plat Findings received September 26, 2017
 - HH Agricultural Assessment received September 26, 2017
 - II Jackson County GIS Map received September 26, 2017
 - JJ Planning Preliminary Hydrology and Grading Report received September 26, 2017
 - KK Ownership Analysis received September 26, 2017
 - LL Geotechnical and Geologic Investigation received September 26, 2017
 - MM Approved 2003 Vista Pointe PUD Findings of Fact and Conclusions of Law
 - NN Memorandum – Request to Waive Submittal Requirements dated November 13, 2017
 - OO Public Works Department Staff Report received November 15, 2017
 - PP Medford Water Commission Staff Memo received November 15, 2017
 - QQ Medford Fire Department Land Development Report received November 15, 2017
 - RR Medford Parks & Recreation Memo received November 17, 2017
 - SS Address Technician Memo received November 15, 2017
 - TT Oregon Department of Aviation Email received November 6, 2017
 - UU Letter from Vista Pointe/Forest Ridge Concerned Neighbors received November 27, 2017
 - VV Density Calculation Form prepared December 7, 2017
- Vicinity map

PLANNING COMMISSION AGENDA:

DECEMBER 14, 2017

EXHIBIT A

Mountain Top Village
PUD-17-082/LDS-17-088
Conditions of Approval
December 7, 2017

DISCRETIONARY CONDITIONS

1. The community building and pool shall be constructed before no more than 50% of the multifamily units have been constructed as authorized in MLDC 10.230(E).
2. The trail system may be constructed in phases. Each reach shall be constructed with the first phase adjacent to it.
3. Comply with the Parks and Recreation Department Memorandum (Exhibit RR):
 - a. The Autumn Purple Ash may not be used due to pest susceptibility. Replacement species shall be approved by the City Arborist.
 - b. The 10 foot common trail on the east side of the property should be constructed with no greater than 10% slope and only minimal sections greater than 7% where necessary. Consider a meandering trail design in steep areas.
 - c. Preserve all existing trees in east side common area.
 - d. Use the City tree planting specification.
4. The Planning Commission authorizes a five-year approval period for the tentative plat as allowed in MLDC 10.269(2).

CODE REQUIRED CONDITIONS

Prior to the approval of the Final PUD Plan, the applicant shall:

5. Provide for the establishment and maintenance of elements to be held in common ownership per MLDC 10.230(E).

Prior to the approval of the Final Plat, the applicant shall:

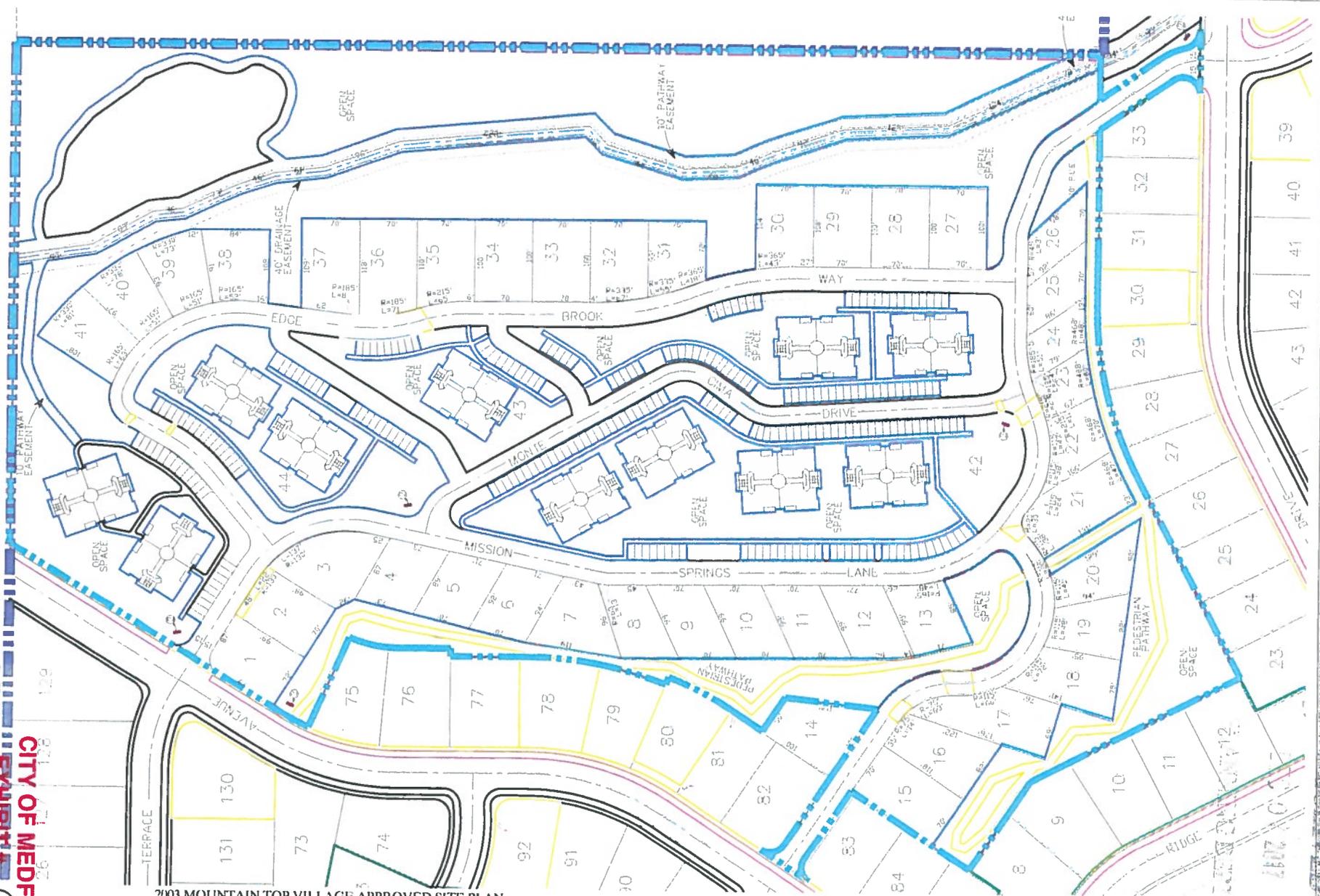
6. Comply with all conditions stipulated by the Public Works Department (Exhibit OO).
7. Comply with all conditions stipulated by the Medford Water Commission (Exhibit PP).
8. Comply with all requirements of the Medford Fire Department (Exhibit QQ).
9. Comply with all requirements stipulated by the Address Technician (Exhibit SS).
10. The applicant shall comply with the agricultural mitigation requirements in MLDC 10.701(D)(3):
 - a. A wood fence not less than six feet in height shall be installed as described in the Agricultural Impact Analysis (Exhibit HH).

EXHIBIT A

Mountain Top Village
PUD-17-082/LDS-17-088
Conditions of Approval
December 7, 2017

- b. The deed declaration required in MLDC 10.801(D)(2)(c) shall be recorded and a copy returned to the Planning Department.

CITY OF MEDFORD
EXHIBIT # C 202



2003 MOUNTAIN TOP VILLAGE APPROVED SITE PLAN

1" = 50'-0"



Mountain Top Village
 PUD Modification
 Medford, Oregon

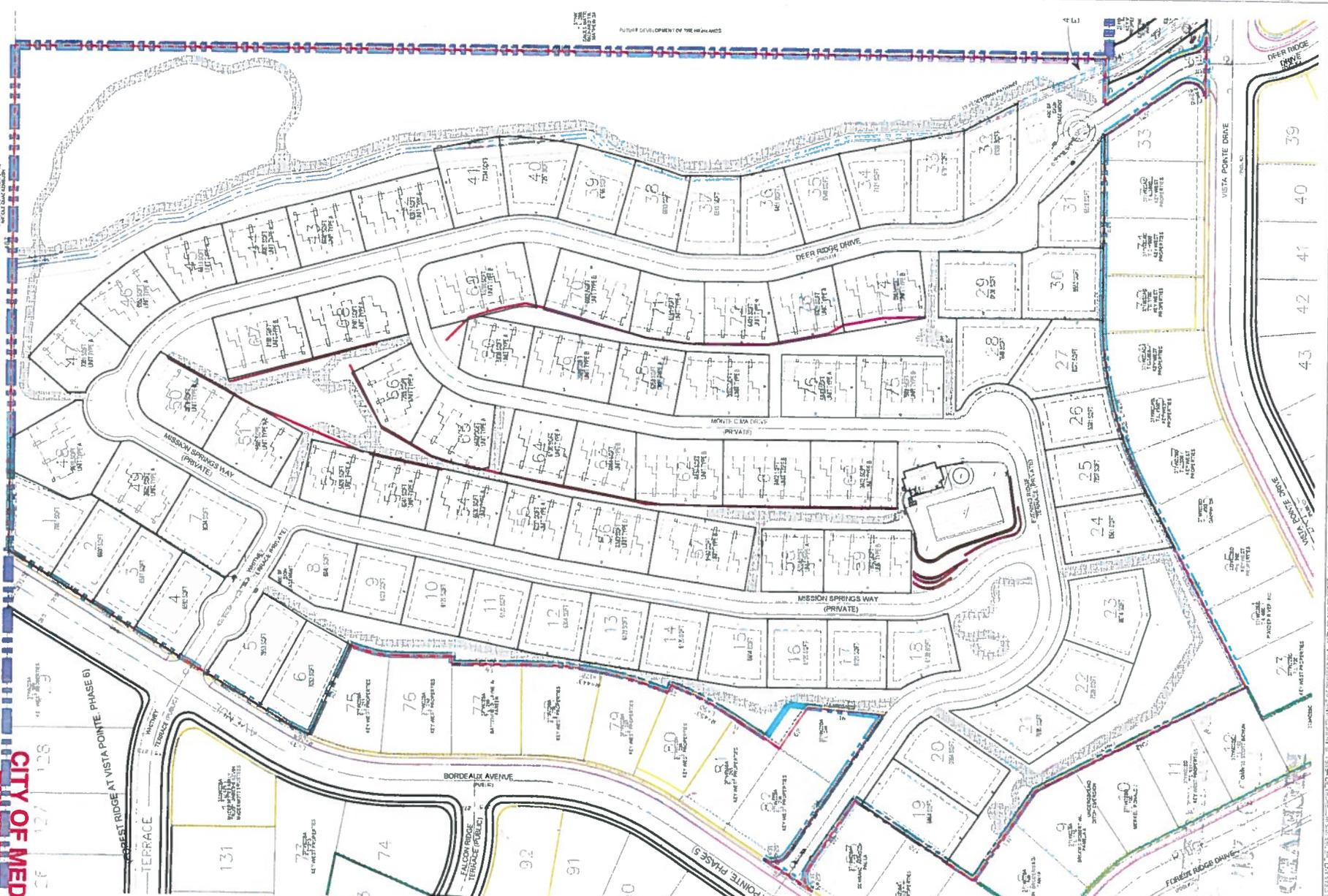
OREGON ARCHITECTURE
 132 NW Main Street, Suite 101
 Medford, Oregon 97504
 PH: 541.772.4372 | CRECONARCHITECTURE.BIZ

NOT FOR CONSTRUCTION
 NOT FOR CONTRACTING
 NOT FOR PERMITS
 NOT FOR RECORDS

DATE OF ISSUE	12/17/17
DATE OF DATE	
PROJECT	
DRAWN BY	
CHECKED BY	
DATE	

CITY OF MEDFORD
EXHIBIT # D

2016 MOUNTAIN TOP VILLAGE PROPOSED SITE PLAN



UNDESIGNED AND UNIMPROVED
NOT FOR CONSTRUCTION

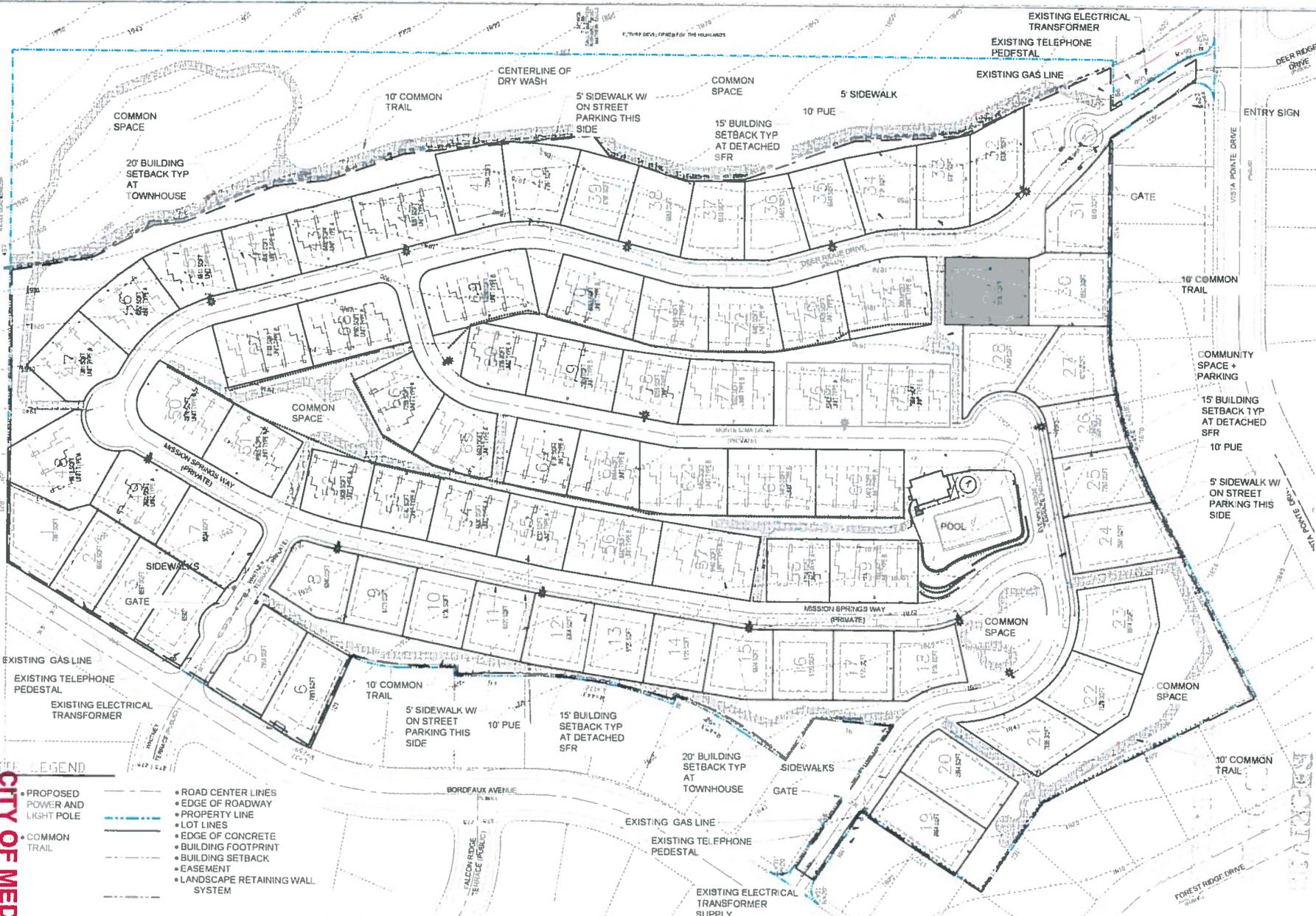
OREGON ARCHITECTURE
 1323 W. VISTA DRIVE SUITE 101
 MEDFORD, OREGON 97504
 PH 541-772-0372 | CUREGONARCHITECTURE.BIZ

Mountain Top Village
 PUD Modification
 Medford, Oregon

APPROVAL SIGNATURE	DATE

-02-A

CITY OF MEDFORD
EXHIBIT # 11



SITE PLAN FOR PROPOSED PUD MODIFICATION

1" = 50'-0"

- SITE LEGEND**
- PROPOSED POWER AND LIGHT POLE
 - COMMON TRAIL
 - ROAD CENTER LINES
 - EDGE OF ROADWAY
 - PROPERTY LINE
 - LOT LINES
 - EDGE OF CONCRETE
 - BUILDING FOOTPRINT
 - BUILDING SETBACK
 - EASEMENT
 - LANDSCAPE RETAINING WALL SYSTEM



NOT FOR CONSTRUCTION OF RECORD

Mark M. Pichon
Medford, Oregon
456
CITY OF MEDFORD

OREGON ARCHITECTURE

1301 W. Vista Street, Suite 101
Medford, Oregon 97504
Ph. 541.772.4372 | CRECONARCHITECTURE.EZ

Mountain Top Village
PUD Modification
Medford, Oregon

Approval	Signature	Date
REVISIONS	By	

PL OF DATE: 12/1/11
PHASE:
DRAWN BY:
SHEET:

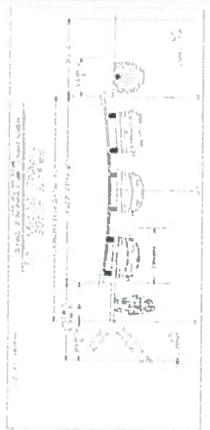
TENTATIVE FLAT MOUNTAIN TOP VILLAGE AT VISTA POINTE

ASPLGATZ/DWYER
328 MONTANA JOHN LAURE
SEASLAND, OREGON 97138
(503) 394-2111

SUBJECT:
HOBBS & ASSOCIATES, INC.
10000 W. VAN AVENUE, SUITE 201
PORTLAND, OREGON 97229
(503) 779-4821

AGENT:
OREGON ARCHITECTURE, INC.
122 WEST MAIN ST. #211
PORTLAND, OREGON 97201
(503) 574-4322

DATE: 02/01/2011
BY: J. DWYER
PROJECT: MOUNTAIN TOP VILLAGE AT VISTA POINTE
SHEET: 1 OF 1

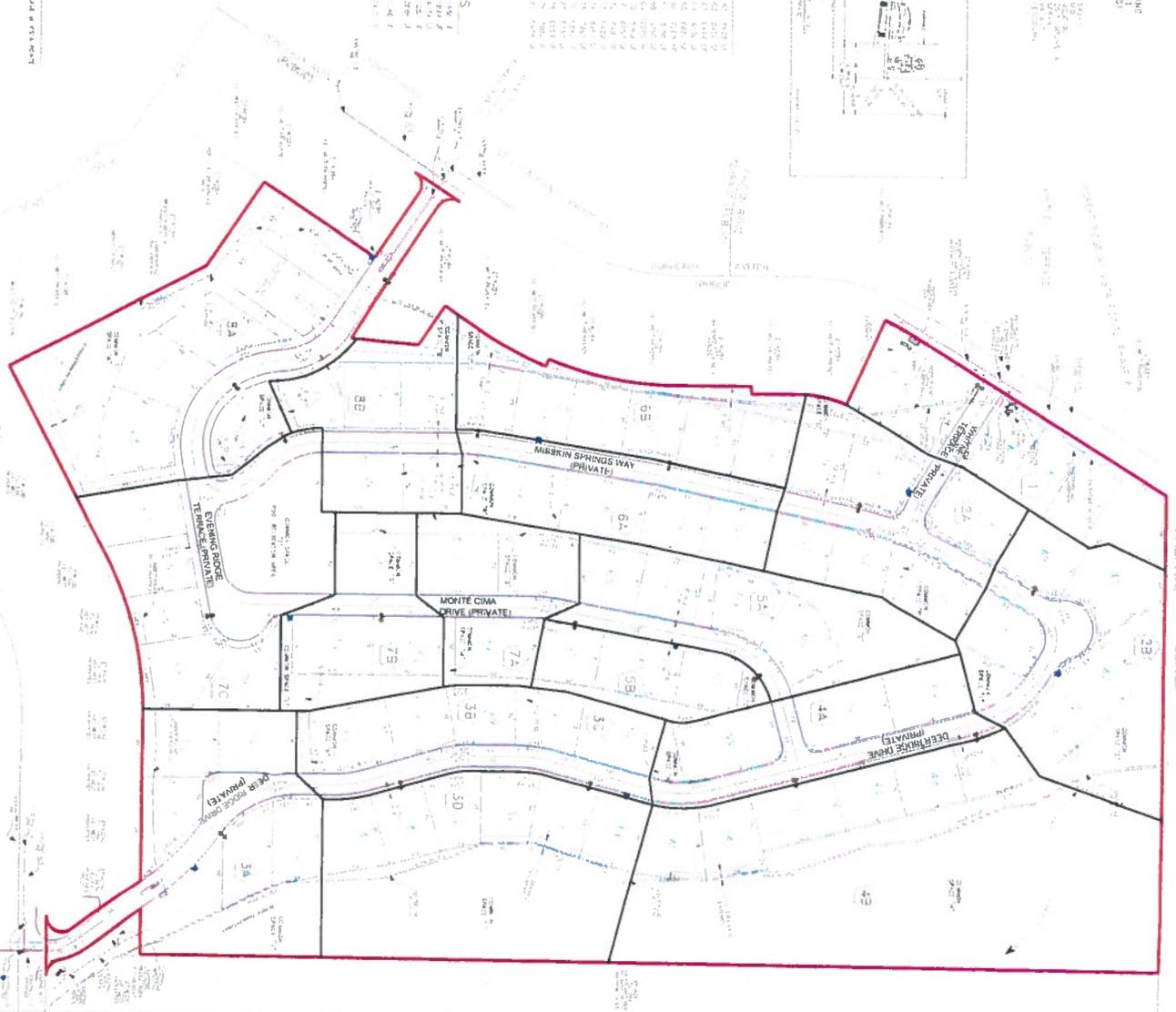


LOT AREAS

1	107.7	2	78.7	3	428.9	4	428.9	5	428.9
6	428.9	7	428.9	8	428.9	9	428.9	10	428.9
11	428.9	12	428.9	13	428.9	14	428.9	15	428.9
16	428.9	17	428.9	18	428.9	19	428.9	20	428.9
21	428.9	22	428.9	23	428.9	24	428.9	25	428.9
26	428.9	27	428.9	28	428.9	29	428.9	30	428.9
31	428.9	32	428.9	33	428.9	34	428.9	35	428.9
36	428.9	37	428.9	38	428.9	39	428.9	40	428.9
41	428.9	42	428.9	43	428.9	44	428.9	45	428.9
46	428.9	47	428.9	48	428.9	49	428.9	50	428.9
51	428.9	52	428.9	53	428.9	54	428.9	55	428.9
56	428.9	57	428.9	58	428.9	59	428.9	60	428.9
61	428.9	62	428.9	63	428.9	64	428.9	65	428.9
66	428.9	67	428.9	68	428.9	69	428.9	70	428.9
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81	428.9	82	428.9	83	428.9	84	428.9	85	428.9
86	428.9	87	428.9	88	428.9	89	428.9	90	428.9
91	428.9	92	428.9	93	428.9	94	428.9	95	428.9
96	428.9	97	428.9	98	428.9	99	428.9	100	428.9

COMMON SPACE AREAS

1	107.7	2	78.7	3	428.9	4	428.9	5	428.9
6	428.9	7	428.9	8	428.9	9	428.9	10	428.9
11	428.9	12	428.9	13	428.9	14	428.9	15	428.9
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86	428.9	87	428.9	88	428.9	89	428.9	90	428.9
91	428.9	92	428.9	93	428.9	94	428.9	95	428.9
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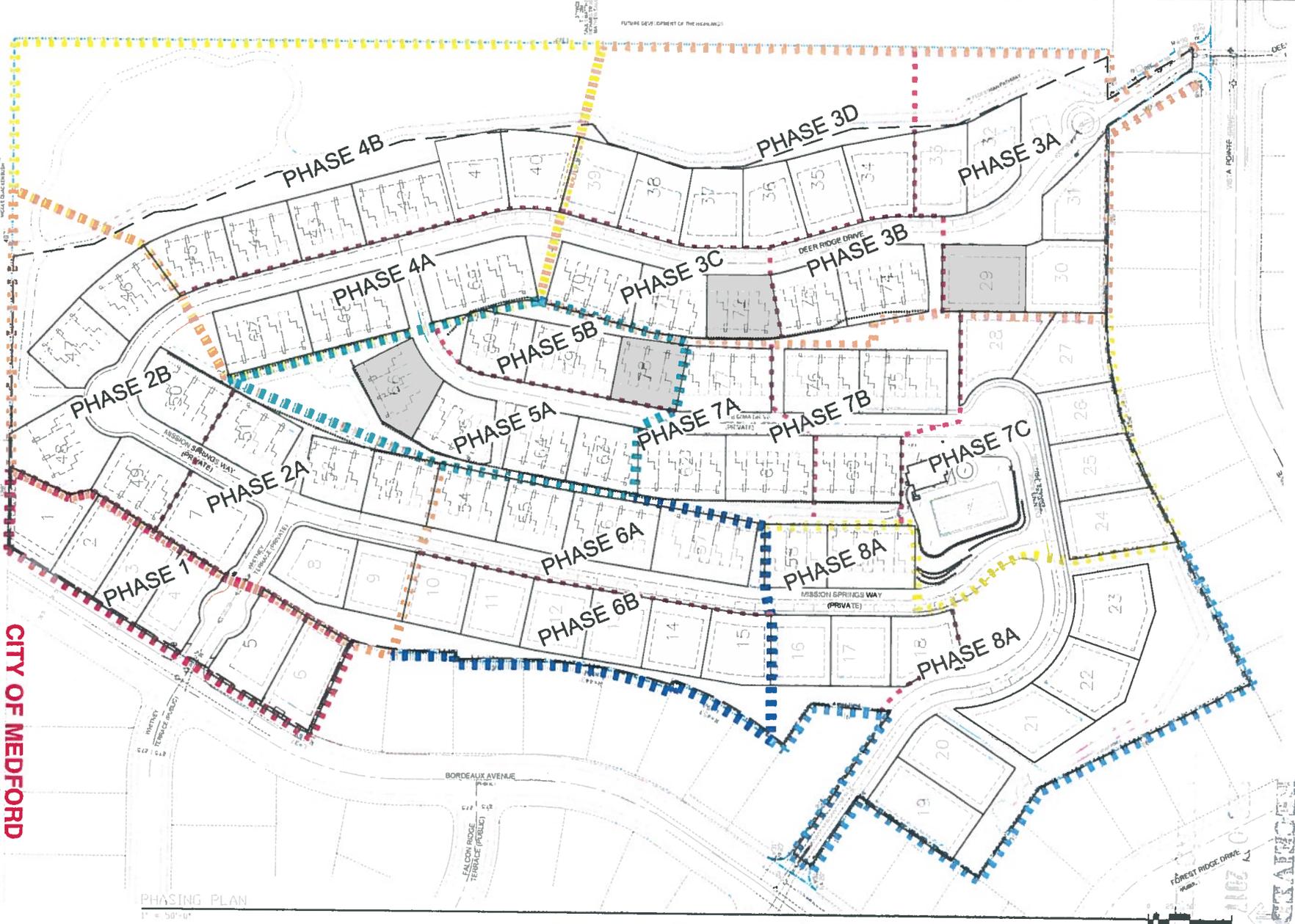


- LEGEND**
- 1. 1/2" = 1' SCALE
 - 2. 1/4" = 1' SCALE
 - 3. 1/8" = 1' SCALE
 - 4. 1/16" = 1' SCALE
 - 5. 1/32" = 1' SCALE
 - 6. 1/64" = 1' SCALE
 - 7. 1/128" = 1' SCALE
 - 8. 1/256" = 1' SCALE
 - 9. 1/512" = 1' SCALE
 - 10. 1/1024" = 1' SCALE
 - 11. 1/2048" = 1' SCALE
 - 12. 1/4096" = 1' SCALE
 - 13. 1/8192" = 1' SCALE
 - 14. 1/16384" = 1' SCALE
 - 15. 1/32768" = 1' SCALE
 - 16. 1/65536" = 1' SCALE
 - 17. 1/131072" = 1' SCALE
 - 18. 1/262144" = 1' SCALE
 - 19. 1/524288" = 1' SCALE
 - 20. 1/1048576" = 1' SCALE
 - 21. 1/2097152" = 1' SCALE
 - 22. 1/4194304" = 1' SCALE
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 - 24. 1/16777216" = 1' SCALE
 - 25. 1/33554432" = 1' SCALE
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 - 27. 1/134217728" = 1' SCALE
 - 28. 1/268435456" = 1' SCALE
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 - 30. 1/1073741824" = 1' SCALE
 - 31. 1/2147483648" = 1' SCALE
 - 32. 1/4294967296" = 1' SCALE
 - 33. 1/8589934592" = 1' SCALE
 - 34. 1/17179869184" = 1' SCALE
 - 35. 1/34359738368" = 1' SCALE
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 - 39. 1/549755813888" = 1' SCALE
 - 40. 1/1099511627776" = 1' SCALE
 - 41. 1/2199023255552" = 1' SCALE
 - 42. 1/4398046511104" = 1' SCALE
 - 43. 1/8796093022208" = 1' SCALE
 - 44. 1/17592186044416" = 1' SCALE
 - 45. 1/35184372088832" = 1' SCALE
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 - 54. 1/18014398509481984" = 1' SCALE
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 - 100. 1/1267650600228229401496701157376" = 1' SCALE

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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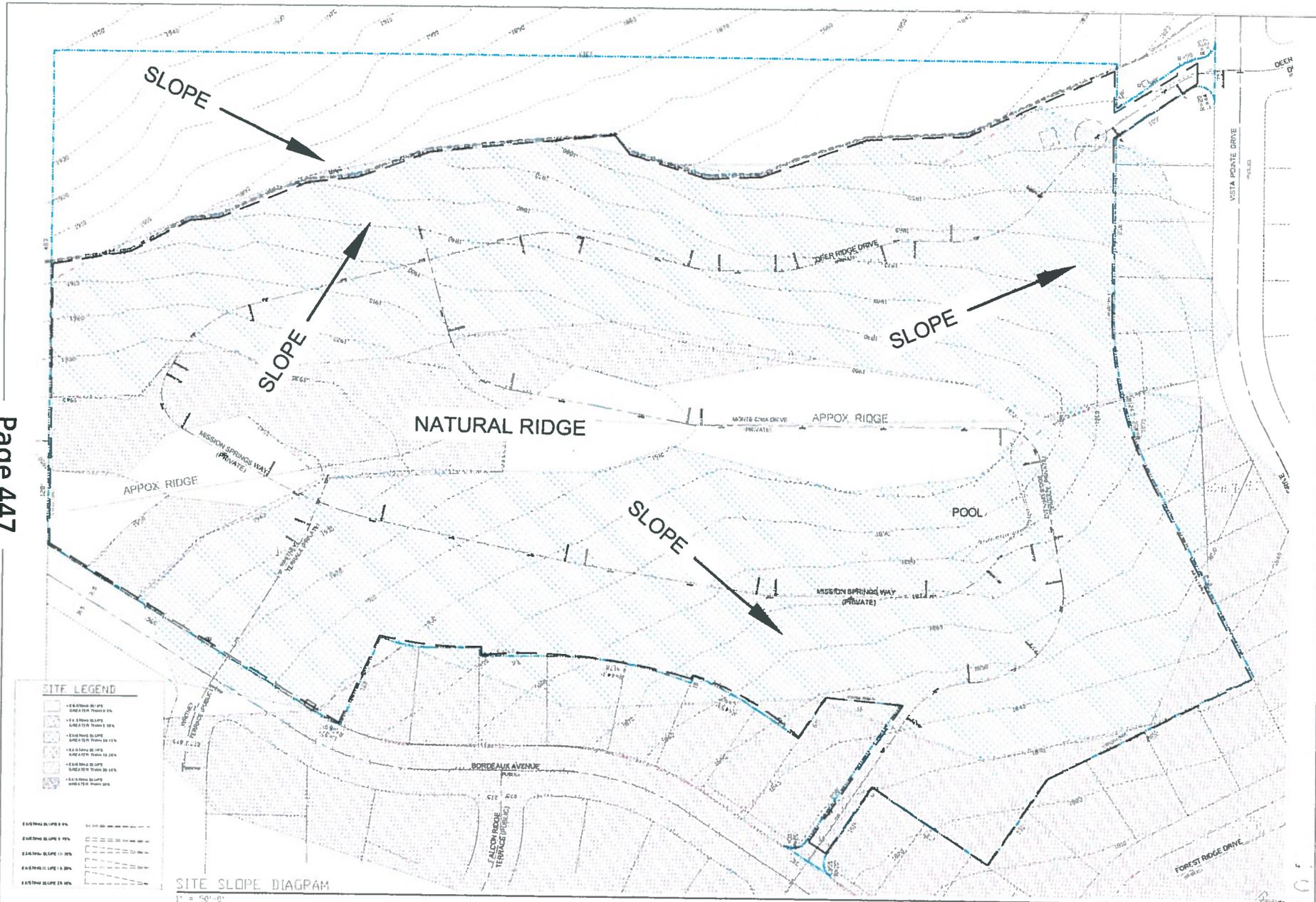
CITY OF MEDFORD
EXHIBIT # 4



OREGON ARCHITECTURE
 132 NW Van Sickle Street, Suite 101
 Medford, Oregon 97504
 Phone: 541-752-4372 | OregonARC-ART-USE-REZ

Mountain Top Village
PUD Modification
Medford, Oregon

Approval Signature	Date
PREPARED BY:	
DATE:	10/17/17
DRAWN BY:	
SHEET:	



