

SITE PLAN & ARCHITECTURAL COMMISSION AGENDA NOVEMBER 16, 2018



Commission Members

Jim Quinn, Chair

Bill Chmelir, Vice Chair

Jeff Bender

Jim Catt

David Culbertson

Bob Neathamer

Marcy Pierce

Milo Smith

Rick Whitlock

City Council Liaison - Dick Gordon

City Council Liaison Alt. - Tim D'Alessandro

Regular Commission meetings are held on
the first and third Fridays of every month

Beginning at 12:00 Noon

City of Medford

Council Chambers,

Third Floor, City Hall

411 W. 8th Street

Medford, OR 97501

(541) 774-2380



Site Plan and Architectural Commission

Agenda

Public Hearing

November 16, 2018

12:00 noon

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

-
10. Roll Call.
 20. Consent Calendar. None
 30. Minutes.
 - 30.1 Consideration for approval of minutes from the October 19, 2018, meeting.
 40. **Oral and Written Requests and Communications.**
Comments will be limited to 3 minutes per individual or 5 minutes if representing a group or 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 **AC-18-138** Consideration of the construction of steel buildings for a shop and office approximately 6,300 square feet with an exception to the General Design Requirements for Parking, specifically the requirement that all parking, loading, and vehicle maneuvering areas shall be paved and improved in size on a 4.0 acre parcel located at 356 Bateman Drive approximately 450 feet west of Bierson Way zoned I-G (General Industrial) (362W36D TL 142), (Jeff and Alyson Fowler, applicants; Jim Higday, agent; Liz Conner, Planner). **Applicant has requested this item be continued to the December 7, 2018, meeting.**
E-18-139

New Business.

- 50.2 **AC-18-128** Consideration of plans for the development of a 8,400 square foot metal warehouse building with office space on 0.65 acres located at 1120 Helicopter Way, zoned I-H (Heavy Industrial) at 1120 Helicopter Way approximately 150 east of the intersection of Helicopter Way and Helo Drive (371W06AB309). (Mark Courtney, applicant/agent; Liz Conner, Planner).
60. **Written Communications.** None
70. **Unfinished Business.** None

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.

- 80. New Business. None**
- 90. Report from the Planning Department.**
- 100. Messages and Papers from the Chair.**
- 110. Propositions and Remarks from the Commission.**
- 120. City Council Comments.**
- 130. Adjournment.**



Site Plan and Architectural Commission Minutes

From Public Hearing on October 19, 2018

The regular meeting of the Site Plan and Architectural Commission was called to order at noon in the Council Chambers on the above date with the following members and staff in attendance:

Commissioners Present

Bill Chmelir, Acting Chair
Jeff Bender
Dave Culbertson
Milo Smith
Rick Whitlock
Dick Gordon, City Council Liaison

Staff Present

Kelly Evans, Assistant Planning Director
Katie Zerkel, Senior Assistant City Attorney
Doug Burroughs, Public Works/Eng Development Services Mgr.
Debbie Strigle, Recording Secretary

Commissioners Absent

Jim Quinn, Chair, excused absence
Jim Catt, excused absence
Bob Neathamer, excused absence
Marcy Pierce, excused absence

10. Roll Call.

20. Consent Calendar/Written Communications. None.

30. Minutes.

30.1 The minutes for the October 5, 2018, meeting, were approved as submitted.

40. Oral and Written Requests and Communications. None.

50. Public Hearings.

Katie Zerkel, Senior Assistant City Attorney, read the rules governing the public hearings.

New Business.

50.1 **AC-18-094** Consideration of plans for the development of a three-story apartment building on approximately 1.1 acres located on the south side of East Barnett Road, approximately 600 feet east of Ellendale Drive within the MFR-30 (Multiple Family Residential – 20 to 30 dwelling units per gross acre) zoning district (371W32AB500) (Stylus Development LLC, applicant; ORW Architecture, Agent; Steffen Roennfeldt, Planner).

Acting Chair Chmelir asked for any potential conflicts of interest, ex-parte communications, or site visits. Commissioner Bender declared he is an applicant and also a member of the agent's corporation. He recused himself and sat in the audience. Acting Chair Chmelir disclosed that his office building is two doors down from this location but it wouldn't affect his decision-making on this project.

Ms. Evans, Assistant Planning Director, gave a PowerPoint presentation of the October 10, 2018, Revised Staff Report. Staff recommended approval.

Commissioner Whitlock asked how the maximum density was calculated. Ms. Evans replied that in zoning density is the only place that gross area is used. Net area is used for everything else. For density purposes staff goes to center line of abutting rights-of-way.

Commissioner Whitlock wanted to know if the applicant was okay with Condition of Approval #2. Ms. Evans answered that in the applicant's findings it stipulated they would provide the cross-access easement. She gave an explanation of how that would work.

Commissioner Whitlock wanted to know if the cross-access easement would require this Commission's approval if the location were to change from the location that's currently proposed. Ms. Evans answered no explaining there are provisions within the code that gives the Planning Director authority to make minor modifications.

Commissioner Whitlock wanted to know if there was a reason why the flood plain development permit requirement was not added as a condition of approval. Ms. Evans replied it's a condition similar to a building permit, which is not a condition of approval, it's essentially a larger requirement.

Commissioner Whitlock pointed out that in the final order the reference to Section 10.290 of the Land Development Code should read Section 10.290(2). Subsection (1) does not apply to this project.

Commissioner Whitlock was curious whether this development would comply with the new glazing requirements. Ms. Evans deferred the question to the applicant.

The public hearing was opened and the following testimony was given:

a) David Wilkerson, applicant and agent, stated they were happy with all the conditions and would be revising the site plan to show where the future cross-access easement could happen. He said they believe the project does comply with all the new conditions with the exception of length. He added it does meeting the glazing standard.

Commissioner Whitlock wanted to know where the cross-access might be placed. Mr. Wilkerson pointed out the possible locations on the PowerPoint presentation.

The public hearing was closed.

Motion: Adopt the findings as recommended by staff and adopt the final order for approval of AC-18-094 per the Revised Staff Report dated October 10, 2018, including Exhibits A through X. He added the final order should be slightly modified to reflect that the project meets the criteria set forth in Section 10.290(2) only.

Moved by: Commissioner Whitlock

Seconded by: Commissioner Culbertson

Roll Call Vote: Motion passed, 4-0

Commissioner Bender returned to his seat on the Commission.

60. Written Communications. None.

70. Unfinished Business. None.

80. New Business. None.

90. Report from the Planning Department.

90.1. Ms. Evans informed the Commission that the Boards and Commissions interview process had changed. The Planning Commission chair and vice chair will now be interviewing candidates for this Commission as well as the Landmarks & Historic Preservation Commission and will then make their recommendations to City Council.

90.2. Ms. Evans announced there is no business scheduled for the November 2nd meeting but there is business scheduled for the November 16th meeting.

90.3 Ms. Evans reported that Planning would have several items before City Council at their next meeting.

100. Messages and Papers from the Chair. None.

110. Propositions and Remarks from the Commission. None.

120. City Council Comments. None.

130. Adjournment

130.1 The meeting was adjourned at approximately 12:25 p.m. The proceedings of this meeting were digitally recorded and are filed in the City Recorder's office.

Submitted by:



Debbie Strigle
Recording Secretary

Jim Quinn
Site Plan and Architectural Commission Chair

Approved: November 16, 2018



City of Medford

Planning Department

Working with the community to shape a vibrant and exceptional city

STAFF REPORT – CONTINUANCE REQUEST

for a Type-III quasi-judicial decision: **Site Plan & Architectural Review**

Project Pilot Rock Excavation
Applicant: Jeff & Alyson Fowler; Agent: Jim Higday

File no. AC-18-138 E-18-139

To Site Plan & Architectural Commission *for November 16, 2018 hearing*

From Liz Conner, Planner II

Reviewer Kelly Evans, Assistant Planning Director *ke*

Date November 9, 2018

BACKGROUND

Proposal

Consideration of the construction of a steel building for a shop and office approximately 6,300 square feet with an exception to the General Design Requirements for Parking, specifically the requirement that all parking, loading, and vehicle maneuvering areas shall be paved and improved in size on a 4.0 acre parcel located at 356 Bateman Drive approximately 450 feet west of Bierson Way zoned I-G (General Industrial) (362W36D TL 142).

Request

The applicant has requested that the item be continued to December 7, 2018, in order to obtain information about a traffic analysis.

EXHIBITS

- A Continuance request received November 8, 2017
Vicinity map

SITE PLAN & ARCHITECTURAL COMMISSION AGENDA:

NOVEMBER 16, 2018

Continuance Request

To: Landmarks and Historic Preservation Commission
 Planning Commission
 Site Plan and Architectural Commission

RE: Project Name: 356 BATEMAN (TL 142)
File No(s): AC-18-138/E-18-139

I am the applicant authorized agent for the above referenced project. Please continue the public hearing for the above referenced file to the following date:

12/7/18

Reason for request: Awaiting Traffic Study requirement
by Jackson County

This request is made pursuant to ORS 222.178(5):

The 120-day period set in subsection (1) of this section may be extended for a specified period of time at the written request of the applicant. The total of all extensions, except as provided in subsection (11) of this section for mediation, may not exceed 245 days.

I understand that this request extends the 120-day period equal to the number of calendar days between hearings (i.e., April 10 to May 8 = 28 days).

Jeff Fowler
Signature

11/9/18
Date

JEFF FOWLER
Print Name



Project Name:

Pilot Rock Excavation

Map/Taxlot:

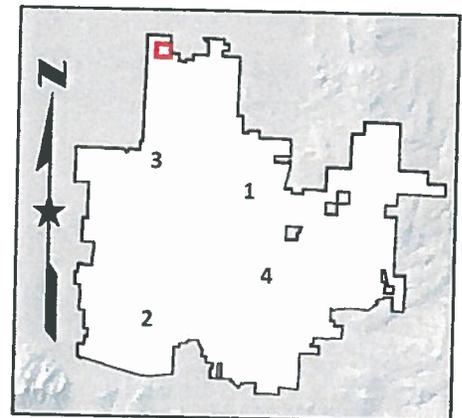
362W36D TL 142



10/05/2018

Legend

-  Subject Area
-  Zoning Districts
-  Tax Lots





STAFF REPORT

for a Type-III quasi-judicial decision: **Site Plan and Architectural Review**

Project 1120 Helicopter Way Development
Applicant: Mark Courtney; Agent: ZCS Engineering Architecture

File no. AC-18-128

To Site Plan & Architectural Commission *for November 16, 2018 hearing*

From Liz Conner, Planner II

Reviewer Kelly Evans, Assistant Planning Director *ke*

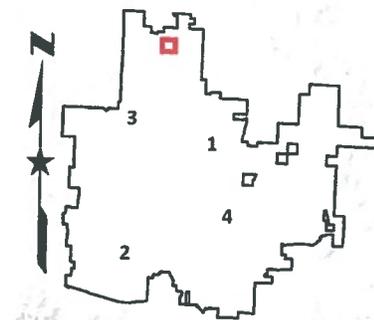
Date November 9, 2018

BACKGROUND

Proposal

Consideration of plans for the development of a 8,400 square foot metal warehouse building with office space on 0.65 acres located at 1120 Helicopter Way, zoned I-H (Heavy Industrial) at 1120 Helicopter Way approximately 150 east of the intersection of Helicopter Way and Helo Drive (371W06AB309).

