

SITE PLAN & ARCHITECTURAL COMMISSION AGENDA NOVEMBER 18, 2016



Commission Members

Jeff Bender, Chair

Jim Quinn, Vice Chair

Jim Catt

Bill Chmelir

Tim D'Alessandro

Bob Neathamer

Marcy Pierce

Curtis Turner

Rick Whitlock

City Council Liaison - Dick Gordon

City Council Liaison Alt. - Eli Matthews

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 18, 2016

12:00 noon

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

-
10. Roll Call.
 20. Consent Calendar.
 - 20.1 AC-16-095 / E-16-120 Final Order for consideration of Orchard Glen Estates Phase 3, a proposed 57-unit multi-family development composed of five three story buildings, along with an Exception requesting a right-of-way reduction, on 2.02 gross acres located at 2686 West Main in the C-H (Heavy Commercial) zoning district. (Orchard Glen Estates, LLC, Applicant; Dennis Hoffbuhr, Agent).
 30. Minutes.
 - 30.1 Consideration for approval of minutes from the November 4, 2016, 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 – Old Business.
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.**
 - 50.1 AC-16-108 Consideration of plans for the development of a 37,721 square foot, single-story, 40-unit memory care facility located on a 7.9 acre property west of the terminus of Misty Lane, west of the terminus of Honor Drive, and north and east of the intersection of Village Center Drive and Meadow View Drive, within the Rogue Valley Manor. The subject site is located in a SFR-4 /PD (Single Family Residential, four dwelling units per gross acre with Planned Unit Development Overlay) zoning district. (Chris Dalengas, Applicant; John Tamminga, Agent).
 60. Written Communications. None
 70. Unfinished Business. None
 80. New Business.
 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.

BEFORE THE MEDFORD SITE PLAN AND ARCHITECTURAL COMMISSION

STATE OF OREGON, CITY OF MEDFORD

IN THE MATTER OF SITE PLAN AND ARCHITECTURAL COMMISSION)
FILE AC-16-095 APPLICATION FOR PROJECT REVIEW SUBMITTED) ORDER
BY ORCHARD GLEN ESTATES LLC)

AN ORDER granting approval of Orchard Glen Estates Phase 3, a proposed 57-unit multi-family development composed of five three story buildings, along with an Exception requesting a right-of-way reduction, on 2.02 gross acres located at 2686 West Main in the C-H (Heavy Commercial) zoning district.

WHEREAS:

1. The Site Plan and Architectural Commission has duly accepted the application filed in accordance with the Land Development Code, Section 10.285.
2. The Site Plan and Architectural Commission has duly held a public hearing on the matter of an application of Orchard Glen Estates Phase 3, a proposed 57-unit multi-family development composed of five three story buildings, along with an Exception requesting a right-of-way reduction, on 2.02 gross acres located at 2686 West Main in the C-H (Heavy Commercial) zoning district, with a public hearing a matter of record of the Site Plan and Architectural Commission on November 4, 2016.
3. At the public hearing on said application, evidence and recommendations were received and presented by the Planning Department staff; and
4. At the conclusion of said public hearing, after consideration and discussion, the Site Plan and Architectural Commission, upon a motion duly seconded, granted approval and directed staff to prepare a final order with all conditions and findings set forth for the granting of approval.

THEREFORE LET IT BE HEREBY ORDERED that the application of Orchard Glen Estates LLC, stands approved subject to compliance with the conditions stated in the Commission Report dated November 4, 2016.

AND LET IT FURTHER BE OF RECORD that the action of the Site Plan and Architectural Commission approving this application is hereafter supported by the following findings:

- (a) That the proposed development, with the conditions of approval, complies with the applicable provisions of all city ordinances as determined by the staff review.

FINAL ORDER AC-16-095

- (b) That the proposed development is compatible with uses and development that exist on adjacent land, based upon information provided in the Applicant's Questionnaire and presented at the public hearing.

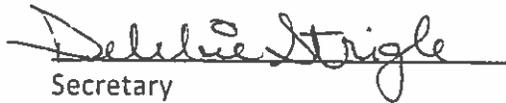
BASED UPON THE ABOVE, it is the finding of the Medford Site Plan and Architectural Commission that the project is in compliance with the criteria of Section 10.290 of the Land Development Code.

Accepted and approved this 18th day of November, 2016.

MEDFORD SITE PLAN AND ARCHITECTURAL COMMISSION

Site Plan and Architectural Commission Chair

ATTEST:


Secretary

BEFORE THE SITE PLAN AND ARCHITECTURAL COMMISSION

STATE OF OREGON, CITY OF MEDFORD

IN THE MATTER OF APPROVAL OF AN EXCEPTION FOR)
)
ORCHARD GLEN ESTATES LLC [E-16-120]) **ORDER**

ORDER granting approval of Orchard Glen Estates Phase 3, a proposed 57-unit multi-family development composed of five three story buildings, along with an Exception requesting a right-of-way reduction, on 2.02 gross acres located at 2686 West Main in the C-H (Heavy Commercial) zoning district.

WHEREAS:

1. The Site Plan and Architectural Commission has duly accepted the application filed in accordance with the Medford Land Development Code, Sections 10.211 and 10.252; and
2. The Site Plan and Architectural Commission has duly held a public hearing on the request for consideration of Orchard Glen Estates Phase 3, a proposed 57-unit multi-family development composed of five three story buildings, along with an Exception requesting a right-of-way reduction, on 2.02 gross acres located at 2686 West Main in the C-H (Heavy Commercial) zoning district, with a public hearing a matter of record of the Site Plan and Architectural Commission on November 4, 2016.
3. At the public hearing on said exception, evidence and recommendations were received and presented by the Planning Department Staff; and
4. At the conclusion of said hearing, after consideration and discussion, the Site Plan and Architectural Commission, upon a motion duly seconded granted exception approval and directed staff to prepare a 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 of Orchard Glen Estates LLC, stands approved per the Commission Report dated November 4, 2016, and subject to compliance with all conditions contained therein.

AND LET IT FURTHER BE OF RECORD, that the action of the Site Plan and Architectural Commission in approving this request for exception approval is hereafter supported by the findings referenced in the Commission Report dated November 4, 2016.

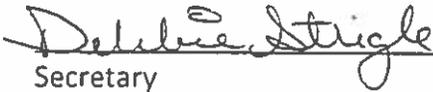
BASED UPON THE ABOVE, the Site Plan and Architectural Commission determined that the exception is in conformity with the provisions of law and Section 10.253 criteria for an exception of the Land Development Code of the City of Medford.

Accepted and approved this 18th day of November, 2016.

MEDFORD SITE PLAN AND ARCHITECTURAL COMMISSION

Site Plan and Architectural Commission Chair

ATTEST:


Secretary



COMMISSION REPORT

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

PROJECT Orchard Glen Estates Phase 3
 Applicant: Orchard Glen Estates, LLC; Agent: Dennis Hoffbuhr

FILE NO. AC-16-095/E-16-120

DATE November 4, 2016

BACKGROUND

Proposal

Consideration of Orchard Glen Estates Phase 3, a proposed 57-unit multi-family development composed of five three story buildings, including an Exception requesting a reduction in right-of-way dedication, on 2.02 gross acres located at 2686 West Main in the C-H (Heavy Commercial) zoning district (372W26B TL 1200).

Subject Site Characteristics

Zoning: Heavy Commercial (C-H)

GLUP: Commercial (CM)

Overlay(s): None

Use: Vacant

Surrounding Site Characteristics

<i>North</i>	Zone:	County Exclusive Farm Use (EFU)
	Use(s):	Bear Creek Pear Orchard
<i>South</i>	Zone:	C-H
	Use(s):	Bi- Mart
<i>East</i>	Zone:	C-H
	Use(s):	Orchard Glen Estates Phases 1 and 2 Single family residence (TL 1300)
<i>West</i>	Zone:	C-H
	Use(s):	La Burrita, House of Paws, Dewclaw Archery supplies, General Credit Services, Inc.

Related Projects

- A-99-149 Annexation
- ZC-06-36 Zone Change
- PA-06-362 Pre-application

Applicable Criteria

MLDC Section: 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.*

MLDC Section: 10.253 - Criteria for an Exception

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

- (1) *The granting of the exception shall be in harmony with the general purpose and intent of the regulations imposed by this code for the zoning district in which the exception request is located, and shall not be injurious to the general area or otherwise detrimental to the health, safety, and general welfare or adjacent natural resources. The approving authority shall have the authority to impose conditions to assure that this criterion is met.*
- (2) *The granting of an exception will not permit the establishment of a use which is not permitted in the zoning district within which the exception is located.*
- (3) *There are unique or unusual circumstances which apply to this site which do not typically apply elsewhere in the City, and that the strict application of the standard(s) for which an exception is being requested would result in peculiar, exceptional, and undue hardship on the owner.*

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

ISSUES AND ANALYSIS

Background

Orchard Glen Estates Phases I and II were approved in 2012 with Phase I being completely built out, while Phase II is currently under construction. The applicant is now proposing to develop the subject lot, which adjoins Phases I and II to the west, as Phase III of Orchard Glen Estates. Phase III is proposed to consist of five three story multiple-family structures containing a total of 57 units. The five structures will consist of one 6-plex, one 9-plex, two 12-plex, and one 18-plex. Both three bedroom and two bedroom units are proposed to be offered with floor plans ranging from 600 to 900 square feet, and 33 of the units are proposed to have access to a single car garage.

Right-of-way Exception

Several of the lots located along West Main Street, including the subject lot, exceed the maximum block length as required in MLDC 10.426(1). Accordingly, the site plan submitted by the applicant is required to be divided by one or more public accessways, in conformance with Sections 10.464-466 of the Code. Per the Public Works report (Exhibit I), the applicant is required to dedicate for public right-of-way sufficient width along the northerly frontage of the site to comply with the full width of a Standard Residential street, which is 63 feet.

The applicant has submitted an Exception requesting a 7 foot reduction of the public right-of-way width along the northerly frontage of the site. This would provide a 56 foot right-of-way and would eliminate the 8 foot wide planter strip along the northerly frontage. The applicant's submitted narrative explains that this request is being made in the interest of maintaining uniformity with the adjacent street being constructed to the east. The future street to the east will be located within Orchard Glen Phases I and II and is being constructed as a private street. The subject lot's proposed public street will connect to the future private street in order to continue an orderly street arrangement. Aligning the northerly curb line and the centerline of the private street being constructed to the east together with the public street proposed for the subject site necessitates a reduction of the required right-of-way width. The applicant's submitted narrative included in the Exception application proposes that this can be most aptly accomplished by eliminating the 8 foot planter strip on the north side of the proposed street.

Staff is supportive of the applicant's Exception request, as it is staff's view that there are indeed unique or exceptional circumstances which apply to this site, and that the strict application of the ordinance pertaining to right-of-way width would create a disjointed street connection with the adjoining property. Further, staff feels that this Exception can be granted in keeping with the purpose and intent of the ordinance, and that the strict application of the right-of-way in this particular instance would actually serve to the detriment of the intent and purpose of the

ordinance pertaining to the *Street Circulation Design and Connectivity* Section of the MLDC, specifically Section 10.426(2)(A)(4), which states the following:

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

Agricultural Buffering

The subject site currently shares its northerly lot line with Bear Creek Pear Orchard, abutting the site to the north and located outside of city limits within the Exclusive Farm Use (EFU) zoning district of Jackson County. Per MLDC 10.801, land proposed for urban development which abuts and has a common lot line with other land which is zoned EFU, requires agricultural buffering.

Pursuant to MLDC 10.801(C), the applicant has included an Agricultural Impact Assessment (AIA) Report (Exhibit N) with the application submittal consistent with requirements of MLDC 10.801(A-E) including a diagram showing the existing and proposed agricultural buffer serving to mitigate or minimize the adverse potential impacts associated with the proximity of the proposed development and the pear orchard.

In the submitted AIA report, it is stated that the buffer proposed to serve as spatial separation between the subject development and the existing orchard will consist of an existing double row of evergreen trees at 15-20 feet in height, along with the proposed construction of a 6 foot high chain linked security fence and a 20 foot mesh screen to assist in the mitigation of odors and drift. The existing evergreen landscaped area is located on the Bear Creek Orchard property and is irrigated and maintained by the Bear Creek Orchard. The proposed security fencing and mesh screen is proposed to be located on what is currently the shared lot line along the northerly property line of the subject site; however, on approval of the application, the two properties will be divided by a public right-of-way, placing the proposed future fence within the exclusive confines of the Bear Creek Orchard property.

It is staff's view that the requirement of the applicant to install a fence as a method to minimize or mitigate potential adverse impacts associated with the proximity of the urban and agricultural land uses, is inapplicable to the subject site.

MLDC 10.801(D)(2)(a) states the following regarding *Mitigation and Impact Management* between adjoining urban and agricultural land uses:

(2) Mitigation - Intensive 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 which is in intensive agricultural use:

(a) Fencing. A wood fence, chain link fence, masonry wall, or other comparable fence, as approved by the approving authority not less than six (6) feet in height or such greater height as may be required, shall be installed at the rear or side property boundary where the urban 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.

The dedication of a public right-of-way between the two adjoining properties eliminates their common property line, and effectively creates a through lot, or a second street frontage along the northerly property line of the subject site, deeming the requirement of a fence inapplicable. It is staff's view that the existing evergreen trees located along the southerly lot line of Bear Creek Orchard, along with the future construction of a public street between the two properties, sufficiently addresses the buffering concerns outlined in the Code. Therefore, any contractual agreements privately pursued between the two parties to erect a fence to further serve to mitigate odors or drifts emanating from the orchard operation will be of their own prerogative and not included as a condition of approval of the application.

Pursuant to MLDC 10.801(D)(c), as a condition of approval the applicant will be required to provide staff with a deed declaration in compliance with the requirements of said Code section, and recorded with the Jackson County Clerk.

Architecture

The submitted Narrative and Questionnaire states the following in regards to the design of the proposed structures:

The exterior will be Hardy Board lap siding with concrete shingles on the gables for an accent. The roof will be architectural grade composition roofing. The units are offset (to) break up the wall lines and to provide each unit with its own identity.

Parking

Parking Requirements

	REQUIRED	SHOWN
Total Spaces	86	106
Accessible Spaces	4	4
Van Accessible Spaces	1	1
Bicycle Spaces	57	57

It can be found that the submitted Site Plan (Exhibit B) meets and/or exceeds the parking requirements per MLDC 10.741-10.751.

Landscaping

Frontage Landscaping Requirements

	West Main	
	Required	Shown
Minimum trees	4	4+
Minimum shrubs	25	25+

It can be found that the submitted Landscape Plan (Exhibit D) meets and/or exceeds the frontage landscaping requirements per MLDC 10.797.

Concealments

The submitted site plan and architectural plan show the proposed trash receptacle and Heating, Ventilation, Air Conditioning (HVAC) unit concealed consistent with the requirements of MLDC 10.781.

Public Improvements

Per the agency comments submitted to staff (Exhibits I-K), along with the report submitted by the Rogue Valley Sewer Services (RVSS) (Exhibit M), it can be found that there are adequate facilities to serve the proposed development.

Committee Comments

No comments were received from committees such as BPAC.

DECISION

The Commission approved the application with the addition of one condition of approval requiring that the applicant gain approval from the Planning Department for the proposed property line adjustment prior to the issuance of a building permit for vertical construction.

FINDINGS AND CONCLUSIONS

Staff has reviewed the applicant's findings and conclusions (Exhibits G and H) and recommends the Commission adopt the findings as submitted.

ACTION TAKEN

Adopted the findings as recommended by staff and directed staff to draft the Final Order of AC-16-095/E-16-120 per the staff report dated October 28, 2016, including Exhibits A through N.

EXHIBITS

- A-1** Conditions of Approval drafted November 4, 2016.
- B** Site Plan received September 23, 2016.
- C** Drainage Detention & Treatment Plans (1 of 3) received July 27, 2016.
- D** Landscape Plan received September 23, 2016.
- E** Elevation Plans (1 of 4) received July 27, 2016.
- F** Floor Plans (1 of 13) received July 27, 2016.
- G** Applicant's Narrative and Questionnaire (site plan) received September 23, 2016.
- H** Applicant's Narrative and Questionnaire (Exception) received September 28, 2016.
- I** Public Works staff report received October 25, 2016.
- J** Medford Water Commission memorandum received October 19, 2016.
- K** Medford Fire Department report received October 19, 2016.
- L** Rogue Valley Metropolitan Planning Organization (RVMPO) email received October 6, 2016.
- M** Rogue Valley Sewer Services (RVSS) report received October 21, 2016.
- N** Agricultural Impact Assessment received July 27, 2016.
Vicinity map

SITE PLAN AND ARCHITECTURAL COMMISSION

Jeff Bender, Chair

SITE PLAN AND ARCHITECTURAL COMMISSION AGENDA:

November 4, 2016
November 18, 2016

EXHIBIT A-1

**Orchard Glen Estates Phase 3
AC-16-095/E-16-120
Conditions of Approval
November 4, 2016**

CODE REQUIRED CONDITIONS

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

- 1. Comply with all conditions stipulated by Medford Public Works Department (Exhibit I).**
- 2. Comply with all conditions stipulated by the Medford Water Commission (Exhibit J).**
- 3. Comply with all requirements of the Medford Fire Department (Exhibit K).**
- 4. Comply with all conditions of the Rogue Valley Sewer Service (RVSS (Exhibit M).**
- 5. Provide staff with a Deed Declaration identifying the maintenance and care responsibilities for the agricultural buffer consistent with the requirements outlined in MLDC 10.801(D)(c).**
- 6. Gain approval from the Planning Department for the proposed property line adjustment.**



Site Plan and Architectural Commission

Minutes

From Public Hearing on November 4, 2016

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

Jim Quinn, Acting Chair
Bill Chmelir
Tim D'Alessandro
Bob Neathamer
Marcy Pierce
Curtis Turner
Rick Whitlock
Dick Gordon, City Council Liaison

Staff Present

Kelly Akin, Interim Planning Director
Eric Mitton, Senior Assistant City Attorney
Doug Burroughs, Public Works/Eng Development Services Manager
Dustin Severs, Planner II
Debbie Strigle, Recording Secretary

Commissioners Absent

Jeff Bender, Chair
Jim Catt

10. Roll Call.

20. Consent Calendar/Written Communications.

20.1 AC-16-102 Final Order for the development of a storage unit facility consisting of 157,060 square feet of storage buildings, and 3,874 square feet for proposed office space with a caretaker's residence, on 6.39 acres located at 4843 Helo Drive within the Heavy Industrial (I-H) zoning district. (Jim/Jodi Salyer, Applicants; Douglas Day, Agent).

Motion: Adopt the consent calendar.

Moved by: Commissioner Neathamer

Seconded by: Commissioner Whitlock

Voice Vote: Motion passed, 7-0.

30. Minutes.

30.1 The minutes for the October 21, 2016, meeting, were approved as submitted.

40. Oral and Written Requests and Communications. None.

50. Public Hearings.

Eric Mitton, Senior Assistant City Attorney, read the rules governing the public hearings.

New Business.

50.1 AC-16-095/E-16-120 Consideration of Orchard Glen Estates Phase 3, a proposed 57-unit multi-family development composed of five three story buildings, along with an Exception requesting a right-of-way reduction, on 2.02 gross acres located at 2686 West Main in the C-H (Heavy Commercial) zoning district. (Orchard Glen Estates, LLC, Applicant; Dennis Hoffbuhr, Agent).

Acting Chair Quinn asked for any potential conflicts of interest or ex-parte communications. There were none.

Dustin Severs, Planner II, gave a PowerPoint presentation of the October 28, 2016, Staff Report. He added the applicant would be applying for an easterly lot line adjustment. This needs to be added as number six to the Conditions of Approval. Staff recommended approval.

Commissioner Whitlock wanted to know if Public Works had any concerns with the exception request. Mr. Severs answered that Mr. Burroughs did not seem to have any objections.

Commissioner Whitlock questioned whether the lack of a fence between the proposed apartments and abutting pear orchard would prohibit trespass. Mr. Severs said he believed it was the intent of the orchard owners to install a fence on the orchard property. He added the fence would not be something the city would regulate since it would be under the jurisdiction of the county.

Commissioner Whitlock asked if MLDC §10.801(D)(2) removes the obligation for a fence, does this Commission have the ability to impose that requirement? Eric Mitton, Senior Assistant City Attorney, replied that reading the adjacent land language, it would be a tough decision to legally back up the requirement for a fence in this case.

Commissioner D'Alessandro wanted to know how this project ended up with a little section of public street and the other phase with a private drive. Mr. Severs gave a lengthy explanation saying there had been a procedural error a few years back.

Commissioner Whitlock asked if there were specific plans to develop the private drive in the near future. Mr. Severs said he thought it might be currently under construction and under the discretion of the developer.

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

a) Dennis Hoffbuhr, agent for the applicant, gave some background on the project. He said the fence issue is one the applicant needs to resolve with Bear Creek Orchards. Mr. Hoffbuhr stated there would be a security fence built at the very least.

Commissioner Whitlock wanted to know the status of the private drive. Mr. Hoffbuhr stated it was currently under construction and would be completed with phase two of the project.

Commissioner Neathamer inquired if there was any intent of the applicant to dedicate the private drive after construction. Mr. Hoffbuhr answered that it is intended to remain a private drive.

Mr. Hoffbuhr reserved time for rebuttal.

The public hearing was closed.

Motion: Adopt the findings as recommended by staff and direct staff to prepare a Final Order of approval for AC-16-095 and E-16-120 per the Staff Report dated October 28, 2016, including Exhibits A through N, and including the following:

- add Condition of Approval #6 that the applicant shall apply for a property line adjustment prior to the issuance of the first building permit for vertical construction.

Moved by: Commissioner Neathamer

Seconded by: Commissioner Chmelir

Roll Call Vote: Motion passed, 7-0

50.2 AC-16-108 Consideration of plans for the development of a 37,721 square foot, single-story, 40-unit memory care facility located on a 7.9 acre property west of the terminus of Misty Lane, west of the terminus of Honor Drive, and north and east of the intersection of Village Center Drive and Meadow View Drive, within the Rogue Valley Manor. The subject site is located in a SFR-4 /PD (Single Family Residential, four dwelling units per gross acre with Planned Unit Development Overlay) zoning district. (Chris Dalengas, Applicant; John Tamminga, Agent).

Acting Chair Quinn asked for any potential conflicts of interest or ex-parte communications. There were none.

Kelly Akin, Interim Planning Director, gave a PowerPoint presentation of the October 28, 2016, Staff Report. Staff recommended approval.

Commissioner Chmelir asked why the parking was limited. Ms. Akin explained that decision had come out of the appeal hearing. She assumed it had to do with the amount of impacts on the neighbors and volume of traffic.

Commissioner D'Alessandro wanted to know what the purpose for the conditioning of the buffer wall was. Ms. Akin said she believed it had to do with the comments made by neighbors and mitigation between the two uses.

Commissioner Whitlock asked legal counsel that since City Council was the one that imposed the specific conditions for the buffer wall and parking restrictions; would this Commission have the authority to make their own decisions and modify those conditions? Mr. Mitton replied that because City Council had specific requirements, he believes this Commission does not have the authority to unilaterally disagree with Council's previous conditions under the Planned Unit Development (PUD).

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

a) Brian McLemore, Pacific Retirement Services, stated overall they are in concurrence with the Staff Report. He said their only issue is with the construction of the wall. Mr. McLemore said they are concerned about installing it all at once rather than just the north portion as they proposed. He explained they are going to develop the site to the south and east at some point in the future and will need access to the site at that time. He noted they had held a neighborhood meeting and the neighbors had concerns about building an eight foot wall in their back yards or just off their back fences.

Commissioner Chmelir asked Mr. McLemore if he was okay with the limited parking. Mr. McLemore said he was okay with it as long as the golf cart parking was not included in the overall parking count. He commented they would make it work.

Mr. McLemore requested time for rebuttal.

Commissioner D'Alessandro asked Mr. Mitton how he felt about the phasing from a legal standpoint. Mr. Mitton answered he did not have the 1998 decision in front of him but said the Commission couldn't go directly contrary to anything, but if that was simply a matter that was silent as part of the 1998 proceeding, then he thought the Commission would have the normal discretion to address phasing as with any other application.

b) David Thanes and Susan Waterman, Medford, spoke in opposition of the wall. Mr. Thanes said he did not have any objection to the building itself. Ms. Waterman commented it negatively impacts their ability to see the mountains and views, and also believes it affects their property value. She had concerns about how any movement of soil would impact their backyard and pool.

c) Clint Jones, Medford, requested that the record be kept open so he could present written evidence regarding his position on this development. His concerns were regarding compatibility and traffic impacts. He stated that no traffic impact study had been done.

d) Richard Beck, Medford, had a drainage concern.

Commissioner Whitlock explained there is a proposed bio-swale. The concept is that water would be detained on the property and released through engineering at the same rate as currently exists. There would be no more water going off the site than there is currently.

Commissioner Neathamer pointed out the conditions of approval requires a drainage plan to identify those issues and meet those requirements.

e) John Newell, Medford, stated his main concern is that Misty Lane and Honor Drive do remain closed except for emergency vehicle purposes only.

Mr. McLemore clarified that a complete traffic analysis had been done on this project when the PUD was amended in 1998. He also stated that Rogue Valley Manor currently has a memory care facility but they are simply relocating it from its current location down the hill and adding about ten more beds. Mr. McLemore said emergency vehicles do come up to the Manor but they do not use the back emergency gate, they come up Mira Mar or Ellendale. He added that no helicopters land at the facility.

Commissioner Neathamer asked Mr. McLemore how he felt about the wall. Mr. McLemore said they are not big fans of the wall but one of the great hallmarks of the Manor is the fantastic job the team has done on the landscaping. He commented they feel they can create a buffer that is individual to each resident and that has been their spirit of cooperation with the neighbors over the years.

Commissioner Neathamer asked if Mr. McLemore was considering requesting an amendment. Mr. McLemore answered they are currently in the process of putting together a PUD amendment.

Commissioner Neathamer commented that it seemed to him that if there was some way to resolve this wall in other ways to buffer with the neighbors, it would be more desirable. Mr. McLemore stated he agreed and gave a brief description of their plans for cleaning everything up at one time.

Commissioner Neathamer asked what the process would be to amend, and get rid of, the requirement for the wall. Ms. Akin responded by referring to Exhibit R in the agenda packet, City Council's findings and decision. She said the Planning Commission is the approving authority for revisions to PUD's and they would be the appropriate body to come back to and consider the Council's direction. Ms. Akin added that this Commission does not have the ability to amend the wall requirement. Mr. Mitton concurred with Ms. Akin.

f) Ms. Waterman returned to the podium and said she did not feel her question earlier had been answered regarding the movement of soil and if a geological survey had been done.

The public hearing was closed.

The public hearing was re-opened and left open.

Motion: Continue this hearing to the November 18, 2016, meeting and leave the public record open.