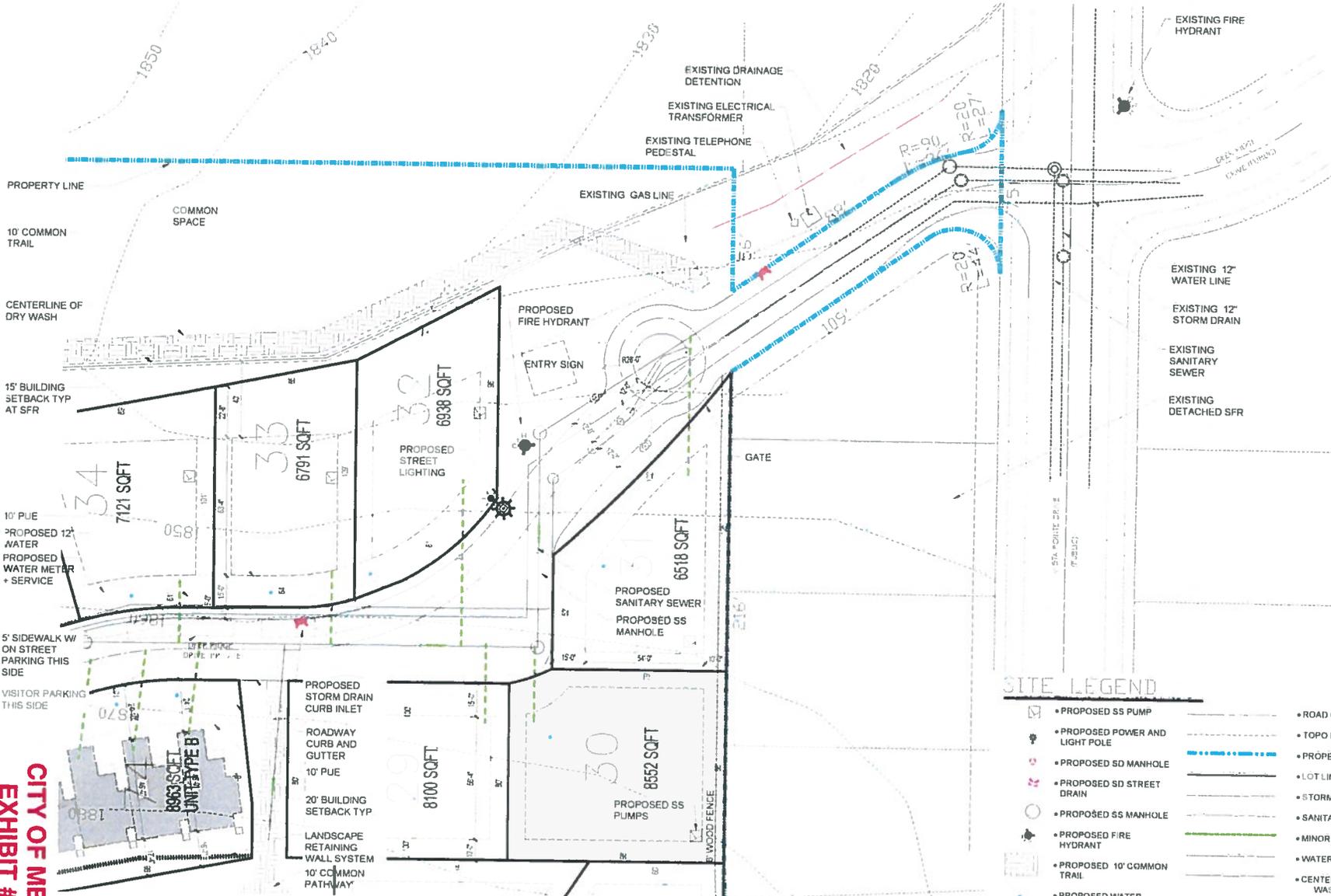
NOT FOR CONSTRUCTION

ARCHITECTURE
132 W. Vant Street, Suite 107
Medford, Oregon 97501
Ph: 541-772-4372 | CREGON-ARCHITECTURE.BIZ

Mountain Top Village
PUD Modification
Medford, Oregon

Approval	Signature	Date
REVISIONS	BY	
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-09



SITE LEGEND

- PROPOSED SS PUMP
- PROPOSED POWER AND LIGHT POLE
- PROPOSED SD MANHOLE
- PROPOSED SD STREET DRAIN
- PROPOSED SS MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED 10' COMMON TRAIL
- PROPOSED WATER CONNECTION
- ROAD CENTER LINES
- TOPO LINES
- PROPERTY LINE
- LOT LINES
- STORM DRAINAGE
- SANITARY DRAINAGE
- MINOR SANITARY LINE
- WATER LINES
- CENTERLINE OF DRY WASH



ENLARGED SITE PLAN - DEEP RIDGE ENTRY



OREGON ARCHITECTURE
 1333 W. Main Street, Suite 101
 Medford, Oregon 97504
 Phone: 541-772-4372 | Fax: 541-772-4372

**Mountain Top Village
 PUD Modification
 Medford, Oregon**

Approval Signature	Date

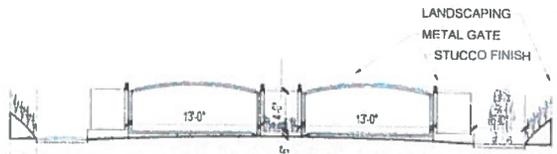
PLUT DATE: 10/17/17
 PHASE: PHASE 1
 DRAWN BY: [Signature]
 SHEET: 11

PACIFIC POWER & LIGHT
ATTN: ROBERT G. STRONG

CITY OF MEDFORD
EXHIBIT #



ENLARGED ENTRY PLAN- WHITNEY TERRACE
1" = 20'-0"



GATE ELEVATION

COMMON TRAIL
LANDSCAPED
RETAINING WALL
SYSTEM
LOT LINE

20' BUILDING SETBACK
TYP
10' PUE

PROPOSED STORM
DRAIN
PROPOSED STREET
LIGHTING
5' SIDEWALK W/ON
STREET PARKING THIS
SIDE
10' PUE SETBACK TYP
15' BUILDING SETBACK
TYP

PROPOSED FIRE
HYDRANT
10' COMMON TRAIL

SITE LEGEND

- PROPOSED SS PUMP
- PROPOSED POWER AND LIGHT POLE
- PROPOSED SD MANHOLE
- PROPOSED SD STREET DRAIN
- PROPOSED SS MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED NATURE PATHWAY
- PROPOSED WATER CONNECTION
- ROAD CENTER LINES
- TOPO LINES
- PROPERTY LINE
- LOT LINES
- STORM DRAINAGE
- SANITARY DRAINAGE
- MINOR SANITARY LINE
- WATER LINES



REGISTERED ARCHITECT
Mark McKeever
NOT FOR CONSTRUCTION
Medford, Oregon 97501
PH: 541.772.4572 | OFFICE@MCKEEVERARCHITECTURE.BIZ

MCKEEVER ARCHITECTURE
132 NW Ashen Street, Suite 1C1
Medford, Oregon 97501
PH: 541.772.4572 | OFFICE@MCKEEVERARCHITECTURE.BIZ

Mountain Top Village
PUD Modification
Medford, Oregon

Approval of Signatures	Date
PL 17-082	11/17
DATE	11/17
PHASE	
DRAWN BY	
SHEET	



**Mountain Top Village
PUD Modification
Medford, Oregon**

Approval System	Date
RECEIVED	BY

13/27/17
DATE
CHARLEY
SHEET



- PROPOSED SS PUMPS
- 5' SIDEWALK W/ON STREET PARKING THIS SIDE
- 15' BUILDING SETBACK TYP AT DETACHED SFR
- 12" PROPOSED WATER LINE
- 10' PUE
- PROPOSED WATER METER + SERVICE
- PROPOSED STORM DRAIN
- 10' PUE
- 20' BUILDING SETBACK TYP
- LANDSCAPED RETAINING WALL SYSTEM
- LOT LINE
- STREET LIGHT
- PROPOSED 12" WATER LINE
- PROPOSED STORM DRAIN
- 10' PUE
- PROPOSED SANITARY SEWER
- 10' PUE
- 20' BUILDING SETBACK TYP
- MECHANICAL EQUIPMENT

ENLARGED SITE PLAN - NORTH EAST CORNER

1" = 20'-0"



371W15
T.L. 204
MESSER, NEIL PATRICK ET AL
NICOLE OUAACKENBUSH

CENTERLINE OF DRY WASH
10' COMMON TRAIL
40' SETBACK TYP

ERTY
DARY

LOT LINE

IF ANY DIMENSIONS DO NOT ADD, MEASURE ONE DIMENSION ONLY BY THE SITE UTILITIES

NOT FOR CONSTRUCTION

ARCHITECTURE
 133 W. Main Street, Suite 100
 Medford, Oregon 97501
 Phone: 754-4372 | www.mountainarchitecture.biz

Mountain Top Village
 PUD Modification
 Medford, Oregon

DATE	12/11
PHASE	
DRAWN BY	
CHECKED BY	
SHEET	

-17



ENLARGED SITE PLAN - EAST

1" = 20'-0"

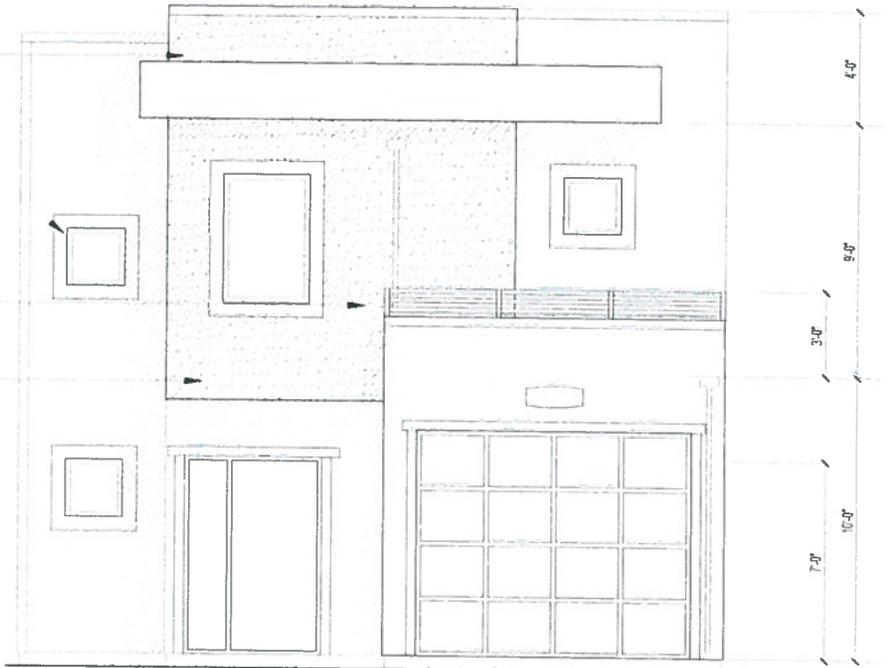
COMMUNITY BUILDING

SCALE: 1" = 20'-0"



- METAL CANOPY WITH WOOD FINISH
- STUCCO FINISH
- METAL HANDRAIL
- STUCCO FINISH

SCHEMATIC RENDERING



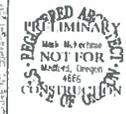
TYPICAL FRONT ELEVATION
1/2" = 1'-0"



COLOR PALETTE



UNIT ROOF PLAN
1/8" = 1'-0"



Mountain Top Village
PUD Modification
Medford, Oregon

Approval Signature	Date
PREPARED BY	DATE
PROJECT DATE	10/11
PHASE	
DESIGNED BY	
CHECKED BY	

**CITY OF MEDFORD
EXHIBIT # BB**

SITE CONCEPT FOR TOWNHOUSES

TWO STORY MULTI-FAMILY TOWNHOUSES
SINGLE FAMILY RESIDENTIAL
PROPERTY BOUNDARY
EXISTING SINGLE FAMILY RESIDENTIAL

PROPERTY BOUNDARY
TWO STORY MULTI-FAMILY TOWNHOUSES
SINGLE FAMILY RESIDENTIAL
FUTURE 10' COMMON TRAIL
CENTER OF DRY WASH
COMMUNITY CENTER
SINGLE FAMILY RESIDENTIAL
PROPERTY BOUNDARY
EXISTING SINGLE FAMILY RESIDENTIAL



PREPARED AS
FINAL
NOT FOR
CONSTRUCTION

ARCHITECTURE
132 W. Main Street, Suite 101
Medford, Oregon 97501
PH: 541-772-4372 | CRESCO-ARCHITECTURE.BIZ

**Mountain Top Village
PUD Modification
Medford, Oregon**

Approval Signature	Date

DATE: 12/7/11
PHASE:
DRAWN BY:
SHEET:

CITY OF MEDFORD

EXHIBIT # CC

TWO STORY MULTI-FAMILY TOWNHOUSES



UNIT ELEVATIONS

BAR SHOULD MEASURE ONE INCH BY ONE SIXTEENTH INCH

PREPARED BY
 ARCHITECTURE
 Mark M. Frazier
 NOT FOR
 RECORD
 4456
 2017.07.10

ARCHITECTURE
 132 W. Main Street, Suite 101
 Medford, Oregon 97501
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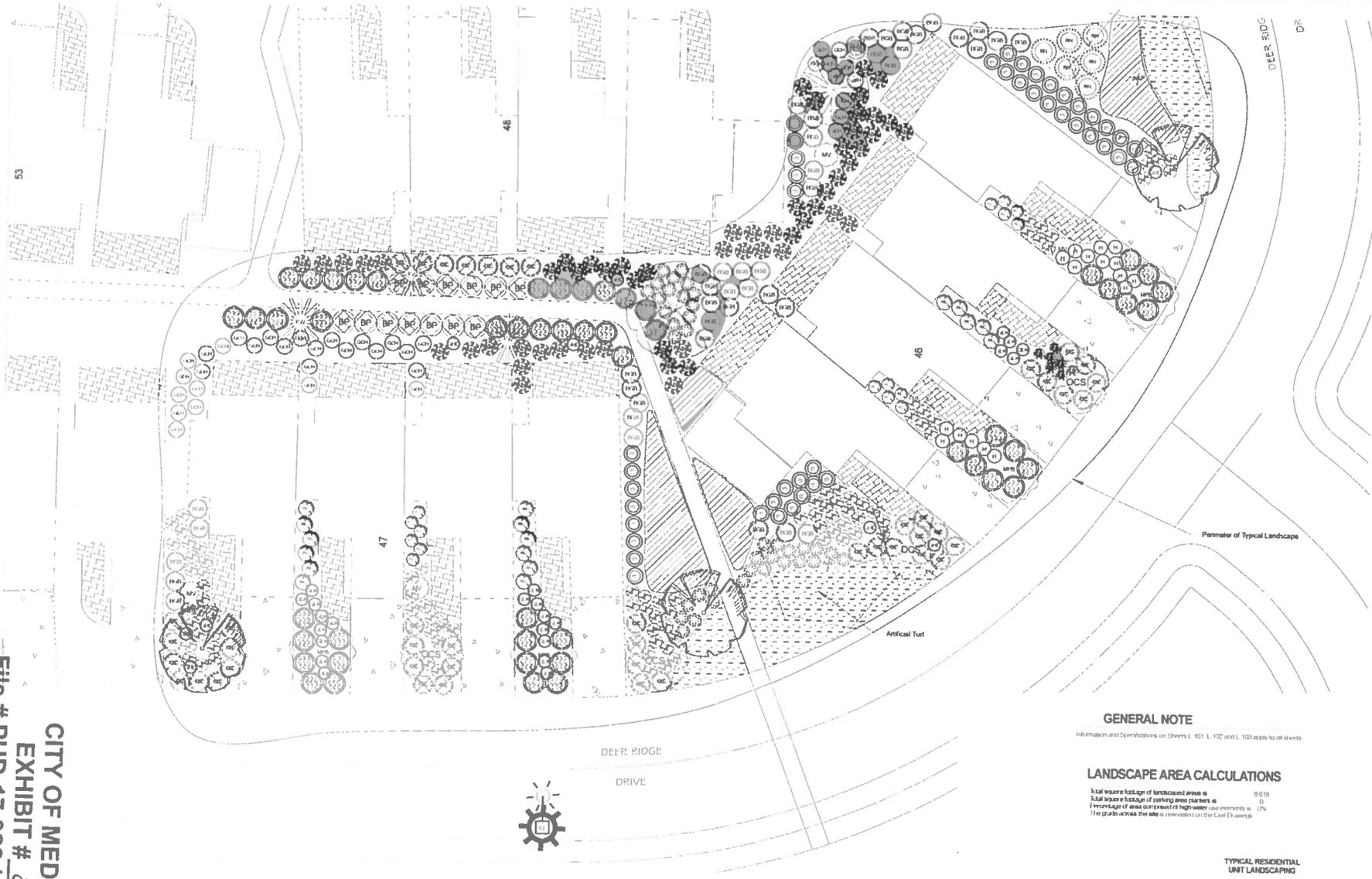
Mountain Top Village
 PUD Modification
 Medford, Oregon

Approval Signature	Date

PHASE DATE: 10/17/17
 DRAWN BY: [unclear]
 SHEET: [unclear]

CITY OF MEDFORD
EXHIBIT # *ES*

TO VERIFY FULL SCALE: [LINE] (BAR SHOULD MEASURE ONE INCH BY ONE AND SEVEN EIGHTS)



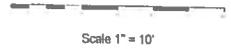
GENERAL NOTE

Information and Specifications on Sheets L 101, L 102 and L 103 apply to all sheets.

LANDSCAPE AREA CALCULATIONS

Total square footage of landscaped areas is 6615
 Total square footage of parking area planters is 6
 Percentage of area covered by high water use plants is 17%
 The grade across the site is referenced on the Civil Drawings.

TYPICAL RESIDENTIAL UNIT LANDSCAPING
LANDSCAPE PLAN



Madara Design Inc
 Landscape Architecture Design & Construction
 2994 Wells Fargo Rd
 Central Point, OR 97502
 541-684-7055
 madaradesign@yahoo.com

MOUNTAIN TOP DEVELOPMENT
 VISTA RIDGE TERRACE
 MEDFORD OREGON 97504

Approved Signature: [Signature]
 Date: 08/30/17
 REVISION: 15

RECEIVED
 08/30/17
 PLANNING DEPT



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DEC 07 2017
PLANNING DEPT
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December 6, 2017

PUD MODIFICATION APPLICATION NARRATIVE FOR THE MOUNTAIN TOP VILLAGE SECTION OF THE VISTA POINTE PLANNED UNIT DEVELOPMENT PUD-03-124

BRIEF PROJECT NARRATIVE AND EXECUTIVE SUMMARY

Mountain Top Village is located on a 25 Acre parcel in East Medford that is currently undeveloped, but a part of the original Vista Pointe Planned Unit Development. Mountain Top Village is one of the four original parts of the Vista Pointe Planned Unit Development, a Planning Action that was originally approved by the City of Medford Planning Commission in 2003. The other three parts are: Forest Ridge, Innsbruck Ridge and Westridge Village. Forest Ridge has been completely developed with streets and utilities and is mostly built-out with homes. Innsbruck Ridge is complete with streets and utilities and just beginning home construction. Westridge Village also has streets and utilities complete, but remains essentially unbuilt at present.

Mountain Top Village is the last section of the Vista Point PUD to undergo development. A couple of years ago the original developer of the entire Vista Pointe PUD sold the Mountain Top Village land to the current developer. The current Owner/Developer of Mountain Top Village is proposing to modify the original Plan to better reflect existing site conditions, current market conditions and to the extent possible, neighborhood sensitivities. We believe the proposed modifications will improve the original plan and better reflect the vision the original developer had for the property.

The original plan for Mountain Top Village, as approved in 2003, called for 41 single lots and 132 multi-family condo units in eleven three-story buildings with twelve 3-bedroom units per building. The revised plan calls for 41 single lots and 132 townhouse units with a mix of two and three bedrooms.

The Vista Pointe PUD was approved with a range of different sized and configured lots and housing options in the four villages. Forest Ridge features lots with an average size of approximately 7,500 square feet. Executive-sized lots with a typical size of typical size of 10,500 square feet are featured in Innsbruck Ridge. Westridge Village has lots in the 4,800 square foot range and the single lots within the Mountain Top Village average 7,074 square feet. The originally approved Village subdivision had 18 lots with an area below 6,500 square feet. The revised subdivision has 11 lots below the 6,500 square foot threshold, with the majority of those abutting a common area. The lots that now front Bordeaux Avenue range in size from 6,600 square feet to 7,953 square feet, which is within the range of typical lots within the Forest Ridge development. The Vista Pointe PUD was granted a 13.8% density increase over the base underlying zoning because of the varied housing options. That plan remains in effect today.

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Fast forward thirteen years from the original approval. The Mountain Top Village land was sold to the current Owner/Developer, who wants to move forward with the development of Mountain Top Village. He also wishes to make some significant improvements to the original plan, primarily centered on the core of the proposed development dealing with the multi-family units. The easiest way to understand these proposed changes is to identify the main components of the original, approved plan and highlight the proposed modifications. They are as follows:

LIST OF CHANGES TO THE ORIGINAL APPROVED PUD

1. **Individual lots:** The original approval of the Vista Pointe PUD called for 41 individual lots in the Mountain Top Village section. No change in the number of single lots is proposed. The exact location of specific lots within the development has changed, as will be described later in this Modification Application, but the average size of the single lots within Mountain Top Village actually increases by 452 square feet from the approved PUD.
2. **Multi-family housing:** As originally conceived, there were to be 11 buildings with four units per floor, three floors per building, with each building reaching the maximum allowed 35-foot height limit for residential zones in Medford. The developer is proposing to construct two-story townhouses in lieu of the three-story buildings. The ownership and maintenance would also be different, in that in a townhouse configuration, ownership is earth to sky and residents are typically responsible for building exterior and yard maintenance on their own lot. For condominiums, ownership is a block of air space and an association controls building exteriors and main structural components and is typically responsible for all yard maintenance around buildings. Maintenance of common areas and amenities is performed by the Homeowners' Association in either case, which will have the power to establish and maintain standards throughout the Mountain Top community.

A townhouse configuration with a 22-25-foot height is generally more in keeping with the existing adjacent neighborhoods. A townhouse site footprint is typically more adaptable to the type of terrain found in this area in that it requires less flat area for its footprint and is generally more adaptable to slopes. A Condo building with 4-units on the ground floor will typically require 8,000- 10,000 square feet of flat surface in roughly a square shape in order to be constructed. On hillsides that means lots of retaining walls, ramps, and steps to make the site adaptable to the buildings. The proposed townhouse units only require an area of approximately 1,500 square feet in a rectangular shape and even that can have a vertical difference of up to 4 feet. This narrow footprint sited with the narrow side perpendicular to the hillside slope means the units can be adjusted vertically more frequently as the existing grade changes. This allows for a reduction in the number and height of retaining walls and less site grading. Fewer retaining walls means fewer steps and allows the project to present a more natural appearance.

3. **Modification of the placement of Multi-family Units:** The original plan called for 24 condo units abutting Bordeaux Avenue between Whitney Terrace and the northern edge of the development. The Developer is proposing to relocate those units further east and develop four single lots along this section of Bordeaux frontage. All the units fronting Bordeaux will keep the same design motif as the residences in Forest Ridge to maintain the design integrity along the street. Forest Ridge has design criteria published in its CC&Rs. These units will meet or exceed those criteria in their design.

The original developer indicated placing the multifamily units along Bordeaux was a flaw of his original Vista Pointe PUD. His original intent was to have the multi-family units of Mountain Top Village ringed by up to two rows of single lots – one row fronting Bordeaux Avenue, Park Ridge Drive or Vista Pointe Drive and the other within the Mountain Top Village development itself. If he had proceeded with the build out of Mountain Top Village he probably would have made that adjustment when he built it out.

4. **Internal Streets:** The ownership of all streets inside Mountain Top Village was originally proposed and approved as private. No change here. The alignment of the streets has changed to better reflect the existing topography and to minimize the amount of grading required to create a drivable ROW.
5. **Multi-family unit parking:** For the condo building scenario, all parking was proposed to be open, unassigned and perpendicular to the private roadways. The proposed plan modification calls for 1 space of garage parking with each townhouse, with an additional dedicated space per unit in each driveway. This meets the minimum requirements of the Medford LDC. In addition, on-street parallel parking will be allowed on one side of all internal streets, primarily on the single lot side of the ROW. There are other locations where there is additional parallel parking on the ROW for townhouse guests and there are 11 spaces in front of the Community Building/Pool area. Single lots will have parking requirements for residents and guests, as mandated by the Land Development Code, satisfied within the lot. With available on street parking spaces there is approximately 2.5 parking spaces available for each townhouse within the development when garage, driveway and on-street spaces are included.
6. **Street pavement section:** The pavement section width of the private streets within the development was approved as 24 feet. The Developer is proposing to widen the pavement section to 28 feet, which will allow two travel lanes plus parking on one side. The approved private ROW was 30 feet, which included the pavement section, two 6-inch curbs and a 5-foot planter strip. The proposed ROW is 34 feet, which includes two 6-inch curbs and 1- 5 foot sidewalk on one side of the pavement section.
7. **Amenities:** The original plan proposed about 8.5 Acres of open space and a series of trails that wound through the development. The total open space has been reduced slightly to 7.98AC and the current developer is proposing to construct a Club House, a 25-meter swimming pool, a hot tub and a more extensive trail/path system that will allow

pedestrians the opportunity to move around and through the community without relying solely on the sidewalk system. The original trail locations created some indefensible space and some personal security issues. The revised trail locations all exit behind the development gates. Non-resident pedestrians can still access the all trails, but automobiles cannot drive to the trailheads without card key access to the development. This provides a level of security for adjacent residences that was missing from the original proposal.

The paths are proposed to be surfaced with an all-weather material. They will be constructed to support service vehicles where required. The trail running along the east side of the development will be 10 feet wide to accommodate City service vehicles. Other trails will be narrower – from 6 -8 feet, depending on location and terrain.

The Club House and the pool initially will only be available to residents of Mountain Top Village.

8. **Sidewalks:** Because of the site's cross slopes, the Developer is proposing to provide a sidewalk on only one side of each private street. This is a change from the approved plan. The proposed ROW for streets and sidewalk will remain the same. This is consistent with the City of Medford hillside ROW cross-section.
9. **Gates:** The Developer is proposing for Mountain Top Village to have entrance gates at the three entries, similar to Innsbruck Ridge. This is a change from the approved plan. The gates are designed to control vehicular traffic only. Pedestrian access from the Forest Ridge section of Vista Pointe will be by means of a private sidewalk connection to the public sidewalk at the development entrances, although the conditions will be slightly different at each entrance. At Deer Ridge there will be a private sidewalk along the private street that will connect to the public sidewalk along Vista Pointe Drive. Here the trail head will be immediately to the south of the entry gate. The private section of Whitney Terrace will have a private sidewalk along one side that will connect to the public sidewalk along Bordeaux Avenue. Here the trail system is immediately past the entry gate.

There was no pedestrian access along the private section of Evening Ridge Terrace proposed in the approved plan, and none is proposed now. That driveway access was added at the last minute by request of the City's Public Works Department in 2003 and is too narrow for both vehicles and pedestrians. It is platted at 30 feet in width and will have two 14-foot drive lanes that will correspond to the 28-foot paved section of the private streets of the development, leaving no room for a separate pedestrian way.

Gates for communities such as this are typically set up with control mechanisms that allow service and emergency vehicles free and unencumbered passage. This means providing police and fire apparatus with either access codes or access equipment that will allow them access. The US Postal Service is typically another service that is given the means to access the site without encumbrance. For those without the proper access code either a turnaround or a means to safely reverse course is provided.

10. **Project Phasing:** The development phases of the project have been adjusted to reflect the changes in the site plan and to better reflect the realities of project financing.

11. **Traffic:** A traffic study was completed for the entire Vista Pointe PUD and accepted by the City when the development was approved in 2003. That study included the Mountain Top Village development with 41 single family lots and 132 multi-family residences. The proposed number of single family lots within the development has not changed. The proposed multi-family configuration has changed from 132 three-bedroom condominium units in 11 buildings to 132 townhouse units of mixed 2 and 3 bedroom units. The ITE Manual treats condominiums and townhouses as having the same trip generation, so the site will not alter traffic to any sort of threshold where a revised study would be required by the City of Medford. A Traffic Impact Analysis Form signed by the City Traffic Engineer indicating a revision to the original traffic study is not required is attached.

**FINDINGS OF FACT AND CONCLUSIONS OF LAW
PROPOSED MODIFICATIONS TO PUD 03-124
FILE NO.: PUD-17-082/ LDS-17-088**

PUD APPLICATION PROCEDURES – MLDC SECTION 10.235

To be clear, because Mountain Top Village was a part of the overall Vista Pointe PUD, the Modification Application is for a revision to the Vista Pointe PUD, as originally approved in 2003. However, the Modification really only applies to the Mountain Top Village portion of Vista Pointe and no other part of the Vista Pointe PUD is proposed to be altered in any way through this Application, and only those parts of the Mountain Top Village portion of the Vista Pointe PUD specifically indicated as changing in this application are to be changed. Therefore, Approval Criteria and the Modification Application materials generally apply to Mountain Top Village unless there is a specific reference to the overall PUD either required or reasonably construed as obvious from the context.

MLDC SECTION 10.235.A - NEIGHBORHOOD MEETING

2. The neighborhood meeting was held on February 27, 2017. A copy of the meeting notice and the list of attendees is attached for City files.

MLDC SECTION 10.235.B – APPLICATION

1. Current Assessor's Map is attached for City files.
2. Preliminary PUD Plan. This Application is for a proposed Modification to an existing Approved PUD plan, specifically the Mountain Top Village section of the Vista Pointe PUD. Copies of the PUD preliminary plan are included with this Modification Application.
3. Narrative.
 - a. Rationale: Fourteen years have passed since the Vista Pointe PUD was approved by the City of Medford. Development has progressed in three of the four neighborhoods of the PUD and it is time to undertake the development of the final section. A lot of things have changed since the time of the original approval, including the developer, and the design team feels that modifications can be made that will improve the

Mountain Top Village parcel which will, in turn, improve the overall livability and value of the entire Vista Pointe development. Those changes have been identified in the Project Narrative above.

It is important to note that a lot of thought went into the development of both Mountain Top Village and Vista Pointe originally. The vast majority of the initial agreements and assumptions will remain unchanged. Only Items 1-10 listed on Pages 2 through 5 above are being requested to vary from what was originally proposed, and some of those changes are minor in nature.

- b. The nature, planned use, future ownership and method of perpetual maintenance of land to be left in natural or undeveloped open space or which will be held in common ownership: The current developer has identified areas of community use and common enjoyment, including a club house (community room), a pool with hot tub, hiking trails, private roads and gates, areas of natural trails and areas of common landscaping. Those areas will be deeded to an Association (initially controlled and funded by the developer) to which every parcel within the development will hold an interest. The Association will have the power to levy assessments against all parcels within the Village sufficient to maintain the amenities and the common spaces, including the club house, the pool, the trails and the other open space areas in perpetuity. For the first five years the developer will be responsible for funding the Association to assure proper maintenance the project amenities.
- c. A listing of all modified applications of the Code that are proposed, including the nature, extent and reason for each modification. For the Mountain Top Village only the following exceptions are noted:
1. Minimum lot areas for Lots 9-14, 16-18, 26, and 36.*
 2. Lot coverage exceeding 45% for Lot 58 (the townhouse section).
 3. ROW and streets not designed to public street ROW and standards for width and sidewalks. Driving surface will be constructed to City standards.**
 4. Dimensional standards for shallower depth than the minimum for SFR-4 for Lots 9-18, 42-47, 49-80.
- * This is actually 7 less than originally approved.
 ** This is essentially what was originally approved, although the ROW and pavement section are wider than originally proposed and approved.
- d. Signs: The development is proposing development entry signs at the gated locations at Deer Ridge Drive at Vista Pointe Drive and Whitney Terrace at Bordeaux Avenue. The signs will meet City requirements for signage and will be permitted separately from this Modification Application. Street signs will also be placed at private roadway intersections and will be to the City standards.
- e. Proposed development Schedule: The project is currently divided into eight phases. Phase 1 will be initiated immediately upon approval of the PUD Modification. The plan is to work continuously through the eight phases, beginning a new phase as soon as the previous phase is well under way. The developer expects to be complete within 5 years of beginning the project.
- f. The gross acreage devoted to the various proposed land uses and housing types: The overall site is 25AC: 3.73AC in roadways; 7.98AC in open space, common areas and amenities; 6.69AC of single lots and 6.60AC in townhouse lots.
4. Findings of Fact and Conclusion of Law regarding the Approval Criteria in Subsection 10.235.D. See information below.

5. Names and mailing addresses of known owners of record of tax lots. Names and mailing labels for adjacent property owners are attached to this application.
6. A conceptual stormwater facility plan is provided as Sheet 08 in the set of graphic documents.

MLDC SECTION 10.235.C – ACTION ON AN APPLICATION FOR A PRELIMINARY PUD PLAN

The Planning Commission may approve, approve with conditions or deny a Preliminary PUD Plan.