Vicinity Map



Subject Site Characteristics

Zoning	I-H	Heavy Industrial
GLUP	HI	Heavy Industrial
Overlay	AR/AC	Airport Radar/Airport Area of Concern
Use	Vacant	

Surrounding Site Characteristics

<i>North</i>	Zone:	I-H
	Use:	Vacant, Industrial Warehouse
<i>South</i>	Zone:	I-H
	Use:	Vacant
<i>East</i>	Zone:	I-H
	Use:	Ferguson Bath, Kitchen and Lighting Gallery
<i>West</i>	Zone:	I-H
	Use:	Vacant

Related Projects

LDS-04-008 SN19461 Recorded December 28, 2006

Applicable Criteria

Medford Municipal Code §10.290 – Site Plan & Architectural Review Criteria

The Site Plan and Architectural Commission shall approve a site plan and architectural review application if it can find that the proposed development conforms, or can be made to conform through the imposition of conditions, with the following criteria:

- (1) The proposed development is compatible with uses and developments that exist on adjacent land; and*
- (2) The proposed development complies with the applicable provisions of all city ordinances or the Site Plan and Architectural Commission has approved (an) exception(s) as provided in MLDC § 10.253.*

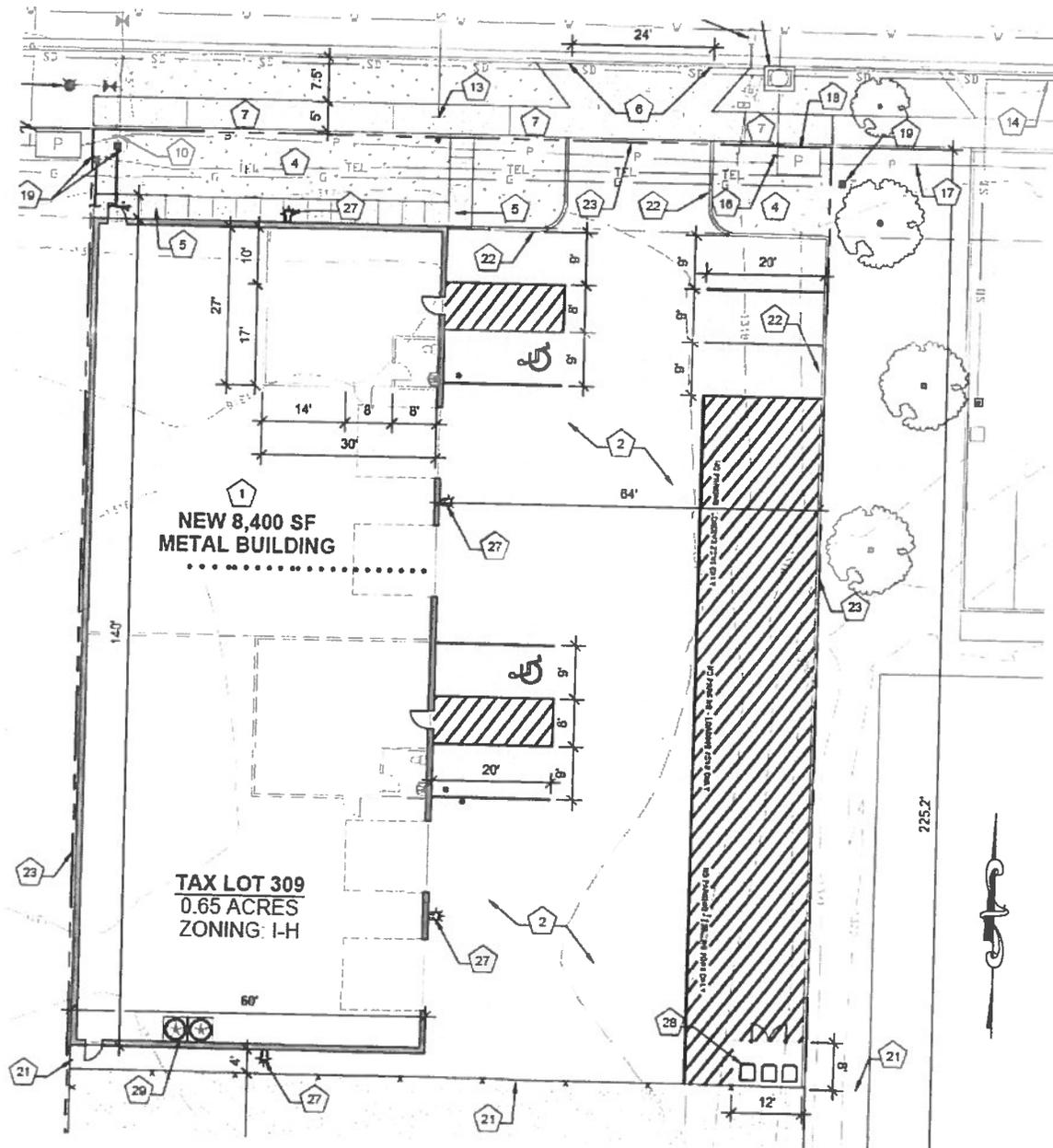
ISSUES AND ANALYSIS

Background

The subject property is identified as Lot 9 of Hover Heights (LDS-04-008), and currently vacant. Properties that surround the subject site are also zoned I-H/AR/AC.

Project Summary

The subject property is an approximately 0.65 acre vacant parcel. The request involves new construction of two 4,200 square foot buildings with parking and maneuvering area within the north 150 feet of the property. The remainder of the property will be left vacant with a six foot chain link fence to enclose the undeveloped portion.



Access and Public Improvements

The property has frontage on Helicopter Way. Standard street section improvements have been completed with the exception of the five foot sidewalk and eight foot planter strip. Per the applicant's site plan (Exhibit B), a seven and a half foot planter strip and five foot sidewalk will be included. The Public Works report (Exhibit G), states that an eight foot planter strip is required. A condition has been included to submit a site plan with an eight foot planter strip prior to vertical construction permits being issued.

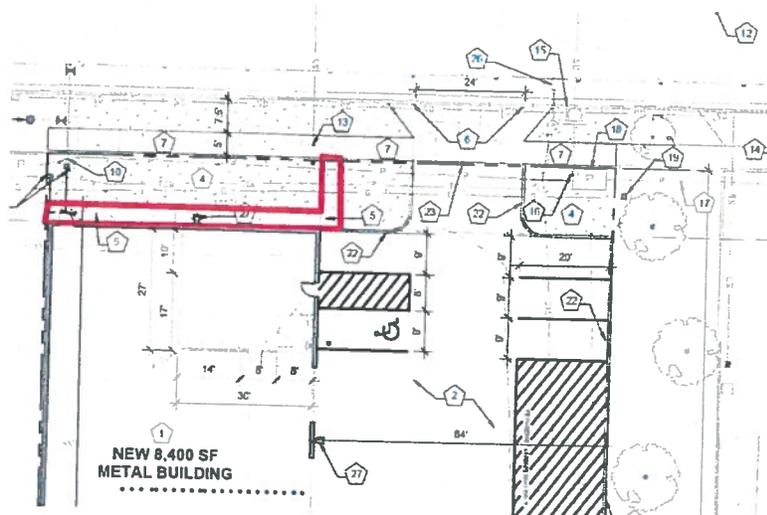
Parking and Pedestrian Facilities

The site plan shows a total of seven parking spaces with two designated as Accessible Spaces. The office portion of the structure requires a total of four parking spaces and the remainder of the warehouse building would require two spaces.

Parking (10.721)	Proposed	Required
Automobiles	7	6
Bicycle Parking (based on 7)	0	2

The site plan and findings do not address bicycle parking. Per the MLDC Section 10.748 a minimum of two bicycle parking spaces are required. A condition of approval has been included requiring compliance with 10.748.

