SITE PLAN & ARCHITECTURAL COMMISSION AGENDA MAY 17, 2019

Commission Members

Jim Quinn, Chair

Bill Chmelir, Vice Chair

Jeff Bender

Jim Catt

David Culbertson

Bob Neathamer

Marcy Pierce

Milo Smith

Rick Whitlock

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

Beginning at 12:00 Noon

City of Medford

Council Chambers,

Third Floor, City Hall

411 W. 8th Street

Medford, OR 97501

(541) 774-2380

Site Plan and Architectural Commission

Agenda

Public Hearing
May 17, 2019
12:00 noon
Council Chambers, City Hall, Room 300
411 West Eighth Street, Medford, Oregon

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10. Roll Call.

20. Consent Calendar. None.

30. Minutes.

30.1 Consideration for approval of minutes from the May 3, 2019, meeting.

40. Oral and Written Requests and Communications for Items Not on the Agenda.
Comments will be limited to 3 minutes per individual or 5 minutes if representing a group or organization. **PLEASE SIGN IN**.

50. Public Hearings.
Comments are limited to a total of 10 minutes for applicants and/or their representatives. You may request a 5-minute rebuttal time. All others will be limited to 3 minutes per individual or 5 minutes if representing a group or organization. **PLEASE SIGN IN LEGIBLY.**

Old Business.

50.1 **AC-19-032** Consideration of Orchard Glen – Phase 4, a proposed multi-family residential development consisting of the construction of a 15-unit, 3-story apartment building totaling 6,867 square feet on a single, vacant parcel totaling 0.75-acres located at 2636 West Main Street in the Heavy Commercial (C-H) zoning district (372W26B TL 1500); Applicant, Orchard Glen LLC; Agent, Scott Sinner Consulting, Inc.; Planner, Dustin Severs.

50.2 **AC-19-028** Consideration of plans for the construction of a 370 square foot standalone coffee kiosk, a 3,300 square foot convenience store, and a 1,304 square foot car wash and gas pumps on approximately 2.5 acres located at 1380 Springbrook Road within the C-C (Community Commercial) zoning district (371W20AB3500). Applicant: Double R Products; Agent: KSW Architects; Planner: Steffen Roennfeldt.

60. Written Communications. None

70. Unfinished Business. None

80. New Business. None

90. Report from the Planning Department.

100. Messages and Papers from the Chair.

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

110. **Propositions and Remarks from the Commission.**

120. **Adjournment.**

Site Plan and Architectural Commission

Minutes

From Public Hearing on May 3, 2019

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, Chair
Bill Chmelir, Vice Chair
Jeff Bender
Jim Catt
Dave Culbertson
Milo Smith

Staff Present
Matt Brinkley, Planning Director
Kelly Evans, Assistant Planning Director
Katie Zerkel, Senior Assistant City Attorney
Steffen Roennfeldt, Planner III
Doug Burroughs, Public Works/Eng. Development Services Mgr.
Debbie Strigle, Recording Secretary

Commissioners Absent
Bob Neathamer, excused
Marcy Pierce, excused
Rick Whitlock, excused

10. Roll Call.

20. Consent Calendar/Written Communications.

20.1 **AC-19-024/E-19-025** Final Order for consideration of a proposal for the development of a four-story hotel composed of 92 rooms including an exception request to the maximum building height when within 150 feet of a residential zone on approximately 2.6 acres located east of Garfield Street, approximately 450 feet north of Center Drive within the Regional Commercial (C-R) zoning district (371W32B5000 & 371W32C2401); Applicant: Cascade Empire Lodging LLC; Agent: CSA Planning Ltd.; Planner: Steffen Roennfeldt.

20.3 **AC-19-027** Final Order for consideration of plans for Phase V of the Combined Transport complex, consisting of a 12,000 square foot metal structure on a 9.86 acre parcel located on the east side of Crater Lake Avenue, approximately 330 feet north of Justice Road, within the C-H (Heavy Commercial) zoning district and within the Cardmoore Business Park Planned Unit Development (361W32C TL 200). Agent, JB Steel Inc.; Planner Liz Conner.

Motion: Adopt the consent calendar.

Moved by: Commissioner Bender Seconded by: Commissioner Culbertson

Roll Call Vote: Motion passed, 6-0

30. Minutes.

30.1 There being no additions or corrections, the minutes for the April 19, 2019, meeting, were approved as submitted.

40. Oral and Written Requests and Communications. None.

50. Public Hearings.

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

Old Business.

50.1 **AC-19-028** Consideration of plans for the construction of a 370 square foot standalone coffee kiosk, a 3,300 square foot convenience store, and a 1,304 square foot car wash and gas pumps on approximately 2.5 acres located at 1380 Springbrook Road within the C-C (Community Commercial) zoning district (371W20AB3500). Applicant: Double R Products; Agent: KSW Architects; Planner: Steffen Roennfeldt.

Chair Quinn asked for any potential conflicts of interest, ex-parte communications, or site visits. Commissioner Chmelir disclosed he has driven past this site for years and is familiar with it. Chair Quinn and Commissioners Bender, Culbertson, and Smith stated they are also familiar with this site.

Steffen Roennfeldt, Planner III, gave a PowerPoint presentation of the April 26, 2019, Staff Report. Staff recommended approval.

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

a) Matt Small, Kistler Small & White Architects, agent for the applicant, 66 Water St. Suite 101, Ashland, began by introducing the team of people who are working on this project. He talked about the Comprehensive Plan and zone change, the design of the project, the thought and consideration that was put into making it compatible with the neighborhood, pedestrian access, low monument signage, and the access into the site. Mr. Small addressed some of the concerns of the neighbors:

- In regards to the hawk's nest, Mr. Small stated the owner has no intent of disturbing the nest until after nesting season. He said there had been some discussion with the owner perhaps offering up a nesting pole onsite and whether that would be successful or not.
- Mr. Small stated there are no wetlands on this site per the designated wetlands inventory map however there is an irrigation ditch. This would have to be mitigated with the Medford Irrigation District.
- A traffic analysis was conducted with the zone change application and approval. There will be an increase in traffic but the turn lanes will help mitigate that issue.
- Mr. Small spoke to having this project within close proximity to other convenience stores and gas stations. He said the developer and owners had done a considerable amount of research to determine if this would be a good site for this project. The conclusion had been that there was a real need for this particular project in this location.
- In regards to the crime concerns, Mr. Small commented he understood those concerns but this project was a different situation than a typical gas station. He stated the owner would take care of this place to make it a clean and well-maintained establishment. Given its location there would be a lot of eyes on this piece of property which would increase the safety factor.

Mr. Small pointed out they are proposing quite a bit more landscaping than what code requires. He finished by showing color renderings of what the project would look like when completed and stated they are trying to be respectful of the neighborhood.

Mr. Small indicated they have no problems with the conditions of approval and are not asking for any exceptions or variances. He believed they have met all the code requirements and this Commission would have no basis for denial.

Commissioner Chmelir asked Mr. Small if he had a rendering of the bufferyard. Mr. Small replied he did not but stated they are planning on a six foot concrete block wall. If this is not satisfactory to the neighbors they would be willing to look at different options.

Commissioner Catt commented it appeared that the concrete wall would stop a little short of the south end of the property. Mr. Small stated it was not intentional and would be extended to meet code requirements.

Commissioner Catt asked if the tree with the hawks nest would need to be removed. Mr. Small answered it would need to be removed since it is right in the middle of the project.

Commissioner Catt asked about the canopy lighting and if it could be kept down low so it doesn't bother the neighbors. Mr. Small deferred the question to one of his team members.

b) Brandon Price, Double R Products, said the typical lighting on a canopy is an LED downlight. This particular site is proposed as a Chevron station so there is blue LED downlighting around the canopy. All code requirements will be met including the throw of the lights themselves. He added there is a variety of products available that offer dimmer lighting which could be used.

Chair Quinn wanted to know what size the trees would be when planted. Mr. Small responded they are approximately an inch and a half in caliper which is standard and per code requirements. He noted that code requires 1200 square feet of landscaping and they are proposing 2200 square feet on this site.

Commissioner Culbertson asked if the Circle K would be open 24-hours a day. Mr. Small answered yes.

Commissioner Culbertson wanted to know if there were other illuminated areas in the parking lot that are being proposed. Mr. Small stated there would be sight lighting for the parking and would be governed by code. The lighting will be shielded and directed downward to minimize impact.

Commissioner Chmelir asked if additional street lighting would be required. Mr. Small replied no.

Commissioner Smith wanted to know if there was a lighting plan. Mr. Small replied they do not have a lighting plan and it is not a requirement at this point. It will be a requirement down the road and will be provided then.

Commissioner Catt asked for further information about lighting and signage and the Commissions' review of those. Kelly Evans, Assistant Planning Director, stated it's rare to bring signage before this Commission. The sign code is very prescriptive and lighting is something this Commission has control over and could possibly address as a condition of approval. There is a glare ordinance within the code and it is limiting. She added that code does not require a photometric analysis at the time of application.

Referring to the traffic analysis that had been done at the time of the zone change, Commissioner Smith wanted to know if there were any problems with having a left-hand turn. Mr. Small explained there are center lanes that came out as a result of that traffic analysis.

Mr. Smith reserved time for rebuttal.

c) Nicole Milam, 2482 Pinebrook Circle, spoke in opposition to this project. Her concerns were with the close proximity of similar businesses, traffic congestion, pedestrian friendliness, noise pollution, bright lights, decrease in property values, trash, and criminal activity.

d) Joan Baer, 2543 E. McAndrews Road, said she was opposed to this project and agreed with the previous testifier's comments. She had questions about the boundary wall that would be going by her property line and if her property line would have to be moved.

Ms. Zerkel made a statement that all public comment questions would be addressed at the end of the public comment testimony portion of the meeting.

e) Marty Paola, 2751 Juanita Avenue, spoke in opposition citing concerns about the hard compacted soil, the noticing of the zone change, and potential crime and loitering.

f) Erica Hammericksen, 1372 Ramada Avenue, spoke in opposition and cited concerns with crime. She indicated she was the initiator of the online petition and submitted that petition as well as crime reports for the Circle K in Phoenix and the 7-11 store on Crater Lake Avenue in Medford.

g) Lindsey Geil, 1428 Matthews Place, spoke in opposition and cited the health concern of the relationship between gas emissions and acute childhood leukemia.

h) Nick Geil, 1428 Matthews Place, spoke in opposition citing concerns with compatibility, decreased property values, traffic congestion, and noise and light pollution.

i) MT Dimmick, 2542 Ashwood Court, spoke in opposition citing concerns already addressed by previous testifiers. She made reference to the Planning Commissioners as being "good ol' boys" when the zone change had been approved.

j) Janis Arnsdorf, 1323 Severson Drive, spoke in opposition citing concerns already addressed by previous testifiers.

k) Gary Sumrak, 2485 Pinebrook Circle, spoke in opposition citing property owner noticing and other concerns already expressed by previous testifiers.

l) Jim Leavens, 2542 Ashwood Court, spoke in opposition citing concerns with the close proximity of the dumpster to his patio, the six foot bufferyard wall, drainage, and wetlands. He submitted photos of the pond and creek.

m) Mark Burton, 2500 Bethany Court, spoke in opposition citing concerns addressed by previous testifiers.

n) Jon Anderson, 2750 Terrmont Street, White City, spoke to types of uses under this zoning pointing out that the Circle K project is allowed at this location. He suggested that if there are issues with the zoning and with whether or not a gas station should be allowed in the C-C zone, it should be addressed by the Planning Commission or City Council.

o) Christyna Thomas, 7655 Hale Way, White City, spoke in opposition of this project. She said her parents live near the project site and her grandmother lives at Bonaventure. Her concern was with emergency service vehicles getting access to Bonaventure due to increased traffic as well as concerns already expressed by previous testifiers.

p) Janis Jackson, 1317 Springbrook Road, spoke in opposition and said she agreed with previous testifiers.

q) Don Riegger, 2530 E. McAndrews Road, spoke in opposition citing concerns addressed by previous testifiers.

r) Ronald Nichols, 2547 Ashwood Court, spoke in opposition of this project and agreed with previous testifiers.

s) Shara Baack, 1401 Matthews Place, spoke in opposition agreeing with previous testifiers and said she felt there needed to be another traffic analysis done.

t) Rocky Fender, 1645 Springbrook Road, spoke in opposition saying his main concern was with a coffee kiosk and the stacking of cars and traffic.

u) Judy Farnsworth, 1309 Springbrook Road, spoke in opposition, citing same concerns of other testifiers.

v) Dolly Behrens, 2547 Ashwood Court, spoke in opposition citing concerns with the red-tail hawks and their nest. She submitted photos of the hawks. She cited other concerns already addressed by previous testifiers.

w) Bob Horton, 2559 E. McAndrews Road, spoke in opposition citing same concerns as other testifiers.

x) Sam Crocker, 1317 Springbrook Road, spoke in opposition citing concerns addressed by previous testifiers.

There being no more testifiers coming forward, Chair Quinn asked staff to address some of the concerns expressed by the testifiers.

Ms. Evans spoke to the following concerns expressed by the public:

- Lighting – Ms. Evans recommended adding a condition of approval to the project that would require a photometric analysis prior to the issuance of a building permit.
- Bufferyard Wall Height – Ms. Evans explained that code does allow a way to measure height so the high property ends up with a six foot wall. It's measured from the highest elevation.
- Ms. Evans stated she took a bit of offense to the reference made by a testifier that the Planning Commissioners were "good ol' boys." Ms. Evans stated that all Commissioners are appointed by the City Council and all are volunteers. Neither Commissioners nor City Councilmembers are compensated for the work they do for the City. It is a very criteria and fact based legal process.

To the Commissioners, Ms. Evans pointed out Code Section 10.200(F) which speaks to conditions of approval. It talks about applying conditions to ensure compliance with the approval criteria that's been talked about so many times and also protect the health, safety, and general welfare of the surrounding area and community as a whole. This Commission does have authority and keep in mind this is not an exhaustive list.

Ms. Zerkel asked Ms. Evans to respond to Ms. Baer's question regarding her property line and if it would have to moved. Ms. Evans clarified that this proposal is not intended to encroach over property lines. Some people think that a fence line is a property line and sometimes it's surprising to know that your fence is not your property line. She said she's confident that if this project is approved the applicant will be forced to work with the adjoining property owners in constructing the required bufferyard walls.

Commissioner Catt asked about the property owner notice issues. Ms. Evans explained that the City is required to use the county assessor's data. It can take six months for the assessor to update their data. If there was a change in ownership during that time it would explain why someone might have been missed in the noticing process. When Mr. Sumrak brought the incomplete zone change noticing to staff's attention, staff then made the determination that this project's property owner noticing was also incomplete which is why this project's hearing was delayed. Staff then properly re-noticed for this proceeding.

In regards to the testifier's comment about Commissioners being "good ol' boys" Commissioner Catt made the statement that he has been on this Commission approximately five years and could tell the audience that there is no "good ol' boy" system. Staff has done a wonderful job time after time and works with the public and does the best they can possibly do within the law and codes.

Commissioner Culbertson asked if the bufferyard wall was brought all the way out would access for emergency vehicles be sufficient. Ms. Evans replied that there are limits as far as wall heights go within required yards. It has to do with being able to see (called a clear vision triangle) when accessing a roadway so within that required front yard the wall will not be able to exceed three feet in height. It should not affect emergency vehicle access.

Ms. Zerkel pointed out that the Medford Fire Department has an opportunity to comment on this application and they did so. Their report is listed as Exhibit O in the record. If they had conditions they felt had been important for emergency and fire apparatus access roads they communicated that in their report.

As the civil engineer on this Commission, Commissioner Chmelir commented that when a traffic study is performed they look into the future quite a ways.

Commissioner Chmelir was curious to know what the long range plan is for McAndrews Road going to the east. He said it does bottleneck down and even leading up to it the lane feels really tight on both sides.

Ms. Evans replied East McAndrews Road is a major arterial street and is in the City's Comprehensive Transportation System Plan designation.

Doug Burroughs, Public Works Department, said he did not know what the exact timing was for any additional improvements to McAndrews Road in that section. He would have to conduct some research to see what horizon it would be on. Mr. Burroughs indicated that when projects like this one come into the city, the City then acquires enough right-of-way so that when the City does go in to make street improvements they have as much property as is needed for that project.

Regarding the traffic issues brought up, Mr. Burroughs pointed out that the City looks at traffic at the time of a zone change. A traffic impact analysis was submitted by the applicant which was reviewed. The City agreed with the conclusions of the study which are now being implemented in this application. The implementation includes the right-turn lane into their project from Springbrook, the extension of the left-turn lane north of their property to allow additional stacking, and the re-striping of their left-turn lane into East McAndrews Road to clearly delineate and have more stacking for the eastbound left-turn lane into this project. Those measures were identified at the time of the zone change in the traffic impact analysis and that is what the City is enforcing now in this application. Mr. Burroughs added he appreciated all the comments made by the testifiers and felt they were of value.

Mr. Burroughs addressed the storm drainage and creek pond issue saying he had done some research on that and it does not appear there's any public drainage facilities draining into that area at this time. He thought Mr. Small may want to address how they might decide to approach dealing with that area and also address the wetland question.

In regards to the property to the east and the wall, Mr. Burroughs stated that this project is required to grant cross-access to that property if it's ever developed in the future. That driveway approach could be shared and thereby eliminate a dangerous access to East McAndrews Road. This is a requirement and their site design needs to accommodate that.

Ms. Zerkel addressed the status of the 2015 zone change saying the zone change had gone through the normal process to the Planning Commission. Most of the property owner notices were mailed properly but it had been recently discovered that some owners had not been notified. All other noticing had been done properly including the posting of signs as was done on this project. The publishing of the agenda in the newspaper and on the City's website had also been done properly. The improper noticing issue had not been brought up at the time. It is a procedural requirement and the method to address improper procedural processes is to appeal to City Council and then further if necessary. The zone change was never

appealed and it has now been over three years. The City considers the decision final and both Oregon statutes regarding land use planning and the case law regarding procedural notices do put an emphasis on the finality of land use decisions for the benefit of the property owners. Since this is privately-owned property they need to have some point in which land use decisions are final so they can make future actions based on those decisions.

Mr. Small started his rebuttal by saying they are fine with conducting a photometric analysis. He addressed the drainage and sub-grade soil saying they plan on having a geo-tech engineer conduct a soils report as they move forward with the project. At that time they will have a better idea of what drainage issues there might be and if there's any rock underground. He stated he hadn't seen a drainage issue yet that a good civil engineer couldn't handle but the rock would be a whole different matter. If the rock is severe it could hold up the project. They won't know all of that until a soils report has been completed.

Mr. Small said the neighbors had legitimate concerns but suggested to the Commission that these are concerns the Commission has heard before. The City's codes are created to address these concerns and most of the concerns from the neighbors was about compatibility, or the lack of. That whole compatibility discussion took place when the City made the change in the Comprehensive Plan. In that discussion they determined that it was compatible and there was a need for those types of uses there. It wasn't a decision that was made lightly by the City but with a lot of consideration. Mr. Small stressed the efforts that were made by the applicant and design team to create a project that would be compatible with the neighborhood.

As far as some of the other concerns made by testifiers Mr. Small stated he didn't think there was one there that couldn't be addressed. He felt the big issue was from the compatibility point of view.

Mr. Small said that he believes the Commission's job is to determine if the project meets the code requirements. He feels the Commission can find that this project does meet code requirements and therefore there would be no basis for denial.

Regarding the compatibility issue, Mr. Small reiterated that issue should have been addressed at the time of the Comprehensive Plan and zone changes.

Commissioner Culbertson wanted to know if there was already a known vendor for the drive-thru coffee kiosk. Mr. Small answered they do not have one at this point.

Commissioner Culbertson asked how many cars could be stacked up in the kiosk area before blocking the access. Mr. Small stated he didn't know the exact number but said the code is very strict about providing enough queue space and they've done that. He thought it might be three or four cars in one direction and the other direction could handle another four or five cars.

The public hearing was closed.

Chair Quinn called for a 15 minutes recess at approximately 2:13 p.m.

Someone from the audience called out he wanted to keep the public record open for seven days. Ms. Zerkel advised him that the Chair had called for a recess and that issue would be discussed after the meeting was reconvened.

Chair Quinn reconvened the meeting at approximately 2:34 p.m.

Chair Quinn asked Ms. Zerkel to address the issue of keeping the public record open for seven days requested by someone in the audience after the public hearing had been closed.

Ms. Zerkel stated that prior to the hearing she had read the rules governing this proceeding which is based on Oregon Statute 197.763. She explained that while the public hearing is open any person, applicant or

otherwise, may ask to keep the public record open for seven days or continue the public hearing. What occurred in this meeting was that the public hearing was closed and at no point during the public hearing was the record asked to be kept open or the hearing to be continued. Immediately upon the hearing being closed a member of the audience did ask that the record be kept open. According to state law on rules and procedures, the hearing was closed and therefore the request was made after the time for the hearing; the hearing was approximately two hours and at no point was that request made. Due to the time period in which the request was made, immediately after the hearing was closed, staff felt it was appropriate for the Commissioners to decide whether or not they'd like to re-open the public hearing. If the public hearing is re-opened, then anybody can ask to continue the hearing or keep the record open. If the Commission decides not to re-open the hearing the public hearing will remain closed and the Commission will continue to deliberate at that time.

Chair Quinn made a comment that the public hearing be re-opened. Ms. Zerkel asked that a formal vote be taken.

Motion: Re-open the public hearing.

Made by: Chair Quinn

Roll Call Vote: Passed, 5-1, with Commissioner Catt voting "no"

The public hearing was re-opened and the following additional testimony was given:

y) Gary Sumrak, 2485 Pinebrook Circle, asked that the record be kept open since he felt he had not had enough time to challenge this proposal. He formally stated they needed more time to prepare and submit more petitions, letters, and comments.

z) Robin Lee, 415 Sunrise, spoke in opposition, cited traffic concerns and suggested that the neighbors be compensated in some way.

aa) Laura Caruso, 2575 E. McAndrews Road, cited concerns already addressed by other testifiers.

bb) Gary Sumrak, 2485 Pinebrook Circle, requested that the applicant file a more current transportation study.

cc) Casey Hayes, employed by the applicant, clarified that the applicant is new to this project and was not involved with the zone change. He said they are working this project as they go.

dd) Previous testifier who did not identify herself this time, asked about the turn lanes and how that would be done.

Ms. Evans recommended that rather than keeping the record open that the hearing be continued to the May 17, 2019, meeting.

Motion: Continue this item to the May 17, 2019, meeting.

Moved by: Commissioner Bender Seconded by: Commissioner Culbertson

Voice Vote: Motion passed, 5-1, with Commissioner Smith voting "no."

New Business.

50.2 **AC-19-032** Consideration of a proposal for the development of a four-story hotel composed of 92 rooms including an exception request to the maximum building height when within 150 feet of a residential zone on approximately 2.6 acres located east of Garfield Street, approximately 450 feet north of Center Drive within the Regional Commercial (C-R) zoning district (371W32B5000 & 371W32C2401); Applicant: Cascade Empire Lodging LLC; Agent: CSA Planning Ltd.; Planner: Steffen Roennfeldt.

The applicant requested that this item be continued to the May 17, 2019, meeting.

Chair Quinn stated that since nobody was present for this item the Commission would move on through the agenda.

60. Written Communications. None.

70. Unfinished Business. None.

80. New Business. None.

90. Report from the Planning Department.

90.1 Ms. Evans stated there is business scheduled for the May 17th, June 7th, and June 21st, meetings.

100. Messages and Papers from the Chair. None.

110. Propositions and Remarks from the Commission.

110.1 Commissioner Chmelir divulged that he would not be able to attend the May 17th meeting.

110.2 Commissioner Culbertson stated he would not be able to attend the May 17th meeting.

110.3 Commissioner Culbertson wanted to know what the rules and procedures were for somebody that constantly monopolizes coming up to the podium to speak. It is to be three minutes per person. This needs to stop.

Ms. Evans agreed that today was outside the norm. There is a timer that the Chair can see and it does go off when the time is up but it is hard to hear. She said she would not encourage that same behavior in any instance in the future.

120. Adjournment

120.1 The meeting was adjourned at approximately 2:50 p.m. The proceedings of this meeting were digitally recorded and are filed in the City Recorder's office.

Submitted by:

_____
Debbie Strigle
Recording Secretary

_____
Jim Quinn
Site Plan and Architectural Commission Chair

Approved: May 17, 2019

City of Medford

Planning Department

Working with the community to shape a vibrant and exceptional city

STAFF REPORT - REVISED

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

PROJECT	Orchard Glen – Phase 4 Applicant: Orchard Glen LLC Agent: Scott Sinner Consulting, Inc.
FILE NO.	AC-19-032
TO	Site Plan and Architectural Commission
FROM	Dustin Severs, Planner III
REVIEWER	Kelly Evans, Assistant Planning Director
DATE	May 10, 2018

for May 17, 2019 hearing

BACKGROUND

Proposal

Consideration of Orchard Glen – Phase 4, a proposed multi-family residential development consisting of the construction of a 15-unit, 3-story apartment building totaling 6,867 square feet (base footprint) on a single, vacant parcel totaling 0.75-acres located at 2636 West Main Street in the Heavy Commercial (C-H) zoning district (372W26B TL 1500).

Vicinity Map

Subject Site Characteristics

Zoning: C-H (Heavy Commercial)

GLUP: CM (Commercial)

Overlay(s): None

Use: Vacant land

Surrounding Site Characteristics

North	Zone:	C-H
	Use(s):	Orchard Glen Estates – Phases 1 and 2
South	Zone:	C-H
	Use(s):	Multiple-Family residence
East	Zone:	C-H
	Use(s):	Boening's Custom Guns, Cascade Self Storage
West	Zone:	C-H
	Use(s):	Residence

Related Projects

AC-13-086 Orchard Glen Estates – Phases 1 and 2
AC-16-095 Orchard Glen Estates – Phase 3

Applicable Criteria
MLDC Section: 10.200(E)(2) – Site Plan & Architectural Review Criteria

(2) The Site Plan and Architectural Commission shall approve a site plan and architectural review application for a residential development if the proposed development complies with the applicable provisions of all city ordinances, or if the Site Plan and Architectural Commission has approved either of the following:

(a) Any Exceptions, as provided for in MLDC Section 10.186, which resolve(s) any instances of non-compliance with those provisions.

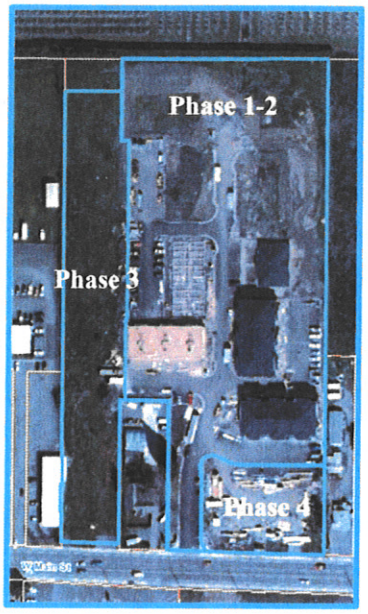
(b) Any Adjustments or Exceptions from the Special Development Standards for Multiple-Family Dwellings, as provided for in MLDC Section 10.715A through 10.717.

ISSUES AND ANALYSIS

Project Summary

Site History

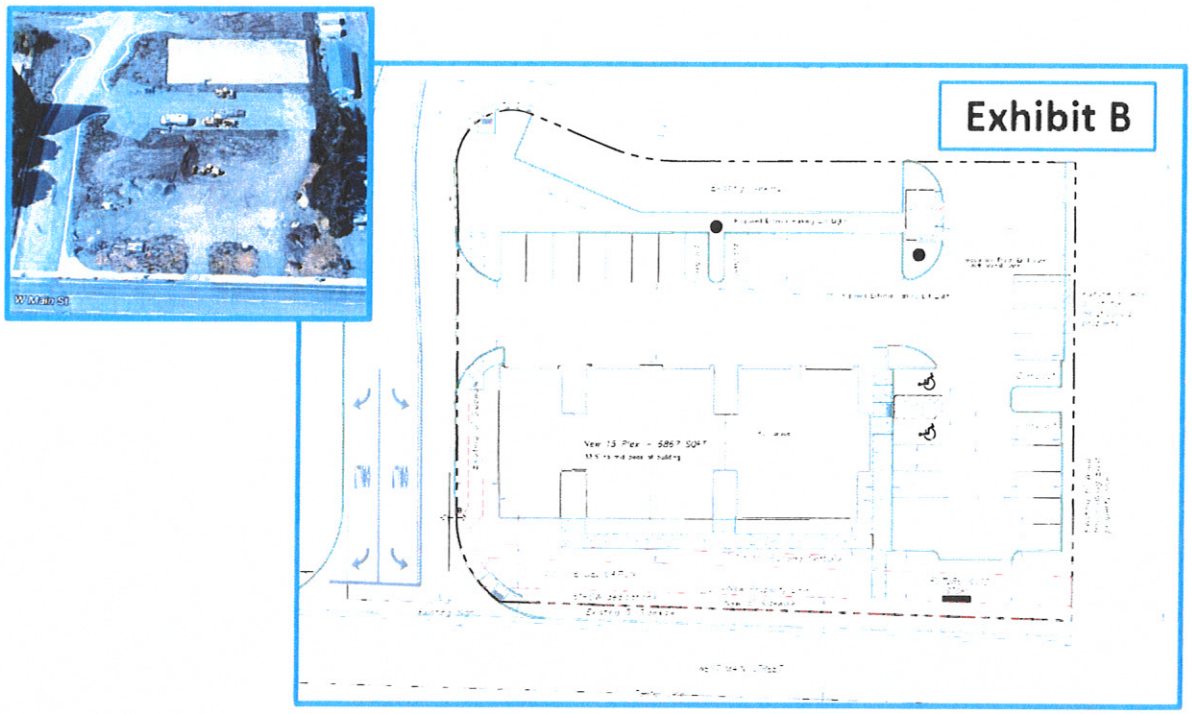
FILE #	DATE	DESCRIPTION
AC-13-086	2012	Orchard Glen – Phase 1 & 2
AC-16-095	2016	Orchard Glen – Phase 3



Orchard Glen Estates Phases 1 and 2 were approved in 2012, and both phases have been built out on the site. Phase 3 of Orchard Glen Estates was approved in 2016, which included five, three story multiple-family structures containing a total of 57 units, which have also been built out.

Current Proposal

The applicant is now proposing Phase 4 of Orchard Glen Estates on the vacant, 0.75-acre parcel abutting the existing development to the south, and fronted by West Main Street. Phase 4 is proposed to consist of the construction of a 15-unit, 3-story apartment building totaling 15,985 square feet of living space.



Density

Density Table

MFR-30	Allowed	total
Min. /Max. Density **20.0 to 30.0 dwelling units per gross acre**	169 min. / 254 max.	216 lots

All phases of the Orchard Glen development have been included in the calculation of the subject site's permitted density range. Phases 1 and 2 contain 144 dwellings, while phase 3 contains 57 dwelling units. Based on the gross acreage of the entire Orchard Glen development collectively, the creation of 15 additional dwelling units as part of the proposed Phase 4 of Orchard Glen, as shown in the density table above, falls within the minimum/maximum range permitted for the MFR-30 zoning district, as per MLDC 10.714.

Site Development Standards

Pursuant to MLDC 10.837, dwelling units shall be allowed in all commercial districts except the Neighborhood Commercial (C-N) zone subject to the dwelling type standards established for housing within the MFR-30 district. These standards include the bulk standards (e.g., height, setback, lot coverage) required for developments within the MFR-30 zone, as outlined per MLDC 10.714.

SITE DEVELOPMENT TABLE

MFR-30	Allowed/Required	Shown
Height	35 feet	33.5 ft.
Lot Coverage	50%	21%
Setback (front yard)	20 Feet	23 ft.
Setback (side yard)	13 ft.	13 ft. +
Setback (street side yard)	10 ft.	15 ft.
Setback (rear yard)	13 ft.	13 ft. +

As shown in the Site Development Table above, it can be found that the proposed structure identified on the submitted site plan meets the bulk standards for the MFR-30 zoning district as outlined per MLDC 10.714.

Parking

PARKING TABLE (10.743-751)

	Required	Provided
Total Spaces	23 min. (no max)	43
Accessible Spaces	2	2
Bicycle Spaces	15	15

The submitted site plan identifies a total of 43 parking spaces, including the required number of accessible spaces, as required per MLDC 10.743-751, while the applicant's submitted supplemental findings (Exhibit N) state that bicycle spaces will be located in the garage and patios of the development.

Landscaping

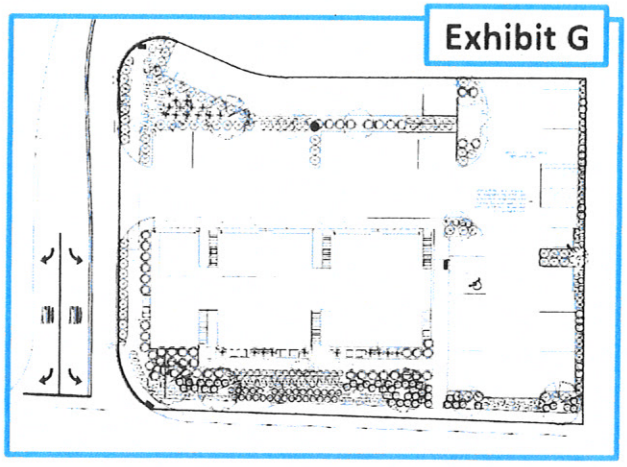
LANDSCAPE TABLE – Frontage Landscaping (10.797)

West Main Street	Required	Shown
Trees	8	8
Shrubs	53	53+

LANDSCAPE TABLE – Parking Area Planters (10.746[3])

	Required	Shown
Trees	5	8
Shrubs	11	11+
Coverage area	895 s.f.	3,600 s.f.

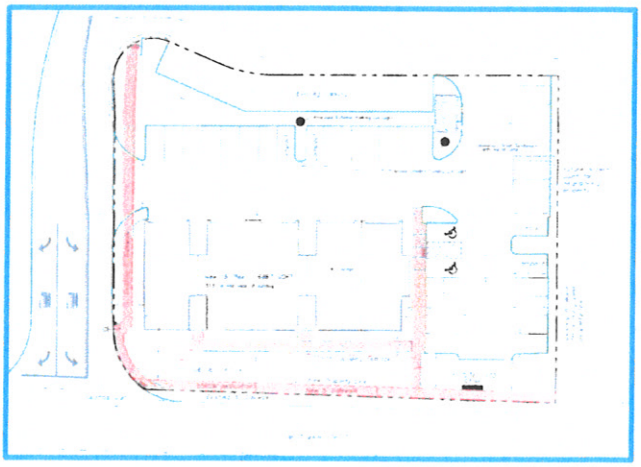
The submitted landscape plan (Exhibit G), shows landscaping along both the site's frontage with West Main Street and within the site's parking lot. The Commission can find that the submitted Landscape Plan meets all of the requirements for both frontage landscaping and parking lot planters, as outlined per MLDC 10.746(3) and 10.797.



Access

Vehicular Access

Vehicular access to the subject site will be from an existing private drive, which currently serves as the access for the previous phases of the development.



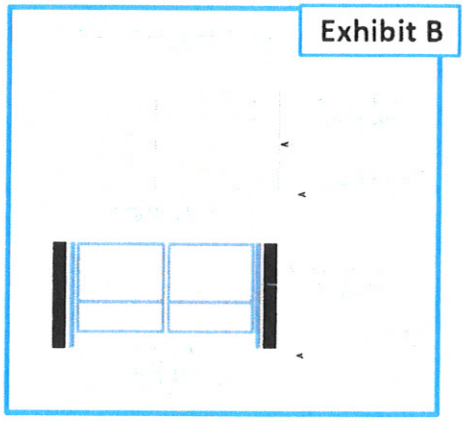
Pedestrian Access

The site plan shows pedestrian walkways connecting the proposed building to the public sidewalk running along West Main Street and to each adjoining property, consistent with the Pedestrian connectivity standards found in MLDC 10.772-776.

Concealments

Trash Enclosure

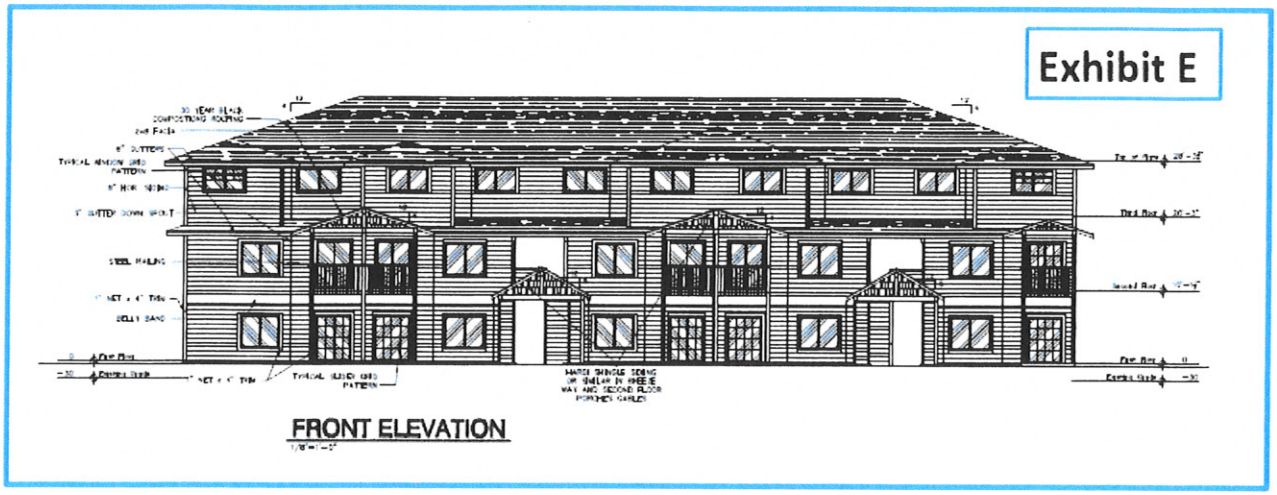
The Site Plan (Exhibit B) identifies a 64-inch high split block enclosure with a metal frame gate, and the site plans shows the trash enclosure located to the northeast corner of the site, consistent with the requirements found in MLDC 10.781.



Architecture

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

> *The proposed multiplex uses a similar architectural design as used in the other buildings of Phases 1 and 2.*
>
> *The West Main Street Elevation of the building features articulated surfaces, porches, balconies, and gables to reduce mass and create interest in design.*
>
> *The rear elevation of the building provides 9 single car garages on the ground floor and balconies, gables and articulation, again to break up mass and create interest. The roof is a hip roof with gables on the front and rear elevations.*



MLDC 10.717-719 establishes a series of clear and objective standards for multiple-family dwellings, which all new multiple-family developments, proposing three or more attached dwelling units, must adhere to.

Pursuant to MLDC 10.717(C)(2), off-sets and projections shall vary from other wall surfaces by a minimum of two feet. Additionally, MLDC 10.717(C)(3) states that individual and common entries shall have a minimum depth of 4 feet. Based on the Elevation Plans that were submitted, staff is unable to determine whether or not the proposed building complies with the aforestated special development standards.

As a condition of approval, the applicant will be required to provide additional architectural plans demonstrating that the proposed building meets the special design standards, pursuant to MLDC 10.717(C)(2) and 10.717(C)(3), prior to the issuance of building permits for vertical construction.

Facility Adequacy

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

Other Agency Comments

Rogue Valley Transportation District (RVTD) (Exhibit M)

The submitted Site Plan identifies a future RVTD stop, and the submitted findings state that the applicant has contacted RVTD prior to submitting their application for comments. The memo received from RVTD requests the applicant develop a site for passenger amenities, including a waiting area, measuring 5 x 12, to accommodate a passenger shelter along the southeast frontage of the site, and that RVTD will then install a 5 x 8 bus shelter.

The applicant is currently working with RVTD and the City to accommodate this request.

Rogue Valley Sewer Services (RVSS) (Exhibit L)

The subject site is located within the RVSS service area. Per the report submitted to staff, the applicant will be required to submit all sewer improvements to RVSS, and all sewer system development charges will be owed to RVSS.

The applicant will be required to comply with all requirements of the RVSS prior to the issuance of building permits for vertical construction.

Committee Comments

No comments were received from committees such as BPAC.

FINDINGS OF FACTS

The Site Plan and Architectural Commission shall approve a site plan and architectural review application for a residential development if the proposed development complies with the applicable provisions of all city ordinances, or if the Site Plan and Architectural Commission has approved either of the following:

(a) Any Exceptions, as provided for in MLDC Section 10.186, which resolve(s) any instances of non-compliance with those provisions.

The Commission can find that the proposal can be made to comply with the applicable provisions of the Code with the imposition of conditions of approval contained in Exhibit A. This criterion is satisfied.

(b) Any Adjustments or Exceptions from the Special Development Standards for Multiple Family Dwellings, as provided for in MLDC 10.715A through 10.717

The standards set forth in MLDC 10.715A through 10.717 do not apply to this application.

As demonstrated by staff in the report above, the Commission can find that that the proposed development complies with all applicable provisions of all city ordinances.

FINDINGS AND CONCLUSIONS

Staff has reviewed the applicant's findings and conclusions (Exhibit H) and recommends the Commission adopt the findings as recommended by staff.

RECOMMENDED ACTION

Adopt the findings as recommended by staff and direct staff to prepare the Final Order for approval of AC-19-032 per the staff report dated May 10, 2019, including Exhibits A through N.

EXHIBITS

A-1 Conditions of Approval, drafted May 10, 2019.
B Site Plan/ Trash Enclosure Plan, received March 18, 2019.
C Conceptual Grading & Drainage Plan and Utility Plan, received March 18, 2019.
D Floor Plans (3 of 3), received February 15, 2019.
E Elevation Plans/Roof Plan (3 of 3), received February 15, 2019.
F Electrical Plan, received February 15, 2019.
G Landscape Plan, received February 15, 2019.
H Applicant's Narrative, Questionnaire, and Findings of Fact, received February 15, 2019.
I-1 Public Works staff report, received May 9, 2019.
J Medford Water Commission report & map, received April 10, 2019.
K Medford Fire Department report, received April 10, 2019.
L Rogue Valley Sewer Services (RVSS) memo, received March 29, 2019.
M Rogue Valley Transportation District (RVTD) memo, received April 9, 2019.
N Applicant's supplemental findings addressing bicycle parking, received April 19, 2019.
Vicinity map

SITE PLAN AND ARCHITECTURAL COMMISSION AGENDA **May 3, 2019**
May 17, 2019

EXHIBIT A-1

Orchard Glen – Phase 4
AC-19-032
Conditions of Approval
May 10, 2019

CODE REQUIRED CONDITIONS

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

1. Comply with all conditions stipulated by the Public Works Department (Exhibit I-1).
2. Comply with all conditions stipulated by the Medford Water Commission (Exhibit J).
3. Comply with all requirements of the Medford Fire Department (Exhibit K).
4. Comply with all requirements of the Rogue Valley Sewer Services (RVSS) (Exhibit L).
5. Provide additional architectural plans demonstrating that the proposed building meets the special design standards, as per MLDC 10.717(C)(2) and 10.717(C)(3).

CITY OF MEDFORD
EXHIBIT # A-1
FILE # AC-19-032

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CITY OF MEDFORD

LD Date: 4/10/2019
Revised Date: 5/9/2019
File Number: AC-19-032

PUBLIC WORKS DEPARTMENT STAFF REPORT
2636 West Main Street (TL 1500)
Orchard Glen Phase 4 – 15-Unit Apartment Complex

Project: **Consideration of Orchard Glen – Phase 4, a proposed multi-family residential development consisting of the construction of a 15-unit, 3-story apartment building totaling 6,867 square feet on a single, vacant parcel totaling 0.75-acres.**

Location: **Located at 2636 West Main Street in the Heavy Commercial (C-H) zoning district (372W26B TL 1500).**

Applicant: **Applicant, Orchard Glen LLC; Agent, Scott Sinner Consulting, Inc.; Planner, Dustin Severs.**

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 vertical building permits. Construction plans for the improvements will need to be approved by the Public Works Engineering Division prior to acceptance of security.
- Items A – D, unless noted otherwise.

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

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

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ENGINEERING & DEVELOPMENT DIVISION
200 S. IVY STREET
MEDFORD, OREGON 97501
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TELEPHONE (541) 774-2100
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CITY OF MEDFORD
EXHIBIT # I-1
FILE # AC-19-032

A. STREETS

1. Dedications

West Main Street is classified as a Minor Arterial street within the Medford Land Development Code (MLDC), Section 10.428. The developer shall dedicate for public right-of-way, sufficient width of land along the frontage of this development to accommodate a 10-foot curbtight sidewalk. **The Developer's surveyor shall verify the amount of additional right-of-way required.**

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

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 frontage.

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 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 PUE area.

2. Public Improvements

a. Public Streets

West Main Street is classified as a Minor Arterial street within the MLDC, Section 10.428. All street section improvements, with the exception of a planter strip, have been completed in close conformance with current standards, including pavement, curb and gutter and sidewalk. **That said, the existing driveway approaches off of West Main Street shall be replaced with full height curb and gutter, and shall be widened to provide a 10-foot wide curbtight sidewalk.**

NOTE: All projects subject to Site Plan and Architectural Review shall be required per MLDC 10.501 (6), as a condition of approval, to repair all frontage sidewalks as determined by the Engineering Division. When attached as a condition of approval of a Site Plan and Architectural Review application the sidewalk maintenance procedures set forth in Chapter 3, Section 3.025, Notice on Hearing of City Repair of Sidewalks, through 3.035, Notice of Sidewalk Repair, are hereby superseded.

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b. Street Lights and Signing

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

Street Lighting & Signage – Developer Provided & Installed:

A. 1 – Type A-400 (LED)

NOTE: Power source will come off of an existing BMC to the east. There is already lighting conduit / JB in place. Conduits and boxes have been verified.

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

A. N/A

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 a public improvement plan. 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 West Main Street.

3. Section 10.668 Analysis

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

10.668 Limitation of Exactions

Notwithstanding any other provisions of this Chapter 10, an applicant for a development permit

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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.

West Main Street:

The additional right-of-way on West Main Street will provide the needed width for a future planter strip and sidewalk. West Main Street is a 35 mile per hour facility, which currently carries approximately 11,800 vehicles per day. The 10-foot planter strip moves pedestrians a safe distance from the edge of the roadway. West Main Street will be a primary routes for pedestrians traveling to and from this development.

The City assesses System Development Charges (SDCs) to help pay for acquisition of right-of-way and construction of additional Arterial & Collector Street capacity required as a result of new development. Because a mechanism exists in the form of SDC credit for right-of-way

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dedication and street improvements in accordance with Medford Municipal Code (MMC) 3.815 and other applicable parts of the Code, to fairly compensate the applicant, the conditions of MLDC, Section 10.668 are satisfied.

The additional street lighting on West Main Street will provide the needed illumination to meet current MLDC requirements.

Dedication of the Public Utility Easement (PUE) will benefit development by providing public utility services, which are out of the roadway and more readily available to each lot or building being served. The additional traffic of all modes of travel generated by this proposed development supports the dedication and improvements for all modes of travel and utilities. As indicated above, the area required to be dedicated for this development is necessary and roughly proportional to that required in similar developments to provide a transportation system that meets the needs for urban level services.

B. SANITARY SEWERS

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

C. STORM DRAINAGE

1. Drainage Plan

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

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

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 approva1. 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.

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3. Detention and Water Quality

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

4. Certification

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

5. Erosion Prevention and Sediment Control

All development that disturbs 5,000 square feet or greater shall require an Erosion Prevention and Sediment Control Plan. Developments that disturb one acre and greater shall require a 1200C permit from the Department of Environmental Quality (DEQ). Erosion Prevention and Sediment Control Plans shall be submitted to the Building Department with the project plans for development. All disturbed areas shall be covered with vegetation or properly stabilized prior to certificate of occupancy.

D. GENERAL CONDITIONS

1. Construction and Inspection

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

2. Site Improvements

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

3. System Development Charges (SDC)

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

Prepared by: Jodi K Cope
Reviewed by: Doug Burroughs
Revised by: Jodi K Cope

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200 S. IVY STREET
MEDFORD, OREGON 97501
www.ci.medford.or.us
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SUMMARY CONDITIONS OF APPROVAL

2636 West Main Street (TL 1500)
Orchard Glen Phase 4 – 15-Unit Apartment Complex AC-19-032

A. Streets

1. Street Dedications to the Public:

- **West Main Street** – Dedicate additional right-of-way, as required.
- Dedicate 10-foot Public Utility Easement (PUE) along the developments frontage.

2. Improvements:

Public Streets

- **West Main Street** – The existing driveway approaches off of West Main Street shall be replaced with full height curb and gutter, and widen the existing sidewalk to a total width of 10-feet.

Lighting and Signing

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

Other

- There is no pavement moratorium currently in effect on West Main Street.

B. Sanitary Sewer:

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

C. Storm Drainage:

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

- = City Code Requirement
  - = Discretionary recommendations/comments

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

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City of Medford

Planning Department

Vicinity Map

File Number:

AC-19-032

Project Name:

Orchard Glen Phase 4

Map/Taxlot:

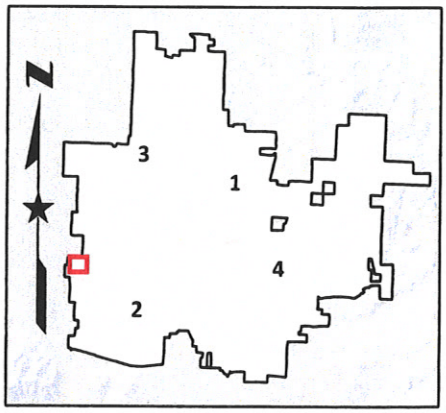
372W26B TL 1500

0 185 370 Feet

Legend

- Subject Area
- Zoning Districts
- Tax Lots

03/12/2019



REVISED STAFF REPORT

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

Project	Circle K Mini Store and Carwash Applicant: Double R; Agent: KSW Architects
File no.	AC-19-028
To	Site Plan & Architectural Commission *for May 17, 2019, hearing*
From	Kelly Evans, Assistant Planning Director
Date	May 10, 2019

BACKGROUND

Proposal

Consideration of plans for the construction of a 370 square foot coffee kiosk, a 3,300 square foot convenience store, and 1,304 square foot carwash and gas pumps on approximately 2.5 acres located at 1380 Springbrook Road within the C-C (Community Commercial) zoning district (371W20AB3500).