MLDC SECTION 10.235.D – APPROVAL CRITERIA

1. The proposed PUD:

- a. Preserves an important natural feature of the land, or*
- b. Includes a mixture of residential and commercial land uses, or*
- c. Includes a mixture of housing types in residential areas, or*
- d. Includes open space, common areas, or other elements intended for common use or ownership, or*
- e. Is otherwise required by the Medford Land Development Code.*

RESPONSE: The original Vista Pointe Planned Unit Development called for a range of housing types, plus commercial and office and uses, and a congregate care facility. The commercial space and the congregate care facility are located primarily along East McAndrews Road. The approved location for the multi-family housing was Mountain Top Village. The style for that housing is proposed to be modified to townhouse style units rather than condo or apartment style buildings. The current Developer believes a townhouse style concept offers better compatibility with adjoining development and a lower visual profile with two stories and flat roofs, rather than three stories and gabled roofs. Further, townhouses can be configured to fit more closely to the existing topography, an important consideration in hillside development.

There is no change in the approved Vista Point Planned Unit Development regarding Criterion 1.b that calls for a mixture of residential and commercial uses, or 1.c that calls for a range of housing types in residential areas. The Mountain Top Village range of housing types remains unchanged from the original approval, as does the approved density.

The original plan called for standard to small-sized lots in Forest Ridge, executive sized lots and a gated entrance in Innsbruck Ridge, small lots in Westridge Village and small to standard sized lots and multifamily living in Mountain Top Village. Westridge Village was also to include commercial/office uses and a congregate care facility. That original mix has been maintained pretty consistently throughout the Vista Pointe development. Within the Mountain Top Village section of Vista Pointe, the original proposal called for 41 single lots and 132 units of higher density housing. The current Developer is still proposing 41 single lots and 132 units of higher density housing, but he is proposing that the units be townhouse style units rather than 3-story

condo buildings as originally contemplated, that they be a mix of 2- and 3-bedroom units rather than all 3-bedroom, and he is proposing to shift more of the multi-family development away from Forest Ridge. He is proposing to shift and reconfigure some of the single lots to better reflect existing topography and he has reconfigured some of the trails to provide better sense of personal security. The Developer is also proposing to give each townhouse unit one enclosed parking space and one open parking space, plus another half space per unit for general or overflow parking located along the private streets.

The original Vista Pointe development met Criterion 1.d, primarily through the inclusion of open space in the form of walking and hiking trails in the Mountain Top Village section of the development. The current Developer is proposing to maintain that amenity for the PUD as a whole, and will be adding to it. The Developer will be adding additional walking trails, as well as a pool, hot tub and a community building. The walking and hiking trails will be constructed during several phases of the project, and the pool, hot tub and community building will be constructed during Phase 7. Phase 7 seemed like the logical phase to construct this amenity. By this phase the major roadways through the development will have been constructed, allowing residents multiple ways to enter/exit the development. There will also be enough households within Mountain Top Village to use and support the pool and club house. Criterion 1.d is still satisfied.

The original incarnation of the Mountain Top Village was not planned so much around the existing slopes. To minimize the amount of site grading required and to preserve important natural features, we have tweaked a few of the roadway alignments, and revised the proposed ROW section to minimize site grading, preserve natural features, and create streets that do not exceed the maximum slope requirement of the City of Medford Public Works Department. The proposed PUD meets Criterion 1.a by preserving important natural features.

2. *The proposed PUD complies with the applicable requirements of this Code, or*
 - a. *The proposed modified applications of the Code are related specifically to the implementation of the rationale for the PUD as described in Section 10.235(B)(3)(a), and*
 - b. *The proposed modifications enhance the development as a whole resulting in a more creative and desirable project, and*
 - c. *The proposed modifications to the limitations, restrictions, and design standards of this Code will not materially impair the function, safety, or efficiency of the circulation system or the development as a whole.*

RESPONSE: This Application is for a modification to the original Vista Pointe PUD, specifically for the Mountain Top Village development. The rationale for the original PUD was to provide a more flexible design environment that allowed for mixed uses, the construction of streets and the overall development of units that were more sensitive to the topography of this section of the City. In general, the original rationale for the Vista Pointe PUD and the Mountain Top Village development remains unchanged. The approved plan had variations from LDC standards for minimum area for 18 single lots and for the private streets. Further, 8 lots did not meet either the width or depth minimum dimension requirements for SFR-4 lots, and the condo site was owned in common by the association. This proposed Modification proposes 11 single

lots that vary from LDC minimum area standards (although a different 11), roadway variations slightly different from the approved variations, a variation from the 45% lot coverage standard for one townhouse unit lot (Lot 58) and variations for dimensional standards for Lots 9-18 in the single lots and all but one of the townhouse lots.

The approved PUD for the Mountain Top Village section called for 41 individual lots and 132 units of higher density housing (condominiums were the technical approval language) to be constructed in 11 - 3+ story buildings with 12 units in each building. This modification to the original PUD proposes the same 41 individual lots, although in a slightly different configuration on the land than the original approved plan, and the same 132 units of higher density housing, again in a different configuration and a slightly different location than the approved plan, and with slightly fewer bedrooms. The higher density housing is now proposed to be 2 story townhouses that will better fit with the contours of the site. The northerly units have also been shifted to the east so the townhouse units will be entirely ringed by single lots rather than have 12-24 units fronting on Bordeaux Avenue as originally proposed. All townhouse units will only be accessed from streets within the Mountain Top Village development.

The original PUD proposed 24-foot wide pavement section in a 30-foot wide ROW for the private streets within this development. In this scenario, the sidewalk and the PUEs occurred outside the roadway ROW. The Developer is proposing to increase the pavement width to 28 feet to allow for curbside parking, and increase the ROW width from 30 feet to 34 feet and include a PUE on either side of the proposed row. A curb tight 5-foot sidewalk will be placed on one side of the pavement section and includes as part of the ROW. Parking will only be allowed on one side at most on any street within the Mountain Top Village development. Only the side of the road with parking will have a sidewalk. These changes in pavement width and sidewalk placement will allow the Developer to better adjust units to the existing site grades to reduce the amount of grading required. It will have the added benefit of reducing the overall amount of impervious surface within the Village, thus reducing the amount of storm water runoff going into detention and treatment facilities.

The alignment of some of the roadways have been altered to better reflect actual grades and to ease turning radii.

The Developer is proposing to add additional amenities to the Village. These include a clubhouse, a community pool with hot tub, and more walking trails in addition to the hiking trails proposed in the originally approved development.

There are several requested variations to lot standards for some of the single lots within the Mountain Top Village development. The original PUD received an approval for 18 sub-area single lots. That has been reduced to 11. There were no variations from lot depths or widths requested or approved in the original PUD, yet there were, in fact several of each. There was also a bit of sleight of hand in that some lot dimensions were based on an angled property line, whereas all the lines are now perpendicular to the Right-of-Way if at all possible. Now one townhouse lot exceeds the maximum 45% coverage and all but one of the townhouse lots is less than the minimum depth for SF-4. This is due to a change in concept from the original condo design where the association owned the entire parcel to the current concept where individual owners own a front and back yard and the Association controls only the public spaces.

The reduced depths of both the single lots where indicated and the townhouse lots allows for one major benefit that is typically not present in a conventional subdivision: room for accessible community open space. This project has over 7 acres (30% of the project site) devoted to community open space that typically is not found in a conventional subdivision, where space adequate for recreational needs must be factored in to platted lots. In addition to this publicly accessible open community space, the Developer will be providing a community pool, a community building and a landscaped park. These added amenities outweigh the lack of meeting the technical requirements of the subdivision ordinance and overall provide a more hospitable environment for the residents of this village. The original PUD was good and provided additional amenities for the residents over the minimums proscribed in the ordinance. This Amended PUD provides even better amenities.

The proposed modification meets Criteria 2.a, 2.b, and 2.c. The proposed modifications will enhance the overall Vista Pointe development, in addition to the Mountain Top Village development, resulting in a more creative and desirable project.

Original 3. The property is not subject to any of the following measures or if subject thereto the PUD can be approved under the standards and criteria thereunder:

- a. Moratorium on Construction or Land Development pursuant to ORS 197.505 through 197.540, as amended.*
- b. Public Facilities Strategy pursuant to ORS 197.768 as amended.*
- c. Limited Service Area adopted as part of the Medford Comprehensive Plan.*

RESPONSE: There are adequate public facilities to meet the needs of this development. The land is not subject to a moratorium or a Limited Service Agreement.

4. The location, size, shape and character of all common elements in the PUD are appropriate for their intended use and function.

RESPONSE: The original approved plan for the Vista Pointe Planned Unit Development only called for hiking trails within the common areas of the Mountain Top Village section of the Plan. The proposed modifications to the development include the addition of a Community Building, a swimming pool and hot tub, as well as additional walking trails. Use of the community building, pool and hot tub will be limited to residents of Mountain Top Village. All the trails will be available for the use of the entire Vista Pointe community. Also located throughout the Village will be pockets of community landscaped gardens available for residents' enjoyment. All other public amenities identified in the original plan are to remain unchanged.

Private roadways have been widened slightly to allow for on-street parking on one side. Parking for the multi-family units has been changed from head-in non-reserved spaces to two dedicated spaces per unit. Sidewalks have been placed behind sidewalk landscape strips to make them safer for pedestrians. The sidewalks have been placed on only one side of the private roadways and have been placed tight to the curb to minimize site grading issues. Sidewalks are to be constructed on the side of the street with the fewest curb cuts to minimize vehicular-pedestrian

conflicts. Alternate pedestrian pathways around the Village are now proposed, enabling most walkers to get around the neighborhood without having to walk in a roadway.

The community amenities will be constructed in all Phases of the eight phase project except Phase 1. The Community Building, pool and hot tub will be constructed in Phase Seven. The construction of the pool and club house are proposed in Phase Seven for the following reasons – since the project is designed to be developed in phases, the design team feels that access though the entire site for both residents and emergency vehicles is of paramount importance, so the initial phases focus on construction the roadways and associated unit development that will provide a through connection from Bordeaux Avenue to Vista Pointe Drive. The clubhouse and pool are planned along an internal street that is planned to be constructed later in the project. We want the majority of the construction completed before those public elements are undertaken to minimize the potential conflicts between amenity users and other construction work. This will have the added benefit of having more units available to contribute to the permanent funding and upkeep of these amenities.

Criterion 4 is satisfied.

5. If the Preliminary PUD Plan includes uses not allowed in the underlying zone pursuant to Subsection 10.230(D)(7)(c), the applicant shall alternatively demonstrate that either: 1) demands for the Category "A" public facilities listed below are equivalent to or less than for one or more permitted uses listed for the underlying zone, or 2) the property can be supplied by the time of development with the following Category "A" public facilities which can be supplied in sufficient condition and capacity to support development of the proposed use:

- a. Public sanitary sewerage collection and treatment facilities.*
- b. Public domestic water distribution and treatment facilities.*
- c. Storm drainage facilities.*
- d. Public streets.*

Determinations of compliance with this criterion shall be based upon standards of public facility adequacy as set forth in this Code and in goals and policies of the comprehensive plan which by their language and context function as approval criteria for comprehensive plan amendments, zone changes or new development. In instances where the Planning Commission determines that there is insufficient public facility capacity to support the development of a particular use, nothing in this criterion shall prevent the approval of early phases of a phased PUD which can be supplied with adequate public facilities.

RESPONSE: The PUD Modification is not proposing any uses within Mountain Top Village that are not allowed under the current underlying zone. The construction of a proposed community building and pool are considered an accessory use within the PUD and is allowed and does not require conditional use approval.

The storm drainage needs for this part of the Vista Pointe development were calculated in the overall system plan for Vista Pointe, so no change is anticipated here. Storm drainage for Mountain Top Village will divide at the ridge that runs north/south through the center of the

property. Along the east side the single lots will drain into the natural drainage swale that runs along the east edge of those lots. Storm water from the townhouses in this drainage area will be collected in pipes within the development. Those pipes will connect to an existing storm inlet stubbed up from Vista Pointe Drive that was planned for this purpose. Townhouses and the single lots along the west will drain to an inlet stubbed for this purpose behind original lots 15-16 and 19-20 (new lots 19-20 and 22-23) There are two ponds designed to receive the run-off from this development. One is currently under design by the City and the other is existing. Both ponds feed into the storm drainage system of the City of Medford. The City has previously approved the ponds capacity, as well as the downstream capacity of the system to handle the run-off from Mountain Top Village.

Criterion 5 is satisfied.

6. If the Preliminary PUD Plan includes uses proposed under Subsection 10.230(D)(7)(c), approval of the PUD shall also be subject to compliance with the conditional use permit criteria in Section 10.248.

RESPONSE: All of the uses proposed for the Mountain Top PUD are approved uses in the underlying zoning, so a conditional use permit will not be required.

Criterion 6 is not applicable.

7. If approval of the PUD application includes the division of land or the approval of other concurrent development permits applications as authorized in Subsection 10.230(C), approval of the PUD shall also be subject to compliance with the substantive approval criteria in Article II for each of the additional development applications.

RESPONSE: The minor modifications to the PUD masterplan that are the reason for this application also include revisions to the Tentative Plat. There are no other Applications pending or proposed for this site, and thus no additional existing conditions of approval.

Criterion 7 is satisfied.

MLDC SECTION 10.931 – HILLSIDE ORDINANCE

Sheet 09 in the graphic set identifies the slopes found within the Mountain Top Village section of Vista Pointe. There are several sections of the Village where the natural grade exceeds 15%, but there are no areas where the grade exceeds 20% (see attachment). A constraints analysis has been performed and two copies have been provided as Appendix B to this Modification Application. The City Department of Public Works has reviewed the slop analysis study and provided written agreement to its findings.

As such, the design team has taken advantage of the options available in Section 10.931, such as narrower streets, sidewalks on one side of the street only, revised planter strips, the location of

public utilities within the ROW, access limitations and the like. The design team will follow the requirements of this Section regarding excavation and grading permits and soil erosion control measures during the construction phase of this project. In addition, as much as possible the construction of the units will utilize stepped footings to minimize the amount of site grading required.

ADDITIONAL CRITERIA:

MLDC Section 10.245 requires that for an existing PUD to be amended, at least 50% of the owners of the currently vacant land need to agree to the change, as well as Owners representing 50% of the value of the vacant land in land and improvements within the PUD. Attached as Appendix C is a summary of the vacant land, and who owns the parcels. As shown in this Appendix, the bulk of the vacant land, both area and value, is owned by just three entities. To meet the Criterion of the 50% threshold for area and value, the requisite number of entities have signed off on the request to amend the PUD. A letter from entities that total more than 50% of the owners of vacant land within the PUD are included as within Appendix C.

GEOLOGIC REPORT

The geologic report required as part of the Hillside Constraints Analysis is attached as Appendix D.

LIST OF SUBMITTED PLANS BOUND UNDER SEPARATE COVER:

- 00 – Cover Sheet
- 01 – Vista Pointe PUD Master Plan
- 02 – Approved Original Site Plan
- 03 – Proposed Site Plan
- 04 – Proposed Tentative Plat
- 05 – Phasing Plan
- 06 – Conceptual Grading Plan
- 07 – Proposed Utilities Plan
- 08 – Conceptual Storm Drainage Plan
- 09 – Site Slope Study
- 10 – Existing Tree Inventory
- 11 – Enlarged Entry Area at Deer Ridge
- 12 – Enlarged Plan of Pool and Community Building
- 13 – Enlarged Plan of Entry at Evening Ridge
- 14 – Enlarged Townhouse Site Plan - West
- 15 – Enlarged Plan of Entry Area at Whitney Terrace
- 16 – Enlarged Townhouse Site Plan – Northeast
- 17 – Enlarged Townhouse Site Plan – East
- 18 – Typical Fencing and Street Section
- 19 – ROW Section

20 – Typical Townhouse Unit Plans
21 – Typical Townhouse Elevations and Roof Plan
22 – Community Building Roof Plan and Elevations

30 – Site Image I
31 – Site Image II
32 – Site Image III

L-101 – Typical Townhouse Unit Landscaping Plan
L-102 – Community Building/Pool Area Landscape Plan

**FINDINGS OF FACT AND CONCLUSIONS OF LAW
MODIFICATIONS TO PUD – 03-124
FILE NO.: PUD-17-082/ LDS-17-088**

MLDC SECTION 10.801 – AGRICULTURAL IMPACT ANALYSIS AND REPORT

Within 200 feet of the northern boundary of Mountain Top Village are two adjacent tracts of land located in Jackson County. Both are zoned EFU. One is owned by Pacific Power and is used for electrical transmission lines. It is not used for agricultural purposes and not subject to Agricultural Impact measures, as described below. The other parcel abuts approximately 145 feet of Lot 48. Lot 48 is subject to agricultural impact measures. The balance of the north property line adjacent to this EFU parcel is common open space to be left in a natural state and also not subject to agricultural impact measures. The large tract along the entire east side of Mountain Top Village is within the City of Medford and currently zoned SFR-4/PD. This parcel is vacant and has no agricultural existing uses.

MLDC SECTION 10.801.C – AGRICULTURAL IMPACT ASSESSMENT REPORT

Information Required

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

- (1) An excerpt of a City of Medford and/or Jackson County zoning map showing the zoning of land adjacent and within two hundred (200) feet of the property proposed for urban development.*
- (2) A description of the type and nature of agricultural uses and farming practices, if any, which presently occur on adjacent lands zoned EFU or EA and sources of such information. The information thus required, if applicable, shall include:
 - (a) Method of irrigation.*
 - (b) Type of agricultural product produced.*
 - (c) Method of frost protection.*
 - (d) Type of agricultural equipment customarily used on the property.**
- (3) Detailed information obtained from the Natural Resources Conservation Service (NCRS) concerning soils which occur on adjacent lands zoned EFU or EA, and whether the land has access to water for irrigation.*
- (4) Wind pattern information.*
- (5) A description of the measures proposed to comply with the requirements of Subsections 10.801.A through E.*

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

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

INFORMATION REQUIRED:

1. Zoning Map: An excerpt from the Jackson County Zoning Map is attached as Appendix "A". It shows two County zoned parcels that abut the northerly property line of the parcel and are within 200 feet of the northerly edge of the property. Both are zoned EFI. The two tracts are identified as 371W15C TL1100 and 371W15 TL204. See also Sheet 03 in the graphic set to see the position of the County Zoned parcels in relation to the proposed Mountain Top Village Development.
2. A description of the type and nature of the agricultural uses and farming practices in use on the parcels, if any. Parcel 371W15C TL1100 is owned by Pacific Power and Light and is used for power transmission lines. It is not actively farmed at present. It has no agricultural product being produced, no irrigation system, no agricultural equipment on site and is currently scheduled to be included within the urban growth limits of the City. This parcel is not subject to Agricultural Impact measures.

Parcel 371W15 TL204 is privately owned and is also zoned EFU. It is not actively farmed or irrigated, nor has it been recently cultivated. It has no agricultural product being produced, no irrigation system and agricultural equipment on site. It is not scheduled to be incorporated within Medford's urban growth boundary. For the purposes of this section, this land is defined as "passive" agricultural land.

3. Detailed soils information taken from the Jackson County Lands Survey for the two adjacent parcels is provided as Appendix "B". The soil type for the two adjacent parcels is Brader-Debenger loams.
4. Wind pattern information: A wind chart has been included as Appendix "C". It shows the prevailing winds blowing from the northwest to the east, which means the winds will generally blow from the valley floor through the proposed development and into the eastern hills.
5. Proposed measures to comply with this section of the LDC: See Section 10.801.D below.

MLDC SECTION 10.801.D – MITIGATION AND IMPACT MANAGEMENT

1. 371W15 TL204 is deemed to be in passive agriculture by the definitions of this section and the portion of townhouse Lot 48 that abuts this tax lot is subject to this section of the Code.

2. Mitigation – Intensive Agriculture: not applicable, no intensive agriculture exists within a 200 foot limit from the edge of the property.
3. Mitigation – Passive Agriculture: Fencing – the developer proposes to install a 6-foot high wood fence along the northerly property line of the master parcel from 20 feet east of Bordeaux Avenue to within 50 feet of the drainage swale, a distance of approximately 300 feet. Deed restriction – the developer will also provide deed restrictions on Lots 1 and 48 that meets the requirements of MLDC Section 10.801.D(2)(c).
4. Irrigation run-off – the EFU land slopes away from Lot 48 so if TL204 were ever irrigated, the runoff will not drain onto Lot 48. See Sheet 15 in the graphic set for the location of this fence.

This report was prepared by Mark McKechnie, Oregon Architecture Inc.



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132 WEST MAIN STREET, SUITE 101 MEDFORD, OREGON 97501 www.oregonarchitecture.biz

September 26, 2017

**PUD AMENDMENT/REVISION APPLICATION FOR MOUNTAINTOP VILLAGE OF
VISTA POINT PLANNED UNIT DEVELOPMENT
PUD-03-124**

**FINDINGS OF FACT AND CONCLUSIONS OF LAW FOR THE TENTATIVE PLAT
CURRENT FILE NO.: PUD-17-082/ LDS-17-088
OWNER/APPLICANT: RON DELUCA**

LAND DIVISION CRITERIA – MLDC SECTION 10.270

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

FINDING: The tentative Plat is consistent with the Comprehensive Plan and other applicable plans thereto, and applicable design standards. The plat is similar in its essential elements with the plat proposed in 2003 that led to the approval of the Vista Pointe PUD. This criterion is met.

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

FINDING: This proposed development will not prevent or hinder the development of the remainder of the property (the Vista Pointe PUD), nor the development of surrounding parcels. This criterion is met.

- (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;*

CITY OF MEDFORD

EXHIBIT # 66

File # PUD-17-082 / LDS-17-088 29

FINDING: The proposed name of this neighborhood of the Vista Pointe PUD (Mountaintop Village) was approved by the City of Medford in 2003. No change is proposed to that name. This criterion is met.

(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;

FINDING: This plat includes private streets that meet up with existing public streets at three locations. These locations were established by the City of Medford Department of Public Works in conjunction with the original developer of the Vista Pointe PUD in 2003. No change in location or width of right-of-way or pavement section is proposed at those locations with this Tentative Plat. This criterion is met.

(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;

FINDING: All the streets within this development are proposed to be private streets. The proposed Tentative Plat distinguishes between private streets and public streets. Any reservations that may be required have been set forth on the Plat. This criterion is met.

(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.

FINDING: The land defined by this proposed tentative plat borders EFU land along its northerly boundary. Some of that land is proposed to be included within the Urban Growth Boundary and some will remain within Jackson County's jurisdiction. There is nothing in the proposed tentative plat that will cause a land use conflict with adjoining land zoned EFU, which is not actively farmed, nor is considered high value farmland. Measures are being proposed to mitigate the effects of development within 200 feet of the boundary between the County land zoned EFU and land within the PUD. These measures are identified in the Agricultural Assessment Report. This criterion is met.

Additional Findings, as noted in MLDC Section 10.931 € (4) have previously been addressed in the Application for Modification of an existing Planned Unit Development, and appended thereto, which is submitted simultaneously with this Application.



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September 26, 2017

**PUD MODIFICATION APPLICATION FOR THE MOUNTAINTOP VILLAGE
SECTION OF THE VISTA POINTE PLANNED UNIT DEVELOPMENT
PUD-03-124**

**AGRICULTURE ASSESSMENT REPORT
CURRENT FILE NO.: PUD-17-082/ LDS-17-088
OWNER/APPLICANT: RON DELUCA**

MLDC SECTION 10.801 – AGRICULTURAL IMPACT ANALYSIS AND REPORT

Within 200 feet of the northern boundary of Mountain Top Village are two adjacent tracts of land located in Jackson County. Both are zoned EFU. One is owned by Pacific Power and is used for electrical transmission lines. It is not used for agricultural purposes and not subject to Agricultural Impact measures, as described below. The other parcel abuts approximately 145 feet of Lot 48. Lot 48 is subject to agricultural impact measures. The balance of the north property line adjacent to this EFU parcel is common open space to be left in a natural state and also not subject to agricultural impact measures. The large tract along the entire east side of Mountain Top Village is within the City of Medford and currently zoned SFR-4/PD. This parcel is vacant and has no agricultural existing uses.

MLDC SECTION 10.801.C – AGRICULTURAL IMPACT ASSESSMENT REPORT

Information Required

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

- (1) An excerpt of a City of Medford and/or Jackson County zoning map showing the zoning of land adjacent and within two hundred (200) feet of the property proposed for urban development.*
- (2) A description of the type and nature of agricultural uses and farming practices, if any, which presently occur on adjacent lands zoned EFU or EA and sources of such information. The information thus required, if applicable, shall include:
 - (a) Method of irrigation.*
 - (b) Type of agricultural product produced.**

- (c) Method of frost protection.*
- (d) Type of agricultural equipment customarily used on the property.*
- (3) Detailed information obtained from the Natural Resources Conservation Service (NCRS) concerning soils which occur on adjacent lands zoned EFU or EA, and whether the land has access to water for irrigation.*
- (4) Wind pattern information.*
- (5) A description of the measures proposed to comply with the requirements of Subsections 10.801.A through E.*
- (6) The persons who prepared said report and all persons, agencies, and organizations contacted during preparation of the report.*
- (7) All statements shall be documented, sources given as reference, and any other detailed information needed to substantiate conclusions should be provided in the appendices.*

INFORMATION REQUIRED:

1. Zoning Map: An excerpt from the Jackson County Zoning Map is attached as Appendix "A". It shows two County zoned parcels that abut the northerly property line of the parcel and are within 200 feet of the northerly edge of the property. Both are zoned EFU. The two tracts are identified as 371W15C TL1100 and 371W15 TL204. See also Attachment A-2 to see the position of the County Zoned parcels in relation to the proposed Mountain Top Village Development.
2. A description of the type and nature of the agricultural uses and farming practices in use on the parcels, if any. Parcel 371W15C TL1100 is owned by Pacific Power and Light, is currently zoned EFU and is used for elevated power transmission lines. It is not actively farmed at present. It has no agricultural product being produced, no irrigation system, no agricultural equipment on site and is currently scheduled to be included within the urban growth limits of the City. This parcel is not subject to Agricultural Impact measures.

Parcel 371W15 TL204 is privately owned and is also zoned EFU. It is not actively farmed or irrigated, nor has it been recently cultivated. It has no agricultural product being produced, no irrigation system and no agricultural equipment on site. It is not scheduled to be incorporated within Medford's urban growth boundary. For the purposes of this section, this land is defined as "passive" agricultural land.
3. Detailed soils information taken from the Jackson County Lands Survey for the two adjacent parcels is provided as Appendix "B". The soil type for the two adjacent parcels is Brader-Debenger loams.
4. Wind pattern information: A wind chart has been included as Appendix "C". It shows the prevailing winds blowing from the northwest to the east, which means the winds will

generally blow from the valley floor through the proposed development and into the eastern hills.

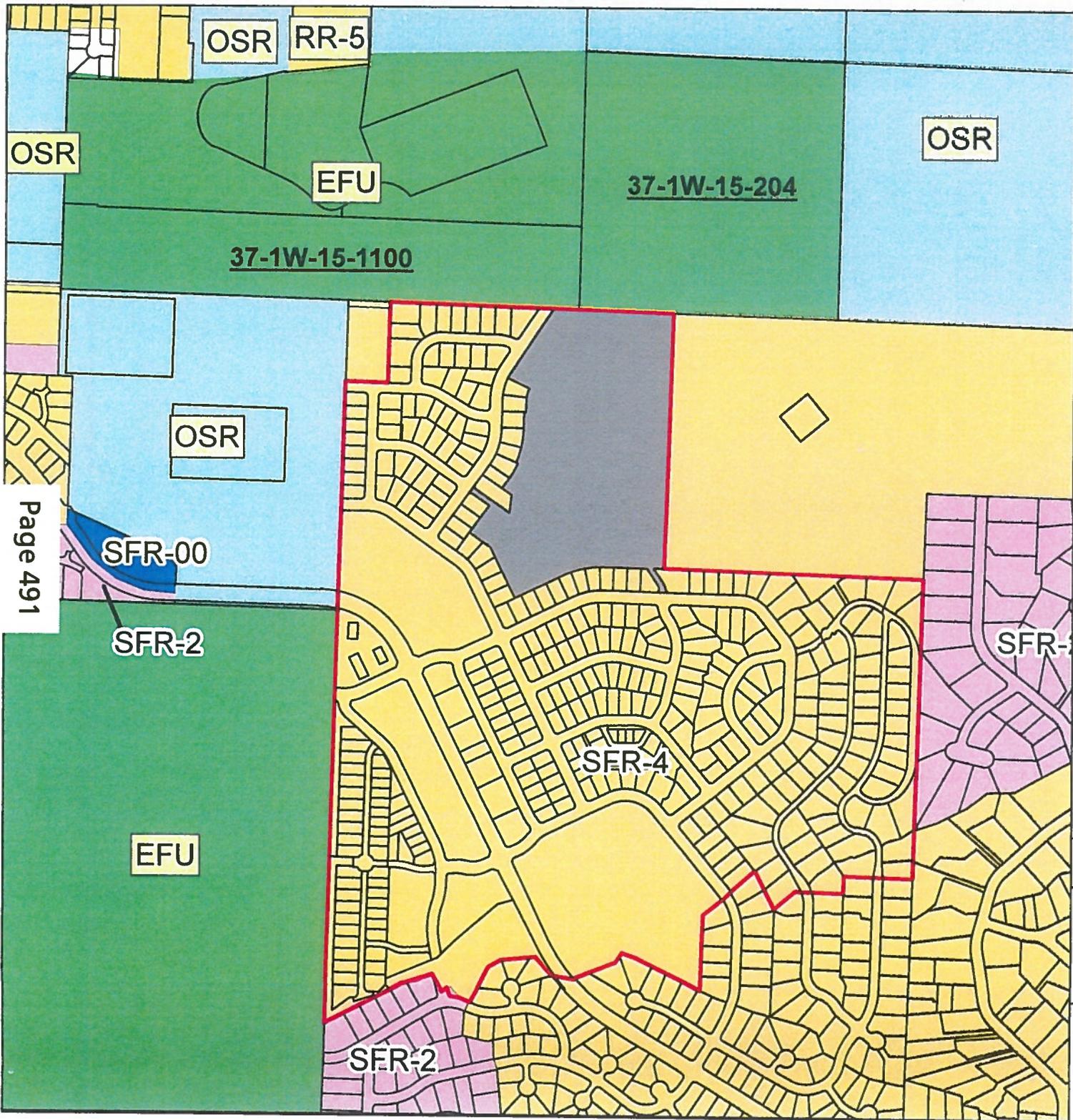
5. Proposed measures to comply with this section of the LDC: See Section 10.801.D below.

MLDC SECTION 10.801.D – MITIGATION AND IMPACT MANAGEMENT

1. 371W15 TL204 is deemed to be in passive agriculture by the definitions of this section and the portion of Mountain Top Village that abuts this tax lot is subject to Section 10.801 (D)(3) of the Land Development Code.
2. Mitigation – Intensive Agriculture: not applicable, no intensive agriculture exists within a 200 foot limit from the edge of the property.
3. Mitigation – Passive Agriculture:
 - (a) Fencing – the Applicant proposes to install a 6-foot high wood fence along the northerly property line of the master parcel from 20 feet east of Bordeaux Avenue to within 50 feet of the drainage swale, a distance of approximately 300 feet.
 - (b) Deed restriction – the Applicant will also provide deed restrictions that meet the requirements of MLDC Section 10.801.D(2)(c) on Lots within 200 feet of the lot line of the two County zoned EFU1 parcels. See attachment “D”.
 - (c) Irrigation run-off – the EFU land slopes away from Lot 48 so if TL204 were ever irrigated, the runoff will not drain onto Lot 48. See attachment “E” for direction of the slopes.
6. This report was prepared by Mark McKechnie, Oregon Architecture Inc.