Moved by: Commissioner Whitlock Seconded by: Commissioner Neathamer

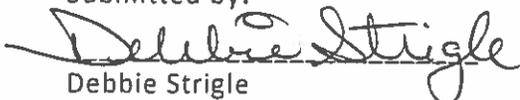
Roll Call Vote: Motion passed, 7-0

60. Written Communications. None.

70. Unfinished Business. None.

80. New Business. None.
90. Report from the Planning Department.
90.1 Ms. Akin stated there is business scheduled for the November 18th and December 2nd meetings.
90.2 Ms. Akin stated that on November 3rd at City Council there had been talk on food carts and legislative history. Planning has no business scheduled before City Council on November 17th.
90.3 Ms. Akin announced that Matt Brinkley will be the new Planning Director. He will start on January 3, 2017.
100. Messages and Papers from the Chair. None.
110. Propositions and Remarks from the Commission. None.
120. City Council Comments.
120.1 Councilmember Gordon asked Mr. Mitton if City Council, on its own, could move to re-consider the 1998 decision they made in the modification and if so, could they re-review the 1998 decision that made the modifications directly. Mr. Mitton answered he would do some research on it.
120.2 Councilmember Gordon wished Commissioners Turner and D'Alessandro lots of support as they run for City Council positions.
130. Adjournment
130.1 The meeting was adjourned at approximately 1:20 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

Jeff Bender
Site Plan and Architectural Commission Chair

Approved: November 18, 2016

BEFORE THE MEDFORD SITE PLAN AND ARCHITECTURAL COMMISSION

STATE OF OREGON, CITY OF MEDFORD

IN THE MATTER OF SITE PLAN AND ARCHITECTURAL COMMISSION)
FILE AC-16-108 APPLICATION FOR PROJECT REVIEW SUBMITTED) ORDER
BY CHRIS DALENGAS)

AN ORDER granting approval of plans for the development of a 37,721 square foot, single-story, 40-unit memory care facility located on a 7.9 acre property west of the terminus of Misty Lane, west of the terminus of Honor Drive, and north and east of the intersection of Village Center Drive and Meadow View Drive, within the Rogue Valley Manor. The subject site is located in a SFR-4 /PD (Single Family Residential, four dwelling units per gross acre with Planned Unit Development Overlay) zoning district.

WHEREAS:

1. The Site Plan and Architectural Commission has duly accepted the application filed in accordance with the Land Development Code, Section 10.285.
2. The Site Plan and Architectural Commission has duly held public hearings on the matter of an application of plans for the development of a 37,721 square foot, single-story, 40-unit memory care facility located on a 7.9 acre property west of the terminus of Misty Lane, west of the terminus of Honor Drive, and north and east of the intersection of Village Center Drive and Meadow View Drive, within the Rogue Valley Manor. The subject site is located in a SFR-4 /PD (Single Family Residential, four dwelling units per gross acre with Planned Unit Development Overlay) zoning district, with public hearings a matter of record of the Site Plan and Architectural Commission on November 4, 2016, and November 18, 2016.
3. At the public hearings on said application, evidence and recommendations were received and presented by the Planning Department staff; and
4. At the conclusion of said public hearings, after consideration and discussion, the Site Plan and Architectural Commission, upon a motion duly seconded, granted approval and directed staff to prepare a final order with all conditions and findings set forth for the granting of approval.

THEREFORE LET IT BE HEREBY ORDERED that the application of Chris Dalengas stands approved subject to compliance with the conditions stated in the Revised Staff Report dated November 11, 2016.

AND LET IT FURTHER BE OF RECORD that the action of the Site Plan and Architectural Commission approving this application is hereafter supported by the following findings:

FINAL ORDER AC-16-108

- (a) That the proposed development, with the conditions of approval, complies with the applicable provisions of all city ordinances as determined by the staff review.
- (b) That the proposed development is compatible with uses and development that exist on adjacent land, based upon information provided in the Applicant's Questionnaire and presented at the public hearings.

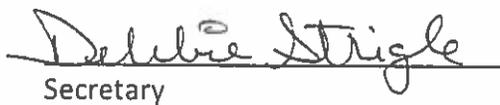
BASED UPON THE ABOVE, it is the finding of the Medford Site Plan and Architectural Commission that the project is in compliance with the criteria of Section 10.290 of the Land Development Code.

Accepted and approved this 18th day of November, 2016.

MEDFORD SITE PLAN AND ARCHITECTURAL COMMISSION

Site Plan and Architectural Commission Chair

ATTEST:


Secretary



REVISED STAFF REPORT

for a Type-C quasi-judicial decision: **Site Plan Review**

PROJECT Rogue Valley Manor Memory Care Center
 Applicant: Chris Dalengas; Agent: John Tamminga

FILE NO. AC-16-108

TO Site Plan and Architectural Commission *for November 18, 2016 hearing*

FROM Kelly Akin, Principal Planner *h*

DATE November 11, 2016

BACKGROUND

Proposal

Consideration of plans for the development of a 37,721 square foot, single-story, 40-unit memory care facility located on a 7.9 acre property west of the terminus of Misty Lane, west of the terminus of Honor Drive, and north and east of the intersection of Village Center Drive and Meadow View Drive, within the Rogue Valley Manor. The subject site is located in a SFR-4 /PD (Single Family Residential, four dwelling units per gross acre with Planned Unit Development Overlay) zoning district.

Subject Site Characteristics

Zoning SFR-4 with P-D zoning overlay
 GLUP UR (Urban Residential)
 Use Vacant

Surrounding Site Characteristics

North	SFR-4	Single Family Residential
South	SFR-4	Single Family Residential
	SFR-4/ PD	Rogue Valley Manor duplex units
East	SFR-4	Single Family Residential
West	SFR-4/ PD	Rogue Valley Manor triplex units

Related Projects

PUD-84-003 Rogue Valley Manor Planned Unit Development
 PUD-98-023 Rogue Valley Manor Planned Unit Development Expansion

Applicable Criteria

Medford Land Development Code (MLDC) §10.290

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 development 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.

Corporate Names

Rogue Valley Manor is the owner of this property. The Oregon Secretary of State Business Registry lists Sarah Lynch as the Registered Agent, Sue Kupillas as President and Ray Heysell as Secretary.

ISSUES AND ANALYSIS

November 4, 2016 Meeting

On November 4, 2016, the Site Plan and Architectural Commission held a public hearing on this application. Testimony was received from adjacent property owners regarding the buffer wall that was required as part of the City Council decision on the 1998 appeal of the related PUD-98-023. Several abutting property owners stated that they were against the construction of the wall. The applicant stated that they intend to amend the PUD in the near future and will include a request to revise the required buffer wall.

The Commission also heard testimony from a Misty Lane resident, Mr. Clint Jones. Mr. Jones expressed concern about compatibility, traffic impacts and the proposed emergency gate at the end of Misty Lane. He stated that no traffic impact study had been done. Mr. Jones requested that the record remain open so that he could present written evidence regarding his position on the proposal.

The hearing rules state that the Commission can keep the record or continue the public hearing. Staff explained that if the hearing is closed and the record kept open the effect is a month delay in the Commission's decision. Additionally, the Commission would be unable to ask questions of those that submit written testimony because the hearing would be closed. Staff recommended that the public hearing be continued to

the next meeting. It was the decision of the Commission to continue the public hearing to November 18, 2016.

New Evidence Submitted

Since the public hearing of November 4, 2016, the following evidence has been added to the record:

Exhibit S: Letter from Gregory Hathaway, Hathaway Koback Connors LLC, attorney for the applicant. Mr. Hathaway's letter explains SPAC's authority to consider the construction of the buffer wall in two phases is consistent with the PUD decision.

Exhibit T: Submitted by Carl Bartlett, a letter dated September 10, 1998, regarding the proposed three-tier approach to traffic mitigation. This letter was part of the 1998 PUD revision proceeding.

Exhibit U: A portion of the applicant's findings from the 1998 Planning Commission decision on PUD-98-023 as modified by the City Council on appeal was added to the record by staff. The excerpt demonstrates that a traffic study was completed. (The three-tiered approach to addressing traffic impacts was affirmed by LUBA in 2001.) The proposed use was contemplated as a part of the approved PUD and was not included in the non-permitted uses (hotels, retail and offices) that are subject to the 138 peak hour trip cap.

No additional written evidence has been received by staff. No other revisions were made to this report.

Project History

The original planned unit development (PUD 84-3) approval was granted in 1984. On March 14, 1991, the Planning Commission approved a major revision to the PUD resulting in a 195.6 acre configuration to include up to 1053 dwellings and various amenities, the most notable of which was a 9-hole golf course.

On April 28, 1994, the Planning Commission approved a revision to the PUD which increased the project area to 213.3 acres and 1096 dwelling units. The 1996 revised PUD, approved in 1997, included some internal revisions and the addition of an existing residence resulting in a 213.8-acre project with 1097 dwelling units approved.

In September 1998, the Planning Commission considered and approved a revision of the Planned Unit Development, which included a 25.2-acre expansion of the project. The decision of the Planning Commission was appealed to the City Council. In the appeal decision (Resolution 1998-249 – Exhibit "R"), the City Council modified the Commission approval by revising a condition of approval. The revision changed the required setback

of the subject facility to the PUD project boundary from 100 feet, as conditioned, to 50 feet.

Proposed Memory Care Facility Site Plan (Exhibit D)

The subject memory care facility is considered Phases 20 & 14 of the Rogue Valley Manor PUD. The site consists of a total of 7.9 acres. Ingress and egress is located at three separate points; one on the west side of the site that connects to Village Center Drive, one on the south that intersects with Village Center Drive, and on the northeast corner of the site that links to Misty Lane. Subject to the approval of the Revised PUD (PUD-98-23) the connection to Misty Lane, which is a public street, shall be gated and used for emergency access only.

Generally, the facility improvements consist of a one-story, 37,721 square foot building, a 42-space parking lot, site landscaping, and on-site pedestrian pathways on the south, east and north sides. The subject building coverage is 10.9% of the total 7.9 acre site. It should be noted that there is a Phase 2 pad site located at the southeast corner of the property. The total landscape area of the site is 246,305 square feet, which is almost 71.5 % of the site. As noted above, a portion of this non-irrigated landscape area will be utilized for Phase 2 of the facility.

Parking

The site plan demonstrates that there are a total of 42 parking spaces proposed for the development. The approved 1998 Revised PUD included a condition that required the subject facility to be single-story, set back no less than 50 feet from the PUD boundary, and provide no more parking than the minimum required by code.

The applicant has sent correspondence regarding facility parking needs for employees. MLDC Section 10.743 requires 1 stall per 7 residents, and 1 stall per employee on the largest shift as the minimum requirement for parking. The Applicant has submitted e-mail correspondence regarding the number of employee parking needed for the facility (Exhibit Q).

There are a total of 17 employees on the morning shift and 13 employees on the evening shift. However, there is also a time where these shifts overlap in a hand-off period, when the evening shift arrives slightly before shift and the morning shift leaves when the shift is complete. Thus, 30 spaces are needed to address employee parking. There is one patient per room, thus the minimum code requirement for visitor parking stalls is six. Per condition number 12 of the approval of PUD-98-023, the maximum number of parking spaces should be no greater than 36. Staff has included a condition of approval limiting the parking spaces for Phase 1 to 36 spaces.

All proposed drive aisles are two-way and meet or exceed the 24-foot width requirement of the MLDC. Each parking bay is generally surrounded by an ample amount of landscaping and meets code requirements for parking lot interior landscaping.

Landscaping

The applicant has submitted a landscape plan that can be found to comply with the requirements of MLDC Sections 10.746, pertaining to parking lot landscape planters, and with Section 10.780 regarding site landscaping. As previously noted, the 7.9 acre site contains a total of 246,305 square feet of landscaping area, which almost is 72% of the site area. There is a total of 172,000 square feet of landscaping that will be seeded with native grasses and non-irrigated. Generally, the areas seeded with native grass will be utilized for the development of Phase 2. Thus, within Phase 1 of the development, there is a total of 74,305 square feet of landscaping area. Of the Phase 1 landscape area, there is a total of 17,256 square feet of lawn area, which is 23.2% of the total landscape area. Per the MLDC, institutional uses are permitted up to 30% of the landscaping area to be of high water use; multi-family uses may have up to 40% high water use landscape area. There are several areas of annual color beds, located near the front entry, in the landscape ellipse in the drive aisle and at the northwest entry. Even if these areas were included as high water use, the percentage would remain well below the maximum allowed by code.

It appears that a few of the planter islands on the south side of the development will need to be augmented with structural soil to meet soil volume requirements of the MLDC for trees to ensure proper growth of the selected trees. A condition of approval has been included requiring the applicant to include structural soil underneath pavement for the parking lot trees, if required by the MLDC. The applicant can provide needed revisions to the landscape plan on the construction set submitted for building permit.

Elevations

The single story building is well articulated. Generally the building could be described as having both a strong craftsman style and prairie style character. The roof architecture possesses hip roof construction, though there are gable elements as well. The roof is covered with a medium-gray asphalt shingle and has large overhangs with low slopes. The combination of different roof construction along with varying roof heights provides dynamic and visually interesting roof architecture. The exterior façade of the building will have a mix of materials that integrates well with the surrounding built environment.

The building architecture is four-sided. High-quality exterior finishing will extend around the entire perimeter of the building. Façade materials on the front elevation (west)

include wood beams, wood composite siding, dry stack stone, brick, lap siding, wide plank siding and cementitious trim elements. The building generally carries the same materials to the side elevations with exception of the dry stack stone. The rear side of the building (east elevation) encompasses both wide plank and lap siding elements, which are different in color. The rear elevation is further articulated by cementitious trim elements and numerous windows. Combined, the various elements effectively break up the rear façade of the building.

Concealments

HVAC & Trash Enclosure Screening

HVAC units will not be visible from streets, parking areas or pedestrian pathways. The building floor plan identifies where the trash receptacle is located. There is a service loading dock to the right of main lobby and reception area. Immediately to the left the service bay is an area for trash disposal that is located within building and under roof.

Dedications and Public Improvements

Sanitary Sewer

This site lies within the City of Medford Sewer Service Area. The Developer shall provide one separate individual service lateral to the site or ensure the site is served by an existing service lateral. Any unused laterals adjacent and stubbed to the development shall be capped at the mainline. A conditional of approval is included requiring the applicant to comply with the Public Works Report dated October 12, 2016 (Exhibit M).

Water

The Staff Memo from the Medford Water Commission (MWC) notes that planning, design and construction will be done in accordance with MWC regulations governing water service and standards for water facilities, fire protection systems and backflow prevention devices. The installation 8-inch water line is required from the intersection of Village Center Drive and Meadow View Drive through the paved travel way which terminates at the northerly end of Village Center Drive. The full listing of conditions is provided the MWC memo dated October 12, 2016. A condition of approval has been included requiring the applicant to comply with the Water Commission Staff Memo (Exhibit N).

Phasing

The subject site plan represents the first of two phases proposed by the applicant. As a condition of approval of PUD-92-023, the Commission stipulated that the facility construct a wall, along with vegetative berm (Exhibit L) on the northwest, east and southeast boundaries of the site area. The applicant's site plan appears to show

construction of the northwest wall with Phase 1. The site plan notes that the east wall and southeast wall will be constructed with the development of Phase 2.

The approval of the PUD did not contemplate that the facility would be constructed in phases. Therefore, no timing provisions were given regarding the construction of screening mitigation. As such, staff has provided a condition of approval requiring the buffer wall and vegetative landscape berm on all three sides with Phase 1 development. The Applicant shall revise plans submitted for building permit to reflect the construction of mitigation improvements with Phase 1 of the development.

It should be noted the developer indicated that some surrounding neighbors have expressed concern about the construction of the 8-foot wall. The developer has indicated to staff that they may seek an amendment to the PUD to address stipulated buffer requirements. Should the developer seek an amendment to the PUD to revise mitigation requirements, a public hearing before the Planning Commission must be held.

In summary, staff has conditioned that the improvement of the entire buffer wall and full length of vegetated landscape berm shall be constructed with Phase 1. However, should a subsequent PUD amendment approval change the buffering standard of the development, such future standard would apply. Regardless of the phasing an emergency access gate shall be constructed at the terminus of the private drive at Misty Lane with the development of Phase 1.

Committee Comments

No comments were received from a committee such as BPAC.

FINDINGS OF FACT

MLDC 10.290

1. *The proposed development is compatible with uses and development that exist on adjacent land;*

The Commission can find that there is sufficient evidence contained in the Applicant's Narrative along with submitted exhibits and the Staff Report to determine that the proposal is compatible with the uses and development on adjacent land.

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.*

The Commission can find that the proposal can be made to comply with the applicable provisions of the Code with the imposition of conditions of approval contained in Exhibit "A". No Exception has been requested or is required.

RECOMMENDED ACTION

Adopt the findings as recommended by staff and adopt the final order for approval of AC-16-108 per the Revised Staff Report dated November 11, 2016, including Exhibits A through U.

EXHIBITS

- A Conditions of Approval dated October 28, 2016.
- B Applicant's Narrative and Code Compliance checklist; received August 22, 2016.
- C Site Plan Coversheet; received August 22, 2016.
- D Site Plan; received August 22, 2016.
- E Floor Plan; received August 22, 2016.
- F Roof Plan; received August 22, 2016.
- G Project Elevations; received August 22, 2016.
- H Façade Materials; received August 22, 2016.
- I Landscape Plans; received August 22, 2016.
- J Lighting Plan; received August 22, 2016.
- K Utility & Grading Plans; received August 22, 2016.
- L Exhibit "Z2" of PUD-98-023, buffer wall and vegetative berm standard.
- M Medford Public Works Department Staff Report dated October 12, 2016.
- N Medford Water Commission Memorandum, dated October 12, 2016.
- O Medford Fire Department Report, prepared October 7, 2016.
- P City of Medford Building Department Memo, dated October 12, 2016.
- Q Applicant correspondence regarding maximum number of employees, received October 24, 2016.
- R Resolution 1998-249, appeal decision and approval of PUD-98-023, including PUD conditions of approval, dated November 5, 1998.
- S Letter from Hathaway Koback Connors, LLP received November 10, 2016
- T Letter dated September 10, 1998, submitted by Carl Bartlett on November 7, 2016
- U Rogue Valley Manor Supplemental Information dated June 25, 1998 (from PUD-98-023 Revision)

Vicinity Map

SITE PLAN AND ARCHITECTURAL COMMISSION AGENDA:

**NOVEMBER 4, 2016
NOVEMBER 18, 2016**

EXHIBIT A

Rogue Valley Manor Memory Care Facility Site Plan

AC-16-108

Conditions of Approval

October 28, 2016

CODE CONDITIONS

1. The applicant shall:
 - a. Comply with the Public Works Staff Report dated October 12, 2016 (Exhibit "M");
 - b. Comply with the Medford Water Commission Staff Memo dated October 12, 2016 (Exhibit "N");
 - c. Comply with the Fire Department Report, prepared October 7, 2016 (Exhibit "O").
2. Where required, the applicant shall provide structural soils under hardscape areas in accordance with Section 10.780G(10)(a) of the MLDC.
3. Prior to issuance of building permit, the Applicant shall submit, and received approval from the Planning Department, a Final PUD Plan for the Memory Care Facility.
4. All previous conditions of approval for the Rogue Valley Manor Planned Unit Development, Application PUD-98-023, remain in full effect (Exhibit "R").

DISCRETIONARY CONDITIONS

5. Unless otherwise modified by a future amendment to the Rogue Valley Manor PUD, the applicant shall comply with Exhibit "Z2" of PUD 98-023 by constructing all required bufferyard mitigations with Phase 1 of the development. Plans submitted for Phase 1 building permit shall include all required mitigation improvements.
6. As required by Condition # 12 of PUD-98-023, based on the number of employees and residents of the facility, the parking for Phase 1 of the development shall not exceed 36 spaces. The applicant shall provide a revised site plan for the Phase 1 building permit reflecting a total of 36 spaces.

CITY OF MEDFORD
EXHIBIT # "A"
File # AC-16-108

RECEIVED

AUG 22 2016

PLANNING DEPT.

ROGUE VALLEY MANOR-MEMORY CARE

LAKE VILLAGE DRIVE - MEDFORD OR 97504



SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION- #PA-16-56

08-19-2016

ARCHITECTURE
INTERIORS
URBAN DESIGN
BRANDING

Ankrom Moisan Architects
Portland & Seattle

6720 SW Macadam Ave
Suite 100
Portland, OR 97219
503.245.7100

1505 5th Ave
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Seattle, WA 98101
206.576.1600

ankrommoisan.com

CITY OF MEDFORD
EXHIBIT # 13^A
File # AC-16-108

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3/19/2016

ROGUE VALLEY MANOR-132807

RECEIVED

AUG 22 2016

PLANNING DEPT.

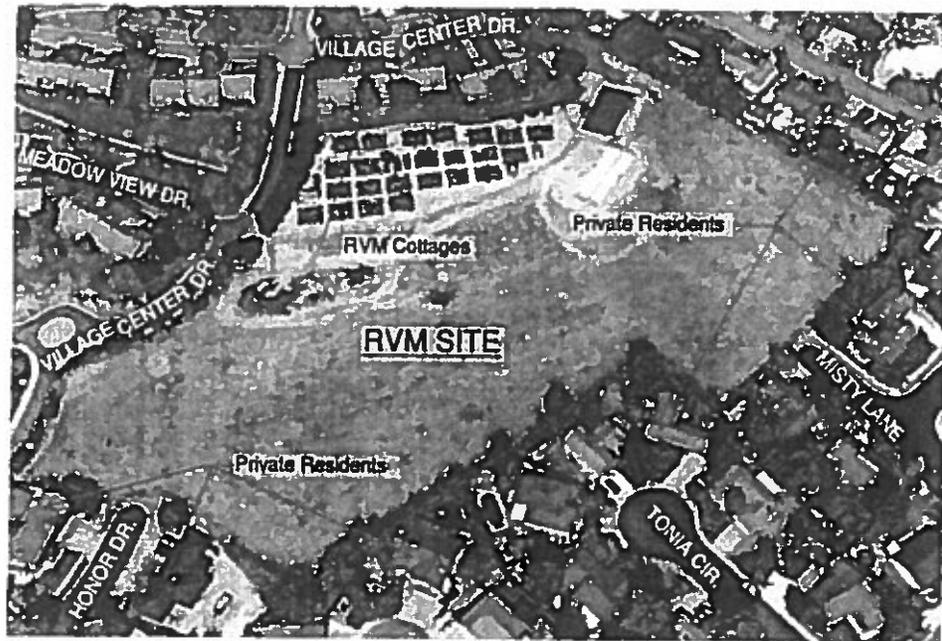
APPLICANT QUESTIONNAIRE

Section1- Narrative

Section 2- Compattibility: Criterion No.1

- 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).

Private Residential, Mid-Century 1 & 2 Story homes
 Rogue Valley Manor facility cottages, 1 to 2 Story homes



- B. Describe the building architecture and exterior treatments in your proposal, and how they fit with and complement adjacent buildings and development.
- The building architectural style would be similar to craftsman and Prairie style architecture with large overhangs and low slope roofs. Materials and colors would keep in with the overall campus theme and neighborhood. The building would be a one story structure with courtyards and outdoor walkways.
- 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

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Guidelines are a helpful reference, and can be found on the city website, and the Planning Department.

The design of the memory care facility will have many breaks in the façade so that each area has a unique feel. Careful consideration has been given to the long facades. Introduction of projections bays and dormer roofs to to emphasize different changes in wall and roof planes.

PUD-98-23 identifies a 50' setback and a 1 story building 35 feet in height per city council decision on NOV 12 1998.

- 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.
- If the site lies within 600-ft 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.

The placement lies within the campus site. The facility would have pedestrian friendly paths, benches and landscape areas. The campus itself has private streets all w/ sidewalks and an internal bus system.

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

The pedestrian facilities are provided in a loop pathway/sidewalk system around the building. The paths follow the streets & parking lot layout and diverge into landscape areas where available to give a continuous system for walking and jogging. Along the pathways there are two drinking fountains and four bench locations. The pathsays/sidewalks provide direct access to the building doors & service areas.

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

The proposed facility lies within the campus site. The facility would have pedestrian friendly paths, benches and landscape areas. The campus itself has private streets all w/ sidewalks and internal bus system.

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

There are no existing trees on site within the construction limit lines. However, two trees will be removed on the south end of the site to facilitate the widening of the entrance driveway.

- 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.

The Bio-Retention facilities will be planted with indigenous species suitable for the purpose of aiding in the settlement of suspended particulates & in the recharging of ground water. See sheet L-4 for the Bio-Retention plant list. Plantings will be in accordance with the Rogue Valley Stormwater Quality Design Manual.

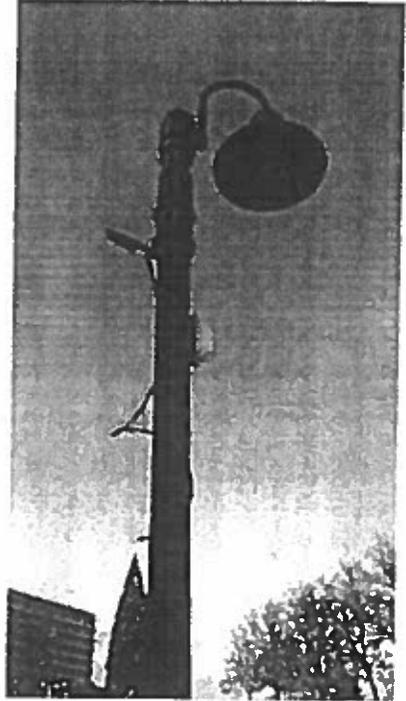
- I. Describe how your proposed landscaping design will enhance the building and other functions on the site.

Graded back slopes & cut slopes will be landscaped with trees, ground covers & shrubs in a pleasing arrangement to enhance the visual appearance. Flowering & interesting foliage textures will be used. The building will receive planting of shrubs & ground covers along its foundation to soften the structure making it more almenable within the residential neighborhood. It will be planted more like the residential homes in the neighborhood.

- 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 produces glare on adjacent properties, consistent with the standard of Section 10.764.

For all the strategies glare and light trespass are of the utmost concern. What may be just uncomfortable glare for someone in their 30s can quickly become debilitating glare for someone in their 70s so carefully controlling the glare onsite is paramount. In addition, we need to be careful to control all stray light from entering into adjacent homes. This is particularly important in the homes because stray light can interrupt people's circadian rhythms causing long-term health impacts by not allowing for sufficient deep sleep at night. The site lighting for the project consists of three primary lighting types and strategies.

1. The pedestrian scale lighting will be mounted on campus interior roads at a height not to exceed 12". The fixtures will be placed to illuminate the adjacent sidewalk and roadway only. The campus standard poles will be used with a full cutoff optic recessed into the fixture



shroud so that light is eliminated above 90 degrees.

2. The single parking lot on the site will be lit utilizing a similar pole to the pedestrian but with higher output and better optical control. This is necessary in this area due to the proximity of adjacent properties. The higher optical control will allow us to dial in the exact pattern of light to conform to the shape of the parking area and reduce stray light as much as

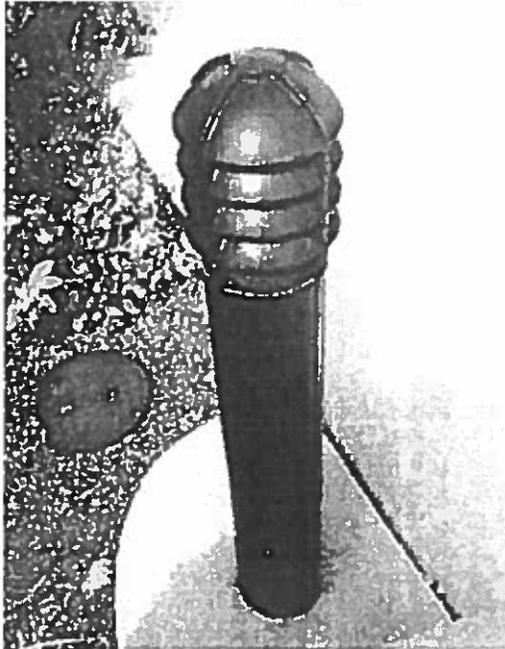
"B"
4 of 8

possible. This fixture will also be full cutoff and oriented so that the back of the fixture is



facing nearby properties.