Vicinity Map

Subject Site Characteristics

Zoning	C-C	Community Commercial
GLUP	CM	Commercial
Overlay(s)	AC/RZ	Airport Area of Concern/Restricted Zoning
Use	Vacant	

Surrounding Site Characteristics

North	Zone:	SFR-4 (Single Family Residential – 2.5 to 4 dwelling units per gross acre)
	Use:	Low density residential
South	Zone:	C-S/P (Service Commercial and Professional Offices)
	Use:	Assisted Living Facility
East	Zone:	SFR-4
	Use:	Low density residential
West	Zone:	SFR-4
	Use:	Low density residential

Related Projects

ZC-12-059	Owens EA Zone Overlay Request (Voided)
CUP-12-060	Conditional Use Permit for Farm Stand (Voided)
CP-13-032	General Land Use Plan designation change from UR (Urban Residential) to CM (Commercial)
ZC-15-126	Zone Change from SFR-4 to C-C
PA-18-177	Pre-Application for proposed gas station development

Applicable Criteria

Medford Municipal Code §10.200(E)(1) Site Plan and Architectural Review Approval Criteria

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

(a) The proposed development is compatible with uses and development that exist on adjacent land, and

(b) 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 Section 10.186.

Medford Municipal Code §10.200(F) Site Plan and Architectural Review Conditions of Approval

In approving a site plan and architectural review application, the Site Plan and Architectural Commission may impose, in addition to those standards expressly specified in this code, conditions determined to be reasonably necessary to ensure compliance with the standards of the code and the criteria in Subsection (E) above, and to otherwise protect the health, safety and general welfare of the surrounding area and community as a whole. These conditions may include, but are not limited to the following:

(1) Limiting the number, height, location and size of signs;

(2) Requiring the installation of appropriate public facilities and services and dedication of land to accommodate public facilities when needed;

(3) Limiting the visibility of mechanical equipment through screening or other appropriate measures;

(4) Requiring the installation or modification of irrigated landscaping, walls, fences or other methods of screening and buffering;

(5) Limiting or altering the location, height, bulk, configuration or setback of commercial and industrial buildings, structures and improvements.

(6) Requiring the improvement of an existing, dedicated alley which will be used for ingress or egress for a development;

(7) Controlling the number and location of parking and loading facilities, points of ingress and egress and providing for the internal circulation of motorized vehicles, bicycles, public transit and pedestrians;

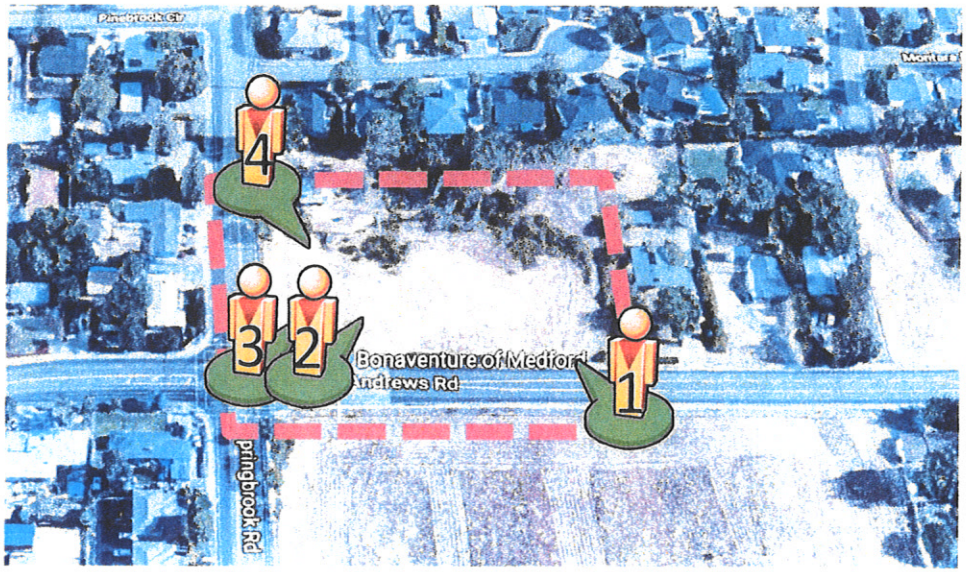
(8) Requiring the retention of existing natural features;

(9) Modifying architectural design elements of commercial and industrial buildings. Such modifications may include, but are not necessarily limited to: exterior construction materials and their colors, roofline, and fenestration; and, restricting openings in the exterior walls of structures;

(10) Modifying architectural design elements of multiple-family dwelling buildings when the applicant has affirmatively elected to request an adjustment from the Special Development Standards in MLDC Sections 10.715A through 10.717. Such modifications may include but are not necessarily limited to: exterior construction materials and their colors, roofline, and fenestration; and, restricting openings in the exterior walls of structures;

(11) Restricting the height, directional orientation and intensity of exterior lighting.

Aerial Map



Site Visit

These photos were taken by staff on April 26, 2019.

Corporate Names

Franklin Price is the Authorized Representative for Double R Products according to the Oregon Secretary of State Business Registry. Del-J, Inc. is listed as the Registrant.

Kendall Ferguson is the Registered Agent for Del-J, Inc. according to the Oregon Secretary of State Business Registry. Franklin Price is listed as the President and Secretary.

Jerome White is the Registered Agent for Kistler Small & White Architects LLC according to the Oregon Secretary of State Business Registry. Jerome White, Raymond Kistler and Matthew Small are listed as Managers.

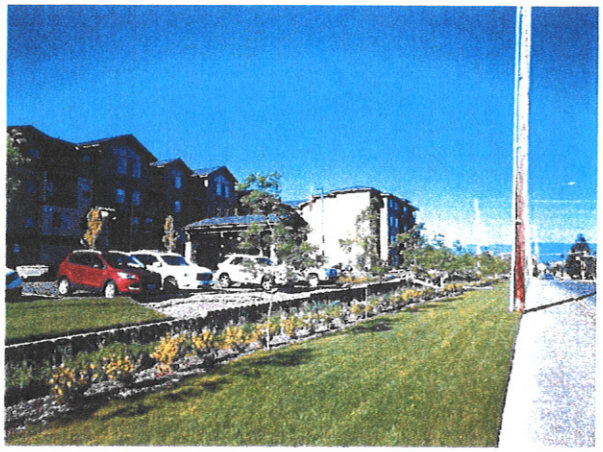
ISSUES AND ANALYSIS

Scope of Project

The subject application is to authorize construction of a new drive-thru coffee kiosk, convenience store, carwash and gas pumps. Phase II (not part of this application) will consist of a structure to be used for retail uses located along the easterly property line. The coffee kiosk will be approximately 370 square feet in size and will be located at the northwest corner of the lot. A carwash (+/-1,304 square feet) will be attached to the convenience store (+/-3,300 square feet) and the structure will be located towards the intersection of Springbrook Road and McAndrews Road. The gas pumps and gas pumps canopy are proposed to be located towards the center of the site.

History & Background

Existing Conditions



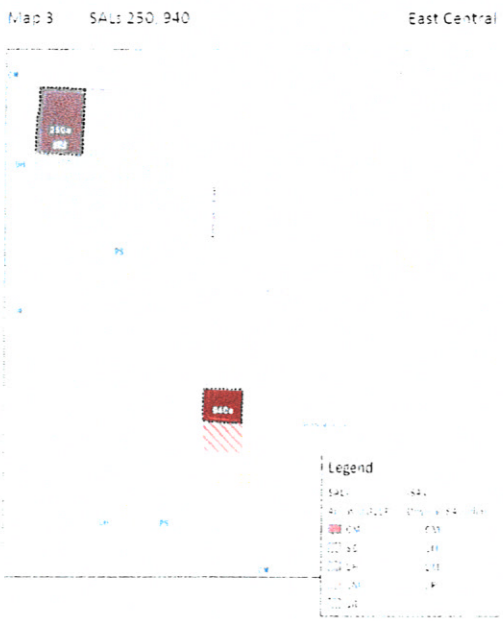
The subject lot consists of a single 2.5-acre parcel. The parcel is relatively flat with existing elevations ranging from 1,412 feet at the northwest corner to 1,422 feet towards the easterly and southerly property line. The parcel used to be home to one single-family dwelling at the northwesterly corner of the property as well as some smaller outbuildings. All previous development has been demolished and the site is now vacant.

The parcel is surrounded by typical single family development on three sides (north, east & west). The adjacent development to the south consists of a 160,000 square foot, four-story congregate care living facility on a 4.9 acre parcel which was approved by the Site Plan and Architectural Review Commission (SPAC) in 2014 (File Number AC-14-080 & E-14-081).

General Land Use Plan Map Amendment

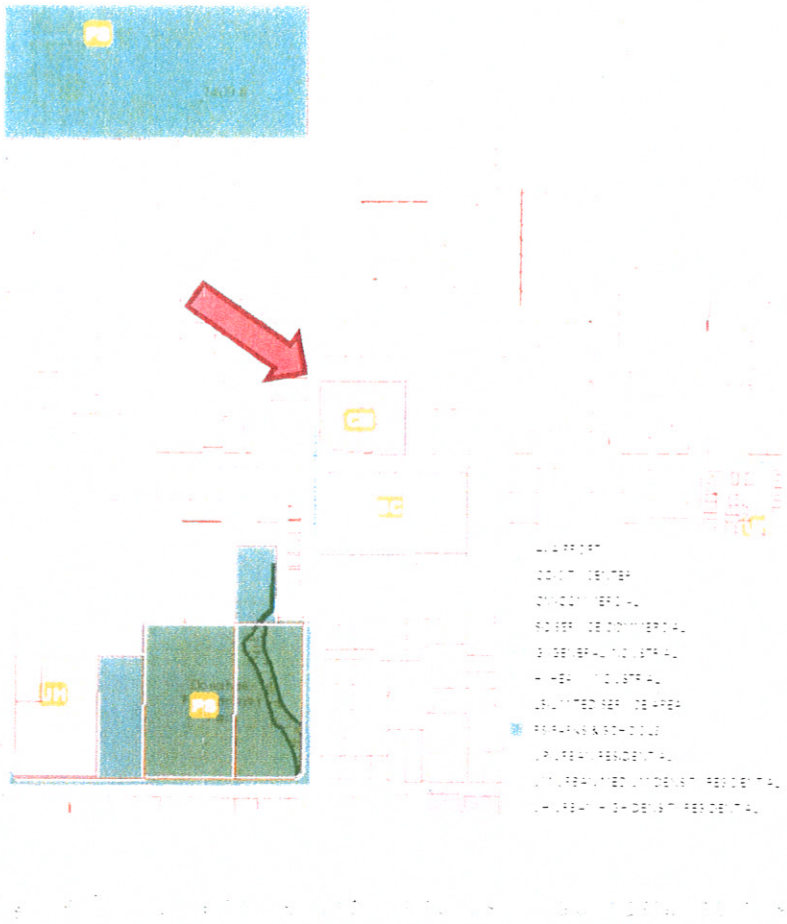
On December 4, 2014, the City Council adopted Ordinance 2015-154 changing the General Land Use Plan (GLUP) designation of the subject property from UR (Urban Residential) to CM (Commercial). The change was part of the City's Urban Growth Boundary (UGB) amendment project. Any UGB amendment by an Oregon city requires consideration of changes to existing land use designations for the purpose of efficiently utilizing land within the current urban area per ORS 197.296(6)(b).

In 2013, the Planning Commission and Planning Department staff developed a set of 'internal study areas' (ISAs) to analyze potential changes in land use designation throughout the City. After a series of public hearings, on March 13, 2014 the Planning Commission recommended changing designations of about 850 acres in various locations throughout the City. The subject parcel was part of ISA #940 and was described in the staff report as follows:



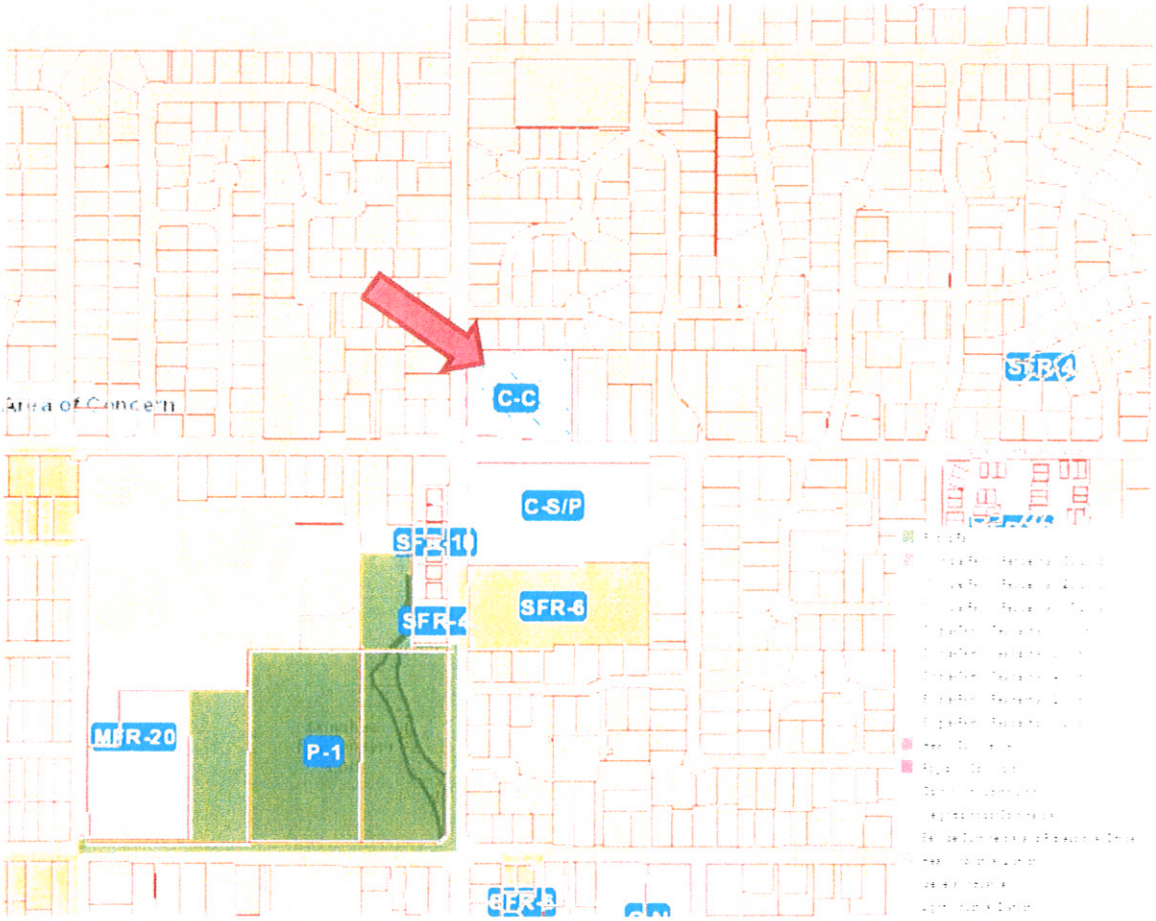
Much of the attraction of this area stems from the opportunity to introduce CM (Commercial) into an area that lacks commercial within anything but automobile distance, but review of the south lot makes the slope on it less suitable for CM designation; therefore, staff proposes moving the CM to the north lot and reducing the CM on the south half to allow UR to build toward the higher density.

After receiving public testimony, the Council selected ISA locations which covered approximately 500 acres. The GLUP designation of the subject site was included in the final Council decision and changed via Ordinance 2014-154. The change became effective on December 4, 2014 and is reflected on the current GLUP map as can be seen below in Figure 7.



Zone Change (ZC-15-126)

In September 2015, planning staff received an application for zone change of the subject property from SFR-4 to C-C. With the applicant's stipulation regarding sanitary sewer (see below), the conclusion was made that all of the criteria for a zone change were satisfied. The Planning Commission approved the zone change on December 10, 2015. The decision was not appealed.



During the review process for the current application, it came to staff's attention that the applicant for the zone change ZC-15-126 provided an improper list of mailing addresses. As a result, some property owners within the code required 200-foot radius did not receive a public hearing notice via the US Postal Service. However, the improper notice neither nullifies the zone change application nor invalidates the Planning Commission's 2015 decision.

It is important to point out that the GLUP map designation change described above was noticed properly and not appealed. With the existing GLUP map designation of Commercial, a commercial zoning of either Neighborhood Commercial or Community

Commercial is required for the subject property. Both possible commercial zoning districts allow for all proposed uses that are part of this application. The zoning may not be returned to the SFR-4 designation as it is no longer consistent with the underlying GLUP designation (MLDC 10.204(B)(1)).

Proposed Uses

The proposed development for Phase 1 consists of a gas station, a convenience store with an attached carwash station, and a standalone, drive-through coffee kiosk. Per MLDC 10.337, Fueling Stations (including Gasoline Service Stations) are a permitted use in the C-C zoning district. The same is true for the Convenience Store and the drive-through coffee kiosk. The carwash can be classified as an accessory use as it is subordinate in area, extent, and purpose to the principal structure or use.

Use	SIC Name	SIC Code	Size (Square Feet)	Status
Gas Station	Fueling Stations (including Gasoline Service Stations)	554	3,315	Permitted
Convenience Store	Grocery Store, less than or equal to 25,000 square feet	541	3,300	Permitted
Coffee Kiosk	Eating and Drinking Places without entertainment	5815	370	Permitted
Carwash	n/a	n/a	1,304	Permitted as Accessory Use to Gas Station

Site Plan (Exhibit B)

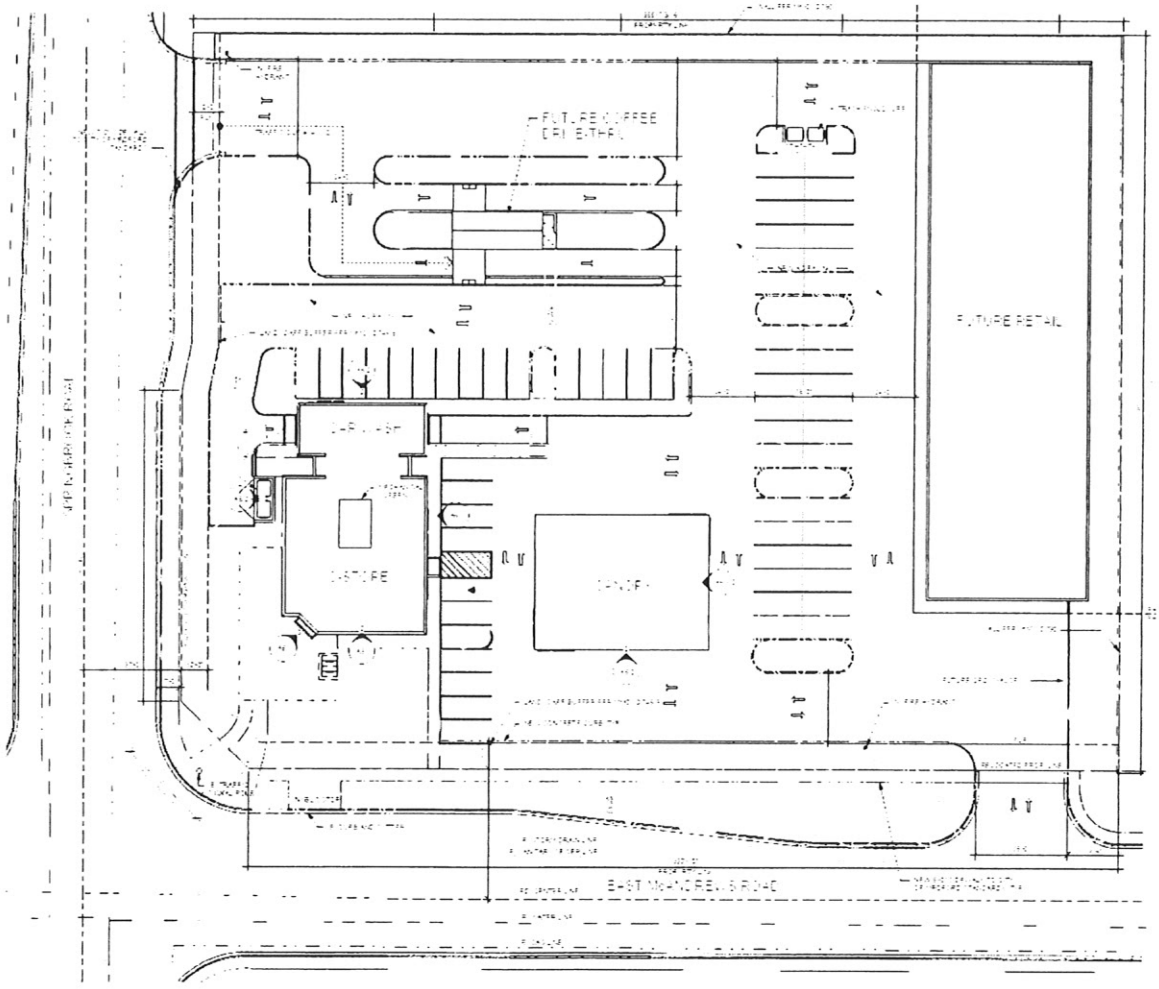
The 2.5 acre parcel fronts on E McAndrews Road, which is classified in the Medford Transportation System Plan as a Major Arterial street, and Springbrook Road, a Major Collector street. The site frontage on Springbrook Road is approximately 295 feet; the frontage on McAndrews Road is approximately 365 feet.

The site generally slopes downward toward the north and west. The maximum site elevation of 1,422 feet is located in the southeast corner of the site on E McAndrews Road. The lowest part of the site is situated along Springbrook Road with an elevation of 1,412 feet.

The convenience store is located at the southwesterly corner of the site and is oriented toward the intersection. The building intervenes between the fuel pumps and Springbrook Road, resolving impacts to these residences on the west side of Springbrook Road.

Most of the parking spaces needed for the development are located on the interior of the development. A 10-foot landscape buffer, as required by the code, is included in the design and, together with the also partially required bufferyard, encompasses the entire development. Strategically placed shrubs help mitigate headlight glare for residences on the west side of Springbrook Road.

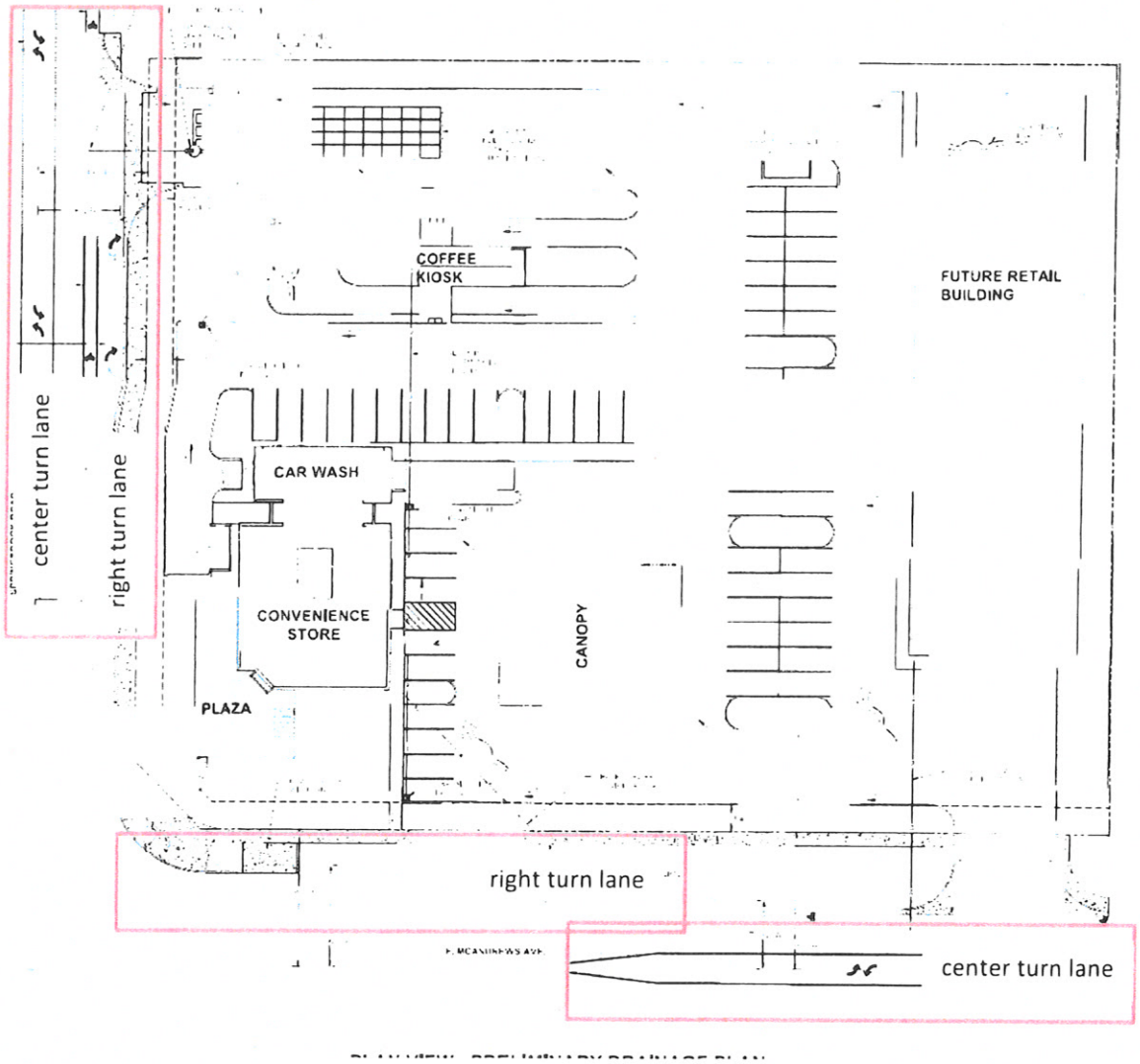
In the northeast portion of the site, a significant area is shown as 'future retail' as part of a second phase. This phase is not part of this application; however, the applicant is proposing to install the necessary parking associated with the second phase at this time. Site drainage will be achieved via an underground pipe network and directed to the northwest corner of the site where an underground detention system will be installed.



Circulation and Parking

The site design provides two vehicular points of access, one off E McAndrews Road and one from Springbrook Road. Both driveways will be situated furthest from the

intersection of East McAndrews & Springbrook Road. The project will also include improvements to the public right-of-way as shown in Figure 10. A right-turn lane will be added for turning from E McAndrews Road onto Springbrook Road. In addition, a right-turn lane will also be added at the proposed driveway from Springbrook Road. Center turn lane striping is proposed on both E McAndrews Road and Springbrook Road. The proposed improvements to the rights-of-way are in accordance with the TIA, the zone change conditions of approval, and the Public Works staff report.



The project provides two points of pedestrian access to the public sidewalks. One pedestrian access point is located at the intersection of E McAndrews Road and Springbrook Road, the second pedestrian access point is located along E McAndrews Road and provides a direct connection from the sidewalk to the convenience store.

MLDC 10.773(1) through (3) requires new development to provide pedestrian walkways to each street abutting the property, to connect with development on adjacent property and to connect building entrances, bus stops, and the pedestrian circulation system to other areas of the site such as parking lots. The proposed plan does not identify a pedestrian connection from Springbrook Road to the proposed coffee kiosk and a direct connection from the convenience store to the coffee kiosk. Also, the proposed parking lot for Phase 2 of the development does not show a pedestrian connection to Phase 1.

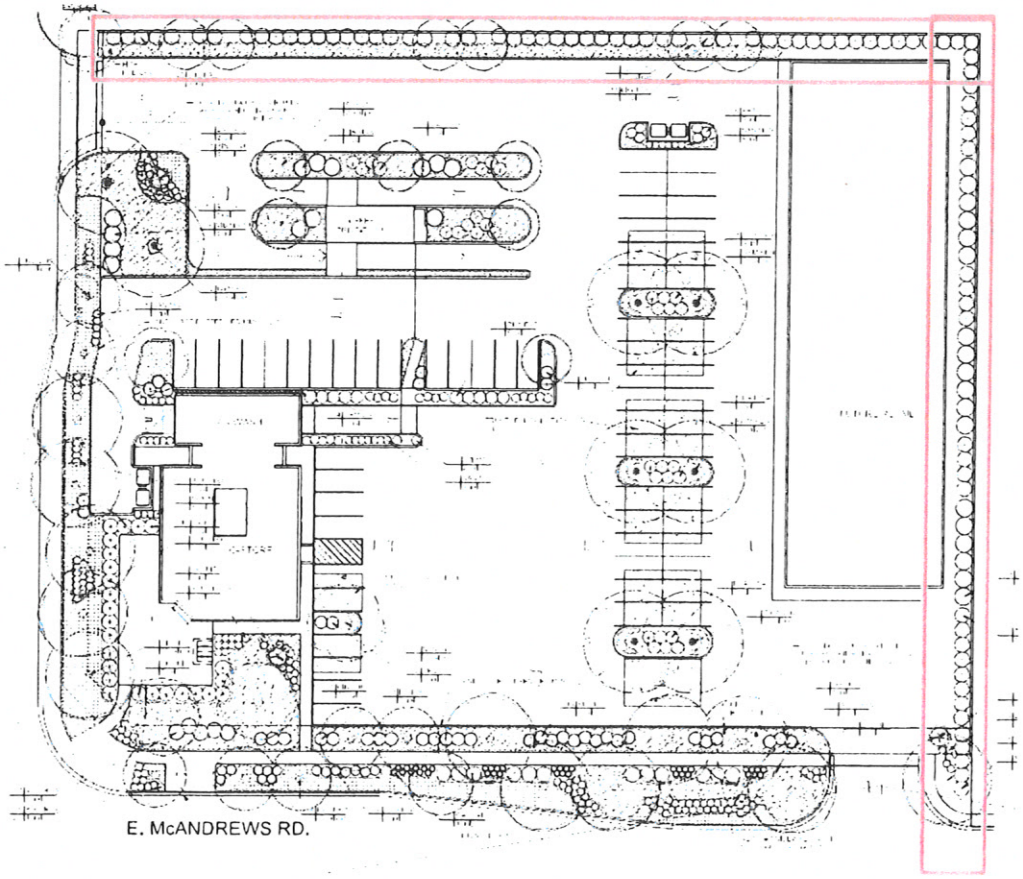
The proposed internal crosswalks shall be separated from parking area by grade, different paving materials, speed bumps or landscaping. This is not clearly shown on the site plan. It will be a condition of approval for the internal pedestrian crosswalks to meet all applicable pedestrian walkway design standards per MLDC 10.773 through 10.776. Otherwise, the project complies with the pedestrian access requirements of the MLDC.

The site plan identifies 61 vehicular parking spaces serving both proposed phases. The amount of provided parking stalls does provide sufficient parking for all Phase 1 uses as well as a future (Phase 2) commercial/retail use of approximately 9,500 square feet. These calculations are based on the following parking minimums: 4.5 spaces per 1,000 square feet for commercial uses less than 25,000 square feet and three spaces for the drive-through coffee kiosk.

The definition of 'Small Food Vendors', as found in MLDC 10.823, does limit food vendor structures to a maximum of 128 square feet. However, staff believes that it is appropriate to use the parking and vehicular stacking requirements associated with MLDC 10.823 for the proposed coffee kiosk. Subsection (c) does requires a minimum of three paved off-street parking spaces; Subsection (d)(i) requires a stacking distance minimum of 100 feet from an arterial or collector street to service windows. According to the site plan, the stacking distance requirement for the southerly drive-through window is met. The stacking distance does not apply to service windows that are accessed via internal driveways (northerly window).

Commercial development does require the installation of bicycle parking spaces of 10% of the number of spaces provided for automobile. The installation of 61 vehicular spaces equals six bicycle spaces. The applicant proposes the installation of four spaces at the entrance to the convenience store. It will be a condition of approval for the applicant to install two more bicycle parking spaces as part of the development of Phase 2.

Landscape Plan (Exhibit F)



Perimeter Landscaping

MLDC Section 10.797 requires the planting of (at a minimum) four trees and 25 shrubs per 100 feet of street frontage. Based on approximately 340 feet of street frontage along E McAndrews Road and 280 feet along Springbrook Road, 25 trees and 155 shrubs are required. The proposed landscape plan complies with all applicable requirements of MLDC Section 10.797.

The site and landscape plans also provide for the required 10-foot landscape buffer between all vehicular parking and maneuvering areas and the public right-of-way, as required per MLDC 10.746(9).

Interior Landscaping and Parking Lot Landscaping

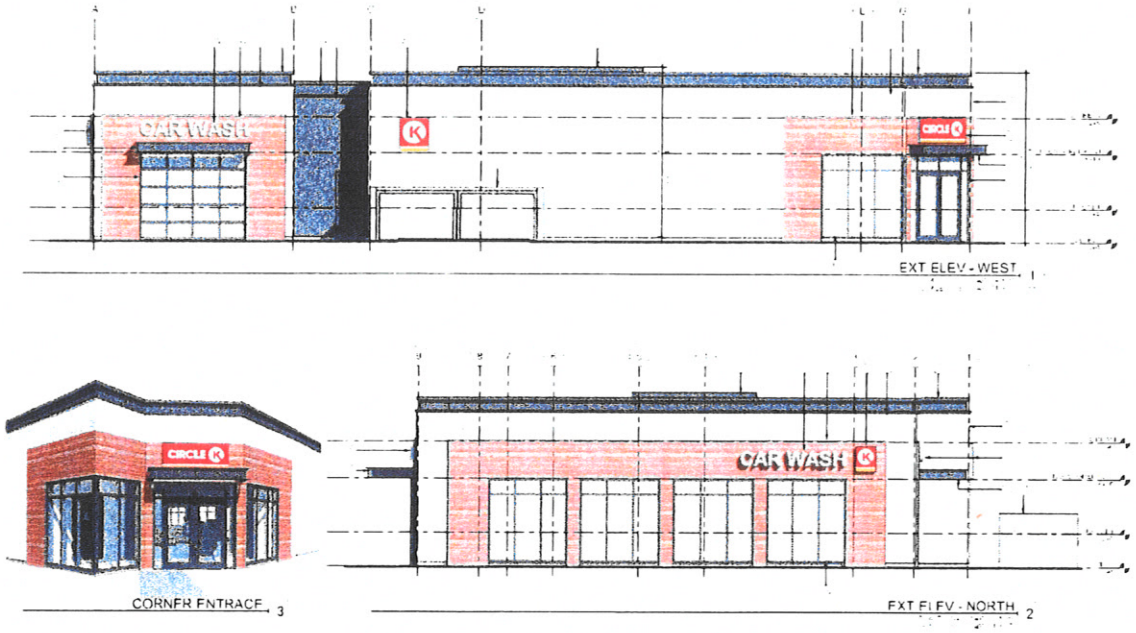
The landscape plan shows several parking bay planters and landscape projections. The interior landscaped area encompasses 2,198 square feet dispersed throughout the parking area. Based on MLDC 10.746(3), approximately 1,270 square feet of planter area are required to be located throughout the parking lot. A total of eight trees and 16 shrubs

are required for the parking lot to provide visual relief and surface shading. The applicant has provided a total of 12 trees within the parking area and over 30 shrubs. The parking lot landscaping requirement per MLDC 10.746(3) is met.

Elevations

The development encompasses approximately 5,000 square feet of new structures. Per the applicant:

The project strives to be a good neighbor to existing development and fit within the context of this surroundings. The architect's goal is to deliver a design that breaks from the traditional gas station/convenience store typology. The scale of the building's form is in line with the 1 to 2 story homes nearby. By limiting the scale of the building's mass, the store is more akin to the compact pre-war neighborhood service station style than today's prototypical travel center. The lap siding is a nod to the residential architecture found nearby. Its linear form helps reduce the overall mass of the structure, bringing it more in line with the human scale. Accent materials include painted metal panels, glazed storefront with anodized metal frames, and painted metal parapet caps. Metal framed awnings enclosing translucent panels will define building entrances, protect customers from weather, and allow filtered daylight to flow into the building.



Mitigation

The approval criterion at MLDC 10.200(E)(1) requires an analysis of compatibility between the proposed development and uses and development that exist on adjacent land. In MLDC 10.200(F) the Commission has authority to apply conditions of approval *...reasonably necessary to ensure compliance with the standards of the code and the criteria in Subsection (E) above, and to otherwise protect the health, safety and general welfare of the surrounding area and the community as a whole...* The following items can be considered mitigation measures, however, the Commission may wish to consider additional mitigation.

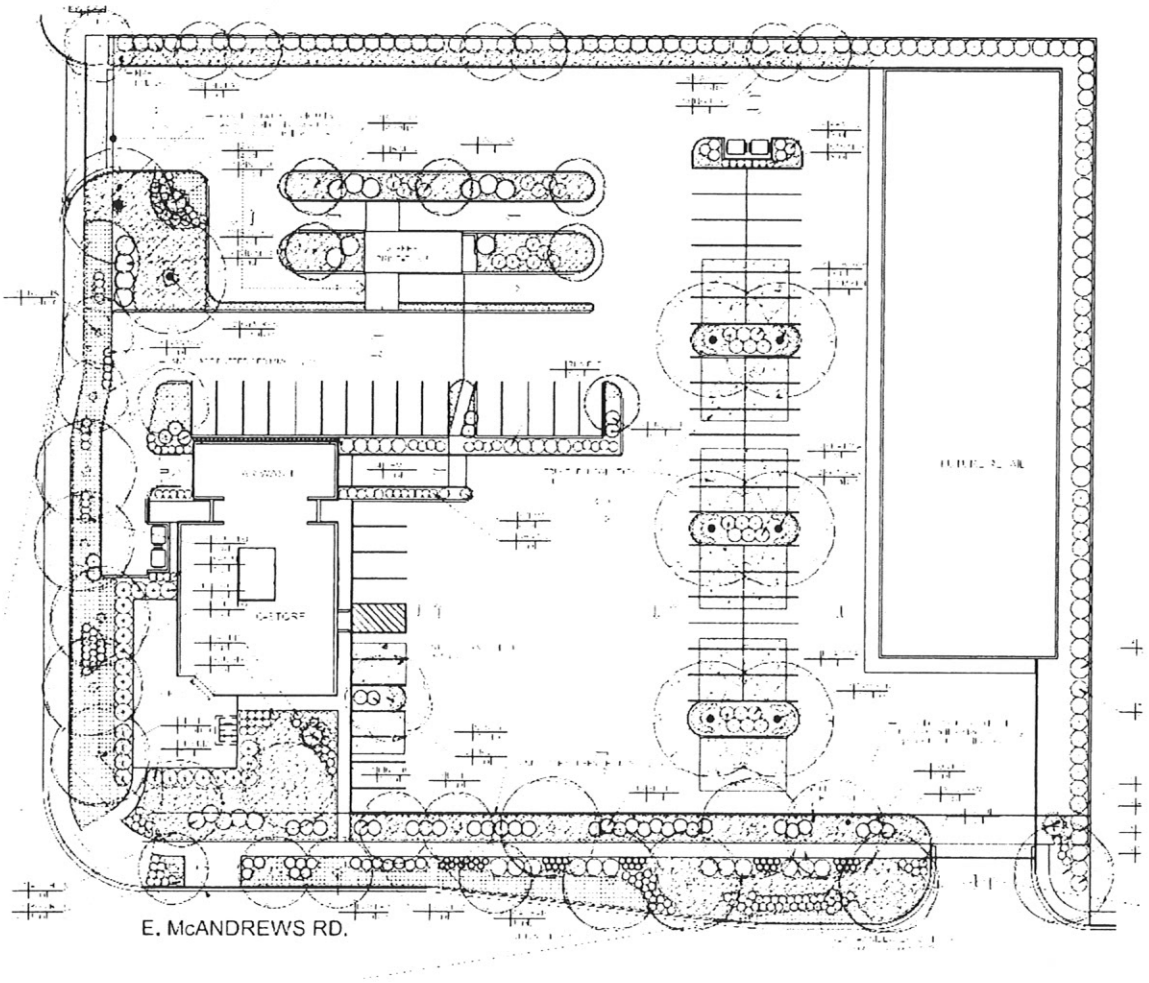
Traffic Analysis

As part of the 2015 zone change application, the applicant submitted a traffic impact analysis (Analysis of Category A facility adequacy, which includes transportation, sanitary sewer, water and stormwater, is conducted at the time of zone change per MLDC 10.204). The study analyzed the expected amount of traffic that a possible commercial use would add to the existing street network including the intersection of E McAndrews Road and Springbrook Road. The study (Exhibit V) showed that no existing intersections will be significantly impacted by the potential trip generation of the site with the proposed zone change. As a condition of approval, a left turn lane and a right turn lane were required. It was also noted that at the time of future land division or development, Public Works may require additional right-of-way and public utility easement dedications and may condition the developer to improve the street frontage to the City's standards. The Public Works Department Staff Report (Exhibit K) includes conditions to install turn lanes per the TIA.

Sanitary Sewer System

The site lies within the Medford sewer service area. The Public Works report states that the development shall comply with the sanitary sewer conditions of ZC-15-126. As part of the zone change, it was established *that the downstream sanitary sewer has a number of constraints. As a condition of approval, the applicant shall either only develop so the total sewer flows do not exceed the current zoning limitation of 12 units or the Developer shall make improvements to the downstream sanitary sewer system (Exhibit Y).* The developer submitted calculations acceptable to the City (Exhibit L) stating that the proposed development will not produce sewer flows in excess of 12 units.

Bufferyard Landscaping



Bufferyards are utilized to minimize potential conflicts caused by different uses on adjacent properties. Bufferyards are located along property lines between one zoning district and another. As can be seen in Figure 8, above, the subject property is bordered by residential properties on the north and east side.

Table 10.790-1 requires the installation of a 'Type A' bufferyard between the SFR and C-C zoning districts. 'Type A' bufferyards consists of a 10-foot landscape buffer and a six-foot concrete or masonry wall per Table 10.790-3.

At the public hearing of May 3, 2019, a property owner asked about the height of the buffer wall as the adjacent property is higher than the subject site. MLDC 10.732(2)(b) requires height to be measured from the highest adjacent ground level. In this case, the result will be a six foot wall from the neighboring property elevation.

Subject Site Zoning	Zoning on Abutting Land										
	Vac	SFR	MFR	CSP	C-N	C-C	C-R	C-H	I-L	I-G	I-H
SFR	–	–	–	–	–	–	–	–	–	–	–
MFR	1	A	–	–	–	–	–	–	–	–	–
CSP	1	A	A	–	–	–	–	–	–	–	–
C-N	1	A	A	–	–	–	–	–	–	–	–
C-C	1	A	A	–	–	–	–	–	–	–	–
C-R	1	A	A	A	–	–	–	–	–	–	–
C-H	1	A	A	A	–	–	–	–	–	–	–
I-L	1	A	A	A	A	–	–	–	–	–	–
I-G	2	B	B	B	B	A	A	A	A	–	–
I-H	2	B	B	B	B	A	A	A	A	–	–

The planting scheme for bufferyards is required to include a variety of plant sizes and shapes to provide for an effective visual screening between the adjacent properties having dissimilar land uses. The submitted landscape plan shows several species of trees and shrubs to be planted in the bufferyard. The proposed species do seem to meet the planting scheme standards per MLDC 10.790(E)(1)(a).

Migratory Bird Treaty Act

Several residents of the surrounding neighborhood indicated to staff that a Red-tailed Hawk has been calling the project site its home for several years. Staff also observed what seemed to be a Red-tailed Hawk with an associated nest in the crown of a tall tree during a site visit. Red-tailed Hawks are protected under the Migratory Bird Treaty Act of 1918. The Migratory Bird Treaty Act is enforced by the US Fish & Wildlife Service. However, at the time this staff report was written, staff was unable to contact the local office in Roseburg. A condition of approval requiring coordination with the US Fish & Wildlife Service is included. A condition of approval for the applicant to coordinate with the appropriate department prior to any site disturbance taking place has been attached to Exhibit A.

Public Comments (Exhibits Y through SS)

Staff received several letters and phone calls regarding this proposed development. Many, but not all, comments received were in opposition to the project. Comments range from an expected increase in traffic, a decrease in property values, expected environmental impacts, noise, crime and trash to neighborhood compatibility of the proposed uses.

Staff also received two petitions in opposition of the development (Exhibits PP & QQ). All written communication received prior to April 26, 2019, is attached to this staff report.

Additional materials submitted after April 26, 2019, and prior to publication of this report are attached.

Agency Comments

Jackson County Airport Authority (Exhibit R)

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

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

No other issues were identified by staff.

MEETING OF MAY 3, 2019

The Site Plan and Architectural Commission held a public hearing on May 3, 2019, and heard testimony from approximately 27 people. Immediately after the public hearing was closed, a member of the audience requested that the record be kept open. The Commission voted to reopen the hearing, took testimony, and then continued the public hearing to May 17, 2019.

Seven additional pieces of written testimony were also submitted at the hearing (Exhibits EEE through KKK). Additional written testimony received prior to publication of this report are also included. Issues raised are addressed below.

Issue: Compatibility

Staff response: During the public hearing, the applicant's agent stated that compatibility is not in the purview of the Site Plan and Architectural Commission. He felt the question of compatibility had already been addressed by the City Council when the GLUP map designation was changed and again by the Planning Commission at the time of zone change.

Staff disagrees.

The first criterion for site plan review requires a determination that, "The proposed development is compatible with uses and development that exist on adjacent land..." (MLDC 10.200[E][1][a]) One way to describe the process is that the City Council sets the vision for how the City will grow via goals and policies in the Comprehensive Plan and the illustrative GLUP map – the 30,000 foot view of how the City should develop. The Planning Commission implements the Council's vision at the time of zone change. It determines whether a zone is suitable in a particular location and whether the permitted uses can be served by appropriate levels of infrastructure – the 10,000 foot view. The purpose of site plan review is to "... provide for review of functional and aesthetic adequacy of commercial, industrial and multi-family development and assure compliance with the standards ... for the development of property as applied to the improvement of individual lots ... as required by this code." (MLDC 10.200[A]) Site plan review is the boots-on-the-ground review of development. The question of compatibility lies solely with SPAC.

In MLDC 10.200(F) SPAC is granted authority to impose conditions *reasonably necessary* to ensure compliance with the criteria. Compatibility cannot be used to circumvent the Code and disallow a permitted use.

Issue: Traffic

Staff response: In *Siporen v City of Medford* 349 Or. 247 (2010) the Oregon Supreme Court found that MLDC 10.204 explicitly requires a Traffic Impact Analysis (TIA) at the time of zone change and not at the time of site plan review. (At the time of the Wal-Mart application – the subject of *Siporen* – the code reference for zone change was MLDC 10.227. The code has since been amended; the criteria are now found in MLDC 10.204.) System wide traffic impacts are the under the purview of the Planning Commission. SPAC must consider on site circulation and access to the site as provided in MLDC 10.200 (formerly 10.285).

The TIA submitted at the time of the 2015 zone change (ZC-15-126) addressed the site frontage and access issues. The mitigation measures recommended by the TIA are now being implemented. Public Works did not identify additional operational or safety impacts that would require additional analysis under MLDC 10.461. The executive summary of the TIA is included as Exhibit V.

Issue: Site Design – Vehicle Stacking

Staff response: One speaker identified a potential issue with the amount of vehicle stacking provided for the proposed coffee kiosk. The speaker stated that cars will likely spill onto Springbrook Road. Staff shares this concern and has discussed the matter with the applicant. In MLDC 10.743-1, drive through restaurants require drive-thru queuing for a minimum of five vehicles per window. The Commission has authority require the applicant to provide additional stacking in MLDC 10.200(F)(7). Staff has recommended a condition of approval to increase stacking for a minimum of seven cars for each window.

Issue: Property Values

Staff response: Several speakers claimed that the proposal will adversely affect property values. There was no evidence submitted into the record to support the claim. Additionally, there is no Code requirement to analyze property values nor is there an approval criterion.

Issue: Crime

Staff response: Two sets of police calls for service from October 1, 2018, through April 22, 2019, were submitted at the public hearing (Exhibit FFF). One set was for Phoenix Police Department calls to the Circle K in Phoenix; the other was for the Medford Police Department calls to the 7-11 store at 1220 Crater Lake Avenue. The logs demonstrate that there were calls to the facilities but there is no comparable data and no analytical framework to determine if there are measurable negative impacts in adjacent residential areas. Are 89 calls for the Phoenix store excessive for a six month period? As with the property value analysis above, there is no Code requirement to analyze crime statistics nor is there an approval criterion.

Issue: Environmental Impacts

Staff response: One speaker testified about health concerns related to chemicals and fumes generated from fueling stations. She stated she had read several studies but did not submit any evidence into the record. There is no code requirement to perform an environmental impact analysis nor is there an approval criterion.

Issue: Noise

Staff response: Noise may not exceed the standards in MLDC 10.752. The Commission need not include a condition of approval as it is an ongoing standard.

Issue: Lighting/Glare

Staff response: Glare is addressed in MLDC 10.764. As noted during the public hearing, the applicant did not submit a photometric analysis with the application; it is not a

requirement. Staff has recommended a condition of approval requiring such a study prior to the issuance of building permits for vertical construction. Like noise, light trespass is an existing standard.

Issue: Trash

Staff response: Testimony included complaints about the amount of trash that is currently left by pedestrians and cars that travel in the area. The site plan shows a trash enclosure consistent with the requirements of 10.781 on the west side of the mini-mart, demonstrating compliance with Criterion 2. The trash enclosure near the northeast corner of the site is intended to serve the future retail building and will be considered at that time. A condition of approval to that effect has been included. There is no Code requirement for off-site trash management.

Issue: Red-tailed Hawk

Staff response: Staff communicated with the US Department of Fish and Wildlife (Exhibit WW). A condition of approval is included requiring the applicant to coordinate with US Fish and Wildlife and Oregon Department of Fish and Wildlife.

Issue: Drainage/Wetlands/Creek

Staff response: The City's Local Wetland Inventory identifies potential wetlands that are one half acre or larger and/or meet other criteria that could, upon formal study and delineation, qualify those lands for protection under existing local, state, and/or federal regulatory protection. The subject site does not contain an identified locally significant wetland; therefore, no comments were sought from the Oregon Department of State Lands and no wetland delineation is required. Stormwater management has been considered in this application by Medford's Department of Public Works and was found to meet standards (see Exhibit K).

Issue: Proximity to similar uses

Staff response: There is no Code requirement for spacing between similar uses—in this case gas stations, convenience stores, car washes, etc. The placement of the facility is up to the applicant and is presumably market driven. This comment is not criteria based.

FINDINGS OF FACT

Pertaining to the applicant's application for Site Plan and Architectural review, staff recommends that the Commission adopt the applicant's Findings (Exhibit I) as presented, and the Findings provided by staff below.