Appendix "A"

Mountain Top Village Vista Pointe



 Mountain Top Village

 PUD Boundary

City Zoning

 SFR-00

 SFR-2

 SFR-4

County Zoning

 Agricultural Land (EFU)

 Forest/WR/OSR

 Rural Residential Land

Page 491



1 inch = 700 feet



9-21-2017

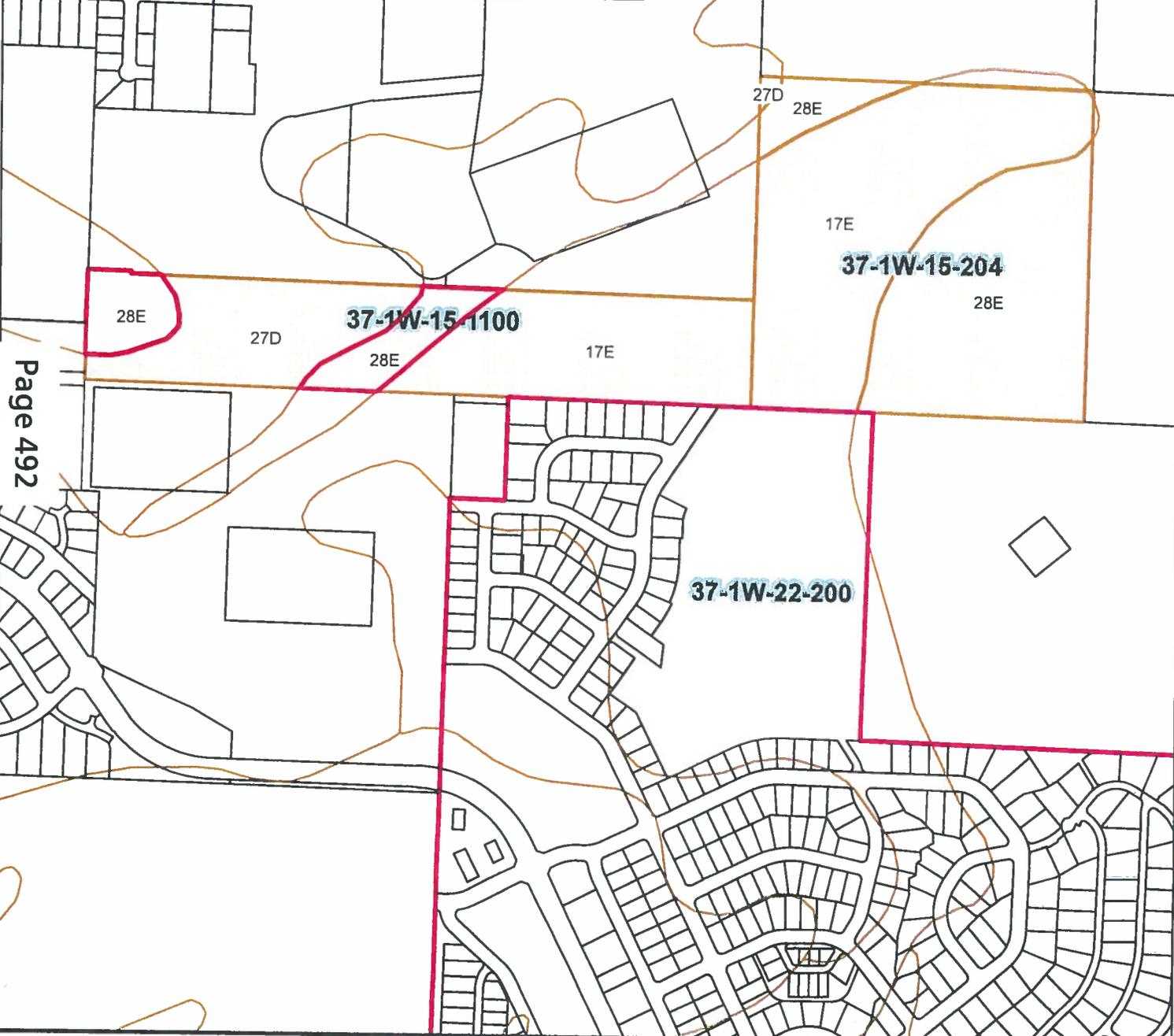


This map is based on a digital database compiled by Jackson County GIS from a variety of sources, and may include RSA field data received by a Trimble GPS. We cannot accept responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied.

Symbol	Name	Non-irrigated Class	L slope	H slope	Area SQFT	% Total
17E	Brader-Debenger loams	6	15	40	904990.68	0.5186
27D	Carney clay	4	5	20	7712.47	0.0044
28E	Carney cobbly clay	4	20	35	838960.48	0.4790
17E	Brader-Debenger loams	6	15	40	534658.42	0.5270
27D	Carney clay	4	5	20	373480.43	0.3681
28E	Carney cobbly clay	4	20	35	106362.89	0.1048

Appendix "B"

Mountain Top Village Vista Pointe



 PUD Boundary

 Soils

Page 492



1 inch = 600 feet



9-21-2017



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Appendix "C"

Mountain Top Village Vista Pointe



-  Mountain Top Village
-  PUD Boundary

Page 493



1 inch = 600 feet



9-21-2017

Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community



This map is based on a digital database compiled by Jackson County GIS from a variety of sources, and may include RSA field data received by a Trimble GPS. We cannot accept responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied.

Appendix "E"

Mountain Top Village Vista Pointe



37-1W-15-204

37-1W-15-1100

-  Mountain Top Village
-  PUD Boundary
-  10' Contours



1 inch = 600 feet



9-21-2017



This map is based on a digital database compiled by Jackson County GIS from a variety of sources, and may include RSA field data recieved by a Trimble GPS. We cannot accept responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied.

Average Weather for Medford, Oregon, USA Provided by weatherspark.com

Location

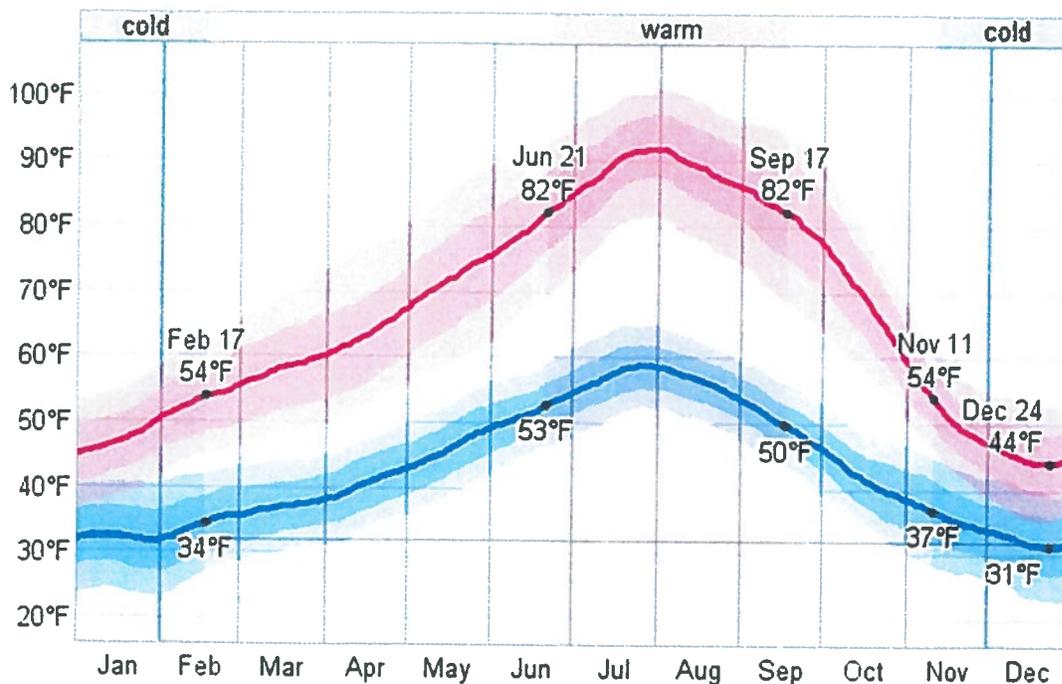
This report describes the typical weather at the Rogue Valley International-Medford Airport (Medford, Oregon, United States) weather station over the course of an average year. It is based on the historical records from 1974 to 2012. Earlier records are either unavailable or unreliable.

Medford, Oregon has a mediterranean climate with dry hot summers and mild winters. The area within 25 miles of this station is covered by *forests* (86%) and *croplands* (13%).

Temperature

Over the course of a year, the temperature typically varies from 31°F to 92°F and is rarely below 23°F or above 101°F.

Daily High and Low Temperature

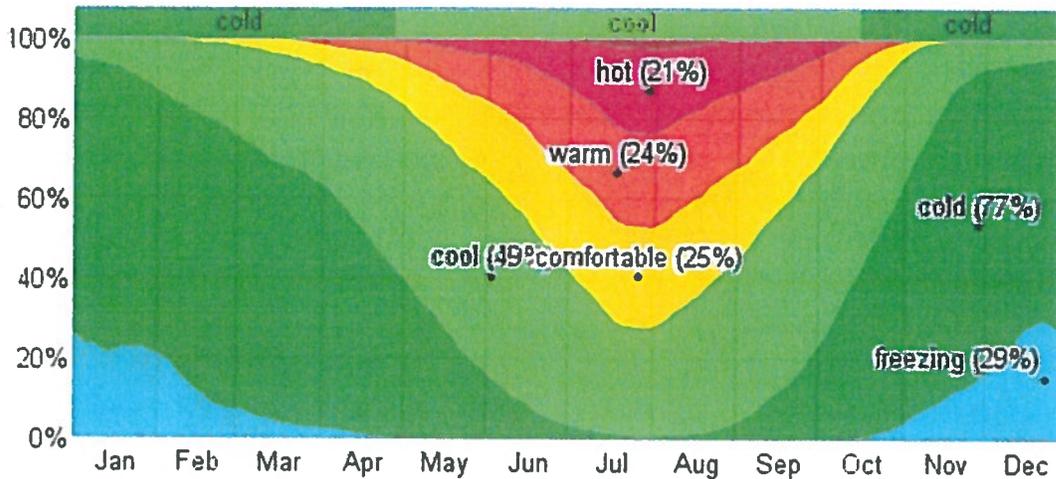


The daily average low (blue) and high (red) temperature with percentile bands (inner band from 25th to 75th percentile, outer band from 10th to 90th percentile).

The *warm season* lasts from June 21 to September 17 with an average daily high temperature above 83°F. The hottest day of the year is July 30, with an average high of 92°F and low of 59°F.

The *cold season* lasts from November 11 to February 17 with an average daily high temperature below 54°F. The coldest day of the year is December 25, with an average low of 31°F and high of 44°F.

Fraction of Time Spent in Various Temperature Bands



The average fraction of time spent in various temperature bands: frigid (below 15°F), freezing (15°F to 32°F), cold (32°F to 50°F), cool (50°F to 65°F), comfortable (65°F to 75°F), warm (75°F to 85°F), hot (85°F to 100°F) and sweltering (above 100°F).

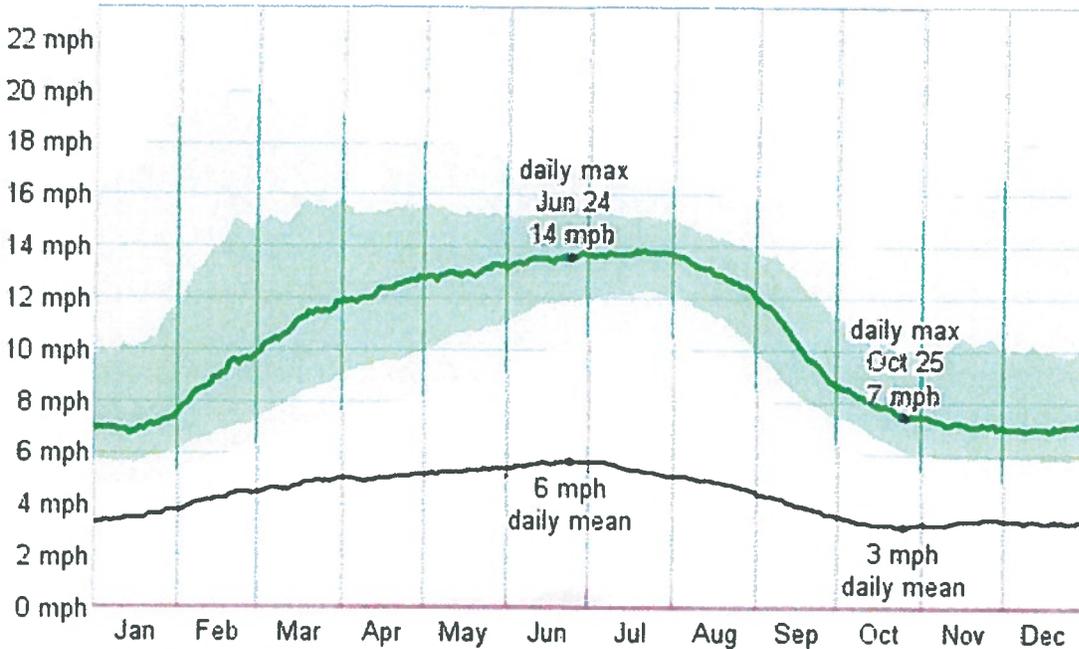
Wind

Over the course of the year typical wind speeds vary from 0 mph to 14 mph (calm to moderate breeze), rarely exceeding 21 mph (fresh breeze).

The *highest* average wind speed of 6 mph (light breeze) occurs around June 24, at which time the average daily maximum wind speed is 14 mph (moderate breeze).

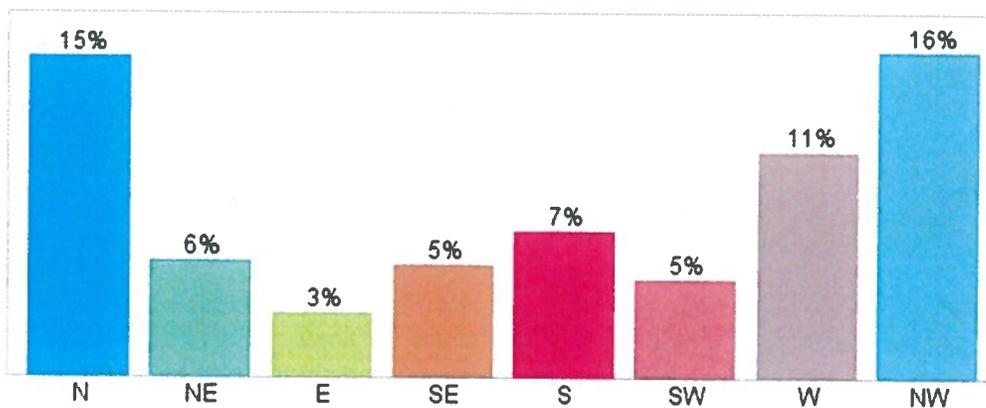
The *lowest* average wind speed of 3 mph (light air) occurs around October 25, at which time the average daily maximum wind speed is 7 mph (light breeze).

Wind Speed



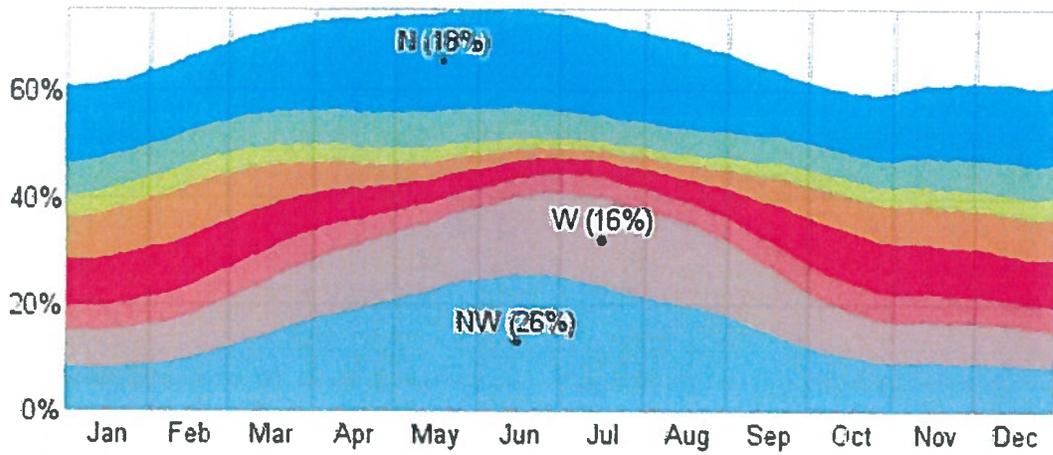
The average daily minimum (red), maximum (green), and average (black) wind speed with percentile bands (inner band from 25th to 75th percentile, outer band from 10th to 90th percentile). The wind is most often out of the *north west* (16% of the time), *north* (15% of the time), and *west* (11% of the time). The wind is least often out of the east (3% of the time) and south west (5% of the time).

Wind Directions Over the Entire Year



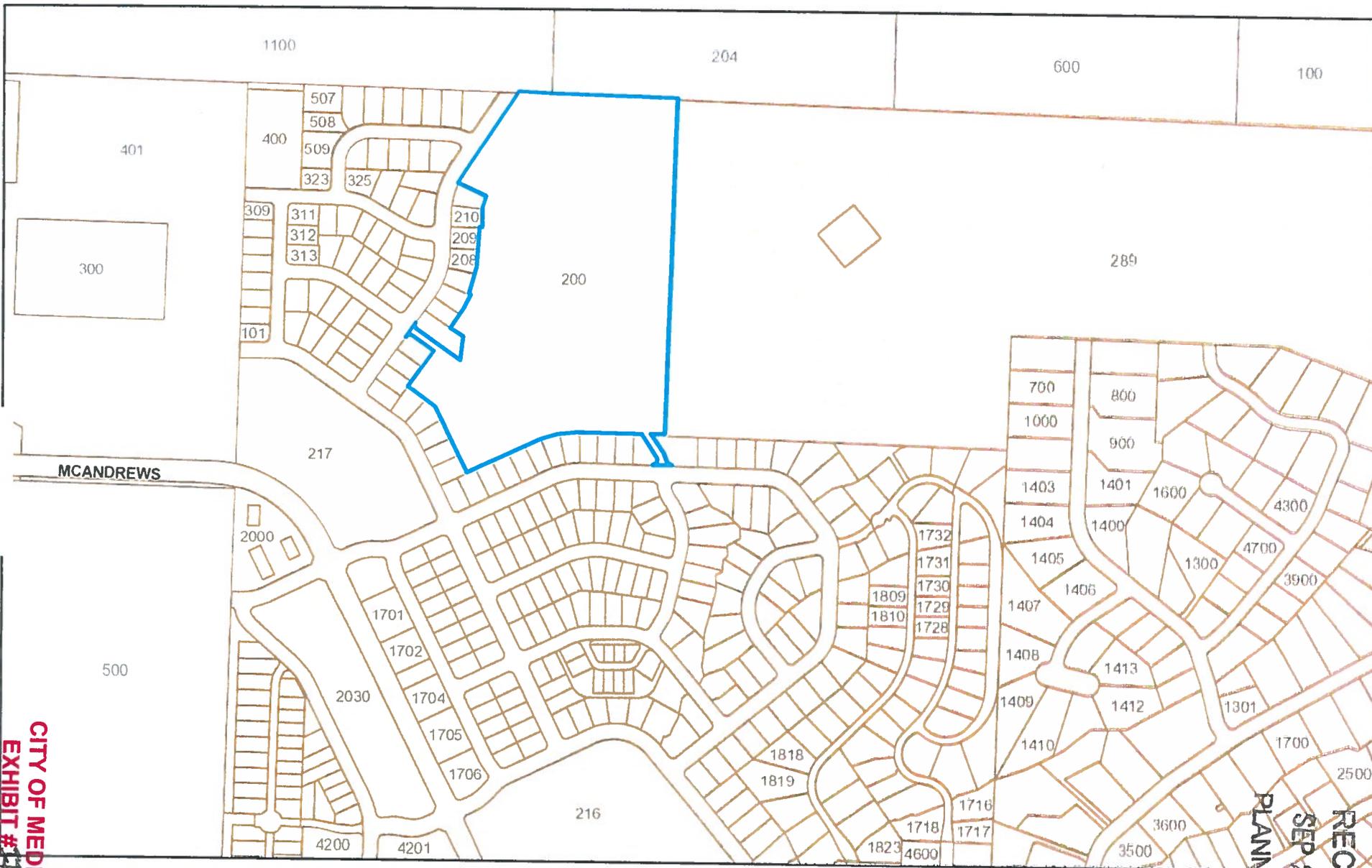
The fraction of time spent with the wind blowing from the various directions over the entire year. Values do not sum to 100% because the wind direction is undefined when the wind speed is zero.

Fraction of Time Spent with Various Wind Directions



The fraction of time spent with the wind blowing from the various directions on a daily basis. Stacked values do not always sum to 100% because the wind direction is undefined when the wind speed is zero.

Jackson County GIS



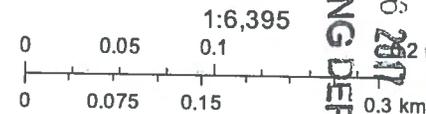
Page 500

File # PUD-17-082 / LDS-17-088

CITY OF MEDFORD
EXHIBIT # 11

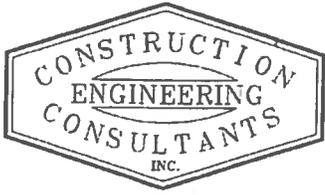
September 25, 2017

-  County Line
-  Streets - Label Only
-  Taxlots



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APPENDIX "A"



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Planning Preliminary Hydrology and Grading Report for Mountain Top Village Medford, Oregon

Prepared by:
Anthony Bakke, P.E.,
Construction Engineering Consultants, Inc.

Date:
June 22, 2017



Project Description & Information

The proposed project is comprised of 173 single family and multifamily dwelling units and is within the Vista Point PUD. The development is located in East Medford bounded by residential developments on the south and west sides and on the north and east sides vacant land. Existing streets Vista Pointe Drive and Bordeaux Ave. will be utilized to access this development.

Project Type: Single Family & Multi Family Residential Development

Zoning: PUD with 173 Dwelling Units

Project Location: City of Medford, Jackson County, Oregon

Legal Description: Map 37-1 W-22, TL 200

Total Site Area: 25.3 Acres

1) Hydrologic Conditions:

Slopes within this development range from 0% to 35%. The soils on site should be considered SCS hydrologic soil group Type-D. Additional soil information can be found in the geotechnical engineering report by Applied Geotechnical Engineering and Geologic Consulting, dated April 7, 2017.

There is a natural drainage along the eastern project boundary that generally runs from north to south. It is not anticipated that this drainage will be utilized for stormwater conveyance. If the drainage is utilized for stormwater conveyance, flow control of the stormwater should be utilized to release the stormwater at a predevelopment rate.

2) Determination of Effect of Hydrologic Conditions:

The post development hydraulic conditions, as compared to predevelopment conditions, will effect this development by creating impervious surfaces which will increase the storm water runoff.

The existing public stormdrain system serves the developed adjoining lands to the south and west. Stormwater runoff from the site will discharge into the existing public stormdrain system. This system drains to the existing City owned and maintained stormwater detention facility located within Oregon Hills Park. The stormwater facility was master planned, designed, and constructed as part of the Vista Point PUD.

Onsite public stormdrain pipes are to be sized for the 10 year event. Offsite post development pass through flows shall be considered in pipe sizing calculations.

No further detention calculations should be needed for this development.

3) Determination of Hydrologic and Erosion Hazards:

There are no anticipated hydrologic or erosion hazards with this project. Prior to construction a DEQ 1200-C permit will be obtained. The permit requires that erosion and sediment control best management practices (BMPs) be installed, inspected and maintained during construction. Additionally, the permit requires that the site be stabilized with permanent BMPs after construction is completed.

4) Grading Plan:

See attached conceptual grading plan.

Appendix "C"



Mountain Top Village
PUD Modification
Medford, Oregon

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SCALE 1" = 500'

VISTA POINTE VACANT LAND DIAGRAM

Vacant lot SF DEVELOPMENT PHASE - (Property Owner)

1,099,454	MOUNTAIN TOP
1,157,397	WESTRIDGE (Silver Oak Ridge LLC)
107,592	WESTRIDGE - (Several)
849,418	INNSBRUCK RIDGE (Innsbruck LLC)
99,316	SFR - (Several)
461,305	SFR - FOREST RIDGE (Several)

Total PUD	
3,774,482	Total Vacant
1,887,241	50 PERCENT of Vacant

MAP SHOULD BE ASSURED ONE INCH BY ONE STATEMENT ONLY

APPENDIX "C"

**DELUCA REVOCABLE TRUST
228 MORNINGLIGHT DRIVE
ASHLAND, OREGON 97501**

July 7, 2017

To Whom It May Concern:

As the owner of vacant land in the Mountain Top Village neighborhood of the Vista Pointe PUD, which represents ownership of 1,098,758 square feet, or 33.8% of the vacant land in the PUD, I agree to the request by the Developer of the Mountain Top Village neighborhood to modify the Vista Pointe PUD.

Signed

A handwritten signature in black ink, appearing to read "Ron DeLuca", written in a cursive style.

Ronald L. DeLuca, Trustee

INNSBRUCK LLC

3140 Juanipero Way, Suite 201
Medford, OR 97504

July 7, 2017

To Whom It May Concern,

As the owner of vacant lots in the Innsbruck Ridge neighborhood of the Vista Pointe PUD, which represents ownership of 708,447 square feet, or 21.8% of the vacant land in the PUD, I agree to the request by the Developer of the Mountain Top Village neighborhood of Vista Pointe to modify the PUD.



Evan Schleining
Innsbruck LLC



Mahar Homes i n c o r p o r a t e d

September 28, 2017

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PLANNING DEPT.

We own East McAndrews Village Phases 1-6 and Westridge Village Phase 7 including reserve acreage lots 69-70, and the remainder of reserve acreage Track "K" as per East McAndrews Village at Vista Point Phase 1.

Our ownership represents 1,157,397 square feet which is 30.7% of the remaining vacant land in the PUD. We are not endorsing but will not oppose the request by Ron Deluca, developer of Mountain Top Village of Vista Pointe as represented by Oregon Architecture plot map dated September 14, 2017.

Silver Oak Ridge, LLC by

MICHAEL T. MAHAR by
Randall D. Jones
his attorney in fact

Michael T. Mahar Retirement & Trust by

MICHAEL T. MAHAR by
Randall D. Jones
his attorney in fact

~~CITY OF MEDFORD
EXHIBIT #
File # PUD-17-082 / LDS-17-088~~

AREA AND VALUE OF VACANT LAND IN THE VISTA POINTE PUD

Based on Jackson County, Oregon Assessment for 2017

MOUNTAIN TOP VILLAGE

MAP & TAX LOT	R.M.V.	A.V.	LOT AREA
37 1W 22 - 200	\$2,272,540.00	\$1,099,630.00	1,091,178 SF (1)
37 1W 22AC - 2000	\$73,510.00	\$73,510.00	8,276 SF (1)
TOTAL	\$2,346,050.00	1,173,140.00	1,099,454 SF (1)

WESTRIDGE VILLAGE

MAP & TAX LOT	R.M.V.	A.V.	LOT AREA
37 1W 22BD - 1701	\$510,980.00	\$182,590.00	26,136 SF
37 1W 22BD - 1702	\$400,270.00	\$143,060.00	20,473 SF
37 1W 22BD - 1704	\$408,790.00	\$146,110.00	20,909 SF
37 1W 22BD - 1705	\$519,500.00	\$185,670.00	26,571 SF
37 1W22BD - 2031	\$2.00	\$2.00	6,098 SF
37 1W 22BD - 2041 (ST)	\$2.00	\$2.00	7,405 SF
	\$1,839,544.00	\$657,434.00	107,592 SF
37 1W 22BD - 2000	\$10.00	\$0.00	73,181 SF (2)
37 1W 22BD - 2001	\$67,020.00	\$67,020.00	3,485 SF (2)
37 1W 22BD - 2002	\$117,280.00	\$117,280.00	6,098 SF (2)
37 1W 22BD - 2003	\$67,020.00	\$67,020.00	3,485 SF (2)
37 1W 22BD - 2004 (ST)	\$880.00	\$880.00	436 SF (2)
37 1W 22BD - 2005 (ST)	\$10.00	\$0.00	30,056 SF (2)
37 1W 22BD - 2006	\$71,080.00	\$71,080.00	7,841 SF (2)
37 1W 22BD - 2007	\$77,230.00	\$77,230.00	9,148 SF (2)
37 1W 22BD - 2008	\$71,080.00	\$71,080.00	7,841 SF (2)
37 1W 22BD - 2009	\$71,080.00	\$71,080.00	7,841 SF (2)
37 1W 22BD - 2010	\$71,080.00	\$71,080.00	7,841 SF (2)
37 1W 22BD - 2011	\$71,080.00	\$71,080.00	7,841 SF (2)
37 1W 22BD - 2012	\$71,080.00	\$71,080.00	7,841 SF (2)
37 1W 22BD - 2013	\$71,080.00	\$71,080.00	7,841 SF (2)
37 1W 22BD - 2014	\$71,080.00	\$71,080.00	7,841 SF (2)
37 1W 22BD - 2015	\$71,080.00	\$71,080.00	7,841 SF (2)
37 1W 22BD - 2016	\$71,080.00	\$71,080.00	7,841 SF (2)
37 1W 22BD - 2017 (ST)	\$10.00	\$0.00	28,314 SF (2)
37 1W 22BD - 2018	\$66,980.00	\$66,980.00	6,970 SF (2)
37 1W 22BD - 2019	\$56,730.00	\$56,730.00	4,792 SF (2)
37 1W 22BD - 2020	\$56,730.00	\$56,730.00	4,792 SF (2)
37 1W 22BD - 2021	\$56,730.00	\$56,730.00	4,792 SF (2)
37 1W 22BD - 2022	\$56,730.00	\$56,730.00	4,792 SF (2)
37 1W 22BD - 2023	\$56,730.00	\$56,730.00	4,792 SF (2)
37 1W 22BD - 2024	\$56,730.00	\$56,730.00	4,792 SF (2)
37 1W 22BD - 2025	\$56,730.00	\$56,730.00	4,792 SF (2)
37 1W 22BD - 2026	\$56,730.00	\$56,730.00	4,792 SF (2)

37 1W 22BD - 2027	\$60,830.00	\$60,830.00	5,663 SF (2)
37 1W 22BD - 2028	\$10.00	\$0.00	1,307 SF (2)
37 1W 22BD - 2030	\$3,323,330.00	\$3,323,330.00	226,076 SF (2)
37 1W 22BD - 2032	\$69,020.00	\$69,020.00	7,405 SF (2)
37 1W 22BD - 2033	\$64,920.00	\$64,920.00	6,534 SF (2)
37 1W 22BD - 2034	\$71,080.00	\$71,080.00	7,841 SF (2)
37 1W 22BD - 2035	\$56,730.00	\$56,730.00	4,792 SF (2)
37 1W 22BD - 2036	\$56,730.00	\$56,730.00	4,792 SF (2)
37 1W 22BD - 2037	\$56,730.00	\$56,730.00	4,792 SF (2)
37 1W 22BD - 2038	\$64,920.00	\$64,920.00	6,534 SF (2)
37 1W 22BD - 2039	\$73,120.00	\$73,120.00	8,276 SF (2)
37 1W 22BD - 2040	\$66,980.00	\$66,680.00	6,970 SF (2)
37 1W 22CA - 4100 (ST)	\$1.00	\$1.00	21344 SF (2)
37 1W 22CA - 4101	\$191,739.00	\$182,200.00	155,509 SF (2)
37 1W 22CA - 4102 (ST)	\$1.00	\$1.00	41,818 SF (2)
37 1W 22CA - 4103	\$85,420.00	\$85,420.00	10,890 SF (2)
37 1W 22CA - 4104	\$71,080.00	\$71,080.00	7,841 SF (2)
37 1W 22CA - 4105	\$71,080.00	\$71,080.00	7,841 SF (2)
37 1W 22CA - 4106	\$71,080.00	\$71,080.00	7,841 SF (2)
37 1W 22CA - 4107	\$71,080.00	\$71,080.00	7,841 SF (2)
37 1W 22CA - 4108	\$71,080.00	\$71,080.00	7,841 SF (2)
37 1W 22CA - 4109	\$71,080.00	\$71,080.00	7,841 SF (2)
37 1W 22CA - 4110	\$71,080.00	\$71,080.00	7,841 SF (2)
37 1W 22CA - 4111	\$71,080.00	\$71,080.00	7,841 SF (2)
37 1W 22CA - 4112	\$71,080.00	\$71,080.00	7,841 SF (2)
37 1W 22CA - 4113	\$69,020.00	\$69,020.00	7,405 SF (2)
37 1W 22CA - 4114	\$0.00	\$0.00	2,178 SF (2)
37 1W 22CA - 4200	\$94,647.00	\$89,939.00	112,820 SF (2)
37 1W 22CA - 4201	\$76,010.00	\$72,229.00	90,605 SF (2)
37 1W 22CA - 4202	\$34,041.00	\$32,348.00	6,098 SF (2)
37 1W 22CA - 4203	\$33,207.00	\$31,555.00	5,663 SF (2)
37 1W 22CA - 4204	\$33,206.00	\$31,155.00	5,663 SF (2)
37 1W 22CA - 4205	\$33,206.00	\$31,155.00	5,663 SF (2)
37 1W 22CA - 4206	\$34,041.00	\$32,348.00	6,098 SF (2)
37 1W 22CA - 4207	\$34,041.00	\$32,348.00	6,098 SF (2)
37 1W 22CA - 4208	\$34,858.00	\$33,124.00	6,534 SF (2)
37 1W 22CA - 4209 (ST)	\$6.00	\$6.00	10,019 SF (2)
37 1W 22CA - 4210	\$37,339.00	\$35,481.00	7,841 SF (2)
37 1W 22CA - 4211	\$36,510.00	\$34,694.00	7,405 SF (2)
37 1W 22CA - 4212	\$38,168.00	\$36,269.00	8,276 SF (2)
	\$7,030,661.00	\$6,994,153.00	1,157,397 SF (2)