3. The low level pathway lighting will be mounted no higher than 42 inches off the ground and will be used on the surrounding walking paths. The campus standard full cutoff bollard will



be used.

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

The signage would be per signage standards, It would be easily identified at the main entry of the site.

"B"
5 of 8

- 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)

-Perimeter wall

Per 10.732 Fencing shall not exceed 3 Ft in height in the MFR zone.

Per PUD 2-26-1998- the Fence to be 6-8 Ft in height. We are complying with PUD unless otherwise advised.

- 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.

Potential noise:

The potential noise will be primarily generated from on site building equipment: the emergency generator, on site air cooled chillers and building loading. For the emergency generator, it will be housed in a building enclosure and the exhaust will be provided with a noise dampening muffler. The air cooled chillers will be behind a screened wall or fence with a landscaping buffer. The chillers don't generate much noise and will be located more than 100' from the closest neighbor. The loading dock will only generate localized noise mostly from garbage collection.

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

The site is located on the Rogue Valley Manor Campus, a Planned Unit Development. This facility is part of a Continuing Care Retirement Community (CCRC) and adds a necessary care component to the existing growing campus. The one-story building sits below the adjacent duplex cottages as to allow them to continue to have a view east to the valley and mountains beyond. The building utilizes similar materials and exterior colors to compliment the adjacent cottages on the campus.

- O. List and explain any exceptions or modifications requested and provide reasons for such.
There are no exceptions or modifications requested at this submission.

- P. Section 10.760(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.

No relief of landscape standards are requested at this time.



Chris Dalengas, AIA
Ankrom Moisan Architects, Inc.

8.17.2016
Date

"5"
leaf 8

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

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Section II – Code Compliance: Criterion No. 2

PROJECT SITE		
	PROPOSED	REQUIRED
• Zoning District	SFR-4/PD	SFR-4/PD
• Overlay District(s)		
• Proposed Use	MEMORY CARE FACILITY	N/A
• Project Site Acreage	7.9 ACRES	
• Site Acreage (+ right-of-way)	N/A	
• Proposed Density (10.708)	5-BEDS/ACRES	
• # Dwelling Units	40	N/A
• # Employees	30	N/A

STRUCTURES		
	EXISTING	PROPOSED
• # Structures	VACANT LOT	1
• Structure Square Footage (10.710-10.721)	VACANT LOT	37,721SF

SITE DESIGN STANDARDS		
	PROPOSED	REQUIRED
• Front Yard Setback (10.710-721)	N/A	
• Side Yard Setback (10.710-721)	N/A	
• Side Yard Setback (10.710-721)	50' SETBACK	50' SETBACK
• Rear Yard Setback (10.710-721)	50' SETBACK	50' SETBACK
• Lot Coverage (10.710-721)	11%	

PARKING		
	PROPOSED	REQUIRED
• Regular Vehicular Spaces (10.743)	39	10.743- 1 STALL PER 7 RESIDENTS + 1 EMPLOYEE LARGEST SHIFT
• Disable Person Vehicular Spaces (10.746[8])	2 ADA	2 ADA
• Carpool/Vanpool Spaces (10.809)	1 VAN	1 VAN
• Total Spaces (10.743)	42	
• Bicycle Spaces (10.748)	5	4 MIN.
• Loading Berths (10.742)	N/A	N/A

0"
7 of 8

SITÉ PLAN AND ARCHITECTURAL REVIEW APPLICATION

LANDSCAPING		
	PROPOSED	REQUIRED
• Total Landscape Area (square feet)	246,305 SF	N/A
• Total Landscape Area in High Water Use Landscaping (square feet)	0	
• Total Landscape Area in High Water Use Landscaping (percentage)	0	
• Total % Landscape Coverage	71%	
• Required Organic Content (cu.yd.)	928 CU YDS	
• Frontage Landscaping (10.797)		
• Street:	VILLAGE CENTER DR.	
• Feet:	175 FT	
• # Trees:	14	7
• # Shrubs:	64	44
• Street:	MEADOW VIEW DR.	
• Feet:	471 FT	
• # Trees:	21	19
• # Shrubs:	188	118
• Bufferyard Landscaping (10.790)		
• Type:	MODIFIED	MODIFIED 1998 PUD
• Distance (ft):	328 FT	
• # Canopy Trees:	14	
• # Shrubs:	49	
• Fence/Wall:	8' TALL (328 FT)	
• Parking Area Planter Bays (10.746)		
• Type:	PERPENDICULAR	
• # Bays:	6	6
• Area:	972 SF	972 SF
• # Trees:	6	6
• # Shrubs:	23	11

STRUCTURE	
	PROPOSED
• Materials	See drawing sheet A3.02
• Colors	See drawing sheet A3.02

Please remember that the information you provide in response to the questionnaire must be included with your SPAR application submittal. Remember to sign and date your written response.

"B" Soft

ROGUE VALLEY MANOR MEMORY CARE

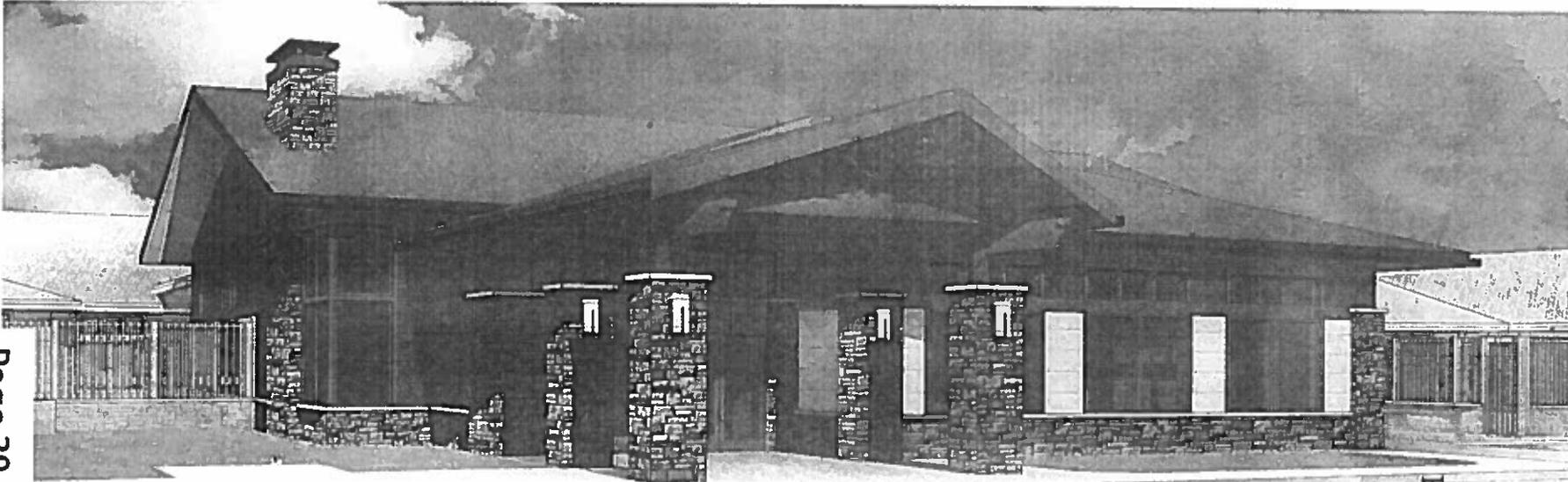
LAKE VILLAGE DRIVE MEDFORD, OR 97504

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION #PA-16-56 08-19-2016

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PLANNING DEPT.



Page 39

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CITY OF MEDFORD
EXHIBIT # 11C
File # AC-16-108



11 LEAS Community

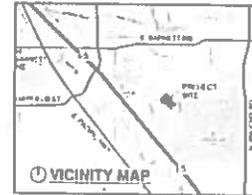


<p>1.0000 GENERAL NOTES SEE ALL NOTES ON ALL SHEETS FOR THE PROJECT.</p>	<p>1.0100 GENERAL NOTES SEE ALL NOTES ON ALL SHEETS FOR THE PROJECT.</p>
<p>1.0200 GENERAL NOTES SEE ALL NOTES ON ALL SHEETS FOR THE PROJECT.</p>	<p>1.0300 GENERAL NOTES SEE ALL NOTES ON ALL SHEETS FOR THE PROJECT.</p>
<p>1.0400 GENERAL NOTES SEE ALL NOTES ON ALL SHEETS FOR THE PROJECT.</p>	<p>1.0500 GENERAL NOTES SEE ALL NOTES ON ALL SHEETS FOR THE PROJECT.</p>

<p>1.0600 GENERAL NOTES SEE ALL NOTES ON ALL SHEETS FOR THE PROJECT.</p>	<p>1.0700 GENERAL NOTES SEE ALL NOTES ON ALL SHEETS FOR THE PROJECT.</p>
<p>1.0800 GENERAL NOTES SEE ALL NOTES ON ALL SHEETS FOR THE PROJECT.</p>	<p>1.0900 GENERAL NOTES SEE ALL NOTES ON ALL SHEETS FOR THE PROJECT.</p>
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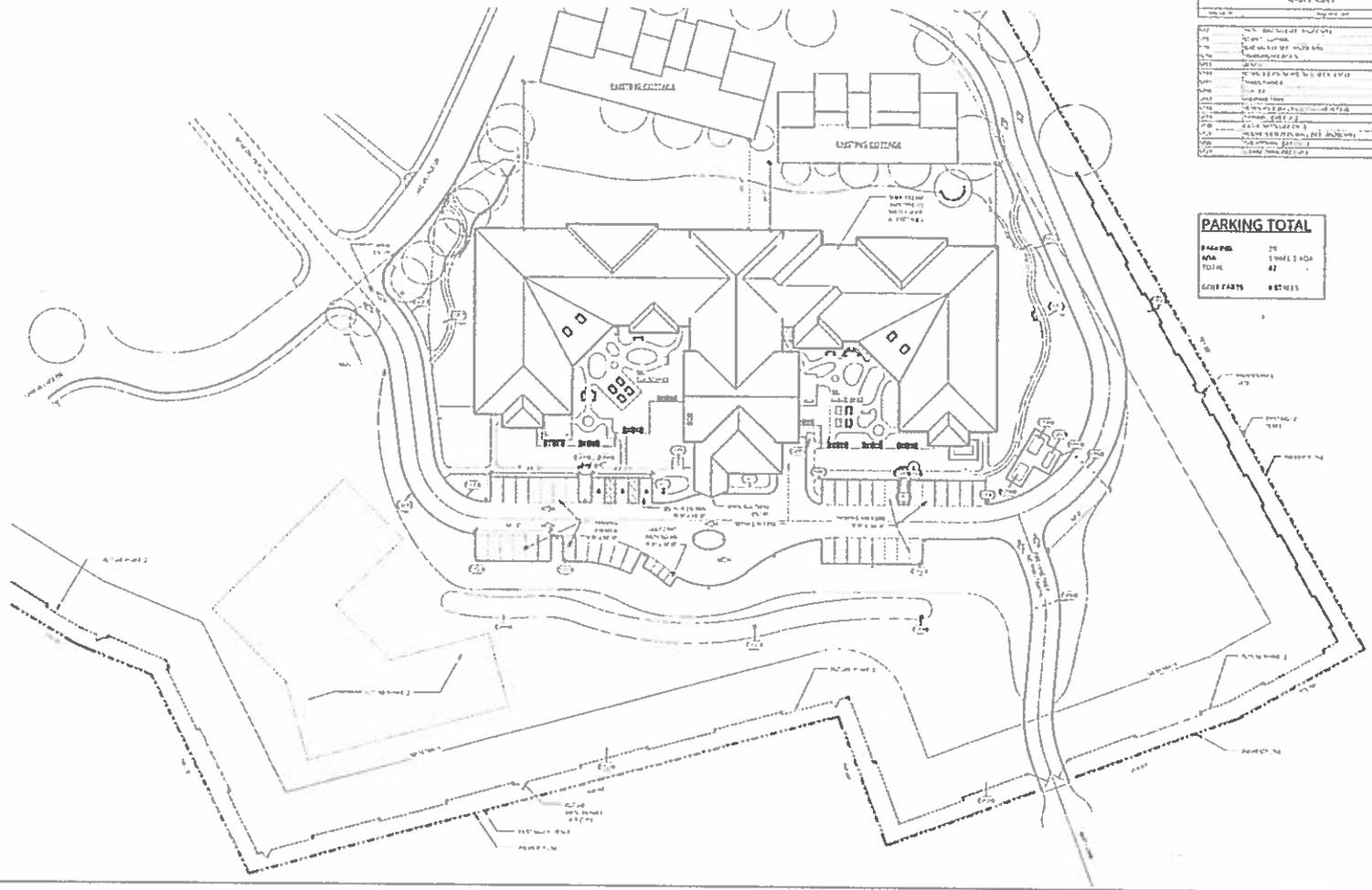
NO.	DATE	REVISION

COVER SHEET
SPAC SUBMITTAL
SCHEMATIC DESIGN

DATE	PROJECT
08-19-2016	ROGUE VALLEY MANOR
PROJECT NUMBER	132707
SCALE	G0.00

ROGUE VALLEY MANOR MEMORY CARE
LAKE VILLAGE DRIVE
PACIFIC RETIREMENT SERVICES

CITY OF MEDFORD
 EXHIBIT # 2
 File # AC-16-108

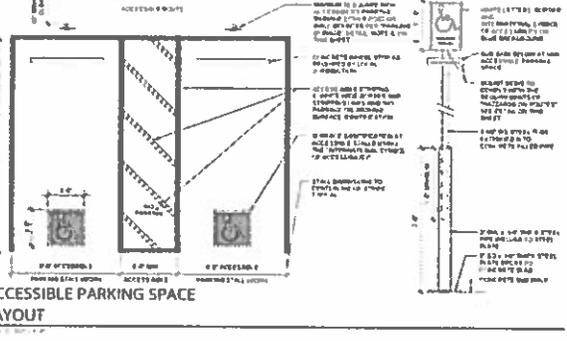


REPORT DATA	
NO.	DATE
001	08/15/2018
002	08/15/2018
003	08/15/2018
004	08/15/2018
005	08/15/2018
006	08/15/2018
007	08/15/2018
008	08/15/2018
009	08/15/2018
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013	08/15/2018
014	08/15/2018
015	08/15/2018
016	08/15/2018
017	08/15/2018
018	08/15/2018
019	08/15/2018
020	08/15/2018

PARKING TOTAL	
Page PWD	20
ADA	1 (MIN) 3 (MAX)
TOTAL	42
SOFT FIELDS	0 (MIN) 0 (MAX)

1. SITE PLAN

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 AUG 22 2018
 PLANNING DEPARTMENT



2. LAYOUT



1000 S. BULLOCK AVENUE, SUITE 100
 MEDFORD, OR 97504
 531.752.1100
 1000 S. BULLOCK AVENUE, SUITE 100
 MEDFORD, OR 97504
 531.752.1100



ROGUE VALLEY MANOR MEMORY CARE
 LAKE WELLS DRIVE
 PACIFIC RETIREMENT SERVICES

NO.	DATE	DESCRIPTION

SITE PLAN

SPAC SUBMITTAL
 SCHEMATIC DESIGN

DATE: 08/15/2018
 DRAWN BY: 132807
 CHECKED BY: [Signature]
 SCALE: As Indicated
 A1.01



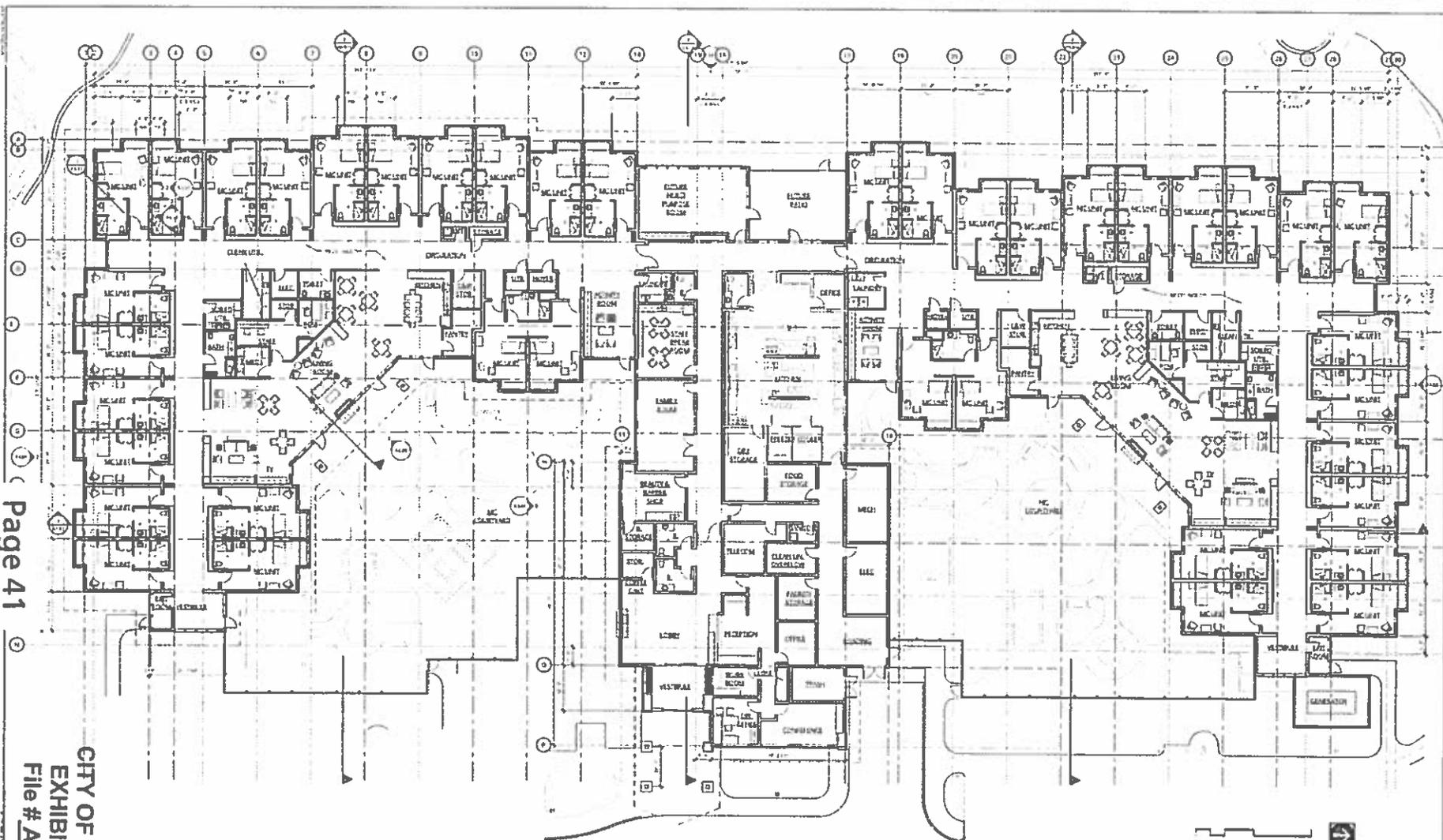
Atkinson Knapton

3700 9th Avenue NE, Suite 100
Astoria, OR 97103
503.325.8800
www.atkinsonknapton.com



ROGUE VALLEY MANOR MEMORY CARE
LAKE VILLAGE DRIVE
ASTORIA, OR 97103

ROGUE VALLEY MANOR MEMORY CARE
LAKE VILLAGE DRIVE
ASTORIA, OR 97103
PACIFIC RETIREMENT SERVICES



Page 41

CITY OF MEDFORD
EXHIBIT # 2
File # AC-16-308

CEILING ASSEMBLY
1HR RATED
(LISTED FROM TOP DOWN):
ASPHALT SHEET
ROOF MEMBRANE UNDERLAY
GAF CORNELL THERMALCAL NAIL BASE
ROOF INSULATION PANELS OR SIMILAR
VAPOR BARRIER - CERTAINTED MEMBRAN
STRUCTURAL SHEATHING
GANG NAIL TRUSSES, WITH SUPPLEMENTAL
TRUSS/SLAM STICK FRAMING WHERE
REQUIRED
R-30 BATT INSUL.
RESILIENT FURRING CHANNELS @ 12" O.C.
GYP BD
GYP BD

TYPICAL EXTERIOR WALL ASSEMBLY
1HR RATED
(LISTED FROM OUTSIDE IN):
FIBER CEMENT SIDING
1X3 FURRING W/ FASTENERS INTO STUDS
2" MINERAL INSULATION BOARD
BUILDING WRAP (AIR BARRIER)
1/4" GYP SHEATHING
PLY WD SHEATHING
R-19 BATT INSULATION
WOOD STUDS
VAPOR RETARDER
GYP BD

EXTERIOR WALL ASSEMBLY AT BRICK
1HR RATED
(LISTED FROM OUTSIDE IN):
HORMAN BRICK
3" AIR GAP
2" MINERAL INSULATION BOARD
BUILDING WRAP (AIR BARRIER)
1/4" GYP SHEATHING
PLY WD SHEATHING
R-19 BATT INSULATION
WOOD STUDS
VAPOR RETARDER
GYP BD

TYPICAL DEMISING WALL
1HR RATED - UL U341
GYP BD
WOOD STUD FRAMING W/ 3 1/2" ACOUSTICAL INSUL
PLYWOOD SHEATHING WHERE REQ'D FOR SHEAR
1" AIRSPACE
WOOD STUD FRAMING W/ 3 1/2" ACOUSTICAL INSUL
GYP BD

TYP CORRIDOR WALL
1HR RATED - UL U340
GYP BD
PLY SHEATHING WHERE REQ'D FOR
SHEAR
STAGGERED 3x4s @ 4" J-6 PLATE
3 1/2" ACOUSTICAL INSUL
GYP BD
GYP BD

TYP SHEET WALL
2HR RATED
GYP BD
2x6 FRAMING
GYP BD
GYP BD

ASSEMBLY GENERAL NOTES:
• ALL GYP BD 5/8" TYPE 'X' U N O
• MOISTURE RESISTANT GYP SHEATHING AT ALL LOCATIONS EXPOSED TO
• EXTERIOR EITHER DURING CONSTRUCTION OR AFTER
• ALL COLUMNS TO BE INDIVIDUALLY FIRE WRAPPED
• MOISTURE RESISTANT GYP AT ALL SHOWER AND KITCHEN LOCATIONS.

TOTAL BUILDING SQUARE FOOTAGE

MEMORY CARE SOUTH WING 14,507 SF
MEMORY CARE NORTH WING 14,529 SF
TOTAL 29,036 SF
37,926 SF

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JUG 22 2016

NO.	DATE	DESCRIPTION

FIRST FLOOR PLAN

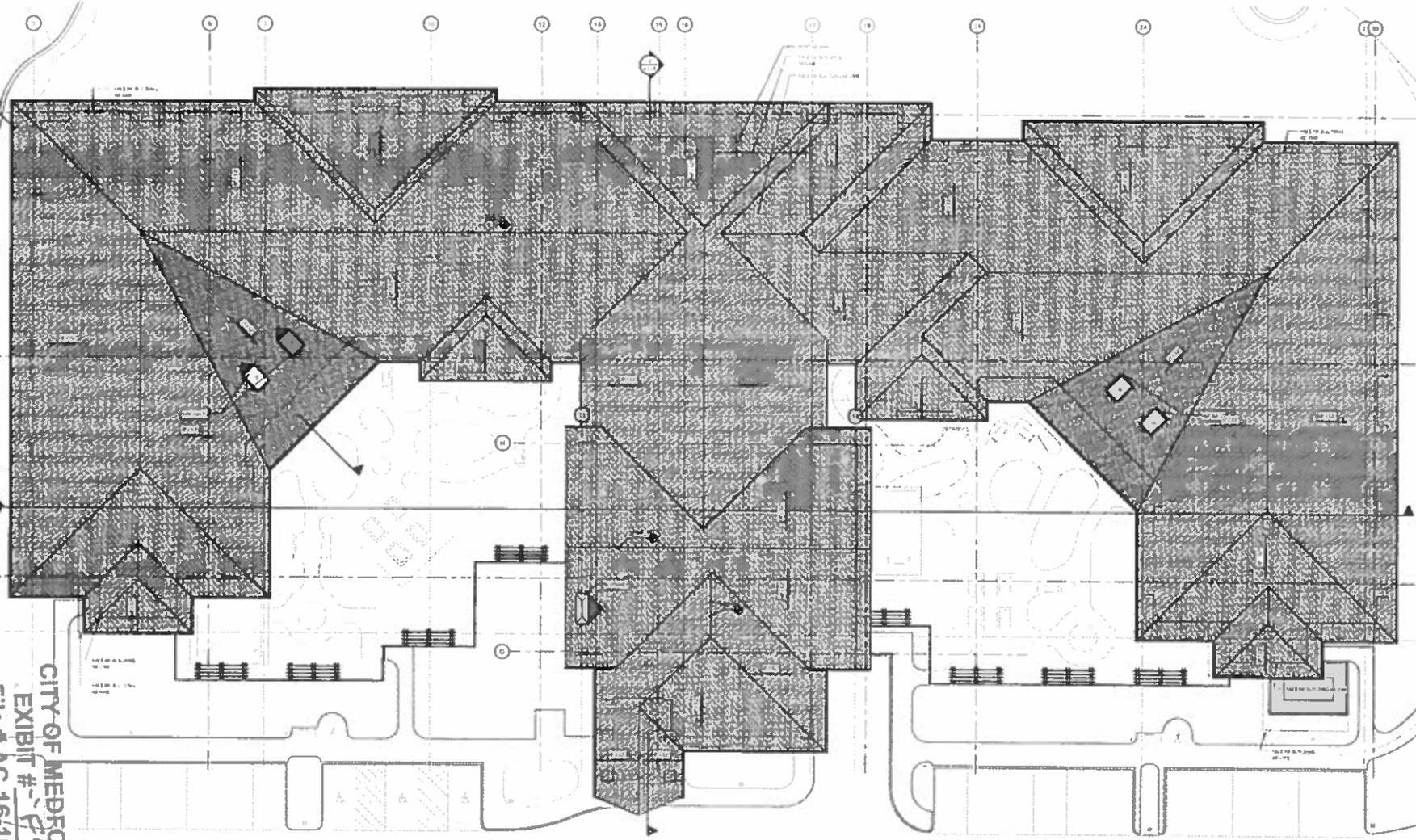
SPAC SUBMITTAL
SCHEMATIC DESIGN

NO.	DATE	DESCRIPTION
1	08-19-2016	ISSUED FOR PERMIT
2	12-02-2017	ISSUED FOR PERMIT
3	03-17-2017	ISSUED FOR PERMIT

A2.01

CITY OF MEDFORD
EXHIBIT # 5
File # AC-16-108

1 ROOF PLAN



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1720 NW HAZELWOOD AVENUE, SUITE 100
PORTLAND, OR 97227
TEL: 503.248.1100
117 SW 10TH AVENUE, SUITE 200
PORTLAND, OR 97204
TEL: 503.248.1100
A DIVISION OF AT-KROM-NEILSON INC.