Medford Municipal Code §10.200(E)(1). Site Plan and Architectural Review

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

Approval Criterion 1

(a) The proposed development is compatible with uses and development that exist on adjacent land, and

The applicant's site plan narrative (Exhibit I) and supportive plans and exhibits document the proposed structures' compatibility with adjacent uses and development. This report has assessed potential impacts and identified mitigation measures to address potential impacts associated with the development. The conditions of approval in Exhibit A-1 are reasonably necessary to ensure compliance with this criterion. Subject to the adoption and satisfaction of the conditions of approval provided in Exhibit A, the Site Plan and Architectural Commission can find that this proposal meets Criterion 1.

Approval Criterion 2

(b) 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 Section 10.186.

Exhibit A contains conditions of approval which the applicant is required to satisfy. No exceptions are required. Subject to the adoption and satisfaction of the conditions of approval provided in Exhibit A, the Site Plan and Architectural Commission can find that this proposal meets Criterion 2.

CONCLUSION

Based on the applicant's narrative, findings and exhibits, and the analysis of the findings contained in this staff report, the Commission can find the application meets Site Plan and Architectural Review criteria, or can be made to conform with the imposition and satisfaction of conditions of approval.

RECOMMENDED ACTION

Adopt the findings as recommended by staff and direct staff to prepare the final order for approval of AC-19-028 per the Revised Staff Report dated May 10, 2019, including Exhibits A-1 through MMM.

EXHIBITS

A-1	Conditions of Approval, dated May 10, 2019
B	Revised Site Plan, received April 2, 2019
C	Floor Plans A3.1 & 3.3, received March 12, 2019
D	Exterior Elevations A6.1, 6.2 & 6.3, received March 12, 2019
E	Revised Drainage Plan, received April 2, 2019
F	Revised Landscape Plan, received April 2, 2019
G	Assessor Map, received February 12, 2019
H	Legal Description, received February 12, 2019
I	Applicant's Project Narrative, received March 12, 2019
J	Code Compliance – Criterion No. 2, received February 12 & April 2, 2019
K	Public Works Staff Report, dated March 27, 2019
L	E-Mail & Calculations re: Sewer Flows, dated January 24, 2019
M	Medford Water Commission Memo, dated March 27, 2019
N	Building Department Memo, dated March 27, 2019
O	Medford Fire-Rescue Land Development Report, dated march 25, 2019
P	Rogue Valley Transportation District Letter, dated march 27, 2019
Q	Memo from City Surveyor, dated March 13, 2019
R	E-Mail from Rogue Valley International Medford Airport, received March 22, 2019
S	Letter from Medford Irrigation District, received March 21, 2019
T	E-Mail from Avista Corp., received March 14, 2019
U	General List of Permitted Uses in Community Commercial, dated 2019
V	Executive Summary of Traffic Impact Analysis for Zone Change to Community Commercial, dated August 26, 2015
W	Planning Commission Minutes for Zone Change to Community Commercial (ZC-15-126), dated December 10, 2015
X	Recorded Covenant re: Sewer Flow, dated January 15, 2016
Y	Letter from Judy Farnsworth, received April 2, 2019
Z	Letter from Angela Stephens, received April 9, 2019
AA	Letter from Eli and Jennifer Clark & Avery and Mason Clark, received April 11, 2019
BB	Letter from Jim Leavens & MT Dimmick, received April 11, 2019
CC	Letter from Gary Sumrak, received April 12, 2019
DD	Letter from Nicole Milam, received April 15, 2019
EE	Letter from Loy Charles, received April 15, 2019
FF	Letter from Janice Sumrak, received April 15, 2019
GG	E-Mail from Michael Palacios, received April 13, 2019
HH	Letter from Samuel Berry, received April 18, 2019
II	Letter from Jack Shaffer, received April 20, 2019
JJ	Letter from Lindsey M. Geil, received April 22, 2019
KK	Letter from Gary Sumrak, received April 22, 2019
LL	Letter from Robin Lee, received April 24, 2019
MM	Letter from Lois Malone, received April 24, 2019

NN Letter from Rebecca and John Hawkins, received April 23, 2019
OO Letter from Mark and Patsy Burton, received April 25, 2019
PP Signed Petitions, received April 22, 2019
QQ Signed Petitions, received April 24, 2019
RR Signed Petitions, received April 25, 2019
SS Online Petition and Comments, received April 25, 2019
TT Letter from Janis Jackson and Sam Crocker, received April 30, 2019
UU Letter from Patricia Anderson, received April 30, 2019
VV E-Mail from Mr. & Mrs. Horton, received April 30, 2019
WW E-Mail from Michael Green, US F9sh & Wildlife, received April 30, 2019
XX Memorandum from US Department of the Interior, received April 30, 2019
YY Attachment A, Migratory Bird Nest Destruction and Relocation, received April 30, 2019
ZZ Letter from Marnee Widlund, received May 1, 2019
AAA Letter from Kaaren M Jones, received May 1, 2019
BBB Signed Petitions, received May 1, 2019
CCC E-Mail from Jim Ormand, received May 2, 2019
DDD Letter from Springbrook Corners, LLC, received May 3, 2019
EEE Online Petition submitted by Erica Hammericksen at hearing May 3, 2019
FFF Police Reports submitted by Erica Hammericksen at hearing May 3, 2019
GGG Letter submitted by Nicole Milam at hearing May 3, 2019
HHH Letter submitted by Gary Sumrak at hearing May 3, 2019
III Photos of Red-tailed Hawk submitted by Dolly Behrens at hearing May 3, 2019
JJJ Letter submitted by Terry Jones, received May 6, 2019
KKK Wetland photos submitted by Jim Leavens at hearing May 3, 2019
LLL Letter from Frank Haviland, received May 9, 2019
MMM Petition from MT Dimmick, received May 9, 2019
Vicinity map

SITE PLAN AND ARCHITECTURAL COMMISSION AGENDA: **APRIL 19, 2019**
MAY 3, 2019
MAY 10, 2019

EXHIBIT A-1
Circle K Mini Store and Car Wash
AC-19-028
Conditions of Approval
May 10, 2019

DISCRETIONARY CONDITIONS

1. Prior to any site disturbance taking place, the applicant shall coordinate with the U.S. Fish & Wildlife or Oregon Fish & Wildlife Department regarding the protection status of the Red-tailed Hawk/Hawk Nest.
2. The applicant shall locate the coffee kiosk in a manner that will allow vehicle stacking for a minimum of seven cars for each window.
3. Remove the trash enclosure on the northeasterly portion of the site. The enclosure location will be considered with the final development plan for the future retail building.

CODE REQUIRED CONDITIONS

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

4. Submit a revised site plan showing all required internal pedestrian connections and crosswalks in compliance with MLDC 10.772 through 10.776.
5. Comply with all conditions stipulated by the Public Works Department (Exhibit K).
6. Comply with all conditions stipulated by the Medford Water Commission (Exhibit M).
7. Comply with all conditions stipulated by the Medford Fire Department (Exhibit O).
8. Comply with the comments received from the Rogue Valley Transportation District (Exhibit P).
9. Comply with all applicable comments from the Rogue Valley International-Medford Airport (Exhibit R).
10. Comply with the condition stipulated by the Medford Irrigation District (Exhibit S).
11. Submit a photometric analysis demonstrating compliance with MLDC 10.764 Glare.

GENERAL NOTES - SITE PLAN

A SITE PLAN KEYNOTES APPLY TO SHEET A0.1

B ARCHITECTURAL REFERENCE ELEVATION 100'-0" = XXX.XX' ON SURVEY AND CIVIL DOCUMENTS

C REFERENCE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL SITEWORK INFORMATION

D WORK IN THE RIGHT OF WAY IS SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE RIGHT OF WAY IMPROVEMENT DRAWINGS FOR INFORMATION

E REFERENCE ELECTRICAL DRAWINGS FOR SITE LIGHTING SCHEDULE

KEYNOTES - SITE PLAN

1 ALIGN

BICYCLE PARKING PROVIDED

RACK TYPE	BICYCLE - COUNT
STAPLE RACK - NOT SHELTERED	4

VEHICLE PARKING PROVIDED

PARKING STALL TYPE	COUNT
(MEDFORD ADA) 9' x 19'	1
(MEDFORD STANDARD) 9' X 19'	60
TOTAL	61

BUILDING INFORMATION

		AREA	STORIES
BUILDING AREA:	C-STORE	4,974 SF	1
	CAR WASH		
	FUTURE RETAIL		
TOTAL BUILDING SQARE FOOTAGE		4,974 SF	

SITE INFORMATION

% OF COVERAGE:	BUILDINGS	18.78%
	PARKING & DRIVEWAYS	33.90%
	SIDEWALKS	6.61%
	LANDSCAPING	22.74%
% OF IMPERVIOUS SURFACE		58.70%

BICYCLE PARKING: 24 PARKING SPACES x 10% = 3 REQ'D - 4 PROVIDED

ZONING INFORMATION

BASE ZONE:	COMMUNITY COMMERCIAL C-C
OVERLAY ZONES:	AIRPORT AREA OF CONCERN
SPECIAL DISTRICTS:	N/A
MAP & TAX LOT:	37 1W 20AB 3500
ACERAGE:	NET 2.5 ACRES (108,960 SF)

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66 WATER STREET
SUITE 101
ASHLAND OR
97520
TEL 541 488 8200

PRELIMINARY

THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION BIDDING RECORDATION CONVEYANCE ISSUANCE OF A PERMIT

SPAC

CIRCLE K - SPRINGBROOK
Mini Store and Car Wash
COLVIN OIL
1380 SPRINGBROOK RD, MEDFORD, OREGON 97504

REVISIONS

SITE PLAN & ZONING SUMMARY

PROJECT NO 18028
ISSUE DATE 03.27.20
SHEET A0.1

SITE - PLAN (1)
SCALE 1" = 20'-0" (24 X 36)
SCALE 1" = 40'-0" (11 X 17)

SCALE 1" = 20'

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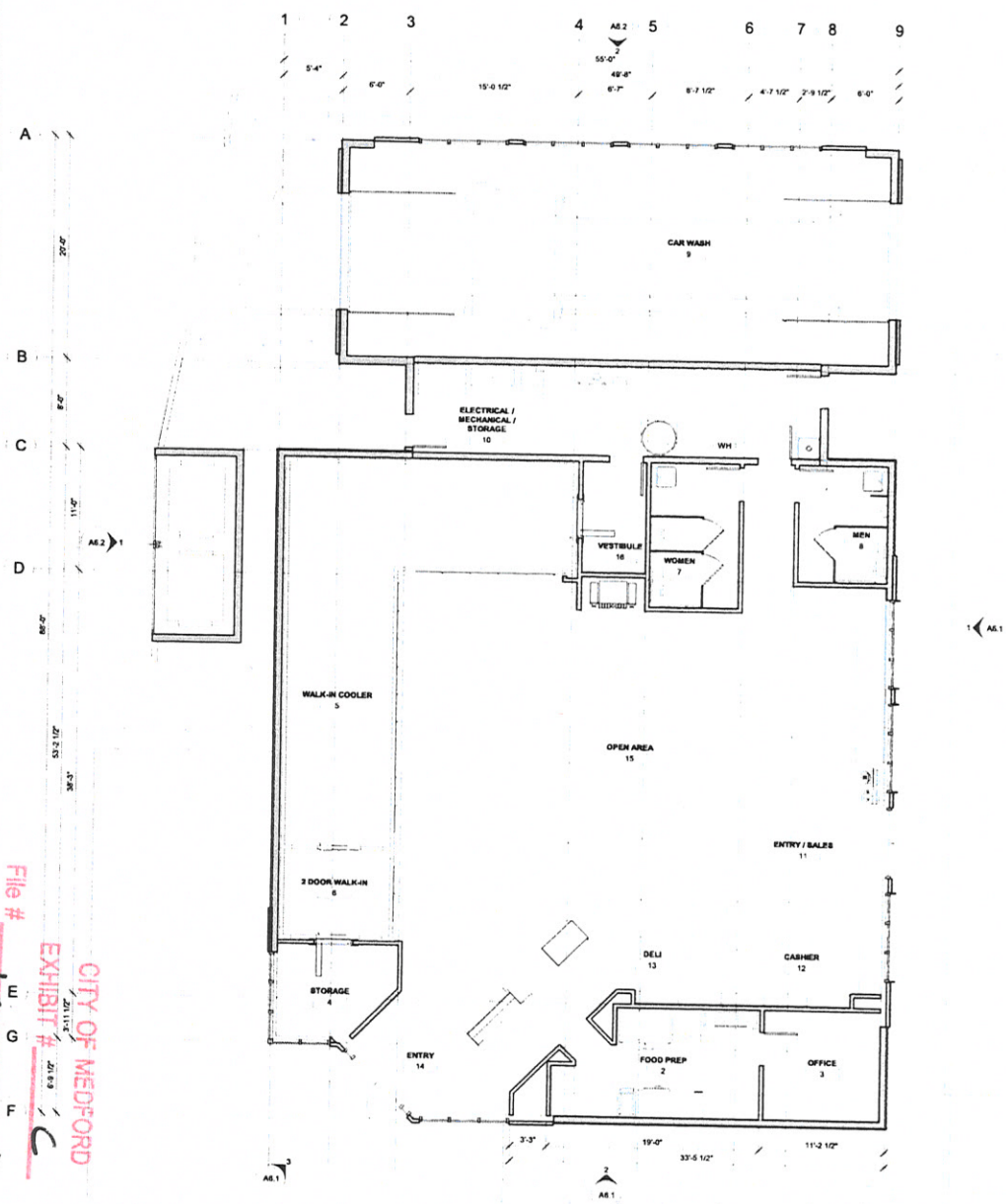
EXHIBIT # B
File # AC-19-028



PLAN - LEVEL 1
SCALE: 3/16" = 1'-0" (24 X 36)
SCALE: 3/32" = 1'-0" (11 X 17)

GENERAL NOTES - FLOOR PLANS

A. FLOOR PLAN KEYNOTES APPLY TO SHEETS A3.X - A3.X. ALL KEYNOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.

B. ARCHITECTURAL REFERENCE ELEVATION 100'-0" = XXX.XX' ON SURVEY AND CIVIL DOCUMENTS.

C. SEE A1.X FOR ASSEMBLIES AND DIMENSION SET POINTS.

D. GRIDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR LAYOUT.

E. REFERENCE SHEET AXXX FOR DETAILS OF TRANSITIONS BETWEEN FLOORING MATERIALS.

F. FURNITURE, FIXTURES, AND EQUIPMENT SHOWN FOR REFERENCE ONY.

G.

H. REFERENCE SHEET AXXX FOR ROOM FINISH INFORMATION.

I. CLEAR DISTANCE AT HINGE SIDE OF ALL DOOR JAMBS ARE TO BE 4" FROM ADJOINING WALL, UNLESS NOTED OTHERWISE.

J. WINDOW OPENING DIMENSIONS SHOWN ARE TO THE ROUGH OPENING. REFER TO SPECIFIC DETAILS FOR REQUIRED CLEARANCES FROM THE ROUGH OPENING TO THE WINDOW UNIT.

KEYNOTES - FLOOR PLANS

1 ALIGN

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PLAN - LEVEL 1

PROJECT NO.: 18026
ISSUE DATE: 03.11.2019
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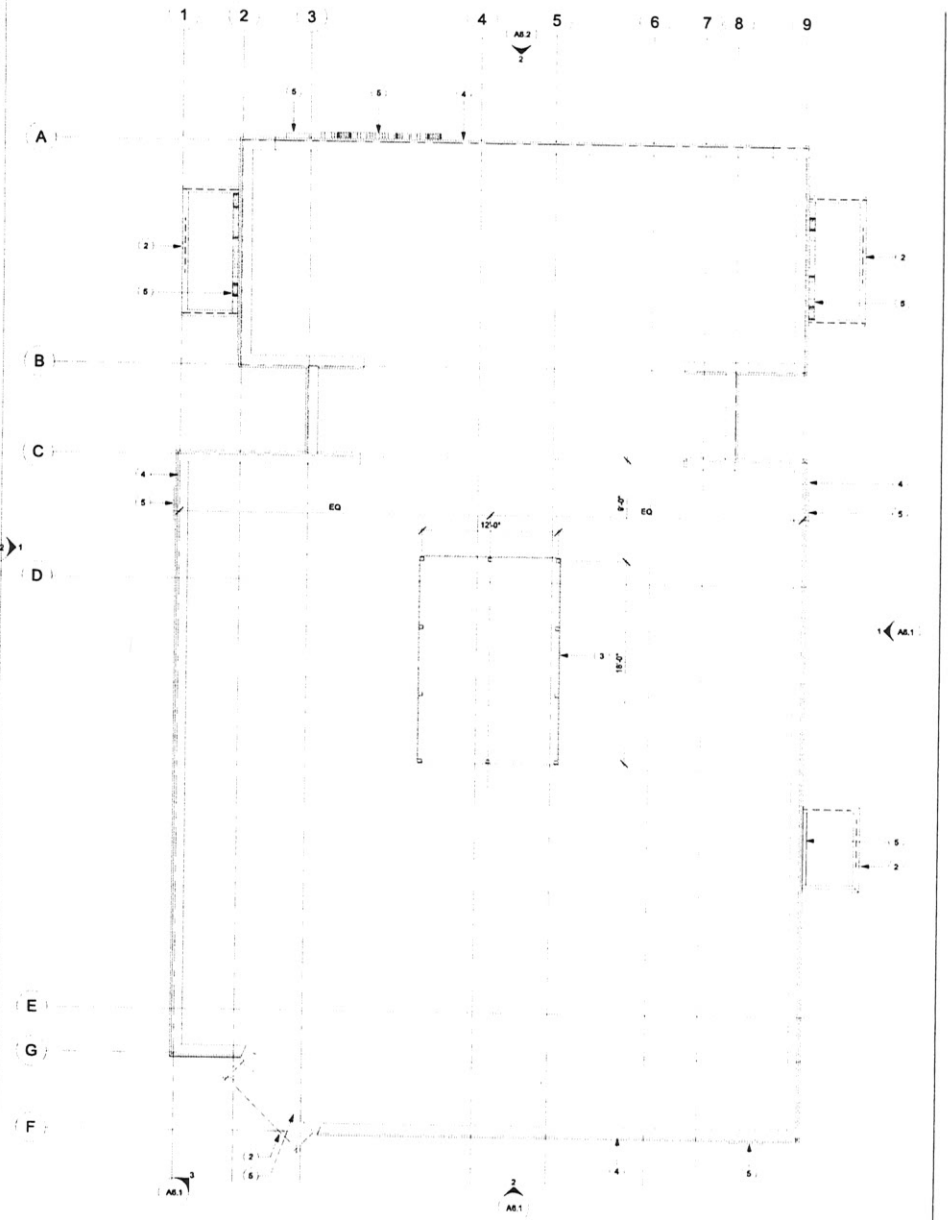
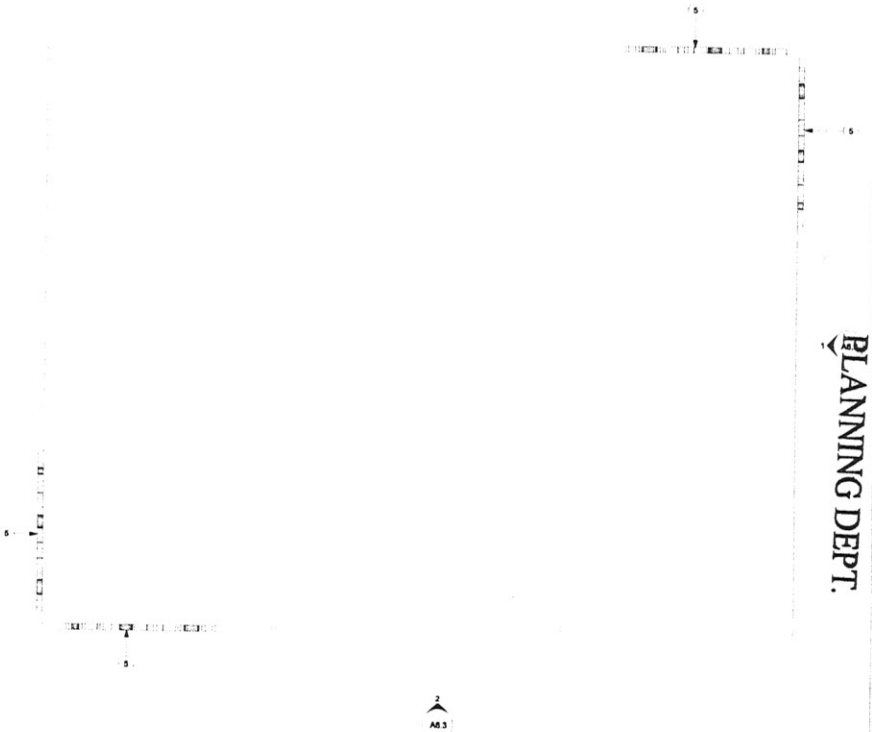


ROOF PLAN (1)
SCALE: 3/16" = 1'-0" (24 X 36)
SCALE: 3/32" = 1'-0" (11 X 17)



PLAN - CANOPY ROOF (2)
SCALE: 3/16" = 1'-0" (24 X 36)
SCALE: 3/32" = 1'-0" (11 X 17)

GENERAL NOTES - ROOF PLAN

A. ROOF PLAN KEYNOTES APPLY TO SHEETS A3.X. ALL KEYNOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.

B. ARCHITECTURAL REFERENCE ELEVATION 100'-0" = XXX.XX' ON SURVEY AND CIVIL DOCUMENTS

C. SEE A1.X FOR ASSEMBLIES

D. GRIDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR LAYOUT.

KEYNOTES - ROOF PLAN

2 METAL FRAMED AWNING W/ TRANSLUCENT INFILL PANEL
3 METAL MECHANICAL SCREEN. PT-1
4 METAL PARAPET CAP: PT-1
5 ILLUMINATED SIGNAGE

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ROOF PLAN

PROJECT NO.: 18026
ISSUE DATE: 03.11.2019
SHEET:
A3.3

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GENERAL NOTES - EXT ELEVATIONS

A. ELEVATION KEYNOTES APPLY TO SHEETS A6.X - A8.X. ALL KEYNOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.

B. SEE A1.X FOR WALL ASSEMBLIES

C. GRIDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR LAYOUT

KEYNOTES - EXTERIOR ELEVATIONS

1 ALIGN
2 METAL FRAMED AWNING W/ TRANSLUCENT INFILL PANEL
3 METAL MECHANICAL SCREEN: PT-1
4 METAL PARAPET CAP: PT-1
5 ILLUMINATED SIGNAGE
6 PORTLAND CEMENT PLASTER (STUCCO) SMOOTH FINISH: WHITE
7 PORTLAND CEMENT PLASTER (STUCCO) SMOOTH FINISH: CHARCOAL
8 GLAZED SECTIONAL GARAGE DOOR
9 WOOD-TONED ALUMINUM SIDING (LONGBOARD)
10 GLAZED STOREFRONT W/ METAL FRAME: PT-1
11 METAL SIDING PANEL: PT-1
12 TRASH
13 FUEL STATION CANOPY - BY OTHERS

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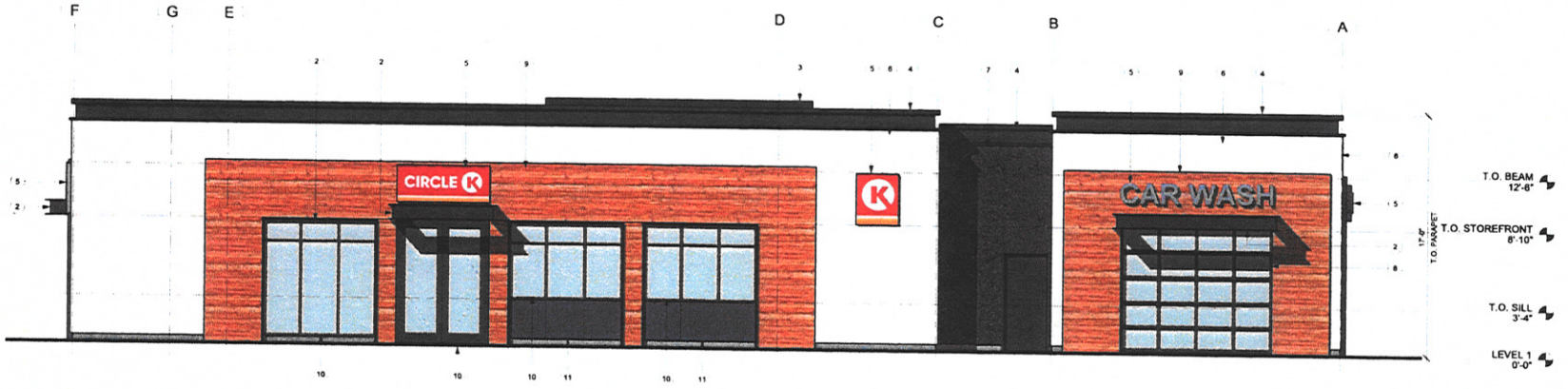

EXT ELEV - EAST (1)
SCALE: 1/4" = 1'-0" (24 X 36)
SCALE: 1/8" = 1'-0" (11 X 17)

EXT ELEV - SW (3)
SCALE: 1/4" = 1'-0" (24 X 36)
SCALE: 1/8" = 1'-0" (11 X 17)

EXT ELEV - SOUTH (2)
SCALE: 1/4" = 1'-0" (24 X 36)
SCALE: 1/8" = 1'-0" (11 X 17)

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EXTERIOR ELEVATIONS

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A. ELEVATION KEYNOTES APPLY TO SHEETS A6.X - A8.X. ALL KEYNOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.

B. SEE A1.X FOR WALL ASSEMBLIES

C. GRIDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR LAYOUT

KEYNOTES - EXTERIOR ELEVATIONS

1 ALIGN
2 METAL FRAMED AWNING W/ TRANSLUCENT INFILL PANEL
3 METAL MECHANICAL SCREEN PT-1
4 METAL PARAPET CAP PT-1
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6 PORTLAND CEMENT PLASTER (STUCCO) SMOOTH FINISH, WHITE
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10 GLAZED STOREFRONT W/ METAL FRAME, PT-1
11 METAL SIDING PANEL PT-1
12 TRASH
13 FUEL STATION CANOPY - BY OTHERS

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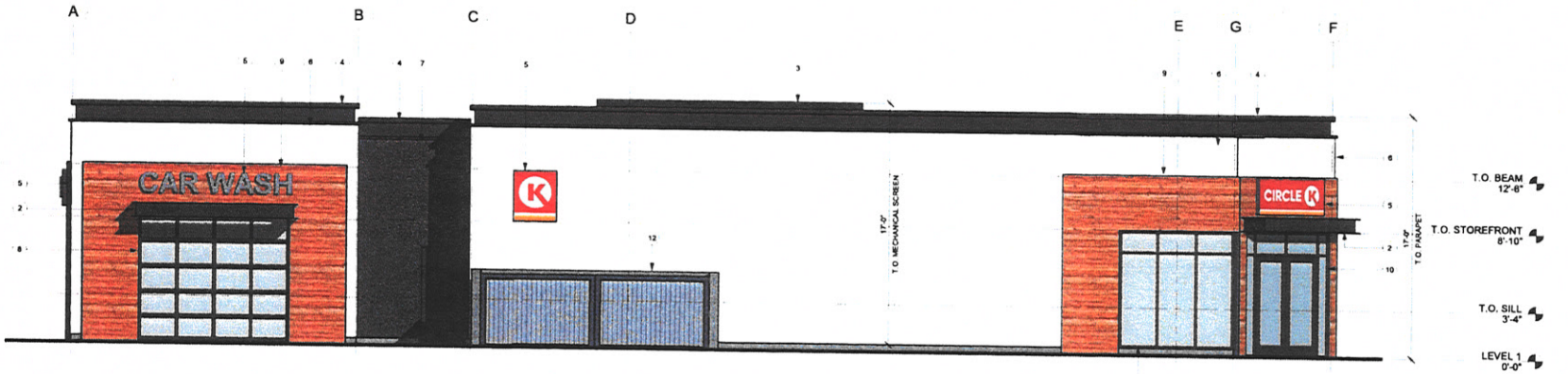

EXT ELEV - WEST (1)
SCALE: 1/4" = 1'-0" (24 X 36)
SCALE: 1/8" = 1'-0" (11 X 17)

CORNER ENTRANCE (3)

EXT ELEV - NORTH (2)
SCALE: 1/4" = 1'-0" (24 X 36)
SCALE: 1/8" = 1'-0" (11 X 17)

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GENERAL NOTES - EXT ELEVATIONS

A. ELEVATION KEYNOTES APPLY TO SHEETS A6.X - A6.X. ALL KEYNOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED

B. SEE A1.X FOR WALL ASSEMBLIES

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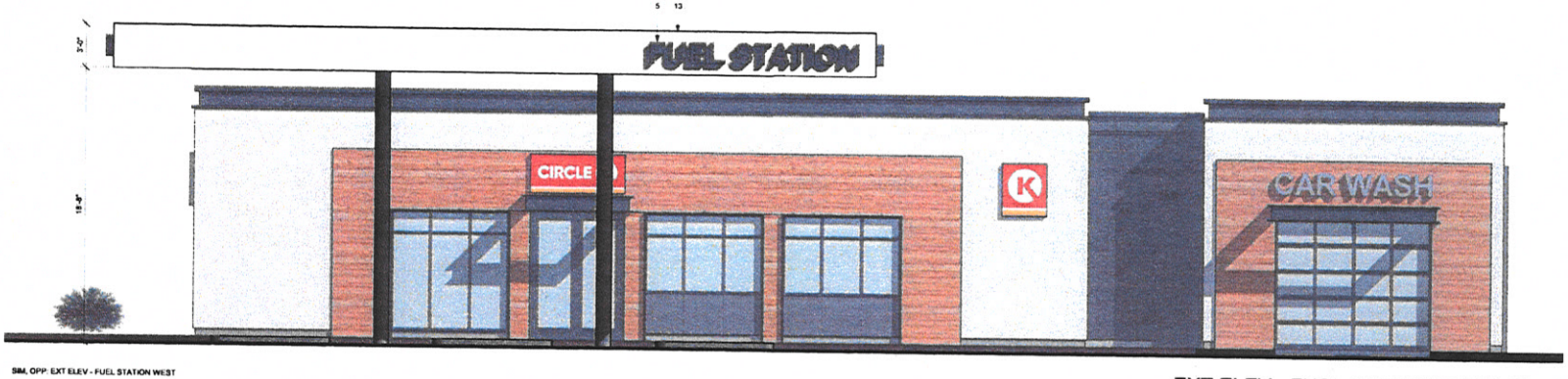
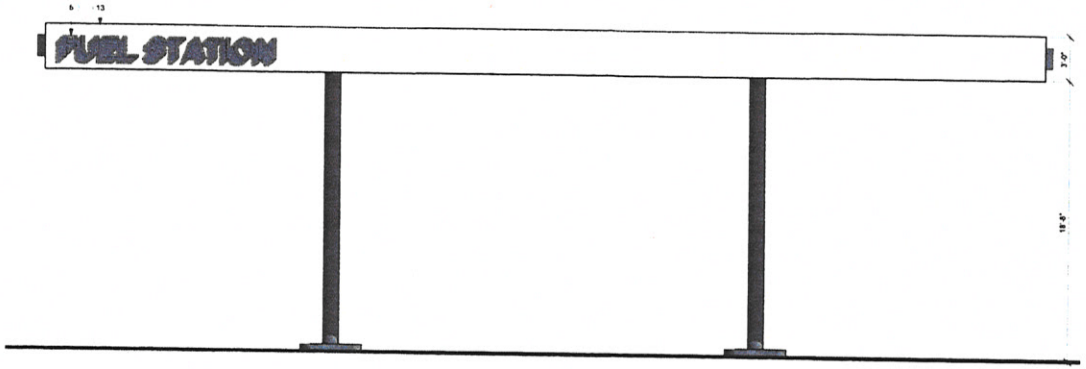


SIM. OPP. EXT ELEV - FUEL STATION WEST

EXT ELEV - FUEL STATION EAST (1)
SCALE: 1/4" = 1'-0" (24 X 36)
SCALE: 1/8" = 1'-0" (11 X 17)



SIM. OPP. EXT ELEV - FUEL STATION NORTH

EXT ELEV - FUEL CANOPY SOUTH (2)
SCALE: 1/4" = 1'-0" (24 X 36)
SCALE: 1/8" = 1'-0" (11 X 17)

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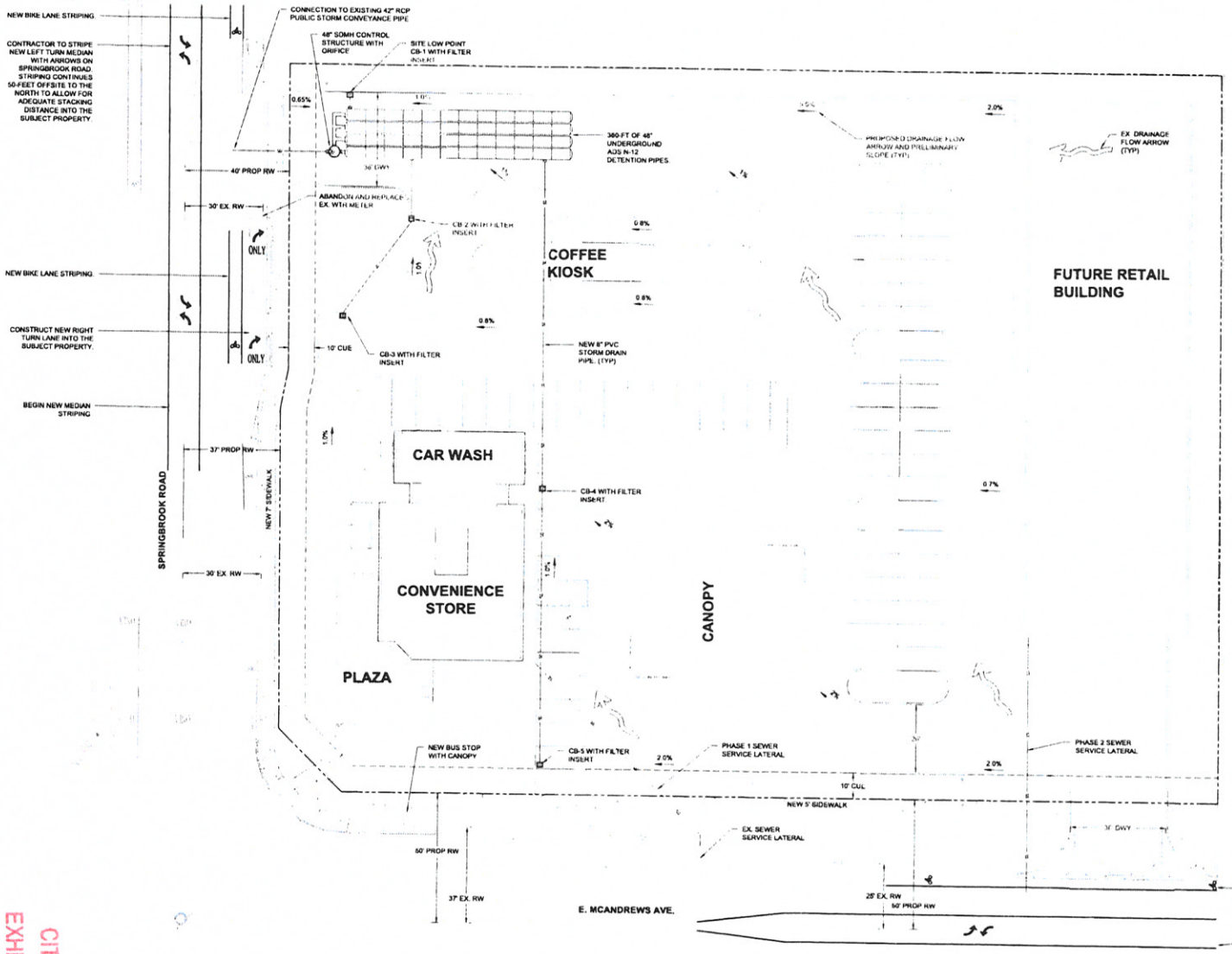

PLAN VIEW - PRELIMINARY DRAINAGE PLAN

SCALE: 1" = 20' - 0" (24x36) 1" = 40' - 0" (11x17)

DETENTION CALCULATIONS

NOTE: A FULL STORMWATER MANAGEMENT REPORT WITH CALCULATIONS AND O&M MANUAL SHALL BE SUBMITTED DURING PREPARATION OF THE PROJECT CONSTRUCTION DOCUMENTS FOLLOWING PLANNING APPROVAL

EX. DRAINAGE BASIN AREA:	2.26 ACRES
EXISTING CN:	80
EXISTING Tc:	13.0 MIN.
EXISTING RUNOFF (10 YR):	0.54 CFS
POST DEVELOPED BASIN AREA:	2.26 ACRES
POST DEVELOPED CN:	98
POST DEVELOPED Tc:	5 MIN
POST DEVELOPED RUNOFF:	0.53 CFS
DETENTION:	
STORAGE VOLUME REQUIRED:	4,525 CF
ORIFICE SIZE REQUIREMENT:	3-3/8"
PRELIMINARY PIPE SIZES:	90' x 48" x 4 BARRELS

TREATMENT CALCULATIONS

PROPOSED PROPRIETARY TREATMENT METHODS:

FOR CB'S 1-5, A CATCH BASIN FILTER INSERT SHALL BE UTILIZED FOR WATER QUALITY TREATMENT.

FILTER SPECIFICATION: MEDIUM SQUARE (24"x24") FLEXSTORM PURE PC+ FILTER WITH HYDROCARBON SKIMMER POUCH

UTILITY STATEMENT

EXISTING UNDERGROUND UTILITIES ILLUSTRATED IN THESE PLANS ARE APPROXIMATED BASED ON MAPS OBTAINED FROM THE CITY OF MEDFORD PUBLIC WORKS, OR HAVE BEEN LOCATED BY A UTILITY LOCATE COMPANY. LAYOUT INDICATED IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. ALL LINES WITHIN PROJECTED WORK ZONE SHALL BE FIELD VERIFIED AS REQUIRED PRIOR TO CONSTRUCTION.

PRELIM. GRADING NOTES

1. DEQ 1200-C PERMIT IS REQUIRED.
2. UNLESS DIRECTED OTHERWISE, REMOVE CLEARED AND GRUBBED MATERIAL FROM THE SITE AND DISPOSE AT AN APPROVED LOCATION.
3. PRIOR TO THE START OF CONSTRUCTION, VERIFY GRADES AT SAWCUT LOCATIONS AND MATCHING OF EXISTING GRADE LOCATIONS.
4. MINIMIZE TRAFFIC ON SOIL AREAS DURING WET WEATHER. IF THE SITE SOILS ARE EXPOSED DURING WET WEATHER, THE USE OF CRUSHED ROCK PLACED AS ENGINEERED FILL IN THE BOTTOM OF THE EXCAVATIONS MAY BE NECESSARY TO PROTECT THE SUBGRADE. TAKE ALL PRECAUTIONS TO LIMIT SURFACE DISTURBANCE AND PROTECT THE SITE GRADING AREA FROM EROSION AND RUNOFF.
5. UNLESS OTHERWISE NOTED, THE SAMPLING AND TESTING OF MATERIALS FOR USE ON THE JOBSITE SHALL BE AT THE EXPENSE OF THE CONTRACTOR. ALL TESTING OF MATERIALS AND WORKMANSHIP SHALL BE PERFORMED BY A CERTIFIED TESTER. RESULTS OF THE TESTS SHALL BE SENT DIRECTLY TO THE PROJECT ENGINEER AS WELL AS THE CONTRACTOR, BY THE LABORATORY. LOCATION AND FREQUENCY OF TESTS SHALL BE DESIGNATED BY THE GENERAL CONTRACTOR.
6. ALL CUT AND FILL SLOPES SHALL BE MAXIMUM OF 2:1

GENERAL NOTES

1. SEE ARCHITECTURAL SITE PLAN FOR COVERAGE CALCULATIONS, LANDSCAPING, PARKING CALCULATIONS, AND OTHER SITE ELEMENTS NOT SHOWN ON THIS PLAN.
2. TOPOGRAPHIC LAND SURVEY WAS COMPLETED BY L.J. FRIAR & ASSOCIATES, P.C. SURVEY ELEMENTS SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. CONTACT L.J. FRIAR & ASSOCIATES FOR A SIGNED SURVEY MAP OR FOR QUESTIONS REGARDING EXISTING CONDITIONS.
3. RIGHT OF WAY DEDICATIONS REQUIRED, AS SHOWN.
4. FRONTAGE IMPROVEMENTS REQUIRED, AS SHOWN.

POWELL engineering + consulting
221 N. Central Ave., PMB 221
Medford, OR 97501
541.613.0723 phone
www.powellengineeringconsulting.com

REGISTERED PROFESSIONAL ENGINEER 56425PE OREGON EXPIRES: 12/31/20

VERIFY SCALES

DOUBLE R PRODUCTS
SITE DEVELOPMENT
MAP 37-1W-20-AB, TAX LOT 3500
SPRINGBROOK RD & E. MCANDREWS, MEDFORD, OR

NO	REVISION DESCRIPTION	DATE

DRAWN BY: TDP
DESIGNED BY: TDP
ISSUE DATE: 03-27-19
DRAWING TITLE: PRELIM. DRAINAGE PLAN
JOB NO: 18-011
SHEET NO: C1.0

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APR 03 2019
PLANNING DEPT.

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CITY OF MEDFORD
EXHIBIT # E
File # AC-19-028

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT
CAR COL	Carpinus betulus 'Columnaris' / Columnar European Hornbeam	2" caliper
GYM KEN	Gymnocladus dioica / Kentucky Coffee Tree	2" caliper
NYS SYL	Nyssa sylvatica / Sour Gum	2" caliper
PAR PER	Parrotia persica / Persian Parrotia	2" caliper
PIN THU	Pinus thunbergii 'Thunderhead' / Thunderhead Scotch Pine	15 gal
PRU CHA	Prunus caroliyana 'Chanticleer' / Chanticleer Pear	2" caliper
STY JAP	Styrax japonicus / Japanese Snowbell	2" caliper
TIL SIL	Tilia tomentosa / Silver Linden	2" caliper

GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME
	ARC MAS	Arctostaphylos uva-ursi 'Massachusetts' / Massachu
	GEN PIL	Genista pilosa 'Vancouver Gold' / Vancouver Gold B
	RUB RCA	Rubus pentalobus / Creeping Raspberry

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT
ABE GRA	Abelia x grandiflora / Glossy Abelia	5 gal
ARC HOW	Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Manzanita	5 gal
BOU BLO	Bouteloua gracilis 'Blonde Ambition' / Blue Grama	1 gal
CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal
CHA GRA	Chamaecyparis obtusa 'Gracilis' / Slender Hinoki Cypress	5 gal
HEM ORO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal
ILE INK	Ilex glabra 'Compacta' / Compact Inkberry	2 gal
JUN SKY	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	5 gal
LAV HID	Lavandula angustifolia 'Hidcote' / Hidcote Lavender	1 gal
LAV STO	Lavandula stoechas / Spanish Lavender	2 gal
LIG TEX	Ligustrum texanum / Texas Privet	5 gal
NAN MOY	Nandina domestica 'Moyers Red' / Moyers Red Heavenly Bamboo	5 gal
PHY DIA	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	5 gal
PRU OTT	Prunus laurocerasus 'Otto Luyken' / Luykens Laurel	2 gal
PRU SCH	Prunus laurocerasus 'Schipkaensis' / Schipka Laurel	2 gal
RHA EVE	Rhamnus californica 'Eve Case' / California Coffeeberry	5 gal
RHA COL	Rhamnus frangula 'Columnaris' / Alder Buckthorn	5 gal
RHA DWA	Rhaphiolepis umbellata 'Minor' / Dwarf Yedda Hawthorne Standard	5 gal
ROS FLW	Rosa x 'Flower Carpet Red' / Rose	2 gal
SPI MAG	Spiraea japonica 'Magic Carpet' / Magic Carpet Spirea	2 gal
THU FAS	Thuja occidentalis 'Fastigiata' / Pyramidal Arborvitae	5 gal
VIB MAR	Viburnum plicatum 'Mariesii' / Mariesii Doubletier Viburnum	5 gal

LANDSCAPE NOTES

1. The irrigation system shall be automatic and have a top loading double check valve installed at the Irrigation Point of Connection. The system shall provide irrigation to 100% of the public and community landscaped area.
2. 1½"-3/4" bark mulch shall be applied in all shrub planting areas to a depth of 3 inches. Prior to placing bark pre-emergent herbicide shall be applied to all planting areas.
3. Imported Topsoil Mix. Minimum of 18" depth of Topsoil Mix will be imported to the site and applied in all shrub areas.
4. Per the City of Medford code 10.780 G 10 a "Soil Volume" each new tree will have a minimum cubic feet of soil volume for each sq. ft. of tree canopy at the anticipated mature canopy. Structural Soil will be used in parking areas where topsoil volume is not sufficient.
5. Finish topsoil grades at paved surfaces shall be 2" below top of paving. Parking islands shall be slightly crowned to match height of adjacent curbs.
6. **Soil Quality Restoration/Preparation procedures as outlined in Section 10.780 (G) (a) -**
   a. ***Required Organic Content:***
      Mature compost, as defined herein, shall be added to the soil of landscaping areas at a rate of three cubic yards of compost per 1,000 square feet of landscaping area to be planted. This requirement is not applicable in the following circumstances:
      1. *In areas fully secured by fencing for the purpose of protecting undisturbed soil from damage and compaction during construction.*
      2. *In stormwater quality and detention facilities sized and in accordance with the current adopted version of the Rogue Valley Stormwater Quality Design Manual.*
      3. *In landscaped areas where a soil test demonstrates an organic content of at least three percent based upon core samples taken at one test per 20,000 square feet, with a minimum of three samples per test. Samples shall be taken at least 40 feet apart to a depth of six (6) inches following completion of rough grading.*
   b. ***Required Soil Preparation Procedures:***
      1. *Assure that soil is suitably dry before beginning.*
      2. *Spread desired topsoil. (Optional)*
      3. *Open/rip soil to a depth of eight (8) inches.*
      4. *Assure organic content as required by Subsection 10.780 G (6)a.*
      5. *Cultivate soil and amendment(s) to a depth of four (4) to six (6) inches.*

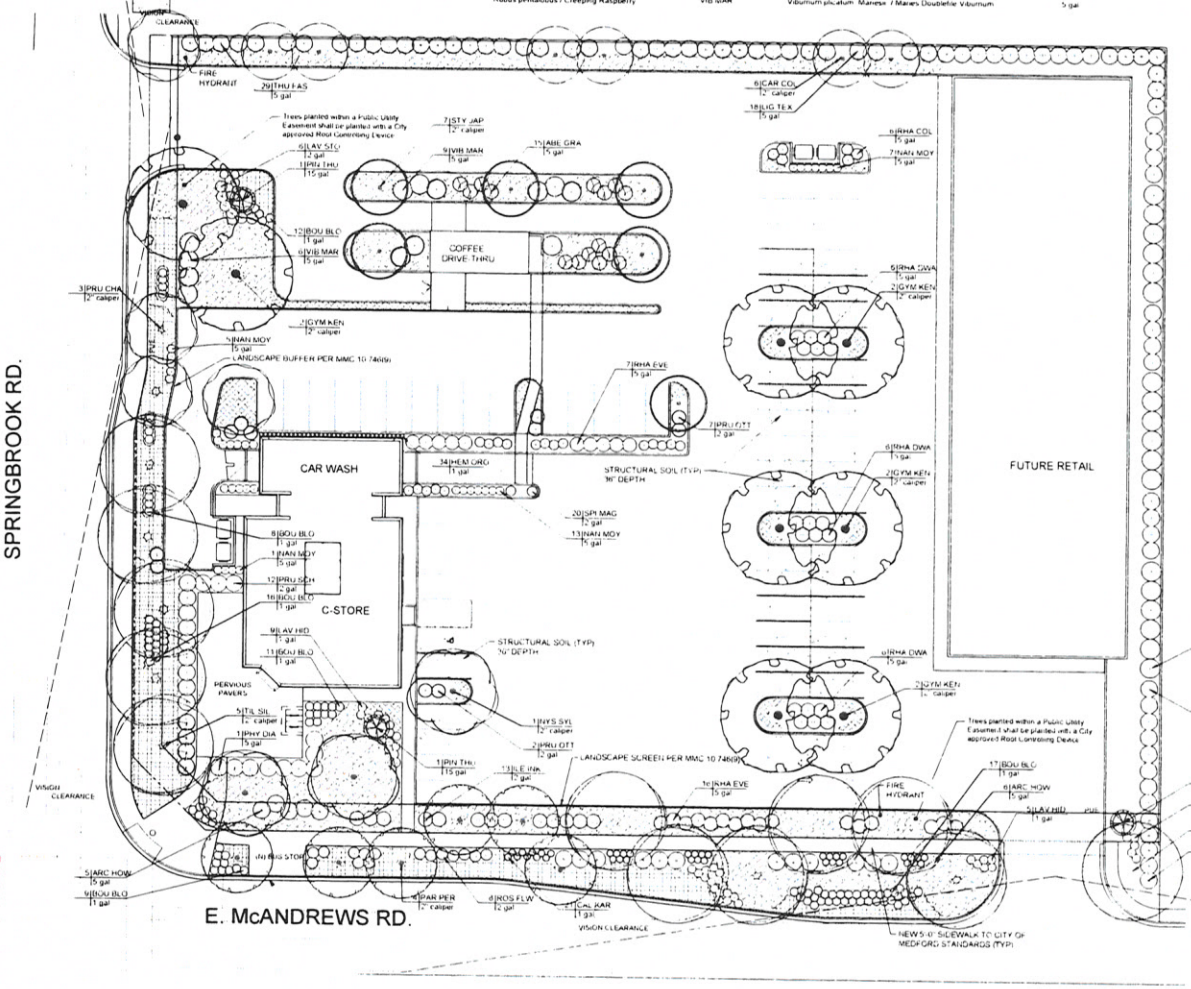
PLANT MATERIAL AND INSTALLATION

1. All plant material shall be number 1 grade stock and typical of their species and variety. They shall have been developed to another, be densely foliated when in leaf, and have a well-developed root system. Submit to Owner's Representative certification of confirmed plant order prior to shipment of plant material. Submit substitution requests to Landscape Architect. Botanical names take precedence over common names.
2. The numerical plant quantities shown on the drawing are for the Contractor's convenience only. The Contractor is responsible for the quantity of plant material as in graphically shown. Quantities and sizes of plants shall not be altered without written permission from the Owner's Representative.
3. Shrub and tree fertilizer shall be a complete slow release fertilizer with a nitrogen content between 10 and 15, a phosphorous content between 8 and 13, and a potassium content between 8 and 13. Pre-emergent herbicide shall be applied at the manufacturer's recommended rate in all shrub planting areas.
4. Each plant shall receive Mycorrhizal innoculant of the root ball as "Endo Plus" which is available at Mycorrhizal Applications, Inc. (541) 476-3863. Apply at manufacturer's recommended rates.
5. Planting holes shall be twice as wide as rootball size and as deep as the rootball. Set plants with top of rootball no lower than finish grade after planted. Do not pull burlap from under plants, but cut twine and loosen burlap from around top of earth.
6. All public street trees within 3' of public impervious surface shall have "linear" tree root control barriers installed per city standard. Trees planted within a PUD shall be planted in a City approved Root Controlling Device.