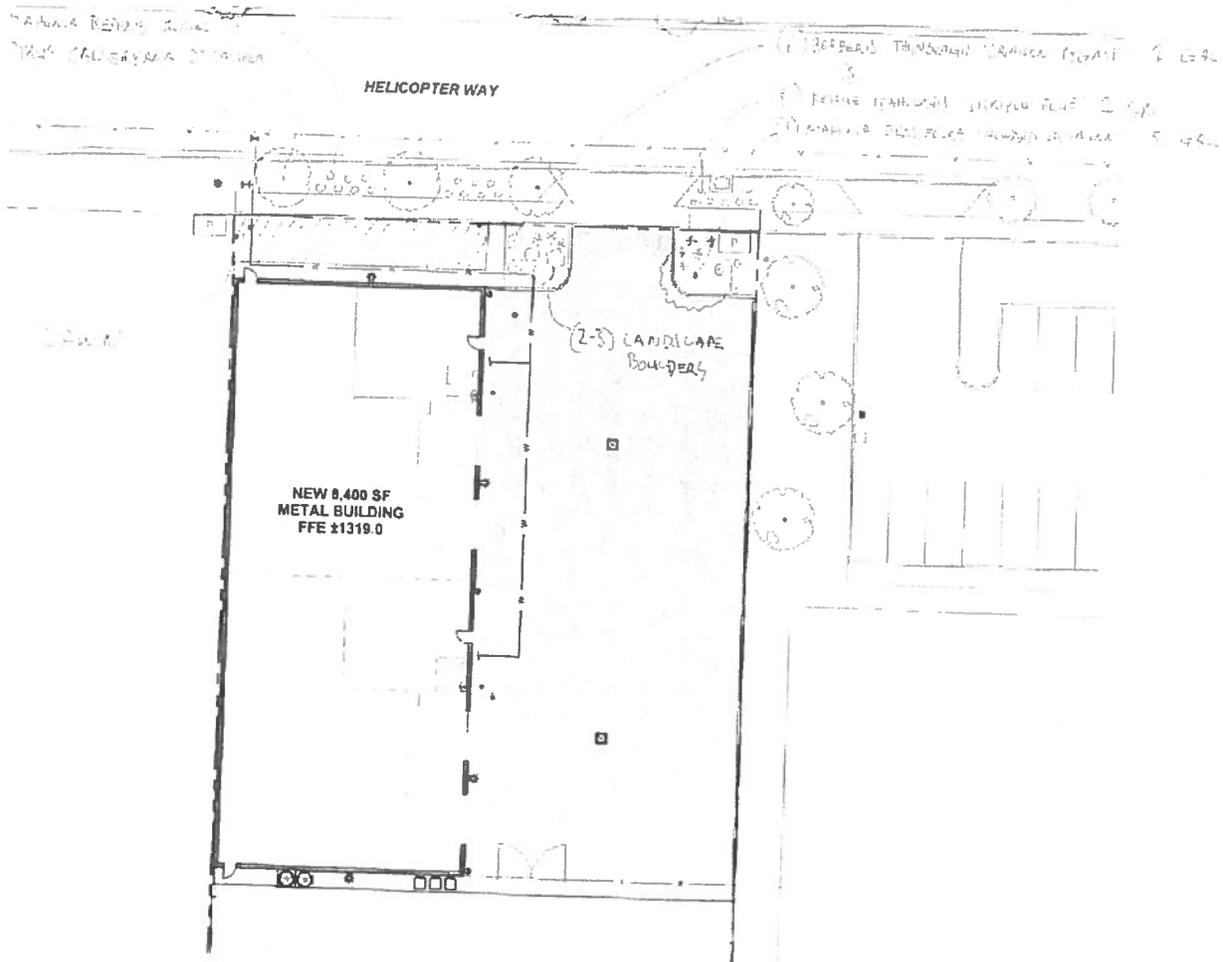
The applicant is proposing a four foot wide pedestrian sidewalk connecting the public sidewalk to the proposed building. Per MLDC 10.775 the walkway is required to be a minimum of five feet in paved unobstructed width. A condition of approval has been included requiring compliance with 10.775.



Landscaping

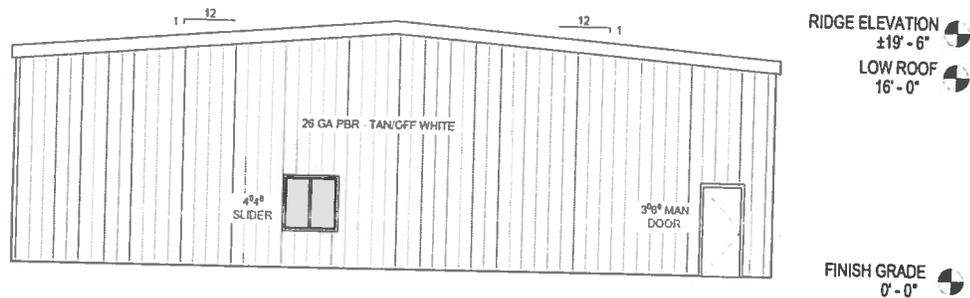
The property has approximately 100 feet of frontage excluding the driveway. Per MLDC 10.797 a minimum of three trees and 15 shrubs are required. The applicant's landscape plan (Exhibit D), shows a total of four trees and 19 shrubs along the frontage, which exceeds the requirement. Additionally, the plans shows the required 10 feet landscaped area between the parking area and the street. The applicant's landscape plan also complies with MLDC 10.746(9).

Landscaping 10.797 100 feet frontage	Required	Proposed
Trees	3	4
Shrubs	15	19



Concealments

The submitted site plan identifies a trash enclosure along the easterly property line concealed by a six foot wood fence. In addition, the site plan identifies the mechanical equipment located within the building along the southern wall. The south elevation of the building shows that all mechanical equipment is concealed. This complies with MLDC 10.781-10.782.



PROPOSED SOUTH ELEVATION

1/8" = 1'-0"

Architecture

The applicant's submitted narrative (Exhibit F) describes the building's proposed architecture and how it fits with and complements the adjacent buildings, as the following:

The architectural style of the proposed building is standard for the metal building industry and is similar in nature to the adjacent developments. The applicant has taken care in placing the building on the site such that the 15 foot setback and placement along the west property line minimize impacts to the natural lighting in Ferguson showrooms east of the site.

The Commission can find that the proposed building and architectural style meets the criteria found in MLDC Section 10.290.

Agency Comments

Per the agency comments contained in Exhibits G-L, including Rogue Valley Sewer Services (RVSS), it can be found that there are adequate facilities to serve the proposed development.

Oregon Department of Aviation (ODA) (Exhibit M)

The subject site is located within both the AC and AR zoning overlays. ODA provided comments to staff stating that the warehouse is considered a compatible use according to the ODA's land use compatibility guidebook, and due to the distance and FAR Part 77 surface, ODA does not find that the proposed development is a hazard to air navigation. No FAA Form 7460-1 is required by ODA.

Jackson County Airport Authority (Exhibit N)

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

In addition, the Airport also requires the applicant to contact the FAA regarding submittal of a 7460-1 form. A condition of approval has been include to comply with any FAA submittal requirements.

Oregon Department of Transportation (ODOT) (Exhibit O)

ODOT provided comments based on the OR 62 Environmental Impact Study describing recommendations to road construction in the area. It stated that there are proposed changes to the local road network within project area, and that funding has not been secured for the proposed changes. This information was provided as information only and does not contain conditions of approval.

No other issues were identified by staff.

FINDINGS AND CONCLUSIONS

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

RECOMMENDED ACTION

Adopt the findings as recommended by staff and direct staff to prepare the final order for approval of AC-18-128 per the staff report dated November 9, 2018, including Exhibits A through O.

EXHIBITS

- A. Conditions of Approval, dated November 16, 2018

- B. Site plan received October 24, 2018
 - C. Utility plan received October 24, 2018
 - D. Landscape plan received September 11, 2018
 - E. Architectural plan received September 11, 2018
 - F. Applicants findings and conclusions received October 24, 2018
 - G. Public Works Report dated October 24, 2018
 - H. Medford Building Department memo dated October 24, 2018
 - I. Medford Fire Department report dated October 11, 2018
 - J. City of Medford Surveyors comments received October 15, 2018
 - K. Medford Water Commission comments received October 24, 2018
 - L. Rogue Valley Sanitary Sewer comments received October 5, 2018
 - M. Oregon Department of Aviation comments received October 15, 2018
 - N. Jackson County Airport Authority comments received October 11, 2018
 - O. Oregon Department of Transportation comments received October 10, 2018
- Vicinity map

SITE PLAN AND ARCHITECTURAL COMMISSION AGENDA:

NOVEMBER 16, 2018

EXHIBIT A
1120 Helicopter Way
AC-18-128
Conditions of Approval
November 9, 2018

CODE REQUIRED CONDITIONS

Prior to the issuance of a building permit for vertical construction, the applicant shall:

1. Comply with all conditions stipulated by the Public Works Department (Exhibit G).
2. Comply with all requirements of the Medford Building Department memo (Exhibit H).
3. Comply with all requirements of the Medford Fire Department (Exhibit I).
4. Comply with all conditions stipulated by the Medford Water Commission (Exhibit K).
5. Comply with all requirements of the Rogue Valley Sewer Services (RVSS) (Exhibit L).
6. Comply with Jackson County Airport Authority's condition to file any forms required by FAA (Exhibit N).
7. Comply with all bicycle parking requirements per MLDC Section 10.748.
8. Comply with Pedestrian Walkway standards per MLDC Section 10.775 to include a minimum five foot pathway.
9. Submit a revised site plan that indicates an eight foot planter strip prior to building permits
10. Comply with landscaping requirements per MLDC Section 10.797.

1120 HELICOPTER WAY COMMERCIAL DEVELOPMENT

RECEIVED

OCT 24 2018

Planning Dept.