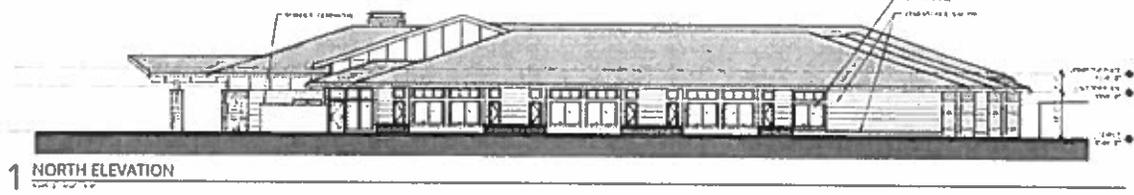
ROGUE VALLEY MANOR MEMORY CARE
LAKE VALLEY DRIVE
PACIFIC TREATMENT SERVICES

NO.	DATE	DESCRIPTION

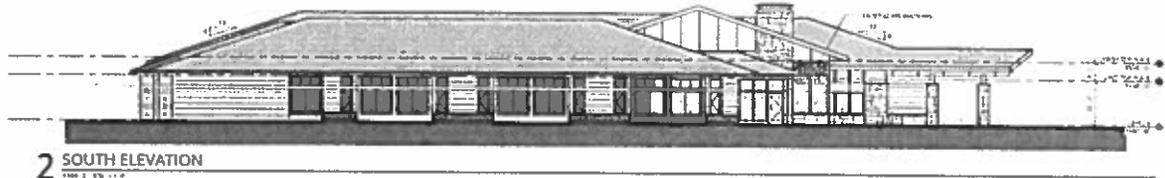
ROOF PLAN

SPAC SUBMITTAL
SCHEMATIC DESIGN
DATE: 08-19-2016
PROJECT NO: 16-108
SCALE: A2.91
SHEET NO: 1

5



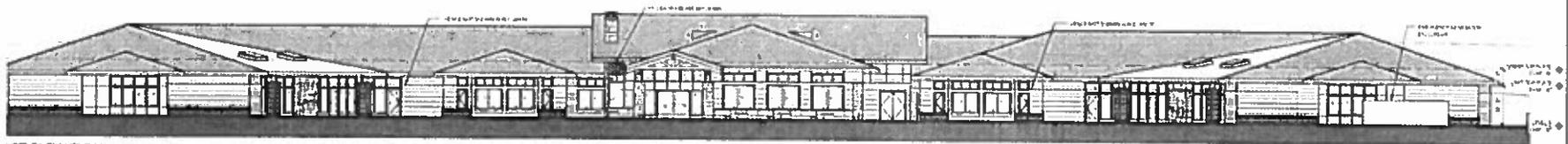
1 NORTH ELEVATION



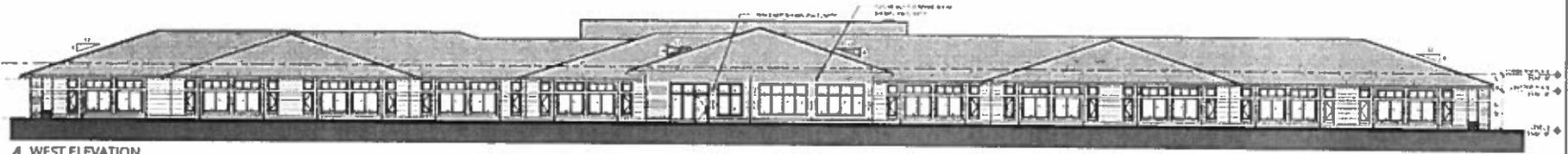
2 SOUTH ELEVATION

EXTERIOR MATERIAL LEGEND

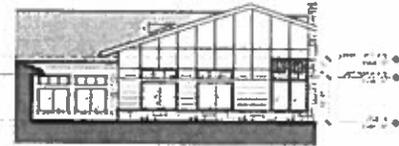
- BRICK
- BRICK PATTERN
- STONE
- STONE PATTERN
- METAL PANELING
- METAL PANELING PATTERN
- WOOD PANELING
- WOOD PANELING PATTERN
- GLASS



3 EAST ELEVATION



4 WEST ELEVATION



5 NORTH COURTYARD ELEVATION



6 SOUTHWEST COURTYARD ELEVATION

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EXHIBIT # 11
File # AC-16-108

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FOR ALL INQUIRIES PLEASE CONTACT:
ANKRUM MASON
1000 NE 10TH STREET, SUITE 100
MEDFORD, OR 97504
TEL: 531-752-1100
WWW.ANKRUMMASON.COM



ROGUE VALLEY MANOR MEMORY CARE
LAKE VILLAGE DRIVE

PACIFIC RETIREMENT SERVICES

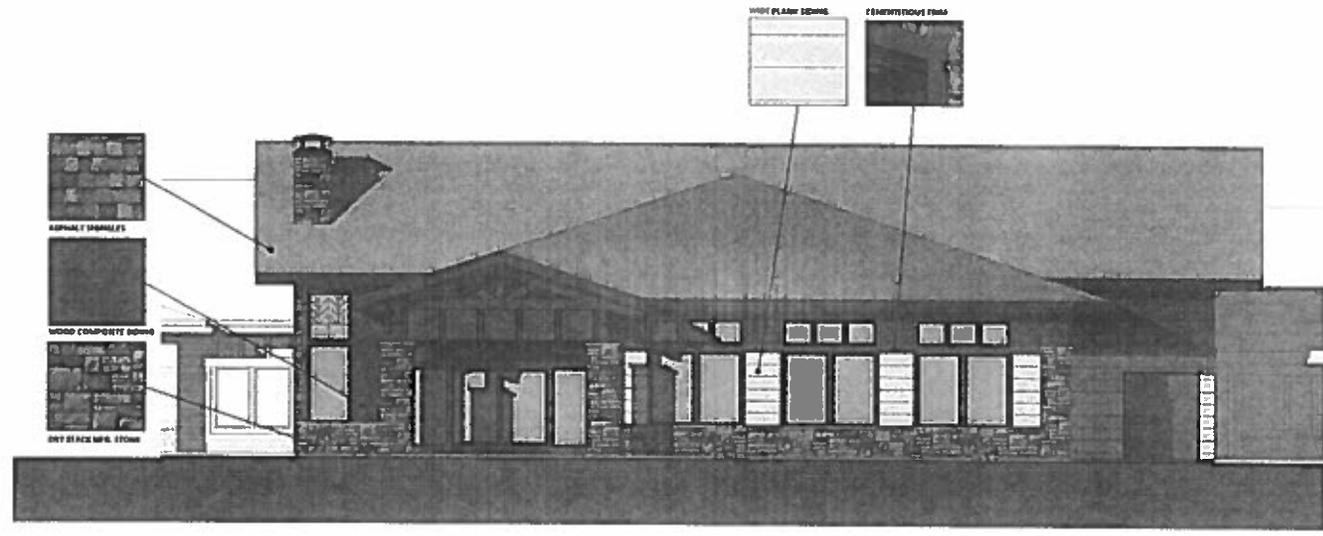
NO.	DATE	DESCRIPTION

BUILDING ELEVATIONS

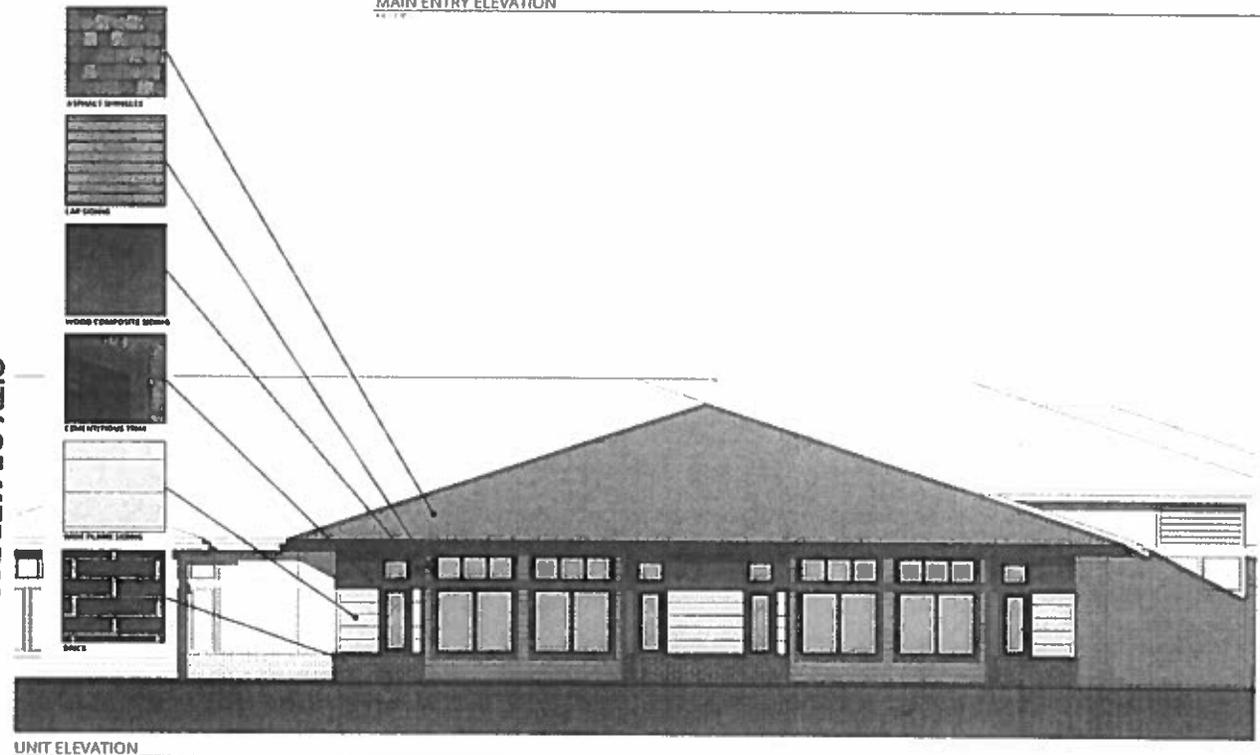
SPAC SUBMITTAL
SCHEMATIC DESIGN

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PROJECT: 152803	DATE: 08/19/2016
PROJECT: 152803	DATE: 08/19/2016
SCALE: 1/8" = 1'-0"	SCALE: 1/8" = 1'-0"

A3.01



MAIN ENTRY ELEVATION



UNIT ELEVATION

CITY OF MEDFORD
 EXHIBIT # 44
 File # AC-16-108



2728 NW SACRAMENTO AVENUE, SUITE 100
 PORTLAND, OR 97209
 503.288.7800
 147 SW 10TH AVENUE, SUITE 400
 PORTLAND, OR 97204
 503.251.5100
 © 2015/2016/2017 ARKAIM MASONRY, LLC



ROGUE VALLEY MANOR MEMORY CARE
 LAKE VILLAGE DRIVE
 PACIFIC RETIREMENT SERVICES

NO.	DATE	DESCRIPTION

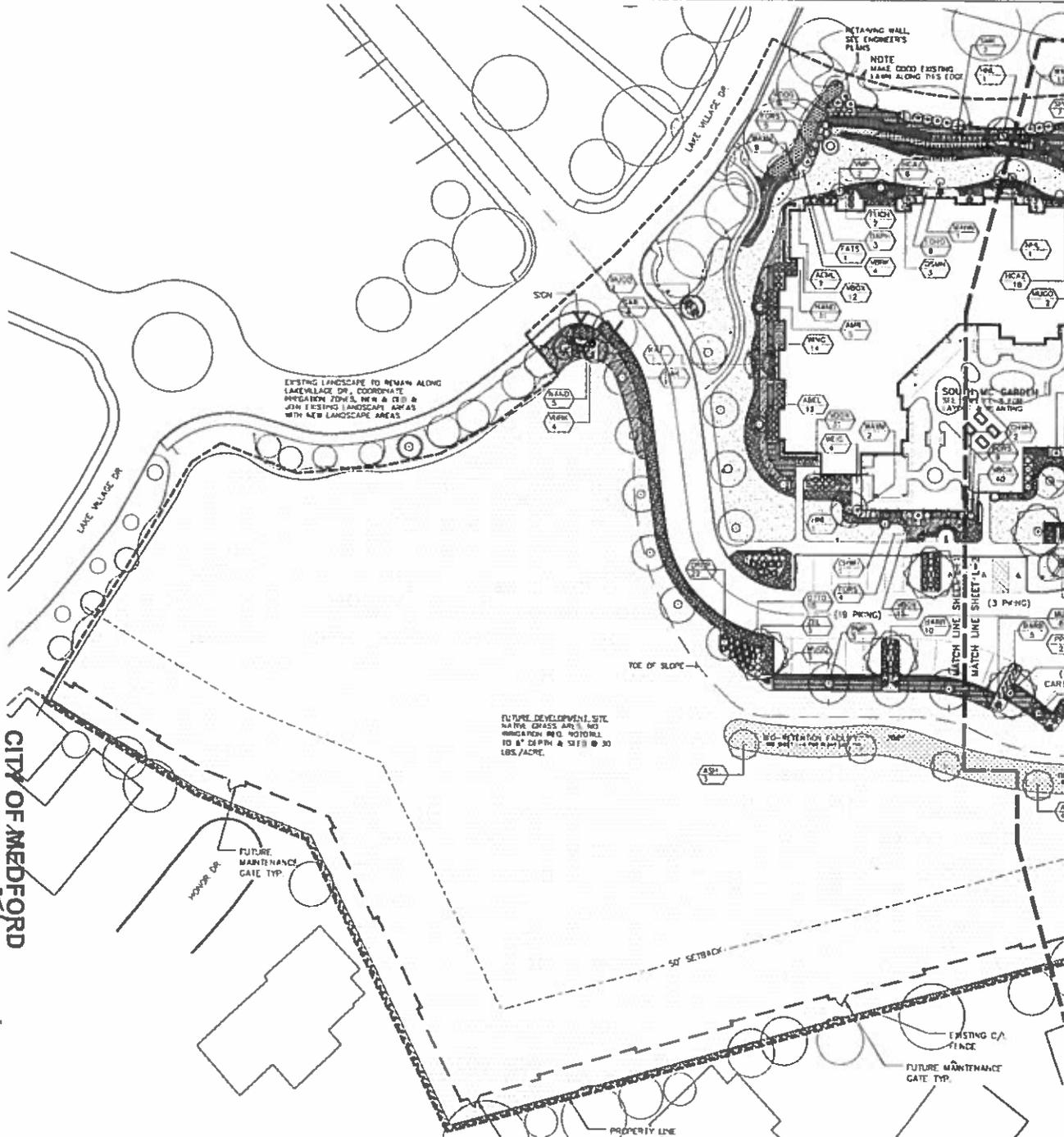
ENLARGED BUILDING ELEVATIONS

SPAC SUBMITTAL SCHEMATIC DESIGN

DATE 08.19.2019	SCALE AS SHOWN
PROJECT NO. 132807	PROJECT NAME A3.02

CITY OF MEDFORD
EXHIBIT # 1
File # AC-16-108

1 of 1



LANDSCAPE AREA CALCULATIONS:
THE FOLLOWING SQUARE FOOTAGES INCLUDE SHEETS L-1 & L-2 (SITE 2.9 ACRES APPROX)

- BUZZLE NORTH SIDE OF SITE (1000 PLSD REQUIREMENT)
ORCHARD COVERS 2,400sq ft
TREES 14 (Average 30' DIA)
- LAWN AREA (INCL. MC GARDEN COURTS) 17,256sq ft
- BIO-FILTRATION FACILITY 3,324sq ft
- NON IRRIGATED AREAS 175,000sq ft (FUTURE DEVELOPMENT SITE TO BE SPEC'D BY NATIVE GRASSES)
- PARKING LOT PLANTERS 1,800sq ft (10' DIA ANDS & 1' HD CAPS)
TREES 56
SHRUBS 56
ORCHARD COVERS 430sq ft
- TREES, SHRUBS & ORCHARD COVERS 43,804sq ft

TOTAL SOFT LANDSCAPE 248,352sq ft (77% SITE COVERAGE)

- BUILDING COVERAGE 37,724sq ft
- TOTAL HARD LANDSCAPE 58,548sq ft (TREES, PARKING & SIDEWALKS ETC)

TOTAL PAVED SURFACES 38,567sq ft (12% COVERAGE)

ALL ESTIMATES OF QUANTITIES ILLUSTRATED ON THIS PLAN & THE FOLLOWING PLANS & IN NOTES ON EXISTING PLANS ARE FOR PLANNING PURPOSES ONLY. ACTUAL QUANTITIES MUST BE VERIFIED BY PARTIES CONCERNED BEFORE ANY CONSTRUCTION ESTIMATES OR BUILDING IS UNDERWAY.

- KEY:**
- CIRCULAR LIGHTS (See Electrical Drawings)
 - POST TOP LIGHTS (See Electrical Drawings)
 - ▭ BREEZERS (7' BREEZERS = 10 BREEZERS)
 - ◇ DRINKING FOUNTAIN (TWO)
 - 6" BENCH
 - LANDSCAPE CONTRACT LIMIT LINE
 - MATCH LINE SHEET TO SHEET L-1 to L-2
 - EXIST. TREES TO BE REMOVED
 - EXIST. TREES TO BE SAVED, SURROUND w/ PROTECTIVE FENCE as the DOW LINE (ONLY WITHIN THE CONTRACT LIMIT LINE) GRAVITY BLOCK RETAINING WALLS SEE ENGINEERING DRAWINGS
 - EXIST. CHAIN LINK FENCE ON NORTH & EAST SIDES OF THE SITE (PREPARE WHERE DAMAGED)
 - BIO-RETENTION FACILITY EDGE LINE (SEE SHEET L-10 FOR PLANNING PLANS)
 - 50' SETBACK LINE ON NORTH & EAST SIDES OF THE SITE
 - ▭ GRAVEL SURFACE INSEE
 - ▭ CHALK/PROPANE TANK AREA
 - ▭ DOUBLE CHAIN BACKFLOW PREVENTION
 - ▭ TRENCH 18" x 18" x 10'
 - ▭ TREE PROTECTION FENCING to be MAINTAINED DURING CONSTRUCTION ONLY

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APR 22 2016

PLANTING PLAN
SPAC SET 8-19-16



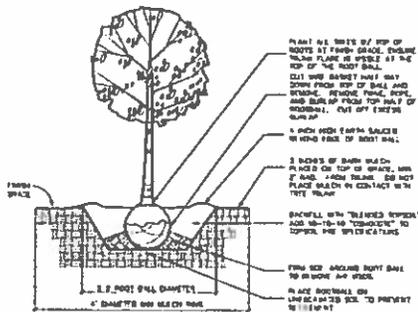
2010 PLSD REQUIREMENT
100% PLANTING
1' DIA ANDS
1' HD CAPS
1' DIA ANDS
1' HD CAPS

ROBERT H. FOSTER CONSULTANTS
LANDSCAPE ARCHITECTURE & PLANNING
1000 N. 10TH ST.
SUITE 200
MEDFORD, OR 97504
503.754.7000 FAX 503.754.7001

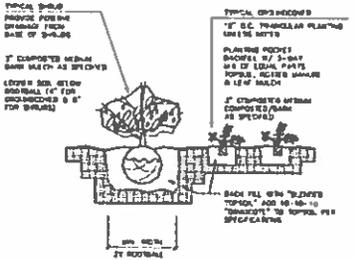
ROGUE VALLEY MANOR MEMORY CARE AND SKILLED NURSING

PACIFIC NORTHWEST SERVICES

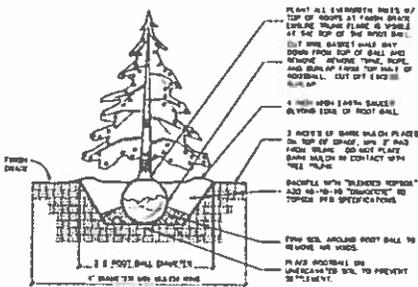
DATE	REVISED
08-19-2016	
PROJECT NUMBER	SHEET NUMBER
132807	L-1
SCALE	AS NOTED



1 Tree Planting Detail (Deciduous)

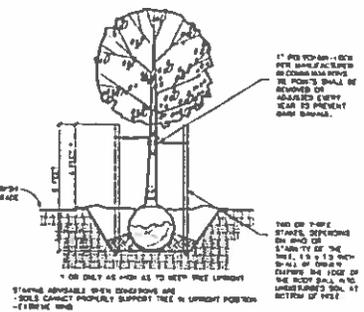


2 Shrub & Groundcover Detail



3 Tree Planting Detail (Evergreen)

NOTES:
 1. FOR EACH TREE (EVERGREEN OR DECIDUOUS) AT LEAST TWO CUBIC FEET OF SOIL VOLUME IS REQUIRED FOR EACH ONE SQUARE FOOT OF TREE CANOPY AT MATURITY.
 2. SOIL VOLUME IS CALCULATED AS THE LANDSCAPING AREA UNDER THE TREE CANOPY, FREE OF HORIZONTAL SURFACE OR PAVING, AND MEASURED AT A DEPTH OF THREE (3) FEET.
 3. FOR TREES WITH PAVING AREA PLANTERS OR SIDEWALK PLANTERS, IN LIEU OF THE SOIL VOLUME PROVIDED ABOVE, STRUCTURAL SOIL MAY BE UTILIZED AS AN ALTERNATIVE MATERIAL UNDER ADJACENT SURFACES TO MEET THE REQUIRED SOIL VOLUME CALCULATION.

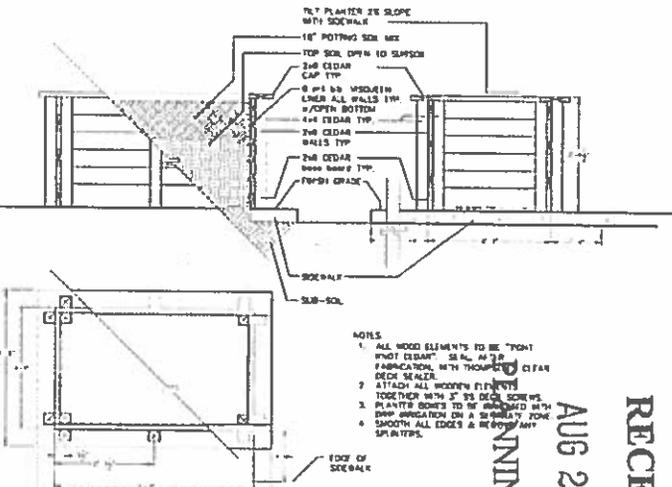


4 BIO-RETENTION FACILITY Detail TYP. Partial Plan

PLANT LIST BIO-RETENTION FACILITIES

①	SPRINK BENT GRASS / AGROSTIS CANADIA	1 G.C. @ 12" O.C.
②	CREEPING JUNCUS / JUNCUS PENTALOBUS	1 G.C. @ 12" O.C.
③	AMERICAN SLOUGH GRASS / BECKMANNIA SYZIGIACHE	1 G.C. @ 12" O.C.
④	SLOUGH STONE / CAREX OBLONGA	1 G.C. @ 12" O.C.
⑤	COMMON SOFT RUSH / JUNCUS EFFUSUS VAR. CRACIUS	1 G.C. @ 12" O.C.
⑥	CREEPING DROEN GRASS / HANNOIA REPENS	1 G.C. @ 12" O.C.
⑦	SWORD FERN / POLYSTICHUM MUNITZUM	1 G.C. @ 12" O.C.
⑧	GRACEFUL ENIGMATOR / POTENTILLA GRACIOSA VAR. GRACIOSA	1 G.C. @ 12" O.C.
⑨	SMALL FRUITED RUSH / SCIRPUS MICROCARPUS	1 G.C. @ 12" O.C.
⑩	BLUE-EYED GRASS / SYSTICHONIA OMOIDESE	1 G.C. @ 12" O.C.
⑪	DOGWOOD / CORNUS KOUSA X C. MUTABILIS	2 G.C. @ 6\"/>

NOTE: GALLON CAN (G.C.) PLANT SIZES MAY BE SUBSTITUTED WITH 4" POTS. HOWEVER, THREE 4" POTTED PLANTS ARE REQUIRED FOR EACH GALLON CAN SUBSTITUTIONS.



5 PLANTER BOX Detail

NOTES:
 1. ALL WOOD ELEMENTS TO BE "TIGHT JOINT CLEAN" SEAL AFTER FABRICATION, WITH THOUGHTFUL CLEAN DECK SEALS.
 2. ATTACH ALL WOODEN ELEMENTS TOGETHER WITH 3\"/>



FOR AN IMPROVED DRAFT COPY OF THIS PLAN, SEE THE CITY OF MEDFORD OFFICE AT 1000 1/2 AVENUE
 1000 1/2 AVENUE, MEDFORD, OR 97504
 TEL: 541-754-3000 FAX: 541-754-3001
 WWW.MEDFORD.OREGON.GOV

DESIGNED BY: JAMES W. HARRIS
 CHECKED BY: JAMES W. HARRIS
 DATE: 08/16/2016
 PROJECT NUMBER: 132007
 SHEET NUMBER: 1-4

ROGUE VALLEY MANOR MEMORY CARE AND SKILLED NURSING

PACIFIC RETIREMENT SERVICES

DATE	BY	REVISION
08-16-2016	JWH	ISSUED FOR PERMIT

LANDSCAPE PLAN DETAILS
 SPAC

DATE	BY	REVISION
08-16-2016	JWH	ISSUED FOR PERMIT
PROJECT NUMBER	132007	DRAWING NUMBER
SHEET NUMBER	1-4	

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AUG 22 2016

PLANNING DEPT.

SPAC SET 8-19-

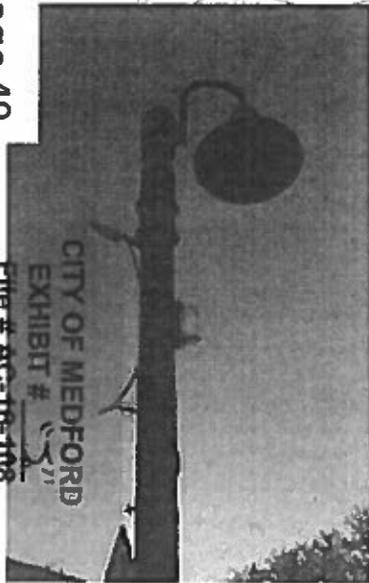


SB - The single parking lot on the site will be lit utilizing a similar pole to the pedestrian but with higher output and better optical control. This is necessary in this area due to the proximity of adjacent properties. The higher optical control will allow us to dial in the exact pattern of light to conform to the shape of the parking area and reduce stray light as much as possible. This fixture will also be full cutoff oriented so that the back of the fixture is facing nearby

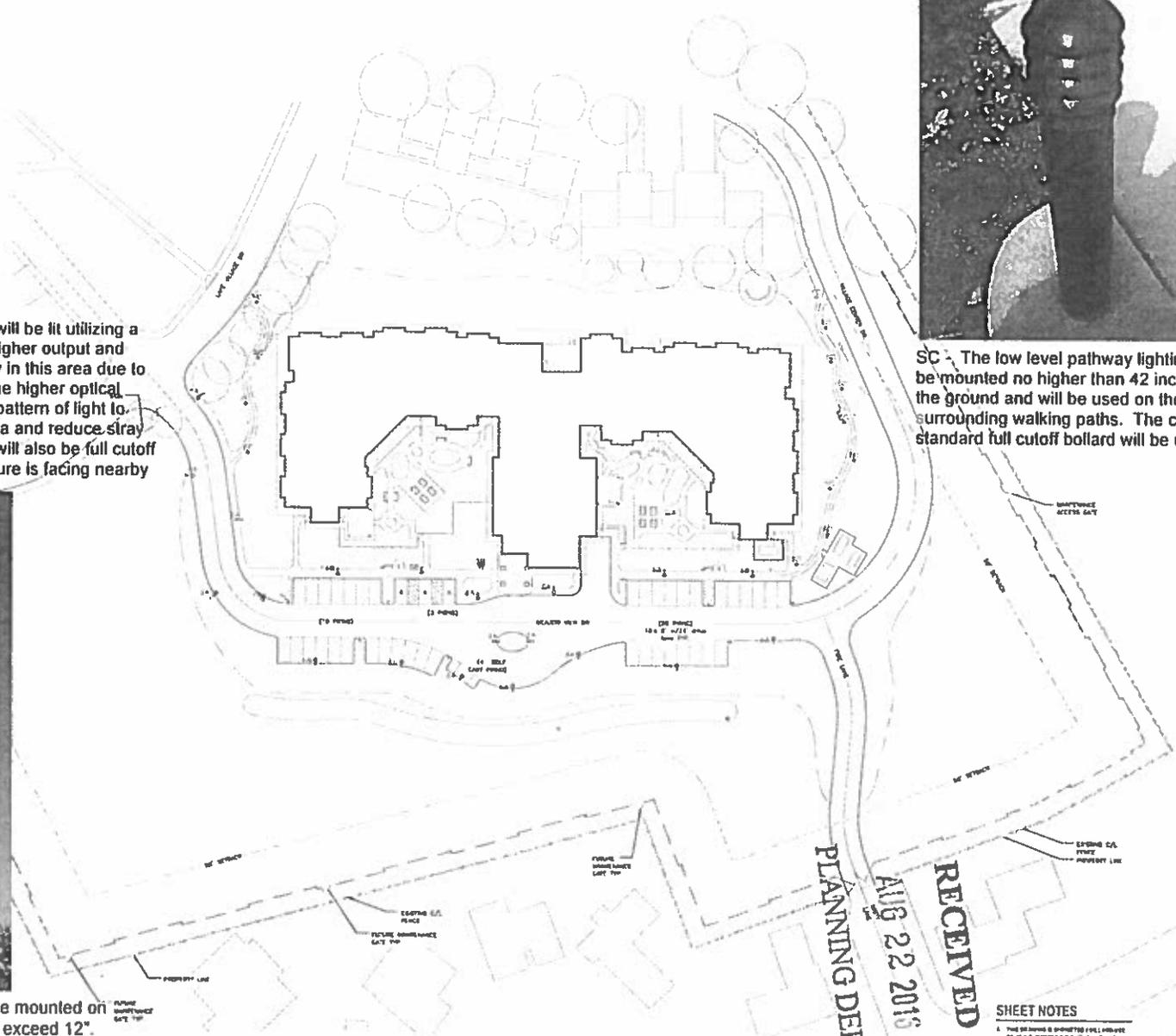


SC - The low level pathway lighting will be mounted no higher than 42 inches off the ground and will be used on the surrounding walking paths. The campus standard full cutoff bollard will be used.