PLANT MATERIAL WARRANTY

1. All plant material and workmanship shall be warranted for one year (12 months) from the date of project final acceptance.
2. Plant materials under warranty shall be in healthy condition at the end of the warranty period. Any dead or dying plant material within that warranty period shall be replaced by plants of the same species and size.
3. The Contractor shall not be responsible for any plant material damaged by vandalism or theft during the warranty period.

TOTAL LANDSCAPE AREA	28,947 sq. ft.
PARKING PLANTERS AREA	7,198 sq. ft.
PERCENTAGE OF HIGH WATER USAGE AREA	0%



NORTH
SCALE: 1"=20'-0"
0 20' 40'

galbreath

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kistler + small + white
66 WATER STREET
SUITE 101
ASHLAND, OR
97520
TEL 541 488 8200

PRELIMINARY

THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION BIDDING RECORDATION CONVEYANCE ISSUANCE OF A PERMIT

SPAC

REGISTERED LANDSCAPE ARCHITECT
254
John L. Galbreath
OREGON
06/07/99

CIRCLE K
MINI STORE AND CAR WASH
1380 SPRINGBROOK RD. MEDFORD, OREGON 97504

REVISIONS

LANDSCAPE PLAN

PROJECT NO 18-026
ISSUE DATE 03.27.19
SHEET L1

BLOCK L Store Model

CITY OF MEDFORD
EXHIBIT # F
File # AC-19-028

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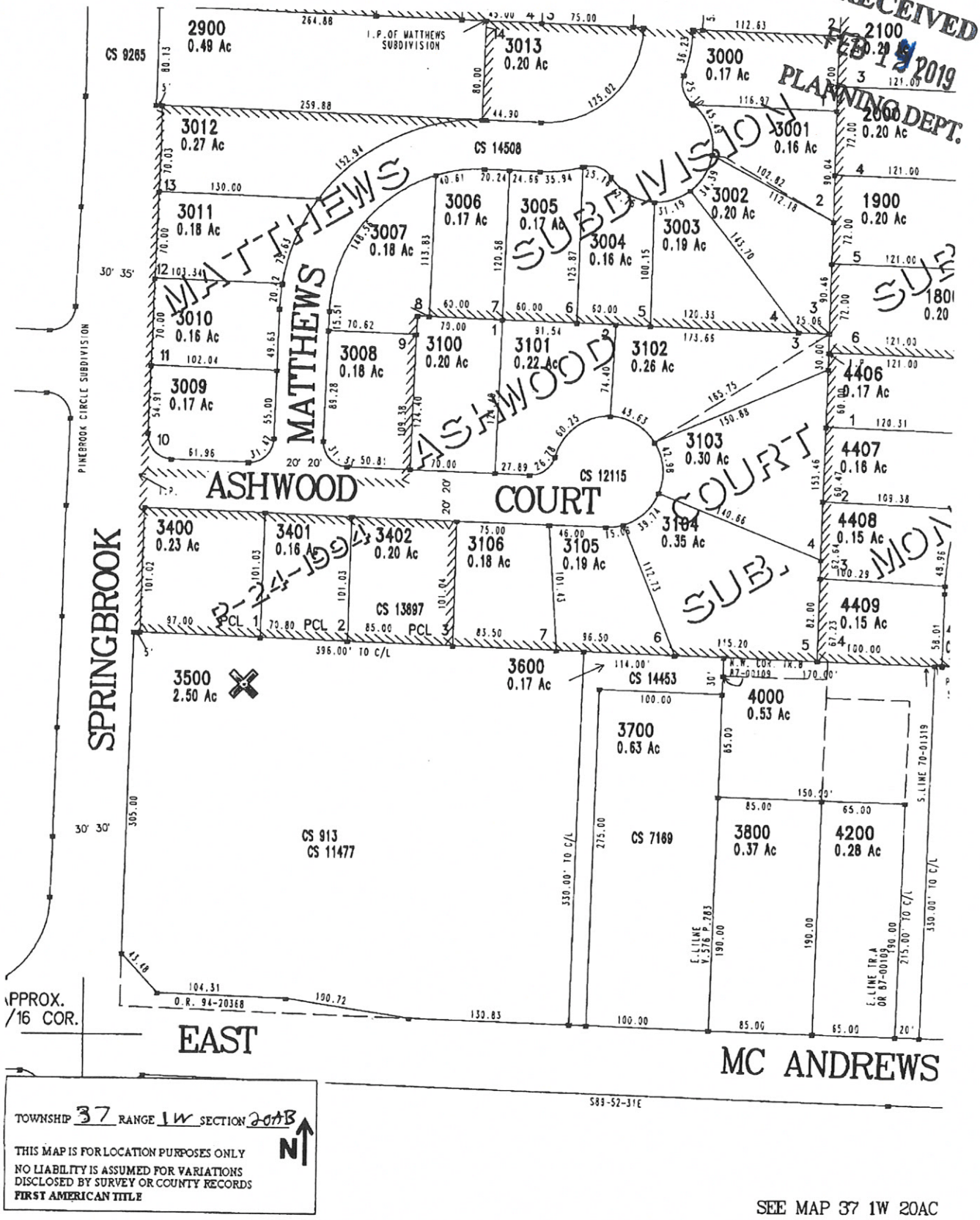

SEE MAP 37 1W 20AC

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Exhibit "A"

Real property in the County of Jackson, State of Oregon, described as follows:

THE WEST 3 ACRES OF THE FOLLOWING DESCRIBED TRACT OF LAND TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20 TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, AND RUNNING THENCE EAST 10 CHAINS; THENCE NORTH 5 CHAINS; THENCE WEST 10 CHAINS; THENCE SOUTH 5 CHAINS TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF MEDFORD AS DESCRIBED IN WARRANTY DEED RECORDED MAY 31, 1994 AS DOCUMENT NO. 94-20368.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

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EXHIBIT # 4
File # AC-19-028

10

66 Water St, Ste 101
Ashland, OR
97520

kistlersmallwhite.com
email@kistlersmallwhite.com
541 488 8200

kistler+small+white
architects

March 11, 2019

City of Medford
Planning Department
Lausmann Annex
200 South Ivy Street
Medford, OR 97501

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Re: Springbrook Development
Site Plan and Architectural Review Application

General Information:

- This project consists of a new +/- 370 square foot coffee kiosk, a +/- 3,300 square foot convenience store, a +/- 1,304 square foot carwash and gas pumps located on the lot bounded by Springbrook Road and East McAndrews Road.
- Zoning: C-C, Community Commercial
- Map + Tax Lot: 37 1W 20AB, T.L. 3500
- Address: 1380 Springbrook Road
- Site Area: 2.5 acres
- Parking:
  - Front Lot: Proposed (24).
  - Back Lot (future development): Proposed (36).
- Project Consultants:
  - Architect: Kistler Small + White, Architects
  - General Contractor: Double R Products
  - Structural Engineer: Allan Goffe of Ace Engineering, LLC
  - Civil Engineer: Todd Powel of Powell Engineering and Consulting, LLC
  - Landscape Design: TBD
  - Mechanical, Electrical and Plumbing Design: Design/Build by Double R Products

Section 1 - PROJECT NARRATIVE:

This project consists of a new +/- 370 square foot coffee kiosk +/- 3,300 square foot convenience store, a +/- 1,304 square foot carwash and gas pumps located on the lot bounded by Springbrook Road and East McAndrews Road.

The intent for the site is to create a pedestrian friendly neighborhood amenity. To achieve this, the proposed structures front the streets as much as practical while maintaining clear and direct vehicular access to and through the vehicle circulation areas. The convenience store is situated on the corner of the site with a south west exposed, paved sitting area adjacent to, and accessible from, the sidewalks along East McAndrews and Springbrook Roads. It is anticipated that students from the nearby high school and residents from the surrounding area will enjoy the opportunity to sit and enjoy their beverages/food offered by the convenience store.

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Additionally, a significant amount of new landscaping is proposed. This will soften the impact of asphalt pavement and create a transitional buffer between the project and the surrounding roads.

Section II – COMPATIBILITY: CRITERION No. 1

A. Existing uses and developments adjacent to this project site are primarily residential in nature. Developments includes single-family residential tract homes, an assisted living multi-family residential facility, a community park, and a high school.
Architecturally, most of the existing structures adjacent to the project site are finished with painted wood and composite materials. Existing structures in this area vary in age and condition. Development appears to have spanned from the early post-war years through to today.

B. This project strives to be a good neighbor to existing development and fit within the context of its surroundings. The architect's goal is to deliver a design that breaks from the traditional gas station / convenience store typology. Careful attention has been given to site planning to create a development that is easily accessible by pedestrians, cyclists and motorists. By situating the store on the corner of Springbrook and McAndrews, rather than surrounding it with driveways and parking, the store is easily accessed by foot or bike. The scale of the building's form is in line with the 1 to 2 story homes nearby. By limiting the scale of the building's mass, the store is more akin to the compact pre-war neighborhood service station style than to today's prototypical travel center. Unsightly elements including mechanical units and trash facilities will be screened from view by landscaping and or metal screen panels. Proposed materials include smooth Portland Cement Plaster (stucco) infilled with wood-toned lap siding accented with painted metal elements. The lap siding is a nod to the residential architecture found nearby. Its linear form helps reduce the overall mass of the structure, bringing it more inline with the human scale. Accent materials include painted metal panels, glazed storefront with anodized metal frames, and painted metal parapet caps. Metal framed awnings enclosing translucent panels will define building entrances, protect customers from weather, and allow filtered daylight to flow into the building.

C. In recognition of nearby building scales and development types, attention is given to break up large facades and give relief to the building's mass. The simple material palette proposed aims to be refined and subdued yet inviting. In contrast to today's prototypical convenience store model, the front entrances are not embellished with large parapets that extend above the rest of the building's mass. Rather, by taking cues from residential architecture, the building steps down to the front door, creating a more sheltered feel like that created by a front porch. Diagrammatically, the building's overall mass is defined by its stucco shell. This shell then steps down in scale to wood-tone lap siding. The siding defines punched openings in the shell such as doors and windows. To reduce the scale further, a simple metal framed awning is introduced to define the front doors.

D. Situated at the corner of Springbrook Road and E. McAndrews Road, this project is situated to promote trips by foot and by bike. In contrast to the typical convince store

/ gas station typology, the store itself will not be an island surrounded by a sea of asphalt. Rather, parking and vehicle circulation are provided behind the structure and filtered from view at the street. Like corner stores found in historic developments, the convenience store has an entrance facing the street corner. This invites passersby to stop in, gives presence to the street and creates an inviting front door to the development.

E. A paved seating area easily visible and accessible from the sidewalk is provided along Springbrook Road. This invites visitors to rest, gather, and enjoy their beverages/food offered by the convenience store. The goal of this space is to provide an amenity that gives life to the neighborhood by creating an energized presence on the street. Additionally, in collaboration with RVTD, (2) new bus stops are proposed adjacent to this site. Both On stop will be located along Springbrook with the other on McAndrews.

F. Vehicle access to the site will be limited to the farthest corners of the site, furthest away from the intersection of Springbrook and McAndrews. This will enhance the pedestrian experience by moving curb cuts away from the store. Site access for pedestrians occurs at multiple locations throughout the site. A main pedestrian corridor connects the store's southwest entrance to the Springbrook/McAndrews intersection.

G. Currently the site lacks existing trees or significant native vegetation. The proposed plan will introduce numerous trees and native landscaping – improving the site from its current state.

H. Stormwater detention on site will be handled with an underground system, allowing a variety of landscape options above grade.

I. The proposed landscape plan will enhance the building's aesthetics by screening unsightly elements including mechanical equipment, trash facilities and the few unavoidable windowless facades. Ample shrub planting will screen the parking areas. Buffer planting will create a vegetative barrier minimizing any negative impact to neighboring properties. Large canopied trees will mitigate negative solar impact on the building and paved areas. Ground cover and bark mulch will minimize the loss of soil due to erosion while also helping to retain soil moisture.

J. The design team strives to provide a safe and welcoming amenity that meets or exceeds the intent of the code while protecting surrounding development from light pollution. To preserve views of the night sky and avoid glare on adjacent properties, all site lighting will be directed down and designed to not extend beyond the site's property lines.

K. Proposed signage includes illuminated brand logos inline with corporate standards while also complying with City of Medford regulations. Careful attention is given to create a coherent, uniform appearance on each building elevation.

L. Fencing in this project is used very sparingly. A wall will be erected to enclose trash facilities and a 42" tall fence will be installed to further define the paved seating area.

This fence will include the same wood-toned material used on the building's facades to promote a uniform appearance throughout the project. For durability and continued quality appearance, it will be framed with painted metal. To comply with 10.790, a 6-foot concrete or CMU wall will be erected along the north and east property lines. It is envisioned that the wall will be screened with landscaping.

M. The physical location of the convenience store, landscaping, and buffer walls will mitigate on-site sound generation from emitting beyond the site's property lines.

N. The intent for the site is to create a pedestrian friendly neighborhood amenity. To achieve this, the proposed structures front the streets as much as practical while maintaining clear and direct vehicular access to and through the vehicle circulation areas. The convenience store is situated on the corner of the site with a south west exposed, paved sitting area adjacent to, and accessible from, the sidewalks along East McAndrews and Springbrook Roads. It is anticipated that students from the nearby high school and residents from the surrounding area will enjoy the opportunity to sit and enjoy their beverages/food offered by the convenience store. Additionally, a significant amount of new landscaping is proposed. This will soften the impact of asphalt pavement and create a transitional buffer between the project and the surrounding roads.

O. No exceptions or modifications are requested for this project.

P. No petition for relief of landscaping standards is requested for this project.

Attachments: Site Plan and Architectural Review Application Form, Site Plan, Floor Plan, $1,100.00 Check

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Section II – Code Compliance: Criterion No. 2

PROJECT SITE

	PROPOSED	REQUIRED
• Zoning District	C-C	C-C
• Overlay District(s)	Airport Area of Concern	Airport Area of Concern
• Proposed Use	Commercial	Commercial
• Project Site Acreage	2.5 acres	2.5 acres
• Site Acreage (+ right-of-way)	3.06 acres	3.06 acres
• Proposed Density (10.708)	N/A	N/A
• # Dwelling Units	N/A	N/A
• # Employees	10	N/A

STRUCTURES

	EXISTING	PROPOSED
• # Structures	0	3
• Structure Square Footage (10.710-10.721)	0	4,974 SF

SITE DESIGN STANDARDS

	PROPOSED	REQUIRED
• Front Yard Setback (10.710-721)	10'	10'
• Side Yard Setback (10.710-721)	10'	10'
• Side Yard Setback (10.710-721)	0'	0'
• Rear Yard Setback (10.710-721)	0'	0'
• Lot Coverage (10.710-721)	4974, SF	43,560 SF MAX

PARKING

	PROPOSED	REQUIRED
• Regular Vehicular Spaces (10.743)	23	22
• Disable Person Vehicular Spaces (10.746[8])	1	1
• Carpool/Vanpool Spaces (10.809)	1	1
• Total Spaces (10.743)	24	23
• Bicycle Spaces (10.748)	4	3
• Loading Berths (10.742)		Per Planning Dept.

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LANDSCAPING

	PROPOSED	REQUIRED
• Total Landscape Area (square feet)	24,764 SF	
• Total Landscape Area in High Water Use Landscaping (square feet)	0	
• Total Landscape Area in High Water Use Landscaping (percentage)	0%	
• Total % Landscape Coverage	22.74%	
• Required Organic Content (cu.yd.)	74	
• Frontage Landscaping (10.797)		
◦ Street:	Springbrook Road	
◦ Feet:	215	
◦ # Trees:	10	9
◦ # Shrubs:	81	54
◦ Street:	E. McAndrews Road	
◦ Feet:	278	
◦ # Trees:	12	12
◦ # Shrubs:	136	83
• Bufferyard Landscaping (10.790)		
◦ Type:	A	A
◦ Distance (ft):	10 ft	10 ft
◦ # Canopy Trees:	6	
◦ # Shrubs:	94	
◦ Fence/Wall:	6 ft Wall	6 ft Wall
• Parking Area Planter Bays (10.746)		
◦ Type:	Planter Projections	n/a
◦ # Bays:	5	n/a
◦ Area:	1353	n/a
◦ # Trees:	9	n/a
◦ # Shrubs:	30	n/a

STRUCTURE

	PROPOSED
• Materials	Portland Cement Plaster (Stucco) Wood-tone Composite Lap Siding
• Colors	White, Black, Wood-tones

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.

CITY OF MEDFORD
EXHIBIT #
File #

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CITY OF MEDFORD

LD Date: 3/27/2019
File Number: AC-19-028

PUBLIC WORKS DEPARTMENT STAFF REPORT
1380 Springbrook Road (TL 3500)
Circle K Mini-Store/Car Wash and Coffee Kiosk

Project: **Consideration of plans for the construction of a 370 square foot standalone coffee kiosk, a 3,300 square foot convenience store, and a 1,304 square foot car wash and gas pumps on approximately 2.5 acres.**

Location: **Located at 1380 Springbrook Road within the C-C (Community Commercial) zoning district (371W20AB3500).**

Applicant: **Applicant: Double R Products; Agent: KSW Architects; Planner: Steffen Roennfeldt.**

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 vertical building permits. Construction plans for the improvements will need to be approved by the Public Works Engineering Division prior to acceptance of security.
- Items A – D, unless noted otherwise.

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

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

PUBLIC WORKS DEPARTMENT
ENGINEERING & DEVELOPMENT DIVISION
200 S. IVY STREET
MEDFORD, OREGON 97501
www.ci.medford.or.us
TELEPHONE (541) 774-2100
FAX (541) 774-2552

CITY OF MEDFORD
EXHIBIT # K
File # AC-19-028

A. STREETS

1. Dedications

East McAndrews Road classified as a Major Arterial street within the Medford Land Development Code (MLDC), Section 10.428. The Developer shall dedicate for public right-of-way, sufficient width of land along the frontage to comply with the half width of right-of-way, which is 50-feet. **The Developer's surveyor shall verify the amount of additional right-of-way required.**

Springbrook Road is classified as a Major Collector street within the MLDC 10.428. The Developer shall dedicate for public right-of-way, sufficient width of land along the frontage to comply with the half width of right-of-way, which is 37-feet or enough to accommodate a curbtight 7-foot sidewalk, whichever is greater. **The Developer's surveyor shall verify the amount of additional right-of-way required.**

The Developer will receive SSDC (Street System Development Charge) credits for the public right-of-way dedication on **East McAndrews Road and Springbrook Road**, per the methodology established by the MLDC 3.815. **Should the Developer elect to have the value of the land be determined by an appraisal, a letter to that effect must be submitted to the City Engineer within sixty (60) calendar days of the date of the Final Order of the Planning Commission. The City will then select an appraiser, and a cash deposit will be required as stated in Section 3.815.**

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 frontages.

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 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 PUE area.

2. Public Improvements

a. Public Streets

East McAndrews Road – All street section improvements, with the exception of a planter strip and sidewalk, have been completed in close conformance with current standards, including pavement, curb and gutter, and street lights (P974). **No additional public improvements are required, except for sidewalk with planter strip.**

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200 S. IVY STREET
MEDFORD, OREGON 97501
www.ci.medford.or.us
TELEPHONE (541) 774-2100
FAX (541) 774-2552

Springbrook Road – All street section improvements, with the exception of a planter strip and sidewalk, have been completed in close conformance with current standards, including pavement, curb and gutter, and street lights (P878). **No additional public improvements are required, except for sidewalk and as outlined under section A(4), "Transportation System" below. Sidewalk shall be constructed curbtight along the north side of Springbrook Road and shall be 7-feet wide.**

Please Note – A detailed grading plan will be required to address Americans with Disabilities Act (ADA) requirements for all public sidewalks, including crossings at the driveway locations.

b. Street Lights and Signing

No additional street lights or signs are required.

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

c. Pavement Moratoriums

There is no pavement cutting moratorium currently in effect along this frontage to East McAndrews Road or Springbrook Road.

3. Access to Public Street System

The applicant proposes two driveway accesses; one on Springbrook Road at the north end of the development and one on East McAndrews Road at the east end of the development. The alternate access criteria was addressed in the Transportation Impact Analysis (TIA) for ZC-15-126. The TIA showed that allowing the two proposed accesses improves the operations of the intersection of Springbrook Road and East McAndrews Road. Public Works supports the proposed driveway locations as shown on the preliminary site plan.

The applicant shall restripe the center median on East McAndrews Road to provide MUTCD compliant two-way-left-turn markings that provide at least 50 feet of storage for the eastbound left turn into the development driveway.

In accordance with MLDC 10.550, the driveways shall both be built with radius approaches, and have a maximum width of 36-feet.

A cross-access easement shall be required to be granted to tax lot 3600 in accordance with MLDC 10.550, and in a form acceptable to the City of Medford. Site design shall accommodate the future use of such accesses.

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Discretionary:

Both driveways shall be installed, with paved vehicle access to/from any buildings to both driveways, prior to occupancy of the first building in any phase of the development.

The bus pad shown on East McAndrews Road shall be moved west, closer to the intersection, so a bus can pull into the right hand lane and westbound traffic on East McAndrews Road can use the other through lane to pass the bus if the signal is green. At the location shown, the bus would block all westbound traffic because there is only one travel lane.

4. Transportation System

ZC-15-126 was conditioned to provide a southbound left turn lane on Springbrook Road. The applicant shall provide said turn lane prior to occupancy of the first building in any phase of the development. The turn lane shall be marked as a two-way-left-turn and provide at least 50 feet of storage for the southbound left turn into the development driveway.

ZC-15-126 was conditioned to provide a northbound right turn lane on Springbrook Road. The applicant shall provide said turn lane prior to occupancy of the first building in any phase of the development.

5. Section 10.668 Analysis

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

10.668 Limitation of Exactions

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

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

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

1. **Nexus to a legitimate government purpose**
   The purposes for these dedications and improvements are found throughout the Medford Code, the Medford Transportation System Plan, and the Statewide Planning Rule, and supported by sound public policy. Those purposes and policies include, but are not limited

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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.

East McAndrews Road and Springbrook Road:

The additional right-of-way on East McAndrews Road and Springbrook Road will provide the needed width for a future planter strip and sidewalk. East McAndrews Road is a 35 mile per hour facility, which currently carries approximately 9,400 vehicles per day, and Springbrook Road is a 35 mile per hour facility, which currently carries approximately 10,100 vehicles per day. The 10-foot planter strip moves pedestrians a safe distance from the edge of the roadway. East McAndrews Road and Springbrook Road will be a primary routes for pedestrians traveling to and from this development. The development shall construct approximately 600 linear feet of sidewalk along the frontage of the property. All developments in Medford are required to construct frontage sidewalk.

The City assesses System Development Charges (SDCs) to help pay for acquisition of right-of-way and construction of additional Arterial & Collector Street capacity required as a result of new development. Because a mechanism exists in the form of SDC credit for right-of-way dedication and street improvements in accordance with Medford Municipal Code (MMC) 3.815 and other applicable parts of the Code, to fairly compensate the applicant, the conditions of MLDC, Section 10.668 are satisfied.

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

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system that meets the needs for urban level services.

B. SANITARY SEWERS

Developer shall comply with the sanitary sewer conditions of ZC-15-126.

The proposed development is situated within the Medford sewer service area. The Developer shall provide one separate individual service lateral to the site or ensure that the site is served by an individual service lateral. All unused laterals adjacent and stubbed to the development shall be capped at the main.

C. STORM DRAINAGE

1. Drainage Plan

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

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

A Site/Utility Plan shall be submitted with the building permit application to show the location of 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 approva1. Grading on this development shall not block drainage from an adjacent property or concentrate drainage onto an adjacent property without an easement. The Developer shall be responsible that the final grading of the development shall be in compliance with the approved grading plan.

3. Detention and Water Quality

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

4. Certification

Upon completion of the project, and prior to certificate of occupancy of the building, the Developer's design engineer shall certify that the construction of the stormwater quality and

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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. Construction and Inspection

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

2. Site Improvements

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

3. System Development Charges (SDC)

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

Prepared by: Jodi K Cope
Reviewed by: Doug Burroughs

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SUMMARY CONDITIONS OF APPROVAL

1380 Springbrook Road (TL 3500)
Circle K Mini-Store/Car Wash and Coffee Kiosk AC-19-028

A. Streets

1. Street Dedications to the Public:

- **East McAndrews Road & Springbrook Road** – Dedicate additional right-of-way, as required.
- Dedicate 10-foot Public Utility Easement (PUE) along the developments respective frontages.

2. Improvements:

Public Streets

- **East McAndrews Road & Springbrook Road** improvements have been completed, aside from 5-foot wide sidewalk and 10-foot planter strip and as outlined under "Transportation System". Sidewalk shall be 7-feet wide, and curbtight along the north side of Springbrook Road.
- Submittal of grading plan to address ADA requirements for public sidewalks.

Lighting and Signing

- No additional street lights are required.

Access to Public Street System

- Public Works supports the proposed driveway locations as shown on the preliminary site plan.
- o Both driveways shall be installed, with paved vehicle access to/from any buildings to both driveways, prior to occupancy of the first building in any phase of the development.
- o The bus pad shown on McAndrews Rd shall be moved west, closer to the intersection.
- Restripe the center median on East McAndrews Road.
- Driveways shall both be built with radius approaches, and have a maximum width of 36-feet.
- A cross-access easement granted to tax lot 3600. Site design shall accommodate the future use of such accesses.

Transportation System

- Comply with Transportation System conditions outlined above.

Other

- There is no pavement moratorium currently in effect on East McAndrews Road or Springbrook Road.

B. Sanitary Sewer:

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

C. Storm Drainage:

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

- = City Code Requirement
- o = Discretionary recommendations/comments

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

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FAX (541) 774-2552

Steffen K. Roennfeldt

From: Roger E. Thom
Sent: Thursday, January 24, 2019 1:42 PM
To: 'Todd Powell'
Cc: matt@kistlersmallwhite.com; Steffen K. Roennfeldt; Butch Price; 'Brandon Price'
Subject: RE: PA-18-177 Double R Springbrook Road Development - Sewer

Todd:
Calcs are acceptable.
Thanks,
Roger

From: Todd Powell [mailto:todd@powellengineeringconsulting.com]
Sent: Thursday, January 24, 2019 11:44 AM
To: Roger E. Thom <Roger.Thom@cityofmedford.org>
Cc: matt@kistlersmallwhite.com; Steffen K. Roennfeldt <Steffen.Roennfeldt@cityofmedford.org>; Butch Price <butch@doublerproducts.com>; 'Brandon Price' <brandon@doublerproducts.com>
Subject: PA-18-177 Double R Springbrook Road Development - Sewer

Hello Roger,

As you know, our Pre-Application for Double R Products Springbrook Road development listed a sewer capacity issue for the downstream sewer system. Hence, our total sewer flows shall not exceed the previous zoning limitation of 12-Units. I have researched the Uniform Plumbing Code and the Oregon Plumbing Specialty Code for information regarding comparative sewage flow for different uses. You had also sent me DEQ's OAR 340-071-0220 TABLE 2 Quantities of Sewer Flow. This table is similar to what I found in the UPC. Both of these are attached.

Below, I have shown my sewer calculations. Note where the data is referenced from. For the car wash, I am using industry standards based on conversations with Istobal, the supplier. Can you please review for concurrence of my methodology and results? I will submit this in signed letter format during our application if acceptable. Thank you.

CITY OF MEDFORD
EXHIBIT # L
File # AC-19-028

ESTIMATED SEWAGE FLOWS
DOUBLE R PRODUCTS - SPRINGBROOK DEVELOPMENT

Proposed Sewage Flow Rates

Proposed Building	Area (SF)	Use	# Employees	# Shifts
Convienent Store	3300	Stores		
Future Retail	12300	Stores		
Coffee Kiosk	360	Restaurant	3	3

GALLONS PER	
GPD	Unit
1	per 10 sq.
1	per 10 sq.
20	per emplo

** data based on 2018 Uniform Plumbing Code Table H 201.1(4) Estimated Waste/Sewage Flow Rates*

Proposed Building	Area (SF)	Gallons Per Car	Water Reuse	Net Gallons per Car	# Cars per hour	Hours per Day	# Cars per Day
Car Wash**	1304	25	5	20	12	8	96

*** data based on converstations with IstoBal Regional Sales Manager*

TOTAL PROPOSED SEWAGE FLOW (GPI

Allowed Sewage Flow Rates

	No. Units	# Bedrooms per Unit	Calculated GPD per Unit	Min. GPD per Unit	**Total GPD**
Dwellings ***	12	3	375	450	**5400**

**** data from OAR 340-071-0220 Table 2 Quantities of Sewage Flow*

TOTAL ALLOWED SEWAGE FLOW (GPD) = 5400

Summary

Allowed Sewage GPD = 5400 > 3660 Proposed Sewage GPD
OK

Todd D. Powell, P.E.
POWELL engineering + consulting
541.613.0723
powellengineeringconsulting.com

MEDFORD WATER COMMISSION

BOARD OF WATER COMMISSIONERS

Staff Memo

TO: Planning Department, City of Medford

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

SUBJECT: AC-19-028

PARCEL ID: 371W20AB TL 3500

PROJECT: Consideration of plans for the construction of a 370 square foot standalone coffee kiosk, a 3,300 square foot convenience store, and a 1,304 square foot car wash and gas pumps on approximately 2.5 acres located at 1380 Springbrook Road within the C-C (Community Commercial) zoning district (371W20AB3500). Applicant: Double R Products; Agent: KSW Architects; Planner: Steffen Roennfeldt.

DATE: March 27, 2019

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

CONDITIONS

1. The water facility planning/design/construction process will be done in accordance with the Medford Water Commission (MWC) "Regulations Governing Water Service" and "Standards For Water Facilities/Fire Protection Systems/Backflow Prevention Devices."

2. All parcels/lots of proposed property divisions will be required to have metered water service prior to recordation of final map, unless otherwise arranged with MWC.

3. The existing ¾-inch water meter located along the east side of Springbrook Road is required to be abandoned. (See Comment 4 below).

4. Installation of "new" water meter(s) is required for the proposed Coffee Kiosk, and the proposed Car Wash and Convenience store. The applicants civil engineer shall coordinate with MWC engineering department for approved water meter locations for the Coffee Kiosk, Car Wash, and Convenience Store.

5. Applicant shall coordinate with Medford Fire Department and Medford Water Commission for approved fire hydrant locations.

COMMENTS

1. Off-site water line installation is not required.

2. On-site water facility construction is not required if Medford Fire Department does not require "on-site" fire hydrants.

Continued to Next Page

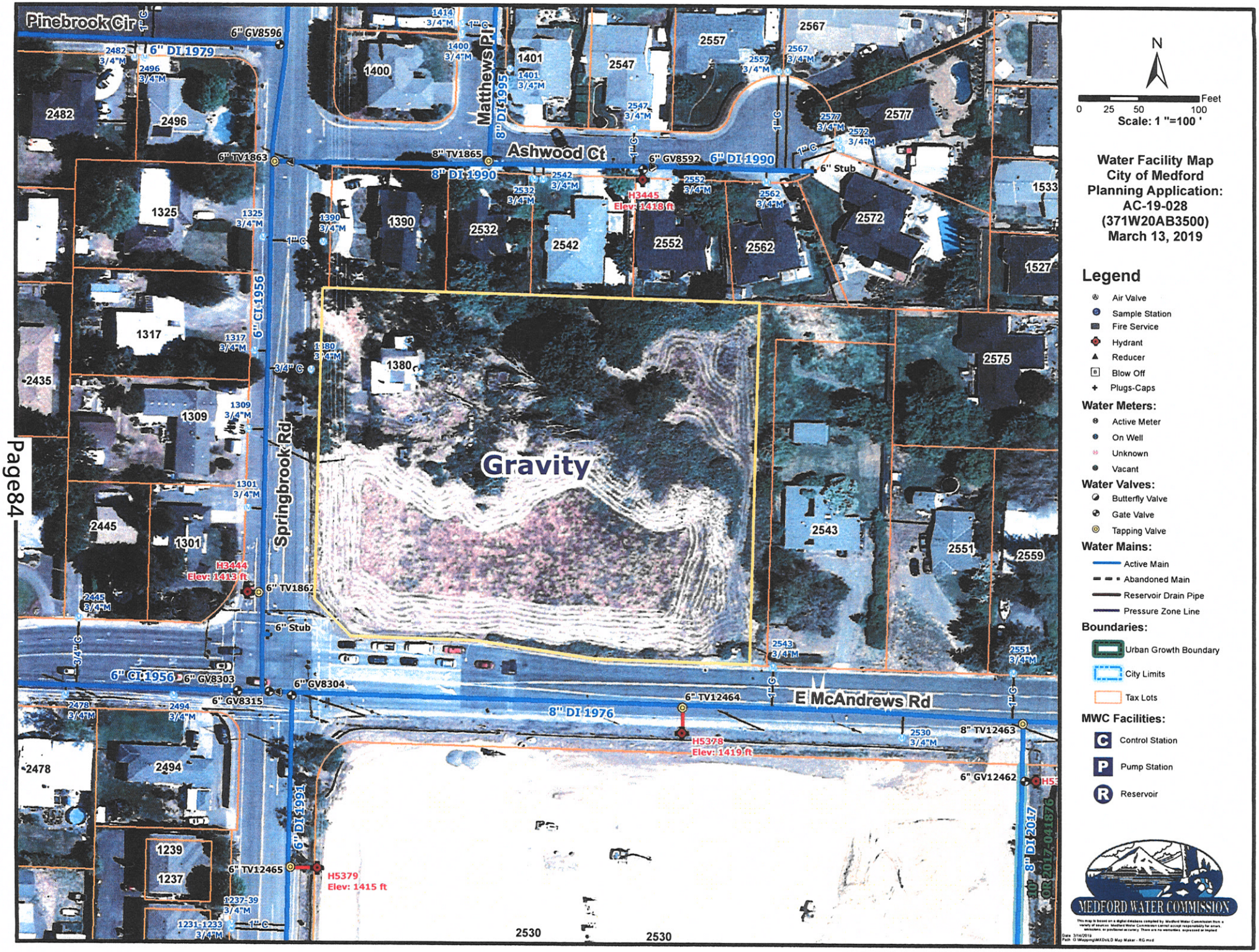
CITY OF MEDFORD
EXHIBIT # M
File # AC-19-028

Continued from Previous Page

3. Static water pressure at this site is approximately 75 psi, pressure reducing valves (PRV's) are not required.

4. The existing ¾-inch water meter located along the east side of Springbrook Road that once served the old "on-site" house at 1380 Springbrook Road is required to be abandoned. Due to the required right-of-way dedication on the east side of Springbrook Road; the existing water service line and meter box will be unable to serve the proposed Coffee Kiosk as the existing copper service line would require the installation of a "splice" to extend the line. MWC no longer allows "splicing" of water service lines as it creates a potential leak under the roadway. (See Condition 4 above)

5. Access to MWC water lines is available. There is an existing 6-inch water line on west side of Springbrook Road, along with an 8-inch water line on the south side of E McAndrews Road.



Page84

N

0 25 50 100 Feet

Scale: 1 "=100 '

Water Facility Map
City of Medford
Planning Application:
AC-19-028
(371W20AB3500)
March 13, 2019

Legend

- Air Valve
- Sample Station
- Fire Service
- Hydrant
- Reducer
- Blow Off
- Plugs-Caps

Water Meters:

- Active Meter
- On Well
- Unknown
- Vacant

Water Valves:

- Butterfly Valve
- Gate Valve
- Tapping Valve

Water Mains:

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

Boundaries:

- Urban Growth Boundary
- City Limits
- Tax Lots

MWC Facilities:

- C Control Station
- P Pump Station
- R Reservoir

MEDFORD WATER COMMISSION

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

Date: 3/14/2019
Path: G:\Mapping\MXD\LD Map Maker - RG.mxd

Memo

To: Planner, Steffen Roennfeldt

From: Chad Wiltrout, Building Department (541) 774-2363

CC: Applicant: Double R Products; Agent: KSW Architects

Date: March 27, 2019

Re: March 27, 2019 LDC Meeting: AC-19-028

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. *The proposed building and site shall comply with all of the applicable ADA requirements scoped from the 2014 OSSC and ANSI A117.1*

6. *The building and building appurtenances shall be designed by an Oregon licensed design professional in accordance with 107.1 and 107.3.4 OSSC.*

7. *A code analysis providing the Fire Life Safety provisions of the code for the proposed applications such as occupant loading, construction type, occupancy group, mixed use requirements,* fire protection systems, means of egress plan, fire separation distances etc… will be required.

CITY OF MEDFORD
EXHIBIT # J
File # AC-19-028

8. A geotechnical engineer shall provide a design for soils at building locations pursuant to 1803 of the Oregon Structural Specialty Code.

9. Com-check forms are required for interior and exterior lighting, exterior envelope, mechanical equipment and water heating equipment to show energy compliance with the 2014 OEESC.

10. Special inspections will be required for this project based on the type of construction and construction methods based on chapter 17 of the OSSC.

11. The applicable code requirements for fuel dispensing facilities shall also comply with appendix "N" and appendix "D" of the 2014 OSSC and OMSC.

Medford Fire-Rescue Land Development Report

Review/Project Information

Reviewed By: Kleinberg, Greg

Review Date: 3/25/2019
Meeting Date: 3/27/2019

LD File #: AC19028

Planner: Steffen Roennfeldt

Applicant: Double R Products

Project Location: 1380 Springbrook Road within the C-C (Community Commercial) zoning district

ProjectDescription: Consideration of plans for the construction of a 370 square foot standalone coffee kiosk, a 3,300 square foot convenience store, and a 1,304 square foot car wash and gas pumps on approximately 2.5 acres located

Specific Development Requirements for Access & Water Supply

Conditions

Reference	Comments	Description
OFC 508.5	Three (3) fire hydrants will be required for this site design: One fire hydrant near each driveway entrance and one fire hydrant near the island across from the northwest corner of the future retail building (Note: The fire hydrant near the island across from the northwest corner of the future retail building will not be required if the future retail building is protected throughout with a fire sprinkler system).	Fire hydrants with reflectors will be required for this project. 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-Rescue for review and approval prior to construction. Submittal shall include a copy of this review (OFC 501.3).
OFC 503.4	Curbs shall be painted red and stenciled along the fire lanes.	Fire apparatus access roads 20-26' wide shall be posted on both sides as a fire lane. Fire apparatus access roads more than 26' to 32' wide shall be posted on one side as a fire lane (OFC D103.6.1). Where parking is prohibited for fire department vehicle access purposes, NO PARKING-FIRE LANE signs shall be spaced at minimum 50' intervals along the fire lane (minimum 75' intervals in 1 & 2 family residential areas) and at fire department designated turn-around's. The signs shall have red letters on a white background stating "NO PARKING-FIRE LANE" (See handout). For privately owned properties, posting/marking of fire lanes may be accomplished by any of the following alternatives to the above requirement (consult with the Fire Department for the best option): Alternative #1: Curbs shall be painted red along the entire distance of the fire department access. Minimum 4" white letters stating "NO PARKING-FIRE LANE" shall be stenciled on the curb at 25-foot intervals. Alternative #2:

CITY OF MEDFORD
EXHIBIT # 5
AC-19-028

		entire distance of the fire department access. The stripes shall be at least 6" wide, be a minimum 24" apart, be placed at a minimum 30-60 degree angle to the perimeter stripes, and run parallel to each other. Letters stating "NO PARKING-FIRE LANE" shall be stenciled on the asphalt at 25-foot intervals. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths (20' wide) and clearances (13' 6" vertical) shall be maintained at all times (OFC 503.4; ORS 98.810-12). This restriction shall be recorded on the property deed as a requirement for future construction. A brochure is available on our website at: http://www.ci.medford.or.us/Files/Fire%20Lane%20Brochure.pdf
Other	Flammable liquid tank fire code construction permits shall be obtained prior to installing the underground fuel tanks.	.

Construction General Information/Requirements

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

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

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

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

Rogue Valley Transportation District

From the Desk of Sean Eisma, Planning Technician
3200 Crater Lake Avenue • Medford, Oregon 97504-9075
Phone (541) 608-2421 • *Fax* (541) 773-2877
Visit our website at: www.rvtd.org

TO: Steffen Roenfeldt
FROM: Sean Eisma
DATE: March 27, 2019
RE: PA-18-177 (1380 Springbrook Road)

Rogue Valley Transportation submits the following updated comments:

> Updated: 03-27-19
> Rogue Valley Transportation no long seeks a passenger waiting area on the frontage of Springbrook Road. This stop will be relocated south of McAndrew's Road. We still desire the waiting area along the frontage of McAndrews Road as per the comments below.

The McAndrews Road crosstown route will be a major connector to routes traveling to White City, Central Point, West Medford, and Jacksonville. Based on the anticipated ridership numbers, RVTD requests ~~2~~ 1 passenger waiting area, measuring 8' X 18' each, to accommodate a passenger shelter; one along the south frontage of lot 1~~, and one centered along the western frontage of lot 1~~. The stop location will need to be placed behind the sidewalk. The location will include the install of a bus shelter, and trash receptacle.

RVTD would like to work with the property owner to get an easement for the private property needed to accommodate the request.

Thank you for this opportunity to comment. Please do not hesitate to contact me with questions.

Sincerely,

Sean Eisma

CITY OF MEDFORD
EXHIBIT # P
File # AC-19-028

City of Medford

Planning Department

Working with the community to shape a vibrant and exceptional city

MEMORANDUM

Subject	Legal Description
File no.	AC-19-028
To	Jon Proud, Engineering
From	Steffen Roennfeldt, Planning Department
Date	March 13, 2019

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

1. AC-19-028
   Applicant: Double R Products
   Agent: Kistler Small + White

Steffen, the description matches the subject area depicted on the vicinity map.
Thanks, Jon 3/21/19

cp

Attachments:

Vicinity Map, Legal description

CITY OF MEDFORD
EXHIBIT # Q
File # AC-19-028

RECEIVED
FEB 12 2019
PLANNING DEPT.

Exhibit "A"

Real property in the County of Jackson, State of Oregon, described as follows:

THE WEST 3 ACRES OF THE FOLLOWING DESCRIBED TRACT OF LAND TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20 TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, AND RUNNING THENCE EAST 10 CHAINS; THENCE NORTH 5 CHAINS; THENCE WEST 10 CHAINS; THENCE SOUTH 5 CHAINS TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF MEDFORD AS DESCRIBED IN WARRANTY DEED RECORDED MAY 31, 1994 AS DOCUMENT NO. 94-20368.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

CITY OF MEDFORD
EXHIBIT #
File # AC-19-028

1C

City of Medford

Planning Department

Vicinity Map

File Number:

AC-19-028

Project Name:

Circle K Mini Store & Car Wash

Map/Taxlot:

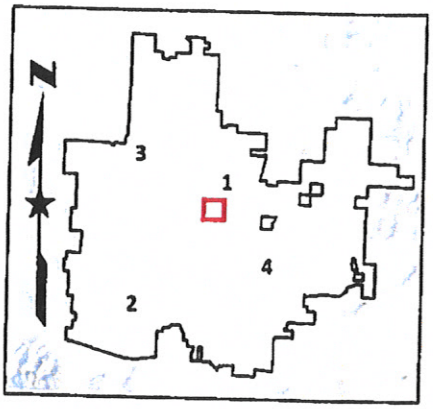
371W20AB TL 3500

0 250 500 Feet

Legend

- Subject Area
- Zoning Districts
- Tax Lots

02/13/2019



L-59018 94-20368

EXHIBIT A

Commencing at the southwest corner of the Northwest Quarter of the Northeast Quarter of Section 20, Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon, thence along the centerline of East McAndrews Road as shown on the official plat of Mesa Verde Estates Subdivision, now of record, Jackson County, Oregon, South 89°53'30" East, 265.08 feet, thence North 00°06'30" East, 25 feet to the northerly right of way line of East McAndrews Road for the point of beginning; thence North 83°02'56" West, 100.72 feet; thence along a line lying 37 feet northerly of and parallel with said centerline of East McAndrews, North 89°53'30" West, 104.31 feet; thence North 45°23'14" West, 43.48 feet to the easterly right of way line of Springbrook Road; thence along said easterly right of way line South 00°05'50" East, 42.48 feet to the northerly right of way line of East McAndrews Road; thence along said northerly right of way line South 89°53'30" East, 235.17 feet to the point of beginning.

(Code 49-1, Account #1-33307-7, Map #37N02DAB, Portion Tax Lot #3500)

SUBJECT TO:

1. The effect of said property, or any part thereof, lying within the Medford Irrigation District, and subject to all water and irrigation rights, easements for ditches and canals, and all regulations of said District, including any and all assessments, liens and charges assessed, and to be assessed.

2. Easement over that portion lying within East McAndrews Road and Springbrook Road. (County Road)

3. Water and mineral rights reserved in United States patent recorded in Volume 13 page 46 of the Deed Records of Jackson County, Oregon.

4. Rights of way for irrigation lateral ditches now laid out or constructed, reserved in deed from the Medford Irrigation District recorded in Volume 258 page 70 of the Deed Records of Jackson County, Oregon.

5. Easement for communication line purposes granted to Pacific Northwest Bell Telephone Company in document recorded February 27, 1989 as No. 89-03939 and re-recorded February 15, 1991 as No. 91-03399 of the Official Records of Jackson County, Oregon.

V 76 P 591
ORIG 50' ROAD

V 480 P 207

Jackson County, Oregon
Recorded
OFFICIAL RECORDS
8:30 MAY 31 1994 AM
KATHLEEN S. BECKETT
CLERK and RECORDER
By [illegible] Deputy

Page93

94-20368 JACKSON COUNTY TITLE DIVISION L-57018
CONTINENTAL LAWYERS TITLE COMPANY
502 W. Main Street (P. O. Box 218) Medford, OR 97501 (503) 779-2811
STREET WIDENING
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ,

MARION ELIZABETH OWENS

hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by

CITY OF MEDFORD

hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of JACKSON , State of Oregon, described as follows to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with Grantees and the heirs of the survivor and their assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, EXCEPT
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

and that Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THE TRUE AND ACTUAL CONSIDERATION paid for this transfer, stated in terms of dollars is $ 7,405.75

WHERE THE CONTEXT SO REQUIRES, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to individuals and to corporations.

IN WITNESS WHEREOF, the grantor has executed this instrument this 27th day of May, 1994.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

Marion Elizabeth Owens
MARION ELIZABETH OWENS

STATE OF OREGON
COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 27th day of May, 1994, by
MARION ELIZABETH OWENS

Jodi Redlud
JODI REDLUD
NOTARY PUBLIC - OREGON
My Commission Expires 10-17-94

SPACE FOR RECORDER'S USE

Notary Public for Oregon
My commission expires

Mail Tax Statements to:
Grantee
411 W. 8TH STREET
MEDFORD OR 97501

RETURN TO JACKSON COUNTY TITLE DIVISION
502 WEST MAIN ST., MEDFORD, OR 97501

Steffen K. Roennfeldt

From: Amber Judd <JuddAJ@jacksoncounty.org>
Sent: Friday, March 22, 2019 12:37 PM
To: Steffen K. Roennfeldt
Subject: File No. AC-19-028 Project Name: Circle K Mini Storage & Car Wash

Steffen,

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

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

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference CFR Title 14 Part 77.9.

You must file with the FAA at least 45 days prior to construction if:

- Your structure will exceed 200 ft above ground level
- Your structure will be in proximity to an airport and will exceed the slope ratio
- Your structure involves construction of a traverseway (i.e. highway, railroad, waterway, etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- Your structure will emit frequencies, and does not meet the conditions of the FAA Co-location Policy
- Your structure will be in an instrument approach area and might exceed part 77 Subpart C
- Your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- Your structure will be on an airport or heliport
- Filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the Air Traffic Areas of Responsibility map for Off Airport construction, or contact the FAA Airport Region/District Office for On Airport construction.

Results

You exceed the following Notice Criteria:

Your proposed structure exceeds an instrument approach area by 7 feet and aeronautical study is needed to determine if it will exceed a standard of subpart C of 14CFR Part 77. The FAA, in accordance with 77.9, requests that you file.

Your proposed structure is in proximity to a navigation facility and may impact the assurance of navigation signal reception. The FAA, in accordance with 77.9, requests that you file.

77.9(b) by 14 ft. The nearest airport is MFR, and the nearest runway is 14LF/32RF.

The FAA requests that you file.

Thank you,

CITY OF MEDFORD
EXHIBIT # R
File # AC-19-028

Amber Judd

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

JACKSON COUNTY

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

MEDFORD IRRIGATION DISTRICT

PO Box 70.
Jacksonville OR 97530
Office (541)899-9913
Fax (541)899-9968

March 21, 2019

City of Medford
Planning Department
Lausmann Annex
200 South Ivy Street
Medford, OR 97501
ATTN: Steffen Roennfeldt
RE: FILE NO. AC-19-028
Project Name: Circle K Mini Store & Car Wash
371w20AB TL 3500

Medford Irrigation District holds a water right with 1 acre appurtenant to the property within this project. Prior to development the district requires the water right to be transferred off the property. You can contact the district office to begin the transfer process or if you have any questions.