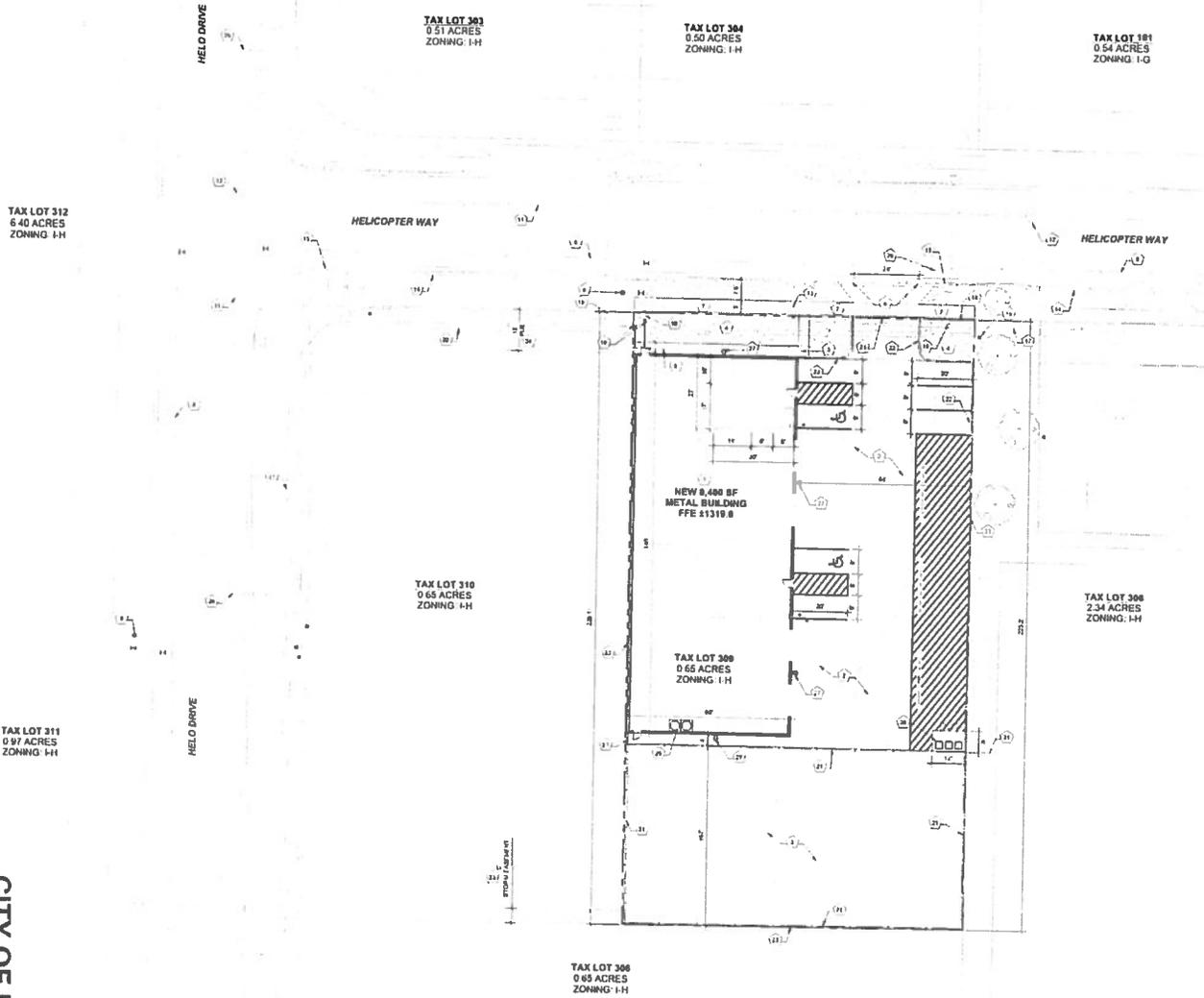
2 VICINITY MAP
C1.0 NTS



48 Northshore Blvd, Suite B, Medford
Oregon 97504 | 541-750-2628

MARK COURTNEY
C & C CONSTRUCTORS, LLC
4131 COAL MINE ROAD
MEDFORD, OR 97504

1120
HELICOPTER WAY
DEVELOPMENT



PROPOSED CIVIL SITE PLAN
C1.0 1"=20'

GENERAL INFORMATION:

APPPLICANT/OWNER MARK COURTNEY
C & C CONSTRUCTORS
4131 COAL MINE ROAD
MEDFORD, OREGON 97504
541-750-2628

ENGINEER BYLAE E. ALLAN PE
C&C ENGINEERING, INC.
48 NORTHSHORE BLVD SUITE B
MEDFORD, OREGON 97504
541-750-2628

SITE LOCATION 1120 HELICOPTER WAY
MEDFORD, OREGON 97504
7370 NORTH BLVD

TAX LOT: 201 - 0.86 ACRES

ZONE AM - HEAVY INDUSTRIAL

EXISTING UTILS CONCRETE

PROPOSED UTILS WOOD

SEWERY SYSTEM WOOD VALLEY SEWER SERVICE & POWER

STORM WATER WOOD VALLEY SEWER SERVICE & POWER

WATER MEDFORD WATER CONNECTION (MWC)

PARKING SUMMARY:
REGULAR 2 STALLS
ADA 2 STALLS
TOTAL 4 STALLS

SHEET INDEX:

C1.0 PROPOSED SITE PLAN
C2.0 PROPOSED UTILITY PLAN
C3.0 PROPOSED EXISTING PLAN
C4.0 PROPOSED FLOODING
C5.0 PROPOSED ELEVATIONS

KEYED NOTES:

- 1 PROPOSED 8' WID. 16' TALL METAL WAREHOUSE BUILDING
- 2 PROPOSED 10' BY 20' ASPHALT PAVEMENT PARKING AND SHARPCURBING AREA
- 3 PROPOSED 10' BY 20' ASPHALT PAVEMENT PARKING AND SHARPCURBING AREA
- 4 PROPOSED 10' BY 20' ASPHALT PAVEMENT PARKING AND SHARPCURBING AREA
- 5 PROPOSED 10' BY 20' ASPHALT PAVEMENT PARKING AND SHARPCURBING AREA
- 6 PROPOSED 10' BY 20' ASPHALT PAVEMENT PARKING AND SHARPCURBING AREA
- 7 PROPOSED 10' BY 20' ASPHALT PAVEMENT PARKING AND SHARPCURBING AREA
- 8 PROPOSED 10' BY 20' ASPHALT PAVEMENT PARKING AND SHARPCURBING AREA
- 9 APPROXIMATE LOCATION OF EXISTING 16" WATER MAIN
- 10 APPROXIMATE LOCATION OF EXISTING 16" WATER MAIN
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APPROXIMATE
NOT FOR CONSTRUCTION

REVISION	DATE
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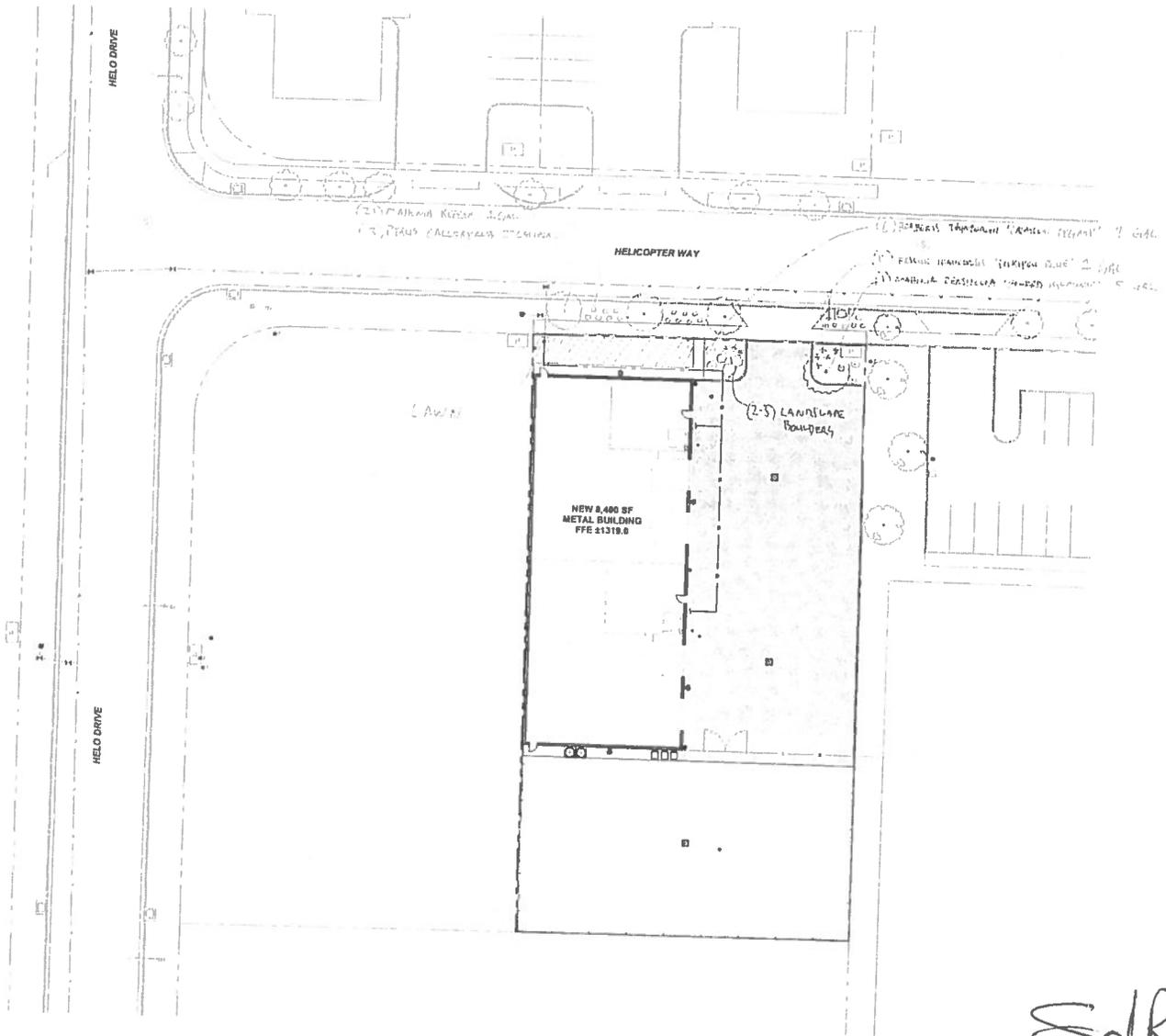
PROJECT NO. M-108-18
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 10/24/18

PROPOSED
CIVIL SITE PLAN
C1.0

FOR SPAC REVIEW / NOT FOR CONSTRUCTION

MARK COURTNEY
 C & C CONSTRUCTORS, LLC
 431 COAL BANE ROAD
 MEDFORD, OR 97504

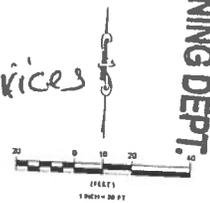
1120
 HELICOPTER WAY
 DEVELOPMENT



- 1. PROVIDE AND MAINTAINANCE
- 2. ASSURE THAT ALL PLANTINGS ARE
- 3. WATERED AND MULCHED TO A DEPTH
- 4. OF 2 INCHES
- 5. PROVIDE BOLLARD CURBS AT
- 6. INTERSECTIONS OF ALL DRIVEWAYS
- 7. COORDINATE WITH ADJACENT PROPERTY
- 8. OWNER OF 4100'S PLANTING

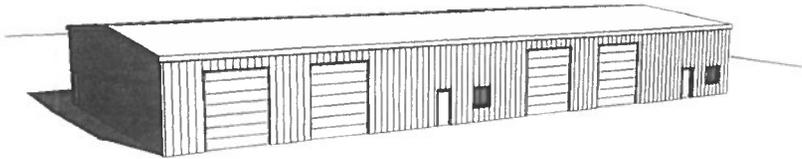
PREPARED BY
 SIGNATURE
Adan G. Meza

Sol Rise Services



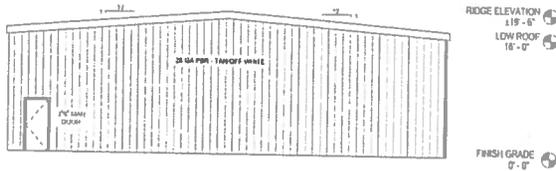
1 PROPOSED LANDSCAPE PLAN 1"=20'

