

SITE PLAN & ARCHITECTURAL COMMISSION AGENDA DECEMBER 2, 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



Agenda

Public Hearing

December 2, 2016

12:00 noon

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

-
10. Roll Call.
 20. Consent Calendar. None.
 30. Minutes.
 - 30.1 Consideration for approval of minutes from the November 18, 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 – New 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-16-115 Consideration of plans for a 2,856 square foot general office/medical office building on a 0.43 acre lot within Phase 3 of the West View Village PUD. The subject property is zoned SFR-10/PD (Single Family Residential - 10 dwelling units per gross acre) with Planned Unit Development Overlay Zone and located at the southeast corner of Lozier Lane and Meadows Lane. (Young Family Trust, David F. Young, Trustee, Applicant; Richard Stevens & Associates, 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.



Site Plan and Architectural Commission

Minutes

From Public Hearing on November 18, 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
Jim Catt
Bill Chmelir
Tim D'Alessandro
Bob Neathamer
Marcy Pierce
Curt Turner
Rick Whitlock
Dick Gordon, City Council Liaison

Staff Present

Carla Paladino, Acting 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

10. Roll Call.

20. Consent Calendar/Written Communications.

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).

Motion: Adopt the consent calendar.

Moved by: Commissioner D'Alessandro

Seconded by: Commissioner Whitlock

Commissioner Whitlock was concerned that the language for Condition of Approval #6, Exhibit A-1, did not reflect that the proposed property line adjustment needed to be prior to issuance of the first building permit for vertical construction.

Amended Motion: Add language to Condition of Approval #6 that reads "Prior to the issuance of the first building permit for vertical construction the applicant shall gain approval from the Planning Department for the proposed property line adjustment."

Made by: Commissioner Whitlock

Seconded by: Commissioner Neathamer

Amendment Roll Call Vote: Motion passed, 7-0-1, with Commissioner Catt recusing.

Motion: Adopt the consent calendar.

Roll Call Vote: Motion passed, 7-0-1, with Commissioner Catt recusing.

** Note: After the meeting had adjourned there was a brief discussion between Ms. Paladino and Commissioner Whitlock of the actions made on this item during the meeting. It was determined at this time that Conditions of Approval #1-6, Exhibit A-1, already contained the language Commissioner Whitlock requested in his amended motion. No correction or amended motion had been needed during the meeting.

30. Minutes.

30.1 The minutes for the November 4, 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.

Old Business.

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).

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 November 11, 2016, Revised Staff Report. Staff recommended approval and adoption of the Final Order.

Commissioner Whitlock wanted to know if there is a minimum length or distance of wall this Commission could require if they decide to allow the phasing of the wall. Mr. Mitton stated this Commission has a great deal of flexibility on the phasing so long as there is some portion of wall being built and the requirement is not dropped entirely. He explained this is because City Council was completely silent on that issue.

Commissioner Whitlock asked if staff had a minimum length or distance recommendation. Mr. Severs said he would like the applicant to clarify what he is proposing in regards to the construction of the northwest wall.

Commissioner Whitlock inquired if a new traffic study would be required if the applicant submits a PUD amendment. Mr. Severs deferred the question to the Public Works Department.

Commissioner D'Alessandro asked if there was a french drain or some kind of drain up against the fence where the berm meets the neighboring property line. Mr. Severs deferred the question to the applicant.

Doug Burroughs, Public Works Department, commented on Commissioner Whitlock's question of a new traffic study in the case of a PUD amendment saying he believed it would not be looked at again. He said traffic impacts are looked at the time of zone change applications and this one was looked at in 1998. He said that if anything, the traffic is probably better now than it was back then due to the altering and improvement of the I-5 interchange.

The public hearing was left open from the November 4, 2016, meeting and the following testimony was given:

a) Brian McLemore, Pacific Retirement Services, said their intent was to construct only the northerly piece of the wall as part of the first phase. This would leave them flexibility to be able to work on phase 2 without having a wall there. He said as far as the drainage they would anticipate doing the drainage work on the uphill side before it hits the berm so it would not be right on the fence but so the berm would help direct the water into the storm drain which would be upgraded and developed there on Misty Lane. He noted that they would probably have to submit two PUD amendments because of the size of the PUD and it would not be an easy undertaking.

Acting Chair Quinn asked Mr. McLemore if he had a preference as to the height of the wall. Mr. McLemore replied their concern is that they are going to end up with a double wall situation. He said they are trying to keep it within a scale that is reasonable. He said he thought the new requirement was eight feet but six feet would be helpful.

Mr. Mitton stated that after looking through all the documentation it says six to eight feet for the wall.

Mr. McLemore reserved time for rebuttal.

b) Clint Jones, Misty Lane, said he would be submitting a written letter. His concerns were that Misty Lane, Honor Drive, and Argonne Avenue should remain closed to all vehicles and for any purpose, including emergency vehicles, as per the 1998 Order; compatibility and increased traffic and spoke to the law of nuisance; the lack of a new traffic study; and a geotechnical report on the soil and water.

Mr. Mitton spoke on the nuisance issue saying he does not feel the City has any sort of nuisance exposure here and explained why. He said he did not think a memory care facility that City Council specifically found was needed would be considered a nuisance in the community. Another problem would be who would the claim be against? It would not be against the City since the City is not the owner. A typical nuisance case is against the neighbor making the nuisance. The City would not be a proper party to a nuisance proceeding in this case. If an individual locates next to something that already exists, they cannot then bring a nuisance case against it. Mr. Mitton pointed out this memory care facility was approved in 1998 and Mr. Jones, according to property records, purchased his house in 2007. After listening to Mr. McLemore's testimony, he added he did not believe that a fire or police emergency access point would ever constitute a nuisance under Oregon law. He stated he disagreed with Mr. Jones that there would be a problem with a nuisance action with this particular application.

c) John Newell, LaLoma Drive, had traffic concerns should the Rogue Valley Manor open the memory care facility up to the public and not just manor residents.

Mr. McLemore clarified their original intent was to open the facility up to the public. He said they are planning on building forty beds. Thirty of those beds will be for the Manor's use and eight beds will be for outside use to start with. When the Manor residents need the rest of those beds they will close it back up. He added that because they are building, they did not want to leave beds sitting vacant if they can provide those services. Mr. McLemore stated he felt that would not cause a significant traffic impact.

Mr. McLemore stated they are not proposing to open Misty Lane and never have. He said this was a 1998 requirement of the Medford Fire Department so they would be able to have access to that field in case of a grass fire or structure fires. He said that is what emergency access means; the City's access not the Manor's. He stated the Manor would not be opening that gate, only City emergency vehicles such as fire and police only. Ambulances coming to transport Manor residents would not be using that access

point. He pointed out that Mira Mar and Ellendale are the only two access points to the Manor and that is what they want it to be kept at. They do not plan on opening up any other gates.

Commissioner Chmelir asked if the pavement at the facility would have a permeable surface. Mr. McLemore said he was not sure but it would be whatever the Public Works Department required. He said they did add a storm detention program with the bio-swale and that has been addressed through the Engineering department.

Commissioner Chmelir asked if there had been a geotechnical analysis done on this property. Mr. McLemore replied yes, there had been a full geotechnical analysis conducted.

The public hearing was closed.

Motion: 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, including the written letter submitted by Clinton Jones at this hearing, labeled as Exhibit V, and that the wall be authorized to be built in phases and that in connection with Phase 1 of this project that the applicant would be required to construct the wall on the northwesterly portion of the property only and the balance of the wall to be constructed in connection with Phase 2 of the project.

Moved by: Commissioner Whitlock

Seconded by: Commissioner Neathamer

Commissioner Neathamer commented that the Public Works Department addressed the grading, drainage, stormwater detention and treatment issues through their requirements. He said there may be a runoff issue but felt it was a separate issue from this requirement. Commissioner Neathamer stated this property is in an area that is zoned properly and does allow this type of facility.

Commissioner Whitlock noted in his estimation the use of Misty Lane for emergency access only, particularly the type of emergency access as identified as fire and police only, does not amount to an opening of the road. He felt it fits with the intent of the discussions and the intent of the 1998 Order made by City Council.

Commissioner Whitlock indicated that in addressing the neighbors' concerns regarding the wall, he had contacted Mr. Mitton and asked if this Commission could take action with respect to the wall besides just the phasing issue. He said the answer was no, this Commission has no jurisdiction and that jurisdiction could only be granted through an amendment to the PUD. Commissioner Whitlock stated the bottom line is if this Commission were to do anything about the wall it would be a "void" order and unenforceable, except for phasing. He voiced his frustration that this Commission could not do more about the wall because of all the concerns expressed by the neighbors. As far as the proposed phasing by the applicant, Commissioner Whitlock said he felt it was a fair approach to some screening as required by City Council in its 1998 Order. He added it was not an ideal approach for this Commission but one he could live with.

Commissioner D'Alessandro asked Mr. Mitton if this Commission could request a modification to the materials used for the fencing. Mr. Mitton answered that looking through the documents from 1998, he does believe that is something this Commission could still have jurisdiction over and mitigate its appearance. He said the wall was designed to be a visual and auditory barrier and not meant for physical security for the facility.

Commissioner Whitlock pointed out there were no architectural or design proposals for components of the wall and something that was apparently not addressed by City Council in 1998. He asked if that meant the applicant would have the ability to work with staff and neighbors to come up with a solution that would be the best scenario for both the facility and neighbors. Mr. Mitton responded yes, the

applicant would absolutely have the ability to work with neighbors and staff as to those specifics. Commissioner Whitlock said it made more sense to him to allow that discretion to rest with the applicant and staff. He noted that the Manor's history has been to work with neighbors.

Commissioner Whitlock stated he took time to read the materials submitted by Mr. Jones and that he does understand his positions. He said he did not make the motion without the benefit of the information Mr. Jones provided in writing.

Roll Call Vote: Motion passed, 8-0

60. Written Communications. None.

70. Unfinished Business. None.

80. New Business. None.

90. Report from the Planning Department.

90.1 Ms. Paladino congratulated Commissioner D'Alessandro on his election to the City Council.

90.2 Ms. Paladino stated that Commissioners Chmelir, Quinn, and Whitlock's positions will expire on January 30, 2017. Commissioner Chmelir said he would be reapplying. Commissioners Quinn and Whitlock said they had already reapplied.

90.3 Ms. Paladino announced there is business scheduled for the December 2nd meeting.

90.4 Ms. Paladino said there was no Planning business at the November 17th City Council meeting. Staff did attend the meeting and listen to the Hope Village proposal which Council approved.

90.5 Staff will be presenting retail marijuana before City Council at their December 1st meeting.

100. Messages and Papers from the Chair. None.

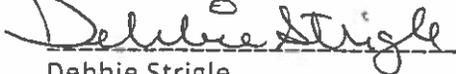
110. Propositions and Remarks from the Commission. None.

120. City Council Comments. None.

130. Adjournment

130.1 The meeting was adjourned at approximately 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: December 2, 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-16-115 APPLICATION FOR PROJECT REVIEW SUBMITTED) ORDER
BY YOUNG FAMILY TRUST, DAVID F YOUNG, TRUSTEE)

AN ORDER granting approval of plans for a 2,856 square foot general office/medical office building on a 0.43 acre lot within Phase 3 of the West View Village PUD. The subject property is zoned SFR-10/PD (Single Family Residential - 10 dwelling units per gross acre) with Planned Unit Development Overlay Zone and located at the southeast corner of Lozier Lane and Meadows Lane.

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 plans for a 2,856 square foot general office/medical office building on a 0.43 acre lot within Phase 3 of the West View Village PUD. The subject property is zoned SFR-10/PD (Single Family Residential - 10 dwelling units per gross acre) with Planned Unit Development Overlay Zone and located at the southeast corner of Lozier Lane and Meadows Lane, with a public hearing a matter of record of the Site Plan and Architectural Commission on December 2, 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 Young Family Trust, David F. Young, Trustee, stands approved subject to compliance with the conditions stated in the Staff Report dated November 23, 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-16-115

- (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.

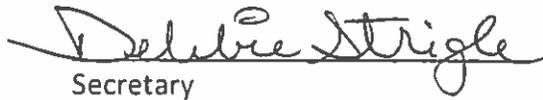
BASED UPON THE ABOVE, it is the finding of the Medford Site Plan and Architectural Commission that the project is in compliance with the criteria of Section 10.290 of the Land Development Code.

Accepted and approved this 2nd day of December, 2016.

MEDFORD SITE PLAN AND ARCHITECTURAL COMMISSION

Site Plan and Architectural Commission Chair

ATTEST:


Secretary



Planning Department

Working with the community to shape a vibrant and exceptional city

STAFF REPORT

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

PROJECT West View Village Phase 3 Office/Medical Building
 Applicant: Young Family Trust. Agent: Richard Stevens & Associates

FILE NO. AC-16-115

TO Site Plan and Architectural Commission *for December 2, 2016 hearing*

FROM Praline McCormack, Planner II *pm*

REVIEWER Kelly Akin, Principal Planner *ka*

DATE November 23, 2016

BACKGROUND

Proposal

Consideration of plans for a 2,856 square foot general office/medical office building on a 0.43 acre lot within Phase 3 of the West View Village PUD. The subject property is zoned SFR-10/PD (Single Family Residential – 10 units per gross acre with a Planned Unit Development Overlay) and located at the southeast corner of Lozier Lane and Meadows Lane (Maptax 372W26DD Tax Lot 1000).