INNSBRUCK RIDGE

MAP & TAX LOT	R.M.V.	A.V.	LOT AREA
37 1W 22AD - 1702	\$125,690.00	\$100,920.00	19,166 SF
37 1W 22AD - 1703	\$105,520.00	\$84,710.00	12,632 SF
37 1W 22AD -1704	\$99,370.00	\$79,780.00	11,326 SF
37 1W 22AD - 1712	\$154,680.00	\$124,200.00	14,810 SF
37 1W 22AD - 1713	\$161,100.00	\$129,350.00	17,424 SF
37 1W 22AD - 1714	\$135,320.00	\$108,650.00	23,958 SF
	\$781,680.00	\$627,610.00	99,316 SF
37 1W 22AD - 1700 (ST)	\$8,010.00	\$0.00	98,881 SF (3)
37 1W 22AD - 1701	\$130,940.00	\$105,140.00	21,780 SF (3)
37 1W 22AD - 1705	\$93,210.00	\$74,830.00	10,019 SF (3)
37 1W 22AD - 1706	\$91,160.00	\$73,200.00	9,583 SF (3)
37 1W 22AD - 1708	\$97,310.00	\$78,130.00	10,890 SF (3)
37 1W 22AD - 1709	\$93,210.00	\$74,830.00	10,019 SF (3)
37 1W 22AD - 1715	\$138,820.00	\$111,470.00	25,700 SF (3)
37 1W 22AD - 1716	\$125,690.00	\$100,920.00	19,166 SF (3)
37 1W 22AD - 1717	\$111,670.00	\$89,660.00	13,939 SF (3)
37 1W 22AD - 1718	\$127,440.00	\$102,330.00	20,038 SF (3)
37 1W 22AD - 1719	\$133,570.00	\$107,250.00	23,087 SF (3)
37 1W 22AD - 1720	\$99,370.00	\$76,714.00	11,326 SF (3)
37 1W 22AD - 1721	\$105,520.00	\$81,461.00	12,632 SF (3)
37 1W 22AD - 1722	\$126,570.00	\$101,630.00	19,602 SF (3)
37 1W 22AD - 1723	\$99,370.00	\$79,780.00	11,326 SF (3)
37 1W 22AD - 1724	\$99,370.00	\$79,780.00	11,326 SF (3)
37 1W 22AD - 1725	\$111,670.00	\$89,660.00	13,939 SF (3)
37 1W 22AD - 1726	\$103,460.00	\$83,060.00	12,197 SF (3)
37 1W 22AD - 1727	\$97,310.00	\$78,130.00	10,890 SF (3)
37 1W 22AD - 1728	\$99,370.00	\$79,780.00	11,326 SF (3)
37 1W 22AD - 1729	\$97,310.00	\$78,130.00	10,890 SF (3)
37 1W 22AD - 1730	\$97,310.00	\$78,130.00	10,890 SF (3)
37 1W 22AD - 1731	\$115,760.00	\$92,940.00	14,810 SF (3)
37 1W 22AD - 1732	\$107,560.00	\$86,360.00	13,068 SF (3)
37 1W 22AD - 1733	\$111,670.00	\$89,660.00	13,939 SF (3)
37 1W 22AD - 1734	\$107,560.00	\$86,360.00	13,068 SF (3)
37 1W 22AD - 1800 (ST)	\$24,010.00	\$0.00	62,726 SF (3)
37 1W 22AD - 1801	\$119,560.00	\$95,990.00	16,117 SF (3)
37 1W 22AD - 1803	\$132,700.00	\$106,550.00	22,651 SF (3)
37 1W 22AD - 1804	\$105,520.00	\$84,710.00	12,632 SF (3)
37 1W 22AD - 1805	\$117,810.00	\$94,590.00	15,246 SF (3)
37 1W 22AD - 1806	\$117,810.00	\$94,590.00	15,246 SF (3)
37 1W 22AD - 1807	\$95,270.00	\$76,480.00	10,454 SF (3)
37 1W 22AD - 1808	\$115,760.00	\$92,940.00	14,810 SF (3)
37 1W 22AD - 1809	\$103,460.00	\$83,060.00	12,197 SF (3)
37 1W 22AD - 1810	\$103,460.00	\$83,060.00	12,197 SF (3)

37 1W 22AD - 1814	\$101,410.00	\$81,430.00	11,761 SF (3)
37 1W 22AD - 1815	\$103,460.00	\$83,060.00	12,197 SF (3)
37 1W 22AD - 1817	\$109,610.00	\$88,010.00	13,504 SF (3)
37 1W 22AD - 1818	\$128,320.00	\$103,030.00	20,473 SF (3)
37 1W 22AD - 1819	\$150,210.00	\$120,610.00	31,363 SF (3)
37 1W 22AD - 1821	\$117,810.00	\$94,590.00	15,246 SF (3)
37 1W 22AD - 1822	\$123,940.00	\$99,510.00	18,295 SF (3)
37 1W 22AD - 1823	\$126,570.00	\$101,630.00	19,602 SF (3)
37 1W 22AD - 1824	\$126,570.00	\$101,630.00	19,602 SF (3)
37 1W 22AD - 1825	\$123,940.00	\$99,510.00	18,295 SF (3)
37 1W 22AD - 1826	\$128,320.00	\$103,030.00	20,473 SF (3)
	\$5,105,730.00	\$4,067,345.00	849,418 SF (3)

FOREST RIDGE

MAP & TAX LOT	R.M.V.	A.V.	LOT AREA
37 1W 22AC - 1100	\$73,510.00	\$73,510.00	6,098 SF
37 1W 22AC - 1102	\$75,710.00	\$75,710.00	6,970 SF
37 1W 22AC - 1207	\$73,510.00	\$73,510.00	10,454 SF
37 1W 22AC - 1212	\$73,510.00	\$73,510.00	15,246 SF
37 1W 22AC - 1224	\$73,510.00	\$73,510.00	13,504 SF
37 1W 22AC - 1413 (ST)	\$0.00	\$0.00	20,909 SF
37 1W 22AC - 1600	\$73,510.00	\$73,510.00	8,276 SF
37 1W 22AC - 1700	\$73,510.00	\$73,510.00	8,276 SF
37 1W 22AC - 2400	\$75,710.00	\$75,710.00	8,276 SF
37 1W 22AC - 3500	\$73,510.00	\$73,510.00	9,148 SF
37 1W 22AC - 4400	\$73,510.00	\$73,510.00	7,405 SF
37 1W 22AC - 5203	\$73,510.00	\$73,510.00	8,712 SF
37 1W 22AC - 5204	\$73,510.00	\$73,510.00	7,841 SF
37 1W 22AC - 5214	\$73,510.00	\$73,510.00	13,068 SF
37 1W 22AC - 5215	\$86,850.00	\$86,850.00	14,375 SF
37 1W 22AC - 5217	\$73,510.00	\$73,510.00	11,326 SF
37 1W 22AC - 5218	\$73,510.00	\$73,510.00	11,326 SF
37 1W 22AC - 5220	\$73,510.00	\$73,510.00	12,197 SF
37 1W 22AC - 5222	\$73,510.00	\$73,510.00	8,712 SF
37 1W 22AC - 5223	\$86,850.00	\$86,850.00	14,375 SF
37 1W 22AC - 5228	\$92,100.00	\$92,100.00	17,860 SF
37 1W 22AC - 5229	\$86,850.00	\$86,850.00	14,810 SF
37 1W 22AC - 5233	\$75,710.00	\$75,710.00	11,326 SF
37 1W 22AC - 5236	\$73,510.00	\$73,510.00	12,632 SF
37 1W 22AC - 5237	\$73,510.00	\$73,510.00	11,326 SF
37 1W 22BA - 206	\$86,850.00	\$86,850.00	9,148 SF
37 1W 22BA - 207	\$86,850.00	\$86,850.00	8,276 SF
37 1W 22BA - 213	\$136,230.00	\$122,340.00	10,890 SF
37 1W 22BA - 214	\$86,850.00	\$86,850.00	11,326 SF
37 1W 22BA - 215	\$7	\$71,660.00	9,148 SF

37 1W 22BA - 309	\$82,970.00	\$82,970.00	7,841 SF
37 1W 22BA - 312	\$73,510.00	\$73,510.00	9,148 SF
37 1W 22BA - 314	\$118,300.00	\$99,410.00	9,148 SF
37 1W 22BA - 315	\$73,510.00	\$73,510.00	10,454 SF
37 1W 22BA - 318	\$73,510.00	\$73,510.00	9,148 SF
37 1W 22BA - 513	\$86,850.00	\$86,850.00	10,019 SF
37 1W 22BA - 514	\$73,510.00	\$73,510.00	10,019 SF
37 1W 22BD - 101	\$73,510.00	\$73,510.00	8,276 SF
37 1W 22BD - 103	\$75,710.00	\$75,710.00	8,712 SF
37 1W 22BD - 105	\$73,510.00	\$73,510.00	8,712 SF
37 1W 22BD - 204	\$98,330.00	\$85,490.00	6,970 SF
37 1W 22BD - 214	\$73,510.00	\$73,510.00	6,970 SF
37 1W 22BD - 216	\$73,510.00	\$73,510.00	6,970 SF
37 1W 22BD - 300	\$73,510.00	\$73,510.00	7,841 SF
37 1W 22BD - 1000	\$75,710.00	\$75,710.00	7,841 SF
	\$3,497,350.00	\$3,451,730.00	461,305 SF

RVM TOTAL \$20,601,015.00
AV TOTAL \$16,971,412.00
AREA TOTAL 3,774,482 SF

OWNERSHIP

(1) Properties controlled by
Ronald Deluca/ Deluca
Revokable Trust 11.40% 7.00% 29.00%

(3) Properties controlled by
Key West Properties, LLC
or Innsbruck, LLC 24.80% 24.00% 22.50%

(2) Properties controlled by
Silver Oak Ridge, LLC or
Mahar Retirement Trust 34.10% 41.20% 30.70%

RECEIVED

SEP 26 2017

PLANNING DEPT

April 7, 2017

Buntin Construction
572 Parsons Drive
Medford, OR 97501

**SUBJECT: GEOTECHNICAL AND GEOLOGIC INVESTIGATION, MOUNTAIN TOP
RESIDENTIAL DEVELOPMENT, MEDFORD, OREGON**

At your request, Applied Geotechnical Engineering and Geologic Consulting LLC (AGEGC) has conducted a geotechnical investigation for the proposed Mountain Top residential development in east Medford, Oregon. The general location of the site is shown on the Vicinity Map, Figure 1. Our investigation consisted of subsurface explorations, laboratory testing, and engineering analyses. This report summarizes our work and provides our conclusions and recommendations for suitably founding the new residential development on this property.

SITE DESCRIPTION

Based on our observations at the site and available topographic information for the site, the site is located along a north-south oriented ridgeline. Side-slopes along the ridgeline are gentle to moderately steep. The site is bound on the west and south by the Vista Pointe residential development and on the north and east by vacant land. Site vegetation includes grasses, scattered scrub oaks and brush.

Indications of large-scale and/or deep-seated slope instability were not observed on the property.

Groundwater seepage or springs were not observed in the proposed area of development.

GEOLOGY

Based on our experience with other projects in this area, we anticipate that the site is mantled with clayey silt soils over weathered sandstone and siltstone. The sandstone can be relatively hard and difficult to excavate. Groundwater typically occurs at depths of greater than 20 ft; however, perched groundwater can occur seasonally at relatively shallow depths.

PROJECT DESCRIPTION

We understand the project will include development of single-family residential lots around the perimeter of the property and townhomes on the remainder of the site. We anticipate that the structures will be one- to two-story, wood frame buildings on spread footing foundations.

Public improvements include construction of standard residential roadways to access the site, and underground utilities. Based on the existing topography, we anticipate that cuts and fills of up to 15 ft may be required for site grading.

SUBSURFACE CONDITIONS

On January 25, 2017, seven test pits were excavated at the site to evaluate subsurface conditions. The approximate locations of the test pits are shown on the Site Plan, Figure 2. The locations of the test pits were estimated in the field using existing site conditions. The test pits were completed using a Kubota mini-excavator. The excavations were observed by a geotechnical engineer from our firm who maintained a detailed log of the conditions and materials encountered. Representative soil samples were collected and stored in air-tight containers for transfer to our laboratory. The test pit excavations were backfilled with uncompacted, on-site soils at the conclusion of our fieldwork.

The logs of the test pits are provided in Appendix A at the end of this report. The terms used to describe the materials encountered in the test pits are provided in Tables 1A and 2A in Appendix A.

Soils. All seven test pits encountered a surficial layer of organic silt that varied between 1 and 1.5 ft thick across the site. The organic soils are not suitable for use as structural fill.

Except for test pits TP-4 and TP-7, brown silt was encountered below the organic layer. The silt is typically medium stiff and contains variable clay content. Test pit TP-3 was terminated in the silt at a depth of 7.5 ft.

In test pits TP-4 and TP-7, sandstone was encountered at a relatively shallow depth at the base of the surficial organic layer. TP-4 and TP-7 were terminated at practical refusal of the excavator at a depth of 1.5 and 1.0 ft, respectively.

Test pits TP-1, TP-2, TP-5 and TP-6 encountered sandstone below the layer of brown silt soils. The sandstone is typically medium hard (RH-2) with close fractures at the contact between the silt and the sandstone. In general, the weathering of the sandstone decreases with depth and the hardness increases with depth. Test pits TP-1, TP-2, and TP-5 through TP-6 were terminated at practical refusal of the excavator in the sandstone at depths of 2.5 to 5 ft.

Groundwater. Groundwater was not observed in any of the test pits. We anticipate that groundwater typically occurs at a depth of greater than 20 ft; however, perched groundwater will occur at the top of the sandstone during periods of extended and/or heavy rainfall.

CONCLUSIONS AND RECOMENDATIONS

Based on the results of this investigation and our experience with similar projects, it is our opinion that the site is suitable for the proposed development, from a geotechnical standpoint. In our opinion, the most important geotechnical considerations associated with the planned development are moderately steep slopes, large areas of shallow hard sandstone, and the potential for seasonally shallow (perched) groundwater.

In our opinion, if our recommendations for development of the site are followed, there is no significant increased risk of slope instability on the property. The site is underlain by competent rock at shallow depths and groundwater seepage or springs were not observed in the area to be developed.

Rock Excavation. Competent sandstone was encountered in every test pit except test pit TP-3. Practical refusal of the excavator was encountered in five of the seven test pits. Based on our experience in this area and the results from the test pits, we anticipate that hard sandstone underlies the majority of the site, especially the top of the ridgeline and the steeper slopes on the east side of the ridgeline. It should be anticipated that the depth of weathering in the underlying sandstone is variable; however, we anticipate that from the ridgeline east, hard sandstone will be encountered at a depth of less than 5 ft below existing grades. Based on our observations at the site and the results of our previous explorations at similar sites, we anticipate that the cuts will require rock excavation methods, such as ripping or hoe-ram, below a depth of 5 ft. In addition, utility trenches in this area that will be deeper than 5 ft below existing grades will also require rock excavation techniques, such as a hoe-ram or rock splitter.

Site Preparation. The ground surface within the footprint of cut and fill areas should be stripped of fill soils and surficial organics. We anticipate that stripping to a depth of 12 to 18 in. will be required to remove the surficial organic/rooted soils. Locally deeper stripping will be required to remove stumps and roots up to 1 in. in size. The site strippings are not suitable for use as structural fill and should be removed from the site.

Site stripping should be completed using a trackhoe equipped with a smooth-lipped bucket.

Exposed subgrade should be observed by the geotechnical engineer to identify areas of soft or loose soil that may require overexcavation. Proof rolling with a loaded 10 yd³ dump truck may be part of the evaluation. Soft areas that exhibit pumping or rutting should be overexcavated and replaced with structural fill as described below. During and following stripping and excavation, the contractor should use care to protect the subgrade from disturbance by construction activities. If the subgrade is disturbed during construction, soft, disturbed soils should be overexcavated to firm soil and backfilled with structural fill.

Past experience has indicated that the silt soils are sensitive to moisture content. Typically, when these soils are in excess of 4 to 5% of their optimum moisture content, construction traffic will remold, rut, and soften the subgrade soils and limit its use as a subgrade material for roads, parking areas, slabs, or

foundations. For this reason, we recommend that, if practical, all site preparation and earthwork be accomplished during the dry summer months, typically extending from mid-May to mid-October of any given year.

If construction occurs during wet weather conditions, construction traffic should be limited to movement on granular work pads. In our opinion, a 12-in.-thick granular work pad should be sufficient to prevent disturbance of the subgrade by lighter construction equipment and very occasional traffic by dump trucks. Haul roads and other high-density traffic areas will require an 18- to 24-in. blanket of fragmental rock to reduce the risk of subgrade disturbance. Relatively clean, fragmental rock of up to 4-in.-minus crushed rock is suitable for this purpose.

Geotextile fabrics may be used between the granular work pad materials and the underlying fine-grained subgrade soils as a separation filter to prevent the movement of fines into the fragmental rock. Use of these fabrics may improve haul road performance and reduce maintenance, particularly during wet-weather conditions.

Cuts and Fills. Final grades for the site have not been provided; however, we anticipate that significant cuts and fills may be required for site grading (anticipated up to 15 ft high).

The toe of all structural fills should be embedded into existing grades using a keyway excavated along the toe of the fill slope. The keyway should be a minimum of 12 ft wide (at least 1.5 times the width of the compactor used to construction of the structural fill) and be established completely in competent soil and/or rock along the base of the keyway. As the fill is placed, the uphill edge of the fill should be benched into the existing slope to provide an irregular contact between the fill and the native soils. Depending on the height of the fill slope and the location, subsurface drainage may be necessary to reduce the risk of slope movements due to saturation of the fill for the graded slope. The locations of the subsurface drains should be determined by the geotechnical engineer during construction of the fill slopes.

Final grades for cut and fill slopes should be excavated no steeper than 2H:1V

Structural fills should be overbuilt 2 ft and trimmed back to final grades using a smooth-lipped excavation bucket.

Structural fills for mass grading of the roadways and building pads for this project may be constructed using on-site materials without deleterious materials (clay soils, wood debris and organic soils). This includes the brown silt soils with minimal clay content, weathered rock, and sandstone pieces. All lifts should be compacted to at least 95% of the maximum dry density within 3% of the optimum moisture content as determined by ASTM D 698. To provide adequate compaction to the silt soil and rock pieces, we recommend use of a large segmented pad compactor (such as a CAT 815K segmented pad compactor or larger). On-site soils and excavated rock can only be used to construct structural fills during relatively

dry summer and fall months when the moisture content of the fills can be reasonably controlled (wetted and/or dried as needed).

Utility trench excavations within 3 ft of building, concrete flatwork, and pavement areas should be backfilled with granular material, such as sand, sand and gravel, or crushed rock with a maximum size of up to 2 in., and with not more than 5% passing the No. 200 sieve (washed analysis). The granular backfill should be compacted to at least 95% of the maximum dry density as determined by ASTM D 698. Flooding or jetting the backfilled trenches with water to achieve the recommended compaction should not be permitted. Where utility trenches occur in slopes over about 10%, check dams may be required to prevent migration of water along the utility trenches. Check dams can consist of structural concrete placed perpendicular to the trench and a minimum of 2 ft wide, extending from the bottom of the trench to the base of the roadway aggregate base section.

Foundation Support Recommendations. Based on our observations at the site, the proposed lots are suitable for development with the proposed residential properties. Due to the steep slopes on the property, we recommend that the geotechnical engineer of record work with the developer on each lot during construction and grading of each home. The geotechnical engineer should evaluate site grades, building subgrade, and lot drainage.

Based on the results of our investigation and our understanding of the proposed buildings, it is our opinion that foundation support for the buildings can be provided by conventional wall-type (continuous) spread-footing foundations. Pad foundations should not be used.

The building pads for the homes will require a layer of crushed rock to protect the subgrade soils. The thickness and type of crushed rock should be determined during construction; however, for cost estimation, we anticipate that foundations will typically be underlain by 2 ft or less of imported crushed rock structural fill. The intent of the granular structural fill under the buildings is to reduce the risk of damage to the buildings due to differential movement. Structural fill for support of the structure (and associated overexcavation of the unsuitable soils) should extend at least 3 ft beyond the edge of the building foundations.

The majority of the spread footing foundations for the homes should be oriented perpendicular to slopes.

Footings should be established at a minimum depth of 18 in. below the lowest adjacent finished grade for exterior footings. The width of footings should not be less than 12 in. for continuous wall footings. All footing excavations should be observed by a qualified geotechnical engineer prior to placement of rebar and concrete.

Foundations should be set back a horizontal distance of at least 10 ft from any slope downslope of the home. This set back may be obtained by embedment of the foundations (on a 2H:1V slope, the foundations must be embedded a minimum of 5 ft below final grades).

For foundations founded on structural fill over competent native materials (silt and/or sandstone), we estimate that the total, long-term settlement of spread footings designed in accordance with the above recommendations and imposing a real bearing pressure of up to 1,500 psf will be less than ½ in. for continuous wall foundation loads up to 3 kips/feet.

For design purposes, the real bearing value refers to the total of dead load plus frequently and/or permanently applied live loads, and can be increased by one-third for the total of all loads: dead, live, and wind or seismic.

Lateral Load Resistance. Horizontal shear forces can be resisted by frictional forces developed between the base of spread footings and the underlying soil and by passive soil resistance. The total frictional resistance between the footing and the soil is the normal force times the coefficient of friction between the soil and the base of the footing. We recommend an ultimate value of 0.4 for the coefficient of friction; the normal force is the sum of the vertical forces (dead load plus real live load). The coefficient of friction for design purposes can be increased to 0.5 where the foundation is founded on gravel fill over intact sandstone. If additional lateral resistance is required, passive earth resistance against embedded footings or walls can be computed using a pressure based on an equivalent fluid with a unit weight of 300 pcf. This design passive earth pressure is appropriate only if granular structural fill is to be used for the backfill around footings.

Lateral Earth Pressures. We assume that the new buildings (and possibly roadways) will require cantilevered retaining walls due to the steep slopes across the site. Design lateral earth pressures for retaining walls depend on the type of construction, i.e., the ability of the wall to yield and whether the wall is drained. Possible conditions are: 1) a conventional cantilevered retaining wall that yields by tilting about its base, and 2) a wall which is laterally supported at its base and top and therefore is unable to yield.

Assuming granular wall backfill will be used behind the retaining walls, we have assumed an angle of internal friction of 37° and a moist unit weight of 135 pcf for the backfill.

For design purposes, cantilevered retaining walls are typically assumed to be yielding. Assuming drained and yielding retaining wall conditions, the retaining walls for the building can be designed based on an equivalent fluid pressure of 35 pcf.

These design criteria assume the wall will be backfilled within 2 ft of the back of the wall with relatively clean (less than 10% passing the No. 200 sieve – washed analysis) granular fill. A non-woven geotextile (minimum 5 oz weight per ASTM D 5261 and 200 lb tensile strength per ASTM D 4632) should be placed between any drain material and any soil classified as sand or finer. The backfill should be placed in horizontal lifts not to exceed 12 in. (loose) and compacted to about 93% of the maximum dry density as determined by ASTM D 698. Overcompaction of the backfill should be avoided, and heavy compactors and large pieces of construction equipment should not operate within 10 ft of embedded walls. Compaction within 10 ft of the walls should be accomplished using hand-operated vibratory compactors.

We also recommend an additional lateral earth pressure of 15 pcf for seismic loading. For design purposes, the resultant of the seismic force should be assumed to act at a point two-thirds from the base of the wall (inverted triangular distribution).

Pavement Sections. We anticipate that traffic for the site will consist primarily of automobile and light truck traffic with occasional delivery and garbage trucks. The recommended pavement section is based on the assumption that the subgrade consists of firm, compacted silt soil. Proof rolling with a loaded 10 yd³ dump truck, or equivalent, should be used to evaluate pavement subgrade. Any soft areas disclosed by the proof rolling should be overexcavated and replaced with structural fill. Some contingency should be provided for the repair of any soft areas.

We anticipate that the street improvements will be completed using asphaltic concrete (A.C.) pavement. For design purposes, we have assumed a 20-year design life for the pavement sections. Traffic information for the roadways is not available; however, for design purposes, we have assumed the main roadways would be considered standard residential streets using the City of Medford's classifications. We have assumed an average daily traffic load over the life of the project of less than 2,000 vehicles per day with less than 2% truck traffic. Based on the above data, we have assumed the main roadways have a Traffic Index (TI) of about 7.2.

The subgrade soils along the alignment consist of fine-grained silt soils over sandstone at shallow depths. The compacted subgrade silt soils typically have an R-Value (ASTM D 2844) of about 20.

Based on the above design consideration, we recommend the pavement section for the new roadways consist of 3.5 in. of asphaltic concrete over 15 in. of aggregate base.

Sidewalks should be underlain by a minimum of 9 in. of crushed aggregate base rock.

We recommend the rock section be underlain by a woven geotextile with a weight of at least 5 oz. per square yard.

The crushed rock base (CRB) should also be placed and compacted in a single lift with a large, smooth-drum vibratory roller. The rock should be compacted to at least 95% of the maximum dry density as determined by ASTM D 698.

The above pavement sections are based on the assumption that pavement construction will be accomplished during the dry season and after construction of the buildings has been completed. If wet-weather pavement construction is considered, it will likely be necessary to increase the thickness of crushed rock base to support construction equipment and protect the moisture-sensitive subgrade soils from disturbance. It should be noted that the pavement sections may not be adequate for the support of intense, heavy construction traffic.

All workmanship and materials should conform to the applicable standards of the current Oregon Department of Transportation (ODOT) Standard Specifications for Highway Construction.

Seismic Considerations. The foundations for the new buildings will be founded on structural fill and/or native silts and intact rock. Rock occurs at depths of less than 5 ft over most of the site. In our opinion, based on the current State of Oregon's Structural Specialty Code Amendments and International Building Code, the subsurface conditions at this site may be classified as a Site Class B for seismic design purposes.

Based on the results of our investigation, the location of the site, and the nature of the underlying soil/rock, we anticipate that the potential for earthquake-induced fault displacement, subsidence, liquefaction-induced settlement and/or lateral displacement, or seiches at this site is low.

Design Review and Construction Services. We welcome the opportunity to review and discuss construction plans and specifications as they are being developed. In addition, AGE GC should be retained to review all geotechnical-related portions of the plans and specifications to evaluate whether they are in conformance with the recommendations provided in our report. Additionally, to observe compliance with the intent of recommendations, design concepts, and the plans and specifications, we are of the opinion that all construction operations dealing with earthwork and foundations should be observed by an AGE GC representative. Our construction-phase services will allow for timely design changes if site conditions are encountered that are different from those described in this report. If we do not have the opportunity to confirm our interpretations, assumptions, and analyses during construction, we cannot be responsible for the application of our recommendations to subsurface conditions that are different from those described in this report.

LIMITATIONS

This report has been prepared to aid the design team in the completion of this project. The scope is limited to the specific project and location described herein, and our description of the project represents our understanding of the significant aspects of the project relevant to the design and construction of the earthwork, foundations, and pavement. In the event that any changes in the design and location of the site grading and buildings as outlined in this report are planned, we should be given the opportunity to review the changes and to modify or reaffirm the conclusions and recommendations of this report in writing.

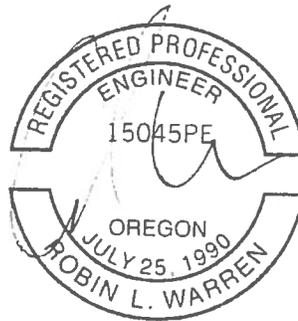
The conclusions and recommendations submitted in this report are based on the data obtained from the explorations made at the locations indicated on the Site Plan, Figure 2, and from other sources of information discussed in this report. In the performance of subsurface investigations, specific information is obtained at specific locations at specific times. However, it is acknowledged that variations in soil conditions may exist between test pit locations. This report does not reflect any variations that may occur between these explorations. The nature and extent of variation may not become evident until construction. If, during construction, subsurface conditions different from those encountered in the explorations are observed or encountered, we should be advised at once so that we can observe and review these conditions and reconsider our recommendations where necessary.

Sincerely,

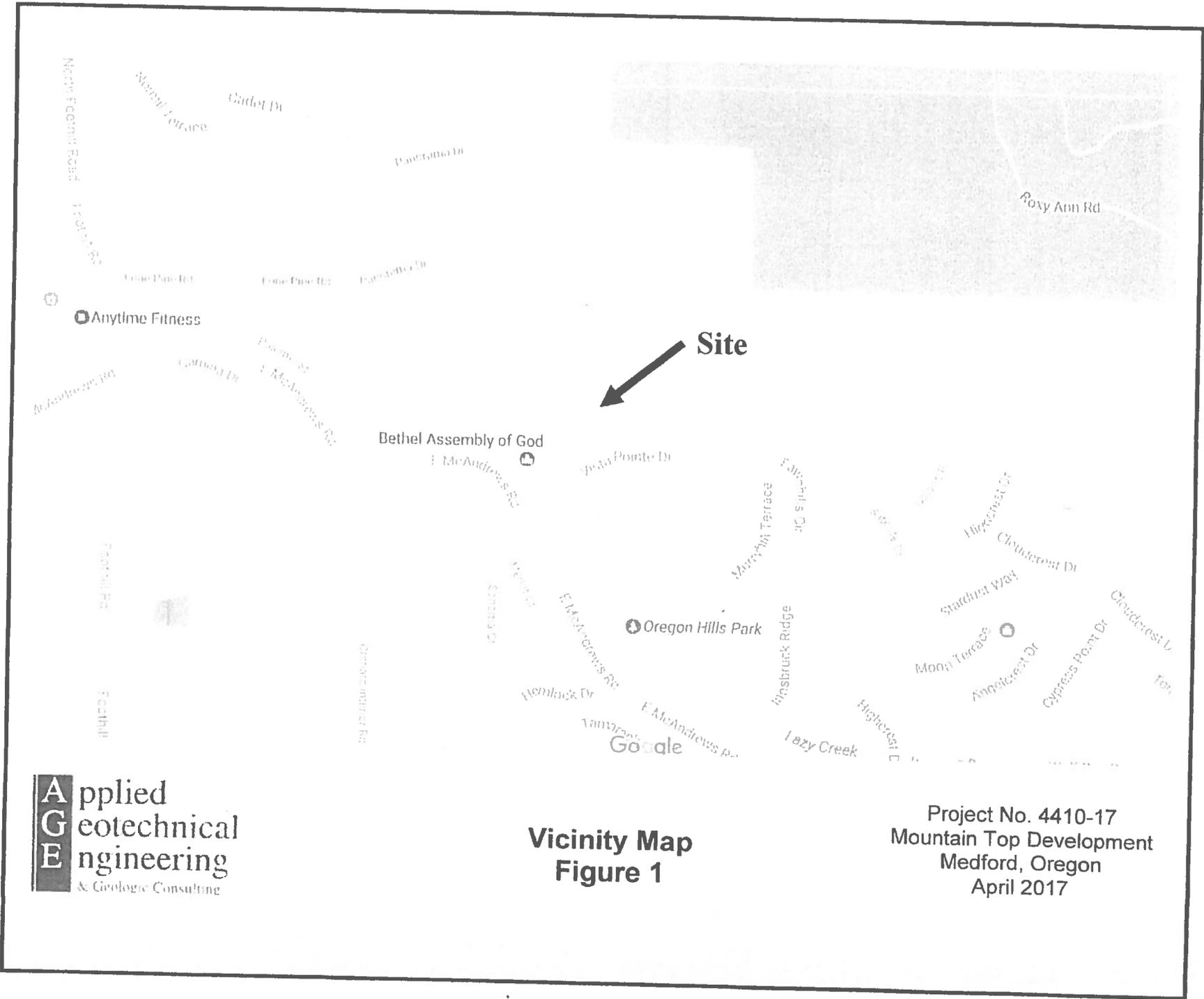
Applied Geotechnical Engineering and Geologic Consulting, LLC



Robin L. Warren, P.E., G.E., R.G.
Principal



Renewal: June 2018



A Applied
G eotechnical
E ngineering
& Geologic Consulting

**Vicinity Map
Figure 1**

Project No. 4410-17
Mountain Top Development
Medford, Oregon
April 2017

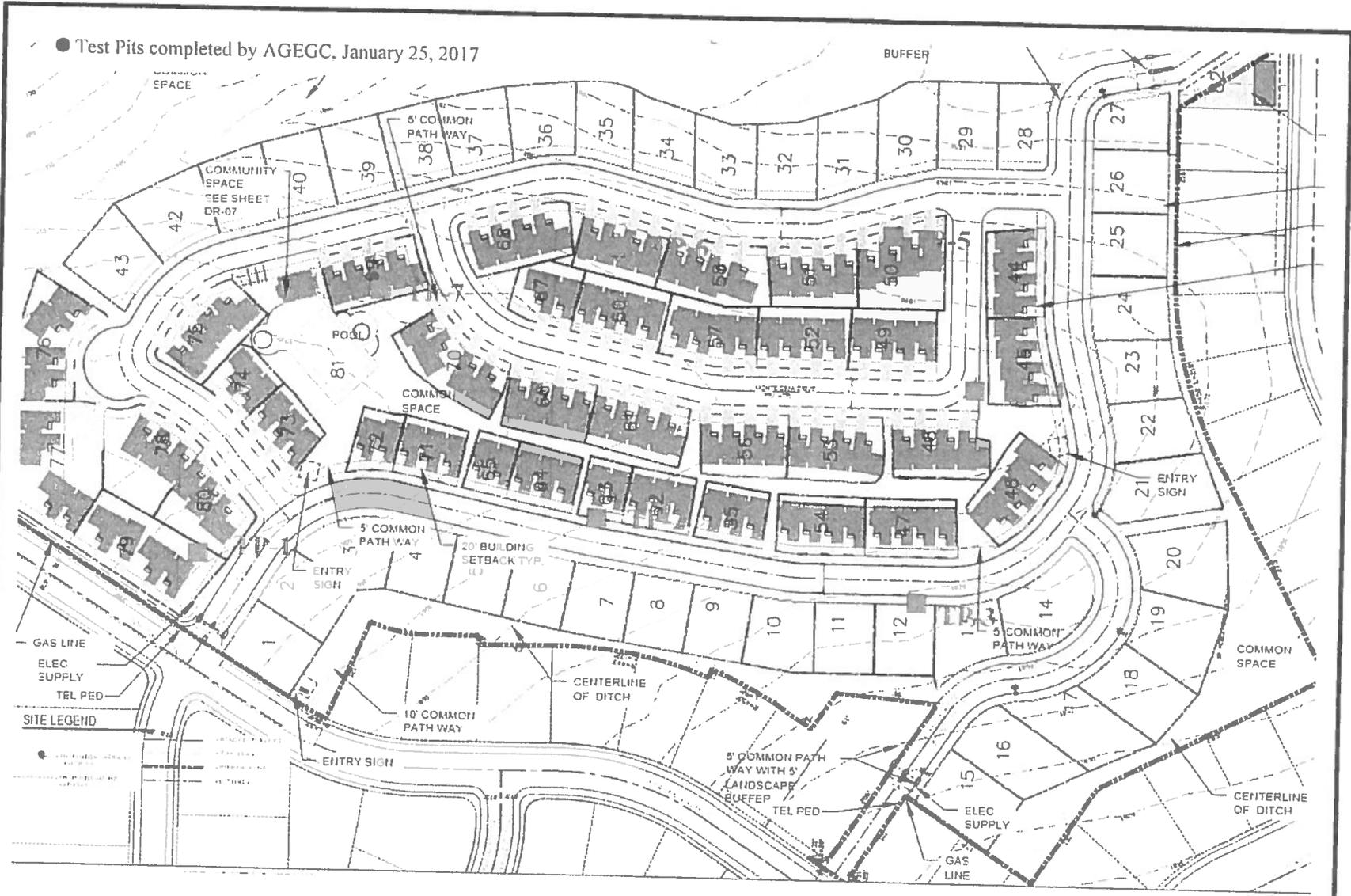


Figure 2
Site Plan

APPENDIX A FIELD EXPLORATIONS

The subsurface conditions and materials at the site were investigated on January 25, 2017, with seven test pits, designated TP-1 through TP-7. The locations of the test pits were estimated in the field using existing landmarks.