Sincerely,

Jack G. Friend
Manager
Medford Irrigation District
Medid@medfordid.org
541-899-9913

CITY OF MEDFORD
EXHIBIT # 5
File # AC-19-028

Steffen K. Roennfeldt

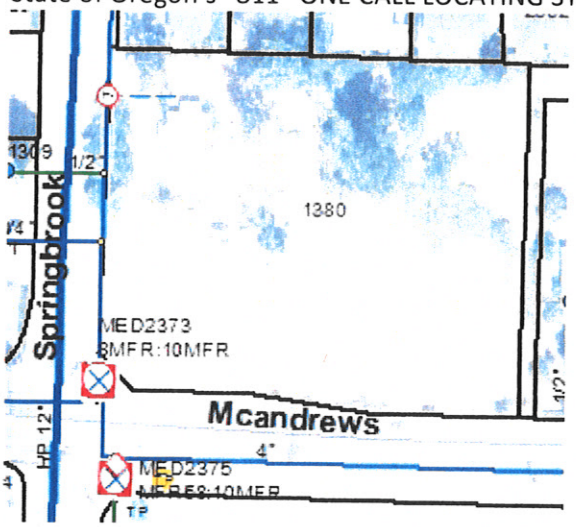
From: McFadden, David <David.McFadden@avistacorp.com>
Sent: Thursday, March 14, 2019 2:52 PM
To: Steffen K. Roennfeldt
Subject: RE: Review of File AC-19-028

To whom it may concern:

Avista Utilities, the natural gas provider in the Rogue Valley, sees no conflict with this proposal and strongly supports CIRCLE K's continued growth and service in and to our community.

Avista would prefer to serve the proposed building from the natural gas distribution main located on the east side of Springbrook Rd. A new service to the building can be installed at no cost to the project. A recommended location for the meter set would be about middle of the west side of the building, in the landscaping, north of the shown entrance and concrete pad.

Also, any excavation planned into the Springbrook Road right of way should take into consideration that Avista has a high pressure gas line within the right of way. Extreme care should be exercised during any excavation. Please have your excavator call the State of Oregon's "811" ONE CALL LOCATING SYSTEM at least 36 hours before digging.



While not part of this project, it would appear that natural gas service to FUTURE building would best be provided to the south side of southeast corner of the building, and from E. McAndrews Rd.

Sincerely Yours

David McFadden
Gas Facility Designer

AVISTA

Post Office Box 1709
Medford, Oregon 97501
580 Business Park Drive
Medford, OR. 97504

CITY OF MEDFORD
EXHIBIT # I
File # AC-19-018

Cell 541-941-4055
Office 541-858-4740
Fax 509-777-5584

For Information on Programs, Incentives and Cash Rebates for your Home, Rental or Business, visit
https://www.avistautilities.com/savings/rebates/Pages/default.aspx

Or call Energy Trust of Oregon @ 1-866-368-7878.

Avista Fuel Cost Calculator
https://www.avistautilities.com/savings/suite/Pages/fuelcalculator.aspx

This email (including any attachments) may contain confidential and privileged information, and unauthorized disclosure or use is prohibited. If you are not an intended recipient, please notify the sender and delete this email from your system. Thank you.

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or an agent of the intended recipient, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments.

10.328 **Community Commercial, C-C.**
The C-C district provides land for the development of commercial facilities servicing the shopping needs of the community and is typically comprised of community shopping centers. All uses, except as noted in section 10.337, do not exceed 50,000 square feet of gross floor area.

SIC Code	General List of Permitted Uses*
001	Business offices, not elsewhere classified
003	Marijuana related laboratory, dispensary and retail (special standards)
742	Small animal clinics non-livestock
75	Dog grooming only
271	Newspaper printing and publishing
40	Railroads
41	Local and interurban passenger transit, EXCEPT school bus service
42	US Postal Service
481	Telephone communication services
482	Telegraph communication services
52	Building materials and garden suppliers, EXCEPT 527 – mobile home dealers
53	General merchandise stores
54	Food stores
55	Automotive dealers and stations
56	Apparel and accessory stores
57	Furniture and home furnishing stores
58	Eating and drinking places (special standards – with outdoor eating)
59	Miscellaneous retailers, not elsewhere classified, EXCEPT 596 – non-store retailers and 598 – fuel dealers
60	Banking establishments
61	Credit agencies other than banks
62	Security, commodity brokers and services
63	Insurance carriers
64	Insurance agents, brokers and services
65	Real estate operators, lessors, owners, agents, developers, buyers and sellers
67	Holding and other investment offices
70	Hotels and other lodging places, EXCEPT 703 – camps and recreational vehicle parks
72	Personal services (special standards for funeral services and crematories)
73	Business services
75	Auto repair, services and garages
76	Miscellaneous repair services
78	Motion picture production, distribution, exhibition and rental
79	Amusement and recreation services

OVER

Lausmann Annex • 200 South Ivy Street • Medford OR 97501
Phone (541)774-2380 • fax (541)618-1708
www.ci.medford.or.us

CITY OF MEDFORD
EXHIBIT # 4
File # AC-19-028

10.328 **Community Commercial, C-C.**
General List of Permitted Uses
2019

SIC Code	General List of Permitted Uses*
80	Health services, EXCEPT hospitals
81	Legal services
82	Educational services, EXCEPT elementary and secondary schools
83	Social services (special standards for child day care)
841	Museums and art galleries
86	Membership organizations
87	Engineering, accounting, and miscellaneous professional and management services
881	Dwelling units (special standards)
899	Miscellaneous services, not elsewhere classified
91	Executive, legislative and general government offices
92	Justice, public order, and safety (government establishments)
93	Finance, taxation and monetary policy (government establishments)
94	Administration of human resources (government establishments)
95	Administration of environmental quality and housing (government establishments)
96	Administration of economic programs (government establishments)
97	National security and international affairs (government establishments)

Conditional Uses

002	Public parks, recreation and leisure facilities
481	Wireless communication support structure
821	Elementary and secondary schools
842	Botanical and zoological gardens

*For a complete list of permitted uses, refer to Section 10.337 of the *Medford Land Development Code*. Uses not specifically listed may be prohibited. The numbers and titles listed are based on the 1987 *Standard Industrial Classification Manual* (SIC).

I. EXECUTIVE SUMMARY

Summary

Southern Oregon Transportation Engineering, LLC prepared a traffic impact analysis for a proposed zone change from single family residential (SFR-4) to community commercial (C-C) in Medford, Oregon. The development is located on the northeast corner of McAndrews Road and Springbrook Road on 2.50 acres (3.00 gross acres) at Township 37S Range 1W Section 20AB, tax lot 3500.

Access to the site is provided from both McAndrews Road and Springbrook Road. Under C-C zoning the site has the potential to generate up to 3,750 average daily trips (ADT) using the City of Medford's 1500 ADT per acre estimation. Three hundred seventy five of the trips are estimated to occur during the p.m. peak hour. The distribution of 375 p.m. peak hour trips to the transportation system impacts 13 intersections involving collectors and arterials with 25 or more peak hour trips. Refer to Figure 1 in Appendix A for a vicinity map outlining the study area.

Thirteen study area intersections were evaluated under existing year 2015, design year 2018, and future year 2023 no build and build conditions to determine what impacts the proposed zone change will have on the transportation system.

Conclusions

The findings of the traffic impact analysis conclude that the proposed zone change from SFR-4 to C-C on 2.50 acres (3.00 gross acres) at Township 37S Range 1W Section 20AB, tax lot 3500 in Medford, Oregon can be accommodated on the existing transportation system with a couple of improvements and/or conditions without creating adverse impacts. Intersection operations and safety was evaluated to address development impacts to the surrounding area. Results of the analysis show the following:

1. All study area intersections operate acceptably under existing year 2015, design year 2018, and future year 2023 no-build and build conditions during the p.m. peak hour.
2. There were no safety concerns as a result of 95th percentile queue lengths or crash histories.
3. Sight distance is unrestricted on Springbrook Road and McAndrews Road at proposed development access points.
4. Left turn lane criterion is shown to be met southbound on Springbrook Road at the development access under design year 2018 and future year 2023 build conditions. Right turn lane criterion is shown to be met northbound on Springbrook Road at the development access under the same conditions. Our recommendation is to include a requirement for both turn lanes, but to provide the applicant an option to re-assess the need for turn lanes at the time of development since the zone change analysis is based on a reasonable worst case condition. Criterion for a northbound right turn lane is not met on Springbrook Road if the actual proposed development generates less than 270 trips during the p.m. peak hour.

The proposed zone change is in compliance with the Medford Comprehensive Plan pursuant to Medford Land Development Code 10.227(1) and Goal No. 3, Policy 1 of the Public Facilities Element. Streets that serve the subject property will accommodate projected p.m. peak hour traffic volumes within acceptable levels of service with identified improvements.

CITY OF MEDFORD
EXHIBIT # V
File # AR-19-028

Roll Call Vote: Motion passed, 9–0.

50.4 ZC-15-126 Consideration of a request for a zone change from SFR-4 (Single Family Residential, four dwelling units per acre) to C-C (Community Commercial) on a 2.5 acre parcel located at the northeast corner of East McAndrews Road and Springbrook Road. (Thomas Fox Properties, LLC, Applicant; Ian Foster, Agent)

Chair McFadden inquired whether any Commissioners have a conflict of interest or ex parte communication they would like to disclose. Commissioner Pulver stated that he has involvement with this application and recused himself. Commissioner McKechnie stated the same goes for him and he recused himself.

Chair McFadden inquired whether anyone in attendance wishes to question the Commission as to conflicts of interest or ex-parte contacts. None were disclosed.

Aaron Harris, Planner II, read the zone change criteria and gave a staff report.

The public hearing was opened.

a. Ian Foster, 2435 Lyman Avenue, Medford, Oregon, 97504. Mr. Foster reported that the applicant requests a slight modification or amendment to the stipulation regarding sewer outflows. The current condition as it is worded states that future development on the site shall not exceed the output of what is currently allowed under the SFR-4 Zoning District until the developer makes improvements to the downstream sanitary sewer system to alleviate the existing capacity constraints. The applicant requests that instead of it requiring the developer make the improvements to the downstream sanitary sewer system it should simply say "until the necessary improvements are made to the downstream sanitary sewer system to alleviate the existing capacity constraints." They feel that the stipulation as is does not meet the proportionality test having a developer for this site make the sewer improvements several miles downstream is a balanced approach to alleviating the problem. It would be more of a collaborative effort among more than one stakeholder in the City. The number they were given to fix the sewer problem was approximately $600,000 which is more than twice the value of the property they are discussing this evening.

b. Joan Baer, 2543 E. McAndrews, Medford, Oregon, 97504. Ms. Baer stated that her concern is that this has been a residential area all this time. Supposedly a retirement home is being built across the street and now a commercial on the other corner. Her concern is that it would devalue her home. She is also concerned with flooding of her backyard field.

Mr. Georgevitch addressed the drainage issue stating that Public Works does not do a detailed drainage analysis at time of zone change. They verify there is adequate capacity. When a specific development plan comes in they will require hydrology analysis to determine that they will not be impacting any adjoining property owners and

CITY OF MEDFORD
EXHIBIT # W
File # AC-19-028

making sure it naturally flows through the site is adequately handled through this development.

Mr. Georgevitch commented on the Public Works staff report stating that item I. Sanitary Sewer Facilities states "...or the Developer make improvements to the downstream sanitary sewer system to alleviate the capacity constraints". Public works has no problem striking "Developer" and adding "when there are adequate facilities to the downstream sanitary sewer system to alleviate the capacity constraints", which is their normal process. It would be up to the applicant to be able to prove that and go through Section 10.228 of the Code to have that removed through the Planning Director.

Chair McFadden asked Mr. Foster if he wanted to exercise his rebuttal time. Mr. Foster indicated that he did not need any rebuttal time.

The public hearing was closed.

Motion: The Planning Commission adopts the findings as recommended by staff and adopts the Final Order for approval of ZC-15-126 per the staff report dated December 3, 2015, including Exhibits A through J and changing the wording on the Public Works staff report, page 95, Item I. Sanitary Sewer Facilities, by striking the word "Developer" and adding "when there are adequate facilities to the downstream sanitary sewer system to alleviate the capacity constraints".

Moved by: Vice Chair Miranda Seconded by: Commissioner Fincher

Roll Call Vote: Motion passed, 7–0-2, with Commissioner Pulver and Commissioner McKechnie recusing themselves.

50.5 ZC-15-143 Consideration of a request for a change of zone from SFR-10 (Single Family Residential, ten dwelling units per gross acre) to MFR-20 (Multiple-Family Residential, 20 dwelling units per gross acre) on approximately 6.36 acres located on the west side of North Ross Lane approximately 400' south of West McAndrews Road. (Housing Authority of Jackson County, Applicant; Scott Sinner Consulting, Inc., Agent)

Chair McFadden inquired whether any Commissioners have a conflict of interest or ex parte communication they would like to disclose. Commissioner McKechnie disclosed that Mr. Sinner is his neighbor but it would not affect his decision on this application.

Chair McFadden inquired whether anyone in attendance wishes to question the Commission as to conflicts of interest or ex-parte contacts. None were disclosed.

Tracy Carter, Planner II, stated that the zone change criteria was read in the previous application and gave a staff report.

RECORDING COVER PAGE

PER ORS 205.234

PLEASE FILL OUT
COMPLETE AND LEGIBLE

Jackson County Official Records 2016-001211
R-DR
Cnt=1 Stn=LOBS 01/15/2016 09:28:40 AM
$15.00 $10.00 $5.00 $4.00 $11.00 Total:$73.00
$20.00 $4.00

01700217201600012110030031

Christine Walker - County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Christine Walker - County Clerk

THIS COVER PAGE HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER PAGE DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO:
NAME AND ADDRESS OF THE PERSON AUTHORIZED TO RECEIVE THE INSTRUMENT AFTER RECORDING AS REQUIRED BY ORS 205.180(4) AND ORS 205.238.

1. NAME OF THE TRANSACTION (S), DESCRIBED IN THE ATTACHED INSTRUMENT(S) AND REQUIRED BY ORS 205.234(A).
NOTE: Transac on as de ned by ORS 205.010 "means any action required or permitted by state law or rule federal law or regula on to be recorded including, but not limited to, any transfer encumbrance or release a ec ng t e to or an interest in real property".

Restrictive Covenant

MAP 37 1W 20 AB TL 3500

2. Grantor/Direct (s) as described in ORS 205.160.

Jeanette M Sieg, Trustee

3. Grantee/Indirect (s) as described in ORS 205.160.

The City of Medford

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contrac ng to convey fee tle to any real estate and all memoranda of such instruments, reference ORS 93.030.

5. UNTIL A CHANGE IS REQUESTED, All Tax Statements shall be sent to the following name and address: for instruments conveying or contrac ng to convey fee tle to any real estate reference ORS 93.260

6. SATISFACTION OF ORDER OR WARRANT ORS 205.234 (1) (f).
FULL _____ PARTIAL _____

7. LIEN DOCUMENTS: ORS 205.234 (1) (f). Amount of Lien $ _____

E ec ve 09/07/2012

CITY OF MEDFORD
EXHIBIT # X
File # AC-14-028

Restrictive Covenant
Map 371W 20 AB, Tax Lot 3500

Jeanette M Sieg, Successor Trustee of the Marion E. Owens Revocable Living Trust, being the record owner of the real property located in Map 371W 20 AB, Tax Lot 3500, Jackson County, State of Oregon described on the attached Exhibit "A", does hereby make the following restrictive covenant pursuant to the Medford Planning Commission's approval on December 10, 2015 of a zone change (File ZC-15-126):

The foregoing property is subject to the following condition and restriction:

> Development of the property is limited for sanitary sewer flows to the equivalent of 12 single family residential units until downstream improvements are made or capacity is shown to allow additional development.

This covenant shall run with the land and be effective until an instrument changing or terminating this covenant, signed by the duly authorized representative of the City of Medford, has been recorded.

The foregoing covenant shall be enforceable by suit in equity or action at law by the City of Medford. Failure by the City of Medford to enforce any violation of this covenant shall not be deemed a waiver of the right to do so thereafter.

Dated this 13 day of January, 2016.

Jeanette M. Sieg, Trustee

The foregoing instrument was acknowledged before me this 13 day of January 2016

by Jennifer L Riggs

Notary Public for Oregon Jennifer L Riggs

OFFICIAL SEALL
JENNIFER L RIGGS
NOTARY PUBLIC-OREGON
COMMISSION NO. 479291
MY COMMISSION EXPIRES JUNE 23, 2017

My commission expires: June 23, 2017

L-55018 94-20368

EXHIBIT B

Commencing at the southwest corner of the Northwest Quarter of the Northeast Quarter of Section 20, Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon, thence along the centerline of East McAndrews Road as shown on the official plat of Mesa Verde Estates Subdivision, now of record, Jackson County, Oregon, South 89°53'30" East, 265.08 feet, thence North 00°06'30" East, 25 foot to the northerly right of way line of East McAndrews Road for the point of beginning; thence North 03°02'56" West, 100.72 feet, thence along a line lying 37 feet northerly of and parallel with said centerline of East McAndrews, North 89°53'30" West, 104.31 feet; thence North 45°23'14" West, 43.48 foot to the easterly right of way line of Springbrook Road; thence along said easterly right of way line South 00°05'50" East, 42.48 feet to the northerly right of way line of East McAndrews Road; thence along said northerly right of way line South 89°53'30" East, 235.17 feet to the point of beginning.

(Code 49-1, Account #1-33307-7, Map #371W20AB, Portion Tax Lot #3500)

SUBJECT TO:

1. The effect of said property, or any part thereof, lying within the Medford Irrigation District, and subject to all water and irrigation rights, easements for ditches and canals, and all regulations of said District, including any and all assessments, liens and charges assessed, and to be assessed.

2. Easement over that portion lying within East McAndrews Road and Springbrook Road. (County Road)

3. Water and mineral rights reserved in United States patent recorded in Volume 13 page 45 of the Deed Records of Jackson County, Oregon.

4. Rights of way for irrigation lateral ditches now laid out or constructed, received in deed from the Medford Irrigation District recorded in Volume 258 page 70 of the Deed Records of Jackson County, Oregon.

5. Easement for communication line purposes granted to Pacific Northwest Bell Telephone Company in document recorded February 27, 1989 as No. 89-03939 and re-recorded February 15, 1991 as No. 91-03399 of the Official Records of Jackson County, Oregon.

Jackson County, Oregon
Recorded
OFFICIAL RECORDS
8:30 MAY 31 1994 A M
KATHLEEN S. BECKETT
CLERK and RECORDER
By [signature] Deputy

EXHIBIT A

Judy Farnsworth
1309 Springbrook Rd.• Medford, Oregon 97504
541-245-2600 (home) • 541-301-4580 (mobile) • spousecare@gmail.com

RECEIVED
APR 02 2019
PLANNING DEPT

Matt Brinkley
Planning Director
City of Medford Planning Department
Lausmann Annex
200 South Ivy St.
Medford, Oregon 97501

Dear Matt Brinkley

Tuesday, April 2, 2019

I am a long-time resident of our great city, and I am writing to express my concern about the proposed construction at the address 1380 Springbrook Road, directly across the street from my home in Medford.

I understand that the addition of a coffee kiosk, a convenience store and a car wash with gas pumps would give a boost to our city's economy and provide much needed job opportunities, but it would also more than double the traffic in an already high traffic area, not to mention adding more dangers to the increasing car and pedestrian foot traffic. The proposed businesses would not only contribute to hazardous conditions, but would also cause an increase of trash, air pollution, criminal activities, increased noise levels, as well as decrease residential property values in our area.

North Medford High School is just 2 blocks from the proposed address. Students going to and from school and during lunch breaks, currently cause an unwanted accumulation of trash in our yards and streets as well as trespassing, theft & vandalism; we don't need an increase of it. The significant increase in air pollution to the ever-growing poor air quality issues in our neighborhood would have, ill-effects. My husband suffers from a sever and incurable respiratory disorder & would greatly suffer from the increased car exhaust/pollution. The Bonaventure Senior Living Community is located on E. McAndrews, also across from the proposed property, is home to numerous residents with a variety of health problems, including respiratory issues. They too could be ill-affected by the addition of the proposed businesses. I believe that the significant increase in traffic could also hinder access for emergency vehicles/personnel to surrounding neighborhood residents in a medical or emergency crisis.

There are already 8 convenience stores, 7 fuel stations, 5 car washes, and 9 coffee kiosks/coffee houses, all within a 2-mile radius of the proposed address. Do we really need to add to the already over-abundance of these types of businesses in such a small area? I would hope that a more suitable location could be found with less negative repercussions. Out of all the possible uses for this recently re-zoned property, the current proposed businesses have the most negative impact in our neighborhood.

Are these tradeoffs something that we really want to make? My neighbors and I, are against this proposed addition to our neighborhood. I am filing to start a petition against the proposed construction at 1380 Springbrook Road.

Sincerely,

CITY OF MEDFORD
EXHIBIT # Y
File # AC-19-028

Judy Farnsworth

NEIGHBORHOOD and COMMUNITY IMPACT

NEGATIVE IMPACT

- Increased traffic
- Increase noise pollution
- Increased poor local air quality
- Increased trash in yards & streets
- Increased dangers to pedestrians
- Increased driving hazards
- Increase in possible traffic accidents
- Increased loitering
- Increased transients digging through trash bins
- Increased property trespassers
- Increase of mischievous activity
- Increased vandalism
- Increased theft
- Increased available hub for drug activity
- Increased hinderance and obstruction to emergency vehicles/personnel
- Increase need for police patrols resulting in further stretching of our police force.

POSSITIVE IMPACT

- Boost for the local economy
- Increase in employment opportunities
- Increase police patrol

1475 Ramada Ave

Medford, OR p7504

RECEIVED
APR 09 2019
PLANNING DEPT.

Matt Brinkley/ Planning Director

City of Medford Planning Dept.

Matt Brinkley,

As the property owner of 1475 Ramada Ave and active voter in Medford and Jackson County elections, I wholeheartedly oppose the proposal to allow a convenience store, gas station, and car wash down the street from my house (Springbrook and McAndrews).

I am thoroughly disgusted with how with enough money or power, people seem to be able to push through their agendas despite community outcry and disapproval by the citizens. We have had this happen in our community before with the low income housing apartments that were put in off of Spring and McAndrews. Despite complete opposition by the community, the project was pushed through.

It looks like the same thing is happening again with this new proposal. If a concerned neighbor hadn't been beating the streets to let as many people know about it as possible, I would have been completely in the dark.

There are many reasons for concern about the proposed project. The decrease in home values is a major concern, but the more disturbing thing is why those home values will be dropping. The biggest reason for the home value drop and my biggest concern has to do with the increase in crime. Many of us have worked very hard in order to purchase homes in safer areas of Medford. Medford doesn't have a particularly good crime rating when compared to other cities of the same population- actually 2.5 times higher than the national average! Meth and other drug abuse, theft, burglary, assaults, etc are a very big issue in Medford as I am sure you are aware. To purposely put a place where such activities are common in the middle of a residential area with 2 schools very close in proximity seems not just foolish, but destructive to the safety of the whole neighborhood.

Another concern has to do with the increase in traffic and noise pollution that would result. Again there are 2 schools in very close proximity and I can attest to the number of children constantly walking and biking in the surrounding areas. To increase traffic on an already congested road would add more danger to the citizens both walking, biking, and driving.

I have little faith in the system as it stands especially after what happened with the low income apartments. Despite environmental, safety, traffic and issues and community outcry, the powers that be went ahead with their project. All I can do is make sure my vote will be heard next election time.

I've included a snippet from the article in the Mail Tribune in 2013 from the disputed "Cherry Creek" apartment project that was met with much the same feelings from the community.

CITY OF MEDFORD
EXHIBIT # 12
File # AC-19-028

The Cherry Creek project faced criticism from neighbors because they thought a high-density residential complex was out of character with the neighborhood and would generate too much traffic.

The Medford City Council in September 2011 rejected the project. But the Oregon Land Use Board of Appeals ruled that the city made mistakes in denying the Housing Authority's application.

The Housing Authority threatened a discrimination lawsuit against the city last year, which led to a compromise over the project.

So even though everyone concerned agreed that it would not be a good thing for the neighborhood even being denied by the city council, it still went through. Simply disgusting and a disappointing abuse of power by those involved and the Housing Authority. There should be no reason that Circle K should have that kind of authority except if it is purchased.

In the last several years since those apartments have gone in, the Donahue-Frohnmeyer park on Spring St has gone from a great neighborhood park and a place I took my kids, to being a place that I refuse to go to now. There are drug deals happening in the bathrooms and suspicious vehicles parked there all the time now. I shudder to think the effect that a gas station and convenience store would have. No longer will **MY** neighborhood be a safe place to walk or for my kids (or the hundreds of children at nearby schools) to play outside and feel safe.

Should this project also continue despite absolute opposition by the community that lives here, it will simply be another example of our local government failing to protect and serve the people that pay for it with our taxes.

As you can tell, I feel very passionately about my opposition to this project because I care deeply about the community and neighborhood that I live in. I beg you to take into consideration the many families and people who live here who want to preserve our quality of life, home values, and above all our safety.

Sincerely,

Angela Stephens

Property Owner at 1475 Ramada Ave

RECEIVED
APR 11 2019
PLANNING DEPT.

April 11, 2019
File No. AC-19-028

Dear Matt Brinkley,

Our names are Eli and Jennifer Clark. We live with our family at 2457 Pinebrook Circle. A culdesac street in East Medford near the intersection of McAndrews and Springbrook. It has come to our attention that the big field at the northeast corner is putting in for a zoning change and development of a fuel center, car wash. We are upset by the idea for a number of reasons. Springbrook already is quickly becoming one of the busiest and backed up in east Medford. Some mornings it can take a good 5-10 minutes or a good sumaritan to stop and let us out of our street. If planning allows a Circle K to go at this intersection it will decrease our peace in a number of ways. Traffic increase, noise increase, the lighting will glow around our neighborhood. Long story short, if there was a Circle K there when we purchased 3 years ago we would not have. Please consider the safety and peace of the neighborhood as important as commerce and development.

Was there a study or environmental done for this use? If so when and how can we review it? Not sure how else to oppose but please advise and I would love to be a "No" voice.

Eli and Jennifer Clark
Avery and Mason Clark
2457 Pinebrook Cir
Medford OR 97504

CITY OF MEDFORD
EXHIBIT : AA 2
File # AC-19-028

RECEIVED
APR 11 2019
PLANNING DEPT.

April 10. 2019

To: Steffen Roennfeldt, Planner III, City of Medford Planning Department

From: Jim Leavens & MT Dimick

Subject: Springbrook Corners proposed commercial development

We are concerned about a proposed development that Springbrook Corners LLC is planning adjacent to our property at 2542 Ashwood Court in Medford. Tax Lot 3500, on the corner of Springbrook Road and E McAndrews, is rife with problems for us if this project comes to fruition. Said project is to include a **Circle K Mini-store, a car wash, fuel station and coffee stand.**

The following is a list of our concerns regarding this development:

1. NOISE – A 24 hour convenience store involves people and vehicles entering the location all day and night long, which creates constant noise. A coffee stand which opens early in the morning (5am-6am) creates additional noise. Garbage trucks coming and going in the early morning will create noise. A gas station/car wash creates noise. The noise from this development will cause many problems for my family, as you can imagine.
2. LIGHTS – 24 hours per day/night which are observable from our bedroom window.
3. SAFETY– Businesses to be located here are the type that characteristically, but not always, bring individuals into the area who would not usually have a reason to be here. I am questioning what actions the developer has planned that will protect our privacy and safety? According to code, I expect we will see a 6' sound barrier fence between our home and the development? This lot sits 3' below our (very small) backyard, which would mean we would have a 3' wall to block the noise and lights, as well as people who will be wandering/hanging around the development.
4. WETLANDS – Currently, there are a small pond and creek located on this property. What plans are being made to accommodate these? Mr. Roennfeldt did not know these were located on this property, which leads me to believe the developer is unaware they exist.
5. DRAINAGE – When our home was built in 1996, we were required to create a drainage system to accommodate both the pond and creek (ATTACHMENT 1). This drainage system is NOT included on any site map. At the time this drain field was created it met city code. What are the developer's plans to replace/extend/modify the existing drain field? Is there a plan to tie into the present drainage area? This is of great concern to me as I am unsure who will be held financially responsible for modification of the current drainage, which is located on my property.
6. DELIVERIES/GARBAGE TRUCKS – There will be various trucks entering and leaving the property at all hours. Additionally, early morning garbage pickup is tremendously loud.

CITY OF MEDFORD
EXHIBIT # BB
File # AC-19-028

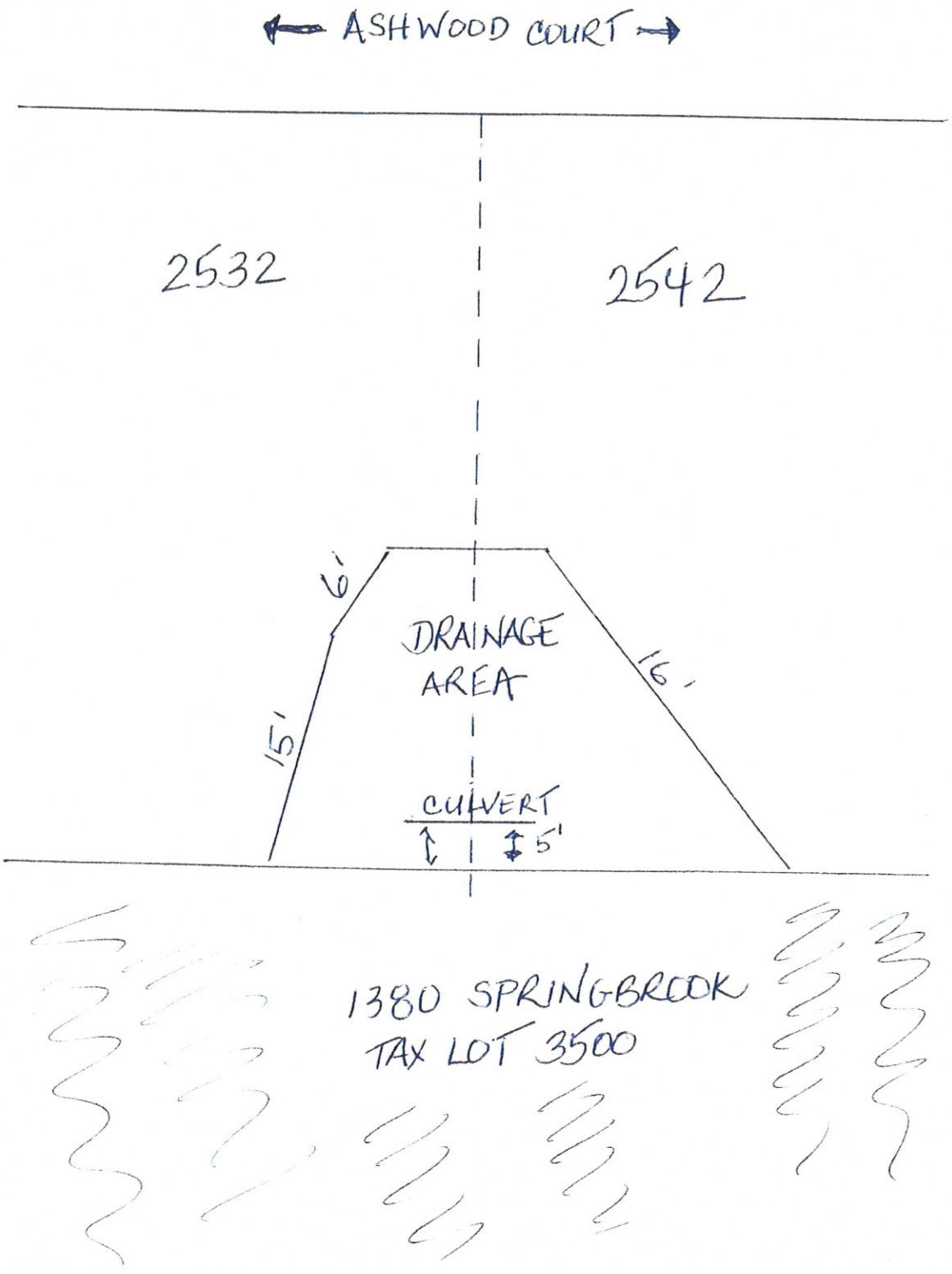
According to the site map, the dumpsters are to be located approximately 40 feet from our master bedroom window.

7. TRAFFIC – Springbrook carries a tremendous volume of traffic, as does McAndrews. With the present number of vehicles using these roads, it is currently very difficult for the residents in this area to enter Springbrook. According to the site map, the proposed changes to these streets to accommodate increased traffic generated by this commercial growth, are adding turn lanes on both Springbrook and McAndrews. Although these will help ingress and egress from these businesses, they will do nothing to lessen the impact of the large increase of vehicles using these streets. This development is one that will have traffic entering and leaving 24 hours a day, unlike other types of commercial developments. If this were a different type of commercial development, for example, a professional office plaza or bank, the traffic flow would be affected but to a dramatically lesser degree.
8. PROPERTY VALUES – I believe the value of the residences located adjacent to this development will undoubtedly be decreased due to the existence of this commercial development.

Unfortunately, we were unaware the zoning of this property was changed until we were told (in 2016) it had been rezoned. We NEVER received the letter for the rezoning hearing, although our name/address is included on the list of people to be notified. We know a mini market/gas station is <u>one example</u> of the type of establishment that could be built on this property. The majority of residents living in a multi block area adjacent to this change are strongly opposed to its existence in our neighborhoods. Since there are other currently approved residential/business uses for this parcel, it seems it may be beneficial to explore an alternate form of development, which may face much less opposition from those of us who will be tremendously inconvenienced by this change.

Thank you very much for taking your time to read this. Hopefully, the investors/builders for this project will be made aware of our concerns and attempt to treat everyone affected by the expansion with fairness and respect.

ATTACHMENT 1 *NOT TO SCALE*



RECEIVED
APR 12 2019
PLANNING DEPT.

Gary Sumrak
2485 Pinebrook Circle
Medford, OR 97504
4-12-2019

Matt Brinkley
Planning Director
City of Medford Planning Department
Lausmann Annex
200 South Ivy Street
Medford, OR 97501

Dear Matt Brinkley:

Upon reviewing the Planning Departments November 19, 2015 Public Notice (File No. ZC-15-126) mailing list of the potential rezoning of tax lot 371W20AB-3500 from SFR-4 to Community Commercial, it appears there are some items/short comings that need to be brought to your attention in hope that future notifications would be less confusing. In addition, and to the crux of this letter, there appears to have been three parties who were not notified of the potential rezoning of said lot.

First, the letter indicated that the 2.5-acre parcel on the northeast corner of East McAndrews Rd and Springbrook Rd was under consideration for rezoning. For the benefit of the letter's recipients and to be more specific, it would also be a good idea to notify them also of the address (1380 Springbrook Rd) and tax lot number (371W20AB-3500) of said property.

Second, the notice does not indicate any established criteria as to why the recipient is getting the letter. Ex: Residing within 200ft of the perimeter property lines of the property in question.

Third, in the case of this specific property, the effective notification area has been reduced by approximately 75ft to the south and west due to the widths of McAndrews and Springbrook Roads. Suggest streets, roads, etc. distances are **not** to be included in the calculation of the notification zone. There's nobody available to notify in the streets!

Forth, regarding sending out notices via the United States Mail. It would be beneficial to all if there was some sort of verification process that the notices were actually sent out and received. More importantly: some sort of an acknowledgement process/procedure to be instituted, whereby, the planning department can ascertain that the recipient has actually received the notice.

CITY OF MEDFORD
EXHIBIT # CC
File # AC-19-028

Finally, to the nuts and bolts and real justification of this letter. Below is the list of three properties/parties within the 200ft notification area that did not receive the November 19, 2015 Public Notice.

1. As of 11-19-2015, addressee: Steigleder, Phillip/Steigleder, Threasa at 2496 Pinebrook Circle, Medford, OR no longer lived there. House was sold to Tod Morono and he was the effective owner as of 8/24/2015. Tod did not receive the 11-19-2015 notification.
2. Address: 2445 E. McAndrews, Medford, OR 97504 was never notified and is well within the 200ft notification area.
3. Tax Lot/Address: The owners of Tax 371W20AC-1700 now 2530 E. McAndrews Road, Medford, OR 97504 (the Bonaventure Senior Living facility) were never notified. Owners: MWSH McAndrew, Medford, LLC parcel #1.

Due to not fully complying with city code regarding the notification of parties within the defined notification area, the rezoning of said lot from SFR-4 to Community Commercial after the December 10, 2015 Public Hearing should be nullified and voided. The said lot shall be rezoned back to its original zoning of SFR-4.

Sincerely,

Gary Sumrak

April 8, 2019

RECEIVED
APR 15 2019
PLANNING DEPT.

Matt Brinkley
Planning Director
City of Medford Planning Department
Lausmann Annex
200 South Ivy Street
Medford, OR 97504

Dear Mr. Brinkley,

I am writing to object to the proposed planning permission of a Circle K Convenience Store with Gas Station and Carwash on the corner of Springbrook Road and East McAndrews. This objection is based on several important factors that I hope the council and yourself will take into consideration.

Firstly, I would like to express that I am not opposed to urban growth as it does create jobs which in turn helps our community. However:

1) Proximity to Other Gas Stations
I am alarmed by the close proximity the proposed Circle K would be to other gas stations. We currently have eight (8) gas stations that are less than two miles away from this location: Town Pump (.7 mi); Safeway (1.1 mi); ARCO (1.3 mi); Fred Meyer Fuel Center (1.4 mi); Chevron (1.5 mi); Mobil (1.6 mi); Shell (1.8 mi); and Spirit (1.8 mi).

2) Proximity to Other Carwashes:
For your information there are just as many car washes within a two (2) mile radius from the proposed location: Lasota Mobile Pressure Wash (.6 mi); Delta Waters Carwash, DIY (1.2 mi); Crater Carwash (1.3 mi); Medford Center Carwash (1.3 mi); Yellow Submarine Carwash (1.7 mi); Shell/Astro Jet (1.8 mi) and Miracle Shield of Medford (1.8 mi).

3) Traffic Issues
There already is a traffic issue during the peak hours, both in the morning, after school and school events and evenings. This causes great inconvenience to passengers of buses, motor cars, taxis and also to the pedestrians, which include school age children/teens. Sir, I like to draw your attention to the fact that adding the Circle K would create safety issues for everyone in this area.

4) Increase Crime
I had a sad personal experience a while back, as I had to make an early run to 7-11 in the early morning hours to purchase some cough medicine and witnessed a drug deal and a prostitution encounter all within the timeframe I was there. Having a Convenience Store that is open 24/7 creates this environment. Cause it is a convent place for these types of transactions to take place. Would you be adding additional patrolman to monitor this area? I don't think so, as this would cause additional hardship on our police force.

5) Noise Pollution and Bright Lights
I would like to draw your attention towards to the factors of noise pollution. Even if there is a [illegible]e control law, we all know this law is openly violated. If by allowing said law to be violated it would cause great damage to the health of the local neighborhoods and surrounding area. Noise pollution leads to

CITY OF MEDFORD
EXHIBIT # DD
File # AC-19-058

irritation, loss of sleep, rest and peace. It is harmful to physical and mental health of people and persistent noise pollution causes a loss of sense of hearing. Could you guarantee this law would be strictly enforced? As for the bright lights it too will lead it irritability, loss of sleep and lack of rest in peace for our neighborhood. We all need to function to perform our daily tasks and to be productive citizens to our community.

6) Decrease in property value

Any conscious, concerned homeowner or potential buyer would definitely want to know the impact that this project would have on their property value. Due to the proximity of this project to my property I know it will have a negative impact on my property value. Plus make it harder to sell in the future. Therefore, I will be losing money. My home is my pride and joy.

For the foregoing reasons, I strongly urge you to vote against this proposed planning permission of Circle K Convenience Store with Gas Station and Carwash.

If you have any questions or would like to discuss this matter in further detail please contact me.

Sincerely,

Nicole Milam
2482 Pinebrook Cir
Medford Oregon 97504
(541) 326-1772

RECEIVED
APR 15 2019
PLANNING DEPT.

April 8, 2019

Matt Brinkley
Planning Director
City of Medford Planning Department
Lausmann Annex
200 South Ivy Street
Medford, OR 97504

Dear Mr. Brinkley,

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2) Proximity to Other Carwashes:
For your information there are just as many car washes within a two (2) mile radius from the proposed location: Lasota Mobile Pressure Wash (.6 mi); Delta Waters Carwash, DIY (1.2 mi); Crater Carwash (1.3 mi); Medford Center Carwash (1.3 mi); Yellow Submarine Carwash (1.7 mi); Shell/Astro Jet (1.8 mi) and Miracle Shield of Medford (1.8 mi).

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CITY OF MEDFORD
EXHIBIT #
EE
AC-19-028

irritation, loss of sleep, rest and peace. It is harmful to physical and mental health of people and persistent noise pollution causes a loss of sense of hearing. Could you guarantee this law would be strictly enforced? As for the bright lights it too will lead it irritability, loss of sleep and lack of rest in peace for our neighborhood. We all need to function to perform our daily tasks and to be productive citizens to our community.

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Any conscious, concerned homeowner or potential buyer would definitely want to know the impact that this project would have on their property value. Due to the proximity of this project to my property I know it will have a negative impact on my property value. Plus make it harder to sell in the future. Therefore, I will be losing money. My home is my pride and joy.

For the foregoing reasons, I strongly urge you to vote against this proposed planning permission of Circle K Convenience Store with Gas Station and Carwash.

If you have any questions or would like to discuss this matter in further detail please contact me.

Sincerely,

Loy Charles Milam
2482 Pinebrook Cir
Medford Oregon 97504
(541) 816-6461

RECEIVED
APR 15 2019
PLANNING DEPT.

Janice Sumrak
2485 Pinebrook Circle
Medford, Oregon 97504
541-772-7279 Cell 541-941-6273
sumpicjd@charter.net

April 8, 2019

Matt Brinkley, Planning Director
City of Medford Planning Department
Lausmann Annex
200 South Ivy Street
Medford, Oregon 97501

Dear Mr. Brinkley,

I am writing to express my objection to the proposed construction of a convenience store, gas station and car wash at 1380 Springbrook.

Our home is located across the street, about 300 feet from this proposed project.

This proposed business would more than double the traffic in an already high traffic area which will lead to more vehicle accidents as well as an increase in danger to bicycle and foot traffic. In addition, we who live in the area will have to deal with the increased trash, criminal activity, air and noise pollution and above all a decrease in property value. There is a school zone just down the road from the proposed site. With the addition of a high traffic commercial use there will be additional issues in the school zone with speeding and will require more enforcement in an already difficult area to enforce. I understand that there will be turn lanes for ingress and egress into this proposed gas station. With already high traffic flows and cars turning across traffic, this will not bode well for safety.

This has always been a very nice residential area. We wish to keep it that way. There are many stores, gas stations and car washes within a radius of 2 miles of the proposed business. We do not want or need another.

The only winners in this are the owners of the 1380 Springbrook. Several hundred home owners are the losers.

I urge you to deny this permit and encourage the owners of 1380 Springbrook to find a more suitable plan for our neighborhood. Something that will improve the area and benefit us all.

Sincerely,

Janice Sumrak

Janice Sumrak

CITY OF MEDFORD
EXHIBIT # FF
File # AC-19-028

From: Planning Department <planning@cityofmedford.org>
To: "Matt H. Brinkley" <Matt.Brinkley@cityofmedford.org>, Kelly Evans <Kelly.Evans@cityofmedford.org>
Cc: "Steffen K. Roennfeldt" <Steffen.Roennfeldt@cityofmedford.org>
Date Sent: Tuesday, April 16, 2019 10:55 PDT
Subject: FW: File: AC-19-028

From: Michael Palacios [mailto:palaciosmp16@gmail.com]
Sent: Saturday, April 13, 2019 1:33 PM
To: Planning Department <planning@cityofmedford.org>
Subject: File: AC-19-028

Attention: City of Medford Planning Department

It is my understanding after speaking to City of Medford Planning Department employee Steve Allen that the lot on the corner of Springbrook Rd. and East McAndrews will soon be developed. I am not opposed to this development per se, although I would like to see development that enhances Medford, rather than a gas station, car wash, and convenience store.

The reason I feel it necessary to address the development of this corner is out of concern for a family of nesting hawks that have made one of the large dead trees on this lot their home. This hawk's nest has been in that dead tree for many years and seems to always be in use during the spring and early summer.

I drive by this lot almost daily as it is on my way to and from work. I have observed a hawk in this nest many times recently and it appears she or he is sitting on eggs. I have often wondered when this property would be developed and the thought was always in the back of my mind that I hoped the tree would either be taken down in the fall or winter when the birds where not nesting. It would be such a terrible thing for these hawks to be disturbed while the eggs or fledglings where still in the nest. This could kill the babies and I believe the community would be outraged if these birds where not taken into consideration before development began.

I have done some reading up on the nesting habits of hawks recently, and from what I have read-hawks tend to lay eggs in March, with eggs incubating between 28-35 days and sometimes as long as 40 or so days.Then, it takes the babies about 50 days to leave the nest, but they still remain in the area and use the nest as a home base. I have included a couple websites which were informative to me about the hawk's life cycle:

https://sciencing.com/life-cycle-redtailed-hawk-6540201.html

http://naturemappingfoundation.org/natmap/ca/facts/birds/red-tailed_hawk.html

My recommendation would be for an employee do research as to when this development could begin without harming these beautiful birds. Local organizations such as Wildlife Images could even be consulted in the matter. If I had my preference, I would recommend waiting until late fall when the nest will surely be empty with no fledglings needing the tree for support. Medford has enough gas stations, car washes and convenience stores and a delay in construction to enable these birds to establish themselves would be the most humane course.

Thank you, Paula Palacios, City of Medford resident for about 22 years.

CITY OF MEDFORD
EXHIBIT # GG 1
File # AC-19-028

RECEIVED
APR 18 2019
PLANNING DEPT.

1170 Westview Court
Medford, OR 97504
April 18, 2019

City of Medford
Site Plan & Architectural Commission
200 South Ivy Street
Medford, Oregon 97501

Meeting date: April 19, 2019
Agenda item: AC-19-028

Dear Commission Members:

I live on West View Court, near the site of this proposed development. I would like to express my objection to the plan to construct a car wash and gas pumps at 1380 Springbrook Road. These uses would produce such a level of noise and air pollution that they are not compatible with the predominately residential character of the neighborhood in question. In my opinion, these uses should instead be located in a heavy commercial zoning district.

Yours truly,

Samuel Berry

Samuel Berry

CITY OF MEDFORD
EXHIBIT # HH
File # AC-19-028

RECEIVED
APR 22 2019
PLANNING DEPT.

April 20, 2019

Matt Brinkley

Planning Director

City of Medford planning Department

There are lots of specific reasons why I am writing this letter to oppose and ask that File No. AC 19-028 application be denied. I would like to dwell on all those reasons, but feel the decay to our quality of life is priority number one. From this location it does not take much to reach existing gas stations, convenience stores or car wash. A convenience store is already up Spring a couple of blocks. Who needs the issues brought on by crime, noise and traffic. When I think about all the issues involved in this matter, the one that jumps out at me is "kids". Living within eyesight of Springbrook, I daily watch the North Medford school kids make their way to and from school. Crossing McAndrews is a daily challenge. Now, will even be more so. Kids being kids will also find the Circle K convenience store a place to hang out.

Well, I hope the Planning Commission thinks about the quality of Medford life and makes the right decision on this matter.

Jack Shaffer

Jack Shaffer

1750 Evan Circle

Medford OR 97504

I HAVE INCLUDED A LETTER TO THE MAIL TRIBUNE.

CITY OF MEDFORD
EXHIBIT # II
File # AC-19-028

From: Jack Shaffer <jcshaff@aol.com>
To: letters <letters@rosebudmedia.com>
Subject: Quality of Life
Date: Sat, Apr 20, 2019 10:29 am

Some twenty-five years, ago, when we became part of Medford, we came here because of the quality of life. We enjoyed having folks visit from other parts of the country. We laughed when we told them we lived on Buckshot Hill. We could take them to the Frohnmeyer Park to check out the old barn and give them carrots to feed the horses and donkey that resided along Springbrook. I would kid them our street was so quiet, they could take a nap on it. What has become of this quality of life? The history of Buckshot Hill is only a memory. The barn, horses and donkey are no longer there. Oh, and a nap on Springbrook, that's only a dream. Traffic now backs from the corner of Spring and Springbrook to McAndrews. Check it out during the work hour rush. Our quality of life has been lost to the likes of a retirement center. To add insult to injury, Springbrook Corners LLC wants to add a convenience store with gas station and car wash. Hmmm. Wonder how many folks will use the parking lot at this operation to beat the light at Springbrook and McAndrews.

Jack Shaffer
1750 Evan Circle
Medford OR 97504
541-858-7925

CITY OF MEDFORD
EXHIBIT
File #

Lindsey M. Geil
1428 Matthews Pl
Medford OR 97504
541-499-9306

RECEIVED
APR 22 2019
PLANNING DEPT.

15 April 2019

Matt Brinkley, Planning Director
City of Medford Planning Department
Lausmann Annex
20 S. Ivy St
Medford OR 97501

Dear Mr. Brinkley,

I am writing to you regarding the proposed project for tax lot #371W20AB-3500 (1380 Springbrook Rd, Medford). I have substantial concerns regarding a gas station in a primarily residential area due to the negative health impacts that such a structure would have on its immediate community. I would like to know what the City of Medford has in mind to prevent, or mitigate the following issues:

- Vent piping is the largest source of emissions at gas stations. Recorded vent emission factors are more than 10 times higher than the current estimates used to determine setback distances (e.g. minimum distances away from other buildings) for gas stations.
  Reference: Hilpert et al. "Vent pipe emissions from storage tanks at gas stations: Implications for setback distances." Science of the Total Environment. 650 (2019) 2239–2250

- There is a significant relationship between childhood leukemia and living near a gas station.
  "Acute childhood leukaemia and residence next to petrol stations and automotive repair garages: the ESCALE study (SFCE)." Occup Environ Med. 2009 Sep;66(9):598-606. doi: 10.1136/oem.2008.042432. Epub 2009 Feb 12.

- Documented elevated air pollution at least to 100 meters (328) feet) of a gas station
  "Assessing the impact of petrol stations on their immediate surroundings."
  J Environ Manage. 2010 Dec;91(12):2754-62. doi: 10.1016/j.jenvman.2010.08.009.

  Sergio M.Correa[1]GracielaArbilla[2]Monica R.C.Marques[3]Katia M.P.G.Oliveira[4] "The impact of BTEX emissions from gas stations into the atmosphere"
  Atmospheric Pollution Research Volume 3, Issue 2, April 2012, Pages 163-169

Per the plans shared thus far, I see no evidence that will sufficiently prevent the considerable amount of emissions from harming the health of the neighbors of this proposed project. I have also noted, that no one on the city council has proposed that such a project be placed in THEIR neighborhood. Given the negative health ramifications of a gas station, it would be significantly safer to have a gas station in a strictly and wholly commercially zoned area (rather than surrounded by residential zoning) and therefore in an area which would receive significantly less negative health impact from these high doses of carcinogenic (and dangerous) emissions.