Subject Site Characteristics

Zoning: SFR-10/PD Single Family Residential, 10 dwelling units per acre with a Planned Unit Development Overlay

GLUP: UR Urban Residential

Use: Vacant

Surrounding Site Characteristics

North Zone: MFR-20 (Multi-Family Residential, 20 units per acre)
 Use: Vacant

Zone: SFR-00 (Single-Family Residential, 1 dwelling per lot)
 Use: Single family homes

South Zone: SFR-00
 Use: Vacant

	Zone:	SFR-10
	Use:	Single family homes
East	Zone:	MFR-20
	Use:	Part of West View Village PUD – duplex lots and single family lots, Lewis Park
	Zone:	SFR-6 (Single-Family Residential, 6 units per acre)
	Use:	Single family homes
West	Zone:	RR-2.5 (Jackson County Rural Residential 2.5 acre lots)
	Use:	Single family homes, Furniture Repair Shop

Related Projects

A-00-122	Annexation of 14 parcels totaling 22.87 acres (Ord #2001-223).
PUD-03-198	West Meadows Village Planned Unit Development Preliminary Plan for 13 lots consisting of five single-family lots, five duplex lots, 2 commercial lots and a multi-family lot to be further divided later, Zone Change from Jackson County SR 2.5 to SFR-10 & MFR-20 and Tentative Subdivision Plat.
AC-11-095	Site Plan for development of five duplex lots.
LDS-15-118/E-16-001	Revised Tentative Subdivision Plat for a nine-phase, 15-lot mixed use development (Exhibit G) renamed West View Village consisting of five single-family lots, five duplex lots, 2 commercial lots, and three multi-family lots, change to phasing plan, exception for reduced right-of-way dedication and reduced landscape planter strip for the north side of Lozier Court.

Applicable Criteria

Medford Land Development Code 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 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.*

ISSUES AND ANALYSIS

Consistency with the Preliminary PUD

The subject site is consistent with the Preliminary PUD and the 2015 revised Tentative Plat. The proposed use is consistent with the PUD approval which allowed uses permitted in the C-S/P (Commercial, Service Professional) zone. The office/medical office building will front Lozier Lane with the parking lot located on the east side of the lot. Vehicular access will be from Meadows Lane and the plan includes the required 10-foot wide Type A bufferyard along the southern boundary to separate the commercial use from the adjacent residential zones.

Right-of-Way Dedications

Per Section 10.451, the dedication of additional public right-of-way is required when the existing right-of-way does not comply with minimum width requirements as identified in the *Medford Land Development Code*. The subject site fronts Lozier Lane, which is classified as a Major Collector Street, requiring a minimum right-of-way width of 74 feet. Per the Public Works Department Staff Report (Exhibit M), the applicant shall dedicate the required right-of-way as part of the City's capital improvement of Lozier Lane. Lozier Lane will be improved as part of the capital improvement project so no additional improvements are required.

The subject site also fronts Meadows Lane, which is classified as a Standard Residential Street with a minimum right-of-way width of 63 feet. The applicant shall dedicate sufficient width along the frontage of the subject lot to comply with the half width of right-of-way, which is 31.5-feet (Exhibit M).

Vehicular & Pedestrian Access

Vehicular access to the subject site is proposed to be provided by one driveway off of Meadows Lane. The submitted site plan shows a proposed six-foot wide pedestrian walkway connecting to the sidewalk along Meadows Lane and the future sidewalk on Lozier Lane consistent with Section 10.772–10.775.

Parking

Parking Requirements

	REQUIRED	SHOWN
Total Spaces		
Based on General Office Use	10-14 spaces (min-max)	15 spaces
Based on Medical Office Use	13-15 spaces (min-max)	
Accessible Spaces	1 space	1 space
Bicycle Spaces	2 spaces	0 spaces

As illustrated in the Parking Requirements table above, it can be found that the submitted Site Plan meets the maximum parking requirements as outlined in Section 10.743. However, the Site Plan does not show the location of the required bicycle parking spaces even though it shows the bike rack detail. A conditions has been included requiring the applicant to submit a revised site plan that shows the location of the required bicycle spaces.

Landscaping

Landscape Requirements

	REQUIRED	SHOWN
TREES, FRONTAGE	11	11
SHRUBS, FRONTAGE	67	68
TREES, PARKING	0	0
SHRUBS, PARKING	0	0
TREES, BUFFERYARD	7 Canopy trees 21 Evergreen trees 7 Understory trees	15 Canopy trees 6 Evergreen trees 14 Understory trees
SHRUBS, BUFFERYARD	77	77
TOTAL LANDSCAPE AREA	8245 S.F.	
AREA WITH HIGH WATER USE LANDSCAPING (SQ FT)	1440 S.F.	
AREA WITH HIGH WATER USE LANDSCAPING (%)	40% max	17%

As illustrated in the Landscape Requirements table above, it can be found that the submitted Landscape Plan provided by Michael Starr, a State of Oregon Licensed All-Phase Landscape Contractor (Natural Systems Landscape, Inc.) on behalf of the applicant meets the landscaping requirements as outlined in Sections 10.746, 10.780, and 10.797. However, the Landscape Plan does not comply with Section 10.790 which requires that a minimum of 60% of the bufferyard trees used to provide a visual screen are non-deciduous. Instead, 83% of the bufferyard trees included in the Landscape Plan (Exhibit F) are deciduous and 17% are non-deciduous. A condition has been included requiring the applicant to submit a revised landscape plan showing a minimum of 60% of the bufferyard trees as non-deciduous.

Building Elevations

As stated in the applicant's Findings of Fact and Conclusions (Exhibit H), and illustrated in the submitted conceptual elevation drawings (Exhibits C & D), the building is proposed to be a craftsman style building with an earthtone color scheme. Horizontal offsets will visually break up the building into three sections. Vertical offsets in the form of dormers and a cross gable roof are included. The large walls are broken up visually through the use of different siding materials. Masonry veneer in the color "Desert Blend" will be placed along the bottom of the building, horizontal lap siding in the color "French Pear" will be placed along the first floor height, and vertical board and batt siding also in the "French Pear" color will be placed along the second floor height. On the east (facing the parking lot) and west (facing Lozier Lane) elevations, the center section of the building will feature a recessed entrance and cedar shingle siding, which is also used on the exterior of two dormer windows and the two outer sections of the building (as seen on the north and south elevations). The main entrance on the east side of the building includes wood post and beam detailing.

Wetlands

In 2015 when the Revised Tentative Plat was approved, the Department of State Lands (DSL) noted that the County soil survey shows hydric soils on the property, which could indicate that there are wetlands. A wetland determination or delineation is needed prior to site development and submitted to the Department of State Lands for review and approval. Evidence of such approval shall be submitted to the Planning Department prior to application for building permits.

Concealments

The submitted site plan shows a trash receptacle in the southeast corner of the site, within a full enclosure with metal panel access doors, consistent with Section 10.781.

The submitted site plan does not include HVAC equipment. If HVAC equipment is to be provided for this structure, a condition has been included requiring concealment of such equipment per Section 10.782.

Signage

The east elevation shows a future lighted tenant sign. Signage shall comply with the standards for signs in the C-S/P zone found in Section 10.1400 and 10.1410 and sign permits will be required.

Agency Comments

Agency comments are included as Exhibits M through R. There are adequate facilities to serve the development according to agency comments. Conditions of approval (Exhibit A) have been included requiring the applicant to comply with the agency comments.

Committee Comments

No committee comments have been received as of November 23, 2016.

FINDINGS AND CONCLUSIONS

Staff has reviewed the applicant's narrative, findings, and conclusions (Exhibit H) which address the compatibility of this proposal with adjacent residential uses and development. The Commission can find that the proposal complies with applicable provisions of City ordinances with the imposition of the conditions of approval attached as Exhibit A. In conclusion, the proposal meets the approval criteria in Section 10.290.

RECOMMENDED ACTION

Adopt the findings as recommended by staff and adopt the Final Order for approval of AC-16-115 per the staff report dated November 23, 2016, including Exhibits A through R.

EXHIBITS

- A Conditions of Approval dated November 23, 2016
- B Site Plan received September 15, 2016
- C Color Renderings of East and West Elevations and Floor Plan received September 15, 2016
- D Elevations received September 15, 2016
- E Conceptual Layout received September 15, 2016
- F Landscape Plan received September 15, 2016
- G Tentative Plat from LDS-15-118 received January 26, 2016
- H Applicant's Findings of Fact and Conclusions received September 15, 2016
- I Applicant's Code Compliance Regarding Approval Criterion No. 2 received September 15, 2016
- J Lighting Specifications received September 15, 2016
- K Site Photos submitted by applicant received September 15, 2016
- L Tax Assessor Map with subject site indicated, received September 15, 2016
- M Public Works Staff Report received November 2, 2016

- N Medford Water Commission Staff Memo received November 2, 2016
- O Medford Fire Department Land Development Report received November 2, 2016
- P Building Department Memo received November 2, 2016
- Q Medford Parks & Recreation Interoffice Memo received October 27, 2016
- R Letter from Rogue Valley Sewer Services received October 27, 2016
Vicinity Map

SITE PLAN AND ARCHITECTURAL COMMISSION AGENDA:

DECEMBER 2, 2016

EXHIBIT A

General Office/Medical Office Building, West View Village Phase 3

AC-16-115

Conditions of Approval

November 23, 2016

CODE REQUIREMENTS

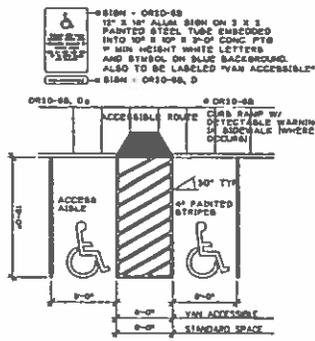
1. Prior to the issuance of building permit, the applicant shall:
 - a. Submit a final revised Site Plan to Planning showing the location of the bike rack per Section 10.749, and (if applicable) concealment of HVAC equipment per Section 10.782.
 - b. Submit a final revised Landscape Plan to Planning showing at least 60% of the trees located in the required bufferyard as non-deciduous per Section 10.790.
 - c. Submit approval from the Department of State Lands per the conditions of approval of the tentative plat for the subject site dated February 11, 2016.
 - d. Comply with the Public Works Staff Report received November 2, 2016 (Exhibit M).
 - e. Comply with the Medford Water Commission Staff Memo received November 2, 2016 (Exhibit N).
 - f. Comply with the Medford Fire Department Land Development Report received November 2, 2016 (Exhibit O).
 - g. Comply with the Building Department's Memo (Exhibit P) received November 2, 2016;
 - h. Comply with the letter from Rogue Valley Sewer Services received October 27, 2016 (Exhibit R).

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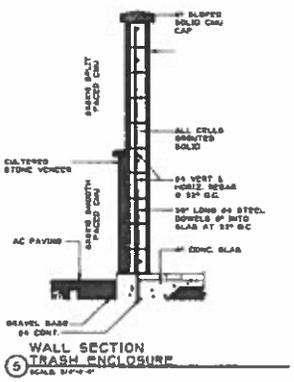
PROJECT NAME
 WEST VIEW VILLAGE, LOT 5
 MEDFORD, OREGON

REVISIONS	BY

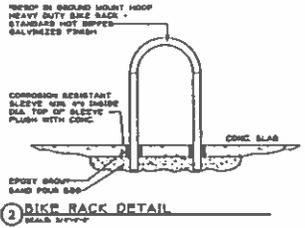
FILE:
 DATE: 09/16
 SCALE:
 DRAWN: dw
 JOB #: 1000
 SHEET AS-1.0
 OF 00



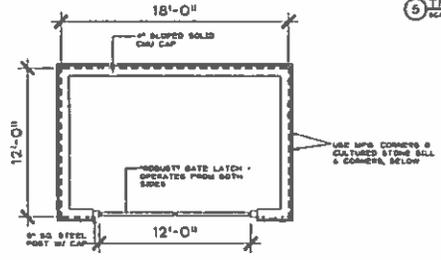
6 HC PARKING DETAIL
 SCALE: 3/16" = 1'-0"



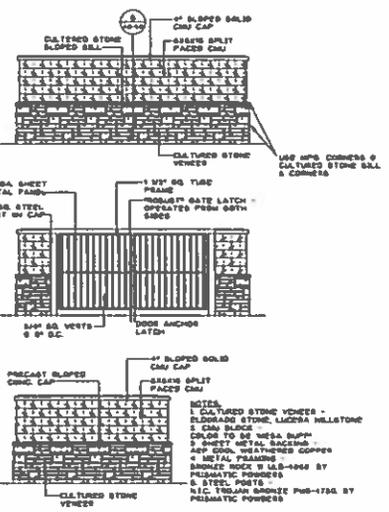
5 WALL SECTION TRASH ENCLOSURE
 SCALE: 3/16" = 1'-0"