Page 49



SA - The pedestrian scale lighting will be mounted on campus interior roads at a height not to exceed 12". The fixtures will be placed to illuminate the adjacent sidewalk and roadway only. The campus standard poles will be used with a full cutoff optic recessed into the fixture shroud so that light is eliminated above 90



1 SITE PLAN - LIGHTING



SHEET NOTES

1. THIS SHEET IS A PRELIMINARY PLAN AND DOES NOT REPRESENT THE FINAL DESIGN. ALL DIMENSIONS SHALL BE BY COURTESY, A COMPLETE SET OF DRAWINGS.
2. ALL LIGHTING FIXTURES SHALL BE MOUNTED AT A HEIGHT OF 12" UNLESS OTHERWISE NOTED BY THE ARCHITECT. ALL LIGHTING FIXTURES SHALL BE FULL CUTOFF OPTIC RECESSED INTO THE FIXTURE SHROUD.


Ankrum Noyes


GLUMAC
 LIGHTING CONSULTANTS
 10000 N. W. 22nd Ave., Suite 100
 Portland, OR 97229
 Phone: 503.253.8800
 Fax: 503.253.8801
 Website: www.glumac.com

ROGUE VALLEY MANOR MEMORY CARE AND SKILLED NURSING
 LAKE VILLAGE DRIVE
 PACIFIC RETIREMENT SERVICES

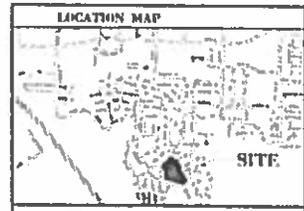
NO.	DATE	REVISIONS

RECEIVED
 AUG 22 2016
 PLANNING DEPT.

SITE PLAN - LIGHTING
SCHEMATIC DESIGN

DATE 07/28/2016	DRAWN BY J. S. S. S.
CHECKED BY J. S. S. S.	SCALE EL 1.1

**MEMORY CARE FACILITY
A PROPOSED COMMERCIAL DEVELOPMENT
LOCATED IN:
37 1W 33CB, TAX LOT 9100
37 1W 39CC, TAX LOT 2200
MEDFORD, JACKSON COUNTY, OREGON**



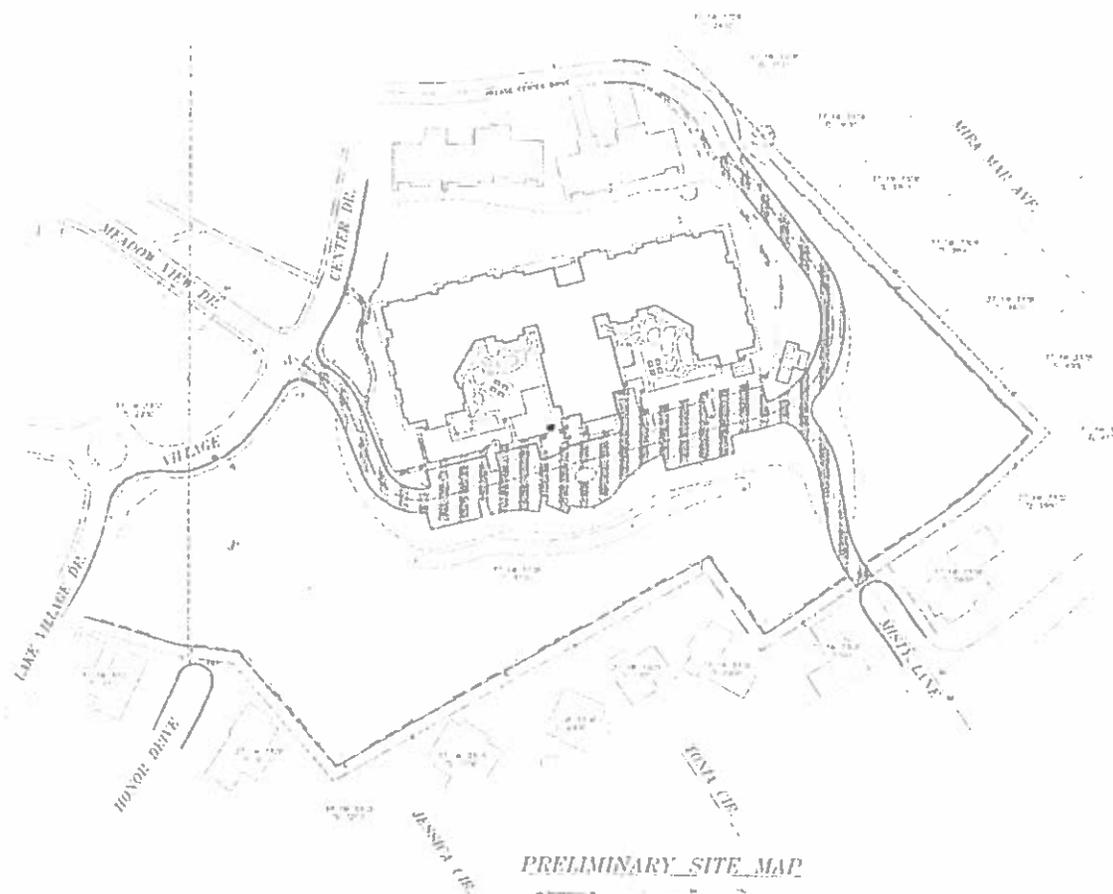
REGISTERED PROFESSIONAL ENGINEER
No. 2215
EXPIRES 12/31/2016
1115 NE 2ND STREET, SUITE 200
MEDFORD, OREGON 97504
503.753.1100
WWW.ANKRUMMOISAN.COM

SCHEDULE OF DRAWINGS

1	PRELIMINARY SITE MAP
2	GENERAL NOTES

GENERAL NOTES

1. THIS PRELIMINARY SITE MAP IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE PREPARATION OF THIS PRELIMINARY SITE MAP IN ACCORDANCE WITH THE REQUIREMENTS OF THE OREGON ENGINEERING BOARD. THE ENGINEER DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THIS PRELIMINARY SITE MAP. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE PREPARATION OF THIS PRELIMINARY SITE MAP IN ACCORDANCE WITH THE REQUIREMENTS OF THE OREGON ENGINEERING BOARD. THE ENGINEER DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THIS PRELIMINARY SITE MAP.



PRELIMINARY SITE MAP

**RECEIVED
AUG 22 2016
PLANNING DEPT.**

CONTACT

OWNER 37 1W 33CB, TAX LOT 9100 37 1W 39CC, TAX LOT 2200 MEDFORD, OREGON 97504	PROJECT MANAGER ANAKRUM MOISAN ENGINEERS 1115 NE 2ND STREET, SUITE 200 MEDFORD, OREGON 97504 503.753.1100
STRUCTURAL/MECHANICAL 2150 SW 10TH STREET MEDFORD, OREGON 97504 503.753.1100	CIVIL ENGINEER ANAKRUM MOISAN ENGINEERS 1115 NE 2ND STREET, SUITE 200 MEDFORD, OREGON 97504 503.753.1100
PLUMB 2150 SW 10TH STREET MEDFORD, OREGON 97504 503.753.1100	WATER ANAKRUM MOISAN ENGINEERS 1115 NE 2ND STREET, SUITE 200 MEDFORD, OREGON 97504 503.753.1100
TELEPHONE 503.753.1100	CAR ANAKRUM MOISAN ENGINEERS 1115 NE 2ND STREET, SUITE 200 MEDFORD, OREGON 97504 503.753.1100
CABLE TV 2150 SW 10TH STREET MEDFORD, OREGON 97504 503.753.1100	COMMERCIAL ENGINEER ANAKRUM MOISAN ENGINEERS 1115 NE 2ND STREET, SUITE 200 MEDFORD, OREGON 97504 503.753.1100
ELECTRICAL 2150 SW 10TH STREET MEDFORD, OREGON 97504 503.753.1100	ELECTRICAL ENGINEER ANAKRUM MOISAN ENGINEERS 1115 NE 2ND STREET, SUITE 200 MEDFORD, OREGON 97504 503.753.1100
MECHANICAL ENGINEER ANAKRUM MOISAN ENGINEERS 1115 NE 2ND STREET, SUITE 200 MEDFORD, OREGON 97504 503.753.1100	

ABBREVIATIONS & SYMBOLS

1. 1/4" = 1'-0"	2. 1/8" = 1'-0"	3. 1/16" = 1'-0"	4. 1/32" = 1'-0"
5. 1/64" = 1'-0"	6. 1/128" = 1'-0"	7. 1/256" = 1'-0"	8. 1/512" = 1'-0"
9. 1/1024" = 1'-0"	10. 1/2048" = 1'-0"	11. 1/4096" = 1'-0"	12. 1/8192" = 1'-0"

CITY OF MEDFORD

EXHIBIT # 11A

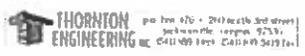
FILE AC-16-108 1063

Page 50

RECEIVED
AUG 22 2016
PLANNING DEPT.

COVER SHEET

SCHEMATIC DESIGN



DATE	BY
8-19-16	11A
PROJECT	NAME
11A	C1



STATE OF CALIFORNIA
 PROFESSIONAL ENGINEER
 LICENSE NO. 51247
 EXPIRES 06/30/2018
 ANIKOM MAISAN
 1000 S. GARDEN AVENUE, SUITE 200
 ANAHEIM, CALIFORNIA 92805
 (714) 771-1111

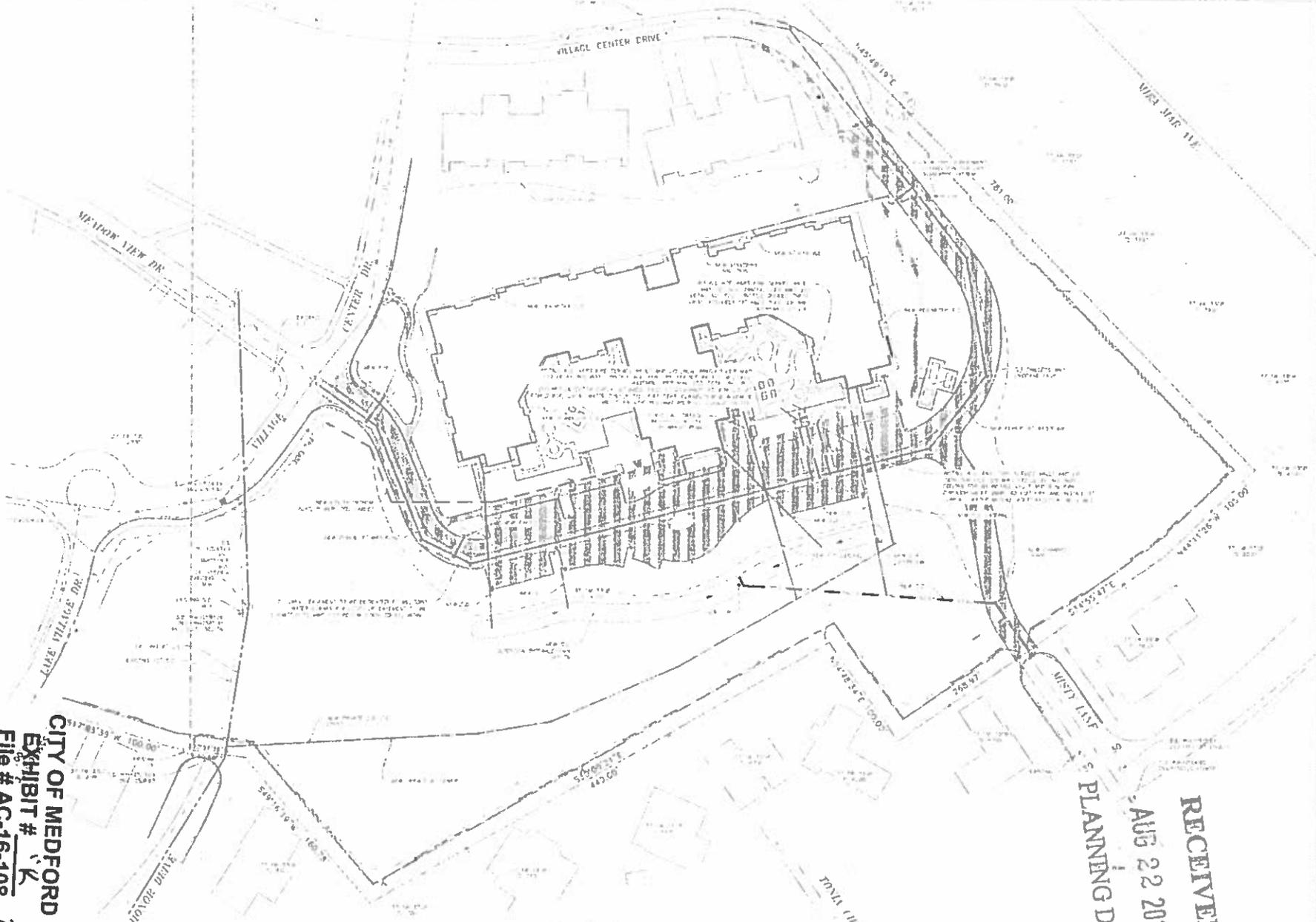
SCHEMATIC DESIGN
 PRELIMINARY UTILITY PLAN
 AUGUST 22, 2016
 RECEIVED
 PLANNING DEPT.
 CITY OF MEDFORD

DATE	BY	CHK
8-19-2016	THORNTON	THORNTON
DATE	BY	CHK
8-22-2016	THORNTON	THORNTON
DATE	BY	CHK
8-22-2016	THORNTON	THORNTON

RECEIVED
 AUG 22 2016
 PLANNING DEPT.
 CITY OF MEDFORD

THORNTON ENGINEERING
 1000 S. GARDEN AVENUE, SUITE 200
 ANAHEIM, CALIFORNIA 92805
 (714) 771-1111

PRELIMINARY UTILITY PLAN



CITY OF MEDFORD
 EXHIBIT # 16
 File # AC-16-108
 2053



Arif M. Moisan, P.E.
 1710 20th Street, Suite 100
 Fort Collins, CO 80501
 970.225.1111
 amois@arifmoisan.com

EGGLE VALLEY MANOR VESTIBY CARP

PROJECT NUMBER: 15000000000000000000

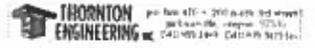
DATE: 08/22/2016

PRELIMINARY GRADING PLAN

SCHEMATIC DESIGN

DATE: 08-19-2016	SCALE: 1"=40'
PROJECT NUMBER: 15000000000000000000	DATE: 08/22/2016
DATE: 08/22/2016	SCALE: 1"=40'

C3

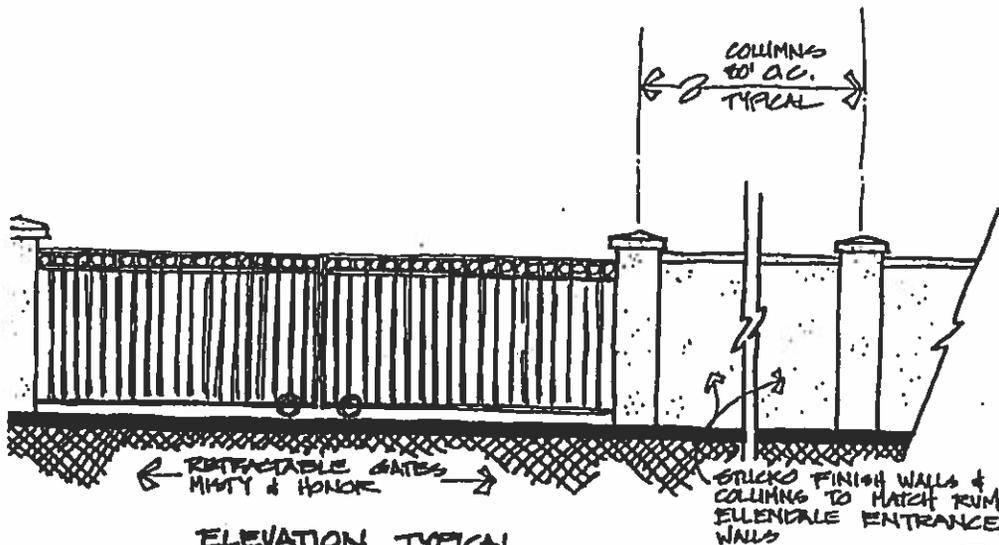


RECEIVED
 AUG 22 2016
 PLANNING DEPT.

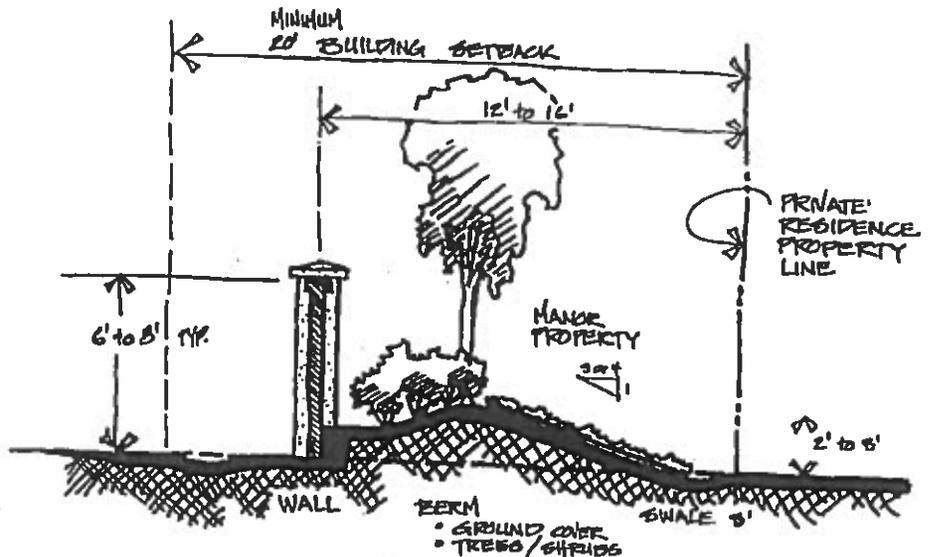
PRELIMINARY GRADING PLAN



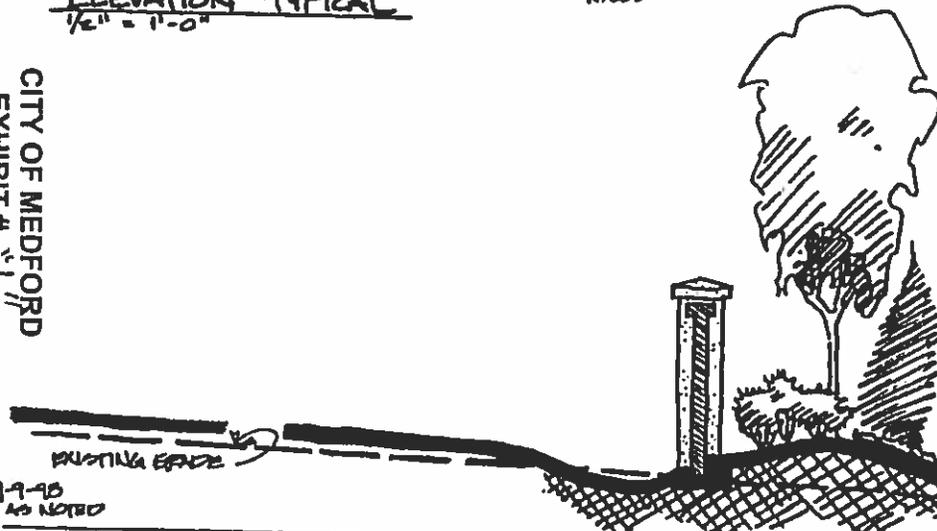
CITY OF MEDFORD
 EXHIBIT # *15000000000000000000*
 File # AC-16-108



ELEVATION TYPICAL
1/2" = 1'-0"



SECTION 'A-A'
1/2" = 1'-0"
MIRA MAR AVE.
NORTH PROPERTY LINE



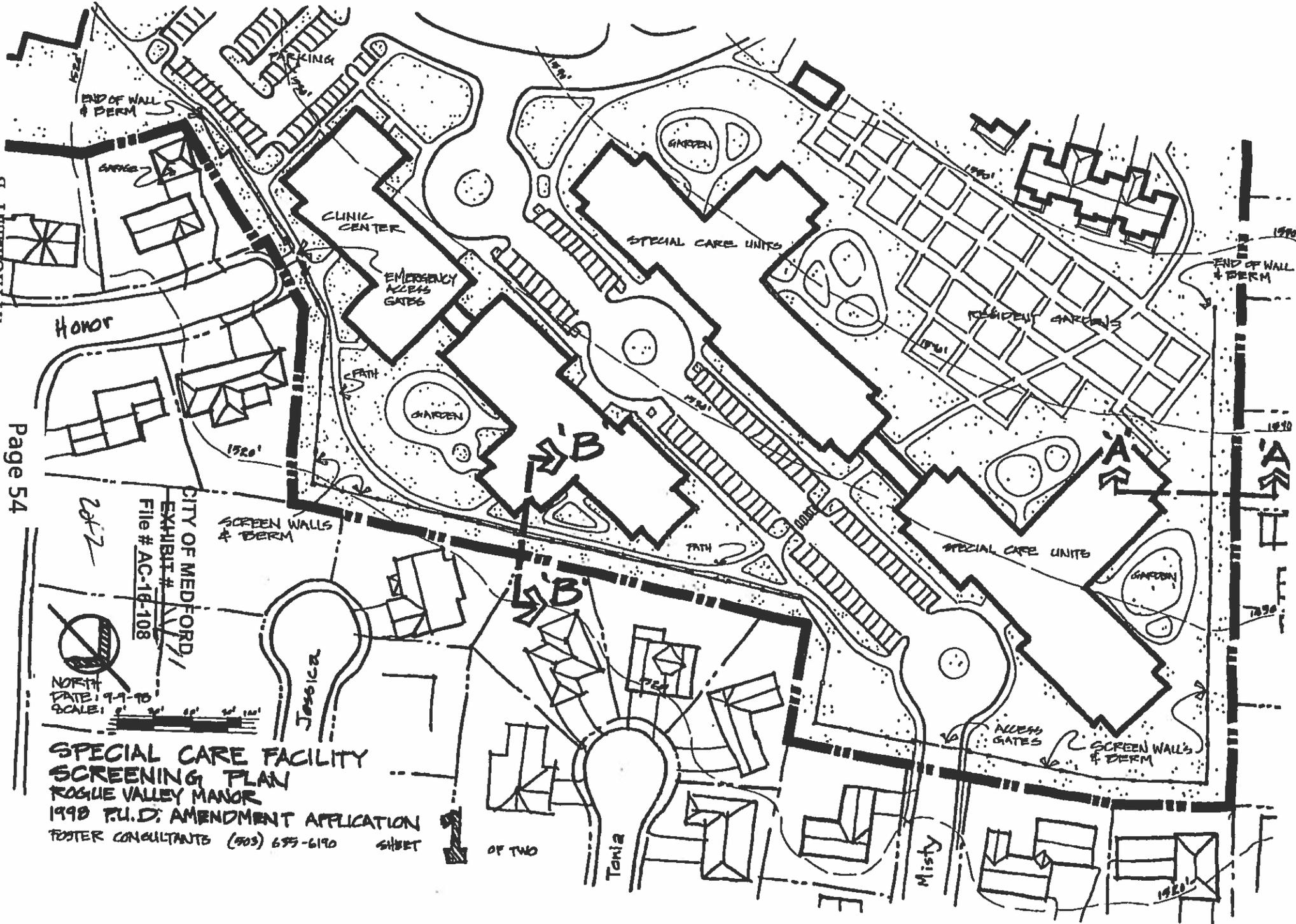
SECTION 'B-B'
1/2" = 1'-0"
EAST PROPERTY LINE

WALL WALL BERM SWALE
NOTE: SEE SECTION 'A-A' FOR TYPICAL DIMENSIONS

DATE: 7-7-95
SCALE: AS NOTED

SPECIAL CARE FACILITY
SCREENING SECTIONS & DETAILS
ROGUE VALLEY MANOR
1998 P.U.D. AMENDMENT APPLICATION

FOSTER CONSULTANTS (503) 699-6110 SHEET 2 OF TWO



Page 54

CITY OF MEDFORD
EXHIBIT # AC-18-108

NORTH
DATE: 9-9-78
SCALE: 1" = 10'

**SPECIAL CARE FACILITY
SCREENING PLAN
ROGUE VALLEY MANOR**
1998 P.U.D. AMENDMENT APPLICATION
FOSTER CONSULTANTS (503) 695-6190 SHEET

OF TWO



Continuous Improvement Customer Service

CITY OF MEDFORD

LD Date: 10/12/2016
File Number: AC-16-108

PUBLIC WORKS DEPARTMENT STAFF REPORT Rogue Valley Manor Memory Care

Project: Consideration of plans for the development of a 37,721 square foot, single-story, 40-unit memory care facility located on a 7.9 acre property west of the terminus of Misty Lane, west of the terminus of Honor Drive, and north and east of the intersection of Village Center Drive and Meadow View Drive, within the Rogue Valley Manor.