The test pits were excavated to depths ranging from 1.0 to 7.5 ft below the ground surface using a Kubota mini-excavator with a 2-ft-wide bucket. All field explorations were observed by an experienced geotechnical engineer/geologist provided by our firm, who maintained a detailed log of the materials disclosed during the course of the work. Representative soil samples were saved in airtight sample containers that were returned to our laboratory for further examination and physical testing. The test pits were backfilled with the excavation spoils at the completion of our fieldwork.

The approximate locations of the test pits are shown on Figure 2.

Logs of the test pits are provided below. Each log presents a descriptive summary of the various types of material encountered in the test pits and notes the depths where the materials and/or characteristics of the material change. The terms used to describe the materials encountered in the test pits are defined in Tables 1A and 2A.

Test Pit TP-1

0.0 to 1.0 ft	Medium stiff, black Clayey SILT; organic/topsoil, moderately expansive.
1.0 to 2.0 ft	Medium stiff, brown clayey SILT; scattered rounded gravel.
2.0 to 3.0 ft	Medium hard (RH-2), brown SANDSTONE; scattered rounded small gravel, slightly to moderately weathered, close fractures.

Groundwater seepage not observed.

No significant caving of test pit sidewalls.

Completed January 25, 2017

Test Pit TP-2

0.0 to 0.5 ft	Soft, black organic SILT (topsoil).
0.5 to 1.5 ft	Medium stiff, brown Clayey SILT; moderately expansive.
1.5 to 4.0 ft	Medium stiff, brown SILT; trace clay.
4.0 to 5.0 ft	Medium dense, brown rounded GRAVEL in a silt matrix.

Practical refusal of the excavator on sandstone at a depth of 5 ft.

Groundwater seepage not observed.

No significant caving of test pit sidewalls.

Completed January 25, 2017

Test Pit TP-3

0.0 to 1.5 ft Medium stiff, dark brown Clayey SILT; organic/topsoil, moderately expansive.
1.5 to 6.5 ft Medium stiff, brown SILT; some clay.
6.5 to 7.5 ft Hard, brown SILT; secondary mineralization (slightly cemented).
Groundwater seepage not observed.
No significant caving of test pit sidewalls.
Completed January 25, 2017

Test Pit TP-4

0.0 to 0.5 ft Soft, black organic SILT (topsoil).
0.5 to 1.5 ft Medium stiff, brown, rounded GRAVEL in a silt matrix (weathered sandstone).
Practical refusal of the excavator on sandstone at a depth of 1.5 ft.
Groundwater seepage not observed.
No significant caving of test pit sidewalls.
Completed January 25, 2017

Test Pit TP-5

0.0 to 1.0 ft Soft, dark brown organic SILT (topsoil).
1.0 to 3.0 ft Medium stiff, brown SILT; some clay.
3.0 to 5.0 ft Medium hard (RH-2), brown SANDSTONE; scattered rounded small gravel, slightly to moderately weathered, close fractures.
Practical refusal of the excavator on sandstone at a variable depth of 3 to 5 ft.
Groundwater seepage not observed.
No significant caving of test pit sidewalls.
Completed January 25, 2017

Test Pit TP-6

0.0 to 1.0 ft Soft, dark brown organic SILT (topsoil).
1.0 to 2.0 ft Medium stiff, brown SILT; some clay, scattered rounded gravel.
2.0 to 2.5 ft Medium hard (RH-2), brown SANDSTONE; scattered rounded small gravel, slightly to moderately weathered, close fractures.
Practical refusal of the excavator on sandstone at a depth of 2.5 ft.
Groundwater seepage not observed.
No significant caving of test pit sidewalls.
Completed January 25, 2017

Test Pit TP-7

0.0 to 1.0 ft Soft, dark brown organic SILT (topsoil).
Practical refusal of the excavator on sandstone at a depth of 1.0 ft.
Groundwater seepage not observed.
No significant caving of test pit sidewalls.
Completed January 25, 2017

BEFORE THE PLANNING COMMISSION
CITY OF MEDFORD, OREGON

IN THE MATTER OF AN APPLICATION)
FOR A PLANNED UNIT DEVELOPMENT ON)
PROPERTY LOCATED ALONG EAST)
MC ANDREWS RD, NORTH OF HILLCREST)
ROAD; PROPERTY IS DESCRIBED AS MAP)
NO. T.37S-R.1W-22, TAX LOT 200; KEY)
WEST PROPERTIES, THE APPLICANTS;)
RICHARD STEVENS & ASSOCIATES,)
INC., AGENTS)

FINDINGS OF FACT
AND
CONCLUSIONS OF LAW

~~CITY OF MEDFORD
EXHIBIT #
File # PUD-03-124~~

RECITALS:

Property Owners- Powder River, Inc. &
C.A. Galpin
990 No. Phoenix Road, Suite G #105
Medford, OR 97504

Applicants- Key West Properties
990 No. Phoenix Road, Suite G #105
Medford, OR 97504

Agents- Richard Stevens & Associates, Inc.
P.O. Box 4368
Medford, OR 97501

Hoffbuhr and Associates, Inc.
3155 Alameda Street, Suite 201
Medford, OR 97504

Description- 37-1W-22, Tax Lot 200; 165.57 acres

Zoning- SFR-4

Requested Land Uses- Detached Single Family Dwellings
Condominiums
0-Lot Line/Pad Lots
Congregate Care Facility
Church Facility
Recreational and Open Space areas
Commercial & Office facilities

CITY OF MEDFORD
EXHIBIT # MM
File # PUD-17-082 / LDS-17-088

Introduction:

The purpose of this application is to establish land use designations for the entire ownership via the Planned Unit Development (PUD) process. The intent is to establish a mix of land uses including a variety of residential uses as well as commercial offices and uses to serve the neighborhood and vicinity, via the PUD process as provided for in the Medford Land Development Code. The site is an existing residentially zoned area (SFR-4) with the approval of the Master Plan (GF-01-20) for the mixed use concept as approved by the City. This process affords both the City of Medford and the Developer assurances that the land use distribution are agreed upon and established by a review process. The attached Vista Pointe Preliminary PUD site plan adequately defines the proposed urban uses for the property, and is consistent with the approved Master Plan.

Vista Pointe PUD has previously been reviewed as a Master Plan by the City of Medford. This master plan proposed various residential uses along with commercial and school facilities. The master plan also identified proposed street alignments for review by the City. The site contains approximately 182.80 acres zoned SFR-4. This project does not include the school and City park property, approximately 16 acres, in which the City will retain until 549-C school district determines the need for additional elementary classrooms. The acreage used for calculating density does not include the commercial areas and the school property.

The request is to establish a mixture of residential land uses to serve the residential needs for the City of Medford, while protecting the natural aspects of the site. There are areas on the site that exceed 15% slopes that are proposed for large lot developments and condominiums clustered on suitable areas. There are drainage ways traversing the project site that are identified as intermittent streams. These corridors have been preserved and are incorporated into the plan as a natural feature for the site, with 15 foot setbacks and easements from the center of stream. The City has also identified more prominent drainage ways that require 30 foot setbacks and easements from the center of the streams. These easements are identified on the preliminary PUD site plan.

CRITERIA, SECTION 10.235

The Application procedures and Criteria for a Planned Unit Development are listed in Section 10.235, Medford Land Development Code. The criteria are:

Section 10.235(A) The following items shall be required to constitute a complete application for a Preliminary PUD Plan:

1. Current assessor map with the proposed PUD identified.
2. 21 copies of the Preliminary PUD Plan conforming to Section 10.287. A reduced copy suitable for photocopying. A tentative Plat if a land division is proposed concurrently with the Preliminary PUD Plan.
3. A narrative description of the PUD.
4. Written findings of facts and conclusions of law.
5. Names and mailing addresses of the owners of land located within 200 feet of the boundary of the whole PUD.

The applicant is submitting conceptual landscape plans in conjunction with this PUD application. The plans demonstrate that the evergreen landscape strip abutting the EFU lands and the street scape is in compliance with the MLDC. Landscaping plans for the Church facility, commercial areas, attached dwelling units and the Congregate Care Facility will be deferred to the Site Plan and Architectural Commission for review as a separate matter.

The applicant is not proposing private or non-city street lighting within Vista Pointe PUD. The street lights and internal project lighting will be consistent with City standards for light standard fixtures and lighting requirements.

The applicant is proposing to postpone the submission of architectural plans for the proposed commercial structures, church facility, attached dwelling units and the congregate care facility. The footprint of each building is identified on the site plan and the square footage is described, where appropriate. These matters shall be reviewed later as provided by Section 10.235(F) MLDC.

Section 10.235(A)(3) Narrative:

(3)(a). The nature and planned use of the proposed Vista Pointe PUD is to provide for a mixed use residential development. The proposed uses include Single Family developments with Large Lots, Standard Lots, and Small Lots; with Condominiums and Pad Lot residential developments; Congregate Care Facility; Commercial Development; and a Church Facility. The proposed School and Park land is not part of this application and will be retained by the City of Medford till the need for 549-C school district to develop the site.

Due to slopes over 15% on the site, the goal of the applicants is to propose large lot developments and, in addition, condominiums in these areas. These areas are proposed to be served by private roadways that are not feasible to be developed to City residential street standards. These developments provides for a creative and flexible project with the physical features present by reducing the impacts of development on moderate sloping lands (15-30% slopes).

The ownership of the proposed Vista Pointe PUD is held by Powder River, Inc. & C.A. Galpin. The applicants to this application are Key West Properties (John Schleining and Chris Galpin).

The maintenance of the common areas and the open space (recreation areas and drainage ways) will be the responsibility by owners of the property and the costs will be accrued with the CC&R's that will run with Vista Pointe PUD. The CC&R's will be submitted concurrent with the Final PUD Plan.

(3)(b). The proposed deviations from the MLDC are the Lot areas, Congregate Care Facility signage, commercial development, residential PUD signs, and the street designs for the private streets. The private streets proposed are at the request of the Medford Engineering Department due to the fact that the streets can not be developed to City public street standards.

The congregate care facility does have special use regulations, Section 10.838, that the applicant requests to be reduced. Specifically, Section 10.838(2) which states:

“No signs shall be visible from a public right-of-way.”

The purpose of this reduction is for the general public to be able to identify the name and use of this building, without wandering the neighborhood or trying to recognize or locate the address. The proposed size and location of the sign for this building will be in compliance with the MLDC. The Planning Commission has the authority to grant such requests as prescribed in Section 10.230(9)(a) MLDC.

The deviations from MLDC for the street designs were requested by the Medford Engineering Department. The first street deviation is the private streets. The request is to develop these private streets with 24 feet curb to curb road section, with 5 foot sidewalks and 5 foot wide park strips on one side of the street only. This request is to conform with the existing physical constraint (slopes) present.

The applicants are requesting deviations for lot areas within the project. Vista Pointe PUD is proposing lots within Innsbrook Ridge to be larger than 18, 750 square feet. This is due to the road alignments which are dictated by the slopes present. In addition Vista Pointe PUD is proposing lots that deviate from the minimum lot area standards. These are located within Forest Ridge. This deviation is due to both the road alignment and drainage way present. The applicants are reducing the impact of the open space area to the greatest extent possible.

These deviations allow for various lot dimensions for a varied neighborhood concept without disrupting the cohesive neighborhood intent.

The requested deviation for signs within Vista Pointe PUD is found in Subsection 10.1200(3) MLDC. The standard is for only 2 non-illuminated ground signs within residential Planned Unit Developments. As identified on the preliminary PUD site plan there are several locations being requested for residential PUD signs.

Due to the size of the project, approximately 165.57 acres, the applicants are dividing the project into 4 separate developments (West Ridge Village, Forest Ridge, Innsbrook Ridge and Mountain Top Village). Within these separate developments are mixed residential opportunities with several access points, (ie. Condominiums within Mountain Top Village) that are desired to have signs for identification of specific areas and development types. There are no deviations requested in terms of size or locational requirements are being requested.

The church, will have signs that are in compliance with the standards of the code, Subsection 10.1200(2) MLDC. This matter will be reviewed during the Site Plan & Architectural Review process for consistency.

The commercial areas are also proposing signs for identification of the uses. Due to the underlying SFR-4 zone another deviation is required for any signs in the commercial areas. The applicants are requesting a deviation to allow for signs in the commercial developments based on the proposed uses for the area. See attached sign details for the proposed commercial signs within the project area. The area identified for business offices are identified on the preliminary PUD site plan. These areas will have signs in compliance with the standards found in Section 10.1400 MLDC.

The areas for the commercial development (allowed C-C uses) are also identified on the preliminary PUD site plan. These areas will have signs that are in compliance with the standards found in Section 10.1700 MLDC.

Section 10.230(D)(8) provides for deviations for the residential portion of the PUD to be increased no greater than 20% of the maximum permitted density in the underlying residential zoning districts. The following analysis regarding density is provided to demonstrate compliance with this deviation.

SFR-4 165.57 gross acres

Total of 21.29 gross acres of commercial land and the church facility are proposed within the project.

165.57 - 21.29 acres = 144.28 acres proposed for residential uses within the project.

144.28 acres X 4 DU per acre = 577.12 DU permitted

577 DU X 1.20 density increase = 692.40 maximum density allowed

Vista Pointe PUD is proposing 657 residential dwelling units, which is within the maximum bonus density allowed, 692 dwelling units.

333 DU Detached Single Family lots

132 DU Condominiums

101 DU 0-lot line pad lots

130 beds Congregate Care Facility

Section 10.708 allows for .70 density calculation for Congregate Housing which then calculates to 91 DU

Total of 657 residential dwelling units

The proposed 657 DU within Vista Pointe PUD is within the 692 DU maximum bonus density allowed for the project.

The commercial areas, church facility and the Congregate Care Facility identified within Vista Pointe PUD are allowed uses as prescribed within the PUD Ordinance Section 10.230(9)(b). These areas total approximately 24.29 gross acres which are within the 20% deviation allowed. (165.88 acres X 20% = 33.17 acres allowed to deviate from the underlying zoning district.) There are no other land use deviations from the MLDC proposed within Vista Pointe PUD.

(3)(c). There are two separate sign deviations from the standards of the MLDC being requested with this application. The first deviation requested is for the placement of a sign for the congregate care facility as dictated by Section 10.838(2). The applicants are requesting that a sign for the congregate care facility to be visible from a public road way.

The second requested deviation for signs within Vista Pointe PUD is found in Subsection 10.1200(3) MLDC. The standard is for only 2 non-illuminated ground signs within residential Planned Unit Developments. As identified on the preliminary PUD site plan there are several locations being requested for residential PUD signs.

Due to the size of the project, approximately 165.57 acres, the applicants are dividing the project into 4 separate developments (West Ridge Village, Forest Ridge Village, Innsbrook Ridge and Mountain Top Village). Within these separate developments are mixed residential opportunities with several access points, (ie. Condominiums within Mountain Top Village) that are desired to have signs for identification of specific areas and development types.

The commercial areas are also proposing signs for identification of the uses. With the underlying SFR-4 zone deviations are required for any signs in the proposed commercial areas. The applicants are requesting a deviation to allow for signs in the commercial developments based on the proposed uses for the area. The area identified for business offices are identified on the preliminary PUD site plan. These areas will have signs in compliance with the standards found in Section 10.1400.MLDC.

The areas for the commercial (allowed C-C uses) are also identified on the preliminary PUD site plan. These areas will have signs that are in compliance with the standards found in Section 10.1700 MLDC.

(3)(d). There are four separate development projects within Vista Pointe PUD. The proposed development schedule is to construct West Ridge Village as soon as the infrastructure is in place for the development. The second proposed development is Forest Ridge Subdivision. The development of Innsbrook Ridge and Mountain Top Village will be dictated on demand.

Phases for each development project are keyed on the Vista Pointe PUD phasing plan. There are no priority or order of each phase identified. However, these are specifically keyed due to the infrastructure required for the development of the project.

(3)(e). The gross acreage for the detached single family dwellings are approximately 105 acres. The gross acreage for the single family 0-lot line pad lots consists of approximately 14.20 acres. The gross acreage for the condominiums consists of approximately 8.70 acres. The condominiums will be three story structures. The gross area for the congregate care facility consists of approximately 3.00 acres. The congregate care facilities are proposed to be four stories. The various residential uses proposed are both detached single family and multiple family types of development.

The gross area, including Right of Ways, for the proposed Commercial areas will be approximately 13.30 acres. The commercial area will be used for professional offices and community commercial uses, these structures will consist of single story buildings. The gross acreage for the church facility is approximately 7.99 acres. The site plan for Vista Pointe PUD identifies the various uses and structures and the gross square footage for each structure.

Section 10.235(C.) Approval Criteria for Preliminary PUD Plan:

The Planning Commission shall approve a Preliminary PUD if it concludes that compliance exists with each of the following criteria:

(1) The PUD complies with the applicable requirements of this Code, except those for which a deviation has been approved under Subsection 10.230(D).

Discussion:

Based on the following conclusions, findings and the proposed site plan, the Vista Pointe PUD complies with the applicable standards of the Medford Land Development Code (MLDC). The deviations from the MLDC are listed and have been discussed above. The proposed Commercial areas total 13.30 acres. The proposed congregate care facility area consists of approximately 3.00 acres and the proposed church facility consists of 7.99 acres. The maximum gross area that may developed with uses not allowed within the SFR-4 zoning district is approximately 33 acres. ($165.57 \text{ acres} \times 20\% = 33.11 \text{ acres}$). The development of these uses represents approximately 15% of the gross acreage within Vista Pointe PUD, this is in compliance with the current MLDC, where the maximum is 20% area from the underlying zone, consistent with Section 10.230(D)(9)(b) MLDC.

The proposed church facility is an allowed use with the underlying SFR-4 zoning district without applying the CUP criteria, as prescribed within Subsection 10.230(D)(9)(a). Churches are described as conditional uses in Section 10.314 MLDC with special use standards applied. Section 10.816 lists the special use standards for a church facility. The proposed church meets these special use standards and are not requesting any deviations from the MLDC.

CONCLUSION:

Based on the discussions, conclusions and findings found in this PUD application it is concluded that the Vista Pointe PUD is in compliance with the deviations allowed within Section 10.230(D) MLDC.

FINDING:

The City of Medford can find that this application for Vista Pointe PUD is in compliance with the applicable requirements of the MLDC and is consistent with Section 10.235(C)(1).

(2) The property is not subject to any of the following measures or if subject thereto the PUD can be approved under the standards and criteria thereunder:

(a) Moratorium on Construction or Land Development pursuant to ORS 197.505 through 197.540, as amended.

Discussion:

The City of Medford has not placed a Moratorium on Construction or Land Development in the vicinity of the subject property.

(b) Public Facilities Strategy pursuant to ORS 197.768 as amended.

Discussion:

The subject property is not located within a Public Facilities Strategy area.

(C.) Limited Service Area adopted as part of the Medford Comprehensive Plan.

Discussion:

The subject property is not located within an area designated as Limited Service Area.

CONCLUSION:

The subject property is not bound to a Limited Service Area, Public Facilities Strategy or a Moratorium on Construction within the City of Medford.

FINDING:

The City of Medford can find that this application is consistent with and not subject to Section 10.235(C)(2)(a)(b)(c) MLDC.

(3) The PUD is consistent with goals and policies of the Comprehensive Plan, if any, which by their language or context were intended to function as approval criteria for planned unit developments.

Discussion:

The applicable goals and policies of the Medford Comprehensive Plan are within the Housing Element and Economic Element.

Within Goal 1 of the Housing Element the Implementation 1-A(2) states:

"Require planned developments in undeveloped areas with unique physical settings to achieve development that is flexible and responsive to the site and surroundings."

There are drainage areas (tributaries to Lazy Creek) on the PUD site and the topography of the project exceeding 15% in portions of the project area. The proposed Planned Unit Development allows the applicant to preserve the unique physical characteristics on the site by reducing density on the steeper slopes and use Condominium footprints. These development plans are allowed, with the requested deviations, and provides for a flexible development plan with the physical features present.

Private streets are also proposed as a part of the project. These streets are again generally located within the site exceeding 15% slopes. These private streets will contain 24 feet of road surface with curb, gutter and sidewalk on only one side of the street. These private streets have been requested by the Medford Engineering Department.

Policy 5-C of the Housing Element states:

"to provide greater flexibility and economy of land use, the City of Medford Land Development Code shall provide opportunities for alternative housing types and patterns, planned developments, mixed uses, and other innovations that reduce development costs and increase density.

Reviewing the preliminary plan it can be concluded that this PUD application does provide for alternative housing types; congregate care facility, mixed residential uses and mixed uses within the commercial areas for business offices and commercial uses, for the needs of the residents in the neighborhood, vicinity and for the City of Medford.

The proposed Vista Pointe PUD does provide for alternative housing types with mixed uses to reduce the impacts on moderate sloping lands and to increase the density on flatter lands, that reduces environmental impacts and development costs.

Within Goal 3 of the Economic Element, Policy 2 states:

"Encourage mixed commercial and residential use developments through the use of the planned unit development, site design guidelines, and site development standards."

Vista Pointe PUD does incorporate a mixture of different commercial uses on approximately 3.2 acres and professional offices on approximately 10 acres, with various single family residential types, detached and attached, with a congregate care residential uses. The Preliminary PUD Plan identifies the locations of the various proposed uses.

CONCLUSION:

The applicable Goals and Policies of the Medford Comprehensive Plan are found in the Housing Element and the Economic Element. Based on the above discussion it can be concluded that this application for a PUD is consistent with the applicable Goals and Policies of the Medford Comprehensive Plan. The proposed Vista Pointe PUD does incorporate a mixture of different commercial office uses with the various residential types.

FINDING:

The City of Medford can find that this application for a PUD is consistent with the applicable Goals and Policies of the Medford Comprehensive Plan, in compliance with Section 10.235(C)(3) MLDC.

(4) Deviations from the limitations, restrictions and design standards of this Code will not materially impair the function, safety or efficiency of the circulation system or the development as a whole.

Discussion:

The proposed Vista Pointe PUD does propose to have private streets. The proposed public streets will be constructed to the City of Medford standards for public streets. The proposed deviation for private streets will not impair the function and efficiency of the street circulation.

The streets are located in areas with moderate slopes present and designed with the existing street circulation for the vicinity. The deviation is primarily for the width of Right of Way for the planter strips and sidewalks on one side of these streets.

The reduction of the planter strips and sidewalks will not adversely impact the street circulation system within the PUD and the vicinity. These private streets and locations have been reviewed and approved by the Medford Engineering Department with the Master Plan review.

The proposed commercial areas have been incorporated into the proposed PUD to not adversely impact the street circulation as designed by Medford Engineering Department. The proposed streets will in fact provide for connectivity of the street system in the vicinity to provide safe and efficient traffic circulation.

CONCLUSION:

Based on the street circulation in the vicinity Mc Andrews Road with Park Ridge Drive will provide the primary east/west public access streets. North Ridge Avenue, Vista Pointe Drive and Tamarack Drive will provide the primary north/south public access streets in the immediate area. The construction of these streets will provide connectivity to the street circulation system within the area to provide for a safe and efficient street system.

FINDING:

The City of Medford can find that the proposed deviations of the street standards within the PUD will not adversely impact the efficiency of the street circulation in the immediate area. This application is in compliance with Section 10.235(C)(4)

(5) The proposed PUD satisfies two or more of the purpose statements in Subsection 10.230(A)(1) through (8).

Discussion:

1.) *"To promote more creative and imaginative urban development."*

The physical constraints of the site includes tributaries of Lazy Creek, Lazy Creek and slopes exceeding 15%. The proposed preliminary PUD site plan defines various housing types and lot areas and configurations where these physical features are present. The use of small lots and large lots reflects the constraints present. The proposed condominiums also reflects a higher density along the ridge top where flatter terrain is present. In addition, the O-lot line development with open space areas and pool with club house also represents a higher density development on flatter terrain. These are creative ways of developing to urban standards, providing amenities and protecting the natural features.

The proposed uses of a church facility, congregate care facility, with commercial areas represents an imaginative urban development to provide uses and services for the residents within Vista Pointe and beyond. As part of the Master Plan a portion of the site has been reserved for a school and park ground. These land uses can be imaginative in that appropriate planning for the future of the area by City and applicants has occurred to foresee the need of these uses in the future.

2.) *"To promote urban development that is more compatible with the natural topography."*

Open areas are provided particularly in the steeper sloping lands. These areas are located primarily in the Mountain Top Village at Vista Pointe Development. The separation of lots with open space reflects the slopes present while protecting natural vegetation present, native grasses, oak trees, etc. The use of large lots within Innsbrook Ridge at Vista Pointe also reflects slopes by reducing the intensity of use on the steeper sloping lands.

The use of private roads that deviated from the standards of the Code are also proposed. These private road ways are designed to be 30 feet in width. The rationale for this proposal is to preserve the site to the greatest extent possible, by not creating a severe cut in land on the up hill side of the roadway. Parking, sidewalk and planter strip are proposed on one side of these road to preserve public safety and general welfare

3.) *"To preserve important natural features and scenic qualities of the land."*

With the designated tributaries of Lazy Creek, traversing the PUD site in several areas, there will be the need for preservation and easements of these tributaries. This provides for open spatial habitat for small wildlife, bird species and indigenous plant species. Lazy Creek has also been integrated as part of the proposed PUD site plan.

The intent is to preserve these water ways as an open space area and as a scenic quality of the land. Vista Pointe PUD has incorporated 15 and 30 foot setbacks from the stream bed of these water ways consistent with the Medford Engineering Department request. The preliminary PUD site plan defines the drainage easement areas.

Additional open areas are provided on the steeper sloping lands. These areas are located primarily in the Mountain Top Village at Vista Pointe Development. The separation of lots with open space reflects the slope aspects while protecting natural vegetation, native grasses, oak trees, etc., to preserve both natural features and scenic qualities of the site. The use of large lots within Innsbrook Ridge at Vista Pointe may also preserve natural features and scenic areas on the site. The impact of development or footprints of development may not encompass the entire lot. Portions of the lots may be retained in a natural state as a scenic quality.

4.) *"To promote more economical urban development while not materially compromising the public health, safety or general welfare."*

Not Applicable.

5.) *"To promote a more efficient use of urbanizable land."*

The Master Plan approval for the subject property includes commercial uses, congregate care facility, church facility and a school/park facility. These planned and approved uses are a more efficient use of the land for the vicinity. The proposed uses, other than residential, have considered neighborhood and community needs for this area of the City. These uses, when established, may reduce vehicular trips to other areas of the City, where they may be provided i.e. Abraham Lincoln school, commercial services, employment opportunities, etc.

- 6.) *"To promote a mixture of land uses and housing types that are thoughtfully planned and integrated."*

A review of the proposed uses within the Vista Pointe Village PUD demonstrates that there will be several housing types available. There will be approximately 8.70 acres for condominiums, for families that desire this type of living accommodations. There will be single family 0-lot line pad lots, consisting of approximately 114.20 acres, where families can chose a less intense type of living accommodations, compared to the condominiums. There is also approximately 3.00 acres devoted for a congregate care facility. This facility is proposed to be four story with detached garages and parking areas along the western boundary line.

There is approximately 7.99 acres proposed for a church facility. There is also approximately 13.30 acres for commercial offices and uses available within the project. The balance of the projects developable land will be for detached single family residential purposes.

The proposed PUD plan does demonstrate that the various land uses, various housing types proposed with various lot sizes and configuration considering the topography while conserving the natural features on the site, are thoughtfully planned and integrated within the project.

- 7.) *"To permit in-fill development on parcels that are otherwise difficult or impossible to develop."*

The subject property is not an in-fill project as the site is not surrounded by urban development, nor is the site impossible to develop. However, there are difficult issues with the development standards of the Medford Land Development Code for the project.

With the presence of slopes exceeding 15% on portions of the property, the use of large lots and private roads that deviate from the standards of the Code, are proposed. The proposed private roads have been requested by the Medford Engineering Department, due to the costs and adverse impacts of developing street to City standards. One of the requested deviations from the standards of the Code is the private streets, as provided within the Planned Unit Development ordinance.

- 8.) *"To promote the development, utility and appropriate maintenance of open spaces and other elements intended for common use and ownership."*

The proposed development of Vista Pointe PUD does promote and utilize the appropriate use of open space areas. A combination of easements along the water ways and common areas are included within the project.

The common use areas are the parking and landscaping aspects for the commercial lands within Westridge Village at Vista Pointe. Also within Westridge Village at Vista Pointe Phase 6 is a club house and pool area for the residents of this development.

The open space areas primarily within Mountain Top Village at Vista Pointe are also proposed for common use and ownership. These areas have been set aside to preserve natural features and scenic qualities of the site. The opportunity exists for residents to hike through these areas for tranquil time and enjoyment.

CONCLUSION:

The City of Medford can conclude that at a minimum there are two purpose statements found in Section 10.230(A) that are applicable to this application for a PUD. The drainage ways will be enhanced and preserved as an open space area and used as a scenic quality of the area. The proposed PUD plan does provide for a mixed use of housing types to be available for the future population of Medford. The proposed PUD demonstrates that the various land uses, residential and non-residential, are thoughtfully planned and integrated.

FINDING:

The City of Medford finds that this application for a PUD does comply and is consistent with the purpose statements found in Sections 10.230(A)(3) and (6).

(6) The location, size, shape and character of all common elements in the PUD are appropriate for their intended use and function.

Discussion:

The presence of the existing drainage ways dictates the location and character of this open space area. The size and shape of the drainage way areas are dictated by the preservation and enhancement as prescribed within the Medford Comprehensive Plan. Lazy Creek and its tributaries are designed to be a natural feature and an Open Space area of Vista Pointe PUD. The structural setbacks and easements are at the minimum, as established by the City for Lazy Creek.

Additional open space areas for the project are identified on the preliminary PUD site plan. These open spaces are provided for spatial separations and to preserve natural aspects within the project.

The other common areas within Vista Pointe PUD are the private roads in Mountain Top Village and Innsbrook Ridge at Vista Pointe, with the parking areas for the commercial areas. The pool and club house facilities are proposed within West Ridge Village at Vista Pointe and is available for those residents. Additional recreational areas will be provided within the 16 acre reserved area for the school/park lands. The park facilities will be developed by the Medford Parks Department in the future. The location and character of these areas are designed to provide the most efficient use and accessibility of the facilities within the PUD and vicinity. The identified common areas will be maintained by the Homeowners Association, CC&Rs for Vista Pointe PUD. The CC&R's will be submitted concurrent with the Final PUD Plan. The recreational areas (parks) will be maintained by the Medford Parks Department.

The identified common areas within Vista Pointe PUD are designed to be appropriate for their intended use and function.

CONCLUSION:

Based on the discussion above the various common areas are located and their characteristics are appropriate for their intended use and function for Vista Pointe PUD. The size and shape of these common areas are designed to provide the most efficient use and availability for the PUD as whole. The Homeowners Association, CC&R's will ensure that the shape and character of these areas are maintained and preserved, and will be submitted for review with the Final PUD Plan.

FINDING:

The City of Medford can find that the identified common areas within Vista Pointe PUD are designed to be appropriate for their intended use and function.