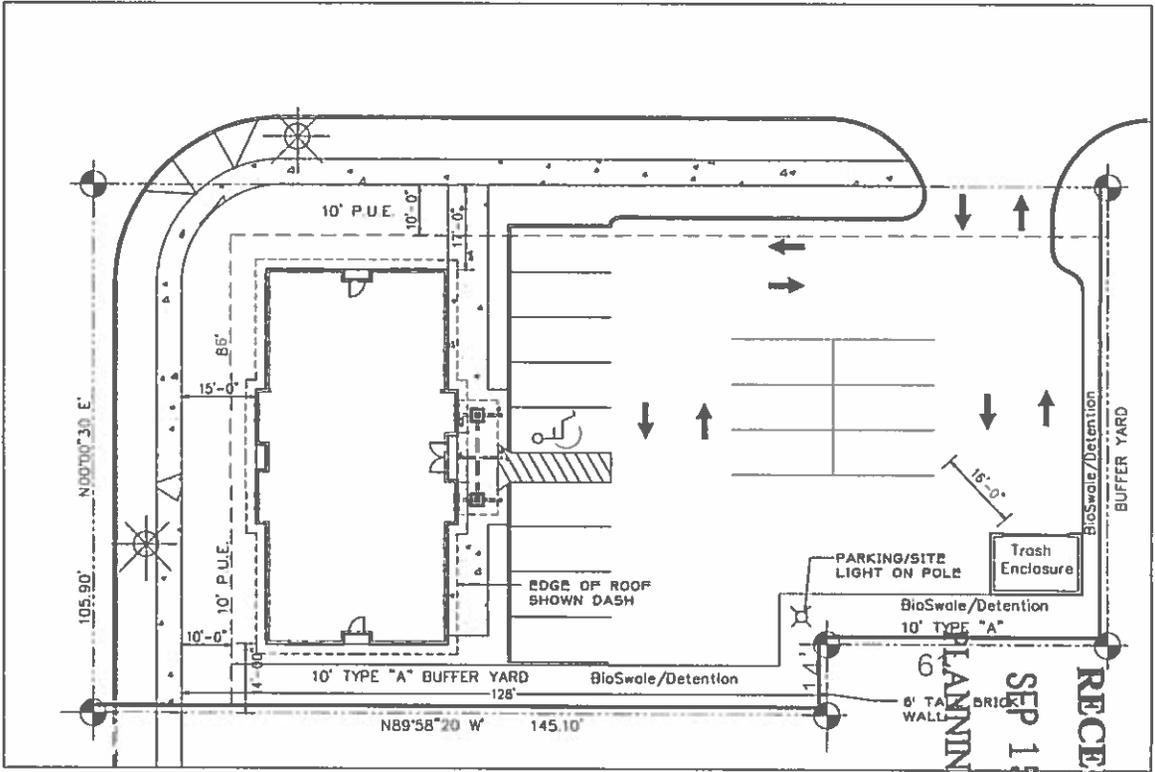
2 BIKE RACK DETAIL
 SCALE: 3/16" = 1'-0"



3 FLOOR PLAN - TRASH ENCLOSURE
 SCALE: 3/16" = 1'-0"



4 ELEVATION - TRASH ENCLOSURE
 SCALE: 3/16" = 1'-0"



1 SITE PLAN
 SCALE: 1/8" = 1'-0"

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 SEP 15 2016
 PLANNING DEPT.

CITY OF MEDFORD
 EXHIBIT # B
 File # AC-16-115

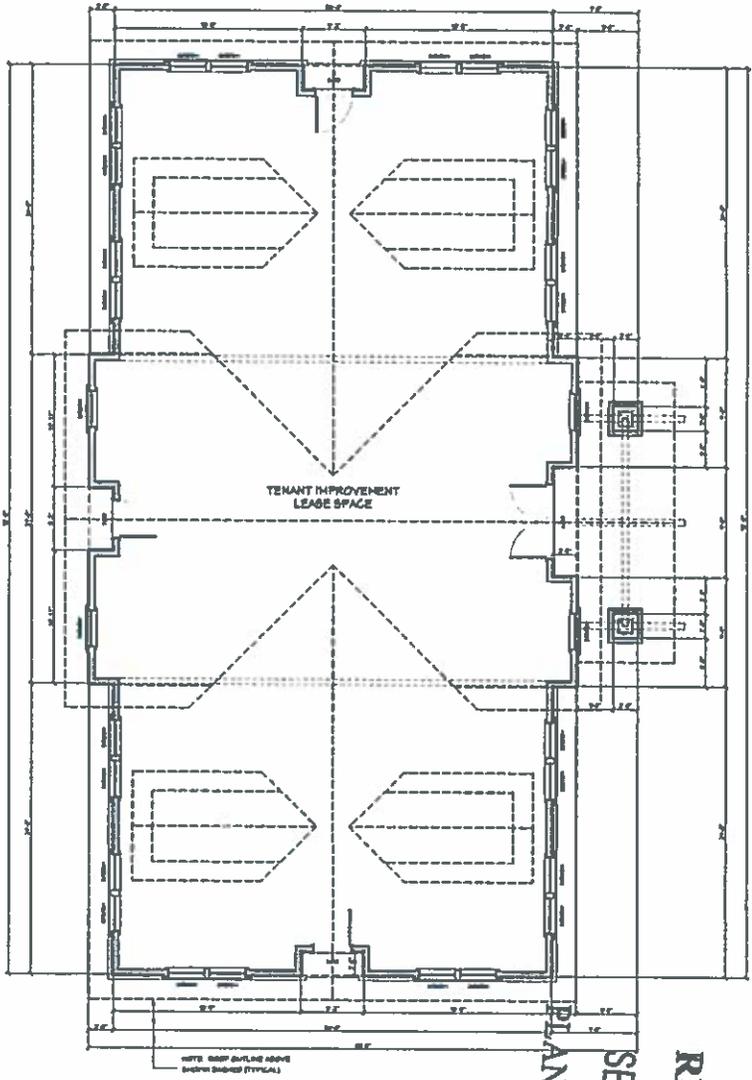
14



EAST PERSPECTIVE



WEST PERSPECTIVE



FLOOR PLAN (APPROX 2,100 SF)
SCALE: 1/4" = 1'-0"


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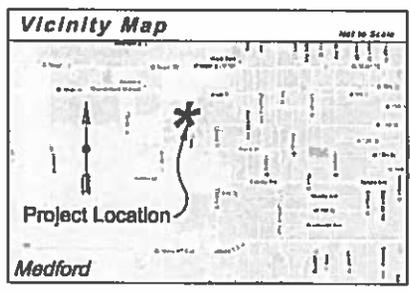
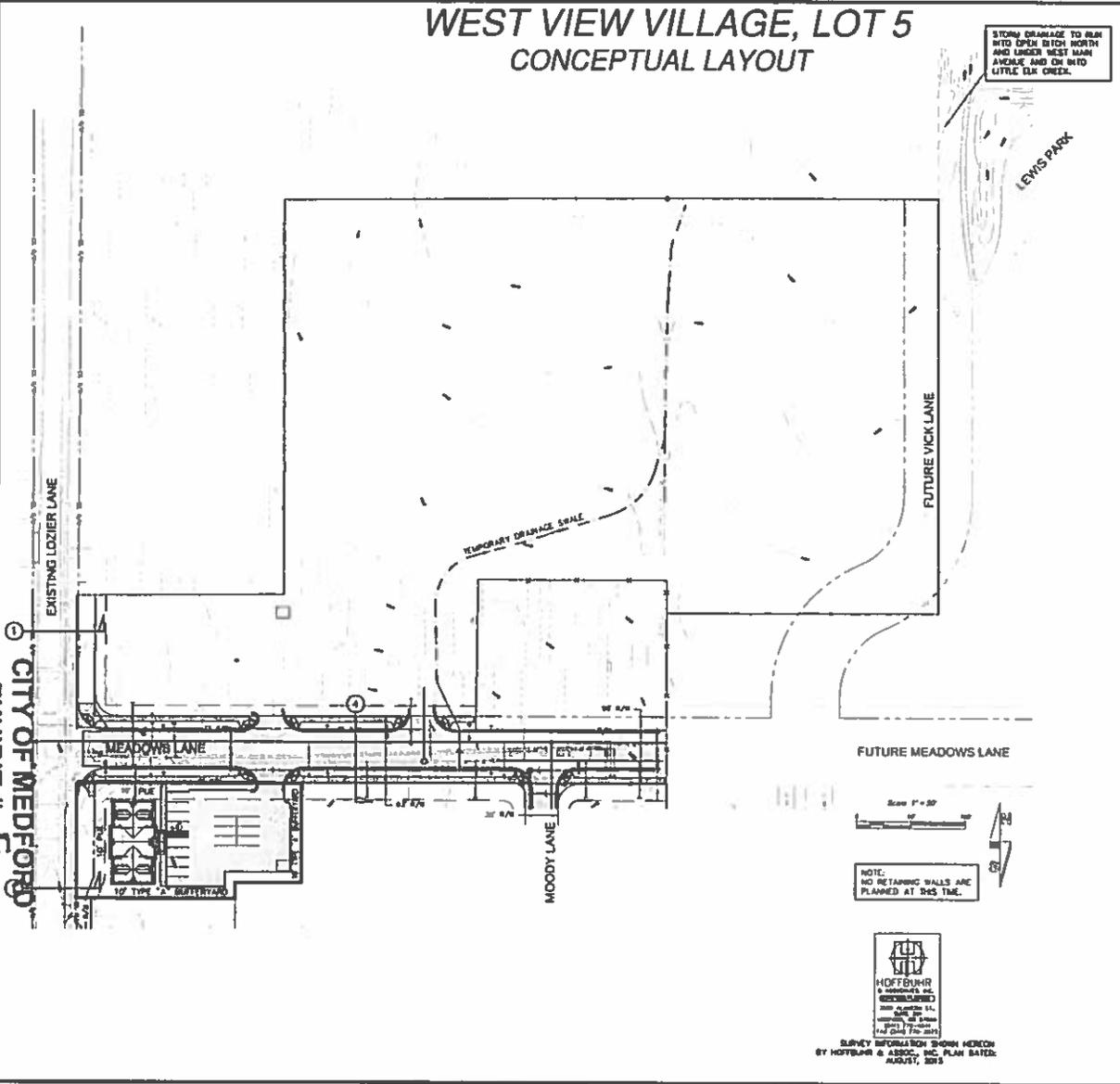
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WEST VILLAGES VILLAGE LOT 2
 MEDFORD, OREGON 97501

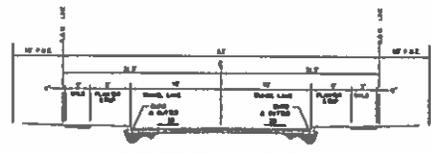
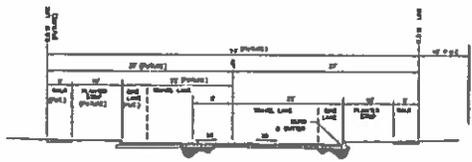
REVISIONS	BY

FILE:
 DATE: 09/15/16
 SCALE:
 DRAWN BY:
 JOB # 1002
 SHEET OF **A-2.0**

WEST VIEW VILLAGE, LOT 5 CONCEPTUAL LAYOUT



- LEGEND**
- BOUNDARY / PHASE LINE
 - PROPOSED WATER LINE
 - - - PROPOSED STORM DRAIN
 - - - PROPOSED SANITARY SEWER
 - - - EXISTING SANITARY SEWER
 - - - EXISTING GAS
 - - - EXISTING WATER LINE
 - - - EXISTING STORM DRAIN
 - - - PROPOSED FIRE HYDRANT
 - PROPOSED GRASS AREA



T.J. BOSSARD ENGINEERING
Civil Engineering Mechanical Engineering
Amelia C. Deane P.E.
Cathy Patten P.E.
Cathy Patten (405) 761-1748

Project No.	117-201
Client	City of Medford
Scale	AS SHOWN
Date	08/11/15
Drawn By	AMC
Checked By	CP
Project Manager	CP
Project Engineer	CP
Project Designer	CP
Project Surveyor	CP
Project Planner	CP
Project Estimator	CP
Project Accountant	CP
Project Administrator	CP

WEST VIEW VILLAGE, LOT 5
CONCEPTUAL LAYOUT
DR. DAVID YOUNG
348 S. MOODOC AVENUE
MEDFORD OREGON



Sheet: 1 of 1

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PLANNING DEPT.

SEP 15 2016

BEFORE THE SITE PLAN AND ARCHITECTURAL COMMISSION
FOR THE CITY OF MEDFORD, OREGON

IN THE MATTER OF A SITE PLAN AND)
ARCHITECTURAL REVIEW APPROVAL)
FOR PHASE 3, OF WEST VIEW VILLAGE)
(WEST MEADOWS VILLAGE) PUD,)
LOCATED EAST OF LOZIER LANE AND)
SOUTH OF WEST MEADOWS ROAD;)
AS T.37S-R.2W-SEC.26DA, TAX LOTS 2200)
&2900 WITH T.37S-R.2W-SEC.26DD, TAX)
LOTS 900 AND 1000; YOUNG FAMILY)
TRUST, APPLICANTS; RICHARD STEVENS)
& ASSOCIATES, INC., AGENTS.)