Location: The subject site is located in a SFR-4/PD (Single Family Residential, four dwelling units per gross acre with Planned Unit Development Overlay) zone district (Portions of Tax Lots 371W33CB9100 and 371W33CC2200).

Applicant: Chris Dalengas, Applicant (John Tamminga, Agent). Desmond McGeough, 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 would need to be approved by the Public Works Engineering Department 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.

"M"

A. STREETS

1. Dedications

Honor Drive is classified as a Standard Residential Street in accordance with Medford Land Development Code (MLDC) Section 10.430. Honor Drive terminates at the subject property boundary. **No additional right-of-way is required.**

Misty Lane is classified as a Standard Residential Street in accordance with Medford Land Development Code (MLDC) Section 10.430. Misty Lane terminates into the subject property and becomes a private roadway. **No additional right-of-way is required.**

The non-access reserve strip (1-foot dedication) per MLDC 10.439, which was granted in fee to the City of Medford, shall be dedicated to the public as part of this connection.

Meadow View Drive and Village Center Drive are private roadways. **No dedications are required.**

2. Public Improvements

a. Public Streets

Honor Drive is currently improved with pavement, curb, gutter, sidewalk and street lights. **No additional improvements are required.**

Misty Lane is currently improved with pavement, curb, gutter, sidewalk and street lights with a radius at the terminus. **No additional improvements are required** if a standard driveway approach is to be constructed at the terminus of Misty Lane and its use is restricted to a fire lane only. However, if a non-standard approach is proposed and/or the use is not restricted to just a fire lane, then the radius shall be removed and Misty Lane shall be improved to a full paved width to the edge of property line where the public street transitions to a privately maintained road and shall have a concrete valley gutter installed (per Standard Drawing CD702) to delineate the respective jurisdictions.

Meadow View Drive and Village Center Drive are privately maintained roadways. **No public improvements are required.**

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 to Honor Drive or Misty Lane.

3. Access and Circulation

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

4. 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 are 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 required dedications and improvements, and the impacts of development.

No mathematical formula is required to support the rough proportionality analysis. Also, the City is allowed to consider the benefits to the development from the dedication and improvements when determining “rough proportionality.”

As set forth below, the improvements recommended herein can be found to be roughly proportional to the impacts reasonably anticipated to be imposed by this development and are consistent with the Medford Land Development Code.

Misty Lane:

Local street construction requirements identified by the Public Works Department and required

by the City are the minimum required to protect the public interest and are necessary for additional or densification of development in the City without detracting from the common good enjoyed by existing properties. Developments are required to provide all internal local streets and half-street improvements to abutting streets, including associated right-of-way dedications, to ensure that new development and density intensification provides the current level of urban services and adequate street circulation is maintained.

The additional traffic of all modes of travel generated by this proposed development supports the improvements for all modes of travel. The improvements required for this development are 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 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 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.

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

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

If required, 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 Site Plan and Architectural 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.

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

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

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

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)

Buildings in this development are subject to street, sanitary sewer collection and treatment, and stormdrain SDCs. All SDC fees shall be paid at the time individual building permits are issued.

Prepared by: Doug Burroughs

SUMMARY CONDITIONS OF APPROVAL

Rogue Valley Manor Memory Care

AC-16-108

A. Streets

1. Street Dedications to the Public:

- **Honor Drive** – No street dedications are required for this development.
- **Misty Lane** – No street dedications are required for this development.
- **Meadow View Drive and Village Center Drive** are private roadways. **No dedications are required.**
- No requirement for dedication of PUEs.

2. Improvements:

Public Streets

- No public improvements are required along **Honor Drive**.
- No public improvements are required along **Misty Lane** if use is restricted to fire lane.
- No public improvements are required along **Meadow View Drive or Village Center Drive (private)**.

Lighting and Signing

- No additional street lights are required.

Access and Circulation

- Driveway access shall comply with MLDC 10.550.

Other

- There is no pavement moratorium currently in effect on **Honor Drive** or **Misty Lane**.

B. Sanitary Sewer:

- Ensure or construct separate individual sanitary sewer connection.
- Cap remaining unused laterals at the main.

C. Storm Drainage:

- Provide a comprehensive grading and drainage plan.
- Provide water quality and detention facilities, calculations and O&M Manual.
- Provide Engineers certification of stormwater facility construction.
- Provide copy of an approved Erosion Control Permit (1200C) from DEQ for this project.

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: AC-16-108

PARCEL ID: 371W33CB TL 9100

PROJECT: Consideration of plans for a the development of a 37,721 square foot, single-story, 40-unit memory care facility located on a 7.9 acre property west of the terminus of Misty Lane, west of the terminus of Honor Drive, and north and east of the intersection of Village Center Drive and Meadow View Drive, within the Rogue Valley Manor. The subject site is located in a SFR-4/PD (Single Family Residential, four dwelling units per gross acre with Planned Unit Development Overlay) zone district; Chris Dalengas, Applicant (John Tamminga, Agent). Desmond McGeough, Planner.

DATE: October 12, 2016

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

CONDITIONS

1. The water facility planning/design/construction process will be done in accordance with the Medford Water Commission (MWC) "Regulations Governing Water Service" and "Standards For Water Facilities/Fire Protection Systems/Backflow Prevention Devices."
2. All parcels/lots of proposed property divisions will be required to have metered water service prior to recordation of final map, unless otherwise arranged with MWC.
3. Installation of an 8-inch water line is required between the intersection of Village Center Drive and Meadow View Drive, and shall extend on-site through the paved travel way which terminates at the existing northerly end of Village Center Drive.
4. 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.
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>

Continued to Next Page

CITY OF MEDFORD
EXHIBIT # 10f3
File # AC-16-108



BOARD OF WATER COMMISSIONERS
Staff Memo

Continued from Previous Page

COMMENTS

1. Off-site water line installation is not required.
2. Static water pressure ranges between 50-60 psi.
3. On-site water facility construction is required. (See Condition 3 above)
4. MWC-metered water service does not exist to this property.
5. Access to MWC water lines is available. There is an existing 8-inch water line in Village Center Drive, an 8-inch water line in Lake Village Drive, and an 8-inch water line in Misty Lane.

"N"
2 of 3



583

N

0 25 50 100 Feet
Scale: 1"=100'

**Water Facility Map
for
AC-16-108**

Legend

- Air Valve
- Sample Point
- Fire Service
- Hydrant
- Reducer
- Blow Off
- Plug Caps

Water Meters:

- Active Meter
- On Hold
- Unknown
- Valant

Water Valves:

- Butterfly Valve
- Gate Valve
- Closing Valve

Water Mains:

- Active Main
- - - Abandoned Main
- Reservoir (Last Pipe)
- Pressure Zone Line

Boundaries:

- Urban District Boundary
- City Limits
- Gas Lines

MWC Facilities:

- Control Station
- Pump Station
- Reservoir





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 - APPLICANT

To: Desmond McGeough

LD Meeting Date: 10/12/2016

From: Greg Kleinberg

Report Prepared: 10/07/2016

Applicant: Chris Dalengas, Applicant (John Tamminga, Agent)

File #: AC - 16 - 108

Site Name/Description:

Consideration of plans for a the development of a 37,721 square foot, single-story, 40-unit memory care facility located on a 7.9 acre property west of the terminus of Misty Lane, west of the terminus of Honor Drive, and north and east of the intersection of Village Center Drive and Meadow View Drive, within the Rogue Valley Manor. The subject site is located in a SFR 4/PD (Single Family Residential, four dwelling units per gross acre with Planned Unit Development Overlay) zone district; Chris Dalengas, Applicant (John Tamminga, Agent). Desmond McGeough, 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: Approved as submitted.

Additional hydrants may be required to comply with the requirement of proximity to fire department connections (for fire sprinkler and standpipe systems, the fire department connection shall be located at an approved location away from the building and within 75' of a fire hydrant. The fire department connection shall be located on the same side as the fire department access route.).

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 FD APPARATUS ACCESS ROAD DESIGN

OFC

503.2.1

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. 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 under section 503.2.1, shall be maintained at all times. The fire apparatus access road shall be constructed as asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 60,000 pounds.

(See also OFC 503.4; D102.1)

The turning radius on fire department access roads shall meet Medford Fire Department requirements (OFC 503.2.4).

Requirement PRIVATE FIRE DEPARTMENT ACCESS PARKING RESTRICTION

OFC

503.4

Parking shall be posted as prohibited along the fire lanes by one of the methods stated below.

CITY OF MEDFORD
EXHIBIT # "0"
File # AC-16-108

103



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 - APPLICANT

To: Desmond McGeough

LD Meeting Date: 10/12/2016

From: Greg Kleinberg

Report Prepared: 10/07/2016

Applicant: Chris Dalengas, Applicant (John Tamminga, Agent)

File #: AC - 16 - 108

Site Name/Description:

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.

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 SPRINKLER SYSTEM

OFC

903

A fire sprinkler system will be required by code for this occupancy.

The Fire Department Connection (FDC) shall be located away from the building (out of the collapse zone if possible) and within 75 feet of a fire hydrant. The fire hydrant and fire department connection shall be located on the same side of the fire department access route.

The exterior water flow alarm bell shall be attached to the fire department connection.

Consult the Medford Water Commission for proper water meter sizing for fire sprinkler systems.

0'
2 of 3



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 - APPLICANT

To: Desmond McGeough

LD Meeting Date: 10/12/2016

From: Greg Kleinberg

Report Prepared: 10/07/2016

Applicant: Chris Dalengas, Applicant (John Tamminga, Agent)

File #: AC - 16 - 108

Site Name/Description:

Requirement HORIZONTAL STANDPIPE

MEDFORD

HORIZ

In lieu of fire department access on the west side of the building, a horizontal standpipe system is required for this project. Prior to construction the proposed standpipe system shall be approved by the Fire Marshal (See Medford Handout) and meet NFPA 14 requirements.

Requirement FIRE ALARM SYSTEM

OFC

907.2

A NFPA 72 fire alarm system will be required by code for this occupancy adhering to the occupancy classification specific requirements listed in Chapter 9 of the OSSC/OFC.

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.

110"
30F3



Memo

To: Desmond McGeough, Planning Department
From: Chad Wiltrout, Building Department (541) 774-2363
CC: Chris Dalengas, Applicant; John Tamminga, Agent
Date: October 12, 2016
Re: October 12, 2016 LDC Meeting: Item #2 – AC-16-108

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. 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.
7. A code analysis providing occupant load type of construction, type of occupancy, occupant load notation of sprinkled or non-sprinkled, separated or non-separated use, egress plan etc...
8. According to the City of Medford Building Safety Department Policy Requiring Geotechnical Investigation, a site specific soils engineering report prepared by an Oregon-licensed geotechnical engineer must be provide at time of permit application.

CITY OF MEDFORD
EXHIBIT # "P"
File # AC-16-108

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21

Desmond M. McGeough

From: Mark Coplin <markc@ankrommoisan.com>
Sent: Monday, October 24, 2016 11:21 AM
To: Desmond M. McGeough
Cc: John Tamminga; Maria Power
Subject: RE: Requested parking calculation Rogue Valley Manor Memory Care AC-16-108

Desmond,

Here is the parking breakdown for the staff requirements from RVM. The remainder of the parking shown would be for visitor parking. Let me know if this is what you need.

	AM Shift	Evening
Memory Care Administrator	x1	x1
Care Coordinators	x2	x2
Caregivers	x6	x6
Dining	x5	x3
Facilities	<u>x3</u>	<u>x1</u>
	17	13 until 5pm: drops to 9 after 5pm.

Also, we are sending you the pdf files for the SPAC submission under a separate email.

Mark

Mark Coplin AIA, NCARB, LEED AP
SENIOR ASSOCIATE, ARCHITECT
D) 503.952.1591
C) 503.539.1349

Ankrom Moisan Architects, Inc.
ARCHITECTURE INTERIORS URBAN DESIGN BRANDING
6720 SW Macadam Ave / Suite 100 / Portland, OR 97219

ankrommoisan.com

From: John Tamminga [<mailto:jtamminga@retirement.org>]
Sent: Monday, October 24, 2016 10:50 AM
To: Mark Coplin <markc@ankrommoisan.com>
Subject: Fwd: Requested parking calculation Rogue Valley Manor Memory Care AC-16-108

CITY OF MEDFORD
EXHIBIT # Q
File # AC-16-108

1 of 1

FYI

Sent from my iPhone

Begin forwarded message:

From: "Desmond M. McGeough" <Desmond.McGeough@cityofmedford.org>
Date: October 24, 2016 at 10:38:55 AM PDT
To: "chrisd@ankrommoisan.com" <chrisd@ankrommoisan.com>

RESOLUTION NO. 1998-249

A RESOLUTION modifying the decision of the Planning Commission to approve a revised Planned Unit Development for the Rogue Valley Manor.

WHEREAS, on September 24, 1998, the Planning Commission adopted the final order for approval of the revised Planned Unit Development for the Rogue Valley Manor; and

WHEREAS, at the September 24, 1998 meeting testimony was presented by the applicant and citizens who will be affected by the development; and

WHEREAS, the Planning Commission, having considered the testimony, approved the project but added conditions to the PUD; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MEDFORD, OREGON, that

The decision of the Planning Commission to approve a revised Planned Unit Development for the Rogue Valley Manor (File No. PUD-98-23) is modified and the council adopts the Findings of Fact and Conclusions of Law attached hereto and by this reference incorporated herein.

PASSED by the Council and signed by me in authentication of its passage this 5th day of November, 1998.

ATTEST: Beverly Sandblast
City Recorder

Joseph A. [Signature]
Mayor

CITY OF MEDFORD
EXHIBIT # 4 R
File # AC-16-108

1 of 20

Resolution No. 1998-249

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

In modifying a condition of approval on appeal of a revision and 25.2-acre expansion of a mixed use Planned Unit Development on 219.7 acres of property, located east of Interstate 5 between Ellendale and La Loma Drives, within the SFR-4 and SFR-10/BC (Single-Family Residential - 4 units and 10 units per acre/Bear Creek Overlay), MFR-20 and MFR-30 (Multiple-Family Residential - 20 units and 30 units per acre) and C-C (Community Commercial) zoning districts.)
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**SUPPLEMENTAL
FINDINGS OF FACT AND
CONCLUSIONS OF LAW**
File No. PUD-98-23
Exhibit "Z5"
November 5, 1998

After due consideration on an appeal, the City Council has made the following revision to a condition of approval of this project. Condition No. 12 of the Commission Report dated September 24, 1998 shall be changed to read as follows:

- 12. *The Alzheimers' Clinic/Skilled Nursing Facility shall be single story only and set back a minimum of 50 feet from the exterior PUD boundary. The off-street parking shall not be greater than the minimum required by the Land Development Code.*

RELEVANT CRITERIA

Section 10.235(C)(8) "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.*

Section 10.230(D)(9) b. Uses(s) not permitted in the underlying zone may, as permitted uses, be approved to occupy up to 20% of the gross area of the PUD provided that no portion of the use(s), including its parking, is located nearer than 100 feet from the exterior boundary of the PUD. If any portion of the use(s) is nearer than 100 feet from the exterior PUD boundary, then said use(s) shall be considered to be a conditional use and may be approved subject to compliance with the conditional use permit criteria in Section 10.248. However, this provision shall not apply where the land outside the PUD which is nearer than 100 feet from proposed use(s) is inside a zone in which the proposed use(s) is permitted.

"R"
2 of 20

November 5, 1998

Section 10.248 Conditional Use Permit Criteria. 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."

FINDINGS OF FACT

1. The Alzheimer's clinic and skilled nursing facility are uses not allowed in the underlying zone.
2. The above project is located within 100 feet of the exterior boundary of the PUD and is not adjacent to a zone where the use is permitted.
3. The Alzheimer's clinic and skilled nursing facility are in the public interest for the following reasons and, therefore, can be approved under criterion No. 2.
 - a. There is an increasing demand for special Alzheimers' care facilities in the community due to the increasing age of the population and the incidence of this disease.
 - b. It is beneficial in the treatment of Alzheimers disease to have a separate facility.
4. Concerns regarding the Alzheimers' clinic and skilled nursing facility included the following:
 - a. Loss of property value because it's commercial development;
 - b. Creates additional traffic impacts causing noise and safety concerns and loss of quality of life;
 - c. People with dementia potentially shouting obscenities and potentially being unclothed.
5. The applicant proposed mitigation measures contained in Exhibit "Z2" which includes a separation from the adjacent neighborhood by a landscaped berm and 6-8-foot high wall, and 40-foot setback (agreed to verbally).

CONCLUSIONS

The City Council finds that the Alzheimers' clinic and skilled nursing facility are in the public interest, and, although they may cause some adverse impacts, conditions have been imposed (No. 12 as modified above and No. 13 on the Commission Report dated September 24, 1998 including Exhibit "Z2") to produce a balance between the conflicting interests consistent with criterion No. 2.

BEFORE THE MEDFORD PLANNING COMMISSION

STATE OF OREGON, CITY OF MEDFORD

IN THE MATTER OF PLANNING COMMISSION FILE PUD-98-23)
APPLICATION FOR A PLANNED UNIT DEVELOPMENT) ORDER
SUBMITTED BY ROGUE VALLEY MANOR)

ORDER granting approval to Rogue Valley Manor of a revision and 25.2 acre expansion of a mixed use Planned Unit Development on 219.7 acres of property, located east of Interstate 5 between Ellendale and La Loma Drives, within the SFR-4 and SFR-10/BC (Single-Family Residential - 4 units and 10 units per acre/Bear Creek Overlay), MFR-20 and MFR-30 (Multiple-Family Residential - 20 units and 30 units per acre), and C-C (Community Commercial) zoning districts; as provided for in the City of Medford Land Development Code.

WHEREAS:

1. The Planning Commission has duly accepted the application filed in accordance with the Land Development Code, Section 10.230 Application, Planned Unit Development, and
2. The Medford Planning Commission has duly held public hearings on the matter of an application for a revision and 25.2 acre expansion of a mixed use Planned Unit Development on 219.7 acres of property, located east of Interstate 5 between Ellendale and La Loma Drives, within the SFR-4 and SFR-10/BC (Single-Family Residential - 4 units and 10 units per acre/Bear Creek Overlay), MFR-20 and MFR-30 (Multiple-Family Residential - 20 units and 30 units per acre), and C-C (Community Commercial) zoning districts, with public hearings a matter of record of the Planning Commission on August 27 and September 10, 1998.
3. At public hearings 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 hearings, after consideration and discussion, the Medford Planning Commission, upon a motion duly seconded, granted a Planned Unit Development permit and directed staff to prepare a final order with all conditions and supplemental findings set forth for the granting of the planned unit development.

THEREFORE LET IT BE HEREBY ORDERED that the application of Rogue Valley Manor stands approved supported by the findings of fact and conclusions of law and the conditions of approval stated in the Revised Commission Report dated September 24, 1998, and the Supplemental Findings of Fact and Conclusions of Law - Exhibit Z3.

RECEIVED
CITY OF MEDFORD
RECORDERS OFFICE

OCT 16 1998
A.M. 7 18 19 11 01 11 11 21 11 21 3 14 15 16 P.M.

"R" 4 of 20

BASED UPON THE ABOVE, it is the finding of the Medford City Planning Commission that the approval of Rogue Valley Manor, a 25.2 acre expansion of a mixed use, will not be detrimental to the health, safety, or general welfare of the persons residing or working in the neighborhood of the proposed use or be detrimental or injurious to the property and improvements in the neighborhood or to the general welfare of the City.

Accepted and approved this 24th day of September, 1998.

CITY OF MEDFORD PLANNING COMMISSION



Carl Bartlett, Chair

ATTEST:


Mark Gallagher, Secretary

"R"
5 of 20

REVISED COMMISSION REPORT

File No.: PUD-98-23 Rogue Valley Manor Planned Unit Development (Revised)

Applicant: Rogue Valley Manor (Robert Foster, agent)

Request: Consideration of a revision and 25.2-acre expansion of a mixed use Planned Unit Development on 219.7 acres of property, located east of Interstate 5 between Ellendale and La Loma Drives, within the SFR-4 and SFR-10/BC (Single-Family Residential - 4 units and 10 units per acre/Bear Creek Overlay), MFR-20 and MFR-30 (Multiple-Family Residential - 20 units and 30 units per acre) and C-C (Community Commercial) zoning districts.

Decision: This Commission Report includes some of the original text related to the applicant's initial proposal, including discussion about all the commercial buildings, but has been modified, particularly with regard to conditions of approval, to reflect the Planning Commission's decision. The major text revisions are preceded by the word **Decision**.

Background:

The original planned unit development (PUD-84-3) approval was granted in 1984. On March 14, 1991, the Planning Commission approved a major revision to the PUD resulting in a 195.6 acre configuration to include up to 1053 dwellings and various amenities, the most notable of which was a 9-hole golf course. In July 1991, a minor revision was approved by the Planning Director to allow a 12,000 square foot expansion to the congregate dining facility.

On April 28, 1994, the Planning Commission approved a revision to the PUD which increased the project area to 213.3 acres and 1096 dwelling units. The 1996 revised PUD, approved in 1997, included some internal revisions and the addition of an existing residence resulting in a 213.8-acre project with 1097 dwelling units approved. To date, 12 phases of development have been completed or approved for construction which represents a total of 609 dwellings including the 75 congregate units currently under construction in Skyline Plaza on the south side of Manor Hill.

It should be noted that the current approved acreage total for the project, per the 1997 revision, has been corrected by the County Assessor. As a result of consolidation of tax lots within the project, it was determined that there were actually 194.5 acres of property. As this still represents all parcels previously approved, it is considered to be the correct project acreage. With the proposed additions per this revision (25.2 acres), the total area of the PUD will be 219.7 acres.

"R"
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Decision: Even though the Planning Commission did not approve all of the proposed commercial development for which there is not currently adequate public facilities, the boundary of the PUD proposal remains the same. The area that previously showed all the proposed commercial development, is now shown to be partially vacant with only the approved portion of the commercial development shown (Exhibit "Z3").

Relevant Sections of the Land Development Code:

On June 19, 1997, the City Council adopted new Planned Unit Development (PUD) standards and criteria as contained in Sections 10.230 through 10.245 of the Land Development Code and which establish the basis of review for the current proposal. Relevant sections of the revised code are as follows:

- 10.230 PUD General Provisions
- 10.235 Preliminary PUD Plan (including Approval Criteria)
- 10.240 Final PUD Plan (including Approval Criteria)
- 10.236 Revision or Termination of a PUD

Findings:

The applicant's findings which include the documents entitled Application to Amend the Planned Unit Development (Exhibit "B"), received February 27, 1998, and Supplemental Information Regarding Transportation Issues (Exhibit "C") received June 26, 1998, include a detailed discussion of the planned community as well as the requisite findings. References to the applicant's findings contained in this report are shown in *(italics)* and refer to Exhibit "B" to assist in locating the applicable supporting text. Each of the criteria for approval are identified in the findings (*Exh. "B" Pages 30-45*); therefore, they are not repeated herein. As many components of the approved Manor are unaffected by the revisions, discussions pertaining to the PUD criteria focus on the changes proposed at this time. The findings summarize the dwelling and acreage totals for the revised project as well as the proposed mix of uses and support facilities.

Decision: The applicant's final submittal now includes the required Revised Partial Master Site Plan, Exhibit "Z3." The revised plan includes the revisions required by the Planning Commission relative to the 138 PM peak hour trip limitation.

Project Compliance with Relevant Sections of the Land Development Code:

The staff discussion and analysis which follows includes references to the applicant's findings where relevant Code sections are also discussed.

Acreage Limitation: The proposed PUD will contain over 219 acres of property and, therefore, complies with the one-acre minimum. (*Exh. "B" Page 16*)

"R"
7 of 20

Consolidated Applications: As the property is to remain under a single ownership (*Exh. "B" Page 16*) and city zoning exists on all of the property, no application for a land division or change of zone has been included as part of this proposal.

Common Area/Ownership: As the property is to remain under a single ownership (including that of a subsidiary or an affiliate of the Rogue Valley Manor) (*Exh. "B" Pages 16, 28, and 45*), establishment of a Homeowners' Association is not required.

Deviations from Standards:

Lots and Parcels As several of the existing parcels and associated tax lot lines will conflict with proposed building locations (e.g., Phase 13), a condition has been included to consolidate parcels, within each phase as it develops, with evidence thereof submitted at the time of final plan approval. No parcels less than the minimum lot sizes are proposed.

Yards, Setbacks, and Building Height: The applicant proposes that several of the buildings be allowed to exceed the 35-foot height limitation of the underlying residential zoning districts. This would include the Hotel/Conference Center (*B*), Office Building (*C*), Multi-Family and Congregate Housing (*I, K, O, Q, S, and T*), Medical Center (*P*), and Auditorium (*R*). Distance from the adjoining streets and/or from the nearest project boundary, or compatibility with anticipated commercial uses on adjoining property, is cited as the primary mitigating factor in terms of impacts on adjoining uses (*Exh. "B" Page 30-31*). The congregate housing on Ellendale (*I*) was originally to be set back only 20 feet from the side property line as depicted on the master plan (Exhibit "A"). The design details for this have been revised in response to neighborhood concerns which has resulted in a much greater setback for the 3-story structure (Exhibit "E"). Although comments in the findings (*Exh. "B" Page 31*) identify an existing 10 foot change in grade as a mitigating factor, the increased setback from adjoining residences has also been incorporated. Additional discussions regarding the height of buildings is included later in this report.

Parking, Bicycles, and Pedestrians: Residential parking is proposed to meet the standards for retirement facilities (*Exh. "B" Page 31 to 35 and Table Five*). A combined overall parking reduction of 8 percent at the various nonresidential support facilities is proposed and will be offset by provision of shuttle service throughout the development. Parking strategies are not expected to impact any areas outside of the development. Bicycle parking and pedestrian facilities will be required as prescribed by code as no specific deviations are requested.

Frontage, Access, Landscaping, and Signs: The applicant has not identified what, if any, specific deviations are sought (*Exh. "B" Page 35*). It is assumed that in the context of mixed uses within the development, signage would be requested that would not otherwise be permitted in the underlying residential zones. Such signage would be identified at the time of final plan approval. The Commission should consider what, if any, standards should be

applied to signs within the PUD, particularly those where uses not allowed in the underlying zone are proposed. It is suggested, for simplicity sake, that the signage standards for the zone in which the use typically occurs be used.

Decision: The Planning Commission deferred review of the signage to the Site Plan and Architectural Commission.

Streets: All existing streets within the boundaries of the PUD are private except for Ellendale Drive, a designated collector, and Shannon Drive, which turns into Rogue Valley Manor Drive approximately 1,000 feet north of Mira Mar Avenue. All new streets proposed within the revised PUD are proposed to be private as well. All private streets are subject to Fire Marshal approval in terms of emergency vehicle access. In fact, adjoining sidewalks have been specially constructed along some of the existing one-way streets to provide the requisite fire lane.

The applicant proposed to add a gated access on the end of Misty Lane to provide a secondary access to the Alzheimer/Clinic facility (*Exh. "B" Page 25*). There are existing gated accesses at the ends of Argonne Avenue and Donnalee Drive. All other streets that end at the Manor property will remain as dead-end streets with no access allowed. The Public Works Director (Exhibit "F") had suggested that gates on Misty Lane and Argonne Avenue be left open during the day to help reduce traffic impacts on streets serving the main entrances. Availability of secondary (local) access points into the PUD could help distribute trips such as would be accomplished by an interconnected street system. The Commission weighed this recommendation and, in light of the resultant additional traffic into adjoining neighborhoods, decided to leave the access points at Honor Drive, Misty Lane, and Argonne Avenue closed.