RECEIVED
 SEP 11 2018
 PLANNING DEPT.
 PROPOSED LANDSCAPE PLAN
 L1.0



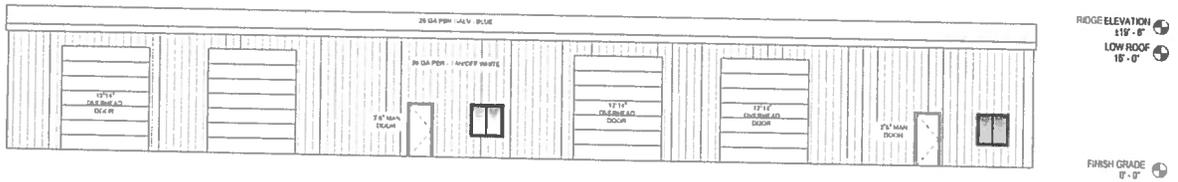
1 PERSPECTIVE

NTS



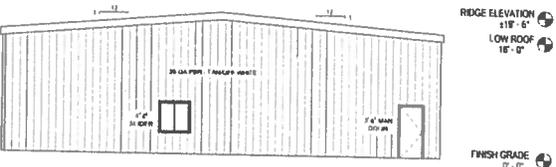
2 PROPOSED NORTH ELEVATION

1/8" = 1'-0"



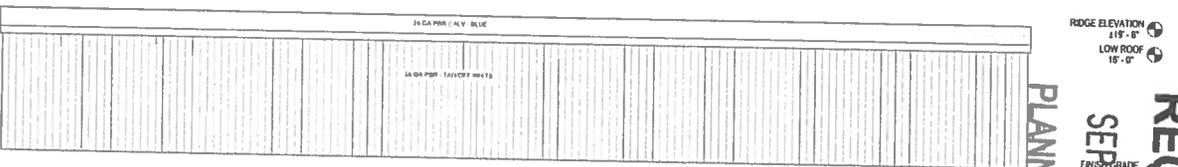
3 PROPOSED EAST ELEVATION

1/8" = 1'-0"



4 PROPOSED SOUTH ELEVATION

1/8" = 1'-0"



5 PROPOSED WEST ELEVATION

1/8" = 1'-0"



41 Henderson Street, Suite 2, Medford Oregon 97504 | 541 802 8288

MARK COURTNEY
C & C CONSTRUCTORS, LLC
4131 COAL MINE ROAD
MEDFORD, OR 97504

1120
HELICOPTER WAY
DEVELOPMENT

PLANNING DEPT.

RECEIVED
SEP 11 2018

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION	DATE

PROJECT NO	M015A 11
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DATE	08 13 18
PROPOSED ELEVATIONS	A2.0

10-24-2018

Reference: 1120 Helicopter Way Development

Subject: SPAC Applicant Questionnaire

Section I – Project Narrative

C & C Constructors propose construction of a single ±8,400-square-foot metal warehouse building on an undeveloped 0.65-acre parcel located at 1120 Helicopter Way in City of Medford (tax lot – 309, tax map – T37S-R01W-S06AB, zoning – heavy industrial). The proposed site layout consists of ±32% building, ±35% asphalt pavement, and ±4% landscaping, with ±29% of the property slated for future development .

Proposed frontage improvements will include 5-foot wide sidewalk with parkway strip to match adjacent development, as well as a single 24-foot wide driveway approach to provide access to the site.

The building will consist of two separate units, each approximately 4,200-square-foot in size. Each unit will largely remain open aside from a roughly 30-foot by 30-foot framed and finished area to include an office and accessible restroom at a minimum. Each unit will have two 12-foot wide by 14-foot tall roll-up doors, as well as standard 3.5-foot wide man door to the office and an emergency egress door at the rear of the unit. A 6-foot tall chain-link perimeter fence will enclose the undeveloped portion of the site. The fence will be located approximately 4-feet south of the south building wall to allow for an emergency egress path from the southwest corner of the rear unit. The fence will span the full width and length of the property south of the building to prohibit access and provide visual screening for the undeveloped portion of the site.

Power, data, water, sanitary sewer, and storm sewer are currently available on site and appear to meet development needs. The proposed stormwater management plan includes controlled discharge with underground detention and City of Medford approved mechanical treatment; discharge will be limited to less than the existing conditions per City of Medford standards.

Section II – Compatibility: Criterion No. 1

Criterion 1 – The proposed development is compatible with uses and development that exist on adjacent land

A - List existing uses and development adjacent to your project site. Along with this list describe the architecture (materials, colors, etc.), age, and condition of the adjacent buildings (you may use photographs to supplement this information).

Applicant Response: The proposed development will be the fourth building constructed in the "Hover Heights Industrial Subdivision", also known as survey #19461. Existing zoning in the surrounding area is Heavy Industrial (I-H).

North: Mitchell Window and Door Vendors showroom, (and mirror building to the northwest of the site) – Both facilities are metal building less than ten years old with offices along property frontage. These buildings are situated along the east and west

CITY OF MEDFORD

EXHIBIT # F

File # AC-18-128

property lines of two parcels with a large combined parking lot at the center of the site. The proposed building will employ a similar color scheme.

East: Ferguson Bath, Kitchen, and Lighting Gallery – A large metal building with expansive windows along the front and northwest corner which is roughly ten years old. The proposed building will employ a similar color scheme and has been placed along the west side of the parcel so as to minimize the impact on the Ferguson showroom.

South: Currently undeveloped site.

West: Currently undeveloped site.

B - Describe the building architecture and exterior treatments in your proposal, and how they fit with and complement adjacent buildings and development.

Applicant Response: The architectural style of the proposed building is standard for the metal building industry and is similar in nature to the adjacent developments. The applicant has taken care in placing the building on the site such that the 15-foot setback and placement along the west property line minimize impacts to the natural lighting in Ferguson showrooms east of the site.

C - Describe the proposed architecture and exterior treatments that break up large facades and give relief to the building mass. The Site Plan and Architectural Commission Design Guidelines are a helpful reference, and can be found on the City's website, and at the Planning Department.

Applicant Response: Due to the small mass of the building no exterior treatments are included in the design.

D - Describe how the placement and orientation of the proposed building(s) relate(s) to the street facilities, and how this orientation promotes a more pedestrian-friendly site design.

- o *If the site lies within 600-feet of an existing or planned transit stop, as designated by the Transportation System Plan (TSP), describe compliance with the standards of Section 10.808, 'New Commercial and Institutional Development'.*

Applicant Response: The site does not lie within 600-feet of an existing or planned transit stop. The building will be placed 15-feet from property line, just outside of the existing public utility easement. A 4-foot wide connector sideway will provide pedestrian access from the new public sidewalk along the property frontage. The new building will not be used for commercial/customer functions; therefore limited pedestrian traffic is anticipated.

E - Describe the pedestrian facilities and amenities on your site (useable outdoor space, benches, etc.), and how they will function for pedestrians.

Applicant Response: A 4-foot wide sidewalk linking the public sidewalk to the building will be provided. Additionally, accessible parking facilities are proposed at both office

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entries on site, thus limiting the travel distance and possible vehicular interaction across the site. Each unit will have secure bicycle parking facilities to accommodate two bikes.

F - Describe vehicle and pedestrian access to the site, and how it relates internally on the site, and to adjacent sites.

Applicant Response: Pedestrian and vehicular access to the site are available from Helicopter Way; a 4-foot wide sidewalk will join the public sidewalk to the site, adjacent to a 24-foot wide driveway approach. Paved parking and maneuvering areas adjacent to the east building face will provide ample parking and turning space for vehicles visiting the site; anticipated vehicular use includes box trucks, delivery vans, construction vehicles, and passenger vehicles. Due to the location and nature of planned uses on site, minimal pedestrian traffic is anticipated.

G - Describe if and how the proposed plan is sensitive to retaining any trees or significant native vegetation on the site. Should existing trees be preserved, a Tree Protection Plan shall also be included in this application.

Applicant Response: Current site vegetation is limited to short native grasses; no trees or sensitive areas are present.

H - Describe stormwater detention facilities on the site (underground storage, surface pond, etc.). If these facilities will be landscaped areas, describe how the proposed landscaping will be integrated with other landscaping on the site.

Applicant Response: A stormwater management plan for quantity and quality control has been designed by a Professional Engineer licensed in the state of Oregon; a finalized report will be included in the final plan submittal. Stormwater will be collected via catch basins located within paved vehicular areas and by roof downspouts. All runoff will be directed to an underground StormTech detention and treatment facility. Runoff will pass through a Rogue Valley Sewer Services (RVSS)/City of Medford (City) approved proprietary treatment system within the underground detention system (Isolator Row, manufactured by StormTech for use in underground detention systems). The isolator row allows sediment to settle out of the water before it is discharged to the public system via a discharge control structure which restricts outflow to less than the rate of existing runoff leaving the site, per RVSS/City standards. The storm collection and detention system will be sized to accommodate full build out of the site including future development of the south end of the property. Final calculations will assume 100% impervious surfaces for the entire undeveloped portion of the site to ensure sufficient treatment and detention for the overall site.

I - Describe how your proposed landscaping design will enhance the building and other functions of the site.

Applicant Response: The landscape design will meet or exceed the minimum frontage landscape requirement of 3 trees and 15 plants per 100' of street frontage (less

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driveways). In addition to the required street frontage the front yard will consist of mixed shrubs and a maintained lawn.

J - Describe how your exterior lighting illuminates the site, and explain how the design of fixtures does not diminish a view of the night sky, or produce glare on adjacent properties, consistent with the standards of Section 10.764.

Applicant Response: Exterior wall lighting on the north, south, and east sides of the building; and door lighting at each office entry will be "Night Sky" certified. In addition, an electrical plan will be included with the final plan submittal. The electrical plan will comply and address Section 10.764 of the Land Development Ordinance.

K - Describe any signage, and how it will identify the location of the occupant and service as an attractive complement to the site.

Applicant Response: No signage is proposed at this time except for building mounted address numbers which will be affixed such that they can be easily viewed from Helicopter Way.

L - Explain any proposed fencing, including its purpose, and how you have incorporated it as a functional, attractive component of your development. See Sections 10.731-10.733).

Applicant Response: A 6-foot tall chain link fence with slates will provide an opaque enclosure for the undeveloped portion of the site while prohibiting access. In addition, the applicant proposes that the fence extend to meet the existing Ferguson building to the east in order to prevent pedestrian access between the buildings; this fencing would be approved and coordinated with Ferguson prior to installation. Trash and recycling facilities will be housed in a 6-foot tall, 12-foot by 8-foot wood fence enclosure at the southeast corner of the developed site; a 6-foot wide solid wood gate will allow access to the trash enclosure.