Sincerely,

Lindsey M. Geil

Lindsey M. Geil

CITY OF MEDFORD
EXHIBIT # JJ
File # M-19-028

RECEIVED
APR 22 2019
PLANNING DEPT.

Gary Sumrak
2485 Pinebrook Circle
Medford, OR 97504
4-19-2019

Matt Brinkley
Planning Director
City of Medford Planning Department
Lausmann Annex
200 South Ivy Street
Medford, OR 97501

Dear Matt Brinkley:

I'm writing this letter to present my thoughts as to why File No. AC-19-028 application to build a Circle K convenience store with Gas Station and Car Wash should be denied.

First off, the area around the proposed site is almost exclusively residential. You can just about drive a mile in either direction of the intersection of E. McAndrews Avenue and Springbrook Road and not run into another business. I question how an SFR-4 lot got rezoned to Community-Commercial lot primarily due to its located smack dab in the center of a residential neighborhood which includes a high school, elementary school, pre-school learning center and four care facilities and a city park. Even though the Bonaventure Senior Living facility is a business, it's a home to the senior tenants living there. Unlike the high traffic volume and noise created by a convenience store with a gas station and car wash, the Bonaventure is a peaceful and safe environment. It is very hard for me to picture gasoline tankers traveling back and forth through our residential neighborhood to deliver gas – very scary.

Secondly, this is going to be a big time "quality of life" issue for our neighborhood. This proposed project will introduce a new whole slew of issues for us to deal with: 1) Increase in crime, 2) increase in traffic congestion and therefore accidents, 3) increase in noise pollution, 4) increase in lighting pollution, 5) increase in air pollution, 6) increase in safety concerns and 7) most likely degradation of our neighborhood and ultimately a decrease in our property values. Not too much good to look forward to here.

Thirdly, a follow up by the planning department may be required. A neighbor here told me he heard a grandson of the late Mrs. Marion Owens (1380 Springbrook Road) request that she never wanted her property developed. She may have applied to an Indian organization to get part or the whole property registered as a Cultural Resource. Apparently on the eastern perimeter of the property where a small creek runs through, is where the Latgawa (Takelma) Indians used to

CITY OF MEDFORD
EXHIBIT # KK
File # AC-19-028

gather to make arrowheads a process called "flint knapping." I'm sure a locally recognized Indian Tribe organization would like to investigate this property.

Fourthly, there are plans underway to demolish the existing 711 convenience store and outlying buildings at Crater Corners and construct a new 711 with a gas station and a restaurant on said property. This is appropriate use of this property since it is located within in an area of multiple commercial buildings and businesses. Do we really need to build another convenience store with a gas station, in a residential neighborhood, within a mile of the 711 project?

Finally, looking at the bigger picture: I would like to appeal to applicants of the proposed project to "withdraw" their application. I foresee, if this project goes through, a steady decline in our neighborhood and our lives within it. I would appeal to the applicants, if in fact the lot retains its commercial zoning status; to create a mix of friendly retail, businesses and restaurants (No fast food) or a cafe that would complement and enhance our neighborhood. The current proposed project would ultimately be a detriment to our current environment and way of living; it is not either a good or common-sense answer as to how this valuable plot of land should be utilized. I can't understand why anyone would want to put a convenience store with a gas station and carwash next to a major senior living and care facility that is a place of peace and tranquility for those in the final stages of their respective lives.

Sincerely,

Gary Sumrak

Gary Sumrak

RECEIVED
APR 24 2019
PLANNING DEPT.

415 Sunrise Av.
Medford, OR 97504
April 24, 2019

Hand carried

Matt Brinkley
Planning Director
City of Medford Planning Dept
200 S. Ivy St., Lausmann Annex
Medford, OR 97501

Ref: Application to build a Circle K convenience store with gas station and car wash at Springbrook & McAndrews

Dear Mr. Brinkley,

I write to ask that this application be denied. My reasons are numerous:

1. It would add great congestion to an already very busy intersection, entering/leaving site. It could possibly add more traffic, and increase the hours of that heavy traffic. There would certainly be heavier vehicles drawn to the location for deliveries: fuel tankers, grocery & other supplies, chemicals for car wash, etc.
2. Risk of pollution from fuel leaks, tainted water leaks. Pollution, too, from extra lighting.
3. Attractive nuisance to North High students who may want to leave campus for snacks, etc.
4. Attractive nuisance to thieves, or just loiterers. Increased risk of graffiti, commotions.
5. This type commercial venture very much out of place in a residential neighborhood! There is a convenience store at Spring St. and Valley View, within a half-mile. There's a convenience store and gas station within a half-mile at McAndrews and Crater Lake Av. No, there's no car wash that close by, but I've lived on Sunrise for 15 years and within a mile either direction of that intersection for another 15 years. It has never bothered me to drive over to Court St., or wash my car myself.

Sunrise is already a very busy street. Travel is allowed at 35 MPH instead of standard residential limit of 25 MPH. Noise is already an issue. But at least traffic volume ebbs after the workday and on weekends

Expanding on my reason #2, I draw your attention to the intersection of East Main St. and Hawthorne Av., site of a former gas station. My memory may be off a few years, but I recall my mother going there for car repairs after we moved here over 30 years ago. They had a fuel leak problem. Dirt dug up and covered for years. Your records would show how long it was in transition and finally closed. That site is only now becoming viable (a coffee venue coming 'soon'). Please consider very carefully the risks of pollution

Thank you, one and all. See you at the hearing May 3rd.

Robin Lee

Robin Lee

CITY OF MEDFORD
EXHIBIT # LL
File # AC-19-028

RECEIVED
APR 24 2019
PLANNING DEPT.

Matt Brinkley

Planning Director

City of Medford Planning Department

Lausmann Annex

200 South Ivy St

Medford OR 97501

4/20/19

To Whom It May Concern:

This letter is in regards to the Circle K convenience store that is proposed for the corner of Springbrook and McAndrews.

I am in the neighborhood where this is proposed and am very much against this. Not only will this negatively affect our quiet neighborhoods, but the traffic that this will create will be a negative impact on our lives. The noise will increase, we will see an increase in crime, due to numerous reasons – the increase in activity 24 hours a day, is a huge concern.

The quality of life that will impact us will not be a positive effect on our neighborhoods that we so love.

The environmental impact of the chemicals that will be put in the ground near us is not something we envision and would expect to be around us while we enjoy our daily lives.

We feel that the building of Circle K would be a horrible impact to us and will make our neigborhoods less appealing to those moving here.

We strongly urge you to disapprove of this.

Lois Malone Lois Malone

1545 N Modoc Av

Medford OR 97504

CITY OF MEDFORD
EXHIBIT # MM
File # AC-19-018

REBECCA L. AND JOHN D. HAWKINS

2431 Greenridge Drive, Medford, OR 97504 | 541-951-6856 | rebeccahawkins@mac.com

April 22, 2019

RECEIVED
APR 23 2019
PLANNING DEPT.

Matt Brinkley, Planning Director
City of Medford Planning Department
Lausmann Annex, 200 South Ivy Street
Medford, OR 97501

Dear Mr. Brinkley:

We are writing to request that the Medford Planning Department deny the **File No. AC-19-028 application** to build a Circle K Convenience Store, gas station and car wash on the corner of McAndrews and Springbrook Drive. To rezone Tax Lot 371W20-3500 as commercial and allow this type of business into a long-time, well-established residential area is unprecedented and unnecessary.

Mr. Brinkley, this tax lot and the entire area must remain residential; **there is absolutely no justification for this intrusive and unnecessary rezoning.** Commercial areas (including convenience stores and gas stations) already exist in abundance on McAndrews from Crater Lake Avenue westward, as well as in the Lone Pine/North Phoenix Road area.

We are concerned Medford residents and taxpayers who live very close to the proposed building site. Our nearest cross streets are McAndrews and Brookdale (one block east), and our property backs directly to McAndrews. Despite our proximity, **we were NOT notified of this rezoning proposal** and only learned about it from signs posted on the empty lot.

As Medford residents since 2012 and recent retirees, we purchased our home one year ago, in the good faith that we were buying our "forever home" in a safe **residential neighborhood** of East Medford. Outside of commuter hours, McAndrews is relatively quiet despite its size and traffic load. Had we known such a radical rezoning would happen, we would NOT have purchased here.

We genuinely believe this proposed business and rezoning will:

- **Decrease safety** for both traffic and pedestrians on already very congested streets
- **Lower the quality of life and property values** of homes in the area—who wants to live near commercial lighting, underground gas tanks, air-borne petroleum fumes, noise and business traffic at *all hours of the day, seven days a week, 365 days a year?*
- **Increase crime, noise and light pollution** for the nearby homes and for the elderly residents of the Bonaventure retirement community that directly faces the site

We are counting on your support to retain the peace, quiet, beauty and safety of this wonderful area. Please do the right thing and deny **File No. AC-19-028 application.**

Sincerely,

Rebecca L. Hawkins John D. Hawkins

Rebecca L. and John D. Hawkins

CITY OF MEDFORD
EXHIBIT # CNN
File # AC-19-028

RECEIVED
APR 25 2019
PLANNING DEPT.

April 11, 2019

RE: Proposed Gas Station, Convenience Store and Car Wash on the Corner of E. McAndrews and Springbrook Roads.

Dear Alex Poythress:

We are Mark and Patsy Burton, who live at 2500 Bethany Court, Medford, OR 97504. We selected our lot in 2004 and our house was completed and we moved in in April 2005. While our house has a Bethany Court address our backyard is located on Springbrook Rd. Since we first moved in, the traffic on Springbrook Rd. has measurably increased, to the point that our backyard is nearly unusable due to the noise.

We are writing to voice our opposition to the proposed commercial development for the corner of Springbrook and E. McAndrews Roads. While we recognize that the lot is zoned for community-commercial, we have two concerns if the proposed gas station, convenience store and car wash use is approved. The first is how such a development will increase and worsen the flow of traffic in that intersection, which we drive multiple times per day. The traffic can already be quite difficult, with traffic backed up in all directions, with multiple side streets and driveways that open on to Springbrook Rd. It seems that adding a high traffic business, with cars trying to enter and exit the lot onto already busy streets might cause the intersection to fail for the residents that already live in the neighborhood who rely on it every day and that would not enhance the livability of our community.

Our second concern regarding this development is the viability of such business usage in this residential location. We realize no one can predict the success or failure of a new business, but given that all of the proposed services are already available within a short drive and with easier lot access, we wonder how the proposed business usage, with limited lot access, will be able to attract the customers it needs to succeed. And then, if it doesn't succeed, the neighborhood could be blighted with infrastructure and abandoned buildings that are not easily converted for other use.

Thank you for your time and we hope that you will give serious consideration to the negative impact a high traffic business can have on the livability of our neighborhood and not give approval for the proposed gas station, convenience store and car wash being considered for the corner of McAndrews and Springbrook Roads.

Sincerely,

Mark & Burton

Patsy Burton

Mark and Patsy Burton
2500 Bethany Court, Medford, OR 97504
541-772-4018

CITY OF MEDFORD
EXHIBIT # 00
File # AC-19-028

We the undersigned respectfully request that you consider our position AGAINST the Convenience Store – Gas Station –Car Wash at the corner of East McAndrews Road and Springbrook Road Proposal. Tax Lot 371W20 AB-3500

File No AC-19-028

RECEIVED
APR 22 2019
PLANNING DEPT.

	Name	Address	Phone #	Home-Owner	Renter	Voter
1	Lindsey Geil	1428 Matthews Pl	541-499-9306	✓		✓
2	JEFF BAACK	1401 MATTHEWS Pl.	541-890-4677	✓		✓
3	Shara Baack	1401 Matthews Pl.	541-840-5143	✓		✓
4	Nick Geil	1428 Matthews Pl.	541-499-9214	✓		✓
5	Nancy Hogan	1442 Matthews Pl	541-778-4452	✓		
6	Ron Hogan	1442 Matthews Pl	541-778-4476			
7	PATRICIA ANDERSON	1431 MATTHEWS PL	541-245-9409	✓		✓
8	Linda M Boyd	1431 Matthews Pl	541-245-9409	✓		✓
9	Kim Hurd	1447 Matthews Pl	541-261-7432	✓		✓
10	ROBERT HURD	1447 MATTHEWS	541-840-1425	✓		
11	Toby Harrison	1463 Matthews	541 840 7338	✓		✓
12	Shirley West	1600 Valley View	541-7735233	✓		✓
13	Susan DeLand-Gorton	1614 Valley View Dr.	707-321-9977		✓	✓
14	Kent Paulsen	1642 Valley View Dr	541 816 5768	✓		✓
15	Denise Paulsen	" " "	541 890 8116			
16	Marjorie Sukraw	2551 Bethany Ct	541-601-9191	✓		✓
17	Peter Sukraw	2551 Bethany Ct.	503-833-2555	✓		✓
18	Kindra Willits	2531 Bethany Ct.	541-778-4749		✓	
19	John Woodward	2511 Bethany Ct.	541-778-0427	✓		✓
20	Patsy Burton	2500 Bethany Ct.	541-772-4018	✓		✓
21	Mark Cooper	1427 Matthews Pl.	541-499-7843		✓	
22	JON EHLERS	2521 BETHANY CT	541-890-7005	✓		✓
23	Zoxha [illegible]	1874 Bartel Ct. Srl	841 [illegible]	✓		✓
24	Diana Koehler	2520 Bethany Ct.		✓		✓

CITY OF MEDFORD
EXHIBIT # PP
File # AC-19-0781 of 3

	Name	Address	Phone #	Home-Owner	Renter	Voter
25	Koelker Luther	2520 Bethany Ct	541-734-5189	✓		✓
26	Sarah Steiger	2530 Bethany Ct	541-821-3625		✓	✓
27	David Ernest	1414 Matthews PL.	541 9515307		✓	✓
28	Lillian Yuan	1400 Matthews PL.	541-397-0363	✓		✓
29	Mike Hurt	1390 Springbrooke	(541)890-3310	✓		✓
30	Casey Blalock	2416 Amaryllis St.	805-801-6786	✓		✓
31	Bonnie Borhman	2400 Amaryllis	541.772.9027	✓		✓
32	James Borhman	2400 Amaryllis	541.772.9027	✓		✓
33	Jacque Romer	2350 Amaryllis	5037589198		✓	✓
34	Barbara Diane Tollefson	2332 Amaryllis	541-779-5146	✓		✓
35	Richard Ballard	2359 Amaryllis	541-292-6630	✓		✓
36	Ruth Note	1361 Ramada	541-7725353	✓		✓
37	Cheryl Kunk	2327 Amaryllis	[illegible]	✓		✓
38	Judy Kell	2375 Amaryllis St	541-531-7646	✓		✓
39	Jim & Julie Ormand	2411 Amaryllis	541-779-9617	✓		✓
40	Jason Smith	1422 Ramada	541 941-2104	✓		✓
41	Kristy Smith	1422 Ramada Ave.	(541)301-7835	✓		✓
42	Briana Boyer	1384 Ramada Ave	5418906910		✓	✓
43	Erica Hammericksen	1372 Ramada	541.3249323	✓		✓
44	Corey Hammericksen	1372 Ramada	9518488	✓		✓
45	Shasso Dillingham	1312 Ramada	5417705356	✓		
46	Edith Tavalera	1360 Ramada	945590	✓		✓
47	Chere Longan	1313 Ramada Ave	541 944-6224	✓		✓
48	Don Longan	" "	541-601-9661	✓		✓
49	D.R. Note	1361 Ramada Ave	541-601-3288	✓		✓
50	Griffin Lansdowne	947 Medford OR.	404-218-9899		✓	✓
51	Janice Morris	1457 Ramada	541-245-1664	✓		✓
52	Angela Stephens	1475 Ramada Ave	541-282-2345	✓		✓

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APR 22 2019

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2 of 3

	Name	Address	Phone #	Home-Owner	Renter	Voter
53	Jenny Buck	1483 Ramada Ave	541-601-1074	X		X
54	Linda Heath	1801 Pine Dale	541-779-4734	X		X
55	JACOB MADSEN	1821 PINEDALE ST	541 301 1610	X		X
56	Kathy Hischar	1840 Pinedale St	541 944-3121	X		X
57	George Hischar	1840 Pinedale St	5419442714	X		X
58	Harri Murray	1841 Pinedale St	541-941-6144	X		X
59	Erin Latham	1851 Pinedale St	(714) 797-5700	X		X
60	Michelle Hobson	1871 Pinedale St	5414998834	X		X
61	MARTY CLARK	1943 PINEDALE ST	541-301-6181	✓		✓
62	Sybil Russell	1985 Pinedale	(541) 301-7842	X		X
63	[illegible]	1970 Pinedale	408-499-5570			
64	Sheila Hunt	1920 Pinedale	5413241505	X	X	✓
65	Beth Hammerickson	1500 Pinedale St	541-531-1479	X		X
66	Katie Sullivan	1443 Matthews Pl	541-840-6558	X		
67	Mark & Britny	2500 Bethany Ct	541-772-4018	X		
68	Russ Kohl (4-H)	2510 Bethany Ct	(541) 779-9889	X		
69	GEORGE SZMODY	1851 PINEDALE	530-200-3400	X		X
70	Krissy Madsen	1821 pinedale	5419441607	X		X
71	KRISTA JANKOWSKI	2539 Lone Pine Rd.	541-773-5018	X		X
72	CANDY JANKOWSKI	2539 LONE PINE RD.	541-773-5015	X		X
73	Tracy Robbins	1325 Ramada Ave	541-912-6503	X		X
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APR 22 2019
PLANNING DEPT.

3 of 3

RECEIVED
APR 24 2019
PLANNING DEPT.

1 OF 22

CONDUCTED BY: GARY SUMRAK, 2485 PINEBROOK CIRCLE, MED. 97504

Petition to Deny Springbrook Corners Project File No. AC-19-028 for Tax Lot 371W20 AB-3500

Petition Summary	To deny File No. AC-19-028 application to build a Circle K Conveince Store w/Gas Station & Car Wash
Action Petition for:	We, the undersigned concerned residents of the proposed project, request the City of Medford Planning Commission members DENY this application due to it's determental impact on our neighborhood.

Print Name	Signature	Address	Comment	Date
Jill Wiseman-Bald	Jill Wiseman Bald	2499 Pinebrook Cir. Medford 97504	The Corner Can't Sustain the traffic	4-2-19
Joachim Bald	Joachim Bald	2499 Pinebrook Cir, Medford 97504	Excess traffic, dangerous corner.	4-2-19
Eliot Bald	Eliot Bald	2499 Pinebrook Cir Medford 97504 OR		4-2-19
GARY SUMRAK	Gary Sumrak	2485 PINEBROOK CIR., MEDFORD, OR	WRONG USE OF PROPERTY	4/2/19
Janice Sumrak	Janice Sumrak	2485 Pinebrook Cir Medford 97504	Excess traffic, Decrease property value	4-2-19
LESLIE D Roberts	Leslie D Roberts	2431 Pinebrook Cir, Medford 97504	Drop in property values	4-2-19
LORETTA POULIN	Loretta Poulin	2403 Pinebrook Cir Med	Please DO NOT do this	4-2-19
LILA (PAT) FORD	Lila Ford	2400 PINEBROOK CIR. MEDFORD	NOT A GOOD IDEA	4/2/19
Kaaren Jones	Kaaren Jones	2402 Pinebrook Cir Med.	traffic concerns wrong use.	4/2/19
Terry Jones	Terry Jones	2402 Pinebrook Cir	Noise, litter Bad Idea	4/2/19
L.A. SMELSER	L.A. Smelser	2440 PINEBROOK CIR	INCOMPATIBLE ZONING FOR ADJACENT RESIDENCES	4/2/19
Jill Jones	Jill Jones	2475 Pinebrook Cir.	too much traffic	4/2/19
Rick Jones	Rick Jones	2475 Pinebrook Cir	too busy already	4/2/19
James Chaney	James Chaney	2450 Pinebrook Circle	doesnt belong here	4/3/19
Kris Nottingham	Kris Nottingham	2466 Pinebrook Cir.	Too much Traffic	4-3-19

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AC-19-028

Petition to Deny Springbrook Corners Project File No. AC-19-028 for Tax Lot 371W20 AB-3500

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Print Name	Signature	Address	Comment	Date
Cecilia Hurt	Cecilia Hurt	1390 Springbrook Rd	completely oppose	4/2/19
Monty Derbak	M Derbak	2404 Springbrook	traffic	4-4-19
DAN FILLMORE	Dan fillmore	1758 SPRINGBROOK RD	congestion / TRAFFIC	4-4-19
CLIFTA HUTCHINGS	Clifta Hutchings	1758 Springbrook Rd.	" "	4-4-19
Becky Martin-Cole	Becky Martin-Cole	1760 Springbrook rd.	Hawk / traffic	4-4-19
THOMAS MOORE	T Moore	1770 Springbrook Rd	Completely Oppose	4-4-19
Marie Moore	Marie Moore	1770 Springbrook Rd	NO!	4-4-19
Rocky Fender		1645 Springbrook RD	Trassic	4/4/19
Robin Fender		1645 Springbrook Rd		4/4/19
Sabrina Morgan	Sabrina Morgan	1573 Springbrook Rd	Traffic, too Much	4/4/19
James Ford	James Ford	1565 Springbrook Rd.	congestion	4-4-19
Linda Ford	Linda Ford	"	congestion/traffic	4-4-19
Sarah Ford	Sarah Ford	1565 Springbrook Rd	~~Strongly~~ oposed	4-4-19
Judy Farnsworth	Judy L Farnsworth	1309 Springbrook Rd.	Strongly oposed!	4-5-19
BRAD TRASK	Brad Trask	1706 GARDEN DR	CLOSED	4-5-19

Petition to Deny Springbrook Corners Project File No. AC-19-028 for Tax Lot 371W20 AB-3500

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Action Petition for:	We, the undersigned concerned residents of the proposed project, request the City of Medford Planning Commission members DENY this application due to it's determental impact on our neighborhood.

Print Name	Signature	Address	Comment	Date
Jim Hawes	James R. Hawes	1824 GARDEN DR.	I'm am very opposed	Apr 5th 19
Pat Likes	Pat Likes	~~1822~~ 2692 E McAndrew	No go	4-5-
William R. Trusty Sr	William R. Trusty Jr.	2702 E. McAndrews Rd Medford, OR 97504	opposed TO This	4-5-19
Ardyce Trusty	Ardyce Trusty	2702 E McAndrews Rd - Medford	no opposed	4-5-19
Chris Banuelos	[illegible]	1221 Paulita Dr.	Very opposed	4/5/19
Laura Bennett	Laura Bennett	1251 Paulita Dr	Opposed	4/5/19
CORA/LUCAS	[illegible]	1145 Todd Circle	NO!	4-6-19
ROSE J LUCAS	[illegible]	1140 Todd Circle	OPPOSED	4-6-19
JERRY/SCHNEIDER	[illegible]	1262 PAULITA DR	NO	4-6-19
Jondra Murphy	Jondra Murphy	2722 E. McAndrews Rd Medford OR	NO	4/6/19
VAL FABIAN	[illegible]	1257 Paulita dr	opposed	4/6/19
Amber Jones	[illegible]	1241 Paulita Dr	Not good for neighborhood	4/6/19
WAYNE RAMBERRY	[illegible]	1235 PAULITA DR	NO	4-6-19
Adam Johnson	[illegible]	1228 Paulita Dr.	NO	4/6/19
Jeff Dunk	[illegible]	1261 Paulita Dr	NO	4-6-19

Petition to Deny Springbrook Corners Project File No. AC-19-028 for Tax Lot 371W20 AB-3500

Petition Summary	To deny File No. AC-19-028 application to build a Circle K Conveince Store w/Gas Station & Car Wash
Action Petition for:	We, the undersigned concerned residents of the proposed project, request the City of Medford Planning Commission members DENY this application due to it's determental impact on our neighborhood.

Print Name	Signature	Address	Comment	Date
BOBBY KAIN		1358 SEVERSON	Bad idea	4-5-19
Kimberly Boyd		1328 Severson Dr.	Keep our Neighborhood Private	4/5/19
Shannon Keith		1382 Severson DR	Residential only! no store	4/5/19
Mary Sands	Mary Sands	2811 Crystal Dr.	Residential Only	4/5/19
Linda Rametes	Linda Rametes	1407 Severson Dr	"	4/5/19
Larry Rametes		1407 Severson Dr	"	4/5/19
Connie Turner		1349 severson Dr	Need to upgrade Corner for traffic cond	4/5/19
Janis Arnsdorf	Janis Arnsdorf	1323 Severson Dr.		4/5/19
Rob Murphy		2722 E. McAndrews	Neighborhood is nice	4/5/19
Maria Arias		1302 Bonita ave		4/6/19
Alex Thompson		2772 Mandrake Rd	Traffic is bad enough	4-6-19
Vickie Duff	Vickie Duff	2494 E. McAndrews Rd.	Traffic & Crime	4-6-19
Chris Wiser		1239 springbrook road	traffic	4-6-19
Marshetta Lucas		1237 Springbrook Road	Traffic	4-6-19
Jimmy Allen		"	Traffic	4-6-19

Petition to Deny Springbrook Corners Project File No. AC-19-028 for Tax Lot 371W20 AB-3500

Petition Summary	To deny File No. AC-19-028 application to build a Circle K Conveince Store w/Gas Station & Car Wash
Action Petition for:	We, the undersigned concerned residents of the proposed project, request the City of Medford Planning Commission members DENY this application due to it's determental impact on our neighborhood.

Print Name	Signature	Address	Comment	Date
Wayne Snider	Wayne Snider	108 Kensington Square Medford OR 97504	No on Building	4/3/19
Gerald merfeld	Gerald Imerfeld	2954 Pinebrook Circle Medford OR	Stop Commercial on Hone Hts	4/3/19
Linda Merfeld	Linda R Merfeld	2454 Pinebrook Circle Medford OR	No Commercial Building	4/3/19
Katerina Owens	Katerina	2424 Pinebrook Cir. Medford, OR	No Commercial Building	4/3/19
Olga Johnson	Olga Johnson	2410 Pinebrook Cir Med.	To much Traffic	4/3/19
Carole Chaney	Carole Chaney	2450 Pinebrook Circle Medford OR	Too much Traffic	4/3/19
Jeff+Jill Feyerharm	Jeff Feyerharm	2446 Pinebrook Circle Medford, OR	NO COMMERCIAL BUILDING	4/3/19
Jill Feyerharm	Jill Feyerharm	2446 Pinebrook Cir Medford, Or.	Traffic	4/3/19
Laura Hollingsworth		2466 Pinebrook Cir Med OR	Traffic	4/3/19
Nicole Milam		2482 Pinebrook Cir Medford	No Commercial Building	4/7/19
Chuck Nixon	Chuck Nixon	2482 pinebrook cr medford	Traffic	4/7/19
J L Snelson	J L Snelson	2460 PINEBROOK CIR	INCOMPATABLE ZONING TO EXISTING RESIDENTS	4/14/19
Eli Clark		2457 Pinebrook Cir.	Safety, Traffic	4/14/19
Richard Darling		244-2 Pinebrook Cir	TRAFFIC	4/14/19
Alex Llewellyn		2420 pinebrook C.V.	Traffic	4/14/19

Petition to Deny Springbrook Corners Project File No. AC-19-028 for Tax Lot 371W20 AB-3500

Petition Summary	To deny File No. AC-19-028 application to build a Circle K Conveince Store w/Gas Station & Car Wash
Action Petition for:	We, the undersigned concerned residents of the proposed project, request the City of Medford Planning Commission members DENY this application due to it's determental impact on our neighborhood.

Print Name	Signature	Address	Comment	Date
Tim Fountain		1233 SPRINGBROOK Rd 04	BAD IDEA!!	4/6/19
RON PARRIS	Ronald A Parris	1325 SPRINGBROOK Rd. 97504	TOO ~~BUSY~~ MUCH TRAFFIC	4/6/19
WENDI GLORIOSO	Wendi Glorioso	1213 Springbrook rd	No need for gas station	4/6/19
Crystal Sherk		1209 Springbrook Rd. 97504	Bad Idea	4/6/19
Joseph Zimmer	Joseph Zimmer	1600 Springbrook Rd. 97504	Too Close!	4-6-19
Kelly Zimmer	Kelly Zimmer	1400 Springbrook Rd. 97504	Too close in residential	4-6-19
Frank Hawkins		1653 Springbrook R 97504	Too Close	4-6-19
Ed BERNARDO	Ed Bernardo	1557 SPRINGBROOK Rd 97504	NO THANK YOU	4-6-19
Janis A. Jackson	Janis A. Jackson	1317 Springbrook Rd. 97504	Traffic Noise increase, Safety Issues	4-10-19
Samuel D. Crocker		1317 Springbrook Rd 97504	No Way! Bad Fit!!	4-10-19
R C Davis		285 J CRYSTAL DR	No	4-13-19
Mark O. Wright	Mark O Wright	2892 Crystal Dr.		4/13/19
DAVID SANDS		2811 CRYSTAL DR.	TO CLOSE	4/13/19
Bruce James		2839 Crystal Dr		4/13/19
Helen Ramos		2839 Crystal Dr	No thanks	4/13/19

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Print Name	Signature	Address	Comment	Date
Kathie Brooks	K Brooks	2552 Ashwood Ct Medford OR	DISTURBING WETLANDS; HEATING FROM ALL THE ASPHALT!	4-2-19
JAMES R. Leavens	James R Leavens	2542 Ashwood ct MEDFORD	SAfety - SOUND - LIGHTS	4-2-19
Karey Dixon	Karey Dixon	2572 Ashwood Ct. Medford	loud, too much traffic, safety	4-6-19
Suzanne Isom	Suzanne Isom	2557 Ashwood CT. Med.	TRaffic	4-6-19
David Isom	David Isom	2557 Ashwood ct Med	TRaffic	
Dolly Behrens	Dolly Behrens	2547 Ashwood Court, Medford	Will disturb the Red Hawk nest.	4-6-19
RONALD NICH	Ronald Nich	2547 ASHWOOD CT. MED.	TRAFFIC, NOISE, GAS SMELL	
Shara Barack	Shara Barack	1401 Matthews Pl. Medford	Traffic, Noise, Safety Disturbing wetlands	4-6-19
Jeff BARACK	Jeff Barack	1401 MATTHEWS TL. Medford	Light Pollution, Traffic, Safety	4-6-19
MT DIMICK	MT DIMICK	2542 ASHWOOD CT	Safety, INVASION of PRIVACY	4/6/19
Scott Brechtel	Scott Brechtel	2577 Ashwood ct.	NOISE, SMELLS, TRAFFIC	
Kaila Brechtel	Kaila Brechtel	2577 Ashwood ct.	Safety, traffic, Smell	4/6/19
Shelley Brechtel	Shelley Brechtel	2577 Ashwood Ct	Noise pollution, noise, safety	4/6/19
Marissa Brechtel	Marissa Brechtel	2577 Ashwood Ct.	noise, traffic, more	4/6/19
Candi Nesberg	Candi Nesberg	2878 Crystal Dr.	Traffic, Noise	4/13/19

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Print Name	Signature	Address	Comment	Date
Shawn MacLauchlan	Shawn MacLauchlan	1853 Garden DR		4-13-19
Chris MacLauchlan	Chris MacLauchlan	1853 Garden Dr		4/13/19
Hume Gaoiran	Hume Gaoiran	1849 Garden DR		4-14-19
Mate Gaoiran	[illegible]	"		4-14-19
Ken Morse	[illegible]	1848 Garden Dr.		4-14-19
Robert Niccoll	[illegible]	1830 Garden Dr		4-14-19
R. Passini	R Passini	1829 Garden Dr		4-14-19
Anita Gran	Anita Gran	1823 Garden Dr.		4-14-19
James Gran	[illegible]	1823 Garden Dr		4-14-19
Georgia Vukovich	Georgia Vukovich	1792 Garden Dr.		4-14-19
Edwin Mattox	Edwin P Mattox	1792 Garden Dr.		4-14-19
Mary Ward	Mary L. Ward	1774 Garden Dr.		4-14-19
Karen Ward	Karen Ward	1774 Garden Dr		4-14-19
Susan Lightle	[illegible]	1747 Garden Dr		4-14-19
Steve Lightle	[illegible]	1747 Garden Dr.		4-14-19

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Print Name	Signature	Address	Comment	Date
		1836		
* Carol Sparks	Carol Sparks	1733 Garden Dr.	Professional OK; High School too close.	4-14-19
GERALD KIRSTEIN	Gerald Kirstein	1733 GARDEN DR.	MAGNET FOR KIDS	4/14/19
Manvinder Singh		1773 Garden DR		4/14/19
Jeffrey Smith		1836 Garden Dr.	Dangerous Intersection	4-18-19
Carolyn Bernstein	Carolyn Berstein	894 SUNRISE DR.	traffic hazard Dangerous area	4-20-19
SARAH BADKE	S. Badke	890 SUNRISE AVE	TOO BUSY OF AN INTERSECTION	4-20-19
CHAR McMANUS	Char McManus	1963 Bianca Ct	Disagree	4/20/19
RON NORRIS		1975 BIANCA CT	STRONGLY OPPOSE	4/20/19
Lori Wilcox	Lori Wilcox	1975 Bianca Ct	Strongly oppose	4-20-19
Kelly Lauerman		1972 Bianca Ct	NO, NO, NO	4-20-19
Gary Arnold		1952 Bianca ct	To much Traffic	4-20-19
Debbie Arnold		1952 Bianca Ct	To much traffic already	4/20/19
BRUCE HILL		400 SUNRISE		4/20/19
ANDY CHASTEEN		238 Sunrise		4/20/19

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Print Name	Signature	Address	Comment	Date
Debra Russell	Debra Russell	2432 Amaryllis St. Mfr. OR	Please - NO	4-13-19
Leon Cope	Leon Cope	1530 N. Modoc Ave	Absolutely NO	4/13/19
Kathy Nyquen	K. A.	2804 Love Pine Rd	~ ~	4.13.19
Lois Malone	Lois V Malone	1545 MODOC AV	Please NO	4-13-19
Robert Malone		1545 Modoc Ave	NO WAY	4-13-19
Marijean Bernardo	M Bernardo	1557 Springbrook Rd.	NO	4/13/19
Sheryll Mateo		1301 Springbrook Rd	Please NO	4/16/19
~~Jack Shaffer~~				
JACK SHAFFER	Jack Shaffer	1750 EVANS CIRCLE	PLEASE NO	4-19-19
CAROLE SHAFFER	Carole Shaffer	1750 EVANS CIRCLE	NO	4-19-19
Frances Lee	Frances Lee	1764 Evans Circle	NO	4/19/19
Carol Estabrook	Carol Estabrook	1769 Evans Circle	NO	4/19/19
JAAK JUHKENTAAL	Jaak Juhkentaal	1731 EVANS CIRCLE	Not for a residential area	4/19/19
Julie Lamar	Julie Lamar	958 Sunrise Ave	NO	4/20/19
Scott Lamar		958 Sunrise Ave	No	4/20/19

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Print Name	Signature	Address	Comment	Date
Chris & Kimberly Wilkes		2467 Pinebrook cir. Medford OR 97504	Too much noise & Traffic	4/14/19
Earl Grigsby	Earl S. Grigsby	304 Sunrise Ave	Not in Residential	4/20/19
GARTH BRADBURN		200 SUNRISE AVE MEDFORD 97504		4/20/19
Sarah		308 Sunrise		9-2-19
Robin Lee	Robin B Lee	415 Sunrise Av 97504	Inappropriate near the High School & too much traffic	4/20/19
Diane Liles	Diane K. Liles	425 Sunrise ave 97504	Inappropriate placement	4/20/19
Stephen Liles	Stephen W Liles	425 Sunrise ave 97504	Innapropriate placement	4/20/19
Cherry Gregory	Cherry Gregory	445 Sunrise AV 97504	Please NOT NEEDED Residential as such	4/20/19
Mary Grace Hadrick		535 Sunrise Av. Medford Or 97504	not needed its residential	4/20/19
Lucia Tallar		535 Sunrise Ave. Medford Or	Its residential not needed	4/20/19
Lance Durham		1419 Clearwater Dr. medford	not needed	4/20/19
KATI TOMLINSON		661 SUNRISE AVE	AGREE WITH WRONG LAND USE. ISSUE RESIDENTIAL	4/20/19
Loretta Sias		641 Sunrise Ave Mfd	Med Inappropriate residential + school	4/20/19
ARNOLD D. SIAS		641 SUNRISE AVE Medford	BAD LOCATION/MORE TRAFFIC	4/20/19
tara beals		765 Sunrise Ave Medford	not in residential	4/20/19

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Petition to Deny Springbrook Corners Project File No. AC-19-028 for Tax Lot 371W20 AB-3500

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Print Name	Signature	Address	Comment	Date
JDEAN FREEMAN		885 SUNRISE		4/20/19
Kurt Christy	Kurt Christy	887 Sunrise		4-20-19
Daniel Rathsam		2478 Pinebrook Cir.		4/21/2019
Julie Russell	Julie Russell	2467 Pinebrook Cir.		4-21-19
Janet meyer	Janet meyer	2407 Pinebrook Cr.		4/21/19
Qiu Liyu		1739 spring st.		4/21/19
Pier DiCeb		2474 Pinebrak Cir		4/21/19
STEVE McNEAL	Steve McNeal	2689 LAWNVIEW DR		4/22/19
JOHN PHILIP		1168 BROOKDALE AVE	WE ALSO NEED TO CHANGE SPEED LIMITS TO ALL RESI AREAS TO25MPH	4/22/19
Helen M Philip	" " "			4/22/19
Cindi Hickey	Cindi Hickey	1188 Brookdale Ave		4/22/19
YOLANDE DESCHENES	Yolande Deschenes	2417 GREENRIDGE DR		4/22/19
Rebecca Hawkins		2431 Greenridge Dr.		4/22/19
MELODIE PEDERSEN		2433 Greenridge Dr.		4-22-19
DENNIS McVICKER		2433 GREENRIDGE DR		4/22/19

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Print Name	Signature	Address	Comment	Date
Skyler McNeal	SMcNeal	2313 Specific Hwy Talent OR		4/6
Beulah Farnsworth	Beulah F. Farnsworth	2530 E McAndrews #224 Med 97504		4/6
Kathy Holt	Kathy Holt	P.O. Box 103 Medford, OR. 97501		4/7
Marilyn Minchinton	Marilyn Minchinton	2530 E McAndrews Apt 206		4/7
Valerie Armbrust		276 Laurel St #2 Ashland OR 97520		
Susan Lon		2530 Mc Andrews.		4
Helen Strail	Helen Strail	2530 E Mc Andrews Rd Apt 140		4/7/19
James L Richmond	James L Richmond	2530 E McAndrews Rd. Apt 324		4/7/19
Lois E. Richmond	Lois Richmond	2530 E McAndrews Rd. Apt. 324		4/7/19
Elizabeth A. Lashar	Elizabeth Lashar	2530 E. McAndrews Rd Apt 243		4/7/19
Kathryn A. Rieger	Kathryn Rieger	2530 E. McAndrews Rd. Apt. 205		4-7-19
Loretta Lisowski	Loretta Lisowski	2530 E McAndrews Rd APT 135		4-7-19
E Danielle Le	E Danielle Le	2530 E McAndrews Rd	We contribute to Noise & Traffic	4-7-19
Harry & Vina		2530 E McAndrews	VIOLATE RESIDENTIAL AREA	
Elaine Foster	Elaine Foster	2530 E. McAndrews Rd Apt 328	11/4	4-7-19

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Print Name	Signature	Address	Comment	Date
Mary Alice Collins	Mary A Collins	2530 E. McAndrews		4/7
GEORGE L. GROOM	George L Groom	2530 E. McANDREWS #208		4/7/19
DAWN GROOM	Dawn Groom	2530 E. McANDREWS RD.		4/7/19
Earl McGinty	Earl McGinty	2530 E McAndrews Rd.		4/10
Florence McGinty	Florence McGinty	2530 McAndrews Rd		
Theresa Running	Theresa Running	2530 W. McAndrews #401		4-10
Maria Laskoff	[illegible]	511 Effie St. Medford 97504		4-10
Joyce Laskoff	2530 E. McAndrews	Joyce Laskoff		
Rubymae Reed	Rubymae Reed	2530 W. McAndrews #201		4/10
Dennis N. Wise	Dennis N. Wise	2530 E. McAndrews Rd, #203	Not a Commercial Neighborhood!	4/10/'19
Teresa Damgaard	Teresa Damgaard	2530 E McAndrews Rd #103	" " "	4/10/19
Kirsten Damgaard	[illegible]	221 N Central Ave #410 MDFD 97501		
S. R. Pickell	S. R. Pickell	2530 E McAndrews		
G W Hollingsworth	G W Hollingsworth		Do Not Build	4/10
Candace Longmire	C M Longmire	2530 E McAndrews #442	Homes/Apts/NOT COMMERCIAL	4/10/19

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Print Name	Signature	Address	Comment	Date
John A. McVicker	John A. McVicker	2433 Greenridge Dr.		4/22/19
MATT BURD	[illegible]	2443 GREENRIDGE DR.		4/22/19
MARY ANN THOMPSON	Mary Ann Thompson	2463 GREENRIDGE DR		4/22/19
RANCE CLINE	Rance Cline	2469 Greenridge Dr		4/22/19
Sandra Taylor	Sandra Taylor	2483 Greenridge Dr.		4/22/19
DAVID GWYNN	David Gwynn	2495 GREENRIDGE DR		4/22/19
Ryan Petri	Ryan Petri	2476 Greenridge Dr.		4/22/19
Cesar Herrera	Cesar Herrera	2466 Greenridge Dr		4/22/19
Almira M Dodson	Almira M Dodson	2450 Greenridge Dr.		4/27/19
Ambra Elmer	[illegible]	2440 Greenridge Dr.		4/27/19
DONALD VALENTINE	[illegible]	2430 GREENRIDGE DR.		4-22-19
HOWARD WELLS	Howard Wells	2411 GREENWOOD		4-27-19
JASON SLAWSON	Jason Slawson	2408 GREENRIDGE DR		4-22-19
Cathy Burrelle	Cathy Burrelle	1132 Brookdale Ave 97504		4-23-19
Ronald Gray	[illegible]	1112 Brookdale Ave 97504		4-23-19

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Petition to Deny Springbrook Corners Project File No. AC-19-028 for Tax Lot 371W20 AB-3500

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Print Name	Signature	Address	Comment	Date
William Jones		1241 Paulita Dr. Medford, OR 97504	Not in favor of any of the three business ideas.	4/8/19
Ben Blesse		2742 Juanita Ave, 97504	Don't want this	4-8-19
NANCY CALDWELL		2748 Juanita Ave 97504		4/8/19
Tiffany Schneider		2739 Juanita Ave. 97504	Don't do it!	4/8/19
Chris McCulloch		2739 Juanita Ave 97504		4-8-19
RON LAVERTY		2733 JUANITA AVE 97504	NO CIRCLE K	4-8-19
Joyce Athanas		2727 Juanita Ave. 97504	Not a commercial Area	4-8-19
DAVID ATHANAS		2727 JUANITA AVE 97504	Do not Do it	4-8-19
MARTIN PAOLA		2751 JUANITA AVE 97504	SAFETY CONCERNS/TRAFFIC	4-9-19
DANIEL HAGEDORN		1244 VALLEYVIEW DR 97504	TRAFFIC/Congestion	4-22-19
Dan Forcman		1011 Brookdale Ave 97504	Traffic	4-23-19
JANE A SAWALL		1047 Brookdale Ave 97504	unsightly & traffic	4/23/19
Billie King		1057 Brookdale ave 97504		4/23/19
Sandra Rouhier		1101 Brookdale Ave 97504	Not appropriate for this area	4/23/19
James Sherbourne		1109 Brookdale Ave 97504		4/23/19

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Print Name	Signature	Address	Comment	Date
LEROY F. MOORE	Leroy F. Moore	2530 E. McAndrews Rd No 102 Medford, OR 97504	TO MUCH TRAFFIC ALL READY	04/21/19
MEG DUBOUCH	Meg Dubouch	100 N. Pacific Hwy #38 Talent, OR 97540	NOT IN MY BACKYARD	4/22/19
JOHN BODENSTAB	John Bodenstab	2530 E. McANDREWS RD No 322 MEDFORD, OR 97504	TOO MUCH TRAFFIC ON A NARROW STREET ALREADY	4/22/19
Rose-Alice Bodenstab	Rose-Alice Bodenstab	2530 E. McAndrews Rd #322 Medford, Oregon 97504	area would be too congested	4/22/19
Laurie Kishawi	Laurie Kishawi	330 Bessie St #2 Medford 97504	theres a gas station down McAndrews, Shop over the school	4/23/19
Jane Gossett	Jane W Gossett	2530 E McAndrews Rd #326 Medford, Or 97504	very much noise already & too much traffic	
Tina Newborne	Tina Newborne	497 Scenic Dr. #B Ashland	Too much Traffic	4/23
Amber Hinderer	[illegible]	1021 Morrison Ave Medford, OR	No need to destroy natural beauty for bustle	4/23
Mandi Pedlar	Mandi Pedlar	2530 E McAndrews #104		
Justin Watkins	Justin Watkins	3080 Pine View Ct Medford OR 97504	No good for Community	4/23
Loryane Bohm	Loryane Bohm	3060 Pineview Ct Medford, OR	NOT in residential area	4/23
Ted Bohm	Pete Bohm	3060 Pineview Ct Medford, OR	" " "	4/23
LORRAINE WERBLOW	[illegible]	3071 Pineview Ct Medford OR	No in any Residential Area	4/23
Beteann Barr	[illegible]	3081 Pine View Ct Medford	TERRIBLE IDEA!	4/23/19
Arcelia Chavez	[illegible]	1185 Brookdale ave Medford	terrible idea, to much traffic	4/23/19

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Print Name	Signature	Address	Comment	Date
DONALD RIEGGER	Donald Riegger	2530 E. McAndrews Rd. #205	We should have been notified	4/11/2019
Louanne L Weber	Louanne Weber	2530 E. McAndrews #213	Too much traffic, etc already	4-16-19
JOSEPH B WEBER SR	Joseph Weber	2530 E. McAndrews # 213 Medford OR	# 213	4-17
Mark Johnson	Marti Johnson	2530 " " #113	Too much traffic!	4-17-19
CLANCY BARLOW	Clancy Barlow	2530 E McAndrews Rd. 237	Sts a residential area	4-17-19
[illegible]	[illegible]	2520 E McANDREWS Rd RM. 101	too much traffic	4-18-19
Twila Fogarty	Twila Fogarty	2530 E McAndrews Medford #108	don't need traffic	4-[illegible]-19
MARLENE SPOONTS	Marlene Spoonts	# 427 2530 McAndrews Rd	TOO MUCH TRAFFIC + NOISE	4-18-
TERESA DOMGARD	Teresa Domgard	#103 2530 McAndrews Rd	Don't need NOR NOISE the Traffic	4/18/19
MARY M. CALDWELL	Mary M. Caldwell	1178 BROOKDALE AVE.	DON'T NEED MORE TRAFFIC	4-23-19
Sandra L. Gerritz	Sandra L Gerritz	2401 Meadow Creek Dr	Too much traffic	4-23-19
Stephen L Gerritz	Stephen L Gerritz	" "	" "	
HAZEL GOINGS	Hazel Goings	2417 Meadow Creek Dr	Traffic	4/23/19
Keli Holston	Keli Holston	2423 Meadow creek Dr.	Too much traffic!	4/23/19
Ralph Burrelle	Ralph Burrelle	1132 Brookdale Ave	Traffic Congestion	4/23/19

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Print Name	Signature	Address	Comment	Date
OSE BEGLEY	Ose Begley	2530 E McANDREWS RD	MEDFORD	4/23/19
Eleanor Sebree	Eleanor Sebree	2530 EAST McANDREWS	MEDFORD	4/23/19
Laura Ault	Laura Ault	2447 Meadow creek Dr	Medford	4/23/19
Robert M. Hirt	R M Hirt	2465 Meadow creek Dr.	Medford	4/23/19
Carol A Hirt	Carol Hirt	" "	"	"
Robert Milts	Robert Milts	2471 Meadow Creek Dr	Medford	4/23/9
Salvador Medrano	Salvador M	2483 Meadowcreek DR	Medford	4-23/19
PAUL MCPHEE	P	2519 Meadowcreek Dr.	Medford	4/23/19
Loris Erickson	Loris Erickson	2559 Meadowcreek Dr	Medford	4/23/19
Joshua Guinn	Joshua Guinn	2540 meadowcreek Dr.	Medford	4/23/19
Lindsay Guinn	Lindsay Guinn	2560 meadowcreek Dr	medford	4/23/19
Karen Keating	Karen Keating	2520 Meadow Creek Dr.	Medford	4/23/19
Nancy Weaver	Nancy Weaver	1870 St Clair St	Medford	4/24/19
Ronald Weaver	R Weaver	1870 St Clair St	Medford	4/24/19
GAIL Cotter	Gail J. Cotter	1880 St. Cair St.	Medford	4/24/19

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Print Name	Signature	Address	Comment	Date
DONALD J. VETTE	Donald J Vette	2530 E. McAndrews Rd. #439	Need more info.	4-22-19
Barbara Smith	Barbara Smith	" " #301		4-23-19
Tommy Marvin		1916 ST CLAIR ST.		24APR19
MARCELLE KATZ	Marcelle Katz	1875 ST CLAIR ST.		4/24/19

Petition to Deny Springbrook Corners Project File No. AC-19-028 for Tax Lot 371W20 AB-3500

Petition Summary	To deny File No. AC-19-028 application to build a Circle K Conveince Store w/Gas Station & Car Wash
Action Petition for:	We, the undersigned concerned residents of the proposed project, request the City of Medford Planning Commission members DENY this application due to it's determental impact on our neighborhood.

Print Name	Signature	Address	Comment	Date
GEO. HUTCHINSON		2530 EAST MC ANDREWS RD #116		4/22/19

Petition to Deny Springbrook Corners Project File No. AC-19-028 for Tax Lot 371W20 AB-3500

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Action Petition for:	We, the undersigned concerned residents of the proposed project, request the City of Medford Planning Commission members DENY this application due to it's determental impact on our neighborhood.

Print Name	Signature	Address	Comment	Date
Alan Bennett	Alan Bennett	1251 Paulita Dr Medford, OR	opposed	9/5/24

RECEIVED
APR 25 2019
PLANNING DEPT.