The Public Works Director initially recommended that an area for a roadway connection to the south project boundary be reserved for future access to adjoining lands also owned by the Manor and within the Urban Growth Boundary. This was intended to provide an alternative to using Donnalee Drive (and associated impacts of such use). Three cottage units would have had to be adjusted to accommodate the roadway. The recommendation was removed due to topographic constraints.

Decision: The Planning Commission required that Honor Drive, Misty Lane, and Argonne Avenue remain closed.

A 100-foot wide strip of land shall be deeded to the city for the southward extension of Highland Drive as part of the anticipated Highland/Garfield connection. The area beneath the portion of the street extension that will contain an overpass shall be reserved for such use by an easement. The proposed master plan identifies this area and proposes to locate parking in the area beneath the overpass.

Decision: The above recommendation was deleted by the Planning Commission at the request of staff. Since the project will not be generating any additional vehicular trips beyond that currently allowed by the existing zoning, no additional street improvements are necessary.

The traffic impacts of the project are further discussed below in the context of the requisite findings for the proposed commercial uses (*Exh. "B" Pages 25 & 41; the Appendix; and Exhibit "C"*).

Street Lights: A private street light design has been used within the existing Manor project which will be continued (*Exh. "B" Page 35*). Specifications for street lighting shall be included at the time of final plan approval, subject to approval of the City Engineer.

Housing Density: The applicant has included a detailed summary of the housing density associated with the PUD (*Exh. "B" Pages 35-36 and Table Six*). Based upon the underlying residential zoning for the entire project, a maximum of 1,536 dwellings would be allowed for a standard residential development. It should also be noted that a minimum of 903 dwellings would be required to meet minimum density standards. With the 20 percent density bonus allowed for PUD's, a maximum of 1,844 dwellings would be allowed. As 22.2 acres of SFR-10 property are proposed to be utilized for commercial uses, the maximum dwellings allowed would be 1,316 or 1,624 with the PUD bonus. The minimum number of dwellings would be 815 when adjusted for the acreage proposed for the commercial development. As the applicant is proposing a maximum of 1,265 units, this project complies with density requirements.

Allowed Uses: The applicant has proposed both permitted and accessory uses as well as nonresidential uses that are not otherwise permitted in the underlying residential zones as described in Exhibit "C" Tables S4 and S6. Uses not allowed in the underlying zoning include the following:

- Restaurant
- Hotel/Conference Center
- Office Building
- Parking/Potential Small Office Buildings (2)
- Mixed Use Site E-F
 - E. Housing/Retail
 - F. Retail
- Mixed Use Site G-H-I
 - G. Housing/Retail
 - H. Retail
 - I. Housing

"R"
10 of 20

As these nonresidential uses will occupy approximately 20.75 acres of the 219 acres within the PUD, the proposal complies with the 20 percent limitation (i.e., 43 acres maximum). The applicant's findings include the requisite discussion of the conditional use permit (CUP) and facilities adequacy criteria. Additional comments in regard to those findings are included below.

Decision: The above list of proposed uses has been reduced by the Planning Commission's approval of only that portion of the commercial equivalent to the 138 PM peak hour trips.

Housing Types: The applicant has included a detailed summary of the housing types and quantities associated with the PUD (*Exh. "B" Page 11, Table One, and Page 36*). A net increase of 168 dwellings is proposed from the previously approved 1,097 units for a total of 1,265 units. This new total includes; 374 attached single-family (Cottages), 96 upstairs apartments for general occupancy within the commercial portion of the development, 7 existing detached single-family residences, and 788 congregate (apartment) units. Congregate living facilities also include the medical center and Alzheimer's unit facilities within the existing PUD boundary. The revised PUD includes changes within the existing boundary to include a reduction of 59 cottage units and an increase of 68 congregate units for a net increase of 9 units.

Common Elements: As mentioned above, all property is to remain in the ownership of the Rogue Valley Manor (or its subsidiaries); therefore, formation of a Homeowners' Association is not necessary. As the sole owner, the Rogue Valley Manor shall record documents containing assurances that the common areas (elements) will be improved and maintained for their intended purpose (Section 10.230 (E)(3)).

Proposed Changes:

Much of the original design of the "Manor" PUD remains as a component of the current proposal and many of the associated issues (e.g., streets, access, buffers, etc.), remain the same as when previously approved. A summary of the currently proposed revisions to the development is included in the applicant's findings (*Exh. "B" Pages 7-10*), and further amended in Exhibit "C," and findings relevant to the CUP criteria included for those nonresidential uses within 100 feet of the project boundary pursuant to 10.230(D)(9)(b) (*Exh. "B" Pages 42-45, Exhibit 6*). Issues associated with some of the uses in the new master plan are also discussed in the following section:

Commercial Village - Ellendale Drive

Because this portion of the PUD includes uses that are not allowed in the underlying residential zone, it is required that a demonstration of Category A facility adequacy also be made (*Exh. "B" Page 41 and Appendices*). This includes storm drainage, sanitary sewer, water, and streets.

Traffic Based on the response from Oregon Department of Transportation (ODOT), it has been determined that the Barnett Road interchange will go to 90 percent of capacity and drop to Level of Service "E" (Exhibits "Q," "R," and "S") with the proposed development. This would be in violation of the standards established in the Oregon Highway Plan for highway operations. The applicant has made revisions to the proposal in the context of this issue and the requisite facilities adequacy finding. In the supplemental findings entitled Supplemental Information Regarding Transportation Issues (Exhibit "C"), the applicant has proposed a program of development equivalency and allocation of future facility capacity which may be an acceptable method of allowing approval of the long-term master plan. This has been a topic of much discussion within the community and the applicant's proposed conditions of approval are consistent with the developing program to deal with the street capacity issue.

The Public Works Director has determined that the surrounding streets have sufficient capacity to handle vehicle trips generated from this site without opening any additional access points, the freeway interchange notwithstanding. In acknowledging the reduced Level of Service (LOS) on Barnett Road at Ellendale Drive, it is suggested that approved roadways into the property (Argonne Avenue and Misty Lane) allow secondary ingress and egress by not closing gates during the day. In anticipation of access to lands immediately to the south of the project, space for a roadway to the south boundary could be preserved (i.e., no buildings). Such a roadway reservation would help prevent the use of existing residential streets (i.e., Donnalee Drive) for such future access.

Decision: The Planning Commission did not approve any uses not allowed in the underlying zone that would generate traffic beyond the 138 PM peak hour trips. The access points along the project perimeter were required to remain closed and the proposed road extension to the south mentioned above was removed as a recommendation due to topographic constraints.

Congregate Housing

Affordable Retirement Facility (I) - As the applicant proposes this 60-unit facility, and small office, as the next phase of development (Phase 13), detailed site, architectural, and landscape plans (Exhibit "E") have been submitted for review by the Planning Commission consistent with the exemption from Site Plan and Architectural Commission review. An application for final plan approval for Phase 13 per Section 10.240 is anticipated immediately following preliminary approval of the master plan. Such plans have been reviewed by the affected agencies and departments and conditions of development have been included in this report for development of that site upon approval of the PUD.

The structure, which is to replace four existing single-family residences, is proposed to be three stories in height, exceeding the 35-foot height limitation of the underlying SFR-4 zone. The building was originally proposed to be set back 20 feet from the adjoining residential properties as depicted on the master plan (Exhibit "A"). Due to concerns over the visual impact of this building on the adjoining properties, the applicant has revised the site design placing the structure away from the project boundary (Exhibit "E"). The other tall structures in the PUD are far enough from the project boundaries that the extra height above the height limit does not exacerbate the line of sight obstruction that would be created by a structure located within the allowable setbacks of the underlying zone, as viewed from a neighboring property. It is recommended that sight line elevations be submitted at the time of Final Plan approval request demonstrating that any structure, if over 35 feet high, will not exceed the visual impacts of a 35-foot high, multiple-family residential structure built at the minimum setback of 20 feet from the project boundary. The Commission should also consider the overall size and bulk of the structure when assessing impacts on adjoining residences and an appropriate setback.

Alzheimers' Unit/Special Care Facility - Discussed in the applicant's findings (*Exh. "B" Page 44-45*) and above in the discussion about streets (page 3). It should be noted that the applicant's findings state that there is "*an increasing need for quality professional care for Alzheimers' patients*" (*Exh. "B" Page 45*) concluding that the public interest is being served per Criterion #2. The applicant has indicated that the facility will be an expansion of, and ultimately a relocation for, the existing special care/medical facility currently located at the main Manor building and that these facilities are to be for Manor residents. The Commission should consider the degree of "public interest" served when evaluating the impacts of such facilities. In the context of the proposed location, site design and landscaping features are identified by the applicant as a means to reduce impacts of the facility. However, the proposed 125 parking spaces suggest a staff and visitor component (i.e., vehicle trips) that may also impact the adjoining residential neighborhood and consideration should be given to what, if any, access to Misty Lane should be utilized, including the nature of the proposed gate. The potential for noise from exterior mechanical equipment and glare from exterior lighting should also be addressed.

Decision. The Planning Commission required the above facility to be single story in height and located no closer than 99 feet from the exterior boundary of the PUD in order to mitigate anticipated adverse impacts to adjoining properties. The Planning Commission also accepted the applicant's proposal to buffer the area with a landscaped berm and wall (Exhibit "Z2").

Auditorium - Discussed in the applicant's findings (*Exh. "B" Page 44*).

Areas/Issues of Special Concern:

Larson Creek - The lower section of the creek which adjoins or is contained within the boundaries of the project has been identified as a Class 1 fish habitat due to the observed presence of fish.

Larson and Bear Creeks are considered habitat for coho and chinook salmon, which have recently been placed on the threatened species list, as well as steelhead trout. In that regard, the Oregon Department of Fish and Wildlife has recommended that a 50-foot setback be applied to Larson Creek (Exhibit "J"). Similar concerns have been expressed by Oregon Trout (Exhibit "K") who also recommend that development be set back 50 feet from the creek. The Rogue Valley Council of Government (RVCOG) has submitted a letter discussing the above fish habitat concerns as well as water quality, storm drainage, and flood plain responsibilities of streamside developers as regulated by the City (Exhibit "L"). The Special Report from the Public Works Director also includes comments and conditions in regard to Larson Creek as a component of the city's storm drainage system (Exhibit "F").

The future development of a pedestrian/bicycle path along Larson Creek has been supported by the City as witnessed by the acquisition of an easement along upper stretches of the creek including the existing Rogue Valley Manor property between Hilldale Drive and Ellendale Avenue. Such a pathway is also conceptually shown primarily north of the creek on the master plan for the expanded portion of the PUD.

The above stream related objectives (fish habitat, storm drainage, recreation/transportation, water quality, and flood prevention) are not all mutually compatible in terms of how to treat the urban/waterway interface and the City is developing new policies and code language in regard to Larson Creek, similar to what has been adopted in the Southeast Plan, that appropriately weigh all of these concerns. Prior to actual legislative review and adoption of such setback restrictions, it is recommended that a development/construction setback of 20 feet from the top of the stream bank be maintained along the Manor's Larson and Bear Creek frontages. In requesting such a setback, it is recognized that development of impervious surfaces within close proximity to the creek negates the possibility of creating and maintaining the riparian corridor necessary to create a viable fish habitat. The 10 feet of the strip closest to the stream bank should be planted with riparian vegetation approved by ODFW. The remainder can be planted with ornamental vegetation that is also supportive of creating a viable fish habitat.

Decision. In response to concerns raised during the public hearing, the applicant proposed, and the Planning Commission accepted, a 50-foot setback from the top of the creek bank.

Building Height - General

The proposed congregate living facilities, auditorium, office building, and hotel/conference building will exceed the 35-foot height limitation of the underlying SFR and MFR zones. Although the exact height is not known at this time, none of the buildings will be as tall as the existing manor building. For the tall structures that are far enough from the project boundaries, the extra height above the height limit does not exacerbate the line of sight obstruction that would be created by a structure located within the allowable setbacks of the underlying zone, as viewed from a neighboring property.

It is recommended that sight line elevations be submitted at the time of Final Plan approval request demonstrating that any structure, if over 35 feet high, will not exceed the visual impacts of a 35-foot high structure built at the minimum setback of 20 feet from the project boundary. This does not include buildings previously approved that exceed the 35-foot height limit.

Conclusion:

Several portions of the proposed plan have concurrence from both the City of Medford staff and ODOT in meeting the required criteria. This includes the residential portion of the project that is consistent with the underlying zoning and that portion of the project that includes commercial development equivalent to the trips (138 PM peak hour) that would otherwise be generated by the underlying residential zoning.

ODOT and the City of Medford staff do not support approval of the third part of the proposal to conditionally approve the balance of the commercial development.

Decision. The Planning Commission found the project to meet the required criteria with the required revisions and the conditions of approval.

Commission Action:

Approval of PUD-98-23, per the Revised Commission Report dated September 24, 1998; including:

- Exhibit "A" - Master Plan Map (with amended portion contained in Exhibit "Z3");
- Exhibit "B" - Application to Amend the Planned Unit Development (Findings) received February 27, 1998;
- Exhibit "C" - Supplemental Information Regarding Transportation Issues submitted June 26, 1998;
- Exhibit "D" - Additional Operational Analysis (Supplemental Traffic Study) received April 6, 1998;
- Exhibit "E" - Phase 13 Site Plan, Elevations, and Landscape Plan;
- Exhibit "F" - Special Report from the Public Works Director No. PUD-98-23b dated July 16, 1998;
- Exhibit "G" - Memorandum from the Bureau of Fire Prevention dated April 10, 1998;
- Exhibit "H" - Letter from Bear Creek Valley Sanitary Authority dated April 8, 1998;
- Exhibit "I" - Memorandum from the Medford Water Commission dated March 31, 1998;
- Exhibit "J" - Letter from Oregon Department of Fish and Wildlife dated April 14, 1998;
- Exhibit "K" - Letter from Oregon Trout dated June 2, 1998;
- Exhibit "L" - Letter from RVCOG dated June 2, 1998;
- Exhibit "M" - Special Report from the Public Works Director No. PUD-98-23a (Phase 13) dated May 19, 1998;
- Exhibit "N" - Memorandum from the Bureau of Fire Prevention (Phase 13) dated July 8, 1998;
- Exhibit "O" - Memorandum from the Medford Water Commission dated July 8, 1998;
- Exhibit "P" - Memorandum from Medford Parks and Recreation (Phase 13) dated June 1, 1998;
- Exhibit "Q" - Letter from Mike Arneson ODOT (Oregon Department of Transportation) dated April 28, 1998;

- Exhibit "R" - Letter from Mike Arneson (ODOT) dated May 5, 1998;
 Exhibit "S" - Letter from Mike Arneson (ODOT) dated July 13, 1998;
 Exhibit "T" - Letter from Mike Arneson (ODOT) dated July 22, 1998.
 Exhibit "U" - Letter from Mike Arneson (ODOT) dated July 23, 1998.
 Exhibit "V" - Letter from Mike Arneson (ODOT) dated August 25, 1998.
 Exhibit "W"- Memo from Public Works Department dated August 20, 1998.
 Exhibit "X" - Letter from Tom Becker, Rogue Valley Manor, dated June 25, 1998.
 Exhibit "Y" - Letter from Tom Becker, Rogue Valley Manor, dated August 27, 1998.
 Exhibit "Z" - Letter from Chuck Fustish (Oregon Department of Fish and Wildlife) dated August 27, 1998.
 Exhibit "Z1"- Letter from Mike Arneson (ODOT) dated September 3, 1998.
 Exhibit "Z2"- Letter from Brian McLemore, Rogue Valley Manor (rebuttal), dated September 10, 1998.
 Exhibit "Z3"- Letter from Brian McLemore, Rogue Valley Manor, dated September 17, 1998 including Revised Partial Master Site Plan (commercial portion to comply with the 138 PM peak hour trip limitation), and
 Exhibit "Z4"- Supplemental Findings dated September 10, 1998;

and subject to the following conditions:

1. The revised Rogue Valley Manor Planned Unit Development includes uses that will generate vehicle trips in excess of the standard residential development allowed in the underlying zones. In order to maintain an acceptable Level of Service (LOS) at the Barnett Road/Stewart Avenue/Interstate 5 interchange, development of the nonpermitted uses shall be subject to the following:
 - A. The proposed nonpermitted uses set forth in Table S6 of the Rogue Valley Manor application (Exhibit "C") entitled Supplemental Information Regarding Transportation Issues (submitted June 25, 1998) can be developed if they are consistent with the Revised Partial Master Site Plan (Exhibit "Z3") and provided that the PM peak hour trips generated by the nonpermitted uses do not exceed a threshold limit of 138 PM peak hour trips.
2. A minimum setback of 50 feet shall be maintained along the Larson and Bear Creek frontages. This area shall remain natural or be planted with vegetation, approved by Oregon Department of Fish and Wildlife, that does not require irrigation.
3. Fire protection facilities and access shall be provided per Exhibit "G." All private streets are subject to Fire Marshal approval for adequacy of emergency vehicle access.

4. Comply with Special Report from the Public Works Director No. PUD-98-23b dated July 16, 1998 (Exhibit "F") with the following requirements deleted:
 - A. Revise the Master Plan to show a roadway extending to the southwest project boundary.
 - B. A 100-foot wide strip of land shall be deeded to the city for the southward extension of Highland Drive and the area beneath the portion of the street extension that will contain an overpass shall be reserved for such use by an easement.
5. Rogue Valley Manor shall record documents containing assurances that the common areas (elements) will be improved and maintained for their intended purpose.
6. Signage for nonresidential uses shall be subject to Site Plan and Architectural Commission review.
7. Exterior illumination for all nonresidential uses and congregate living facilities within the PUD shall not cause glare on any residential property that is not part of the PUD. Construction plans submitted for such uses shall include design specifications for all exterior lighting including a photometric site illumination plan consistent with the standards contained in Section 10.764.
8. All exterior mechanical equipment and trash collection facilities for uses within 100 feet of PUD boundaries that adjoin residential zones, excluding that for individual cottage units, shall be located within enclosures designed to conceal such facilities from view and maintain noise levels at or below those prescribed by Section 10.753 New Noise Sources.
9. Construction plans for all structures, except for those previously approved, that exceed the 35-foot height limitation shall include sight line elevations demonstrating that any such structure will not exceed the visual impacts of a 35-foot high structure built at the minimum setback of 20 feet from an exterior project boundary, excluding changes in grade (slopes).
10. Boundary line adjustments or lot consolidation of existing tax lots, shall be completed prior to final plan approval for each phase, where proposed buildings are located over lot lines with evidence thereof submitted at the time of final plan approval.
11. Prior to final plan approval, existing water lines shall be shown on a master plan to prevent conflicts with future building.

12. The Alzheimers' Clinic/Skilled Nursing Facility shall be single story only and set back a minimum of 99 feet from the exterior PUD boundary. The off-street parking shall not be greater than the minimum required by the Land Development Code.
13. The Alzheimers' Clinic/Skilled Nursing Facility shall be screened from the adjoining neighborhood as proposed in Exhibit "Z2."
14. Honor Drive, Misty Lane, and Argonne Avenue shall remain closed.
15. All HVAC (heating ventilation and air conditioning) equipment for buildings shall be located on the ground and concealed from view.
16. The review and approval of detailed building elevations and landscape plans is delegated to the Site Plan and Architectural Commission for all new development, except Phase 13 (HUD project).
17. Affordable Retirement Facility and Office - Phase 13 Site Development.

Apply for, and receive, Final Plan Approval pursuant to Section 10.240 per the approved design as shown in Exhibit "E" - Site Plan (revised), Elevations, and Landscape Plan; and the following:

- A. Comply with conditions contained in: Exhibit "M" - Special Report from the Public Works Director # PUD-98-23a dated May 19, 1998; Exhibit "N" - Memorandum from the Bureau of Fire Prevention dated July 8, 1998; Exhibit "O" - Memorandum from Medford Water Commission dated July 8, 1998; and Exhibit "P" - Memorandum from Parks and Recreation dated June 1, 1998; and including, but not limited, to the following:
 - (1) A different shrub species substituted for the Hawthorne.
 - (2) Specifications for root barriers for all trees within six (6) feet of hardscapes.
 - (3) Specifications for an automatic irrigation system including the location of an approved backflow prevention device.
- B. Prior to issuance of the first building permit, revised site and landscape plans shall be submitted for staff review showing:

- (4) Finished floor elevations and the location and elevations for the 100-year flood plain as shown on the Federal Emergency Management Agency (FEMA) as administered by the Building Safety Department.
- (5) The deciduous trees shall be replaced with fast growing evergreen trees along the south side of the site and shrubs being a minimum size of 5 gallons.
- C. Prior to issuance of the first building permit, the property owner shall consolidate parcels to contain the residential structure and submit evidence thereof to the Planning Department.
- D. Prior to issuance of the first building permit, the property owner shall deed to the public a 15-foot Public Utility Easement (PUE) across the Ellendale Avenue frontage or provide evidence that such an easement exists.

Prior to recordation of the deed by the applicant, the deed, together with a Lot Book or Preliminary Title Report and releases of interest obtained from holders of trust deeds or mortgages on the property, shall be submitted to the Planning Department for review and approval. A sample easement form is available at the Planning Department.

- E. Exterior mechanical equipment and trash receptacles shall be concealed from public view.
- F. Prior to issuance of the first building permit, the property owner shall sign and record with the Jackson County Clerk's office a Building Site Improvement Agreement, with the original returned to the Planning Department, specifying that the following items will be completed within six (6) months of the date of the agreement:
 - (1) Install landscaping and irrigation per the approved plan.
 - (2) Pave all parking and vehicle maneuvering areas, including extruded curb around perimeter, to City of Medford specifications.
 - (3) Install bicycle parking per the approved plans.
 - (4) Construct concealment for mechanical equipment and trash receptacles.
 - (5) Install pedestrian walkways and bicycle parking per the approved plans.

MEDFORD PLANNING COMMISSION



Carl Bartlett, Chair

PLANNING COMMISSION AGENDA: JUNE 11, 1998
JULY 23, 1998
AUGUST 27, 1998
SEPTEMBER 10, 1998
SEPTEMBER 24, 1998

"R"
200520



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November 10, 2016

RECEIVED

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PLANNING DEPT.

VIA EMAIL

Site Plan and Architectural Commission
Jeff Bender, Chair
Jim Quinn, Vice Chair
Jim Catt
Bill Chmelir
Tim D 'Alessandro
Bob Neathamer
Marcy Pierce
Curtis Turner
Rick Whitlock
City of Medford
City Hall
411 W. 8th Street
Medford, OR 97501

Re: Rogue Valley Manor
Memory Care Center (AC-16-108)

Dear Chair Bender and Members of the Commission,

I represent Rogue Valley Manor ("Manor") regarding its request for Site Plan Review approval of its proposed Memory Care Center. Your Commission held a public hearing regarding the Manor's request at your November 4th meeting. Your Commission continued the request and decided to leave the record open for seven days.

One of the issues that was discussed was whether the Manor was required to construct a wall on the northwest, east and southeast boundaries of the site area for Phase 1 of the Memory Care development. The City previously allowed the Memory Care Center in its approval of the Manor's revised PUD in 1998 and imposed a condition requiring a wall on all three sides of the area designated for Memory Care development ("PUD Condition of Approval"). I represented the Manor in the 1998 PUD proceedings before the City.

CITY OF MEDFORD
EXHIBIT # 5
File # AC-16-108

As staff pointed out in its staff report, however, this condition did not address whether a wall needed to be constructed on all three sides of the site area if the Manor proposed to phase the Memory Care development: “[T]he approval of the PUD did not contemplate that the facility would be constructed in phases. Therefore, no timing provisions were given regarding the construction of screening mitigation.” Staff recommended a condition of approval that the Manor construct a wall on all three sides for its Phase 1 development in its October 28th staff report.

It is my understanding that there was a discussion whether it was appropriate to require the construction of the wall on all three sides of the site area when construction of the wall on the northwest boundary was appropriate to mitigate any visual impacts regarding Phase 1. This correspondence is intended to address the Commission’s authority to approve Phase 1 of the Memory Care development subject to construction of the northwest wall and why such an approach is *consistent* with the 1998 PUD Condition of Approval.

First, it is important to note that your Commission is charged with the responsibility of ensuring that your Site Plan Review decision is *consistent* with the City’s PUD approval and any conditions of approval. Second, it is important to note that your Commission has the authority to interpret the PUD decision and any condition of approval to determine if your Site Plan Review approval is *consistent* with that decision. Third, it is important to understand the reason why the wall condition was imposed in the first instance to determine if requiring the construction of only the northwest wall for Phase 1 is *consistent* with the PUD Condition of Approval.

It is our opinion that your Commission has the authority to approve the Manor’s Site Plan for Phase 1 of the Memory Care Center subject to constructing the northwest wall for the following reasons:

1. The PUD Condition of Approval did not contemplate that the Memory Care Center would be built in phases. As a result, the condition requiring the construction of a wall on all three sides of the site area assumed full development of the Memory Care site requiring visual mitigation along the full extent of the boundaries of the site area.
2. It is apparent that the purpose for the construction of the wall as a Condition of Approval in 1998 was to act as a visual screen from the adjoining neighborhood. The Manor’s 1998 screening plan to construct the Wall demonstrates how the wall on all three sides of the site area would sufficiently mitigate any visual impacts on the adjoining neighborhood at full Memory Care development.

November 10, 2016

Page 3

3. The proposed Phase 1 development only triggers the need for visual mitigation along the northwest boundary of the site area. The Manor's site plan notes that the east wall and the southwest wall will be constructed with the development of Phase 2 of the Memory Care Center.
4. Your Commission's decision to approve Phase 1 with construction of the northwest wall is *consistent* with the 1998 Condition of Approval if your Commission finds that the northwest wall will sufficiently mitigate the visual impacts created with the Phase 1 development. We believe the evidence in the record demonstrates that the northwest wall provides sufficient visual mitigation for Phase 1, and that construction of the wall on the east and southeast boundaries of the site area will provide sufficient mitigation when Phase 2 is developed.

Based on the above analysis, we respectfully request your Commission to find that approval of Phase 1 of the Memory Care Center with the construction of the northwest wall is *consistent* with the 1998 PUD Condition of Approval. We further request your Commission to approve Phase 1 with the condition to construct the northwest wall.

Thank you for your consideration.

Very truly yours,

HATHAWAY KOBACK CONNORS LLP



Gregory S. Hathaway

GSH/mo

cc: Dick Gordon, City Council Liaison (via email)
Eli Matthews, City Council Liaison Alt. (via email)
Kelly Akin, Principal Planner (via email)
Chris Dalengas, Ankrom Moisan Architects (via email)
Brian McLemore, Rogue Valley Manor (via email)



**ROGUE VALLEY
MANOR**

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E-mail prs@retirement.org

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PLANNING DEPT.

Medford Planning Commission
City of Medford
411 West 8th Street
Medford, OR 97501

September 10, 1998

Dear Planning Commission:

Enclosed please find Supplemental Information regarding Rogue Valley Manor's Planned Unit Development Amendment (PUD-98-23). The items submitted are a result of the testimony heard at the August 27, 1998 hearing.

Items submitted include:

- 1- Modified Proposed Conditions for Step 3 - regarding traffic issues. (Attachment A)
- 2- Landscape Screening Plan, pertaining to the proposed Special Care Center and Medical Facility. (Attachment B)
- 3- Letter from the U.S. Department of Housing and Urban Development regarding deadlines for HUD financing for the Senior Affordable Housing facility off of Ellendale. (Attachment C)

In addition, we would like to make the following modifications to our Proposed PUD Amendment:

- 1- With regard to building heights - Rogue Valley Manor proposes a single story height limitation for all structures in the Medical Facility Complex (area N on Master Plan)
- 2- With regard to building setbacks on Bear and Larson Creeks - Rogue Valley Manor would accept the recommendation from the Oregon Department of Fish and Wildlife of a 50' setback in order to enhance fish habitat in this area.