M - Explain how any potential noise generated by future occupants will be mitigated on the proposed site, consistent with the standards of Sections 10.752-10.761.

Applicant Response: Given the Heavy Industrial (I-H) zoning, a certain amount of noise is inherently anticipated and allowed. The projected use for the site includes warehouse and storage uses, and it is anticipated that the site will operate during normal business hours. No noise is anticipated at night; additionally, there are no nearby residential areas of concern. At this time, an occupant has not been identified for the rear unit; upon leasing the unit a Medford Business permit will be obtained and the Planning Department will have the opportunity to scrutinize the future applicant's compliance with Sections 10.752 through 10.761 of the Land Development Ordinance. All future development at the south end of the property will be of a similar nature and will be required to comply with all stated standards.

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N - Explain anything else about your project that adds to the compatibility of the project with adjacent development and uses.

Applicant Response: The proposed warehouse/storage facility is of similar use to adjacent developments and will not diminish the access, attractiveness, or value of adjacent developments. The applicant believes that the proposed development is in line with existing uses of adjacent developments. All future development at the south end of the property will be of a similar nature and will be required to comply with all stated standards.

O - List and explain any exceptions or modifications requested and provide reasons for such.

Applicant Response: At this time the applicant is not requesting any exceptions or modifications. However, the applicant reserves the right to ask for these if the Planning Department or Architectural Review Committee identifies an item that may need to be addressed as an exception or modification to meet current Land Development Ordinance or Site Plan and Architectural Committee Design Guidelines.

P - Section 10.780(C)(2) – List any petition for relief of landscaping standards (i.e. request an increase in turf area at a facility for active recreation; eliminate requirement for root barriers when trees are planted in structural soils). Provide rationale for requested deviation from standard.

Applicant Response: Not applicable.

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EXHIBIT " A "

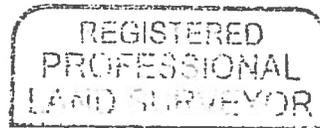
DESCRIPTION SHEET

All that real property located in the Northeast One Quarter of Section 6, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, being more particularly described as follows:

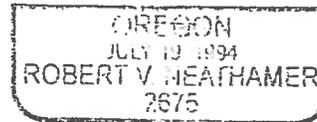
Lot 9 of HOVER HEIGHTS, filed for record on December 28, 2006 in Volume 32 of Plats at Page 107 of Records of Jackson County, Oregon, and filed as Survey Number 19461 in the office of the Jackson County Surveyor.

Prepared By: Neathamer Surveying, Inc.
3126 State Street, Suite 203
PO Box 1584
Medford, Oregon 97501
Phone: (541) 732-2869
Project Number: 14039

Date: October 9, 2018



Robert V. Neathamer



RENEWAL DEC. 31, 2018

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↓



Medford – A fantastic place to live, work and play

CITY OF MEDFORD

LD Date: 10/24/2018
File Number: AC-18-128

PUBLIC WORKS DEPARTMENT STAFF REPORT 1120 Helicopter Way – Warehouse/Office Building

- Project:** Consideration of plans for the development of an 8,400 square foot metal warehouse building with office space on 0.65 acres.
- Location:** Located at 1120 Helicopter Way, zoned I-H (Heavy Industrial) at 1120 Helicopter Way approximately 150 east of the intersection of Helicopter Way and Helo Drive (371W06AB309).
- Applicant:** Mark Courtney, applicant; Liz Conner, Planner.

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

Helicopter Way is classified as a Commercial Street, and in accordance with Medford Land Development Code (MLDC) Section 10.429, require a total right-of-way width of 63-feet. **No additional right-of-way is required.**

There is currently a 15-foot PUE along the frontage of Helicopter Way that was originally dedicated with the final plat for Hover Heights (Survey #19461).

2. Public Improvements

a. Public Streets

Standard street section improvements have been completed on **Helicopter Way**, including pavement, curb and gutter, street lights and partial sidewalk as part of the Hover Heights (P1435D) improvements. **No additional street improvements are required, except for 5-foot wide sidewalk with an 8-foot planter strip.**

b. Street Lights and Signing

No additional street lights are required.

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

c. Pavement Moratoriums

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

d. Access to Public Street System

Driveway access to the proposed development site shall comply with MLDC 10.550. The driveway approach can utilize either a standard curb cut or have 20-foot curb radii, concrete valley gutter and ADA ramps at the throat of the driveway.

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.

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10.668 Limitation of Exactions

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

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

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

1. Nexus to a legitimate government purpose

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

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

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

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

Helicopter Way:

The additional improvements will provide a planter strip and sidewalk on Helicopter Way. The planter strip moves pedestrians a safe distance from the edge of the roadway. Helicopter Way will be the primary route for pedestrians traveling to and from this development. The development shall construct approximately 125 linear feet of sidewalk

along the frontage of the property. All developments in Medford are required to construct their frontage sidewalk and therefore this is roughly proportional.

B. SANITARY SEWERS

This site lies within the Rogue Valley Sewer Service (RVSS) area. The developer shall contact RVSS for conditions of connection to the sanitary sewer collection system.

C. STORM DRAINAGE

1. Drainage Plan

A comprehensive drainage plan showing the entire project site with sufficient spot elevations to determine direction of runoff to the proposed drainage system, and also showing elevations on the proposed drainage system, shall be submitted with the first building permit application for approval.

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. Grading

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

3. Detention and Water Quality

Stormwater quality and detention facilities shall be required in accordance with MLDC Section 10.481 and 10.729.

4. Certification

Upon completion of the project, and prior to certificate of occupancy of the building, the developer's design engineer shall certify that the construction of the stormwater quality and detention system was constructed per plan. Certification shall be in writing and submitted to the Engineering Division of Public Works. Reference Rogue Valley Stormwater Quality Design Manual, Appendix I, Technical Requirements.

5. Erosion Prevention and Sediment Control

All development that disturbs 5,000 square feet or greater shall require an Erosion Prevention

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

D. General Conditions

1. Construction and Inspection

The Developer or Developer's contractor shall obtain appropriate right-of-way permits from the Department of Public Works prior to commencing any work within the public right-of-way that is not included within the scope of work described within approved public improvement plans. Pre-qualification is required of all contractors prior to application for any permit to work in the public right-of-way.

2. Site Improvements

All on-site parking and vehicle maneuvering areas related to this development shall be paved in accordance with MLDC, Section 10.746, prior to issuance of certificate of occupancy for any structures on the site. Curbs shall be constructed around the perimeter of all parking and maneuvering areas that are adjacent to landscaping or unpaved areas related to this site. Curbs may be deleted or curb cuts provided wherever pavement drains to a water quality facility.

3. System Development Charges (SDC)

Buildings in this development are subject to SDCs fees. All SDC fees shall be paid at the time individual building permits are issued.

Prepared by: Jodi K Cope

Reviewed by: Doug Burroughs

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SUMMARY CONDITIONS OF APPROVAL

1120 Helicopter Way – Warehouse Building
AC-18-128

A. Streets

1. Street Dedications to the Public:

- **Helicopter Way** – No street dedications are required for this development.
- A 15-foot Public Utility Easement has been dedicated.

2. Improvements:

Public Streets

- **Helicopter Way** – No improvements are required aside from 5-foot wide sidewalk and 8-foot planter strip.

Lighting and Signing

- No additional street lights are required.

Access and Circulation

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

Other

- There is no pavement moratorium currently in effect on **Helicopter Way**.

B. Sanitary Sewer:

- The site is situated within the RVSS area.

C. Storm Drainage:

- Provide a comprehensive grading and drainage plan.
- Provide water quality and detention facilities, calculations and O&M Manual.
- Provide engineers certification of stormwater facility construction.

- = 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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Memo

To: Liz Conner, Planning Department
From: Chad Wiltrout, Building Department (541) 774-2363
CC: Mark Courtney, applicant.
Date: October 24, 2018
Re: October 24, 2018 LDC Meeting: AC-18-128

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 Wiltrout, directly at (541) 774-2363 or chad.wiltrout@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.
4. A separate demolition permit will be required for demolition of any structures not shown on the plot plan.

Comments:

5. ADA parking spaces shall be designed in accordance with chapter 11 of the Oregon Structural Specialty Code.
6. The proposed office/repair shop and appurtenances shall be designed by an Oregon licensed design professional in accordance with 107.1 and 107.3.4 OSSC.
7. A code analysis providing occupant load, means of egress plan, type of construction, occupancy classification, occupant load, fire protection systems, fire separation distances etc... shall be required for the office/warehouse building.
8. A geotechnical analysis shall be provided addressing the design requirements for soils at shop location in accordance with 1803 of the Oregon Structural Specialty Code.



Medford Fire-Rescue Land Development Report

Review/Project Information

Reviewed By: Kleinberg, Greg

Review Date: 10/11/2018
Meeting Date: 10/24/2018

LD #: AC18128

Planner: Liz Conner

Applicant: Mark Courtney

Project Location: 1120 Helicopter Way

Project Description: Consideration of plans for the development of a 8,400 square foot metal warehouse building with office space on 0.65 acres

Specific Development Requirements for Access & Water Supply

Reference	Comments	Description	Conditions
OFC 3201	High-piled storage requirements	A maximum of 500 sq. ft. of high-piled combustible storage area is allowed without additional requirements. High-piled storage constitutes storage heights over 12' for normal combustibles or storage heights over 6' for certain high-hazard commodities. If the threshold is exceeded, the additional requirements of Oregon Fire Code Chapter 32 must be met (Additional fire protection and building design features for high piled storage).	

Construction General Information/Requirements

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

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

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

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

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

www.medfordfirerescue.org

CITY OF MEDEORD
EXHIBIT # 1
File # AC-18-128



Planning Department

Working with the community to shape a vibrant and exceptional city

MEMORANDUM

Subject Legal Description
 File no. AC-18-128
 To Jon Proud, Engineering
 From Liz Conner, Planning Department
 Date October 9, 2018

Please verify the attached legal description covering the below subject at your earliest convenience. See attached map.