(7) If the Preliminary PUD plan includes uses not allowed in the underlying zone pursuant to Subsection 10.230(D)(9)(b), the applicant shall demonstrate that... (2) the property can be supplied by the time of development with the following Category "A" public facilities which can be supplied in sufficient condition and capacity to support development of the proposed use:

Discussion:

The proposed Vista Pointe PUD is proposing commercial areas and a congregate care facility that is not allowed in the SFR-4 zoning district. The following Category "A" public facilities can be demonstrated that there is sufficient capacity and that these public facilities can be extended into the site to support the development of these commercial areas and congregate care facilities.

The Category "A" public facilities are:

1. Sanitary Sewer
2. Domestic Water
3. Storm Drainage
4. Public Streets

1. Sanitary Sewer:

Sanitary sewer service is existing and available in the area, and is provided by the City of Medford. There is a 10 inch line existing adjacent to the project within Hillcrest Orchard. These sanitary sewer lines provide service to the general vicinity. Service can be extended into Vista Pointe PUD development without significantly impacting the system. There is sufficient capacity existing to serve the subject site.

Sewage treatment is provided by the City of Medford Regional Waste Water Treatment Plant. The plant has a capacity of serving a population of 190,800 persons with service presently at approximately 115,000 persons. The plant has the capacity to serve the region for the foreseeable future.

2. Water Service:

Water will be provided by the Medford Water Commission. The vicinity is currently served with an 8 inch line in Tamarack Drive, Murray Hill Terrace and Innsbruck Ridge. These water lines are stubbed to the southern boundary of the subject site to serve the various pressure zones present. These lines can be extended into the subject site and there is sufficient capacity to serve the proposed PUD development.

Water supply is adequate to serve the urban population of Medford until the year 2050. The Medford Water Commission has sufficient distribution and capacity to serve the proposed development.

3. Storm Sewer:

The construction and improvements in the area will require that all storm water discharge to comply with the City of Medford Master Storm Sewer program. The storm water facilities will be engineered and contain retention areas to meet the Medford Storm Sewer standards.

Currently, there is no Storm Sewer lines existing within the project area. There exists Lazy Creek and its tributaries which can be incorporated as part of the Master Storm Sewer Program, which currently directs water off site. The tributaries, drainage easements, of Lazy Creek will be enhanced and preserved as a part of the development proposal.

4. Streets:

Mc Andrews Road with the extension of Tamarack Drive, Murray Hill Terrace and Innsbruck Ridge are the primary streets serving the subject property. There are also new streets being proposed for street connectivity within the project. The proposed PUD is designed to accommodate the street circulation plans adopted by the City of Medford. Mc Andrews Road is designated as an arterial street, the design capacity for an improved arterial street is 28-32,000 ADT. The remaining streets within the project are identified as residential streets for the City of Medford.

The proposed Vista Pointe PUD site plan details the various uses and square footage of structures. The following illustration of "potential" traffic generation demonstrates that the proposed uses for Vista Pointe PUD will not significantly impact the capacity of the local road system serving the vicinity. The proposed uses and potential trips generated are:

333 Single Family DU	$333\text{DU} \times 9.57 \text{ ADT} = 3186.81 \text{ ADT}$
101 Pad Lots	$101\text{DU} \times 9.57 \text{ ADT} = 966.57 \text{ ADT}$
132 Condominiums	$132\text{DU} \times 5.86 \text{ ADT} = 773.52 \text{ ADT}$
Commercial *	3.2 acres @ 1500 ADT per acre = 4800 ADT
Office Park **	52,535 sq.ft. of offices @ 11.42 ADT/1000=600.01 ADT
130 beds Congregate Care	2.15 ADT per occupied bed = 279 ADT
64,493 sq. ft. Church Facility ***	9.11 ADT per 1,000 sq. ft. = 587.50 ADT

Total 11,192.60 ADT

The average daily trip generation numbers are based on Institute of Traffic Engineers Manual, 6th Edition.

*Note: It is anticipated that the commercial area will not generate the projected vehicular trips. The uses are to be more professional offices nature with the possibility of some small retail included. There are currently no specific uses proposed for the commercial area. There are currently no specific uses identified as per City of Medford Public Works Policy, 1500 ADT per acre are assigned to the commercial area for all potential uses, worst case scenario.

It is expected that the projected 1500 ADT per acre potential generation may actually be reduced with certain commercial services being introduced. (The 1500 ADT standard contains an assumed typical pass-by capture) However, the intent of the mixed use concept with commercial areas is to attract or retain local traffic and prevent long travel distance for the residents in East Medford, east of Foothill Road, for services and employment opportunities, to the greatest extent possible.

This would be consistent with the Regional Transportation Plan where the goal is to reduce vehicle miles traveled (VMT) by 5%. This proposal may actually reduce traffic impacts into other areas of the City where certain commercial services are available and retain professional persons residing in this area. The use of the 1500 ADT per acre standard in this circumstance may not be appropriate.

The PUD concept provides for and encourages mixed uses as part of the "Smart Growth" concepts. These concepts envisioned in the Southeast Medford Plan also incorporates the mixed use planning concepts to reduce traffic volumes (VMT). The concept is to attract or retain vehicle trips in the area, and reduce long distance trips which impacts the collector and arterial street system.

**Note: The Office Park area may also reduce vehicle trips (VMT) by allowing office space near the residential areas. The local residential Professionals may establish functional office complexes within a short distance of their residences. In addition, by catering to the local economy for services, the trips attracted to the office complexes will be contained in the general area, east of Foothill Road.

***Note: The church facility may attract the projected 587 trips, however, it is important to recognize that these trips are not "peak hour" trips, nor are they generated during normal business hours. The largest period of use for the church will be Sunday, typically a light traffic day. The second busiest time for the church will be Wednesday evening service (7:00-9:00 PM), also a non peak hour and generally a time of reduced traffic.

The most current traffic volumes (2000) for the immediate vicinity were provided by the City of Medford Engineering Department as related by Mr. Ralph Browning.

Mc Andrews Road-

north of Hillcrest Road	800 ADT
west of Foothill Road	2700 ADT

Hillcrest Road-

west of No. Phoenix Road	10,200 ADT
east of Mc Andrews Road	3700 ADT

Foothill Road-

north of Hillcrest Road	6200 ADT
north of Lone Pine Road	6200 ADT

Hillcrest Road is designated as a Collector Street with a design capacity of 12-15,000 ADT. Foothill Road and Mc Andrews Road are designated as Arterial Streets with a design capacity of 28-32,000 ADT. The additional trips generated from Vista Pointe PUD will not adversely impact the immediate street system. There is sufficient street capacity available in the area to support the proposed development and anticipated uses for Vista Pointe PUD.

CONCLUSION:

Based upon the above discussion concerning Category "A" public facilities and services, it is concluded that this application for a PUD can be served. The property is capable of accommodating development within the capacity of existing and improvements of Category "A" public facilities and services onto the subject site.

FINDING:

Based on the above discussions, the City of Medford finds that the proposed PUD complies with Section 10.235(C)(7). The uses not allowed by the SFR-4 zone occupy less than 20% of the gross area and the Category "A" public facilities and services are available or can be made available and have sufficient capacity to serve the proposed Vista Pointe Planned Unit Development.

(8) If the Preliminary PUD Plan includes uses proposed under Subsection 10.230(D)(9)(b), approval of the PUD shall also be subject to compliance with the conditional use permit criteria in Section 10.248.

Discussion:

The identified commercial areas occupy approximately 13.30 acres or 15% of the site which is less than 20% deviation of the gross acreage for the Vista Pointe PUD. The proposed uses or parking areas, Phase 3 of Westridge Village, are located within the 100 foot separation from the exterior PUD boundary, thus, the criteria in Section 10.248 are applicable to this application.

The approval criteria for a Conditional Use Permit for the Commercial areas for Vista Pointe PUD is found in Section 10.248 of the Medford Land Development Code. The following findings address each subsection of Section 10.248.

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

Section 10.248(1) *The development proposal will cause no significant adverse impact on the livability, value, or appropriate development of abutting property, or the surrounding area when compared to the impacts of permitted development that is not classified as conditional.*

Section 10.248(2) *The development proposal is in the public interest, and although the development proposal may cause some adverse impacts, conditions have been imposed by the approving authority (Planning Commission) to produce a balance between the conflicting interests.*

DISCUSSION:

Section 10.248(1) is the applicable criteria used for review. The construction of Commercial Complexes within Vista Pointe PUD will have little, if any, adverse impact on liveability, value, or appropriate development of abutting properties. The property adjacent to the Commercial areas and Congregate Care Facility are a part of the Vista Pointe PUD project. In addition, Lazy Creek separates the uses and provides a spatial separation toward the south. The issues of livability, value, or appropriate development will not be adversely impacted as this has been planned as part of the PUD development. The only area adjacent to the non-permitted uses that is not a part of the project is Hillcrest Orchards, west of Phase 3, Westridge Village.

The 2.10 acres designated as a Commercial located at Mc Andrews Road and Vista Pointe Drive will not have a significant adverse impact on Livability, Value and Appropriate development for the property toward the west. Hillcrest Orchards property is designated as Exclusive Farm Use (EFU) and not located within the Medford Urban Growth Boundary.

Livability:

Hillcrest Orchards is currently developed to the standards established in the Jackson County Land Development Ordinance and state law. There currently exists a Farm Dwelling, accessory Farm Dwelling for the foreman and seasonal farm dwellings are present. This tract of lands is currently developed to the standard allowed by the State of Oregon. The primary dwellings are located near Hillcrest Road and Foothill Road, which are occupied year round. The seasonal farm worker dwellings are occupied during seasonal peak time periods for farm help, pruning, harvesting, etc.

The development of the subject property, particularly the Commercial area, will have little, if any, impact on livability. The proposed landscaping screen with the existing pear trees and spacial separation will mitigate any impacts contemplated.

Value:

Hillcrest Orchards is an established pear orchard operation with a new expansion of commodities into wine grape production and processing. The issue of value is established with the uses allowed in the EFU zoning district and production of crops. This orchard is an enclave with the Medford Urban Growth Boundary and is not identified within Medford Comprehensive Plan for urban uses. There will be no adverse impact on value from the development of the subject site, particularly the Commercial area.

Appropriate Development:

As discussed above the site is currently developed to the standards for the EFU zoning district. The farm dwelling and accessory structures are developed consistent with the Jackson County Land Development Ordinance and state law. No additional dwellings may be allowed on the tract and the site is developed appropriately for the EFU zoning district, outside the Medford Urban Growth Boundary.

The City of Medford has adopted standards for providing landscape strips to mitigate significant adverse impacts on abutting EFU farm lands. The standards for landscape strips are found in Section 10.804 MLDC. The landscaping and fence will be constructed at the time of development of the Commercial area. The 6 foot fence is proposed to be on the western boundary line, separating the commercial area from the adjacent orchard. The planting of evergreen vegetation and irrigation will be consistent with the MLDC, and approved by the Medford Parks Department, Medford Water Commission and Hillcrest Orchards.

CONCLUSION:

Based on the above discussion it is concluded that the uses, deviating from the underlying zone, proposed within the 100 foot separation area will not have a significant adverse impact on Livability, Value, and Appropriate development on the adjoining Hillcrest Orchard property. Standards in Section 10.801-805 MLDC have been established to eliminate or mitigate any potential significant adverse impacts on adjoining EFU properties and their farming practices.

FINDING:

The City of Medford can find that the proposed uses not permitted within the underlying zoning will not have significant adverse impact on adjoining properties. The standards in Section 10.801-805 have been established to avoid such impacts as Value, Livability and Appropriate Development, while protecting farm land and uses. This PUD application is consistent with the criteria in Section 10.248(1) and complies with 10.235(C)(8) MLDC.

(9) If approval of the PUD application includes the division of land or the PUD application includes the development permits applications as authorized in Subsection 10.230(c), approval of the PUD shall also be subject to compliance with the substantive approval criteria in Article II for each of the additional development applications.

The Vista Pointe PUD is not proposing any new division of lands for the various uses proposed at this time. Ridgewood at Vista Pointe subdivision was approved by the City as a land division within the project boundaries (File # LDS-02-103). However, a modification of the Tentative Plat for Ridgewood at Vista Pointe is being requested. The first amendment is a change of the subdivision name, which will be Forest Ridge at Vista Pointe.

The amended subdivision does include lands with slopes greater than 10%, thus, requiring an overall conceptual grading plan for the project. The conceptual grading plan identifies the storm water runoff on individual lands along with detention and disposal of this surface water will be accommodated.

When the need to divide the remaining lands is contemplated, the applicants will submit a separate land division application. The future land divisions will be consistent with the conditions of approval for this Preliminary Planned Unit Development review.

The approval criteria for a land division is found in Section 10.270 MLDC. 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:

Section 10.270(1): *Is consistent with the Comprehensive Plan, any other applicable specific plans thereto, and all applicable design standards set forth in Article IV a V.*

FINDING:

The subject property is designated on the Medford Comprehensive Plan, General Land Use Plan map as Urban Residential (UR). The zoning on the subject area is SFR-4 , which is consistent with the Comprehensive Plan.

Forest Ridge at Vista Pointe subdivision and the Vista Pointe PUD as a whole, has been designed to meet the needs of the future residents in the City of Medford. This proposed amended land division meets the standards required in Articles IV and V, MLDC for public improvement standards and site development standards.

Section 10.270(2): *Will not prevent development of the remainder of the property under the same ownership, if any, or of adjoining land or of access thereto, in accordance with this chapter.*

FINDING:

The design of Forest Ridge at Vista Pointe Subdivision will not prevent the development of the remainder of the property under the same ownership. Vista Pointe PUD provides a comprehensive review of project by the applicants. The preliminary PUD site plan identifies streets and street stubs to adjacent properties to ensure access is provided for future development. Vista Pointe PUD does not prevent access or appropriate development on adjacent lands.

Section 10.270(3): *Bears a name that has been approved by the approving authority...*

FINDING:

The name of the subdivision "Forest Ridge at Vista Pointe" has been accepted by the Jackson County Surveyor's office, that meets this standard.

Section 10.270(4): *Includes the creation of streets, that such streets are laid out to conform, within the limits of the City of Medford and its Urban Growth Boundary...*

FINDING:

As identified on the Tentative Plat for Forest Ridge at Vista Pointe and the preliminary PUD plan for Vista Pointe the street system conforms with the lands within the boundaries of the City of Medford and the Urban Growth Boundary. These street alignments are also consistent with the Master Plan review of the site, approved by the City.

Street stubs have been provided adjacent to the project for future development toward the north and west. Lands toward the south and east are developed or have been approved for development with separate access.

Section 10.279(5): *Has streets that are proposed to be held for private use...*

FINDING:

There are three private roads proposed to serve Mountain Top Village at Vista Pointe. These roads are not required for the development nor access for the residents of Forest Ridge at Vista Pointe Subdivision. These roads are provided to ensure future development of the project with street connectivity and will not adversely impact the local street system.

There is also a minimum access street, which is defined as a private street, proposed within Phase 6, Forest Ridge at Vista Pointe Subdivision. This minimum access street is to serve Lots 121 and 122 within Phase 6 with access onto a public street. This minimum access street meets the standards of the MLDC and will not adversely impact the local street system.

These private streets are identified on the Tentative Plat for Forest Ridge at Vista Pointe Subdivision.

Section 10.270(6): *Contains streets and lots which are oriented to make maximum effective use of passive solar energy.*

FINDING:

The street alignments and orientation of the subdivision lots are dictated by the construction of Mc Andrews Road and terrain present on the subject site. As a result, the ability to effectively use solar orientation may be limited in some location on the property.

Section 10.270(7): *Will not cause an unmitigated land use conflict between the land division and adjoining agricultural lands within the EFU zoning district.*

FINDING:

The prior review of the formerly known Ridgeview Subdivision, an Agricultural Impact Analysis (AIA) was provided. The identified EFU lands are located along the northern boundary and are passive in nature. The AIA was found to be in compliance with the MLDC.

CONCLUSION:

Based on the above findings and the revised Tentative Plat submitted for review, the City of Medford concludes that Forest Ridge at Vista Pointe Subdivision meets the minimum requirements and standards for a land division found in Section 10.270 MLDC and the Comprehensive Plan.

CONCLUSIONARY FINDINGS

Based on the above conclusions and findings, Preliminary PUD map and attachments submitted for review, the City of Medford finds that Vista Pointe PUD meets the minimum requirements for a Planned Unit Development application. The Planning Commission also finds that the commercial areas are allowed and complies with Section 10.248(1) MLDC. The Planning Commission further finds that the proposed Commercial developments will cause no significant adverse impact on Liveability, Value, or Appropriate Development on abutting properties. The City of Medford also finds that the standards for the Agricultural Impact Analysis have been met and exceeded. The City of Medford finds that this PUD application is consistent with the requirements of the City and complies with the Medford Land Development Code.

SUMMARY AND CONCLUSIONS:

The City of Medford can conclude that this application for Vista Pointe Planned Unit Development has addressed the applicable criteria as outlined in Section 10.230 MLDC. The City of Medford can also find that this application for a Planned Unit Development is in compliance with the Medford Land Development Code, Medford Comprehensive Plan, and state law.

The applicants respectfully request approval of this application.

Respectfully Submitted:

RICHARD STEVENS & ASSOCIATES, INC.



City of Medford

Planning Department

Working with the community to shape a vibrant and exceptional city

Memorandum

Karl MacNair, Transportation Manager

Matt Brinkley, Planning Director

Date: November 13, 2017

Re: Request to limit or waive the submittal of filing materials deemed to be excessive, repetitive or unnecessary

You have requested that I exercise the discretionary authority granted to me under Medford Land Development Section 10.245(1) in order to relieve an applicant of a requirement to submit certain "filing materials" in the course of modifying an approved Planned Unit Development. Oregon Architecture is the agent representing Ron DeLuca Revocable Trust and its request to modify the Vista Pointe PUD. Among other things, the applicant wishes to replace 132 proposed residential condominiums with 132 attached townhomes.

The issue you have posed is whether or not this aspect of the proposed modification will require the applicant to provide a revised Traffic Impact Analysis (TIA). As you explain in your memo dated August 28, 2017, the Vista Pointe PUD was approved in 2003 without the benefit of a TIA. The applicant at the time did project that the entire multiple-phase PUD, much of which has been developed, would generate 11,192 Average Daily Trips. Based on an industry standard trip generation calculation methodology, you note that there is a difference in the number of trips associated with these two housing types. The proposed modification would, according to this methodology, generate 14% more trips for this particular phase of the PUD, also known as "Mountaintop". Across the entire Vista Pointe PUD, however, this would constitute a much more modest 1% increase in ADT.

Based on these facts, you conclude that requiring a TIA to account for the 111 additional estimated trips would be "excessive", insofar as such a relatively small increase in the total number of trips across the PUD would not have resulted in the determination at the time of approval in 2003 that the proposed transportation facilities would not have been able to accommodate the increased ADT. In other words, it is your opinion as the City's Transportation Manager that the increase in traffic can be accommodated by the existing street network that was approved in 2003.

I have reviewed your memorandum and one written by Senior Assistant City Attorney, Eric Mitton, and I concur with your characterization that requiring a TIA would be excessive. As Mr. Mitton points out, "Since no TIA was performed in 2003 (because it was not a requirement at the time), applicant could not merely revise an existing TIA but instead would have to create one from scratch for just a 1% increase in the PUD's average daily trips." In addition, and as both you and Mr. Mitton suggest, such a relatively meager impact is unlikely to require additional traffic mitigation or congestion management measures. In all likelihood a new TIA, even one limited to a more

Subject: **REQUEST TO LIMIT OR WAIVE THE SUBMITTAL OF FILING MATERIALS**
File no. PUD 17-082
Date: November 13, 2017

reasonable scope than would have been required for the entire PUD, would not culminate in any beneficial physical improvement to public infrastructure. A TIA in this particular case would, therefore, be an unnecessary expense.

I also think we need to avoid treating this application differently than we might treat another where a nominal anticipated increase in traffic falls below the threshold established by our land use regulations. According to Section 10.461(3) of the Medford Land Development Code, TIAs are typically only required when "a proposed application has the potential of generating more than 250 net average daily trips (ADT) or the Public Works Department has concerns due to operations or accident history [...]". Judging by the content of your request, you are not concerned about potential traffic impacts associated with a change from the approved condominiums to single-family attached townhomes. I would also note that the estimated net increase in trips is less than half of the 250 that would normally cause an applicant to need to submit a new TIA. In the absence of any evidence contrary, I do not believe that this application should be held to a different standard.

Given the facts presented in your and Mr. Mitton's memoranda, and pursuant to the discretionary authority granted to me by Section 10.245(1) of the Medford Land Development Code, I hereby waive the requirement for the applicant to provide a Traffic Impact Analysis, having concluded that following:

1. Additional (net) traffic estimated to be generated by the PUD as proposed with modifications falls under the threshold whereby a TIA would ordinarily be warranted;
2. Additional (net) traffic estimated to be generated by the PUD as proposed with modifications can be accommodated by existing public infrastructure.

Cc: file; Kelly Akin

Attachments: 2017-08-25 Vista Pointe TIA Memo, 2017-08-28 Vista Pointe Traffic Memo



City of Medford

City Attorney's Office

Continuous Improvement ~ Customer Service

MEMORANDUM

TO: Karl MacNair, Transportation Manager
FROM: Eric Mitton, Senior Assistant City Attorney
RE: Revision to the Vista Pointe PUD and Traffic Impact Analysis issue
DATE: August 25, 2017

I. Factual and historical background

You have asked whether the Medford Municipal Code requires a Traffic Impact Analysis under the circumstances of this revision to a PUD. The PUD was approved in 2003, and generates 11,192 average daily trips. The component of the PUD at issue in this revision was originally designated to be condos may be revised to townhomes. As condos, this would generate 767 ADTs. As townhomes, this would generate 878 ADTs. This is a 14% increase for this particular component and a 1% increase for the PUD as a whole.

II. The "minor change" finding

Under the current code, a preliminary PUD plan typically requires a traffic study when there are more than 250 net ADTs. 10.235(D)(5). Revision of a PUD is subject to the following condition:

The expansion or modification of a PUD approved under earlier PUD ordinances of the City or the revision of a Preliminary or Final PUD Plan shall follow the same procedures required for initial approval of a Preliminary PUD Plan in this Section * * *

The burden of proof and supporting findings of fact and conclusions of law for the criteria in Subsections 10.235(D) or 10.240(G), as applicable, shall be strictly limited to the specific nature and magnitude of the proposed revision. However, it is further provided that the design and development aspects of the whole PUD may be relied upon in reaching findings of fact and conclusions of law for the criterion at Subsection 10.235(D)(5).

10.245(A)(1) (emphasis added). Thus, PUD revisions are typically reviewed under the current requirements, not under the requirements of the earlier PUD ordinances that existed when the PUD was first approved.

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However, the Land Development Code contains several exceptions to this general rule, one of which may be applicable here. Specifically, 10.245(1) states:

For changes deemed by the Planning Director to be minor but not de minimis, the Planning Director shall exercise appropriate discretion under Section 10.235(B) to limit or waive the submittal of filing materials deemed to be excessive, repetitive or unnecessary based upon the scope and nature of the proposed PUD revisions.

Since no TIA was performed in 2003 (because it was not a requirement at the time), applicant could not merely revise an existing TIA but instead would have to create one from scratch for just a 1% increase in the PUD's average daily trips.¹ As such, there would be a valid factual basis for a finding of "excessive," should the Planning Director choose to make such a finding. Second, one of the core purposes of a TIA is to inform choices about intersections. Where those intersections have already been designed and installed based upon the information gathered as part of the 2003 PUD process, there would be a valid factual basis for a finding that requiring a full TIA for a 1% increase in ADTs was either "excessive," "repetitive," or "unnecessary," should the Planning Director choose to make such a finding.

¹ It is appropriate to consider this 1% number and not solely the 14% number due to the subsection addressing burden of proof and criteria for PUD revisions, which states:

The burden of proof and supporting findings of fact and conclusions of law for the criteria in Subsections 10.235(D) or 10.240(G), as applicable, shall be strictly limited to the specific nature and magnitude of the proposed revision. However, it is further provided that the design and development aspects of the whole PUD may be relied upon in reaching findings of fact and conclusions of law for the criterion at Subsection 10.235(D)(5). It is further provided that before the Planning Commission can approve a PUD Plan revision, it must determine that the proposed revision is compatible with existing developed portions of the whole PUD.

10.245(A)(4).



MEMORANDUM

Date August 28, 2017
To Matt Brinkley, Planning Director
From Karl MacNair, Transportation Manager
Subject Revision to the Vista Pointe PUD Traffic Impact Analysis

Background

Mark McKechnie, at Oregon Architecture, has requested that I fill out a Traffic Impact Analysis (TIA) Form for a revision to the Vista Pointe PUD. The PUD was approved in 2003 and there was no TIA completed at that time. The applicant provided a trip generation summary estimating 11,192 Average Daily Trips (ADT) and a generalized roadway capacity analysis in their findings. The proposed revision involves changing a portion of the PUD known as Mountain Top from 132 condominiums to 132 townhouses.

Trip generation is calculated using the Institute of Transportation Engineers (ITE) Trip Generation Manual. The original approval used ITE Land Use Code 230: Residential Condominium/Townhouse. On the surface, this would appear to cover both uses. However, the description in the manual states, "Residential condominiums/townhouses are defined as ownership units that have at least one other owned unit within the same building structure..." (emphasis per the original description). It is my understanding that the proposed townhouses are intended to be rental units, which would make ITE Land Use Code 220: Apartment more appropriate. For 132 units, the difference between the two uses results in 111 additional ADT over what was considered in the original approval. This is an approximate 1% increase over the original approval.

Recommendation

Typically, a revision such as this would require a revision of the PUD's TIA. Since there was no TIA completed in 2003, requiring a TIA for this revision would result in the applicant creating a new TIA per current requirements to address the impacts of the revision. 111 additional ADT would not have changed the 2003 findings that the facilities are adequate to support the traffic load. I believe that requiring a TIA to be generated from scratch for this minor change in trip generation would be excessive given the unique circumstances regarding this PUD.

I would like to request that you exercise the discretion granted under Medford Land Development Code Section 10.235 (B) to waive the requirements of Section 10.235 (D) 5.d. based on this being an excessive requirement considering the unique circumstances of this change.

PLANNED UNIT DEVELOPMENT: PRELIMINARY PLAN

TRAFFIC IMPACT ANALYSIS FORM

A. This section to be filled out by the applicant.

Map and Tax Lot(s): 37 1W 22 TL 200
Acreage: 25.2 ac
Current Zoning District: SF-4/PD
Proposed Zoning District: SF-4/PD

B. This section shall be filled out and signed by a representative from the Public Works Department – Traffic Section **prior** to submittal of this **Zone Change** application.

Based upon the information above:

- A Traffic Impact Analysis is not required.
- A Traffic Impact Analysis is required.
- Insufficient information to determine if Traffic Impact Analysis is required.

Karl MacNair
Printed Name

[Signature]
Signature

Transportation Manager
Title

C. If Traffic Impact Analysis is required, two (2) copies shall be submitted to the Public Works Department – Traffic Section prior to or upon submittal of this **Zone Change** application, and this section shall be filled out and signed by a representative from the Traffic Section.

- A Traffic Impact Analysis is required and has been submitted to the Public Works – Traffic Section.

Printed Name

Signature

Title



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RECEIVED

NOV 15 2017

PLANNING DEPT.

CITY OF MEDFORD

LD Date: 11/15/2017

File Numbers: PUD-17-082/LDS-17-088

Reference: PUD-03-124

PUBLIC WORKS DEPARTMENT STAFF REPORT
Mountain Top Village
Vista Pointe PUD

Project: Consideration of a request for a revision to the Mountain Top Village area of Vista Pointe Planned Unit Development (PUD) and for a tentative plat to create 41 single family residential lots, 39 multi-family residential lots and common areas on approximately 25.05 acres zoned SFR-4/PD (Single Family Residential/Planned Development Overlay). The PUD revision includes changing the approved 132 condominium units to 132 townhouse style units and adding a clubhouse and pool.

Location: Mountain Top Village is generally located north of Vista Pointe Drive, northeast Park Ridge Drive and west of Bordeaux Avenue at the termini of Whitney Terrace, Evening Ridge Terrace and Deer Ridge Drive.

Applicant: Applicant: Ron DeLuca Revocable Trust, Agent: Mark McKechnie, Oregon Architecture, Planner: Kelly Akin.

Applicability: The Medford Public Works Department’s conditions of Preliminary Plan Approval for Vista Pointe PUD were adopted by Order of the Medford Planning Commission (PUD-03-124). The adopted conditions by this action shall remain in full force as originally adopted except as amended or added to below.

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)

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PUBLIC WORKS DEPARTMENT
ENGINEERING & DEVELOPMENT DIVISION

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CITY OF MEDFORD

EXHIBIT # 00

File # PUD-17-082 / LDS-17-088

A. STREETS

1. Dedications

Deer Ridge Drive, Evening Ridge Terrace, Mountain Top Way and Whitney Terrace as approved in PUD-03-124 for Vista Pointe, will be private streets. **Therefore, no public right-of-way dedications are required.**

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

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

2. Public Improvements

a. Public Streets

Deer Ridge Drive, Evening Ridge Terrace, Mountain Top Way and Whitney Terrace are all proposed as private streets and shall be constructed to City Standards, in accordance with MLDC 10.426, 10.430 and allowed by 10.931.

The private streets shall be maintained by the Home Owners Association.

b. Street Lights and Signing

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

Street Lighting – Developer Provided & Installed:

- A. 23 – Type R-100
 - a. No Pedestrian Lighting
- B. 4 – Type R-100
 - a. With Pedestrian Lighting – Design Pedestrian lighting per Municipal Code 10.380 showing conduit/wire/load calculations for placements/quantity of lighting system. Submit for review/approval.

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

- A. N/A

NOTE: For private streets, legal documents shall be submitted in a form acceptable to the City Attorney prior to recording in the official records of Jackson County that assure that lighting systems on private streets will be perpetually maintained and operated by individual property owners, an association of property owners, or other entity. Street

lighting and pedestrian scale street lighting that differs from the standards may be installed if the Planned Unit Development (PUD) approval authorizes the modification.

I will be out next week so if you need to make any modifications to what I came up with, the prints will be on your desk. Please put the prints back into my "in" box so I can keep this for my records.

Numbers are subject to change if changes are made to the plans. All street lights and signing for the private streets shall be private, but installed to City of Medford specifications. The street lights and signage shall be maintained by the Home Owners Association.

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

c. Pavement Moratoriums

There are no pavement cutting moratoriums currently in effect along the respective frontages.

d. Easements

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

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

3. Section 10.668 Analysis

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

10.668 Limitation of Exactions

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

- (1) the record shows that there is an essential nexus between the exaction and a legitimate government purpose and that there is a rough proportionality between the burden of the exaction on the developer and the burden of the development on public facilities and services so that the exaction will not result in a taking of private property for public use, or*
- (2) a mechanism exists and funds are available to fairly compensate the applicant for the excess burden of the exaction to the extent that it would be a taking.*

1. Nexus to a legitimate government purpose

The purposes for these dedications and improvements are found throughout the Medford Code, the Medford Transportation System Plan, and the Statewide Planning Rule, and supported by sound public policy. Those purposes and policies include, but are not limited to: development of a balanced transportation system addressing all modes of travel, including motor vehicles, transit, bicycles, and pedestrians. It can be found that the listed right-of-way dedications and improvements have a nexus to these purposes and policies.

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

No mathematical formula is required to support the rough proportionality analysis. It has been described as comparing apples to oranges. Further, we are allowed to consider the benefits to the development from the dedication and improvements when determining “rough proportionality.”

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

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

B. SANITARY SEWERS

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

If a public sanitary sewer is placed in a road, manholes shall be located at intersections with connecting alleys or streets, where possible, so that the cleaning equipment may access them without having to make sharp turns.

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

C. STORM DRAINAGE

1. Hydrology

The Design Engineer shall provide an investigative report of the off-site drainage on the subdivision perimeter, a distance not less than 100-feet in all directions. All off-site drainage affecting the subdivision shall be addressed on the subdivision drainage plan. A hydrology map depicting the amount of area the subdivision will be draining shall be submitted with hydrology

and hydraulic calculations. The opening of each curb inlet shall be sized in accordance with ODOT design standards. These calculations and maps shall be submitted with the public improvement plans for approval by the Engineering Division.

2. Stormwater Detention and Water Quality Treatment

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

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

Upon completion of the project, the Developer's design Engineer shall provide written certification to the Engineering Division that construction of the water quality and detention facilities were constructed per plan. This letter shall be received by the City of Medford Public Works Engineering Department prior to acceptance of the subdivision.

The City is responsible for operational maintenance of the public detention facility, irrigation and maintenance of landscape components shall be the responsibility of the Developer or a Home Owners Association (HOA). The Developer's Engineer shall provide an operations and maintenance manual for the facility that addresses responsibility for landscape maintenance prior to subdivision acceptance. Regarding water quality maintenance, the Rogue Valley Stormwater Quality Design Manual states: "Vegetation shall be irrigated and mulched as needed to maintain healthy plants with a density that prevents soil erosion."

3. Grading

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

4. Mains and Laterals

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.

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.

5. Wetlands

The Developer shall contact the Division of State Lands for the approval and/or clearance of the subject property with regards to wetlands and/or waterways.