Based on these conditions and those provided in our August 27, 1998 letter we ask for your approval of the proposed PUD 98-23.

Sincerely,

Brian McLemore
Administrator of Corporate Development

CITY OF MEDFORD
EXHIBIT # T
File # AC-16-108



PROPOSED CONDITIONS FOR STEP 3

ROGUE VALLEY MANOR

1. Any of the proposed non-permitted uses set forth in Table S6 of the Rogue Valley Manor application (entitled "Supplemental Information Regarding Transportation Issues," dated June 25, 1998) can be developed at the discretion of the Applicant so long as the cumulative PM peak hour trips generated by the non-permitted uses as set forth in Table S6 do not exceed a threshold limit of 138 PM peak hour trips.

2. Applicant shall place a deed restriction on the property not developed under Condition 1 above which restricts development of the remaining property for the non-permitted uses in Table S6 unless and until the conditions set forth in Condition 3 below have been met. This deed restriction shall name the City and ODOT as beneficiaries and shall be approved by the City and ODOT prior to being properly recorded.

3. None of the non-permitted uses authorized pursuant to Section 10.130 D.9.b. and set forth in Table S6 that exceed the trip generation threshold limit of 138 PM peak hour trips shall be allowed to be developed, except under the following conditions:

A. Applicant may request that the City, with regard to City transportation facilities, and ODOT, with regard to state transportation facilities, determine whether there currently exists adequate capacity to accommodate the trips that will be generated by the non-permitted uses proposed by Applicant. Prior to requesting that the City and ODOT make such a determination, Applicant shall submit to the City and ODOT a traffic impact study regarding the impacts of the proposed non-permitted uses on the transportation system and the ability of the system to accommodate such uses. The methodology and the area/land uses to be analyzed used in the traffic impact study shall be approved by the City and ODOT prior to the study being initiated.

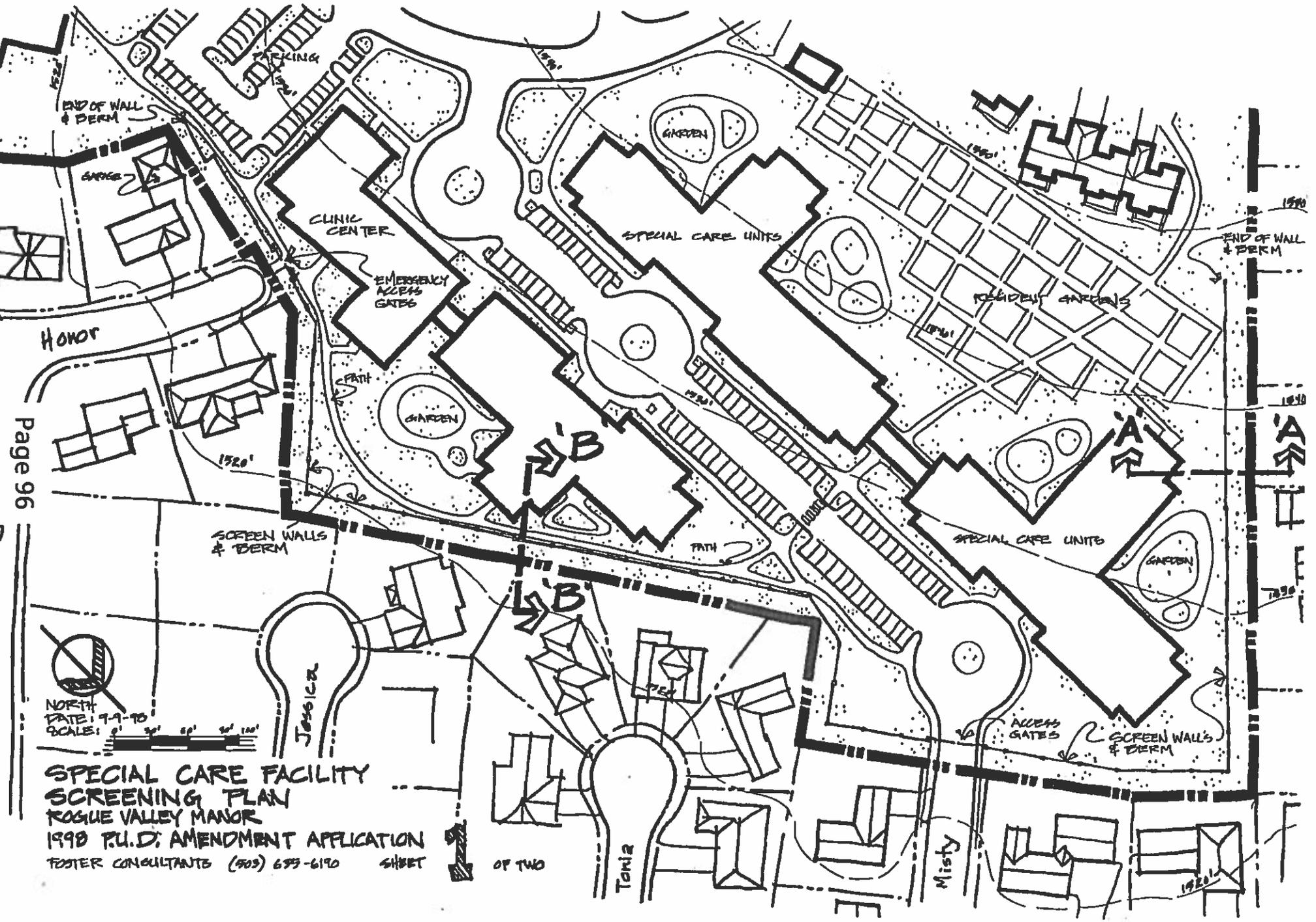
B. If the City and ODOT determine there is sufficient capacity in the city and state transportation facilities to accommodate some additional uses and if the City and ODOT determine it is necessary to assign a trip generation allocation among the otherwise developable properties, subject to the traffic impact study, in the area of the Rogue Valley Manor property, the City shall conduct at least one public hearing before the Planning Commission to consider whether a trip generation allocation plan should or should not be adopted. The City shall determine the extent of the area subject to a trip generation allocation plan at the time it adopts an allocation plan. Any adoption of such a plan shall comply with applicable laws.

C. After adoption of a trip generation allocation plan, the City, upon a request from the Applicant, shall hold at least one public hearing before the Planning Commission to consider development of the non-permitted uses set forth in Table S6 in accordance with the adopted allocation plan.

D. If an allocation plan is not adopted by the City, the City upon request from the Applicant shall conduct at least one public hearing before the Planning Commission to consider the development of non-permitted uses set forth in Table S6 and to determine whether the transportation facilities are adequate to accommodate the proposed development pursuant to the Medford Land Development Code.

E. The determination of the Planning Commission under Condition 3.C or 3.D above shall be subject to appeal and review by the City Council pursuant to procedures established by the Medford Land Development Code.

4. The approval of this PUD application shall extend no priority to Rogue Valley Manor if the City and ODOT adopt an allocation plan for the Rogue Valley Manor property and other properties in the area of the Rogue Valley Manor property, or in the use of additional capacity created by the improvement of transportation facilities in the area or by other means employed to increase the capacity of affected transportation facilities. However, if the allocation plan assigns trips to the Rogue Valley Manor proportionate to financial contributions by Rogue Valley Manor in the funding of needed transportation improvements, nothing in this condition shall prohibit such an assignment of priority.



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NORTH
DATE: 7-7-78
SCALE: 1" = 30'

**SPECIAL CARE FACILITY
SCREENING PLAN
ROGUE VALLEY MANOR**
1998 P.U.D. AMENDMENT APPLICATION
FOSTER CONSULTANTS (503) 699-6190 SHEET

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130'

120'

110'

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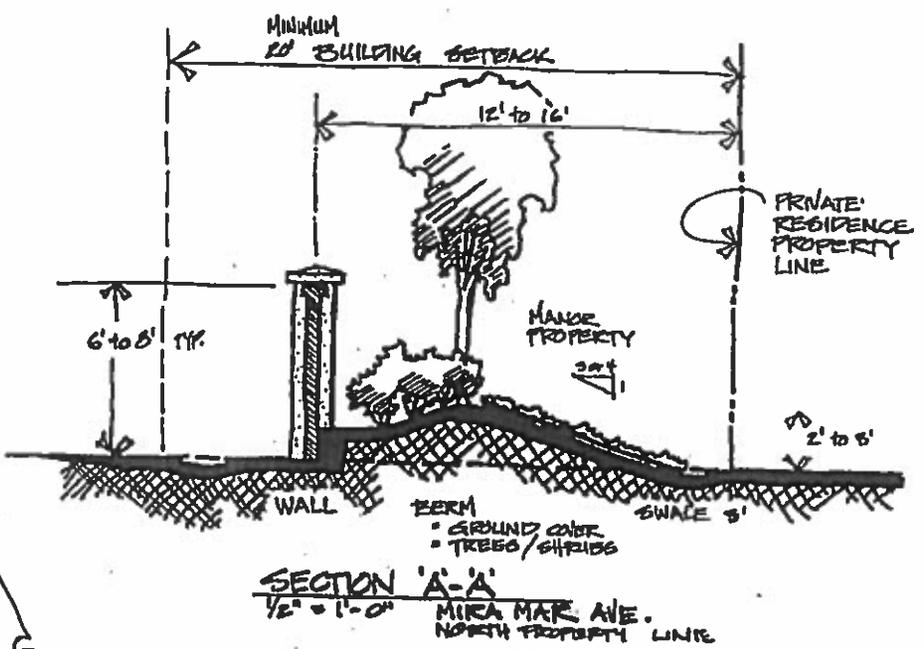
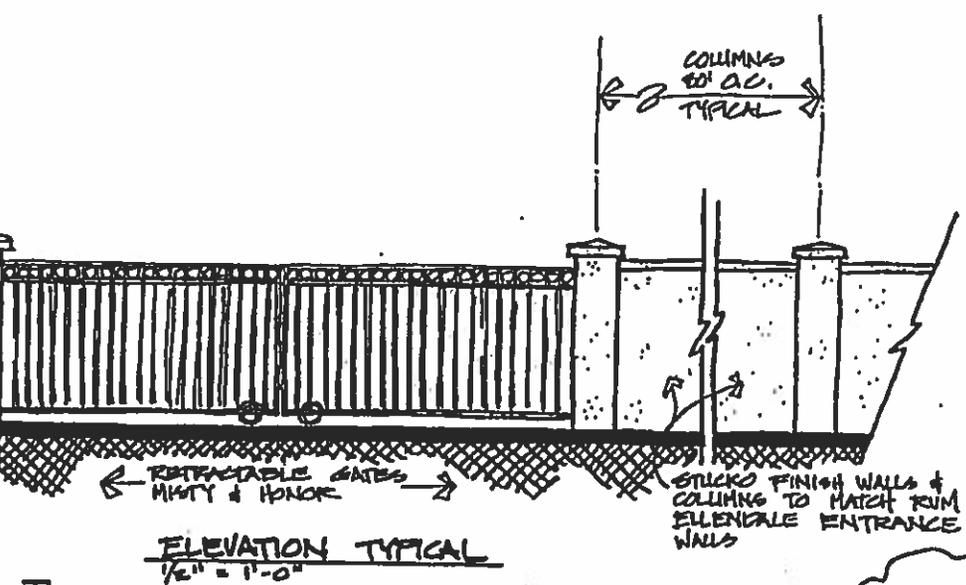
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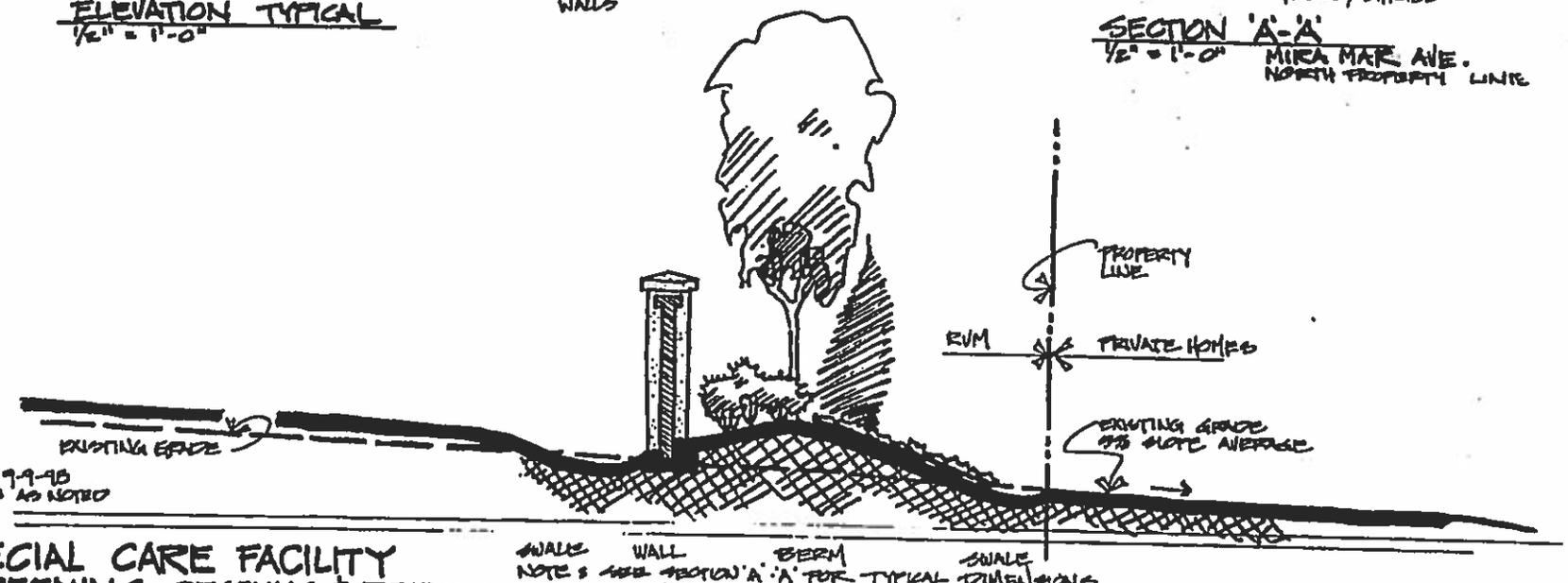
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Page 97



DATE: 7-9-95
SCALE: AS NOTED

**SPECIAL CARE FACILITY
SCREENING SECTIONS & DETAILS
ROGUE VALLEY MANOR**

1995 P.L.D. AMENDMENT APPLICATION
FOSTER CONSULTANTS (503) 639-6170

SHEET **2** OF TWO



ATTACHMENT C
U.S. Department of Housing and Urban Development

Office of State Coordinator
Portland Office, Northwest/Alaska Area
400 Southwest Sixth Avenue, Suite 700
Portland, Oregon 97204-1632

9/4/98



Mr. William Leever
Executive Director
Rogue Valley Manor
1200 Mira Mar
Medford, OR 97504

Attention: Mr. Leever

SUBJECT: Project No. 126-EE024-WAH, RVM Medford III Housing
Firm Commitment Application - Extension #1

Your request for an extension to submit the firm commitment application for the subject project is approved. However, the extension date you requested is not approved. Per our memo to you dated December 23, 1997 the firm commitment application must be submitted at least 120 days prior to the fund reservation termination date to allow for processing the commitment and accomplish the initial closing. (see enclosed copy of the memo) The application is due in this office no later than December 16, 1998. Please note that the alternate site must be approved prior to submission of the firm application. The total cumulative period for which extensions have been granted totals 248 days.

<u>PROCESSING STAGE</u>	<u>DEADLINE</u>
1. Date of Notification	10/15/97
2. Owner submits Firm Commitment application	12/16/98
3. HUD issues Firm Commitment (30 days after submission of <u>complete</u> application)	1/16/98
4. Initial Closing (60 days from Firm Commitment)	3/16/98
5. *Construction Start	3/16/98
6. Project Completion	To Be Determined
7. Submission of Cost Certification (Within 45 days of cut-off date)	To Be Determined
8. Final Closing (Within 180 days from project completion)	To Be Determined

Firm Commitment includes Bldg permit.

*This project must start construction no later than April 15, 1999, which is 18 months from fund reservation.

If you have any questions please contact Marles Vargo, Project Manager at (503) 326-3695 or e-mail at marles_vargo@hud.gov.

Sincerely,

Nikki L. Hawk
Nikki L. Hawk, Acting Director
Portland MFH Program Center

Enclosure
cc: Mindy Cool

**Rogue Valley Manor
Application to Amend the Planned Unit Development**

PUD-98-023

**Supplemental Information
June 25, 1998**

This information has been prepared as a supplement to the application to amend the Rogue Valley Manor Planned Unit Development.

Transportation Public Facility Adequacy

Issue: Code of Medford Section 10.235.C.7 states that when non-permitted uses are proposed under Code of Medford Section 10.230.D.9.b, the applicant must demonstrate that:

- The demands placed on public facilities are equivalent to the demands that would be placed by allowed uses, or
- The property can be supplied with adequate facilities by the time of development.

Response: The proposed PUD amendment complies with Code of Medford Section 10.235.C.7 through the three-step method described below. A detailed description of the method used to calculate trip equivalency and supplemental data tables follow.

Three-Step Approach to Transportation Public Facility Compliance

A three-step approach is proposed to demonstrate compliance with facility standards. The approach addresses (1) uses allowed by right, (2) uses allowed under a trip equivalency test, and (3) uses allowed subject to conditions. Each step is explained below, followed by a detailed explanation of the method used in developing trip equivalency figures.

Step 1. Uses Allowed by Right

Most of the proposed uses in the PUD are currently allowed by right under existing zoning and under the previously approved PUD. Existing uses are listed in Table S1. Table S2 lists land uses that were approved under the 1996 PUD but have not yet been constructed. The total number of residential units within the existing PUD is provided in Table S3. Table S4 lists land uses proposed in the current PUD amendment application that are allowed by the underlying zoning, or are accessory uses incidental to the primary use of the Rogue Valley Manor as an approved retirement living community. Because these are allowed land uses based on underlying zoning and the 1996 PUD approval, further transportation capacity analysis related to these uses is not necessary.

Table S1. Existing Land Uses Within Boundary of Approved 1996 PUD
(Existing Rogue Valley Manor buildings and sub-areas are listed in regular type; buildings under construction are listed in *italic type*.)

Land Use	Description
Rogue Valley Manor Main Building	93-Bed Health Center/Skilled Nursing Facility 242 Units Congregate Housing Fitness Center, Indoor Pool, and Convenience Services ancillary to primary use
Larson Creek Retirement Center	40 Units Congregate Housing
The Village	225 Units Cottage Housing <i>+ 18 Units Cottage Housing under construction (Phase 12)</i>
Single-Family Residential	4 Houses (occupancy similar to Cottage Housing)
RV Parking Lot	30 Spaces Recreational Vehicle Parking
Maintenance Building	2 Maintenance Buildings (of 3 approved in 1996)
Golf Club House (L)	800 +/- square foot building with pro shop and restrooms 5-bay golf cart garage building
Recreation Facilities	9-hole golf course Golf driving range Bowling green

Note: Letters in parentheses refer to land uses identified by letter in the 1998 PUD Amendment Application. The Master Plan Map in that application also identifies existing uses by name.

Table S2. Uses Approved in 1996 PUD But Not Yet Constructed

Land Use	Description
Skyline Plaza	75 Units Congregate Housing under construction 95 Units Congregate Housing in future phase (O)
Office Building	1 Office Building with up to 16,000 square feet of floor area
Golf Club House (L)	New building with 20,000-square-foot footprint, up to 40,000-square-foot floor area, including 3,000-square-foot pro shop and 10,000-square-foot restaurant
Hilldale Congregate Housing (T)	140 Units Congregate Housing
Congregate Housing/ Parking Structure (S)	Up to 50 Units Congregate Housing above parking garage

Note: Letters in parentheses refer to land uses identified by letter in the 1998 PUD Amendment Application. The Master Plan Map in that application also identifies existing uses by name.

Table S3. Existing PUD Residential Units Summary

Residential Dwelling Units	SFR Units	Attached Units	Congr. Units	Total Units
Existing units	4	225	282	511
Current construction	0	18	75	93
Total dwelling units (existing and currently in process)	4	243	357	604
Total units approved 1996	4	433	660	1,097

Table S4. New/Additional Permitted or Accessory Land Uses, 1998 PUD Amendment Application

Site/Land Use Description	Acreege and Underlying Zoning
Within 1996 PUD Boundary	
M. Tennis Center Building <u>16,000 Total S.F. (2-story):</u> 10,000 Offices 3,000 Tennis Shop/Clubhouse 3,000 Coffee Shop/Restaurant + 5 covered tennis courts (40,000 S.F.)	4 Acres +/- SFR-4/PD
N. Special Care Residential Facility <u>168 Beds Total (90,000 S.F.), 1- and 2-story</u> 120 Skilled Nursing Facility 48 Special Care <u>Clinic</u> 10,000 S.F., 2-story	7 Acres +/- SFR-4/PD
P. Medical Center Expansion 40,000 S.F., 3-story (incl. 10,000 S.F. storage/maintenance) <u>60 Beds Total:</u> 40 Skilled Nursing Facility 20 Residential Living	2 Acres +/- (including existing Medical Center) MFR-30/PD
Q. Congregate Housing (Manor) 100 Units, 6- to 10-story	14 Acres +/- MFR-30/PD
R. Auditorium 10,000 S.F./1,000 Seats	1 Acre +/- MFR-30/PD
Summary	17 Acres +/- MFR-30/PD (including existing Medical Center)
1998 Proposed Expansion Areas	
Single Family Residences (3)	0.93 Acre Total (3 lots) SFR-4
K. Affordable Congregate Housing 60 Units, 3-story	2.0 Acres SFR-4
U. Manor Administration Annex Building 2,500 S.F., 1-story	0.2 Acre +/- SFR-4
Summary	3.13 Acres SFR-4

Note. Letters refer to land uses identified by letter in the 1998 PUD Amendment Application. The Master Plan Map in that application also identifies existing uses by name.

Step 2. Trip Equivalency Test

The zoning ordinance allows PUDs to include uses that are not otherwise allowed in the underlying zone ("non-permitted uses"). This encourages a mix of uses that would not normally be provided in standard development. For Rogue Valley Manor, it provides the opportunity to better meet the needs of Manor residents by providing recreation activities, goods, and services in close proximity to housing, thereby reducing the demand for vehicle trips beyond the development. The zoning ordinance allows 20% of the land area of a PUD to be used for non-permitted uses. [Code of Medford Section 10.230.D.9.b]

To facilitate a good mix of uses at RVM, certain non-permitted uses should be approved, provided the number of p.m. peak hour vehicle trips they generate is equivalent to the number of trips that would result from uses allowed under existing zoning. The process used to determine trip equivalency in the current proposal involves the following steps:

1. Calculation of Trip Equivalency. In the portion of the PUD expansion area in which land uses not allowed by underlying zoning are proposed, the potential number of p.m. peak hour trips that could be generated by land uses allowed by underlying zoning is calculated. The p.m. peak hour trip figure is used because it represents the critical time period for the surrounding transportation system. The underlying zone for the expansion area is SFR-10. Table S5 illustrates this calculation, which includes all of the land in SFR-10 zoning and yields a Trip Equivalency Figure of 138 p.m. peak hour trips.

Table S5. Trip Equivalency Calculation

Land Use Designation	Acres	Density (DU/Ac)	Potential Dwelling Units	ITE Code	P.M. Peak Hour
SFR-10	22.01	10	220	220	138

2. Application of Trip Equivalency. The Trip Equivalency Figure establishes a threshold limit of 138 p.m. peak hour trips available for development of specific land uses not permitted by the underlying zone, as authorized under Code of Medford Section 10.230.D.9.b, on a basis equivalent to land uses permitted by underlying zoning. The list of proposed land uses authorized under Code of Medford Section 10.230.D.9.b, with acreage and p.m. peak hour trip generation figures, is in Table S6. Based on Kittelson & Associates' analysis, the additional 138 p.m. peak hour trips can be accommodated by the existing transportation system and maintain level of service D (see Attachment A, Updated Operational Analysis, Kittelson & Associates, June 25, 1998). Using this method, RVM would be able to develop from a specific list of land uses approved as part of the 1998 PUD amendment application, up to a maximum calculated trip generation of 138 p.m. peak hour trips, without requiring further traffic impact analysis or off-site improvements.

Table S6. Master List of Land Uses Subject to Trip Allocation Threshold

Site/Land Use Description	Acres Summary	P.M. Peak Hour Trips
Land Uses Not Allowed in Underlying SFR-10 Zone		
A. Restaurant 10,000 S.F. 2-story	2.0 Acres Total 1.4 Building & Parking 0.4 Larson/Bear Creek Buffers 0.2 Landscape/ Open Space	109
B. Hotel/ Conference 150 Rooms 20,000 S.F. Conference 4-story over parking	6.5 Acres Total 4.8 Building & Parking 1.25 Landscape/Open Space (incl. 0.2 under Highland ROW) 0.25 Park 0.2 Bear Creek buffer	85
C. Office Building 95,000 S.F. 7-story 1 - parking 2-5 @ 18,000 S.F., 6-7 @ 11,500 S.F.	4.0 Acres Total 3.3 Building & Parking 0.5 Parking under Highland ROW 0.2 Larson Creek buffer (0.5 under Highland ROW)	186
D. Parking/Potential Small Office Buildings (2) 10,000 S.F. Total. 1-story (Future building construction contingent on demand & supply of parking)	0.8 Acre	91
Mixed Use Site E-F	3.6 Acres	93 Total
E. Housing/Retail 26 Units over 17,600 S.F. Retail, 2-story		4
F. Retail 16,800 S.F., 1-story		89
Mixed Use Site G-H-I	3.85 Acres	81 Total
G. Housing/Retail 10 Units over 17,500 S.F. Retail, 2-story		2
H. Retail 9,000 S.F., 1-story		69
I. Housing 60 Units, 3-story above garage		10
SFR-10 Expansion Area Summary	20.75 Acres	645
Less: Internal Trips at 10%		-64
Total Net New Trips		581
Right-of-Way	1.26 Acres	n/a
Acres Total	22.01 Acres	

Note: Letters refer to land uses identified by letter in the 1998 PUD Amendment Application. The Master Plan Map in that application also identifies existing uses by name.

Under Step 2, only 138 of the potential additional 581 p.m. peak hour trips that would result from full build-out of the uses listed in Table 6 will be allowed. Any development that would exceed cumulative p.m. peak hour trip generation of 138 trips would be subject to the specific conditions discussed in "Step 3. PUD Conditions" below.

Step 3. PUD Conditions

To provide certainty for future transportation planning efforts, RVM proposes that non-permitted uses meet special conditions to assure that the property can be supplied with adequate transportation facilities by the time of development as required by Code of Medford 10.235.C.7. The non-permitted uses for which these special conditions would apply are those uses that would not be allowed under the equivalency test outlined in "Step 2. Trip Equivalency Test" above (i.e., development of uses listed in Table 6 that would, cumulatively, generate more than 138 p.m. peak hour trips).

The proposed conditions are outlined in Attachment B.



Project Name:
Rogue Valley Manor

Map/Taxlot:
371W33CB TL 9100



09/14/2016

Legend

-  Subject Area
-  Medford Zoning
-  Tax Lots
-  Streets
-  PUD