1. AC-18-128
 Applicant: Mark Courtney

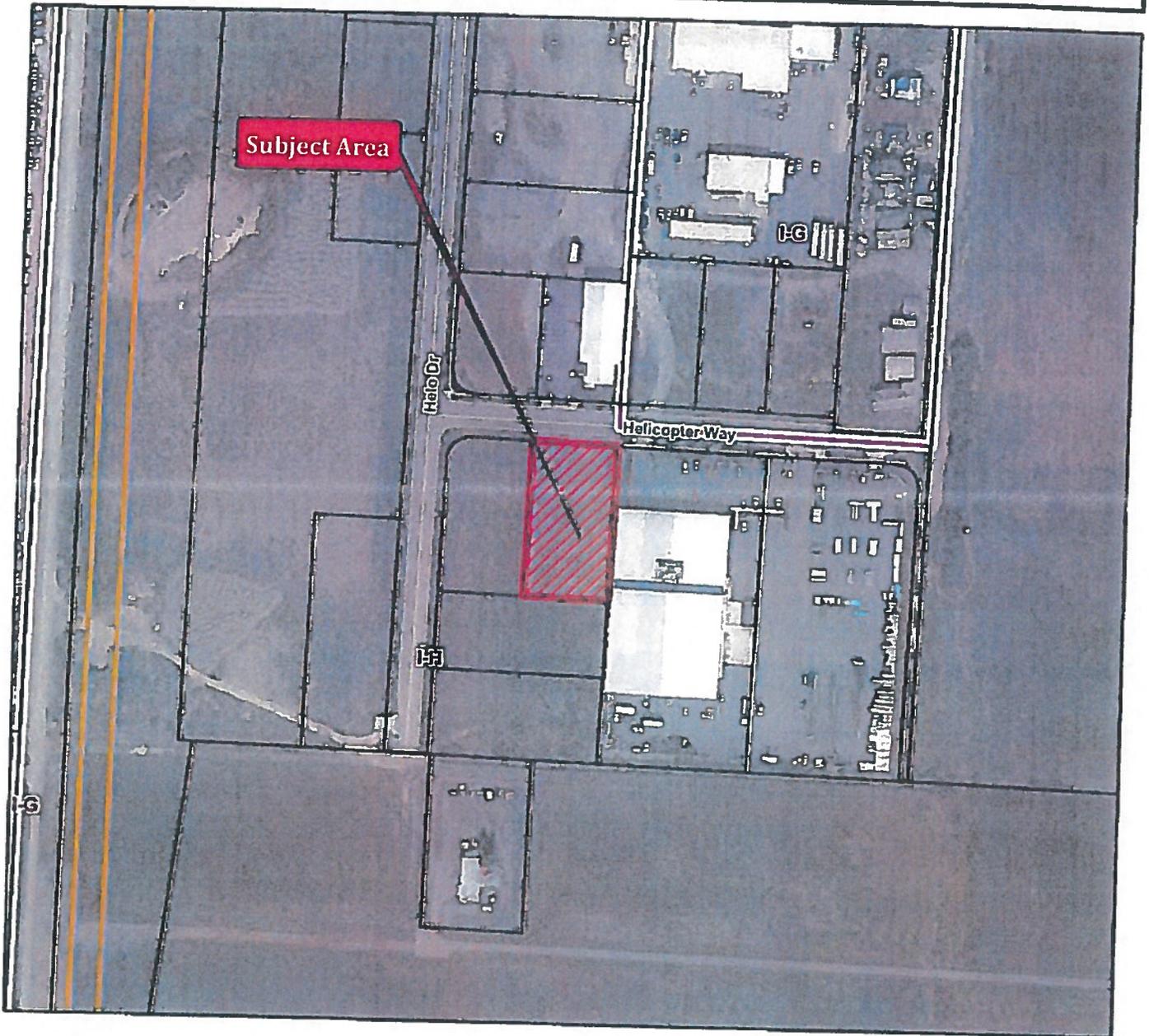
~~No. comments, Jon 10/15/18~~
 Description is a lawfully created lot
 & describes the area depicted on
 vicinity map attached.
 Jon 10/15/18

cp

Attachments:

Vicinity Map, Legal description

Note: 18-128 is only planning
number listed on MLI.



Project Name:
**1120 Helicopter Way
 Development**

Map/Taxlot:

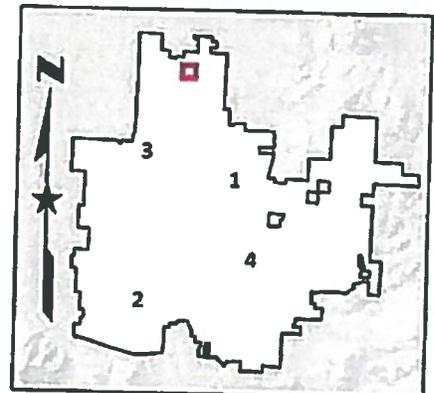
371W06AB TL 309

0 155 310
 Feet

09/27/2018

Legend

-  Subject Area
-  Zoning Districts
-  Tax Lots



J 2/3

EXHIBIT " A "

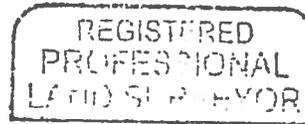
DESCRIPTION SHEET

All that real property located in the Northeast One Quarter of Section 6, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, being more particularly described as follows:

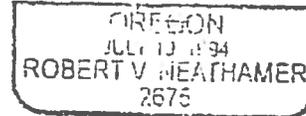
Lot 9 of HOVER HEIGHTS, filed for record on December 28, 2006 in Volume 32 of Plats at Page 107 of Records of Jackson County, Oregon, and filed as Survey Number 19461 in the office of the Jackson County Surveyor.

Prepared By: Neathamer Surveying, Inc.
3126 State Street, Suite 203
PO Box 1584
Medford, Oregon 97501
Phone: (541) 732-2869
Project Number: 14039

Date: October 9, 2018



Robert V. Neathamer



RENEWAL DEC 31, 2018



BOARD OF WATER COMMISSIONERS

Staff Memo

TO: Planning Department, City of Medford
FROM: Rodney Grehn P.E., Water Commission Staff Engineer
SUBJECT: AC-18-128
PARCEL ID: 371W06AB TL 309
PROJECT: Consideration of plans for the development of a 8,4000 square foot metal warehouse building with office space on 0.65 acres located at 1120 Helicopter Way, zoned I-H (Heavy Industrial) at 1120 Helicopter Way approximately 150 east of the intersection of Helicopter Way and Helo Drive (371W06AB309). Mark Courtney, applicant; Liz Conner, Planner.
DATE: October 24, 2018

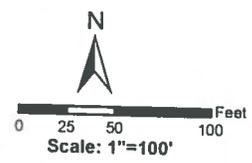
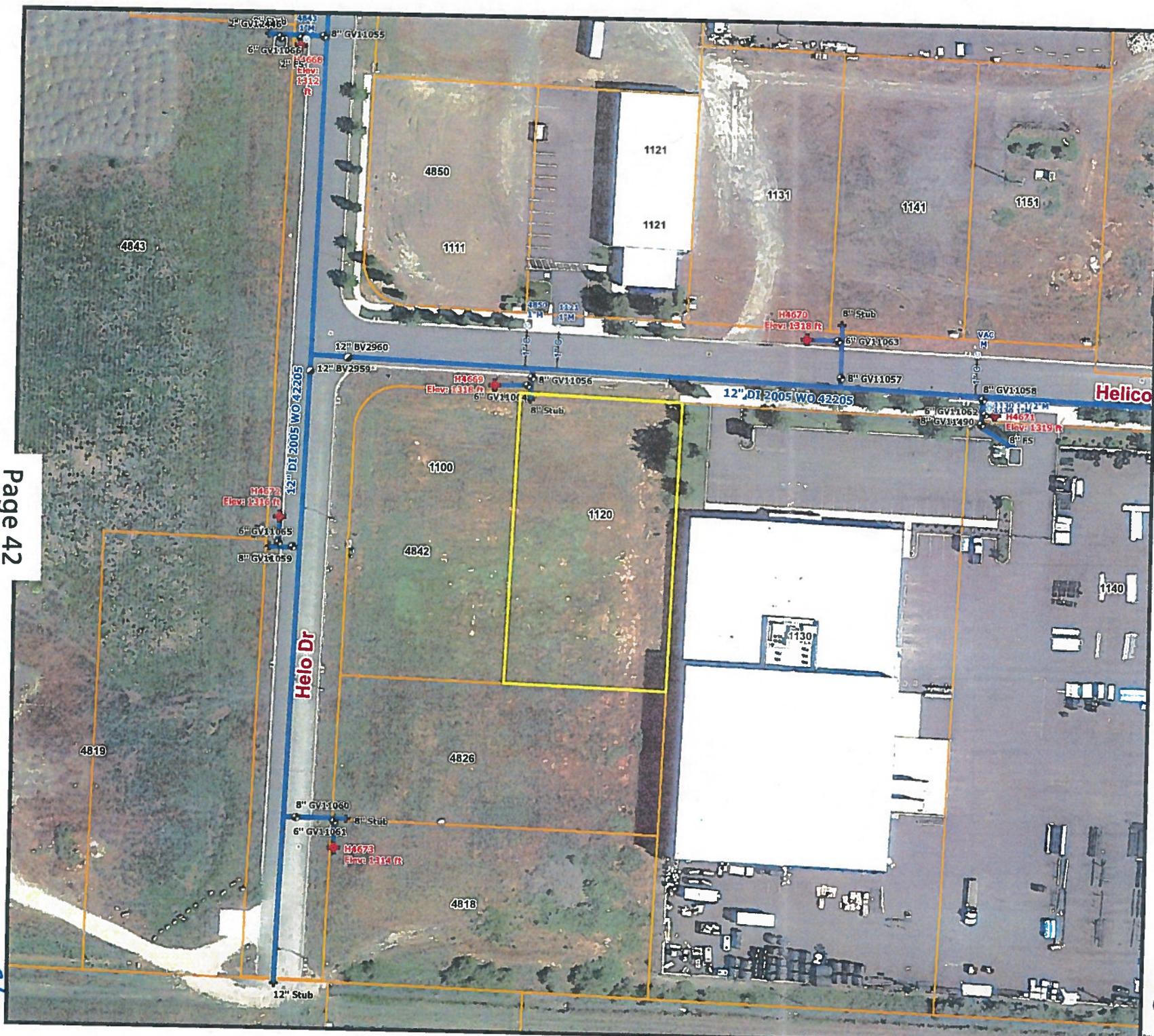
I have reviewed the above plan authorization application as requested. Conditions for approval and comments are as follows:

CONDITIONS

1. The water facility planning/design/construction process will be done in accordance with the Medford Water Commission (MWC) "Regulations Governing Water Service" and "Standards For Water Facilities/Fire Protection Systems/Backflow Prevention Devices."
2. All parcels/lots of proposed property divisions will be required to have metered water service prior to recordation of final map, unless otherwise arranged with MWC.
3. Proposed water meter for new building shall be "tapped" off the existing 8-inch water stub near the northwest property corner.
4. See attached document from the City of Medford Building Department on "Policy on Installation of Pressure Reducing Valves".
5. Installation of an Oregon Health Authority approved backflow device is required for all commercial, industrial, municipal, and multi-family developments. New backflow devices shall be tested by an Oregon certified backflow assembly tester. See MWC website for list of certified testers at the following web link <http://www.medfordwater.org/Page.asp?NavID=35>.