FINDINGS OF FACT
AND
CONCLUSIONS

RECITALS:

Property Owner/
Applicant

David F. Young, Trustee
Young Family Trust
348 S. Modoc Ave.
Medford, OR 97504

Agents-

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

Ron Grimes Architects, PC
14 North Central Ave, Suite 106
Medford, OR 97501
(541) 772-3000

Property
Description-

T.37S-R.2W-S.26DA, Tax Lots 2200 & 2900
T.37S-R.2W-S.26DD, Tax Lots 900 & 1000

Acreage-

9.3 total PUD gross acres
0.43 +/- acres, Phase 3

Zoning-

SFR-10, south of Meadows Lane

PROPOSAL:

West Meadows Village, Planned Unit Development was approved by the Medford Planning Commission and the Final Order for PUD 03-198 was signed on August 28, 2008. West Meadows Village was approved as a phased development. The Final PUD Plan and associated Architectural Review for Phase 1 were reviewed and approved by the Medford Site Plan and Architecture Commission (SPAC) through file number AC 11-95. While a final PUD plan was submitted for Phase 1 within the required timeline, a final subdivision plat was not submitted within the required timeline and the tentative subdivision approval that was also secured through PUD 03-198 expired. The Final Orders for LDS-15-118 and E-16-001 were both signed February 11, 2016, approving a new tentative plat and associated exception for the project.

The revised name of that subdivision; West View Village, does not match the name of the approved PUD; West Meadows Village. The phasing for the project was also modified somewhat through the new tentative subdivision. While this property represents Phase 2 of the original PUD plan, it is now Phase 3 through the approval of the tentative subdivision plat. The previously approved Final PUD Plan for Phase 1 now represents the final plan for Phases 1, 2, 6 and 7 as shown on the revised phasing plan. In order to avoid confusion, the phasing and lot numbers shown on the approved tentative plat, approved in February 2016, will be used throughout these findings.

Section 10.230(F) of the Land Development Code states that "*PUDs shall be exempt and there shall be no requirement to apply separately for Site Plan and Architecture review or to demonstrate compliance with the criteria in Section 10.290.*" However, with their approval of the West Meadows Village Preliminary PUD Plan, the Planning Commission delegated its authority to SPAC to approve the detailed site plans for West Meadows Village.

APPROVAL CRITERIA:

The approval criteria for Site Plan and Architectural Review are listed in Section 10.290, Medford Land Development Code (MLDC). The criteria are:

(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 Section 10.253.

The City of Medford has provided a questionnaire to be completed along with the application for a Site Plan and Architectural Review. That questionnaire directs applicants to provide a project narrative and then address a number of questions in order to demonstrate compatibility as required by Criterion 1.

Section I - Narrative

This application is for the development of Phase 3 of West Meadows Village PUD which will occupy Lot 5 (Phase 3) of the West View Village subdivision, the final plat of which will be recorded prior to occupancy of the building. The building is a 2,856 square foot commercial building with flexible space that can be occupied by one large use, as many as 6 smaller uses, or any combination in between. Uses for the building have not been identified but all uses will be those permitted in the C-S/P zoning district. This is one of two commercial lots in the PUD, the other of which, Lot 6, will be located directly across Meadows Lane from this property. West View Village (West Meadows Village) is a mixed use PUD, with commercial development along Lozier Lane, single-family detached and duplex residential south of Meadows Lane, and multi-family residential north of Meadows Lane. The commercial portions of the PUD will help to buffer between residential development and Lozier Lane, a Major Collector street, while also placing both employment and services close to the residents of the residential portions of the PUD and the neighborhood in general.

The building is designed in a modern craftsman style, with massing elements and details to complement both the existing neighborhood and the planned development of the remainder of the PUD.

Section II – Compatibility: 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).

The site is located in an area of mostly residential uses with some mixed commercial development. The structures in the immediate vicinity range in age, with construction dates as old as the 1890s and as recent as the 1970s. The properties north of the site are zoned MFR-15 and contain mostly older single family homes on large lots, with future development potential. The properties to the south are zoned SFR-00 and also contain single family homes mixed with undeveloped land. The property to the east is owned by the applicant, is also a part of the PUD, and is approved for residential development including duplexes and single family detached homes. The properties to the west, across Lozier Lane, are inside of the UGB but outside the city limits. These properties have a UR GLUP designation and are currently developed with primarily residential uses. There is one commercial use, Black Oak Furniture and Antique Restoration, directly across the street. The buildings and the properties in the vicinity are generally in fair condition. Photographs of the surrounding area are attached as Exhibit A for reference.

The adjacent properties have been developed independently over a wide range of years and there is not necessarily a common architectural style in the vicinity, but overall the buildings most closely resemble the craftsman style.

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

Architecture: The building will feature two horizontal offsets and recessed entrances on each of its two longer sides, which face Lozier Lane and the parking area. The horizontal offsets will have the effect of visually breaking the building into three sections. The building also features vertical offsets in the form of dormers and a cross gable roof design. There are windows placed in the second floor equivalent height to further break up the building façade and provide pedestrian scale elements. The modern craftsman style of the new building will complement the existing generally craftsman style of the existing development in the vicinity.

Exterior treatments: Different exterior treatments will be used on sections of the building to further break up the building's exterior. The façade will be broken up vertically with the use of masonry veneer (stone or brick – to be coordinated with buffer-walls and trash enclosure) along the bottom of the exterior walls, horizontal siding along the equivalent first floor height, and vertical siding along the second floor equivalent height. The façade will be broken up horizontally with the use of different siding types on the center section of the building and on the two outer sections of the building.

Summary: The buildings adjacent to the site are a variety of different sizes and shapes, ranging in size and character from small single family homes to larger commercial buildings. This 2,856 square foot building will not be out of character with the size of the surroundings buildings. However, by visually breaking the building into smaller sections, the design of the building will help to reduce the overall visual impact of the building and help it to blend better with the existing development in the area.

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

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- 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.*

The proposed building is located near each of the abutting streets, 15 feet back from Lozier Lane and 17 feet back from Meadows Lane. Parking is placed behind the building rather than in front of it. This building orientation near abutting streets makes pedestrian access easier, safer, and generally more appealing. The location near the street makes pedestrian access more direct, there is no need to cross a parking lot or driveway to get into the building from Lozier Lane, and there are a number of other positive effects provided to pedestrians by having buildings placed near the street, including traffic calming.

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

Not applicable. The nearest planned/existing transit stop is located near the intersection of Lozier Lane and West Main Street, which is over 1,200 feet from the subject property.

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

This is a relatively small commercial development that will provide 2,856 square feet of commercial space for uses permitted in the C-S/P zoning district, such as business and professional offices. Given the relatively small scale of the development and the fact that there will be only one building on the site, the development of multiple pedestrian amenities and facilities is impractical and unnecessary. The site will have covered entryways on the building and pedestrian walkways connecting to adjacent streets.

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

Vehicle access to the site will be provided by a single commercial driveway on Meadows Lane that will align with the driveway for the commercial lot on the north side of Meadows Lane. This driveway is located on the far east side of the property, as far back from the intersection of Lozier Lane and Meadows Lane as it can be. The property is bordered by single-family and duplex residential development

(existing and planned) and there will be no internal vehicle circulation between this property and adjacent uses. Vehicular circulation will be provided via the network of streets in the vicinity, including: Lozier Lane, Meadows Lane, Moody Lane, and Lozier Court.

Pedestrian access will be provided via pedestrian walkways that connect to public sidewalks on Meadows Lane and Lozier Lane. Public sidewalks and pedestrian walkways will be provided throughout the West Meadows Village PUD as each of the phases is developed. The property is bordered by single-family and duplex residential development (existing and planned) and there will be no internal pedestrian circulation between this property and adjacent properties.

- 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 or other types of significant vegetation on the site. The site contains only dry grass and weeds.

- 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.*

Stormwater will be collected for water quality and detention in the two bufferyards on the south and east edges of the lot with bioswales and/or detention tanks. Any overflow will run into a to-be-constructed flat-bottom ditch flowing to the northeast corner of the PUD and north under West Main and into Little Elk Creek.

The landscaping in the bufferyard area, which will also serve as collection areas for water quality and detention, has been coordinated with the rest of the parking lot and perimeter landscaping for the site.

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

The landscaping design for the site will help to enhance both the form and function of the site. From a functional standpoint, larger canopy trees are placed around the perimeter of the site to provide shade over the site throughout the day. Trees are placed back from the intersection of Lozier Lane and Meadows Lane to avoid vision clearance obstruction. The landscaped areas along the south and east boundaries also serve as areas for stormwater quality and detention. The landscaping placement helps to define and differentiate pedestrian and vehicle areas, while also screening the parking lot from adjacent uses and public rights-of-way. The landscape design helps to enhance the appearance of the site by providing a variety of colors, textures, and shapes in the plant choices. Both deciduous and evergreen plants are used to help provide an attractive landscape throughout the year.

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

Much of the building and site will be illuminated by two adjacent street lights; one on Lozier Lane and one on Meadows Lane. One additional light pole will be placed near the southeast corner of the site to illuminate the parking lot and the back (parking lot side) of the building. This light will be a cobra-head style light fixture that will direct all light down toward the parking lot. The fixture is night-sky certified and will not produce glare on adjacent properties or shine up into the night sky.

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

There are no signs proposed as part of this application. Sign location, size, and the number of signs will be determined once tenants have been identified. All required sign permits will be obtained prior to the placement of any sign(s).

- 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).*

The only fences planned for the site are the bufferwall and trash enclosure shown on the site plan. All masonry components, the bufferwall, the trash enclosure, and the masonry veneer accents on the building, will be coordinated for color, materials, and textures.

- 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.*

As a use, or uses, permitted in the C-S/P zoning district, such as business and professional offices, there will be no potential noise generated beyond the standards of the "Noise Standards and Regulations for Commercial and Industrial Sources" found in Sections 10.752- 10.761.

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

The development of this property for commercial uses is consistent with the approved PUD plan. The approved plan for the PUD anticipated a mix of uses, including C-S/P commercial, detached single family homes, duplex dwellings, and multi-family dwellings. This portion of the PUD was approved for C-S/P commercial uses, which will provide employment opportunities and services to the existing and planned residential developments in the area.

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

No exceptions requested.

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

No relief requested.

FINDING:

As demonstrated in the above discussion, the proposed development of the subject property will be compatible with existing and planned developments and uses in the vicinity. The proposed architecture is compatible with existing uses; appropriate scaling and massing is accomplished with architectural details; the site layout and design is pedestrian oriented; site circulation is properly planned for and executed; site landscaping is both functional and enhances the appearance of the property; site lighting and potential impacts have been appropriately considered; and all proposed fencing will be both functional and attractive.

Section III – Code Compliance: Criterion No. 2

A brief summary of applicable standards is provided below for reference:

Parking: Per Table 10.743-1, Commercial Uses with less than 25,000 square feet are required to provide parking at a ratio of at least 4.5 spaces per 1,000 square feet and no more than 5.4 spaces per 1,000 square feet. This 2,856 square foot building requires 12 to 15 parking spaces. The submitted site plan shows a total of 15 spaces being provided, including 1 ADA space.

Bicycle Parking: Section 10.748 requires commercial and office uses to provide bicycle parking at a ratio of at least 10% of the spaces provided for automobiles. There are 15 automobile parking spaces provided on site which require at least 2 bicycle parking spaces be provided. The submitted site plan shows the placement of a single bicycle rack (hoop) providing parking for two bicycles.

Setbacks: Section 10.721 requires a minimum 10' building setback for all front and street side yard. The submitted site plan shows the building being placed 15 feet back from Lozier Lane and 17 feet back from Meadows Lane. The plan also shows the required 10' PUE along both of these street frontages.

No setback is required for rear and interior side yards unless the building will exceed 20 feet in height. For buildings exceeding 20 feet in height, a minimum ½ foot of setback is

required for every 1 foot of building height in excess of 20 feet. The proposed building has a maximum height of 18 feet, which does not require a setback, however, the building will be placed at least 14 feet from all property lines.

Per Section 10.721, lot coverage is not to exceed 40%. The proposed 2,856 square foot building will cover approximately 15% of the approximately 18,682 square foot lot.

Bufferyards: Per Section 10.790, a Type A bufferyard is required to separate C-S/P zoning from adjacent residential zones. The subject property is zoned SFR-10 with the PUD overlay. The approved PUD allows for uses permitted in the C-S/P zoning district on this lot, and therefore, the appropriate bufferyard for C-S/P zoning must be applied. The submitted site plan shows the required Type A bufferyard along both the south and east property lines, separating this property from adjacent residential uses.

Pedestrian Access: Per Section 10.773, a pedestrian walkway must be provided to each street abutting the property. Connections must also be made to adjacent walkways and bikeways and walkways must connect building entrances to one another. The submitted site plan shows a pedestrian connection extending from the front door of the new commercial building to connect to the sidewalk on Meadows Lane. There are no existing walkways or bikeways adjacent to the site aside from the public sidewalks and bike lanes on Lozier Lane and Meadows Lane. There are also no neighboring commercial buildings to connect walkways to.

FINDING:

Based on the submitted material in the subject Site Plan and Architectural Commission application, including the associated exhibits, the application meets all city ordinances with the stipulation below.

Stipulation:

1. The final plat for West View Village subdivision, Phase 3, will be recorded prior to building occupancy.

SUMMARY & CONCLUSIONS

Based upon the above discussions regarding Section 10.290, and the submitted application materials, including: site plan, architectural plan, landscape plan, and conceptual stormwater plan, the Site Plan and Architectural Commission concludes that the proposed development of Lot 5, West View Village (Phase 3 of the West Meadows Village PUD) with a 2,856 square foot commercial building, as proposed, meets the criteria for Site Plan and Architectural Review, being compatible with uses and development that exist on adjacent land and complying with the applicable provisions of all city ordinances,.