To: MATT BRINKLEY, AICP CFM, Planning Director

STEFFEN ROENNFELDT, Planner

File No.: AC-19-028

City of Medford, OR.

From: M.T. Dimick MTDimick

The following pages are signed by 290 citizens in **opposition** to the construction of SPRINGBROOK CORNERS, 1380 Springbrook Road.

Thank you for allowing me to present these petitions.

CITY OF MEDFORD
EXHIBIT # RR
File # AC-19-028

Petition to Deny Springbrook Corners Project File No. AC-19-028 for Tax Lot 371W20 AB-3500

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Print Name	Signature	Address	Comment	Date
MARNEE WIDLUND	[signature]	1220 CRATER LAKE AVE		4/15/19
MATTHEW VISSER	[signature]	1220 CRATER LAKE AVE		4-23-19
Mkenna Larson	[signature]	1220 Crater Lake Ave		4/23/19
Adam Ramirez	[signature]	1987 Camellia Ave		4-23/19
Mario Peck	[signature]	Hybiscus Mcs Fors		4.23-19
Pem Pingle	Pamela J Pingle	3017 Cleopatra Circle 97504		4-23-19
Dannene Wright	[signature]	1220 crater lake Ave		4.23.19
R Mila Varle	[signature]	1220 crater lake Aver		4-23-19
Ron Holland	[signature]	1220 CRATER Lake AVE		4-23-19
Angel Rossiter	[signature]	8284 24th St WC		4.23-19
John Slaton	[signature]	2549 Hwy 227 trail		4-23-19
Steven Gonsher	[signature]	208 ARBOR ST R.R.		4-23-19
Veda Kent	Veda Kent	1226 Crater Lake Hwy		4-23-19
Rebecca Ripson	[signature]	612 N Berkeley Way		4-23-19
Bob Havice	[signature]	2897 Farmington Ave Medford		4/23/19

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Print Name	Signature	Address	Comment	Date
Ty Waldron	Tyler Waldron	1062 Spring St.	→	4/23/19
[illegible]	[illegible]	[illegible]		4-23-19
[illegible]	[illegible]	[illegible]		4-23-19
[illegible]	[illegible]	[illegible]		4/23
Ragen LaRue	Ragen LaRue	3528 Love Pine Rd		4-23
Judy Amorde	Judy Amorde	3270 La Rue Dr. Medford		4-23-19
Pete Amorde	[illegible]	3270 La Rue Dr Medford		4-23-19
Mike Rent	[illegible]	3267 LaRue Drive Medford		
Rick Casey	Rick Casey	1734 Evans Circle		4/23/19
Ellen Hust	Ellen L Hust	1101 Woodrow #2 Med		4-23-19
Tilan Maytans	[illegible]	3262 Woodbriar Dr.		4/23/19
Tosha Black	[illegible]	1156 Skeeters Lane	~~[illegible]~~ Circle K !!	4/23/19
RAE NEWICK	[illegible]	1156 SKEETERS LANE		4/23/19
Felix Salas	[illegible]	1156 Skeeters Lane		4-23-19
Brittany Russell	Brittany Russell	1850 Crater lake AVE	go 7/11 Yay	4/23/19

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Print Name	Signature	Address	Comment	Date
Keely Duffy	Keely Duffy	1425 crater Lake Ave		4-23-19
Russ Paxton		8728 " " Hwy		
Lindsey Foley		3605 Cedar Links Dr, 97504		4/23/19
Lindsey Rivera		1924 Hybiscus st. 97504		4-23-19
Nichole Jamez		27d E. McAndrews Rd		4/23/19
Kyle Hensel		1064 HWY 238 97530		4/23/19
Glen Willard		2478 E McAndrews Rd		4/23/19
Jason Easley		3306 Wellington dr medford 97504		4-23-19
Megan Fraser-Sahl		541 Royal ave. Medford, OR		4/23/19
Nick Perez		2538 Bel Abbes Ave. Medford 97504		4/23/19
Cherie Castro	Cherie Castro	2378 Strasbury Street		4/23-19
Chris Pfau		657 Sheffield Dr Eagle Point 97524		
				4-23-19
		1202a Morrow Rd		4-23-19

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Print Name	Signature	Address	Comment	Date
Wyatt Haas	[illegible]	12941 Monocle White City OR		4/25
Jason Durgan	[illegible]	3460 Poppywoods Dr Med Ct		4/25
Marta Wittenbel	[illegible]	2456 Alma Drive		4/25
Amber Dwyer	[illegible]	1850 Crater Lake Ave Apt 4		4/25
Christy Rice	C Rice	2292 Sunburst Ct		
Emily McKay	[illegible]	1941 Redbud Ln		4/25
Morgan Lee	Morgan Lee	2224 Crater Lake Ave		4/25
[illegible]	[illegible]	3664 Watts Fork Way		4/26/19
Joseph [illegible]	[illegible]	1771 [illegible] Ct		4/25
Doug Taylor	[illegible]	2250 Crater Lake		4/25
Jeremy McCarthy	[illegible]			
Marie Kewley	[illegible]	2025 Corona St.		4-25
Jacob Chavez	[illegible]	1880 Alcan Dr		4/25
James Chavez	[illegible]	1771 Hermes St		4/25
Vanessa Sanchez	Vanessa Sanchez	1880 Alcan Dr		4/25

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Print Name	Signature	Address	Comment	Date
Racheal Stephens		1880 Alcan Dr. Medford	traffic, Noise	4-22-19
Samantha Stella		1710 yukon Ave Medford	Traffic	4-22-19
MATT WEELY		1710 Yukon Ave Medford	WE HAVE ENOUGH STORES	4-22-19
Amy Hutchinson		2500 Whittle Ave medford	traffic	4.22.19
Troy Romine		2242 Sunburst CT #1	Traffic No Way	4/22/19
FRANK Rida		12051 Pioneer	DA-E	4/22/19
Mike Hammer		575 W 5th St central point	traffic	4/22/19
Joe Stella		4865 Antelope Rd White City	Fixed Over there	4/22/19
Melissa Beeson		3318 Patterson	KRO-	
Tarie Stella		546 Whitman pl	Traffic	4-24-19
Leon Stephens		1880 Alcan	Traffic	4-24-19
Amber Oppegaard		2030 Brookhurst	Traffic	4/25/19
MARY-ANN WIGGINS		2005 Roberts Rd		4/25/19
Jarrod Evans		1495 Alpine Court		
Luke Moser		517 Golf View Dr	Traffic	4/25/19

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Print Name	Signature	Address	Comment	Date
Arlan Campa	[illegible]	2808 Crystal Dr	Traffic	4/15/19
Vanessa Campbell	[illegible]	1427 Lawnridge St.	Traffic/ Congestion	4/15/19
Jeff Martyn	[illegible]	900 Valley View Dr	Traffic	4/15/19
Matt Beaver	[illegible]	1107 Brookdale Ave	Traffic	4/15/19
Jesse Zeigler	[illegible]	1911 Gene Cameron	Traffic	4/15/19
Julie Champion	[illegible]	1068 N. Berkeley Way #1	Disturbance of residences	4/15/19
Mike Copeland	[illegible]	1068 N Berkeley Way	same	4/15/19
Wayne Ayers	[illegible]	3029 COLONIAL AVE	TRAFFIC	4-15-19
Ed Stewart	[illegible]	3069 Sycamore Way	Traffic	4-15-19
Kim Swart	[illegible]	516 Valley View Dr	Don't need it!	4-15-19
BRANDON CARROLL	Brandon Carroll	549 N. Wexford	Traffic / neighborhood	4-15-19
Fritz Schuler	[illegible]	570 Pierce rd.	Traffic	4-15-19
Elijan Zuerlinden	[illegible]	2240 Gardendale Cir	Congestion	4-15-19
Destiny [illegible]	[illegible]	2240 Gardendale Cir	Congestion	4-15-19
William Johnson	[illegible]	2961 Chancery Cir	Traffic / Lakeside Rough crowd	4-15-19

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Print Name	Signature	Address	Comment	Date
Steven C. Rennick	Steven C. Rennick	682 Kylee Ann Medford, Or. 97501	safety, traffic & noise	4-11-19
ROBERT HEATH		1511 CROWN AVE MEDFORD 97504	TRAFFIC, HOMELESSNESS	4-11-19
Pat Fries		1536 Hutchins Circle - 97504	TRAffic And Homeless	4-11-19
Stephenie Reyes	Stephenie Reyes	2630 Delta Waters Rd 97504	Traffic & homelessness	4-11-19
Dale Finstad		4752 Cloudcrest DR 97504	Traffic & Noise	4-11-19
ELIZABETH FINSTAD		P O BOX 4029 MEDFORD OR 97501	SAFETY, TRAFFIC, NOISE	4-11-19
Phillip Barlow		520 Boardman St. Medford OR 97501	Traffic / Noise	4/11/19
Tony Reyes		2630 Delta waters Rd	Traffic/Noise	4/11/19
Mark Darrohn	Mark Darrohn	1979 Hutchins Circle	Noisy near retirement home	4/11/19
LEIGH DARROHN	Leigh Darrohn	1979 Hutchins Circle	Traffic/Noise	4/11/19
ARIZONA DARROHN		1979 Hutchins Cir	Homless People/Noise	4-11-19
Cassie Smith	Cassie Smith	822 W 12th St 97501	Traffic	4-11-19
Rachel Ray		610 Malabar St.	traffic noise	4/11/19
LES NIMMO		4176 Hidden Lake Dr 97504	TRAFFIC	
MARK BELL		2917 Hollybrook Bldg	Traffic	4-11-19

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Print Name	Signature	Address	Comment	Date
RICK BEARD	[illegible]	1724 STRATFORD AVE MEDFORD OR 97504	TRAFFIC	4/15/19
[illegible] Schmidt	[illegible]	2416 Lyman Ave	" " RiffRaff	4/15/19
[illegible] Pierce	[illegible]	2416 Lyman	could [illegible]	
[illegible] Chris Rayburn	[illegible]	1303 Papago DR	Traffic / Neighborhood	4/16/19
Heidi Hobson	[illegible]	2655 Lawnview Dr Medford, Or 97504		4-16-19
CASEY	[illegible]	AROUND THE CORNER	TO MUCH TRAFFIC	
Regina Malaby	Regina Malaby	119 S. Buchanan Ave. Eagle Point, OR. 97524	Too much traffic	4/16/19
Asia Robinson	[illegible]	2653 E. McAndrews MED 97504	TRAFFIC / safety for kids	4/16/19
Heather Koehler	[illegible]	2510 Bethany Ct. med 97504	Safety for Children	4/16/19
Jennifer Koone	J. Koone	858 Valley View Dr. 97504	—	4/16/19
Lucas Atkins	[illegible]	4585 Cloudcrest dr.	Traffic	4/16/19
S. Ruth	[illegible]	2210 Aloha Ave	Traffic	4/14/19
Paul White	[illegible]	2412 Meadow creek		4/16/18
andrea goeller	andreagoeller	2490 greenridge drive	traffic / safety	4/16/19
Barry Karjala	Barry Karjala	1331 Papago Dr	traffic safety	

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Print Name	Signature	Address	Comment	Date
Malcolm Treacy		1611 Edgedale Ave	— NOPE —	4/16/19
Ellen Radusk		571 Pierce rd.	Traffic	4/16/19
Ane Mekeehan		1129 Westview Dr	no way	4/16/19
GARY DEGARMO		2901 STACIE WY	TRAFFIC	4/16/19
Jennifer Forwalt		1883 Valley View	Traffic	4/16/19
Carolyn Jacobsen		10000 Hillcrest	because	4-16-19
Joni Sherman		2243 Aloha		4-16-19
Pat Fosse	PAT FOSSEN	2304 RIDGEWAY	—	4/16/19
Brittany Pepple		2420 pinebrook cir	traffic	4/16/19
Bob Davis		2934 Iric Circle	— NO —	4/16/19
Alie Prince		112 washington st	HELL NO!	4/16/19
Michael Donovan		10033 HILLCREST RD	—	4/16/19
Erin Neuenschwander		2038 Hillway	—NO—	4/16/19
Zachary Collver		2306 Spring St	NO!!!	4/16/19
Jessica Collver		2306 Spring St	No!!!	4/16/19

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Print Name	Signature	Address	Comment	Date
Matt Bamford		3063 Aitken Way	dumb	4/18
Erika Lewis		424 Valley View Dr	Bad Location	4.18
Nick Torres		2925 West Medford	Bad Location	4/8
Allie Mitchell		1337 S.	Bad Location	4/19
Tim Soltis		2050 GALLS CREEK RD	Should Be Residential	4-19
Rachel Uffens		3442 Windgate Dr.	Location	4/19
Randy Hawker		1414 Sawerson Av	Traffic / Location	
Bennet Adee		817 S. Groveland Av	Bad Traffic Bad Loc.	4/19
Sandra Adee		1556 Angelcrest Dr.	Terrible Location / Traffic	4/19
Lorraine Becker		3555 S. Pacific Hwy	Bad / Traffic	
Robert Bennett		3341 Tolman AVE	Bad / Traffic	4/19
Rachael Vasquez		2507 Agate Meadows		4/19
Josh Geyer		1798 Spring St.	Bad Traffic	4/19
Pat Tipton		2507 Wild Cattle Dr.	Bad Traffic	4/19
Michael Hanford		2236 Spring St. 97504	Awful Location	4-19

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Print Name	Signature	Address	Comment	Date
GARY WILLIS	[signature]	2454 PHEASANT LN	NOISE/TRAFFIC	4-13-19
Bonnie Huntley	[signature]	1450 Moon Terr	Area already overgrown	4-13-19
Matt Bolton	[signature]	3800 Cherry Ln	Not needed	4/15/19
Mike Galante	[signature]	4709 Spyglass Ct	traffic/noise	4/13/19
Angela Galante	[signature]	4709 Spyglass Ct	noise	4/13/19
Claudia Viets	[signature]	727 Keene Dr	inappropriate for the neighborhood	4/13/19
DAN Wolff	[signature]	3780 HarBrooke RD	Too much Traffic	4-13-19
ERIN Martyn	[signature]	645 Royal ave apt 240	noise/traffic	4-14-19
Moses Vasquez	[signature]	2507 Agate Meadows	The smell of gas station can't be good for the old folks	4-14-19
Jon Andrus	[signature]	2366 Westpoint Circle Medford OR	Noise/Value	4-14
Kelly Willits	Kelly Willits	2454 Pheasant Ln, 97504	Lot should stay residential	4/12/19
Ryan Huntley	[signature]	1450 Moon Terrace	Too much traffic	4-14-19
Sandra Kyker	Sandra Kyker	4746 Oak Tree Circle	TRAFFIC	4-19-19
Walter Fipps	Walter Fipps	1409 Larkspur Ave.	Traffic	4-19-19
Dane Smith	Dane Smith	231 Island Pointe	Traffic	4/18/19

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Print Name	Signature	Address	Comment	Date
Jeffrey		2539 Western Edge way		4/22
Kelsey		Eagle Point		4/22
Robin Cross	Robin E Cross	Brookdale Ave, Medford OR		4/22
Tom Hermant		733 Woodbridge dr.		4/22
Brian Pearson		3600 AVE G #36, White City Medford 97501		4/22
Don Cronshaw		3070 PINEVIEW LT		4/22
Laura Hayhurst		2933 Hillyburn Pass		4.22
Michelle Walters		1310 Stevens Road		4-22
Garrett Murphy		529 Main St		
Jacke Friend		2464 Amaryllis		4-22
TYLER CAMBAS		2001 SPRING ST MED. ORE. 97504		4-22.
Ben Rodriguez		1828 W. 8th St MED 97501		4/23
Tyler Pearson		1626 monarch Lane med 97504		4/23
Scott Roberts		2346 Asher Dr Medford 97504		4/23
Matt Eidswick		2200 RUHI way Medford		4/23

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Print Name	Signature	Address	Comment	Date
Shawna Lewis	Shawna Lewis	1220 Valley View Dr		04/20/19
Autumn Mitchel	Autumn Mitchel	2093 Ridge Way	Not enough Room in area	04/20/19
DENISE Cline	Denise Cline	2469 GREENRIDGE	too busy already	4/20/19
Brian Champan	Brian Champan	1772 Inverness Dr	too busy	4/20/19
BEN Foley	Ben Foley	3074 Hill Way	Bad idea	4/20/19
JASON Wright	Jason Wright	3537 S. Fork Little Butte Cr RD	Brings Transients	4/20/19
GLENN ALLEN	Glenn Allen	3058 MILHOAN DR MEDFORD 97504	INTERSECTION TO BUSY	4/20/19
Molly Neron	Molly Neron	1418 Reddy Ave Medford 97504	Bad idea	4/20/19
Margaret Mitchell	Margaret Mitchell	1825 NE 39th, Portland 97212	grew up in this neighborhood	4/20/19
Hakon Andreassen	Hakon Andreassen	2300 Brentwood Dr		4/20/19
JOSEPH Sloyer	Joseph E. Sloyer	11608 PAPAGO DR		4/20/19
Greg Stubblefield	Greg Stubblefield			
Stacey Wood	Stacey Wood	1120 N Modoc Ave Med		4/20/19
FRED DEBIZZ	Fred DeBizz	300 WIMPY RD PHOENIX		
Martha Koeper	Martha Koeper	1767 Spring St. Medford	Not Needed	04/20/19

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Print Name	Signature	Address	Comment	Date
Steven Cector	[signature]	1935 Spring		4-17-19
JENNIFER SNODGRESS	[signature]	1342 FLOWER ST		4/17/19
Dennis Shewmaker	[signature]	769 Gardendale		4/17/19
Kristi Kelly	[signature]	3317 Sycamore Way 97504		4/17/19
STEVE JONES	[signature]	3544 MICHAEL PARK DR.		4/17/19
Tony Robinson Jr	[signature]	1767 Spring Street		4-17-19
John Shuler	[signature]	2643 WILKSHIRE R		4/17/19
Steve Soderberg	[signature]	1283 Gardendale		4-17-19
DAVID SCHOENMAN	[signature]	2693 E. McANDREWS		4-17-19
Anjanette Wright	[signature]	1534 Ridge Way Medford 97504		4-17-19
Kelly Nicholson	[signature]	2808 Crystal Dr		4-17-19
David Formolo	[signature]	2861 Anita Circle		4-17-19
Rachel Kuykendall	[signature]	2861 Anita Circle		4/17/19
Scott Linden	[signature]	1824 Silvercrest CT	FUCK NO Biatches	4/17/19
Ryan G Greeny	[signature]	1404 N. Keene	Why? Spring St.!!	4/17/19

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Print Name	Signature	Address	Comment	Date
Mike Paxton		1551 Stardust Way		4-20-19
Brad Skinner		536 N. Stoneham Cir		4/20/19
Chase skinner		536 N. Stoneham cir		4/20/19
JEROME DITTMER		2455 SPRING ST		4/20/19
MIKE LOUGHEED		820 BROOKDALE AVE		4/20/19
Catherine Lougheed		820 Brookdale Ave		4/20/19
BOBBY MOORE		820 BROOKDALE AVE		4-20-19
MATT EDINGER		1540 SPRING ST		4-20-19
Thomas Maya		1020 N. Berkeley Way	No Need for it	4.20.19
CHRIS GALPIN		2857 FARMINGTON AVE	NO USE	4.20.19
Debbie Nunes		1072 Castlewood Dr	not necessary	4-21-19
COREY LAIRD		2455 SPRING ST	NOT NECESSARY	4.21.19
Ronnie Mauge		516 Valley View Dr		4-21-19

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Print Name	Signature	Address	Comment	Date
Tony Brisin	[signature]	965 Garden Springs Cir	Traffic	4/11/19
Jodi Bell	[signature]	2917 Hollyburn Ridge	Traffic	4/11/19
Fred Inlow	[signature]	711 Medford Center #35	Traffic	4/11/19
Foley Wheeler	[signature]	2782 Judy Way	Traffic/Noise	4/12/19
Charles Lindsay	[signature]	900 S. Oakdale AV.	Traffic	4/13/19
Chris Batesole	[signature]	800 Ellendale Dr #22	Traffic	4-23-19
Brett Smith	[signature]	2640 E Barnett Rd	Traffic	4-21-19
Dennis Thacker	[signature]	1918 Camellia Av.	Traffic	4-23-19
Adam Kerr	[signature]	1010 Temple Dr / C.P.	Traffic	4-23-19

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Action Petition for:	We, the undersigned concerned residents of the proposed project, request the City of Medford Planning Commission members DENY this application due to it's determental impact on our neighborhood.

Print Name	Signature	Address	Comment	Date
Mike Running		2695 Montego Place Medford or	Traffic !!	4/19

Petition to Deny Springbrook Corners Project File No. AC-19-028 for Tax Lot 371W20 AB-3500

Petition Summary	To deny File No. AC-19-028 application to build a Circle K Conveince Store w/Gas Station & Car Wash
Action Petition for:	We, the undersigned concerned residents of the proposed project, request the City of Medford Planning Commission members DENY this application due to it's determental impact on our neighborhood.

Print Name	Signature	Address	Comment	Date
Diane Dabrowski	Diane Dabrowski	2392 Brighton Cir 97504		4/23/19
Jason Palanick	JP	2708 Cedar Links 97504		
JERON DABROWSKI		3861 CRYSTAL SPRINGS		4/23/19
Aggie Hunt	Aggie Hunt	615 N. Colombus Ave.	To many already	4/23/19
Jennifer Corrado		3439 Silverbirch Ct 97504		4/23/19
Eric Barrett		3436 Silverbirch Ct 97504		4/23/19
~~PAUL ANDERSON~~		~~2399 SPRINGBROOK RD 97504~~	Not needed	4/23/19
LINDA ANDERSON	Linda Anderson	2399 Springbrook 97504	Don't need it	4/23/19
Julie Beckstead	Julie Beckstead	2393 Brighton Circle 97504		4/24/19
Nate Beckstead	Nathan Z	2393 Brighton Circle 97504	no thanks	4/24/19

Petition to Deny Springbrook Corners Project File No. AC-19-028 for Tax Lot 371W20 AB-3500

Petition Summary	To deny File No. AC-19-028 application to build a Circle K Conveince Store w/Gas Station & Car Wash
Action Petition for:	We, the undersigned concerned residents of the proposed project, request the City of Medford Planning Commission members DENY this application due to it's determental impact on our neighborhood.

Print Name	Signature	Address	Comment	Date
Lynn Smith	Lynn Smith	3441 Karges Wy Medford	Neighbor Hood?	4/18/19
Steve Dabrowski	[signature]	2392 BRIGHTON CIR	to much traffic	4-18-19
John Hunt	[signature]	615 N. Columbus ave, Medford	Too big of city growth	4-18-19
MIKE RAGAIX	[signature]	2480 TAHITIAN AVE medford	To much Traffic	4/19/19
Jessica Ragan	[signature]	2480 Tahitian medford	" "	4/19/19
Molly Taylor	Molly Taylor	705 Midway Rd Medford	Traffic + Noise	4/21/19
Marlon Taylor	Marlon Taylor	705 Midway Rd. Medford	Traffic + Noise	4/21/19
MIKE LEAVENS	[signature]	2611 BROOKSIDE DR MEDFORD	TRAFFIC	4-21-19
Jennifer Johnson	Jennifer K Johnson	1416 Yucca Street Medford	traffic & safety of residents	4-21-19
Kevin Johnson	[signature]	1416 Yucca street medford	traffic	4-21-19
Cynthia Leavens	Cynthia Leavens	241 Briarwood Ln Medford	traffic	4/21/19
Anne Leavens	Anne Leavens	2611 Brookside Dr Medford	Traffic + Safety	4/21/19

Petition to Deny Springbrook Corners Project File No. AC-19-028 for Tax Lot 371W20 AB-3500

Petition Summary	To deny File No. AC-19-028 application to build a Circle K Conveince Store w/Gas Station & Car Wash
Action Petition for:	We, the undersigned concerned residents of the proposed project, request the City of Medford Planning Commission members DENY this application due to it's determental impact on our neighborhood.

Print Name	Signature	Address	Comment	Date
Brian Wager	Brian Wager	2045 young ct. Medford, Or.		4.12.19
Code Wager	Code Wager	2045 Young Ct Medford, Or		4/12/19
Steve Summers		145 White Oak Drive		4.12.19
Shelly Wager	Shelly K Wager	2045 Young Ct Medf. 97504		4-12-19
RICHARD WAGER	Richard Wager	1416 AVOCADO LANE-MEDFORD, OR 97504		4-14-19
MIKE WALKER	Michael Walker	5745 McLoughlin Dr. OR (CENTRAL POINT) 97502		4/14/19
DEBORAH WALKER	Deborah A Walker	5745 MCLOUGHLIN DR. CENTRALPOINT, OR 97502		4/14/19
Debbie McKee	Debbie McKee	2941 Leonard Ave Medford OR 97504		4-15-19

Petition to Deny Springbrook Corners Project File No. AC-19-028 for Tax Lot 371W20 AB-3500

Petition Summary	To deny File No. AC-19-028 application to build a Circle K Conveince Store w/Gas Station & Car Wash
Action Petition for:	We, the undersigned concerned residents of the proposed project, request the City of Medford Planning Commission members DENY this application due to it's determental impact on our neighborhood.

Print Name	Signature	Address	Comment	Date
TARA SHULL	Tara Shull	2643 WILKSHIRE		4/23/19
BridgetteDecker	Bridgette Decker	1248 Paulita DR		4/23/19
ERIC Hollis		2430 Rockwood		4/23/19
~~Kathi~~ Fernandez		1157 N Modoc		4-24-19
TAYLOR MORGAN		2981 E. McANDREWS		4-24-19
Staci O'Shea	Staci O'Shea	709 Pierce		4/24/19
Georgette Lucier	Georgette Lucier	3172 Springbrook		4/24/19
MIKE NERON		1418 REDDY AVE		4/24/19
Mike Susi		2925 Lazy Cr. Dr.		4/25/19

Petition to Deny Springbrook Corners Project File No. AC-19-028 for Tax Lot 371W20 AB-3500

Petition Summary	To deny File No. AC-19-028 application to build a Circle K Conveince Store w/Gas Station & Car Wash
Action Petition for:	We, the undersigned concerned residents of the proposed project, request the City of Medford Planning Commission members DENY this application due to it's determental impact on our neighborhood.

Print Name	Signature	Address	Comment	Date
Randi Urban	[signature]	2661 Upper Dr. Medford	NO!	4/25/19
Cameron Mace	[signature]	6123 Crater lake Hwy CP	No!	4/25/19
[illegible]	[signature] Shepard	1858 Inner Circle	Nope/got two 7-11s	4/25/19
Destiny Matthews	[signature]	1032 N. Berkeley Way	No Way	4-25-19
Amanda Lewis	[signature]	2514 Bel Abbes Ave	NO WAY!	4.25.19
[illegible]	[signature]	1850 Crater Lake #22	Nope	4-25-19
[illegible]	[signature]	2795 Fattahatoah Ave	NO WAY	4-25-19
George C. Rentz	[signature]	2319 Crater Lake Ave Medford	Not in favor	4-25-19

Petition to Deny Springbrook Corners Project File No. AC-19-028 for Tax Lot 371W20 AB-3500

Petition Summary	To deny File No. AC-19-028 application to build a Circle K Conveince Store w/Gas Station & Car Wash
Action Petition for:	We, the undersigned concerned residents of the proposed project, request the City of Medford Planning Commission members DENY this application due to it's determental impact on our neighborhood.

Print Name	Signature	Address	Comment	Date
Tiffany Henricksen	[signature]	2300 finley Lane Apt C	I Love 711	4/23/19
[illegible]	[signature]	801 Delta St 97601	Damn good spot	4-23-19
Jason Bennett	[signature]	102 Fernwood Dr 15108	Gas Prices	4/23/19
KEVIN SANDERSON	[signature]	ALEXANDER / 97504		4/23/19
[illegible]	[signature]	hampton		4/23/19
Brittany Mesi	[signature]	1201 Progress / 97504		4/23

Petition to Deny Springbrook Corners Project File No. AC-19-028 for Tax Lot 371W20 AB-3500

Petition Summary	To deny File No. AC-19-028 application to build a Circle K Conveince Store w/Gas Station & Car Wash
Action Petition for:	We, the undersigned concerned residents of the proposed project, request the City of Medford Planning Commission members DENY this application due to it's determental impact on our neighborhood.

Print Name	Signature	Address	Comment	Date
Corey Krista-Hanson	Corey Krista-Hanson	1650 Crater Lake Ave #32		4/23
Kristofer Goslin	Kristofer Goslin	220 Crater Lake Ave	[illegible]	4/23
Kevin Golden	Kevin Golden			
Kenneth Swift		1850 Crater Lake Ave #25		4/24
Melissa Frazier	Melissa Frazier	2579 Hawaiian Ave	NO NO NO	4/24

Petition to Deny Springbrook Corners Project File No. AC-19-028 for Tax Lot 371W20 AB-3500

Petition Summary	To deny File No. AC-19-028 application to build a Circle K Conveince Store w/Gas Station & Car Wash
Action Petition for:	We, the undersigned concerned residents of the proposed project, request the City of Medford Planning Commission members DENY this application due to it's determental impact on our neighborhood.

Print Name	Signature	Address	Comment	Date
BRIAN BAKER	[signature]	1639 VALLEY VIEW DR	RED TAIL HAWK LIVES IN TREE ON LOT.	4/17/19
Nasley Fundeburg	[signature]	1808 Spring St #6	I dont want it	4/17/19
ADAM FOLEN	[signature]	CEDAR LINKS DR	BAD NEWS	4/18/19
Daniel Rouhier	[signature]	1101 Brookdale Ave	NOOOOOO	4/18/19
Zakk Bennett	[signature]	513 Gray Ct	NOOOO	4/18/19
Scott Kuitert	[signature]	2931 CANALS POINT CT. MEDFORD	NO	4-18-19
Tim Wang	[signature]	3270 Wheatridge Dr	No —	4-19-19
John Prestage	[signature]	3853 N Foothill Rd	NO	4-19-19
LISA Wells	[signature]			4-19-19
Mary Lou Warren	Mary Lou Warren	1946 St Clair St Medford	No —	4-19-19
Katie Joy	[signature]	1734 Evans Cir Medford		4/18/19
TRAVIS PUNCHES	[signature]	2394 Spring St. MEDFORD	Loyalty	4/18/19
DAVID SOMMERS	[signature]	3232 PARKVIEW CT MEDFORD	No —	4/18/19
KEVIN KOEPER	Kevin Koeper	1767 SPRING ST 97504	NO WAY!	4-18-19

RECEIVED
APR 25 2019
PLANNING DEPT.

change.org

Recipient: Jackson County

Letter: Greetings,

We thee undersigned do not agree with the new build of a gas station, car wash, convenience store and coffee kiosk on tax lot #371W20-3500 (File No. ZC-15-126) which is located on the corner of Springbrook and McAndrews in Medford, Oregon 97504 . This is our neighborhood and we do not believe this would be a good addition to our residential community. Our small surrounding residential streets already get backed up with the school and commuting traffic in our area. We are worried about noise pollution, bright lights, increased crime rate, lower home values, increase in traffic accidents/ collisions and safety issues for our children walking to nearby schools.
We are concerned on how people would enter and exit the property. We do not believe this would be a good addition to our area. We have a gas station less than .7 miles down the McAndrews hill towards the center of town, right across the street from the 711. We would love something in this field however, we mindfully request it be something that will enhance our neighborhood.

357 signatures as of 4 25 2019 12:37 pm
online

CITY OF MEDFORD
EXHIBIT # 55
File # AC-19-028

Signatures

Name	Location	Date
Erica Hammericksen	Medford, OR	2019-04-10
Ryan Decker	Medford, OR	2019-04-10
Derek Horsley	Medford, US	2019-04-10
Nikky Horsley	Medford, OR	2019-04-10
Kali Walter	Central point, OR	2019-04-10
Asia Robinson	Medford, OR	2019-04-10
Dave Pettersen	Medford, US	2019-04-10
Melanie Dines	Medford, US	2019-04-10
amy connolly	Medford, OR	2019-04-10
Mary Williamson	Medford, US	2019-04-10
Krissy's Madsen	Medford, US	2019-04-10
Tamara Hernandez	Medford, US	2019-04-10
Richard DeMartini	Medford, US	2019-04-10
Sean Connolly	Medford, OR	2019-04-10
Rhianna Barnett	Medford, OR	2019-04-10
Steve Chastain	Medford, US	2019-04-10
Erica hammericksen	Medford, OR	2019-04-10
sarah milatz	Medford, OR	2019-04-10
Barbara Connair	Medford, OR	2019-04-10
Benjamin Nielsen	Medford, OR	2019-04-10

Name	Location	Date
Kristi Fisher	Medford, OR	2019-04-10
Amanda Hurd	Medford, US	2019-04-10
Bridgette Decker	Medford, OR	2019-04-10
Sable Jackson	Klamath Falls, OR	2019-04-10
Tilah Maytanes	Medford, OR	2019-04-10
KaSandra Bozeman	Eugene, OR	2019-04-10
Nakesha Morgan	Portland, US	2019-04-10
Ted McCullough	Medford, OR	2019-04-10
Jeane Imus	Medford, US	2019-04-10
Robert Rivero	Medford, OR	2019-04-10
Scott Noland	Medford, OR	2019-04-10
Edward Frakes	Medford, OR	2019-04-10
Sirena Pettersen	Medford, OR	2019-04-10
Crystelle Carrick	Medford, US	2019-04-10
Vera Jacobson	Medford, OR	2019-04-10
Cassie Payton	Medford, US	2019-04-10
Kala Lenn	Medford, OR	2019-04-10
Jaime Mercer	El Dorado Hills, US	2019-04-10
Trina Brousseau	Central Point, OR	2019-04-10
Hannah Messenger	Medford, OR	2019-04-10
Melissa King	Dallas, US	2019-04-10
Shane Kinney	Medford, OR	2019-04-10

Name	Location	Date
Carli Brousseau	Eugene, OR	2019-04-10
Dianna Rich-Bowdish	Ashland, OR	2019-04-10
Nancy Brousseau	Medford, OR	2019-04-10
Gina Banuelos	Medford, US	2019-04-10
Linda Brewer	Medford, US	2019-04-10
Mindy Noland	Medford, OR	2019-04-11
Amanda Fisher	Medford, US	2019-04-11
Jim Geear	Medford, OR	2019-04-11
Tanya Havniear	Medford, OR	2019-04-11
Erica Velez	Medford, OR	2019-04-11
Karen McCoy	Medford, US	2019-04-11
Melanie Kelsey	Medford, US	2019-04-11
Shanah Powell	Medford, OR	2019-04-11
James Joy	Medford, US	2019-04-11
Christina Aguiar	Medford, US	2019-04-11
Courtney Barnes	Medford, OR	2019-04-11
Laura Groom	Medford, OR	2019-04-11
Tasha Bolt	Medford, OR	2019-04-11
Jon Webb	Medford, US	2019-04-11
L Ml	Medford, US	2019-04-11
Jason Newport	US	2019-04-11
Tracy Deal	US	2019-04-11

Name	Location	Date
Deloris Hardin	Talent, OR	2019-04-11
Kelsey Victorino	White City, OR	2019-04-11
Michelle Thomas	Salem, OR	2019-04-11
ashley parret	medford, OR	2019-04-11
Holly Gordon	Eagle Point, OR	2019-04-11
Nyleah Dixon	Medford, US	2019-04-11
Darian Madison	Medford, US	2019-04-11
Leslie Simpson	Medford, OR	2019-04-11
Miranda Cordova	US	2019-04-11
Kari Harris	medford, OR	2019-04-11
Cathy Cossette	Medford, US	2019-04-11
Victoria Reynolds	Medford, OR	2019-04-11
Maureen Stanton	Everett, WA	2019-04-11
Hazel Clements	Medford, US	2019-04-11
MT Dimick	Medford, OR	2019-04-11
Melanie Breidenthal	Medford, US	2019-04-11
Randy Rudy	Medford, OR	2019-04-11
Tonsina Wells	Rogue River, OR	2019-04-11
Mary Lima	Oregon	2019-04-11
Karisa Edwards	Medford, OR	2019-04-11
Nicole George	Medford, OR	2019-04-11
Erika Gray	Medford, US	2019-04-11

City of Medford

Planning Department

Working with the community to shape a vibrant and exceptional city

MEMORANDUM

Subject	Legal Description
File no.	AC-19-048
To	Jon Proud, Engineering
From	Liz Conner, Planning Department
Date	May 10, 2019

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

1. AC-19-048
   Applicant: Double R Products

cp

Attachments:

Vicinity Map, Legal description

Name	Location	Date
Carol Walters	Medford, OR	2019-04-11
Nicki Ford	Ashland, OR	2019-04-11
Hugh Anderson	Medford, OR	2019-04-11
Kyle Shaver	Raymond, US	2019-04-11
Janice Haviland	Medford, OR	2019-04-11
Tiffany Knouff	Medford, OR	2019-04-11
Fred Jennimgs	Medford, US	2019-04-11
Mitzi P	Medford, OR	2019-04-11
Monique Grafton	Medford, US	2019-04-11
Patricia Anderson	Medford, OR	2019-04-11
Carole Jennings	Medford, US	2019-04-11
Deanna Mullenix	Medford, OR	2019-04-11
Jesse Moore	Medford, OR	2019-04-11
Denise Brown	Altamonte Springs, FL	2019-04-11
TIMOTHY SHOOP	Medford, OR	2019-04-11
GAYLA BURKE	Medford, US	2019-04-11
Mary Sarkis	US	2019-04-11
Jason Jex	Medford, US	2019-04-11
Rachel Hischar	Central Point, US	2019-04-11
Jebediah Helpss	Bunkeflostrand, US	2019-04-11
Ryan Lucas	Medford, OR	2019-04-11
Trash Hands	Astoria, US	2019-04-11

Name	Location	Date
Teresa Parker	Brookings, OR	2019-04-11
Dakota Sarnescky	Ada, US	2019-04-12
El Graham	West Linn, US	2019-04-12
Kemal Bajramovic	San Bernardino, US	2019-04-12
Amanda thiqq	Columbus, US	2019-04-12
Ashley Rayburn	Medford, OR	2019-04-12
Brian Hanna	Medford, OR	2019-04-12
Jacob Caffey	Omaha, US	2019-04-12
Tristan Lowe	Mankato, US	2019-04-12
Kyle Fulton	White City, OR	2019-04-12
Mark Empasis	Medford, OR	2019-04-12
Casey Carpenter	Portland, US	2019-04-12
Kathy Hischar	Medford, US	2019-04-12
Todd Rufener	Ashland, US	2019-04-12
Kendall DeCoste	Medford, US	2019-04-12
Chris Scholl	Neptune, NJ	2019-04-12
OUla Dakhan	Lutherville Timonium, US	2019-04-12
Kelly Adams	Rogue River, OR	2019-04-12
Caitlin Gallagher	tualatin, US	2019-04-12
Nellie Cervantes	Boise, US	2019-04-12
Ethan Yaroch	US	2019-04-12
Kaye Proctor	Medford, OR	2019-04-12

Name	Location	Date
Dee Perez	Medford, OR	2019-04-12
Lillian Kielty	US	2019-04-12
Paul Hart	Medford, US	2019-04-12
Sandra Confer	Medford, US	2019-04-12
Phillip Bradfield	Medford, US	2019-04-12
Teena Anderson	Medford, OR	2019-04-12
Abby Gardner	Medford, US	2019-04-12
Becky Chong	Medford, OR	2019-04-12
Amy Myrin	Medford, US	2019-04-12
Tamara Barrus	Medford, US	2019-04-12
Kathy Ray	Medford, OR	2019-04-12
Adam Kramer	Hoboken, NJ	2019-04-12
dana browning	Secaucus, US	2019-04-12
Richard Coreno	Cleveland, US	2019-04-12
Isabella Fennessy	Barrington, US	2019-04-12
Robert Maines	Clarksville, US	2019-04-13
Danette Hart	Medford, OR	2019-04-13
Deborah Carr	Medford, OR	2019-04-13
Ashley Chott	Medford, US	2019-04-13
Chernor Mills	Atlanta, US	2019-04-13
Cassidy Macgregor	Walpole, US	2019-04-13
Aidan Escobar	Long Beach, US	2019-04-13

Name	Location	Date
Jeffrey Cole	Jacksonville, OR	2019-04-13
Mason Minton	Carlisle, US	2019-04-13
Isabel Smith	Madison, US	2019-04-13
Cynthia Lee-Holloway	Medford, US	2019-04-13
Kathleen Rikli	Mesa, US	2019-04-14
Angel Gambino	Oxford, US	2019-04-14
Croix Vasquez	Fort worth, US	2019-04-14
David Kalil	LAKELAND, US	2019-04-14
Brian Dobrick	East Aurora, US	2019-04-14
Darren Robinson	Florence, US	2019-04-14
Kirk Hanbury	Saint Cloud, US	2019-04-14
Julie Barnett	Utah, US	2019-04-14
Hunter Tylee	Kingsland, US	2019-04-14
logan martucci	toms river, US	2019-04-14
Ali Atalmimi	Dearborn, US	2019-04-14
Jean Bellora	Saint Petersburg, FL	2019-04-14
Brian Autry	Rocky Face, US	2019-04-15
K M Kell	Medford, US	2019-04-15
Michelle Zuppe	Medford, US	2019-04-15
Elizabeth Valadez	Klamath Falls, US	2019-04-15
PETRE LAZEA	US	2019-04-15
Marcello Greco	Orlando, US	2019-04-15

Name	Location	Date
joel acosta	Vass, US	2019-04-15
Jacqueline gilbert	Overland Park, US	2019-04-15
Julius Choi	North Wales, US	2019-04-15
Angie Chumley	Medford, US	2019-04-15
Jake Nash	Medford, US	2019-04-15
Grace Solomon	Pflugerville, US	2019-04-15
Marcus Grafton	Medford, US	2019-04-15
Nytia Simmons	Greenville, US	2019-04-15
Mike Hawk	South Bend, US	2019-04-15
Miguel Pérez	Sacramento, US	2019-04-15
Dan Lieber	Long Branch, US	2019-04-15
Sean Dingley	Sparks, US	2019-04-15
Luke Freeman	Thousand Oaks, US	2019-04-15
Tracy Bertini	Buffalo, US	2019-04-15
William Waddell	Hartselle, US	2019-04-15
Emerald Davis	US	2019-04-15
Tianna Jones	Jacksonville, US	2019-04-15
Kara Baylog	Medford, OR	2019-04-16
Rachel Cabler	US	2019-04-16
Tiffany Roach	Medford, OR	2019-04-16
Lynnae Tracy	Modesto, CA	2019-04-16
Joseph Rayburn	Medford, OR	2019-04-16

Name	Location	Date
Angela Pierpoint	Medford, OR	2019-04-16
Kody Huxtable	Medford, US	2019-04-16
Robin Plankenhorn	Central Point, US	2019-04-16
Andrea Del Pizzo	Medford, OR	2019-04-16
Denise Skinner	Portland, OR	2019-04-16
Stephanie Rundle	Oregon	2019-04-16
Lane Mccutchen	Medford, US	2019-04-16
Tiffany Compton	Medford, US	2019-04-16
Gary Braden	Medford, OR	2019-04-16
Monty Holloway	Medford, OR	2019-04-16
Peggy Byrd	Medford, US	2019-04-16
Ava Collica	Bellmore, US	2019-04-17
Karlie Ilacqua	Medford, US	2019-04-17
Stefanos Vrusis	Merrick, US	2019-04-17
carey duram	medford, OR	2019-04-18
Stephanie Golden	Medford, OR	2019-04-18
Kevin Golden	Medford, US	2019-04-18
grace meier	Medford, US	2019-04-18
Cassandra Gordon	Clackamas, OR	2019-04-18
Jennifer Boettcher	Medford, US	2019-04-18
Jamie Anderson	Medford, US	2019-04-18
meg casey	Prineville, OR	2019-04-18

Name	Location	Date
Bamby Griffin	Eagle Point, OR	2019-04-18
Kylie Camden	Ashland, US	2019-04-18
Kark Pettegrew	Medford, OR	2019-04-18
Alycia Cash	Medford, US	2019-04-18
Brenda Boettcher	Medford, OR	2019-04-18
Matthew Winchell	Medford, OR	2019-04-18
Crystal Armstead	Medford, US	2019-04-18
Mitch Coleman	Bellmore, US	2019-04-18
April Miller	Medford, OR	2019-04-19
Alan Engstrom	Medford, OR	2019-04-19
April Harrison	Medford, US	2019-04-19
Jeremy Roberson	Jacksonville, OR	2019-04-19
Ryan Bradley	Medford, US	2019-04-19
Kathy Spano	Medford, US	2019-04-19
Jonathan Lewis	Medford, OR	2019-04-19
Rebecca Killen	Medford, US	2019-04-19
Kara Pierpoint	Rogue River, US	2019-04-19
Nancy Monroe	Medford, US	2019-04-19
Paige Fusilier	Medford, OR	2019-04-19
Mike Bronze	Medford, OR	2019-04-19
Taylor Mackey	Medford, US	2019-04-19
David Harbolt	Medford, US	2019-04-19

Name	Location	Date
Patricia Kiger	Medford, OR	2019-04-19
cASSANDRA KRUGGEL	Medford, OR	2019-04-19
Tony Memdenhall	Medford, US	2019-04-19
Kimberly Howitt Ross	Medford, OR	2019-04-19
Diane Winchell-Riggs	Medford, OR	2019-04-19
Aimee Gorham	Medford, US	2019-04-19
Karen Menke	Medford, OR	2019-04-19
Cheri Campbell	Medford, OR	2019-04-19
Debra Wuerfel	Medford, US	2019-04-19
Sapphire Haynes	Medford, US	2019-04-19
Michelle Maloney	Medford, US	2019-04-19
paula guenther	Medford, OR	2019-04-19
David Watson	Rogue River, US	2019-04-19
savahanna cruthirds	Medford, OR	2019-04-19
Dave Cossette	Medford, OR	2019-04-19
Evie Carter	Casper, WY	2019-04-19
Heather Simon	Winston, OR	2019-04-19
Jeff Zippi	Medford, US	2019-04-19
Kristin McCollum	Central Point, OR	2019-04-20
Anesha Bayne	Medford, OR	2019-04-20
Katie Howitt	Medford, OR	2019-04-20
Kaleigh Jameson	Central Point, OR	2019-04-20

Name	Location	Date
Brian Munoz	Portland, US	2019-04-20
Carrie Rambo	Medford, OR	2019-04-20
CATHERINE WALLS	HOOD RIVER, OR	2019-04-20
Michelle Lockett	Medford, OR	2019-04-20
Carreen Petach	Medford, OR	2019-04-20
Courtney Norris	Medford, OR	2019-04-20
Joanie Baer	Medford, OR	2019-04-20
Martin Bay	Lancaster, CA	2019-04-20
Courtney combs	White City, OR	2019-04-20
Gwen Pettey	Medford, US	2019-04-20
Melissa Telford	Medford, OR	2019-04-20
April Bezuhly	Medford, OR	2019-04-20
bailey giancola	medford, OR	2019-04-20
louis maudlin	Medford, US	2019-04-20
Tamara Biles	Portland, US	2019-04-20
Chuck Anderson	Medford, US	2019-04-20
Khristine Breedlove	Ashland, US	2019-04-20
Carrie Goslin	Medford, US	2019-04-20
Brittany Hanigan	Medford, OR	2019-04-20
Stephanie Hanigan	Medford, US	2019-04-20
Shannan Widboom	Medford, OR	2019-04-20
Anthony Raye	Medford, OR	2019-04-21

Name	Location	Date
Clifford Josey	Medford, OR	2019-04-21
Melissa Taylor	Medford, OR	2019-04-21
Christina Shafer	Medford, US	2019-04-21
Angela Kell	Medford, OR	2019-04-21
Renay Carpenter	Eagle point, US	2019-04-21
Morgan Davidson	Medford, US	2019-04-21
Jacki Holcomb	Eagle point, US	2019-04-21
Amber Kinney	Central Point, US	2019-04-21
Debra Kammeraad	Kalama, WA	2019-04-21
Samantha Welch	Medford, OR	2019-04-21
Kym Kaleohano	Medford, OR	2019-04-21
Paige Goldate	Medford, OR	2019-04-21
Casey Fielder	Medford, US	2019-04-21
Charles Raye	Trail, OR	2019-04-21
Jon Martin	Medford, US	2019-04-21
Ashley Walborn	Medford, OR	2019-04-21
Cindy Brothers	Medford, OR	2019-04-21
Katherine Price	Medford, OR	2019-04-21
Dawn Seggelink	Chandler, AZ	2019-04-21
Sharon Hanstein	Medford, OR	2019-04-21
jeremiah gooding	Medford, US	2019-04-21
Tyler Riley	Ashland, US	2019-04-21

Name	Location	Date
Eric Benitez	Medford, OR	2019-04-21
Garret Wright	Bandon, US	2019-04-21
Dean Thompson	Santa Rosa, US	2019-04-21
Melanie Hammericksen	Portland, US	2019-04-21
Mary Horton	Medford, OR	2019-04-22
Bob Horton	Medford, US	2019-04-22
Amy Horton	Medford, US	2019-04-22
Lisa Lewis	Medford, OR	2019-04-22
Betty Welden	Medford, OR	2019-04-22
Ranae Lynch	San Diego, CA	2019-04-22
Keith Crowley	Corvallis, OR	2019-04-22
Emma Mccutchen	Medford, US	2019-04-22
Michael Rozen	Medford, OR	2019-04-22
Krystina Beech	Medford, OR	2019-04-22
Christine Snyder	Rogue River, US	2019-04-22
Evelyn Kinsella	Medford, OR	2019-04-22
Tau Swearingen	Medford, OR	2019-04-22
Kelly Uchytil	Portland, OR	2019-04-22
John Crowley	Medford, OR	2019-04-22
Amanda Cavolt-Glimpse	medford, OR	2019-04-22
Teri Kane	Medford, US	2019-04-22
Joni Mccleary	Central point, OR	2019-04-22

Name	Location	Date
Rosie Angulo	Medford, US	2019-04-23
Lindsey Jolliffe	Eagle Point, OR	2019-04-23
John Schleining	Medford, OR	2019-04-23
Kimberly Wade	Malverne, US	2019-04-23
Theresa Zwan	Medford, OR	2019-04-24
Sandi Hutton	Eagle point, OR	2019-04-24
Kenar Gelman	New York, US	2019-04-24
Mikaela Cohen	Hempstead, US	2019-04-24
Jennifer Lane	Rock Springs, US	2019-04-24
Kiana Lane	Rock Springs, WY	2019-04-24
Theresa Owen	Rock Springs, US	2019-04-24
Angela Cook	Coos Bay, US	2019-04-24
David Josephson	Shelter Island, US	2019-04-24
Alexander Coe	Medford, US	2019-04-24
Winter Mcculloch	Medford, US	2019-04-24
Linda Ramer	Medford, OR	2019-04-25
Kevin Lord	Mountain Home, ID	2019-04-25
Deborah Brown	Washington	2019-04-25
Tamia Lane	Rock Springs, US	2019-04-25
Ian Nicholson	Rock Springs, US	2019-04-25
nicole naylor	Medford, OR	2019-04-25
Michelle Simi	Eagle Point, OR	2019-04-25

Name	Location	Date
Steffanie Wikoff	Medford, OR	2019-04-25
Marilyn Boyce	Medford, OR	2019-04-25
Betti Jameson	Payson, AZ	2019-04-25

Items w/a Red dot, I am unsure of who commented that and I deleted from online But it Prints everything.

as of 4.25.2019

RECEIVED
APR 25 2019
PLANNING DEPT.