COMMENTS

1. Off-site water line installation is not required.
2. On-site water facility construction is not required.
3. Static water pressure is right at 80 psi. (See Condition 3 above)
4. MWC-metered water service does not exist to this property at this time. (See Condition 3 above)
5. Access to MWC water lines is available. There is an existing 12-inch water line in Helicopter Way. There is also an 8-inch water line which is stubbed to the back of the PUE for "on-site" domestic meter and fire protection use. There is an existing fire hydrant off the 8-inch water line.

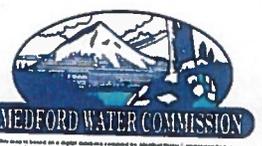


Water Facility Map
City of Medford
Planning Application:
AC-18-128

October 24, 2018

Legend

- Air Valve
- Sample Station
- Fire Service
- Hydrant
- Reducer
- Blow Off
- Plugs-Caps
- Water Meters:**
 - Active Meter
 - On Well
 - Unknown
 - Vacant
- Water Valves:**
 - Butterfly Valve
 - Gate Valve
 - Tapping Valve
- Water Mains:**
 - Active Main
 - Abandoned Main
 - Reservoir Drain Pipe
 - Pressure Zone Line
- Boundaries:**
 - Urban Growth Boundary
 - City Limits
 - Tax Lots
- MWC Facilities:**
 - Control Station
 - Pump Station
 - Reservoir



This map is based on digital data supplied by Medford Water Commission. It is not a substitute for a field survey. The Commission is not responsible for any errors or omissions in this map. There are no warranties, expressed or implied.

11/2/18



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

October 5, 2018

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

Re: AC-18-128 1120 Helicopter Way (371W06A – TL309)

ATTN: Liz,

The subject property is within the RVSS service area. There is an 8 inch sewer main along Helicopter Way with a 4 inch service stubbed to the tax lots. Sewer service for the proposed development can be had by connecting to this service.

The sewer connection permit will be issued by the City of Medford. However, there will be system development charges owed to Rogue Valley Sewer Services.

Rogue Valley Sewer Services requests that approval of this application be subject to the following conditions:

1. The applicant must provide RVSS with a plumbing fixture plan for the determination of system development charges.
2. The applicant must pay sewer system development charges to Rogue Valley Sewer Service prior to issuance of a building permit.

Please feel free contact me with any questions.

Sincerely,

Nicholas R. Bakke

Nicholas R. Bakke, P.E.
District Engineer

K:\DATA\AGENCIES\MEDFORD\PLANNG\ARCH COMM\2018\AC-18-128_1120 HELICOPTER WAY.DOC

Liz A. Conner

From: CAINES Jeff <Jeff.CAINES@aviation.state.or.us>
Sent: Monday, October 15, 2018 2:16 PM
To: Liz A. Conner
Subject: AC-18-128 - ODA Comments

Elizabeth:

Thank you for allowing ODA to comment on the proposed metal warehouse building with office space located at 1120 Helicopter Way. ODA has reviewed the proposal and have the following comments:

The site is approximately 0.75 miles east of the Rogue Valley Int'l airport and appears to be located under the airports Horizontal Surface (FAA FAR Part 77). According to ODA's land use compatibility guidebook, this warehouse is considered a compatible use. Due to the distance and FAR Part 77 surface - ODA does not find the proposed warehouse a hazard to air navigation. Therefore no FAA Form 7460-1 will be required by ODA.

Thank you for allowing ODA to comment on the project. 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

OFFICE 503-378-2529
CELL/TEXT 503-507-6965

EMAIL jeff.caines@aviation.state.or.us
WEBSITE www.oregon.gov/aviation



3040 25th Street SE, Salem, OR 97302

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

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

Liz A. Conner

From: Amber Judd <JuddAJ@jacksoncounty.org>
Sent: Thursday, October 11, 2018 9:29 AM
To: Liz A. Conner
Subject: File No. AC-18-128 Project Name: 1120 Helicopter Way Development

Elizabeth,

The Airport requests an Avigation, Noise and Hazard Easement be a requirement of this project. In addition, due to the proximity to the Airport, the applicant needs to contact the FAA regarding filing a 7460-1 Notice of Proposed Construction or Alteration. The FAA contact is: Paul Holmquist, phone (206) 231-2990.

I have inserted some information below from the FAA's website:

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 200 ft 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 Airport Region/District Office for On Airport construction.

Results

You exceed the following Notice Criteria:

Your proposed structure exceeds an instrument approach area by approximately 17 feet and aeronautical study is needed to determine if it will exceed a standard of subpart C of 14CFR Part 77. The FAA, in accordance with 77.9, requests that you file.

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 11 ft. The nearest airport is MFR, and the nearest runway is 14LF/32RF.

The FAA requests that you file.

Thank you,

Amber Judd

Deputy Director-Administration
Rogue Valley International-Medford Airport (MFR)

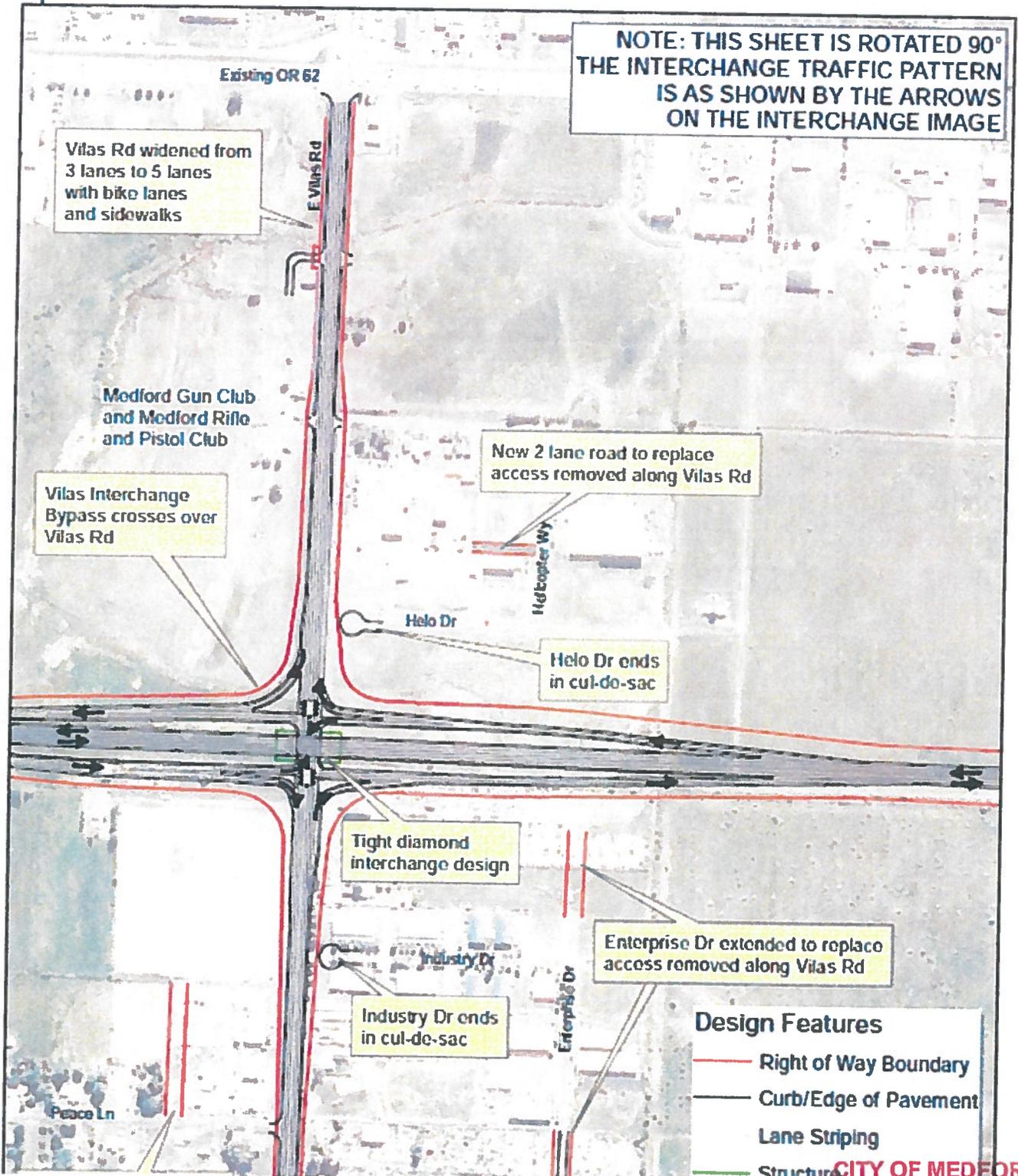


1000 Terminal Loop Parkway, Suite 201
Medford, Oregon 97504
541-776-7222

"N" 2/2

Liz A. Conner

From: MCDONALD John <John.MCDONALD@odot.state.or.us>
Sent: Wednesday, October 10, 2018 9:44 AM
To: Liz A. Conner
Cc: 'mark@candcconstruction.com'
Subject: AC-18-128 1120 Helicopter Way Development



Elizabeth,

Thank you for the opportunity to review AC-18-128, the 1120 Helicopter Way Development.

We have no recommended conditions of approval on the development.

We do note that the OR 62 Environmental Impact Study recommended ending Helo Drive in a cul-de-sac, concurrent with a new road being constructed to provide access to Vilas. Although funding for the improvements is not currently in place, they are likely to be installed at some point in the mid/far future. Just something I thought the developer would like to be aware of. I have attached an illustration from the OR 62 Environmental Impact Study that shows the proposed changes to the local road network.

Sincerely,

John McDonald
Development Review Planner
ODOT Southwestern Region
541-957-3688

"0" 2/2



Project Name:
**1120 Helicopter Way
 Development**

Map/Taxlot:

371W06AB TL 309

0 155 310
 Feet

09/27/2018

Legend

-  Subject Area
-  Zoning Districts
-  Tax Lots