Respectfully Submitted:



RICHARD STEVENS & ASSOCIATES, INC.

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

Section II – Code Compliance: Criterion No. 2

PROJECT SITE		
	PROPOSED	REQUIRED
• Zoning District	SFR-10	SFR-10
• Overlay District(s)	PUD	PUD
• Proposed Use	Commercial C-S/P	Commercial C-S/P
• Project Site Acreage	0.43	0.43
• Site Acreage (+ right-of-way)	N/A	N/A
• Proposed Density (10.708)	N/A	N/A
• # Dwelling Units	0	0
• # Employees	Unknown	Unknown

STRUCTURES		
	EXISTING	PROPOSED
• # Structures	0	1
• Structure Square Footage (10.710-10.721)	0	2,856

SITE DESIGN STANDARDS		
	PROPOSED	REQUIRED
• Front Yard Setback (10.710-721)	15	10
• Side Yard Setback (10.710-721)	17	10
• Side Yard Setback (10.710-721)	14	0
• Rear Yard Setback (10.710-721)	126	0
• Lot Coverage (10.710-721)	14%	40%

PARKING		
	PROPOSED	REQUIRED
• Regular Vehicular Spaces (10.743)	14	11-14
• Disable Person Vehicular Spaces (10.746[8])	1	1
• Carpool/Vanpool Spaces (10.809)	0	0
• Total Spaces (10.743)	15	12-15
• Bicycle Spaces (10.748)	2	2
• Loading Berths (10.742)	0	0

6

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

LANDSCAPING

	PROPOSED	REQUIRED
• Total Landscape Area (square feet)	8245	
• Total Landscape Area in High Water Use Landscaping (square feet)	1440	
• Total Landscape Area in High Water Use Landscaping (percentage)	18%	maximum 40%
• Total % Landscape Coverage		
• Required Organic Content (cu.yd.)	25 Cubic Yards	50 Cubic Yards
• Frontage Landscaping (10.797)		
• Street:	Meadows	
• Feet:	150	
• # Trees:	6	6
• # Shrubs:	39	38
• Street:	Lozier	
• Feet:	115	
• # Trees:	5	5
• # Shrubs:	29	29
• Bufferyard Landscaping (10.790)		
• Type:	A	
• Distance (ft):	274	274
• # Canopy Trees:	9	9
• # Shrubs:	62	58
• Fence/Wall:	274	274
• Parking Area Planter Bays (10.746)		
• Type:		
• # Bays:		
• Area:		
• # Trees:		
• # Shrubs:		

STRUCTURE

	PROPOSED
• Materials	See Elevation Keyed Notes - Finish Schedule on sheet A-3.0
• Colors	See Elevation Keyed Notes - Finish Schedule on sheet A-3.0

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.

OSQ Series

OSQ™ LED Area/Flood Luminaire – Medium

RECEIVED

SEP 15 2016

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. 'A' Input power designator is a suitable upgrade for HID applications up to 250 Watt. 'J' Input power designator is a suitable upgrade for HID applications up to 400 Watt.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

Utilizes BetaLED® Technology

NanoOptic® Precision Delivery Grid™ optic

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K)

CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty¹: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

¹ See www.cree.com/lighting/products/warranty for warranty terms

Accessories

Field-Installed	
Backlight Shield OSQ-BLSMF – Front facing optics	OSQ-BLSMR – Rotated optics

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:

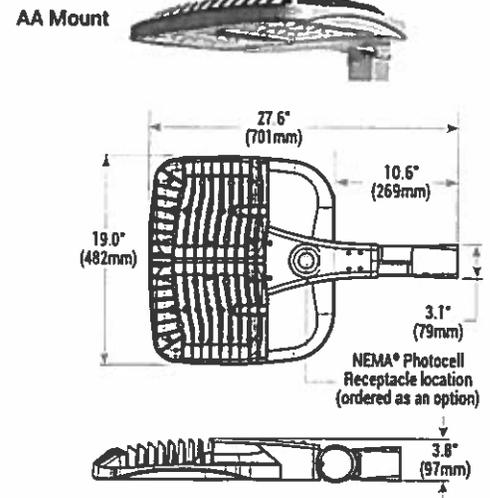
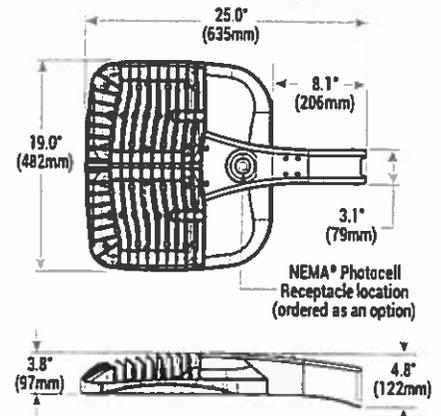
Example: Mount: OSQ-AA SV + Luminaire: OSQ A NM 2ME A 40K-UL SV

Mount (Luminaire must be ordered separately)				
OSQ-				
OSQ-AA Adjustable Arm	Color Options:	SV Silver	BZ Bronze	WH White
OSQ-DA Direct Arm		BK Black	PB Platinum Bronze	

Luminaire (Mount must be ordered separately)											
OSQ	A	NM	Optic		Input Power Designator	CCT	-	Voltage	Color Options	Options	
OSQ	A	NM	2ME*	WSH	A	30K	-	UL	SV	DIM	0-10V Dimming
		No Mount	Type II	Wide	112W	3000K	US	Universal	Silver		Control by others
			Medium	Sign	J	40K	*	120-277V	BK		- Refer to Dimming spec sheet for details
			3ME*	15D	168W	4000K	Canada	UH	Black		- Can't exceed wattage of specified input power designator
			Type III	15'		57K	Universal	BZ	Bronze	F	Fuse
			Medium	Flood		5700K	347-480V	PB	Platinum Bronze		- When code dictates fusing, use time delay fuse
			4ME*	25D				WH	White	ML	Multi-Level
			Type IV	25'							- Refer to ML spec sheet for details
			Medium	Flood							- High: 100%, Low: 30%
			SME	48D							- Intended for downlight applications at 0° tilt
			Type V	40'						PML	Programmable Multi-Level, 30-40' Mounting Height
			Medium	Flood							- Designed for applications where mounting height is 30-40' A.F.G.
			SSH	60D							- Refer to PML spec sheet for details
			Type V	60'							- Intended for downlight applications at 0° tilt
			Short	Flood							
										PML2	Programmable Multi-Level, 20' Mounting Height
											- Designed for applications where mounting height is 20' A.F.G.
											- Refer to PML spec sheet for details
											- Intended for downlight applications at 0° tilt
										Q9	Field Adjustable Output
											- Refer to Field Adjustable Output spec sheet for details
										R	NEMA® Photocell Receptacle
											- Intended for downlight applications with maximum 45° tilt
											- Photocell by others
										RL	Rotate Left
											- LED and optic are rotated to the left
										RR	Rotate Right
											- LED and optic are rotated to the right

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

DA Mount PLANNING DEPT.



Weight
26.5 lbs. (12kg)



CITY OF MEDFORD
EXHIBIT # J
File # AC-16-115



17

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high performance heat sink
- Convenient interlocking mounting method on direct arm mount. Mounting adapter is rugged die cast aluminum and mounts to 3-6" (76-152mm) square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Mounting for the adjustable arm mount adapter is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon
- Adjustable arm mount can be adjusted 180° in 2.5° increments
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, white, and platinum bronze are available
- Weight: 26.5 lbs. (12kg)

ELECTRICAL SYSTEM

- Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- Source Current: 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15 standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC qualified when ordered with 30K (5ME, 5SH optics), 40K (2ME, 3ME, 4ME, 5ME, 5SH optics), or 57K (2ME, 3ME, 4ME, 5ME, 5SH optics). Please refer to www.designights.org/QPL for most current information
- Dark Sky Friendly, IDA approved. Please refer to www.darksky.org/ for most current information
- RoHS compliant. Consult factory for additional details

Electrical Data*							
Input Power Designator	System Watts 120-480V	Total Current					
		120V	208V	240V	277V	347V	480V
A	112	0.97	0.56	0.49	0.43	0.34	0.25
J	168	1.47	0.85	0.74	0.64	0.50	0.36

* Electrical data at 25°C (77°F)

Recommended Cree® OSQ Series Lumen Maintenance Factors (LMF) ¹						
Ambient	Input Power Designator	Initial LMF	25K hr Projected ² LMF	50K hr Projected ² LMF	75K hr Calculated ³ LMF	100K hr Calculated ³ LMF
5°C (41°F)	A/J	1.04	0.97	0.91	0.85	0.80
10°C (50°F)	A/J	1.03	0.96	0.90	0.84	0.79
15°C (59°F)	A/J	1.02	0.95	0.89	0.83	0.78
20°C (68°F)	A/J	1.01	0.94	0.88	0.82	0.77
25°C (77°F)	A/J	1.00	0.93	0.87	0.81	0.76

¹ Lumen maintenance values at 4000K and 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
² In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)
³ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

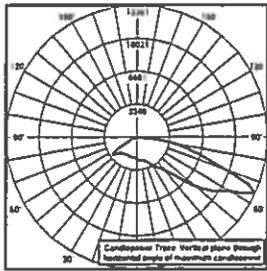


OSQ™ LED Area/Flood Luminaire – Medium

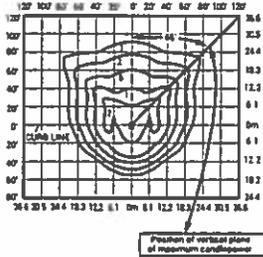
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://www.cree.com/lighting>.

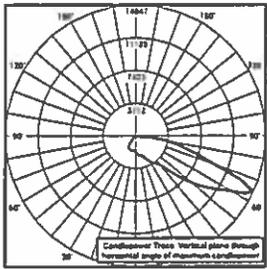
4ME



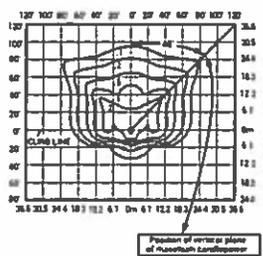
RESTL Test Report #: PL03496-001
OSQ A ** 4ME J 40K-UL
Initial Delivered Lumens: 16,293



OSQ A ** 4ME J 40K-UL
Mounting Height: 25 (7.6m) A.F.G.
Initial Delivered Lumens: 16,022
Initial FC at grade



RESTL Test Report #: PL03642-002
OSQ A ** 4ME J 40K-UL w/OSQ-BLSMF
Initial Delivered Lumens: 13,647



OSQ A ** 4ME J 40K-UL w/OSQ-BLSMF
Mounting Height: 25 (7.6m) A.F.G.
Initial Delivered Lumens: 14,020
Initial FC at grade

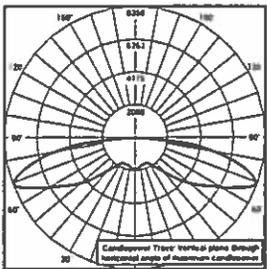
Type IV Medium Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	8,949	B2-U0-G2	10,682	B2-U0-G2	11,412	B2-U0-G3
J	13,424	B3-U0-G3	16,022	B3-U0-G3	17,117	B3-U0-G3

* Initial delivered lumens at 25°C (77°F)
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

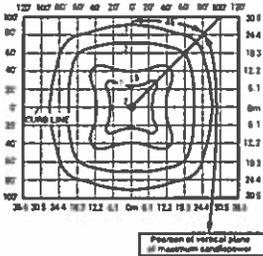
Type IV Medium w/BLS Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	7,644	B1-U0-G2	9,124	B1-U0-G2	9,747	B1-U0-G2
J	11,466	B2-U0-G3	13,686	B2-U0-G3	14,621	B2-U0-G3

* Initial delivered lumens at 25°C (77°F)
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

SME



RESTL Test Report #: PL03466-001
OSQ A ** SME A 40K-UL
Initial Delivered Lumens: 20,709

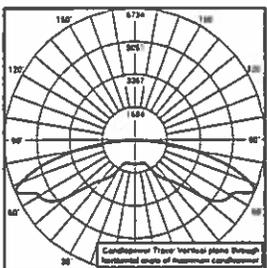


OSQ A ** SME A 40K-UL
Mounting Height: 25 (7.6m) A.F.G.
Initial Delivered Lumens: 15,480
Initial FC at grade

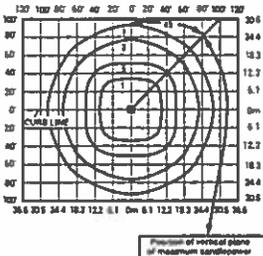
Type V Medium Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	8,716	B3-U0-G3	10,320	B4-U0-G3	10,473	B4-U0-G3
J	13,075	B4-U0-G4	15,480	B4-U0-G4	15,710	B4-U0-G4

* Initial delivered lumens at 25°C (77°F)
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

SSH



RESTL Test Report #: PL03501-001
OSQ A ** SSH A 40K-UL
Initial Delivered Lumens: 21,066