6. Erosion Control

Subdivisions of one acre and greater require a run-off and erosion control permit from DEQ. The approved permit must be submitted to the Engineering Division prior to public improvement plan approval. The erosion prevention and sediment control plan shall be included as part of the plan set. All disturbed areas shall have vegetation cover prior to final inspection/"walk-through" for this subdivision.

D. SURVEY MONUMENTATION

All survey monumentation shall be in place, field-checked, and approved by the City Surveyor prior to the final "walk-through" inspection of the public improvements by City staff.

E. GENERAL CONDITIONS

1. Design Requirements and Construction Drawings

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

2. Construction Plans

Construction drawings for any public improvements for this project shall be prepared by a Professional Engineer currently licensed in the State of Oregon, and submitted to the Engineering Division of Medford Public Works Department for approval. Construction drawings for public improvements shall be submitted only for the improvements to be constructed with each phase. Approval shall be obtained prior to beginning construction. Only a complete set of construction drawings (3 copies) shall be accepted for review, including plans and profiles for all streets, minimum access drives, sanitary sewers, storm drains, and street lights as required by the governing commission's Final Order, together with all pertinent details and calculations. A checklist for public improvement plan submittal can be found on the City of Medford, Public Works web site (<http://www.ci.medford.or.us/Page.asp?NavID=3103>). The Developer shall pay a deposit for plan review and construction inspection prior to final plan approval. Public Works will keep track of all costs associated with the project and, upon our acceptance of the completed project, will reconcile the accounting and either reimburse the Developer any excess deposit or bill the Developer for any additional amount not covered by the deposit. The Developer shall pay Public Works within 60 days of the billing date or will be automatically turned over for collections.

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

3. Phasing

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

4. Draft of Final Plat

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

5. Permits

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

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

6. System Development Charges (SDC)

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

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

7. Construction and Inspection

Contractors proposing to do work on public streets, sewers, or storm drains shall 'prequalify'

with the Engineering Division prior to starting work. Contractors shall work off a set of public improvement drawings, that have been approved by the City of Medford Engineering Division. Any work within the County right-of-way shall require a separately issued permit to perform from the County.

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

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

Prepared by: Doug Burroughs

SUMMARY CONDITIONS OF APPROVAL

Mountain Top Village – Vista Pointe PUD

PUD-17-082/LDS-17-088

A. Streets

1. Street Dedications to the Public:

- Private streets: **Deer Ridge Drive, Evening Ridge Terrace, Mountain Top Way and Whitney Terrace** – No public right-of-way dedication is required.
- Dedicate 10-foot public utility easements (PUE).

2. Public Improvements:

- Construct private streets, **Deer Ridge Drive, Evening Ridge Terrace, Mountain Top Way and Whitney Terrace**, to City Standards.

Lighting and Signing

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

Other

- No pavement moratorium currently in effect along this frontage.

B. Sanitary Sewer:

- Provide a private lateral to each lot.
- Easements shall be dedicated for access and maintenance of public sewer facilities not located within paved public streets.

C. Storm Drainage:

- Provide an investigative drainage report.
- Provide water quality and detention facilities.
- Provide a comprehensive grading plan.
- Provide storm drain laterals to each tax lot.
- Provide DSL signoff.
- Provide Erosion Control Permit from DEQ.

D. Survey Monumentation

- Provide all survey monumentation.

E. General Conditions

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

- = City Code requirement.
- = Discretionary recommendations/comments.

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



BOARD OF WATER COMMISSIONERS

Staff Memo

RECEIVED

NOV 15 2017

PLANNING DEPT.

TO: Planning Department, City of Medford

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

SUBJECT: PUD-17-083 & LDS-17-088

PARCEL ID: 371W30AC TL 2500

NOV 15 2017
PLANNING DEPT.

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

DATE: November 15, 2017

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

CONDITIONS

1. The water facility planning/design/construction process will be done in accordance with the Medford Water Commission (MWC) "Regulations Governing Water Service" and "Standards For Water Facilities/Fire Protection Systems/Backflow Prevention Devices."
2. All parcels/lots of proposed property divisions will be required to have metered water service prior to recordation of final map, unless otherwise arranged with MWC.
3. Installation of 12-inch water lines is required in all proposed streets located within MWC's Zone 3 pressure zone (1800 ft – 1950 ft). 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.
4. Applicant or their civil engineer shall coordinate with Medford Fire Department for proposed locations of fire hydrants.
5. Dedication of a 10 foot wide (minimum) access and maintenance easement to MWC over all water facilities located outside of public right-of-way is required. Easement shall be submitted to MWC for review and recordation prior to construction.

Continued to Next Page

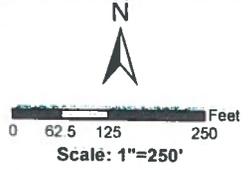
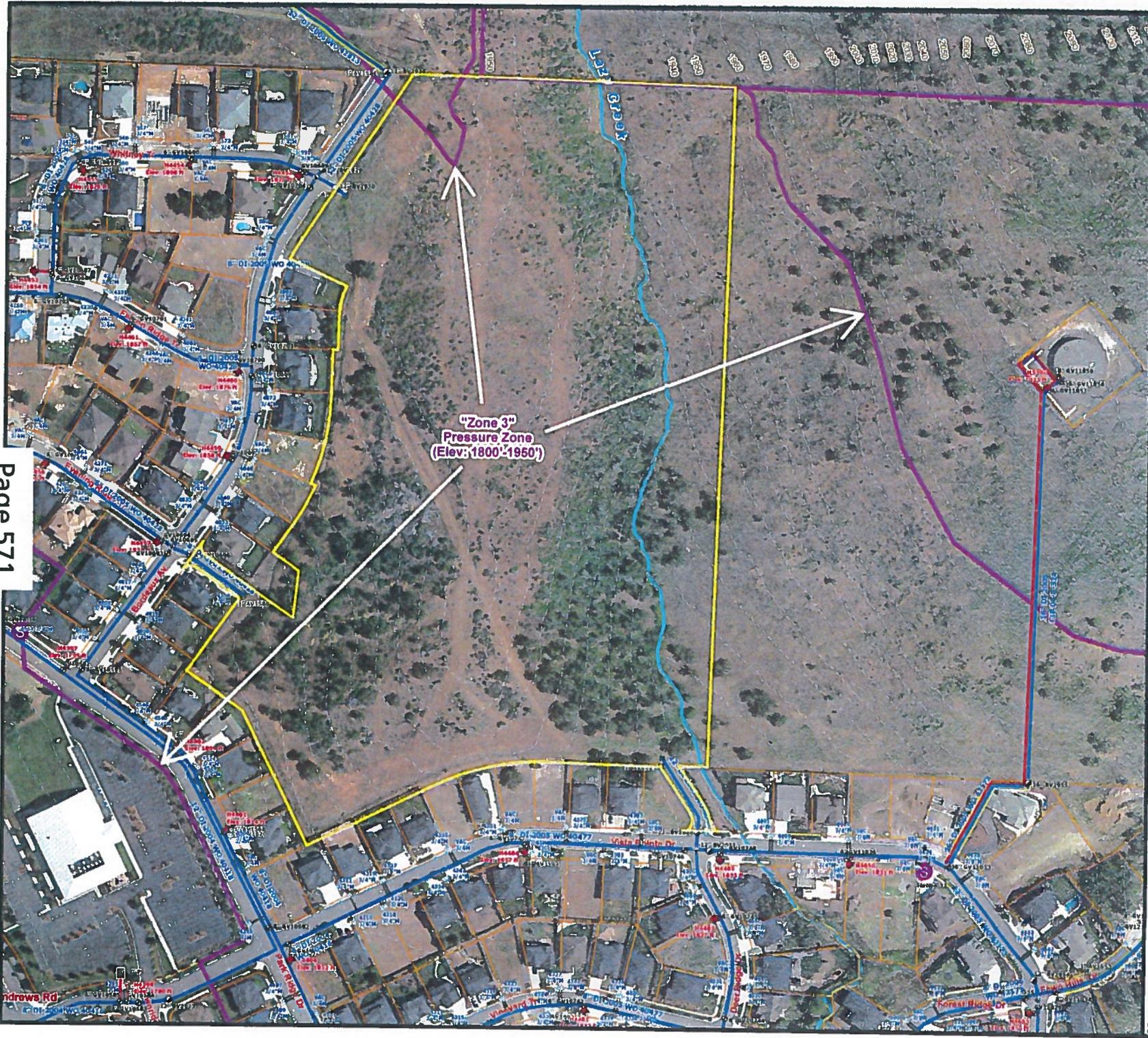


Continued from Previous Page

6. Applicant's civil engineer shall provide a "Water Pressure Analysis" on a per lot basis to establish water pressure at each first and second floor elevations. Applicant's civil engineer shall coordinate with MWC engineering staff for analysis requirements.
7. Proposed Lots with static water pressure over 80 psi are required to have pressure reducing valves installed behind the water meter serving the Lot per City of Medford Building Department on "Policy on Installation of Pressure Reducing Valves". (See Attachment)
8. Proposed Lots 1, 2, 48 and 49 will have below minimum water pressure (less than 35 psi) if connected to the 12-inch water lines conditioned above in MWC Staff Memo Condition 3. Therefore, these Lots require the installed of a water holding tank and pump system for each Lot. If holding tanks are not desired, the nearest point of connection to a Zone 4 water line is located at the north end of Satellite Drive where there is an existing 12-inch Zone 4 water line approximately 1600 feet east of the east property line of this proposed development.

COMMENTS

1. Off-site water line installation is not required.
2. On-site water facility construction is required. (See Condition 3 above)
3. MWC-metered water service does not exist to this property.
4. Access to MWC water lines is available. There is an existing 12-inch water line stubbed for extension at the northerly end of Deer Ridge Drive. There is also a 12-inch water line stubbed for extension at the easterly end of Whitney Terrace.



**Water Facility Map
for
PUD-17-082 &
LDS-17-088**

Legend

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

Water Meters:

- ⊙ Active Meter
- ⊙ On Well
- ⊙ Unknown
- ⊙ Vacant

Water Valves:

- ⊙ Butterfly Valve
- ⊙ Gate Valve
- ⊙ Tapping Valve

Water Mains:

- Active Main
- - - Abandoned Main
- Reservoir Drain Pipe
- Pressure Zone Line

Boundaries:

- ▭ Urban Growth Boundary
- ▭ City Limits
- ▭ Tax Lots

MWC Facilities:

- Ⓢ Control Station
- Ⓟ Pump Station
- Ⓡ Reservoir



This map is based on a digital data base compiled by Medford Water Commission. It is not intended to be used for legal purposes. The Medford Water Commission is not responsible for any errors or omissions. Medford Water Commission, 1000 S. Main Street, Medford, Oregon 97504. Phone: (531) 753-1111. Fax: (531) 753-1112. Website: www.medfordwater.com



BUILDING SAFETY DEPARTMENT
ROOM 277

CITY OF MEDFORD
LAUSMANN ANNEX
200 SOUTH IVY STREET
MEDFORD, OREGON 97501

TELEPHONE (541) 774-2350
FAX (541) 774-2575
E-MAIL:
bldmed@ci.medford.or.us

Policy on Installation of Pressure Reducing Valves

August 5, 2014

Section 608 of the 2011 Edition of the Oregon Plumbing Specialty Code requires a pressure regulator (commonly called a Pressure Reducing Valve or PRV) where the static pressure in the water supply piping exceeds 80 psi. Although this section gives limited guidance as to installation, it does require the device to be

"...accessibly located above ground or in a vault equipped with adequate means to provide drainage and shall be protected from freezing, and shall have the strainer readily accessible for cleaning without removing the regulator or strainer body or disconnecting the supply piping."

"Accessible" and "readily accessible" are defined in chapter 2.

To assure uniform and appropriate installation of these devices within Medford, the following standards have been agreed to by the City of Medford Building Safety Department and the Medford Water Commission:

1. The need for these devices will be based on pressure information provided by the Medford Water Commission, and can be verified on-site with a pressure gage. While factory settings of these devices may be adjusted, MWC recommends that the regulated pressure be set no higher than 65 psi.
2. PRVs shall NOT be installed when static pressure is less than 50 psi, except for limited specific equipment-based needs.
3. The PRV shall be installed outside the street right of way as close as practical to the water meter.
4. No expansion tank is necessary.
5. No fixture, device or system is permitted between the meter and the PRV.
6. The PRV must NOT be direct buried nor installed in a crawl space.
7. PRVs shall be installed within a readily accessible valve box / vault following the same standard as used for double check backflow assemblies, as follows:

"On new installations, at least 12-inches clearance will be required as per section 603.3.4. When replacing an existing assembly, the 12-inch clearance requirement can be waived as long as there is at least 3-inches clearance between the bottom of the assembly and the ground, and the device is tested and serviced from the top."

Sam Barnum

Building Safety Director



Medford Fire Department

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

RECEIVED

NOV 15 2017

PLANNING DEPT.

LAND DEVELOPMENT REPORT - PLANNING

To: Kelly Akin

LD Meeting Date: 11/15/2017

From: Greg Kleinberg

Report Prepared: 11/08/2017

Applicant: Ron DeLuca Revocable Trust, Agent: Mark McKechnie, Oregon Architecture

File #: PUD - 17 - 82

Associated File #'s: LDS - 17 - 88

Site Name/Description:

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

DESCRIPTION OF CORRECTIONS

REFERENCE

Requirement FIRE HYDRANTS

OFC

508.5

Fire hydrants with reflectors will be required for this project spaced at a maximum of 250' on-center.

Fire hydrant locations shall be as follows: Ten (10) fire hydrants will be required for this project at the following recommended locations: One on Evening Ridge Terrace in front of lot 20; one on Evening Ridge Terrace in front of lot 75; one on Evening Ridge Terrace in front of lot 78; one on the corner of Evening Ridge Terrace/Deer Ridge Drive in front of lot 69; one on Deer Ridge Drive across from lot 31; one on Deer Ridge Drive in front of lot 36; one on Deer Ridge Drive in front of lot 47; one near the corner of Mountain Top Way/Whitney Terrace in front of lot 8; one on Mountain Top Way in front of lot 12; and one on Mountain Top Way in front of lot 17.

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

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

Requirement FIRE DEPARTMENT APPARATUS ACCESS-GATES

OFC

503.1

Access control devices must be approved by 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).

OFC 503.1; 503.4; 503.5; 503.6

Requirement FD ACCESS-10% GRADE REQUIREMENT EXCEEDED

OFC

503.2.7

Lots/Units Affected: All

The determination has been made that this project does not meet fire apparatus access requirements as set forth in the Oregon Fire Code section 503. The Building Official has been advised that an alternate method of protection

CITY OF MEDFORD

EXHIBIT # QA

Page 573 PUD-17-082 / LDS-17-088

Page

1

QA



Medford Fire Department

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

LAND DEVELOPMENT REPORT - PLANNING

To: Kelly Akin

LD Meeting Date: 11/15/2017

From: Greg Kleinberg

Report Prepared: 11/08/2017

Applicant: Ron DeLuca Revocable Trust, Agent: Mark McKechnie, Oregon Architecture

File #: PUD - 17 - 82

Associated File #'s: LDS - 17 - 88

Site Name/Description:

construction standard (home fire sprinkler system) will be required in lieu of the deficiency. Ref: OAR 918-480-0125

The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus.

Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the Fire Chief.

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

Requirement PRIVATE FIRE DEPARTMENT ACCESS PARKING RESTRICTION OFC 503.4

Parking shall be posted as prohibited along both sides of the 24' wide streets. Parking shall be posted as prohibited along one side of the 28' wide streets. Parking shall be posted as prohibited along both sides of the access roads within 40' of the gate islands.

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/marketing 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.



Medford Fire Department

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

LAND DEVELOPMENT REPORT - PLANNING

To: Kelly Akin

LD Meeting Date: 11/15/2017

From: Greg Kleinberg

Report Prepared: 11/08/2017

Applicant: Ron DeLuca Revocable Trust, Agent: Mark McKechnie, Oregon Architecture

File #: PUD - 17 - 82

Associated File #'s: LDS - 17 - 88

Site Name/Description:

Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths (20' wide) and clearances (13' 6" vertical) shall be maintained at all times (OFC 503.4; ORS 98.810-12).

This restriction shall be recorded on the property deed as a requirement for future construction.

A brochure is available on our website or you can pick up one at our headquarters.

Requirement FIRE DEPARTMENT TURN AROUND-UNFINISHED STREET OFC 503.2.5C

If all the access roads are not accessible due to phasing of this project, then temporary Fire Department turn-arounds shall be provided for each phase that meets the following Fire Code requirement:

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

The Fire department turn-around area must be posted with "NO PARKING-FIRE LANE" signs. These signs shall be spaced at 75' intervals along the fire lane and at fire department designated turn-around's.

Requirement WILDFIRE HAZARD ZONE MITIGATION MEASURES OFC IWUIC

This development is located in a "Wildfire Hazard Zone". A minimum fire resistant rated Class A or B rated roof is required.

In addition, it is recommended that the following measures be taken to reduce the possibility of home ignition during a wildfire:

Fire Resistant Structure Planning including:

- Ignition-resistant siding/exterior wall covering material
- Exterior venting that prevents the intrusion of embers and flames and has maximum 1/8" grid wire corrosion-resistant mesh
- Boxed-in eaves and overhangs
- Non-combustible rain gutters with screening
- Solid skirting around the bottom of decks
- Non-combustible fencing attached to house

Landscaping Planning including:

- 0-5 feet perimeter non-combustible zone (concrete or non-combustible ground covering)
- Utilize fire resistant vegetation (See Oregon State University's "Fire Resistant Shrubs and Trees in SW Oregon")

Fully grown tree crown positioning to provide a minimum 10' horizontal clearance to chimneys or any part of



Medford Fire Department

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LAND DEVELOPMENT REPORT - PLANNING

To: Kelly Akin

LD Meeting Date: 11/15/2017

From: Greg Kleinberg

Report Prepared: 11/08/2017

Applicant: Ron DeLuca Revocable Trust, Agent: Mark McKechnie, Oregon Architecture

File #: PUD - 17 - 82

Associated File #'s: LDS - 17 - 88

Site Name/Description:

structure

Fully grown tree crown positioning to provide a minimum 15' clearance to other fully grown tree crowns
Consider ladder fuels (vegetation like taller shrubs below trees that will spread fire into tree crown)

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

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

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

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

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

MEDFORD PARKS & RECREATION

HEALTHY LIVES. HAPPY PEOPLE. STRONG COMMUNITY.

TO: Planning Department
FROM: Haley Cox, Parks & Recreation Planner
SUBJECT: PARKS REVIEW OF PUD-17-082/LDS-17-088
DATE: November 17, 2017

RECEIVED
NOV 17 2017
PLANNING DEPT.

I reviewed the Mountain Top Village at Vista Pointe plan (PUD-17-082/LDS-088) and have the following recommendations:

1. 10' Common Trail on east side of property should be constructed with no greater than 10% slope and only minimal sections greater than 7% where necessary. Consider a meandering trail design in steep areas.
2. Effort should be made to preserve all existing trees in east side common area.

The City Arborist has reviewed the applicant's Tree Plan and Schedule and had the following comments/recommendations:

1. Due to pest susceptibility Autumn Purple Ash (AAP) is not recommended and suggested replacements are Elm, Tupelo, Pear, or Chinese Ash trees.
2. Tree planting spec should match "CITY TREE DETAIL" found on the Information for Architects page on the City's website.
<http://www.ci.medford.or.us/Page.asp?NavID=1107>

CITY OF MEDFORD
EXHIBIT # PR
File # PUD-17-082 / LDS-17-088



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WWW.PLAYMEDFORD.COM | PARKS@CITYOFMEDFORD.ORG



Kelly A. Akin

From: CAINES Jeff <Jeff.CAINES@aviation.state.or.us>
Sent: Monday, November 06, 2017 4:06 PM
To: Kelly A. Akin
Subject: PUD-17-082 / LDS-17-088 - ODA Comments

RECEIVED
NOV 06 2017
KA
PLANNING DEPT.

Kelly:

ODA has reviewed the Mountain Top Village at Vista Pointe request and have the following comments. Due to the distance from the airport and the existing development between the site and the airport, ODA finds that the modification will not pose a hazard to air navigation. Therefore no FAA Form 7460-1 will be required.

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

Jeff

Jeff Caines, AICP
Oregon Department of Aviation
Aviation Planner / SCIP Coordinator
3040 25th St. SE | Salem, OR 97302
Office: 503.378.2529
Cell / Text: 503.507.6965
Email: Jeff.Caines@aviation.state.or.us

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

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

From: Vista Pointe/Forest Ridge Concerned Neighbors Aug
10, 2017

c/o Daniel Joseph
4857 Bordeaux AVE
Medford, OR 97504

RECEIVED
NOV 27 2017
KA
PLANNING DEPT.

To: Planning Commission
200 South Ivy Street
Lausmann Annex, Room 240
Medford, Oregon 97501

Mark McKechnie
Oregon Architecture
132 W. Main Street, Suite 101
Medford, OR 97501

Cc: Gary Wheeler, Mayor
411 West 8th ST
Medford, OR 97501

Jay Harland
CSA
4497 Brownridge, Suite 101
Medford, OR 97504

Michael Zarosinski, Councilmember Ward 4
411 West 8th ST
Medford, OR 97501

Kim Wallan, Councilmember Ward 4
411 West 8th ST
Medford, OR 97501

Subject: Mountain Top Development PUD Revision

Dear Sirs:

Oregon Architecture recently filed a proposed revision to the originally approved PUD for subject development. This revision is also a modification from their proposed revision as presented at the public meeting they held in the Vista Pointe community several months ago.

While in general their current proposal is seen as an improvement on either the original PUD or that presented, there are four specific areas that are of significant concern to the Vista Pointe neighborhood and one general concern regarding available data and information. We believe that addressing these concerns will add value to our existing Vista Pointe community and to the proposed new Mountain Top development within Vista Pointe.

(1) The proposed PUD revision provides one garage and one driveway parking spot for each of the 132 proposed town homes. The narrowing of the street ROW and the associated narrowing of their streets was accompanied by a proposed mandate of restricting parking to only one side of the street.

Our concerns with regard to the parking situation is that with the number of curb cut outs, there will be almost no on street parking available to these town homes, and where they face the proposed single family homes, will drive a conflict of parking between town homes and single family homes as they all compete for the limited parking spaces.

As we all must recognize many home owners use their garages for storage, work shop, household overflow, and such, thereby negating the premise that all town homes will in practice have two parking spots. Most will likely have only their one driveway parking spot.

The original PUD provided large centrally located parking lots for the approved multi-story condominiums and while the total number of units remains the same not only is the parking concept different, but there is no density of residents considered in either case. Are these one, two or three bedroom structures? Are they all the same number? How does this compare with the undefined number planned for the approved PUD?

Because of the lack of available on-street parking and the false premises regarding town home parking, we see at least two additional downsides: one is that lack of parking within the Mountain Top development will drive residents to park on the streets outside of Mountain Top into existing neighborhoods to the detriment of those residents. Additionally because of the one side parking restriction, while a clear lane should remain, it would put in jeopardy emergency vehicle access if ever violated. As these are private streets, enforcement would only be done within and by the Mountain Top community until a need arose or official inspections were carried out. As overflow parking occurs, it is likely that those forced outside of Mountain Top's gated entries, would try to park as close as possible to those gates which would most probably constrict general as well as emergency access. The Evening Ridge Terrace entrance proposed to Mountain Top is only 22 feet curb to curb. As there are no parking restrictions

it is used regularly and consistently for parking by adjacent homes on both sides. Any changes to this street will have negative impacts to existing residences as well as the emergency access and egress previously noted.

Based on review of the town home density and their site locations, we strongly believe that an additional and distinct parking area(s) for 50 vehicles should be incorporated into the development. This number was derived doing a simple assessment with our consultant firm, CSA, and is not arbitrarily provided. While this likely would mean reducing the total number of town homes / single family mix, in the main it would make the total development more attractive to potential buyers and residents - no one wants to move into an area that has parking and access issues.

These same concerns overlap another area: traffic studies. The developer states that the traffic analysis done in support of the original PUD is applicable because the number of units has not changed. This of course ignores any changes to the number of residents supported by either the original PUD or any subsequent revision. We have requested on numerous occasions (via Matt Brinkley in the planning department) the documentation associated with the original PUD and received a digital copy of material that was not associated with Mountain Top - a request for an update was acknowledged but never followed through by the City. Repeated requests to see the traffic analysis and its underlying assumptions have never been fulfilled. We know that the developer is obligated by law to produce the traffic analysis as part of the submittal and hearing process, so why has the City been unable or unwilling to produce this for us? What were the assumptions for growth and traffic more

than 14 years ago? On what basis is it presumed that the analysis is still valid?

A similar concern regarding water and sewer and run-off has been raised as well. Again were the studies done based on number of residences or on a presumed number of residents? Since the residential structures proposed are not the same as the approved PUD, is additional validation of those studies also required and if not, on what basis are they determined to be adequate?

The last part of the prior paragraph addresses the fact that none of the planning documents, PUDs, zoning changes are available to the public on the City web sites nor are there any statements that would guide a researcher to the Planning offices in recognition that the web sites are incomplete and/or out of date.

(2). While this may be addressed in documentation not yet received, we are concerned that all the concept drawings provided to the community by Oregon Architecture show all of the town homes to be identical. We firmly believe that a mix of elevations, roof lines, and such (all often done in such developments) would enhance the properties, its desirability and further enhance the overall values within Mountain Top and the surrounding existing community.

(3) Associated with design concerns is that while the Mountain Top Development is and has been presented as a private, gated community, nearly 15% of the single family homes are actually outside of those gates. In fact, the proposed phase 1 is the construction of these homes on Bordeaux Ave. It seems inconsistent with the nature of the

proposal to have any structures outside of the gates, and the lot sizes and locations of these proposed SF homes would make them inconsistent with the existing residences which are all semi-custom and custom homes. We also bring to your attention that the original PUD has no structures that were access directly from Bordeaux AVE and all units were entirely within the Mountain Top enclave. There were no SF homes north of Whitney Terrace while the PUD modification submitted proposes four SF homes. In fact the original PUD lot 1 which faced into Mountain Top has been modified to be lots 5 and 6 directly onto Bordeaux AVE.

If building is permitted outside of the gates of Mountain Top, the surely those homes should be designed and built to integrate and not clash with those already there. To that end those six homes should be considered not only for a reduced number to allow for more consistent neighborhood design.

(4). The proposed revision shows a parking lot and sales office on a residential lot outside of the Mountain Top plat which is also known as lot 200 in the city and assessor's documents. This residential lot is located adjacent to the proposed entrance on Deer Ridge. The City of Medford has already responded in part to this concern raised directly with City officials as "Temporary real estate sales offices are addressed in Medford Land Development Code Section 10.840(D)(2). You are correct that they are permitted ...within the boundaries of the subdivision or tract of land where the real property is to be sold.'

This lot is clearly not within the approved PUD. We strongly believe that no variance to the existing Code or a directed exception to the governing CCRs be granted. To this end

discussion with land use attorneys has been initiated. However, if the developer is granted some variance, which we would oppose, then at the very least this sales office needs to be in keeping with surrounding residences and the parking lot adjacent to this building should be screened by landscaping from the adjacent and surrounding homes. As an estimated five years to completion of the Mountain Development is expected, a well-designed and attractive office would need to be integrated into the Vista Pointe community.

The final general point we wish to raise, and it is not isolated to the Mountain Top Development, is that the City's and Jackson County's online resources - the source of information one is directed to - even 14 years after the original Mountain Top PUD was approved still have no reference to it; still calls out the same SFR-4 zoning; makes no mention of any project under consideration; and has no proviso directing any one that the web resources are not only not necessarily current, but that additional information should be obtained and can be obtained only in person. Many of the residents of the existing Vista Pointe community did research on these sites prior to purchasing a home here, and since the resources made public have only now become known to be incomplete and inaccurate, are they finding out what was planned and approved in the existing PUD. It is almost as if the City and County do not want their residents or perspective residents to actually know what is being planned and that which in some cases has already been approved.

We appreciate your addressing and responding to these issues and concerns. We understand the desire you have to

move forward and believe you can appreciate the concerns raised.

Sincerely,

Daniel S. Joseph

Attch: supporting signatures

Sent from my iPad

DENSITY CALCULATION FORM

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

File No.	PUD-17-082/LDS-17-088
Planner	Kelly Akin
Date	December 7, 2017

(1) GROSS ACREAGE CALCULATION

Tax Lot Numbers		
371W22 TL200	25.05	AC
		AC
Existing ROW to Centerline	0.39	AC
Gross Acres	25.44	AC
Effective Acres (Gross - Subtracted)	25.44	

(3) SUBTRACTED ACREAGE

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

(4) DENSITY RANGE

Zoning District	SFR-4/PD
Density Range	
Minimum	2.80
Maximum	4.00
No. DU Proposed	173.00
No. DU Permitted	
Minimum	71.22
Maximum	101.75
Percentage of Maximum	170.03%

(2) EXISTING RIGHT-OF-WAY CALCULATION

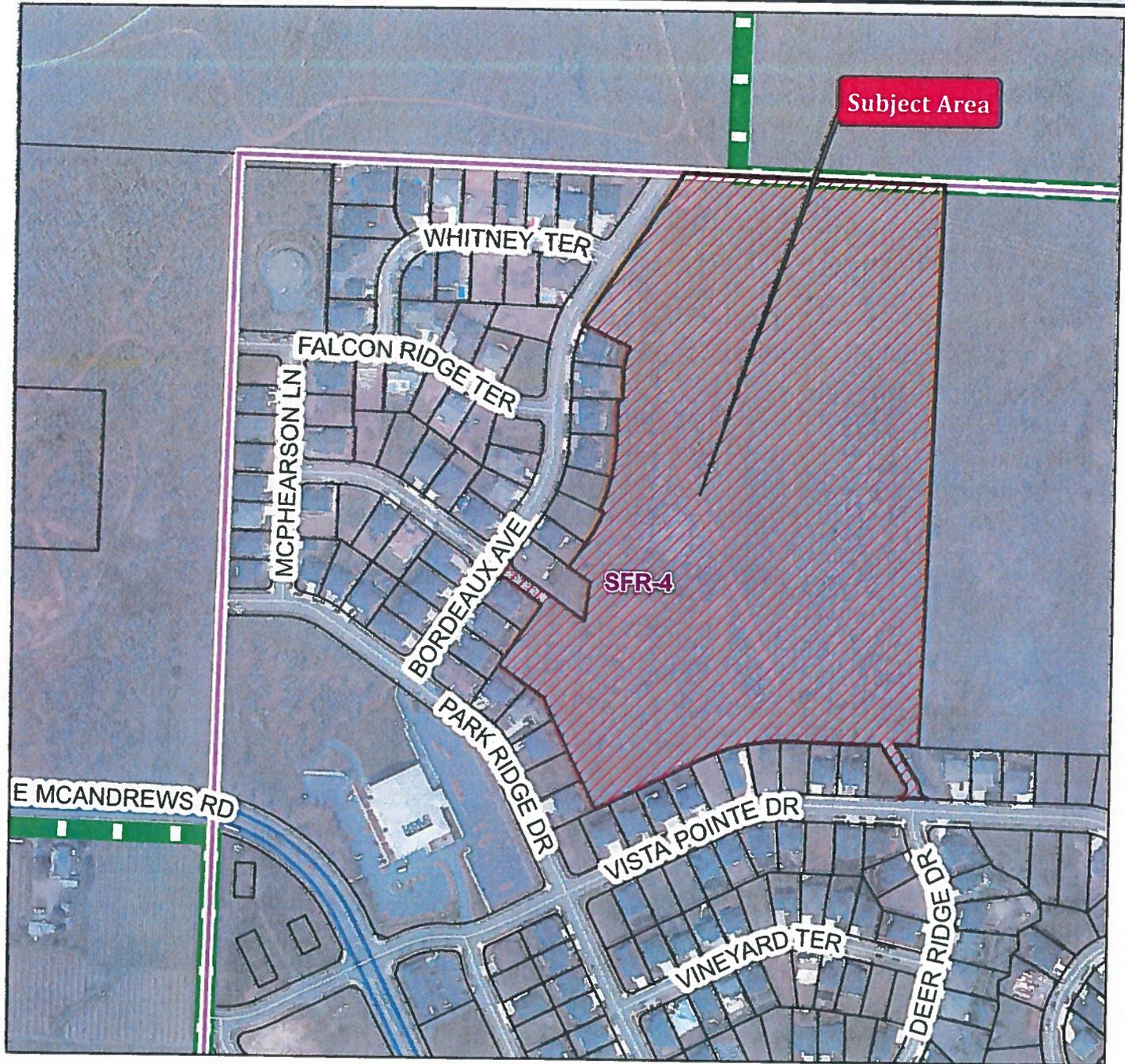
	LF	Width	SF	Acreage
Bordeaux Avenue	389.90		12,281.85	0.28
Bordeaux Avenue	70.00		2,205.00	0.05
Vista Pointe Drive	74.81		2,356.52	0.05
(Street Name)	-		-	-
			16,843.37	0.39

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CITY OF MEDFORD
EXHIBIT # 11

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



Project Name:

Mountain Top Village

Map/Taxlot:

371W22 TL 200



08/07/2017

Legend

-  Subject Area
-  Medford Zoning
-  Tax Lots