OSQ A ** SSH A 40K-UL
Mounting Height: 25 (7.6m) A.F.G.
Initial Delivered Lumens: 15,817
Initial FC at grade

Type V Short Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	8,906	B3-U0-G3	10,544	B4-U0-G3	10,701	B4-U0-G3
J	13,359	B4-U0-G3	15,817	B4-U0-G4	16,052	B4-U0-G4

* Initial delivered lumens at 25°C (77°F)
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt



OSQ™ LED Area/Flood Luminaire – Medium

Luminaire EPA

Fixed Arm Mount – OSQ-DA Weight: 26.5 lbs. (12kg)						
Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	4 @ 90°	
						
0.74	1.48	1.19	1.93	1.63	2.38	

Adjustable Arm Mount – OSQ-AA Weight: 26.5 lbs. (12kg)							
Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	3 @ 180°	4 @ 180°	4 @ 90°
Tenon Configuration (0°-90° Tilt); if used with Cree tenons, please add tenon EPA with Luminaire EPA							
							
PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*; PD-2A4(90); PT-2(90)	PB-3A*; PD-3A4(90); PT-3(90)	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375; PD-4A4(90); PT-4(90)
0° Tilt	1.48	1.19	1.93	1.63	3.33	4.66	2.38
10° Tilt	1.48	1.49	2.23	2.15	4.22	5.84	2.98
20° Tilt	1.48	1.86	2.60	2.85	5.31	7.32	3.72
30° Tilt	1.48	2.20	2.94	3.56	6.34	8.68	4.40
45° Tilt	1.96	2.69	3.43	4.54	7.83	10.68	5.38
60° Tilt	2.33	3.07	3.81	5.11	8.94	12.16	6.14
70° Tilt	2.49	3.23	3.97	5.11	9.43	12.80	6.46
80° Tilt	2.58	3.32	4.06	5.11	9.71	13.16	6.64
Tenon Configuration (90° Tilt); if used with Cree tenons, please add tenon EPA with Luminaire EPA							
PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*	PB-3A*	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375
90° Tilt	2.61	4.44	6.05	5.11	9.79	13.28	10.39

* Specify pole size: 3 (3'), 4 (4'), 5 (5'), or 6 (6') for single, double or triple luminaire orientation or 4 (4'), 5 (5'), or 6 (6') for quad luminaire orientation
 ** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3'), 4 (4'), 5 (5'), or 6 (6')





North from Subject Property



North from Subject Property

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PLANNING DEPT.



Northeast from Subject Property



West Across Lozier Lane

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File # _____

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West Across Lozier Lane



West Across Lozier Lane

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File # _____

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PLANNING DEPT.



West Across Lozier Lane



West Across Lozier Lane

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EXHIBIT # _____
File # _____



West Across Lozier Lane



Subject Property from the Southwest

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File # _____

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Building near the Southwest Corner of Subject Property

CITY OF MEDFORD
EXHIBIT # _____
File # _____

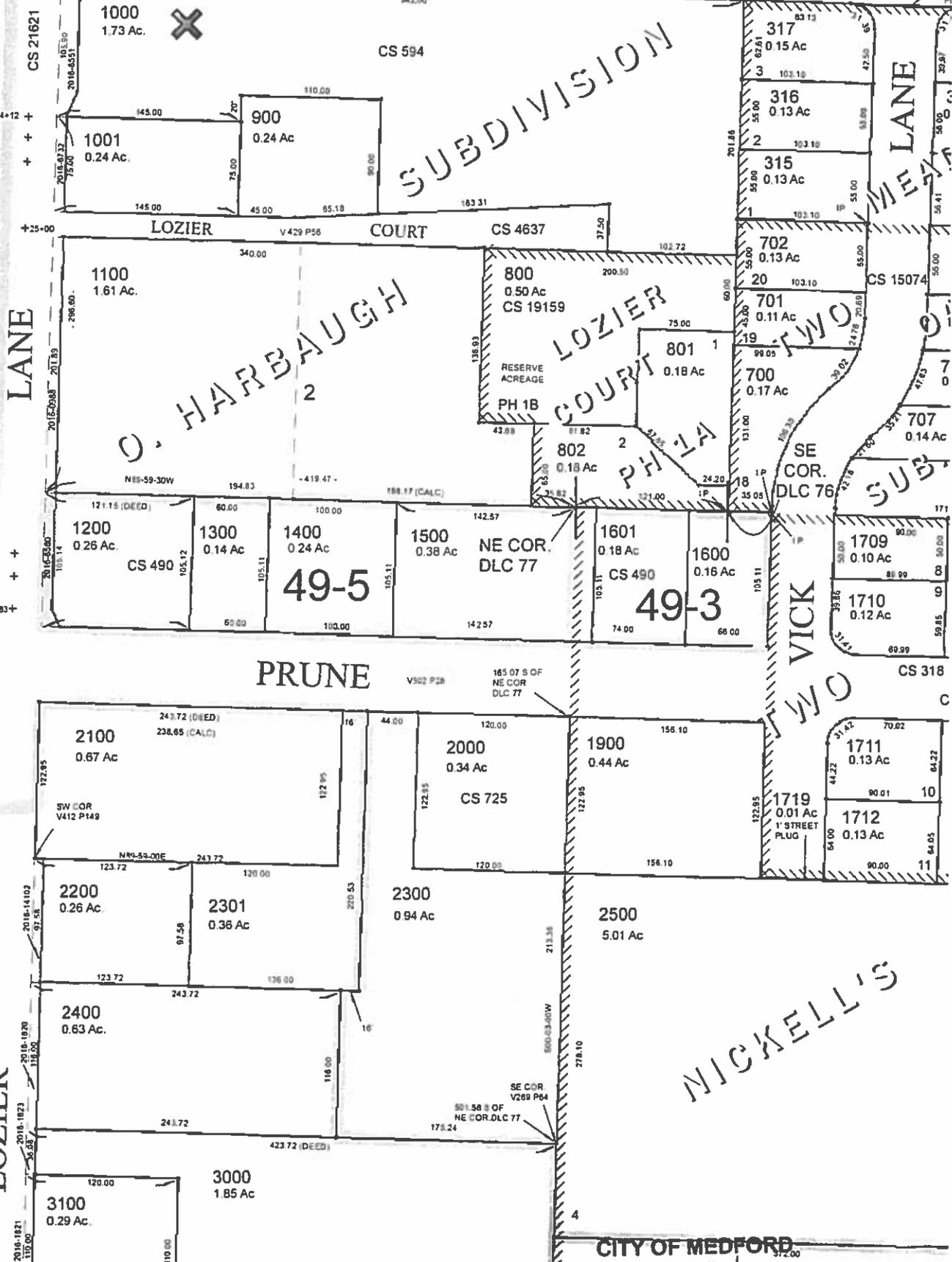
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SEP 15 2016

PLANNING DEPT.

DJ.
R.

MEADOWS LANE



SEE MAP 37 2W 26DC

LOZIER

SUBDIVISION

O. HARBAUGH

LOZIER COURT

VICK

NICKELL'S

CITY OF MEDFORD
EXHIBIT #
File # AC-16-115



Continuous Improvement Customer Service

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NOV 02 2016

PLANNING DEPT.

CITY OF MEDFORD

LD Date: 11/2/2016

File Number: AC-16-115

Reference: PUD-03-198, LDS-11-095, LDS-15-118/E-15-001

PUBLIC WORKS DEPARTMENT STAFF REPORT
West View Village
Phase 3 – Lot 5

Project: Consideration of plans for a 2,856 square foot commercial office building on a 0.43 acre lot within Phase 3 of the West View Village PUD. The subject property is zoned SFR-10/PD (Single Family Residential - 10 dwelling units per gross acre with Planned Unit Development Overlay Zone).

Location: Located at the southeast corner of Lozier Lane and West Meadows Road.

Applicant: Young Family Trust, Applicant (Richard Stevens & Associates, Agent).
Desmond McGeough, Planner.

Applicability: The Medford Public Works Department’s conditions of Preliminary Plan Approval for West Meadows Village PUD were adopted by Order of the Medford Planning Commission on August 28th, 2008 (PUD-03-198). The PUD was amended by the Site Plan and Architectural Commission’s approval of West Meadows Village Phase 1 on October 7th, 2011 (LDS-11-095). PUD-03-198 has since expired as no final subdivision plat was submitted within the required timeframe. A new tentative plat was approved by the Planning Commission on February 11th, 2016 (LDS-15-118). With this approval the name of the subdivision has changed from West Meadows Village on the original PUD approval, to West View Village. An exception for reduced right-of-way along the northerly section of Lozier Court was also approved on February 11th, 2016 (E-16-001). The adopted conditions by each of these actions shall remain in full force as originally adopted except as amended or added to below.

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.

A. STREETS

1. Dedications

Lozier Lane is classified as Major Collector Street with a required right-of-way width of 74-feet. The required right-of-way will be dedicated as part of the City's capital improvement project P1806. **However, the developer shall provide a 10-foot Public Utility Easement (PUE) adjacent to the new right-of-way line.**

Meadows Lane is classified as a Standard Residential street within the MLDC 10.430. The developer shall dedicate for public right-of-way, sufficient width of land along the frontage of this development (Phase 3) to comply with the half width of right-of-way, which is 31.5-feet. **The Developer's surveyor shall verify the amount of additional right-of-way required.**

In accordance with MLDC 10.471, **the property owner shall dedicate a 10-foot wide public utility easement (PUE) adjacent to the right-of-way line along this Developments respective frontage to Lozier Lane and Meadows Lane.**

The right-of-way and easement dedications shall be submitted directly to the Engineering Division of the Public Works Department. The submittal shall include: the right-of-way and easement dedication, including an exhibit map; a copy of a current Lot Book Report, Preliminary Title Report, or Title Policy; a mathematical closure report (if applicable), and the Planning Department File Number; for review and City Engineer acceptance signature prior to recordation by the applicant. Releases of interest shall be obtained by holders of trust deeds or mortgages on the right-of-way and PUE area.

2. Public Improvements

a. Public Streets

Lozier Lane is classified as a Major Collector street within the MLDC, Section 10.428. The portion of **Lozier Lane**, along this development's frontage, will be improved as part of the City's capital improvement project P1806. **Therefore, no additional improvements are required.**

Meadows Lane shall be improved to Standard Residential street standards in accordance with MLDC 10.430. The Developer shall improve the south half plus 12-feet north of the centerline along the frontage of this development (Phase 3).

b. Street Lights and Signing

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

Street Lighting & Signage – Developer Provided & Installed:

- A. 1 – Type R-100 Street Light
- B. 1 – Base Mounted Cabinet (BMC)
 - a. Please bring future conduit to the farthest point of this project (east on Meadows Lane) for future expansion of West View Village.

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

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

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

c. Pavement Moratoriums

There is no pavement cutting moratorium currently in effect along this frontage to Lozier Lane or Meadows Lane. However, there will be a pavement cutting moratorium in effect along this frontage on Lozier Lane after the completion of the improvements referenced above, for a

duration of five (5) years. No street cuts will be allowed during this period without prior approval from the City Engineer.

The developer shall be responsible for notifying by certified letter all utility companies, as well as all current property owners of parcels which are adjacent to any Public Street being constructed or paved as part of this project. The letter shall inform the utility companies and property owners of the City's street moratorium policy with respect to pavement cutting for future utility services. The utility companies and property owners shall be given the opportunity to install utility services within the right-of-way prior to paving and the subsequent moratorium. Notifications shall be mailed by the Developer at least 6 months before a street is resurfaced or rebuilt per Medford Municipal Code (MMC), Section 3.070. Copies of the certifications shall be submitted to the City Engineer with the submittal of the preliminary construction drawings.

d. Soils Report

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

e. Access and Circulation

Driveway access and street circulation to and through the proposed development shall comply with MLDC 10.550 and 10.426. No direct access to Lozier Lane from the proposed development will be allowed.

3. Section 10.668 Analysis

To support a condition of development that an applicant dedicate land for public use or provide a public improvement, the Medford Code requires a nexus and rough proportionality analysis which is essentially a codification of the constitutional provisions in Nollan and Dolan cases.

10.668 Limitation of Exactions

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

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

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

1. Nexus to a legitimate government purpose

The purposes for these dedications and improvements are found throughout the Medford Code,

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

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

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

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

Meadows Lane:

The additional right-of-way on **Meadows Lane** will provide the needed width for a future bike lane, planter strip, on-street parking and sidewalk. The 8-foot planter strip moves pedestrians a safe distance from the edge of the roadway. These streets will be the primary route for pedestrians traveling to and from this development.

The benefits to this proposed development of these public right-of-way improvements include: providing access and transportation connections at urban level of service standards, on street parking, improved connectivity reducing the length of all modes of trips generated, decreased emergency response times, benefits from using right-of-way to provide public utility services, and City maintenance of the improved street.

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

Dedication of the Public Utility Easements (PUEs) will benefit development by providing public utility services, which are out of the roadway and more readily available to each lot or building being served. The additional traffic of all modes of travel generated by this proposed development supports the dedication and improvements for all modes of travel and utilities. As indicated above, the area required to be dedicated for this development is necessary and roughly

proportional to that required in similar developments to provide a transportation system that meets the needs for urban level services.

B. SANITARY SEWERS

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

C. STORM DRAINAGE

1. Drainage Plan

A comprehensive drainage plan showing the project's impacted site with sufficient information to determine the direction of runoff to the existing or proposed drainage system, and also showing elevations of the proposed drainage system (if applicable), shall be submitted with the first building permit application for approval. Any new or reconstructed area catch basins shall meet Department of Environmental Quality (DEQ) requirements, which include a down-turned elbow and sump.

The Developer shall provide copies of either a Joint Use Maintenance Agreement or a private stormdrain easement for any stormwater draining onto or from adjacent private property.

A Site/Utility Plan shall be submitted with the building permit application to show the location of 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. Detention calculations will be reviewed by the Public Works Engineering Department upon submittal of Public Improvement Plans, and shall not be reviewed and/or approved by the Site Plan and Architectural Commission.

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

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

3. Phasing

The Tentative Plat approved on February 11th, 2016, shows that the subdivision will be developed in phases. In general, the public improvements corresponding to a particular phase shall be constructed at the time such phase is being developed, and the public improvements that are not included within the geometric boundaries of any phase being developed, but are needed to serve each respective phase, shall be constructed with each phase as needed, unless noted otherwise.

In an email dated 1/26/2016 to Desmond McGeough and included in the Staff Report for LDS-15-118, the Developer has identified both Phases 1 and 2 as the first project phases for development. The full improvements to Meadows Lane and the Phase 1 and Phase 2 frontage improvements to Moody Lane shall be constructed with Phase 1 and/or Phase 2 including, but not limited to, frontage improvements along Lots 1 - 7.

That said, with this application the Developer is electing to begin construction with Phase 3, instead of Phases 1 and 2 as proposed with LDS-15-118. Therefore, Meadows Lane along the frontage of Phase 3 shall be improved as noted above.

4. 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.

5. 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.

6. System Development Charges (SDC)

Buildings in this development are subject to street, sanitary sewer 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

West View Village
Phase 3 – Lot 5
AC-16-115

A. Streets

1. Street Dedications to the Public:

- **Lozier Lane** – No additional right-of-way required.
- **Meadows Lane** – Dedicate half width of right-of-way.
- Dedicate 10-foot Public Utility Easement (PUE) along both frontages.

2. Improvements:

Public Streets

- **Lozier Lane** improvements are set to commence next year, no additional improvements required.
- Improve **Meadows Lane** to Standard Residential street standards. Half plus 12-feet.
- Public improvement plans for this work shall be submitted directly to the Public Works Engineering Department.

Lighting and Signing

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

Access and Circulation

- Ensure access and circulation is in accordance with MLDC 10.550 and 10.426.
- Provide a cross-access easement.

Other

- Provide pavement moratorium letters.
- Provide soils report.

B. Sanitary Sewer:

- The site is situated within the RVSS area.

C. Storm Drainage:

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

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.



Staff Memo

TO: Planning Department, City of Medford
FROM: Rodney Grehn P.E., Water Commission Staff Engineer
SUBJECT: AC-16-115
PARCEL ID: 372W26DD TL 1000

RECEIVED
NOV 02 2016
PLANNING DEPT.

PROJECT: Consideration of plans for a 2,856 square foot commercial office building on a 0.43 acre lot within Phase 3 of the West View Village PUD. The subject property is zoned SFR-10/PD (Single Family Residential - 10 dwelling units per gross acre with Planned Unit Development Overlay Zone) and located at the southeast corner of Lozier Lane and West Meadows Road; Young Family Trust, Applicant (Richard Stevens & Associates, Agent). Desmond McGeough, Planner.

DATE: November 2, 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. Based on the existing zoning SFR-10/PD, the installation of a 12-inch water line is required in Meadows Lane, and is required to extend across the street frontage of this parcel north property line. Applicants' civil engineer shall coordinate with MWC engineering staff.
4. 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>.
5. Applicant or the applicants engineer shall coordinate with Medford Fire Department for fire hydrant locations.

COMMENTS

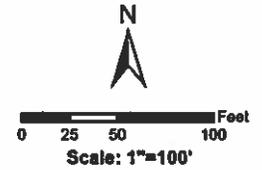
1. Off-site water line installation is required. (See Condition 3 above)
2. On-site water facility construction is not required.
3. Static water pressure is expected to be around 74 psi.

CITY OF MEDFORD
EXHIBIT # N ^{1/4}
File # AC-16-115



Staff Memo

4. MWC-metered water service does exist to this property. There is an existing ¾-inch water meter located along the existing Lozier Lane street frontage that served a previous home. This existing ¾-inch water meter will be abandoned by MWC during the upcoming Lozier Lane Road Improvement Project. A new ¾-inch water meter will be installed by MWC in the proposed park strip area between the proposed curb/gutter and the proposed sidewalk along the reconstructed section of Lozier Lane. This water meter could be utilized as a landscape irrigation meter for this property, and a new domestic water meter could be installed during site development along Meadow Lane to serve this proposed development. Applicant or their engineer shall coordinate with MWC engineering staff for the water meter size and location along Meadows Lane.
5. Access to MWC water lines is available. There is an existing 6-inch water line in Lozier Lane, and a 2-inch steel water line in Lozier Court. In conjunction with the upcoming City of Medford Road Improvement Project, MWC will be installing a new 12-inch water line in Lozier Lane. A new 12-inch water line will also be installed in a portion of Lozier Court and connect to the existing 6-inch water until such time as this project gets under way. (See Condition 3 above)



**Water Facility Map
for
AC-16-115**

Legend

- ⊙ Air Valve
- ⊙ Sample Station
- Fire Service
- ⊕ Hydrant
- ▲ Reducer
- ⊠ Blow Off
- ⊕ Plugs-Caps

Water Meters:

- ⊙ Active Meter
- ⊙ On Well
- ⊙ Unknown
- ⊙ Vacant

Water Valves:

- ⊙ Butterfly Valve
- ⊙ Gate Valve
- ⊙ Tapping Valve

Water Mains:

- Active Main
- - - Abandoned Main
- Reservoir Drain Pipe
- Pressure Zone Line

Boundaries:

- ▭ Urban Growth Boundary
- ▭ City Limits
- ▭ Tax Lots

MWC Facilities:

- ⊙ Control Station
- ⊙ Pump Station
- ⊙ Reservoir



Page 60

CITY OF MEDFORD
EXHIBIT # N 2/4
FILE # AC-16-115-1

This map is based on a digital elevation model by National Water Research Institute. The map is provided as a digital elevation model. The map is not a substitute for a field visit. The map is not a substitute for a field visit. The map is not a substitute for a field visit.

PHASE 2B

PHASE 2C

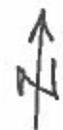
(NEW WATER METER)

W5 STA. 14+35.00, 37.97' LT
(VACANT METER)
305 LOZIER LN
372W26DD 1000

STA. 15+64.67, 34.04' LT

W2 W3 W5
315 LOZIER LN
372W26DD 1001

8" DUCTILE IRON PIPE
SEE SHEET W18A FOR PROFILE
STA. 16+03.21
1-12"x8" TEE
1-8" GATE VALVE
1-8" PIG
1-THRUST BLOCK
SEE SHEET W18A FOR PROFILE



Lozier Lane

Lozier Court

Matchline Sta 14+00
See Sheet W8

Page 61

302 LOZIER LN
372W26DC 103
STA. 14+02.32
1-12"x8" TEE
1-8" PIG
1-8" GATE VALVE
1-8" x6" REDUCER

W2 W3 W5 STA. 14+68.21, 18.12' RT
STA. 14+78.31, 18.12' RT
306 LOZIER LN
372W26DC 105

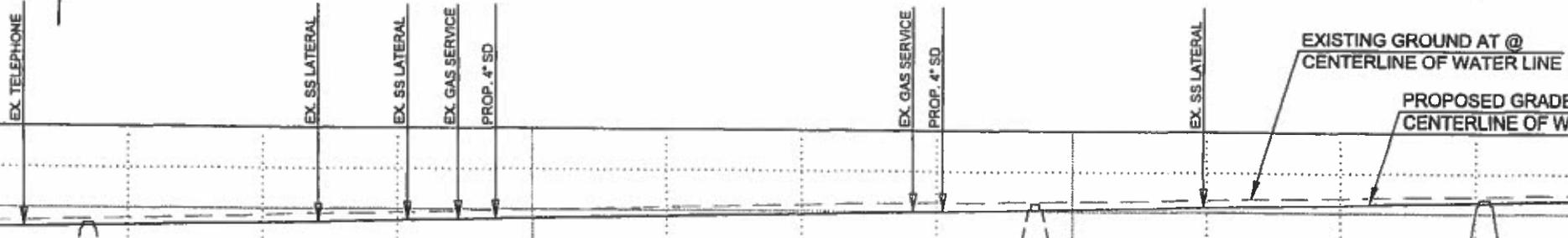
STA. 14+06.32
1-12" BUTTERFLY VALVE
1-FULL SIZE FLUSH POINT
PRESSURE TEST POINT PHASE 2C
1-12" PIG
1-1" DISINFECTION TREE
DISINFECTION POINT PHASE 2C

STA. 15+82.93, 22.05' RT
(VACANT METER)
W2 W5

318 LOZIER LN
372W26DC 200

STA. 16+07.21
1-12" BUTTERFLY VALVE
1-FULL SIZE FLUSH POINT
1-12" PIG

CITY OF MEDFORD
EXHIBIT # N 3/4
File # AC-16-115

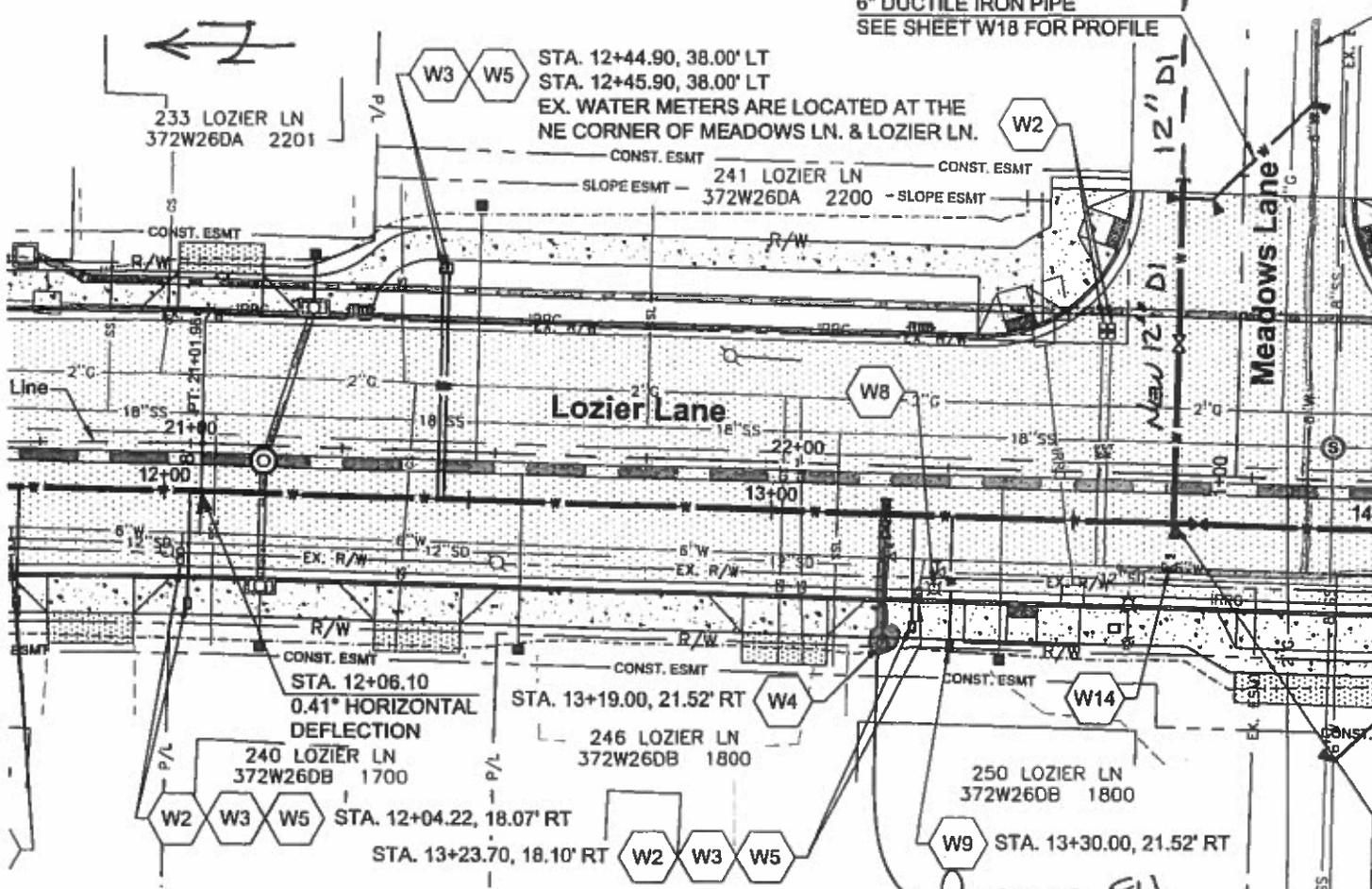


1420

PHASE 2B

6" DUCTILE IRON PIPE
SEE SHEET W18 FOR PROFILE

EX. 6" CAST IRON



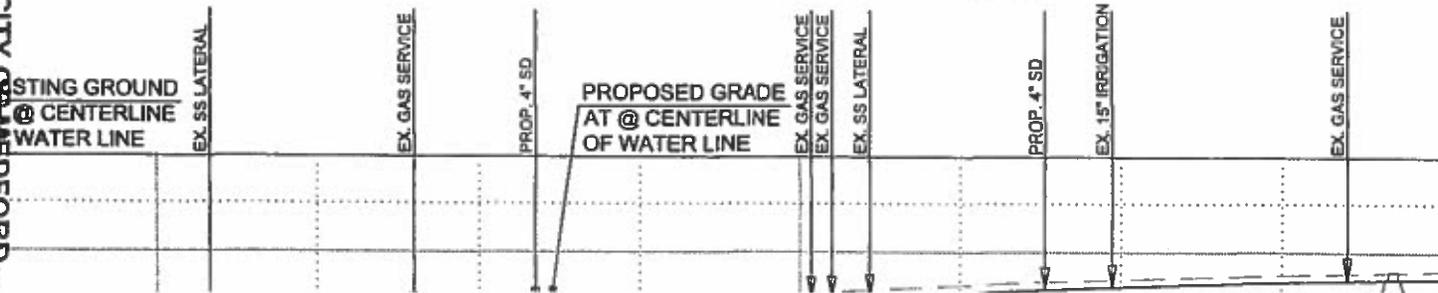
- CONSTRUCTION NOTES**
- W2 CONTRACTOR TO INST/ ASSEMBLY. MWC TO REMOVE EXIS' REINSTALL IN "NEW" ME CONTRACTOR TO REM/ METER BOX.
 - W3 CONTRACTOR TO RECC SERVICE (1-INCH) FROM "NEW" WATER METER.
 - W4 CONTRACTOR TO INST/ MWC STD. DETAIL 104.
 - W5 CONTRACTOR TO INST/ CONNECTION PIPING.
 - W6 CONTRACTOR TO INST/ WITH CLASS B BACKFIL
 - W8 CONTRACTOR TO REM/ FIRE HYDRANT
 - W9 CONTRACTOR TO INST/ 106
 - W14 MWC FORCES TO ISOLA
 - W18 CONTRACTOR TO INST/ WITH RESTRAINED JOIN

Matchline Sta 14+00
See Sheet W9

STA. 13+66.45
1-12"x12" TEE
1-12" PIG
2-12" BUTTERFLY VALVE
4-12" 45° BENDS (CRANKSHAFT UNDER STORM DRAIN)
1-THRUST BLOCK
SEE SHEET W18 FOR PROFILE

Page 62

CITY OF WINDFORD
EXHIBIT # N 4/4
File # AC-16-115





Medford Fire Department

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

RECEIVED

NOV 02 2016

PLANNING DEPT.

LAND DEVELOPMENT REPORT - PLANNING

To: Desmond McGeough

LD Meeting Date: 11/02/2016

From: Greg Kleinberg

Report Prepared: 10/20/2016

Applicant: Young Family Trust, Applicant (Richard Stevens & Associates, Agent)

File #: AC - 16 - 115

Site Name/Description:

Consideration of plans for a 2,856 square foot commercial office building on a 0.43 acre lot within Phase 3 of the West View Village PUD. The subject property is zoned SFR-10/PD (Single Family Residential - 10 dwelling units per gross acre with Planned Unit Development Overlay Zone) and located at the southeast corner of Lozier Lane and West Meadows Road; Young Family Trust, Applicant (Richard Stevens & Associates, 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: The fire hydrant shown on Meadows Lane across the street from the project must be installed prior to construction.

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).

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

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

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

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

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

CITY OF MEDFORD
EXHIBIT # 0
File # AC-16-115

Memo



RECEIVED
NOV 02 2016
PLANNING DEPT.

To: Desmond McGeough, Planning Department
From: Chad Wiltrout, Building Department (541) 774-2363
CC: Young Family Trust, Applicant (Richard Stevens & Associates, Agent).
Date: November 2, 2016
Re: November 2, 2016 AC-16-115

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. A code analysis providing means of egress plan, type of construction, type of occupancies, occupant load, notation of sprinkled or non-sprinkled, separated or non-separated use, fuel loading etc... will be required.
6. The building design will require com-check forms for exterior envelope, mechanical equipment and lighting to show how you will comply with the energy code.

CITY OF MEDFORD
EXHIBIT # P
File AC-16-115

MEDFORD PARKS & RECREATION

HEALTHY LIVES. HAPPY PEOPLE. STRONG COMMUNITY.

RECEIVED

OCT 27 2016

PLANNING DEPT.



CITY OF MEDFORD
Interoffice Memo

TO: Planning Department
FROM: Tim Stevens- Park Maintenance Superintendent
SUBJECT: LANDSCAPE REVIEW OF FILE AC-16-115, YOUNG FAMILY TRUST
DATE: October 27, 2016

I have reviewed the applicant's landscape plan and recommend it be accepted as submitted.

This report addresses horticultural concerns only. Applicant shall comply with all aspects of Medford Code 10.780 Interpretation of the Medford Code will be per the Planning Department. Aesthetic considerations will be per the Site Plan and Architectural Review Commission or Planning Commission upon their review.

CITY OF MEDFORD
EXHIBIT # Q 1/2
File # AC-16-115



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WWW.PLAYMEDFORD.COM | PARKS@CITYOFMEDFORD.COM



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Landscape & Irrigation Code Information

This page provides information intended to help in preparing **Landscaping and Irrigation System Plans** for development projects submitted to the City for review and approval. New landscaping and irrigation standards became effective December 1, 2013.

Landscaping & Irrigation Standards and Processes ARE applicable to the following type of projects:

- Commercial
- Industrial
- Institutional
- Multi-family Residential
- Subdivision Open space/landscaping tracts

RECEIVED

NOV 02 2016

PLANNING DEPT.

Landscaping and Irrigation Standards and processes are NOT applicable to the following:

- Single-family lots
- Duplex lots
- Individual townhome lots
- Areas reserved for future site development as part of a larger phased project (unless irrigated landscaping is placed thereon)

The links below provide vital information to the landscape/irrigation plan designer in development and submission of plans and to the landscape/irrigation installation certifier when seeking to obtain a Certificate of Occupancy upon completion of site improvement.

Landscape and Irrigation Plan Processing and Information Packet - February 2014

Provides information on the following:

- Landscaping and irrigation review process overview
- Deferred landscaping improvement
- Landscape/irrigation improvement certification
- Irrigation and Landscape Plan Designer Checklists
- Certification Form required to be filled out and submitted at the completion of project
- Instructions for application of the Irrigation Calculator spreadsheet form (see link below) to be utilized (required) in generation of irrigation calculations that are submitted with irrigation plan
- **LINK:** <http://www.ci.medford.or.us/SIB/files/Landscape%20and%20Irrigation%20Plan%20Processing%20and%20Information%20Packet.pdf>

Irrigation Friction Loss and Run Time Calculator Spreadsheet - 2/14/14

- **LINK:** <http://www.ci.medford.or.us/SIB/files/Sprinkler System Calc 2-14-14.xls>

Plant Water Needs for Medford Spreadsheet - 9/24/14

- **LINK:** [http://www.ci.medford.or.us/SIB/files/Plants Water Needs \(last sent 7-1-14\) HMS\(1\).xlsx](http://www.ci.medford.or.us/SIB/files/Plants Water Needs (last sent 7-1-14) HMS(1).xlsx)

Plants in the same irrigation zone shall have similar watering needs unless irrigated by drip irrigation with emitters sized for individual plant water needs. This link provides a plant list of trees, shrubs, perennials, bulbs, ferns, groundcover, vines and grasses and respective water needs for each identified species. An irrigation zone may contain plants in two adjoining water need classifications (i.e., "Low/Moderate" plant materials can be paired with "Moderate" plant materials, but "Low/Moderate" plant materials cannot be paired in the same zone as "Very Low" or "High" water need plant materials).

--updated 2/18/16

CITY OF MEDFORD
EXHIBIT # Q 2/2
File # AC-16-115



ROGUE VALLEY SEWER SERVICES

Location: 138 West Vilas Road, Central Point, OR - Mailing Address: P.O. Box 3130, Central Point, OR 7502-0005
Tel. (541) 664-6300, Fax (541) 664-7171 www.RVSS.us

October 27, 2016

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

RECEIVED
OCT 27 2016
PLANNING DEPT.

Re: AC-16-115, Young, West View Village Ph 3 (Map 372W26DD, Tax Lot 1000)

ATTN: Desmond,

There is an 18 inch sewer main on Lozier Lane with a service lateral to tax lot 1000. Service to the proposed development can be had by connecting to the existing lateral. The permit to connect to this service will be issued by the City of Medford. However, there will be system development charges owed to Rogue Valley Sewer Services.

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

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

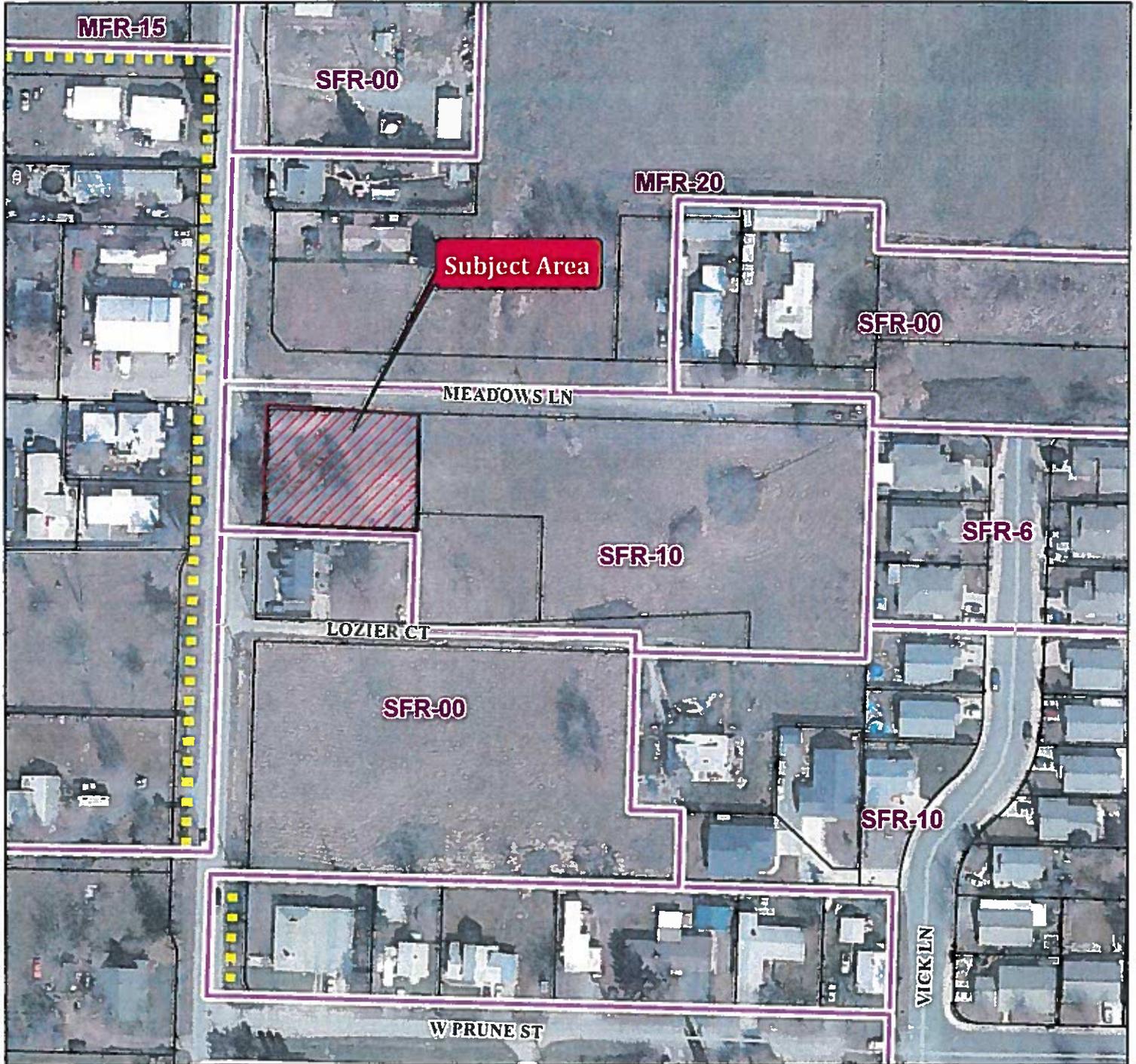
Sincerely,

Nicholas R. Bakke

Nicholas R. Bakke, P.E.
District Engineer

K:\DATA\AGENCIES\MEDFORD\PLANNING\ARCH COMM 2016\AC-16-115_YOUNG FAMILY WEST VIEW VILL.DOC

CITY OF MEDFORD
EXHIBIT # R
File # AC-16-115



Project Name:

West View Village Phase 3

Map/Taxlot:

372W26DD TL 1000

Legend

-  Subject Area
-  Medford Zoning
-  Tax Lots
-  Streets



09/26/2016