Name	City	State	Postal Code	Country	Commented Date	Comment
Ryan Decker	Medford	OR	97504	US	4/10/2019	As a home owner near this location would only bring the trouble that comes with all stores of this nature. There are many kids and two schools near this location that would be in danger of additional traffic and safety concerns for the youth. I am completely against this type of use for that lot. Let alone the potential loss in property values this will bring.
Asia Robinson	Medford	OR	97504-9709	US	4/10/2019	This is absolutely unnecessary!
Dave Pettersen	Medford		97504	US	4/10/2019	This is a residential area. There is no need to add this gas station as there is one two blocks down McAndrews
amy connolly	Medford	OR	97504	US	4/10/2019	Wrong location. This would bring too much trouble in the area and the fact that it's already a busy intersection with so many kids walking home from schools in that area.
Sean Connolly	Medford	OR	97504	US	4/10/2019	I live nearby and would rather this traffic went down McAndrews to the Biddle road like it is now.
Mindy Noland	Medford	OR	97504	US	4/11/2019	This needs to be stopped!!!! No need for this to be built there.
Jason Newport				US	4/11/2019	There is plenty of gas stations around. See what the people want and do what's right don't build it.
Tracy Deal				US	4/11/2019	I am a concerned homeowner with a child that will be walking to middle and high school in the next couple years. There is too much traffic already.
ashley parret	medford	OR	97501	US	4/11/2019	There's a blue house on one corner, a brown one across from it...Boneventure senior living is there now on the third corner...so that means they want Apple the donkeys property now that she is gone and her over died. They razed the house. But...it would sit...directly across from the senior living place. That is useless. It's right by the high school...but there's already "The Store", 711 on McAndrews..another 711 on Delta Waters...all the same distance...or closer. I PERSONALLY think a Walgreens would be swell there...been thinking that. We just don't need any off that stuff...right there. There's two car washes within blocks on delta waters...right by the 711. There's a gas station next to the...other 711. Its like...the least useful thing they could put there樂I drive it every day. Gotta be better uses. Men's a multi-family unit with a front facing play area; fenced of course. For the seniors to enjoy watching♡
MT Dimick	Medford	OR	97504	US	4/11/2019	I am SO AGAINST this development. We were completely unaware that the zoning was changed! We share a property line with this parcel of land and had we known the zoning was being changed, we would have been at the hearing to argue against it!!! Unfortunately, for some unknown reason, we failed to receive notification.
Erica hammericksen	Medford	OR	97504	US	4/11/2019	We are close as well, but not sharing property lines. I am amazed none of us were informed of the zone change. Maybe they are feeling the heat and that's why the meeting date has been pushed back to 5-3.
Erica hammericksen	Medford	OR	97504	US	4/11/2019	Same issue with us!
Trash Hands	Astoria	OR		US	4/11/2019	We need to make "Ginger" a racist term!

Trash Hands Astoria OR US 4/11/2019 We need to make "Ginger" a racial slur!
MT Dimick Medford OR 97504 US 4/12/2019 What does that mean??
Kyle Fulton White City OR 97503 US 4/12/2019 Horrible place to build a gas station. The intersection already sucks!
Erica Hammericksen Medford OR 97504 US 4/12/2019 I have no idea who and why that comment was made. It's gone now!
Dee Perez Medford OR 97504 US 4/12/2019 We don't need or want a Circle K on that corner. It'll be a traffic nightmare and an eyesore.
Stephanie Golden Medford OR 97504 US 4/18/2019 We dont need that as there are enough convenience stores around and this would add a lot of extra traffic in an already busy intersection. I also think these types of stores bring around certain types of undesirable people in a decent neighborhood.
Kevin Golden Medford 97504 US 4/18/2019 Just one more bad idea from the City of Medford. Traffic flows through town are already segmented and scattered. What we don't need is another reason to encourage more cars onto an already overly busy road. Plus there is a gas station and 7-11 less than a mile away....
Paige Fusilier Medford OR 97504 US 4/19/2019 I am a homeowner in the area and I am concerned with the increased traffic, increased crime, and transient population that this convenient store will bring to our neighborhood. Also, there are already 3 other quick-stop stores located in a 1 to 2 mile radius of this proposed location.
cASSANDRA KRUGGEL Medford OR 97504 US 4/19/2019 Don't need anymore traffic here and this will cause more. Getting in and out of the gas station will be a nightmare.
Anesha Bayne Medford OR 97504 US 4/20/2019 That's just crazy! And we don't need it! To close to home owners
April Bezuhly Medford 97504 US 4/20/2019 I'd personally like to see better sidewalks on E Mcandrews as well as bike lanes. Not a gas station
Stephanie Elmo-Hanigan Phoenix AZ 85339 US 4/20/2019 As demonstrated by the number of speeding cars and accidents that occur on McAndrews as it is, additional traffic will not be beneficial at all. This is a residential community and those of us who purchased our homes in this area did so because commercial properties are not around the corner. Through the development of this project, higher crime and lower home value will result, not to mention the additional traffic and accidents that will occur single-handedly because of its presence (think about all of the last minute turns to pull into the parking lot). No thank you!
Anthony Raye Medford OR 97504 US 4/21/2019 I live in the area and would think it would cause many issues with north Medford high school students
Clifford Josey Medford OR 97504 US 4/21/2019 Intersection is a joke already. It's not even needed here. Go down the hill to Crater Lk. for gas, or the 7/11
Debra Kammeraad Kalama WA 98625 US 4/21/2019 Stop this build and all future proposals of this sort on this property.
Dawn Seggelink Chandler AZ 85249 US 4/21/2019 My friend lives close by and has a young family.
Mary Lucas-Horton Medford OR 97504 US 4/22/2019 With the

assisted living facility, the crazy amount of traffic at that intersection, the accidents that occur there, we do not need this added to the mess. We have lived here for 50 years, I understand growth but this is unreasonable, unsafe, and not needed!

Kelly Uchytil Portland OR 97267 US 4/22/2019 Medford is my home town, and this build is inappropriate. Don't turn Medford into Portland.

Amanda Cavolt-Glimpse medford OR 97504 US 4/22/2019 This intersection does not need a fast station nor convenience store, 711 is only blocks away, grand market and spring street markets are less than a mile away. It would make more sense up E. Mcandrews.

April 29, 2019

To: Matt Brinkley, Planning Director and Steffen Roennfeldt, File Contact
File No.: AC-19-028
City of Medford Planning Department

From: Janis Arlean Jackson and Sam Crocker
Homeowners @ 1317 Springbrook Road, Medford, Oregon 97504

Regarding: Proposed Property Development at 1330 Springbrook Road

As a property owner directly across Springbrook Road, I am alarmed and saddened that our suburban neighborhood will forever change if the above development is permitted and developed. In regards to the Site Plan and Architectural Review Approval Criteria from the Section 10.200(E) of the Medford Land Development Code, **I firmly believe that the proposed development IS NOT compatible with uses and development that exists on adjacent land.**

My husband and I purchased our home 8 years ago believing that the location close to green areas (Donahue Frohnmayer Park and sports park of Medford High School) offered a quiet and dog-walking area close to home. We have enjoyed a rather robust pedestrian vibe created by dog walkers, health walkers/runners, skateboarders, and children. Since then, the traffic density has progressively increased as residential density has increased and as motorists discover that Springbrook Road is a conduit between Crater Lake Highway and the medical facilities on and near Barnette Road. As the housing developments in the east hills along McAndrews and Hillcrest Roads have blossomed, we also experience added traffic on McAndrews Road. Intersection annoyances of both streets (car radios, car motor and driver noise, and emissions) as well as high speed car noise is now the norm for us with all house windows closed. The speed limit here is 35 mph but motorists often speed through the intersection at 45+ mph to catch a green or yellow signal light. Our mailbox is located on the east side of Springbrook Road. We typically wait through a signal change to retrieve our mail. Turning in and out of our driveway has become super tricky (sometimes upwards of a one minute wait) and will worsen as patrons turn in/out of the proposed commercial establishments. Obviously, this is very sad and frustrating for us.

Bonaventure Retirement Community as well as Veranda Park, east on McAndrews Road have generated a rapid uptick in emergency vehicle traffic and noise and I sense that most of us know this is necessary to keep people out of harms way. Here, my concern is that traffic and pedestrian congestion at the McAndrews/Springbrook intersection will be very problematic. Please envision such traffic scenarios.

We are also very concerned about the close proximity of North Medford High School (within approx. 1500 feet) to the proposed development. This is closer than the existing Dutch Brothers kiosk and convenience store at the corner of Roberts Road

TT
AC-19-028

and Crater Lake Avenue. I routinely observe students traveling to/from this commercial location during and after school hours as I walk my dog. I am confident that these same children (and more) will begin walking to the Circle K property via NMHS's southeast walkway, especially those participating in afterschool sports programs.

I am very concerned about the clientele who will be present in the night. My preface here is that I have observed the patrons at a nearby convenience store at a busy corner west of here as I commute back from my elderly parents' Central Point retirement community, often times late at night. Patrons and others gather at the store's sidewalk and also position close by at adjacent intersections and comfortable sitting areas. I do foresee that people will use my property in this way and I will no longer feel physically safe; I will need extra security for my possessions and backyard. Please also imagine vulnerable youth encountering/being influenced by some of the individuals who will exist in relation to the proposed development.

To the south of us on Springbrook Road is beautiful Dohahue Frohnmayer Park, a City of Medford Parks and Recreation property, where young families gather, kids play, and people walk their dogs. Imagining myself in the shoes of someone seeking a place to drink a beer, shoot or deal some drugs, gather with peers and basically seek shelter, I would head directly for this park. It is dark, hidden by trees and slope, and has many exit portals plus a large vacant area next to a townhouse development. Will the police be ready to enforce safety? The same goes for North Medford High School.

Another concern is the T-intersection at Lone Pine and Springbrook Roads where I have waited endlessly to make a left turn onto Springbrook and have seen traffic back up for "left-turners" onto Lone Pine Road. The congestion also includes dog walkers, skateboarders and students crossing Springbrook from the exit of the North Medford High School's southeast walkway. To avoid collisions and injuries, a conscientious planning body should envision to the need for a stop signal at this dangerous intersection. This signal could easily back up from the Springbrook and McAndrews intersection during school and rush hour periods. This would affect all of the other intersections pouring into Springbrook Road.

We have stores nearby; in fact, we have a convenience store a bit east on Spring Street as well as 24-hours Safeway Store and Food 4 Less stores, Fred Meyers, and other convenience stores. Gasoline is about one mile west on McAndrews Road...enough for me. I am concerned about the environmental impact of a gasoline station. Please note the historic wetlands sensitivity that exists along with a decades-old red tail hawk nest at is inhabited every year by a new family. A carwash is not something I have yearned for closer to my home and I suspect the developers have not researched the local demand for a car wash in the neighborhood. There is a carwash nearby at the Medford Center on Stevens Road. I honestly wonder if the developers really assessed community wishes and needs as they pondered their own development choices.

We are not opposed to a more community-suited development. Perhaps a coffeehouse, bakery, professional medical practice, denture clinic or entity that serves the huge Bonaventure community directly across McAndrews Road. What we are looking at with the proposed Circle K development is a Win-Loss prospect. Was it ever the developers' objective to create a Win-Win for their community? Please tell the developers to go rethink their proposal with the goal of creating compatibility with uses and development that exists on adjacent land.

I authored this letter during lengthy discussions with my husband and partner homeowner, Sam. Please consider these arguments consistent with his own concerns.

Sincerely,

Janis Arlean Jackson
Homeowner,
1317 Springbrook Road, Medford, Oregon 97504
503-504-4164
crockerjacks@hotmail.com

City of Medford Planning Department
Lausmann Annex
200 S. Ivy Street
Medford, OR 97501

April 29, 2019

RE: AC-19-028 Circle K Mini Store, Carwash, Gas Pumps and Coffee Kiosk

Dear Planning Department,

I do not feel that this project will help the surrounding community. It will bring unwanted traffic, noise and loitering to the area. As you have stated in your report, this site is surrounded on three sides by SFR-4 Family Residential. We are a peaceful neighborhood for the most part, and when we bought our properties, this was the reason. I do not feel that this project will help our residential community, but hurt it. I also don't feel it is necessary, as we have:

(4) Four Convenience stores within 1.7 miles, (4) Four gas stations within 2.1 miles, (4) Four Coffee Kiosks within 1.8 miles and (2) Two Car washes within 2.1 miles of this project site.

In the past 13 years, the traffic has increased considerably on Springbrook Rd. The time it takes to enter Springbrook Rd., from side streets has also increased considerably in the past 13 years. I have had to wait as long as 5 minutes to get onto Springbrook Rd. from Ashwood Ct. This project would bring much more traffic to the area. The noise level will heighten. As it stands now, noise from idling cars at the McAndrews/Springbrook Rd. signal are heard in my neighborhood. I have awoken from a sound sleep in the middle of the night by loud motorcycles at that signal. I can't imagine what the noise will be like from traffic all night long at a 24/7 mini market, gas pumps and carwash, as the sound travels toward the north from the south.

Having been to many convenience stores in my life, I have never not seen loitering outside of these stores. It is just human nature to hang out in front of stores. This can be innocent or nefarious in nature and branch out to the neighborhoods. It is my understanding that a drive thru coffee kiosk and retail stores are in this projects future, again heightening my concerns about traffic, noise and loitering.

Please do not ruin our neighborhood, with this type of C-C project. Just because you can, doesn't mean you should.

Thank you for your time,

Patricia Anderson

Patricia Anderson
1431 Matthews PL
Medford, OR 97504

CITY OF MEDFORD
EXHIBIT # 10
File # AC-19-28

Steffen K. Roennfeldt

From: Planning Department
Sent: Tuesday, April 30, 2019 8:06 AM
To: Steffen K. Roennfeldt
Subject: FW: AC-19-028 new store, gas station + car wash

From: Mary Horton [mailto:tunahorton@charter.net]
Sent: Tuesday, April 30, 2019 5:22 AM
To: Planning Department <planning@cityofmedford.org>
Subject: AC-19-028 new store, gas station + car wash

Good afternoon,
I'd like to talk about traffic this will create at this intersection
Going back 8 to 10 years when the property across the street was trying to be Developed
They tried to put a strip mall in. 33 house development. And low income housing apartments
Thank goodness this board turn them down
We ended up with a assistant living facility. quite large one
But with this we had the least amount of traffic impact on McAndrews and Springbrook
Thank you

Keep in mind this is several years ago and The traffic have increased dramatically

The three main concerns were traffic emergency equipment access And crime

I'm not sure if it's a city ordinance or this board chose to require that the driveways were at least 200 yards from the intersection

Having five lanes on McAndrews and four lanes on Spring Brook Going back from the interception approximately 150 to 200 yards in all directions. I cannot see any way this could possibly work

I invite all of you to come to the intersection at 8 o'clock in the morning or on any given evening around 3-5 the traffic Is backed up 400+ yards Every time the light turns red

We live at the 200 yard mark going east on McAndrews on the northside directly across from the driveway to the assisted-living facility. The Third house
Turning east across one lane of traffic at that point it can easily take up to two or three lights before we are able to get out.....

If they are allowed to have a driveway on McAndrews that would mean people would be crossing three lanes of traffic at this time. I can't imagine how many accidents there will be.....

The same goes for springbrook

I believe this board was very concerned about access for emergency equipment on both streets Both streets are a major roads that emergency vehicles use every day.
There is no doubt that this development will jeopardized this..

There are many other things A development of this type Will create

CITY OF MEDFORD
EXHIBIT # W V V
File # AC-19-28

More Crime. House break ins Etc

We have three minute markets and a gas station within 3/4 of a mile
All built in areas with other commercial businesses

If you elect to go forward with this
I would like to Request that there be a
traffic study
Crime study
And how it will affect emergency vehicles

I would like to ask everybody here if they would like this in their backyard
Thank you

Mr & Mrs Horton
2559 E Mc Andrews
Medford Or 97504
541-326-9315

Sent from my iPad

Steffen K. Roennfeldt

From:	Green, Michael <michael_green@fws.gov>
Sent:	Tuesday, April 30, 2019 11:25 AM
To:	Steffen K. Roennfeldt; Matthew Stuber
Subject:	Re: [EXTERNAL]
Attachments:	2Nest Memo m0407.pdf; 3Nest Memo FAQ.pdf

Hi Steffen,

That link doesn't seem to work from either my work or personal gmail accounts. I'm still interested in seeing the video, however, if you want to try again using another link.

Regardless, most medium-sized raptors such as Red-tailed Hawks will incubate for 28-35 days, and then fledge in about 45-50 days. They'll stay in the vicinity of the nest for another 3 weeks. So, a pair will complete the nesting process in about 3.5-4 months. You might be well into this period if the eggs have hatched already.

In a reinterpretation of the Migratory Bird Treaty Act by this administration, *incidental take,* i.e. 'taking' a bird while conducting activities that are otherwise legal, is no longer considered a violation of the act. Clearing land to prepare it for construction falls into this category.

However, we encourage developers, nonetheless, to consider delaying vegetation clearing activities until the nesting season for most birds is over. Normally this is by the end of July.

No matter when you clear the site, if you encounter nesting birds during that activity, there are two options available to you if you wish to try to save the birds. You may relocate the nest to a safe location - this requires a permit from us; or, you may take, or have someone else take, the nestlings to a permitted rehabilitation facility - this does not require a permit from us.

These scenarios and more are described in the attached documents.

Thanks for your inquiry, and please let me know if you have any further questions.

Michael Green
Deputy Chief, Migratory Birds & Habitat Program
USFWS, Pacific Region
503-872-2707
503-805-0213 (c)

Western Working Group PIF

FWS Links
Facebook, Twitter, Blog, Flickr, YouTube, & Tumblr

On Mon, Apr 29, 2019 at 4:46 PM Steffen K. Roennfeldt <Steffen.Roennfeldt@cityofmedford.org> wrote:

CITY OF MEDFORD
EXHIBIT # WW
File # AC-19-028

Mike,

Thank you very much for your call!

Here's a link to the video I took a couple of days ago:

https://photos.google.com/share/AF1QipMVVj9YKrIyo-EFsT63KJOLqSHe97hyLS2oOoMLyVlDwAD97wLoBUvDccWTVT1B7Q?key=RjRwLWdkcDF0b0poWFFCM21sMFBiMHk0OFlVQ21n

Here's the site's location in case you need it:

42.342358, -122.845349

Thanks for your help!

Steffen

Steffen Roennfeldt

Planner III

City of Medford – Planning Department

Lausmann Annex, 200 S. Ivy Street

Medford, OR 97501

541-774-2380

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Washington D.C. 20240

In Reply Refer To:
FWS/DMBM/AMB/068029

Memorandum

To: Regional Directors

From: Assistant Director, Migratory Birds /sgd/ Jerome Ford 6/14/2018

Subject: Destruction and Relocation of Migratory Bird Nest Contents

The purpose of this memorandum is to clarify the application of the Migratory Bird Treaty Act (50 C.F.R. §§ 703-712; MBTA) to the destruction and relocation of migratory bird[1] nests and provide guidance for advising the public regarding this issue. This Memo replaces Migratory Bird Permit Memorandum MBPM-2 on Nest Destruction (Apr 15, 2003). This memo does not supersede or apply to other Federal, State, or Tribal laws and regulations, including the Endangered Species Act (16 U.S.C. §§ 1531: ESA) and the Bald and Golden Eagle Protection Act (16 U.S.C. §§ 668–668d: Eagle Act).

BACKGROUND:
The MBTA protects migratory birds, including migratory bird nests, eggs, and chicks. The prohibitions of the MBTA include *possession, transport, import, export, purchase, sale, barter,* and *take*. The regulatory definition of take, as defined by 50 C.F.R. § 10.12, means to *pursue, shoot, wound, kill, trap, capture,* or *collect,* or *attempt thereof.* This memo clarifies the Service's interpretation of how these prohibitions apply to migratory bird nests, eggs, and chicks.

The MBTA does not prohibit the destruction of an inactive[2] migratory bird nest, provided that no possession occurs during the destruction and no permit or other regulatory authorization is required (see Policy #1 below). Additionally, the Service should make every effort to inform the public of how to

[1] A list of species protected by the MBTA can be found at 50 C.F.R § 10.13
[2] An active nest is one that contains viable eggs and/or chicks. A nest becomes active when the first egg is laid and remains active until fledged young are no longer dependent on the nest. Nests that are empty, contain non-viable eggs, or are being built but do not yet have an egg in them are considered inactive.

CITY OF NEW BEDFORD
EXHIBIT # XX
File # AC-19-028

minimize the risk of killing migratory bird species whose nesting behaviors make it difficult to determine occupancy status or continuing nest dependency (e.g., cavity and burrow nesting species).

On December 22 2017, the Department of Interior released M-Opinion 37050 (Opinion) regarding whether incidental take (the taking of migratory birds that results from an activity, but is not the purpose of the activity) is prohibited under the MBTA. The Opinion concludes that "the MBTA's prohibition on pursuing, hunting, taking, capturing, killing, or attempting to do the same applies only to direct and affirmative purposeful actions that reduce migratory birds, their eggs, or their nests, by killing or capturing, to human control" (M-Opinion, pg. 41). The Opinion clarifies that the MBTA does not prohibit the incidental or unintentional take of migratory birds and/or their active nest contents.

Therefore, an individual or entity may destroy an active nest while conducting any activity where the intent of the action is not to kill migratory birds or destroy their nests or contents. However, because the MBTA specifically protects migratory bird nests, eggs, chicks, and adults from possession and transport without a permit, individuals and entities cannot, in most cases, take reasonable protective actions (such as removing eggs and chicks prior to nest destruction or relocating nests) without first obtaining authorization to do so.

Currently, there are two mechanisms explained in Policy #2 and Policy #3 below for the temporary possession and transport of healthy, unaffected birds for the purpose of removing them from imminent danger (i.e., immediate threat of mortality). Policy #2 explains in more detail the Service's Good Samaritan provision included in the Rehabilitation regulation (50 C.F.R. § 21.31(a)). Policy #3 outlines the permitting mechanism under the Special Purpose regulation (50 C.F.R. § 21.27) for active nest situations that fall outside the Good Samaritan provision.

POLICY:

1. Inactive Nest Destruction

A permit or other regulatory authorization is not required under the MBTA to destroy an inactive migratory bird nest[3], provided no possession occurs during or after the destruction. The MBTA does not authorize the Service to issue permits in situations where the prohibitions of the Act do not apply, such as the destruction of inactive nests.

The public should be made aware that, due to the biological and behavioral characteristics of some migratory bird species, destruction of their nests entails an elevated risk of unknowingly killing them. For example, it is difficult to detect whether or not the nest of a cavity-nesting species, such as a burrowing owl or a bank swallow, is active. Before destroying this type of nest, we recommend consulting with an expert (e.g., USDA-Wildlife Services, Wildlife Professionals, Environmental Consultants, or Rehabilitation experts) who can help determine nest activity.

[3] An inactive nest is one that is empty, contains non-viable eggs, or is being built but does not yet have an egg in the nest.

Inactive nests may be protected by federal statutes other than the MBTA, such as nests of bird species federally listed as threatened or endangered under the ESA as well as nests of bald eagles and golden eagles, which are protected under the Eagle Act. State, Tribal, and local laws may also protect inactive bird nests. The Service should make every effort to ensure awareness regarding these possible additional protections and should inform the public of factors that will help minimize the likelihood that bird deaths would occur should nests be destroyed (i.e., when active nesting season normally occurs).

2. Good Samaritan Provision

For active nests, an individual or entity whose activity unintentionally or incidentally destroys an active nest, or is likely to do so, may collect the eggs or chicks and temporarily possess them for the purposes of transport to a federally-permitted rehabilitator under the Good Samaritan authorization in the rehabilitation regulation (50 C.F.R. § 21.31(a)). This Good Samaritan provision states: "Any person who finds a sick, injured, or orphaned migratory bird may, without a permit, take possession of the bird in order to immediately transport it to a permitted rehabilitator" (50 C.F.R. § 21.31(a)). The Service interprets the definition of "finds" to include encountering birds that become sick, injured, or orphaned while conducting activities where the intention is not to kill migratory birds or destroy their nests. "Finds" also applies when a planned activity is likely to cause or is about to cause destruction of an active nest resulting in the death, injury, or orphaning of eggs or chicks because, if nest destruction is imminent, any egg or chick in that nest can be considered orphaned. The Good Samaritan provision applies to the landowner of where the action is taking place and anyone designated to act on their behalf (e.g., wildlife professionals, pest-control contractors, rehabilitators, etc.). The Good Samaritan provision does not apply to regularly re-occurring actions where a single entity purposefully removes nests (e.g., a company that needs to purposefully remove nests from electrical distribution poles). For these situations a permit is recommended (see #3 below).

If the landowner is not comfortable with collecting the eggs or chicks, they may designate someone else to conduct the work on their behalf. After the eggs or chicks are collected, a federally-permitted rehabilitator may accept them as orphaned birds, consistent with their rehabilitation permit. All requirements and conditions of a rehabilitation permit apply. Rehabilitators have discretion as to what they will and will not accept and to determine the fate of any eggs or chicks accepted, including euthanasia. If a rehabilitator is unavailable or will not accept the eggs or chicks, the landowner (or the person acting on their behalf) may take the eggs or chicks to a licensed veterinarian who may temporarily possess, transfer, or euthanize the eggs or chicks without a permit (50 C.F.R. § 21.12(c)).

The Service can provide contact information for federally-permitted rehabilitators. The Service does not maintain or provide information on contractors, such as wildlife professionals, contractors, or pest control companies. Finally, the Service will provide information for voluntary reporting of active nest destruction in our Injury and Mortality Reporting System.

3. Special Purpose Permits

Permits are required to relocate a nest rather than destroy it, as possession of any nest is prohibited under the MBTA without prior authorization. Permits may also be appropriate for entities with ongoing projects that regularly need to intentionally remove or destroy nests. In these cases, permits can authorize possession of nests for various purposes, including active and inactive nest relocation, collection of nest contents for humane disposal, a combination thereof, or other compelling justifications. The Service can issue Special Purpose permits (50 C.F.R. § 21.27) to individuals or entities in these situations. In the case of utilities, authorization to destroy or relocate active and inactive nests is covered by applying for a specific type of special purpose permit: Special Purpose – Utility (https://www.fws.gov/forms/3-200-81.pdf).

Biologically, the success of nest relocation varies widely based on a number of factors, such as the distance moved, the presence of chicks, the nesting substrate, and the tolerance of the species and individual birds. Service biologists can provide technical assistance as to whether or not nest relocation is likely to succeed. Nest relocation should only be recommended for consideration when likely to result in success or when there are no other viable alternatives to achieve a conservation outcome. Relocation permit conditions will include short-term monitoring requirements by the person doing the nest relocation to ensure adults return to attend to the nest and an alternative protocol in the event nest abandonment occurs (such as collection and transport to a rehabilitator or veterinarian for euthanasia).

4. Other Permits and Authorizations

Other situations where there is purposeful take of active nests may fall under different permit types or regulatory authorizations. The Service will advise when a different permit or authorization may be appropriate.

Attachment 1:
Migratory Bird Nest Destruction and Relocation
Frequently Asked Questions
June 14. 2018

The Service recommends conducting activities outside the bird nesting season to avoid the need for active nest relocation or destruction, when appropriate. This is because (1) successful reproduction is essential to healthy bird populations; (2) measures can often be taken in advance to prevent nesting where it will create a problem; (3) inactive nests and nests under construction may be proactively destroyed without a permit; and (4) most bird species have short nesting cycles, and it can be practicable to delay an activity until the nestlings have fledged.

Notes:

- "Bird" refers to any species federally protected under the Migratory Bird Treaty Act (50 C.F.R. § 10.13; MBTA).
- This document does not apply to Bald Eagles and Golden Eagles or federally listed threatened or endangered species. The Bald and Golden Eagle Protection Act (16 U.S.C. §§ 668–668d) and the Endangered Species Act (16 U.S.C. §§ 1531) have additional protections for these species.
- States, Tribes, and local governments may have additional protections for active and/or inactive nests.

1. ***Is a permit needed to destroy an inactive migratory bird nest?***
No. A permit is not required to destroy migratory bird inactive nests (i.e., nests without viable eggs or chicks), provided the nest is destroyed and not retained. From the time that one or more eggs are laid until chick(s) fledge, a nest is considered active and a permit is required for purposeful take of that nest. The Destruction and Relocation of Migratory Bird Nests Memorandum (MBPM-068029; 06/14/2018) provides additional guidance on inactive nest destruction (http://www.fws.gov/policy/m0208.pdf).

2. ***Is a permit needed to conduct activities near an active migratory bird nest?***
No. A permit is not needed to conduct work near an active nest. An active migratory bird nest is one with viable eggs or live chicks present. We recommend caution when conducting activities near active nests due to the risk of nest failure. Nest failure occurs when a bird, egg, or chick is injured or killed or nest abandonment occurs as a result of the activity. If someone chooses to conduct activities near an active nest, we recommend contacting your local FWS Ecological Services or Regional Migratory Birds office to discuss voluntary best practices that may minimize impacts to nesting birds. To determine if best practices have been developed for specific industries see the USFWS, Migratory Bird Program Webpage at https://www.fws.gov/birds/management/project-assessment-tools-and-guidance.php

3. ***Is a permit required to destroy an active bird nest?***

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File # MC-19-028

Yes. A permit is required for the ***purposeful*** take of an active migratory bird nest, such as active nests removed to resolve a depredation problem or activities that regularly need to intentionally remove or destroy active nests (e.g., purposefully removing nests from a structure such as an electric distribution pole). A permit is ***not*** required when conducting any activity where migratory birds and/or their eggs and chicks are accidently killed during the activity (i.e., the intent of the activity is not to kill migratory birds).

Authorization is required to purposefully remove a nest or its contents prior to destruction. When eggs and chicks are in imminent danger of death from a lawful activity, there is a Good Samaritan provision that allows the collection of the nest contents without a permit for one-time, irregular, or highly infrequent occurrences. For frequent, regular occurrences of purposeful removal of an active nest or its contents, a Special Purpose permit may be appropriate. See the Destruction and Relocation of Migratory Bird Nests Memorandum for further information.

4. ***Is a permit required to relocate a nest? When is relocation appropriate?***
Yes. A permit is always required to relocate an active nest, as the nest is in possession while being relocated. The decision to relocate or destroy an active nest is specific for each situation, bird species, and nest status. Some things to consider:

a. *Are there eggs or chicks*? Relocation is most successful with chicks but rarely so with eggs.
b. *Where is the nest*? If the nest is on a human-made structure, it may be easier to duplicate nest substrate and relocation may be more successful.
c. *What is the species and its status*? Certain bird species and individuals are more tolerant to relocation than others.
d. *Is it humane*? While sometimes counter-intuitive, active nest relocation can be less humane than nest destruction. Death from exposure and starvation is not humane; therefore, it is recommended that any nest relocation be monitored closely to verify adult birds return to attend to the nest and a back-up plan for removing the nest contents be in place. If the choice to relocate has a low chance of success, it is often best to contact a permitted rehabilitator to collect the nest contents and determine the appropriate disposition of those contents (i.e., rearing and release or euthanasia).

5. ***How can rehabilitators help?***
Nest relocation or destruction cannot be done under a rehabilitation permit. However, migratory bird rehabilitators may provide technical expertise. Rehabilitators often have experience in nest relocations as well as caring for sick, injured, and orphaned birds in the event that removing nest contents is appropriate. They can provide guidance on whether or not chicks or eggs are likely to survive in a nest relocation attempt or during rehabilitation.

A list of federally-permitted rehabilitators can be found on the National Wildlife Rehabilitators Association webpage (http://www.nwrawildlife.org/?page=Find_A_Rehabilitator). The Service can provide contact information for federally-permitted rehabilitators. The Service does not maintain or provide information on contractors, such as wildlife contractors or pest control companies.

6. ***What authorizations are available for bird nests?***

6.1. **Birds in Buildings Regulatory Authorization**
The general public, under certain conditions, may remove migratory bird nests from the interior of a building or structure if (i) posing a health threat, (ii) attacking humans, (iii) posing a threat to commercial interests, and (iv) the bird may injure itself. Additional conditions and requirements are detailed in 50 C.F.R. § 21.12(d).

6.2. **Good Samaritan Provision**
For active nests, an individual or entity whose activity unintentionally or incidentally destroys an active nest, or is likely to do so, may collect the eggs or chicks and temporarily possess them for the purposes of transport to a federally permitted rehabilitator under the good Samaritan authorization in the rehabilitation regulations at 50 C.F.R. § 21.31(a). The Service interprets the definition of "finds" to include finding birds that become sick, injured, or orphaned while conducting activities where the intention is not to kill migratory birds or destroy their nests. "Finds" also applies when a planned activity is likely to cause or about to cause destruction of an active nest resulting in the death, injury, or orphaning of eggs or chicks because, if nest destruction is imminent, any egg or chick in that nest can be considered orphaned. The Good Samaritan provision applies to one-time, irregular, or highly infrequent occurrences, otherwise a permit is recommended.

6.3. **Depredation Permits**
Depredation includes agricultural damage, private/public property damage, threats to human health and safety, and threats to recovery of protected wildlife. A depredation permit can authorize active nest destruction or relocation when either the nest itself is causing damage or removal of the nest will relieve a depredation problem. The nest itself or birds attending to the nest must be contributing to physical damage or physical loss to constitute a depredation problem, and must not merely be causing a nuisance.

Applicants must meet depredation issuance requirements, including demonstrating that they have implemented practicable nonlethal measures, such as destroying inactive nests, exclusions, hazing, and habitat modification prior to applying for a permit. For more information see the Fact Sheet on Depredation Permits (http://www.fws.gov/forms/3-200-13.pdf).

6.4. **Utility Permits**
Special Purpose Utility Permits (SPUT) can be issued to utilities with nest concerns. A utility includes, but is not limited to, a business that owns or operates a facility that generates or transmits electricity, gas, oil, water, or communications structures such as cellular towers, microwave transmitters and their related infrastructure, as well as resource development and recovery businesses.

Utility permits can authorize the relocation and/or destruction of nests found on the utility structures when (1) the safety of the migratory birds, nests, or eggs is at risk, or (2) the migratory birds, nests, or eggs pose a threat of serious bodily injury or a risk to human life,

including a threat of fire hazard, mechanical failure, or power outage. This permit does not apply to situations in which birds are merely causing a nuisance or inconvenience, such as construction and routine maintenance, or to eagle nests. This permit also does not apply to clearing an area of active bird nests to reduce the likelihood of collision with infrastructure. For more information see the Fact Sheet for Utility Permits (http://www.fws.gov/forms/3-200-81.pdf).

6.5. **Scientific Collecting Permits**
Scientific Collecting Permits authorize active nest relocation or destruction for scientific research purposes only. The applicant must justify why this is an appropriate methodology for the research question they are seeking to answer. For more information, see the Fact Sheet for Scientific Collecting (http://www.fws.gov/forms/3-200-7.pdf).

6.6. **Special Purpose Permits**
If the activity does not fall into one of the categories above, the applicant may qualify for a Special Purpose permit. The Special Purpose regulation can be used to authorize active nest relocation or destruction when it is consistent with the MBTA for many otherwise lawful activities. The applicant must demonstrate how they meet at least one of the following criteria: (1) a sufficient showing of benefit to the migratory bird resource, (2) important research reasons, (3) reasons of human concern for individual birds, or (4) other compelling justification.

In general, requests for nest relocation or destruction are justified under "sufficient showing of the benefit to the migratory bird resource" (See 6.6.1) or "other compelling justification" (See 6.6.2.).

6.6.1. ***What constitutes a sufficient showing of benefit to the migratory bird resource?***
An applicant may demonstrate that there is a benefit to the resource. The migratory bird resource can be the same species or different species as the species for which take is being requested under the permit. Supplemental Information may be requested as part of the application. A single document summarizing the organization's Best Management Practices may be developed by the applicant that includes benefits to the resource (e.g., habitat restoration, native landscaping, etc.), avoidance and minimization practices that will be implemented, and how the decision to intentionally relocate or destroy active nests will be made. While a Best Management Practices summary document is not required, the document can be referenced to streamline permit applications and conditions.

6.6.2. ***What constitutes a compelling justification?***
An applicant may also demonstrate that there is a compelling justification that qualifies for a Special Purpose permit. Most commonly, a compelling justification often involves scenarios of multiple competing mandates, such as the MBTA and other federal laws, federal mandates, and/or court orders. Examples of a compelling justification include: a situation where two federal laws conflict (e.g., ESA requirements restrict the activity to only occur during bird nesting season); a critical infrastructure project that may affect human health and safety if not completed on schedule (such as emergency bridge repair); or protection of species of concern that would be harmed if not relocated (such as cavity or burrow nesters that primarily rely on

other species to create burrows). A compelling justification can also include that a planned activity that extends past the Good Samaritan provision (6.2 above) and is likely to cause or about to cause destruction of an active nest resulting in the death, injury, or orphaning of eggs or chicks.

7. **What permits can authorize nest take to resolve financial loss?**
Permits cannot be issued to resolve financial loss (i.e., construction delays, access to equipment) unless they meet one of the permit types above. If there is physical damage or physical loss in addition to financial loss, a Depredation permit can be issued for the purposeful removal of a nest. If there is solely financial loss, a Special Purpose permit is most appropriate; applicants must demonstrate a sufficient showing of benefit to the migratory bird resource or other compelling justification as described above.

8. **What is incidental take and is an incidental take permit available?**
On 22 December 2017, the Department of Interior released M-Opinion 37050 (Opinion) regarding whether incidental take (the taking of migratory birds that results from an activity, but is not the purpose of the activity) is prohibited under the Migratory Bird Treaty Act (16 U.S.C. §§ 703-712). The Opinion concludes that "...the MBTA's prohibition on pursuing, hunting, taking, capturing, killing, or attempting to do the same applies only to direct and affirmative purposeful actions that reduce migratory birds, their eggs, or their nests, by killing or capturing, to human control" (M-Opinion 37050, pg. 41). The Opinion clarifies that, under this interpretation, the MBTA does not prohibit the incidental or unintentional take of migratory birds and/or their active nests.

For individuals or entities seeking to voluntarily minimize impacts on migratory birds and their habitat may request technical assistance for suggested best practices can be referred to Service Migratory Bird biologists or Ecological Services offices. To determine if best practices have been developed for specific industries see the USFWS, Migratory Bird Program Webpage at https://www.fws.gov/birds/management/project-assessment-tools-and-guidance.php

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Good evening Mr. Brinkley,

It has been requested of me to write a letter in regards to the new Circle K projected to be built on the corner of Springbrook and McAndrews. The request was made because I own the 7-Eleven on the corner of Crater Lake and McAndrews, and this particular location has been in my family for the last 30 years.

My concern of the new store is 2 fold. My primary concern is how my business has been directly affected by the lack of response by the Medford Police Department. We have endured escalating transient issues at our store over the past couple of years. Trespassing, Theft and Harassment of my employees are the more common offenses that frequently occur in this area. Even though I have signed a No Trespass agreement with Medford Police Department, there is little being done to keep my business and employees safe from the escalating and all-too-often behavior from the transients frequenting this area. The scant police response has compounded the issue and the problems are getting worse, and as a result, I continue to suffer from the the loss of customers, revenue, and the pride in my local police department.

My concerns echo the community's, and are valid. With the new store also being a 24-hour operation, surely this will attract the same transient problem and potentially increase the victimization of our community due to the amount of residences surrounding this area.

The second concern is for our local business owners that could potentially be affected by this new convenience store moving in to our community. The Store on Roberts Rd, Spring St Market on Spring St, C & L Market on the corner of Crater Lake Ave. and Spring St, as well as my 7-Eleven on the Corner of Crater Lake Ave & McAndrews, are all locally owned and family operated businesses that support our community, donate to our community, and have been doing so for the last 30 years. A conglomerate from out of state will not have our community's best interests at heart, nor a vested interest in our community as we do.

In conclusion, I did provide petitions for my customers to sign if they wanted to, the several that I personally spoke with all made similar comments in regards to their concerns for the neighborhoods safety as well as their concern of the existing traffic cluster at that specific corner.

Thank you for your consideration,
Marnee Widlund
(541)210-3829

CITY OF MEDFORD
EXHIBIT # 22
File # AC-19-028

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April 30, 2019

Kaaren Jones
2402 Pinebrook Circle
Medford, OR 97504

Matt Brinkley, Planning Director

City of Medford Planning Department
Lausmann Annex
200 South Ivy Street
Medford, Or. 07501

Re: File No. AC-19-028

Dear Sir:

I am writing you in opposition to the above proposal. I am not opposed to the zone change, just in the type of commercial use under consideration. A 370 SF coffee kiosk, a 3,300Sf convenience store, a car wash and gas pumps on this 2.5 acre corner would be disruptive and negatively impact surrounding residential areas. I am concerned about the amount of traffic and noise these uses would generate at the intersection of Mc Andrews and Springbrook. While the new Retirement complex on the NE corner of this intersection has not been a problem to the neighborhood, I believe this proposal would drastically change the residential environment we have enjoyed. From Delta Waters going east on Mc Andrews and all streets going north or south off Mc Andrews there are quiet well maintained residential neighborhoods.

There are currently in Medford five Circle-K's mini markets. Some are open 24 hours a day, every day, including holidays. All are located in mostly Commercial areas that do not affect residential neighborhoods. The corner on Mc Andrews would better serve our neighborhood by developers interested in a proposal for offices or health clinics without the traffic and noise and would be open regular office hours and closed on weekends and holidays.

I live on Pinebrook Circle off Springbook. We have supermarkets, gas stations, and car washes all less than two miles from our home. This proposal isn't a suitable use for the location and I respectfully hope that the Planning Commission will take these concerns under consideration.

Kaaren M. Jones
Kaaren M. Jones

CITY OF MEDFORD
EXHIBIT #
File # AC-19-028

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Collected by
MT Dimick

Petition to Deny Springbrook Corners Project File No. AC-19-028 for Tax Lot 371W20 AB-3500

Petition Summary	To deny File No. AC-19-028 application to build a Circle K Conveince Store w/Gas Station & Car Wash
Action Petition for:	We, the undersigned concerned residents of the proposed project, request the City of Medford Planning Commission members DENY this application due to it's determental impact on our neighborhood.

Print Name	Signature	Address	Comment	Date
Kathleen Rulon	K. Rulon	212 Valley View Dr.	Absurd Idea !!	4-21-19
Katherine Bryan	Katherine Bryan	229 Valleyview Dr Medford	traffic air quality	4-21-2019
Maryanne Pitcher	[illegible]	1531 Satellite Dr. Medford		4/21/19
Chrystine VanZee	Chrystine K VanZee	2668 Oak View Circle Medford		4/21/19
Bruce VanZee	[illegible]	" " " " "		4/21/19
Nancy Gross	Nancy Gross	4039 Monte Vista Dr 97504	Traffic impacts, residential	4/21/19
Vickie Gonzalez	Vickie Gonzalez			4/22/19
Kevin Howell	[illegible]	919 Dakota Ave Med. 97501		4-23-19
Kevin Forde	[illegible]	5293 W. Griffin Creek Rd	No	4/23/19
O.N. Tally	O. J. Tally	2241 Fairfield Dr		4-23-19
ANDI CRONK	Andi Cronk	5293 W. GRIFFIN CREEK		4-23-19
Lynn Icenhower	Lynn Icenhower	2472 Robert Rd	Horrible Idea	4-23-19
Charlie Shirey	Charlie Shirey	2215 SPRING BROOK	NO COMMERCIAL	4-23-19
Meredeth J Wahr	Meredeth J Wahr	26-1000 Central Point Rd 97502	Keep in Theme Residential	4-26-19

BBB
JC 14-2

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Petition to Deny Springbrook Corners Project File No. AC-19-028 for Tax Lot 371W20 AB-3500

Petition Summary	To deny File No. AC-19-028 application to build a Circle K Conveince Store w/Gas Station & Car Wash
Action Petition for:	We, the undersigned concerned residents of the proposed project, request the City of Medford Planning Commission members DENY this application due to it's determental impact on our neighborhood.

Print Name	Signature	Address	Comment	Date
Erin Brender		226 Valley View Dr. Medford	This is poor city planning	4/28/19
Mujahid Rizvi		226 Valley View Dr Medford	Poor location for a gas station	4/28/19

Debbie L. Strigle

From:	jlkormand@charter.net
Sent:	Thursday, May 2, 2019 12:05 PM
To:	Planning Department
Cc:	Matt H. Brinkley; Debbie L. Strigle; 'jlkormand@charter.net'
Subject:	[Possible Spam] Opposition to AC-19-028
Importance:	Low

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Dear Planning Department Staff & Site Plan & Architectural Commission Members

My name is Jim Ormand and I am a homeowner and have resided at 2411 Amaryllis Street (Medford) since December 2003. Unfortunately unexpected family matters now prevent me from attending your scheduled May 3rd Commission meeting. I hope my written comment reaches you for the public meeting.

I am writing to express my strong opposition to the proposal by Double R Products to construct a 3,300 sq ft convenience store, 1,304 sq ft car wash with gas pumps, and a 370 free standing coffee kiosk at 1380 Springbrook Road and McAndrews. This project must be denied due to public safety concerns, traffic and resident concerns.

To begin with this proposed project will negatively change the character of our residential neighborhood. Currently we have single family homes occupying two corners of the intersection. Tax Lot 371W20-3500 was a residential home. The addition of a 24 hour convenience store, car wash and gas pumps would not be consistent with historical and current use. The additional street lights for the proposed property and nighttime traffic would be offensive.

Secondly, we already know how busy that intersection can be during am/pm commute times and how fast the traffic usually travels. The 35mph limit is the exception and 40-45mph is the new norm. East bound McAndrews goes from two lanes into one...and there will be a increased bottleneck congestion to access this proposed project not to mention access issues for delivery trucks and fuel trucks. We don't need more traffic congestion at this intersection. Gas & groceries are available just down the road at McAndrews and Crater Lake....a commercial intersection!

Finally, this proposed project will threaten the safety of all children who use this intersection daily to attend Lone Pine Elementary School, Hedrick Middle School, and North Medford High School. With the addition of the proposed project and expected congestion and traffic, children may be attracted to the convenience store and away from the sidewalks.

This is not a good location for this type of commercial enterprise. I urge you to deny the proposed project due to concerns about public safety, increased traffic and congestion, and retaining the character of this neighborhood.

By the way are there any plans to humanely relocate the nesting redwing hawks that reside there?

Thank you for listening.

Jim Ormand
2411 Amaryllis Street, Medford
541-646-5985

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EXHIBIT # CCC
FILE # AC-19-028

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Springbrook Corners LLC
PO Box 970
Medford, Oregon 97501

May 3, 2019

Steffen Roennfeldt
Kelly Evans
Planning Department
City of Medford
200 Ivy Street
Medford, Oregon 97501

Re: AC-19-028

Dear Steffen and Kelly:

Springbrook Corners LLC owns the property at 1380 Springbrook which is the subject of this application and is writing to voice its support of the applicant and its project.

We feel this development is appropriate and beneficial to this part of the city and that its developer and end user of the property have given extensive consideration to minimize the impact on surrounding neighborhoods.

Thank you for your consideration in this matter.

Regards,

Member
Springbrook Corners LLC

CITY OF MEDFORD
EXHIBIT # DDD
File # AC-19-28

401 8am

Name	City	State	Postal Cod	Country	Signed On
Erica Hammericksen	Medford	OR		US	########
Ryan Decker	Medford	OR	97504	US	########
Derek Horsley	Medford		97504	US	########
Nikky Horsley	Medford	OR	97504	US	########
Kali Walter	Central poi	OR	97502	US	########
Asia Robinson	Medford	OR	97504-970	US	########
Dave Pettersen	Medford		97504	US	########
Melanie Dines	Medford		97504	US	########
amy connolly	Medford	OR	97504	US	########
Mary Williamson	Medford		97504	US	########
Krissy's Madsen	Medford		97504	US	########
Tamara Hernandez	Medford		97504	US	########
Richard DeMartini	Medford		97501	US	########
Sean Connolly	Medford	OR	97504	US	########
Rhianna Barnett	Medford	OR	97504	US	########
Steve Chastain	Medford		97504	US	########
Erica hammericksen	Medford	OR	98953	US	########
sarah milatz	Medford	OR	97504	US	########
Barbara Connair	Medford	OR	97504	US	########
Benjamin Nielsen	Medford	OR	97504	US	########
Kristi Fisher	Medford	OR	97504	US	########
Amanda Hurd	Medford		97504	US	########
Bridgette Decker	Medford	OR	97504	US	########
Sable Jackson	Klamath Fa	OR	97601	US	########
Tilah Maytanes	Medford	OR	97501	US	########
KaSandra Bozeman	Eugene	OR	97405	US	########
Nakesha Morgan	Portland		97222	US	########
Ted McCullough	Medford	OR	97504	US	########
Jeane Imus	Medford		97504	US	########
Robert Rivero	Medford	OR	97501	US	########
Scott Noland	Medford	OR	97504	US	########
Edward Frakes	Medford	OR	97504	US	########
Sirena Pettersen	Medford	OR	97504	US	########
Crystelle Carrick	Medford		97504	US	########
Vera Jacobson	Medford	OR	97504	US	########
Cassie Payton	Medford		97504	US	########
Kala Lenn	Medford	OR	97504	US	########
Jaime Mercer	El Dorado Hills		95762	US	########
Trina Brousseau	Central Poi	OR	97502	US	########
Hannah Messenger	Medford	OR	97504	US	########
Melissa King	Dallas		97338	US	########
Shane Kinney	Medford	OR	97501	US	########
Carli Brousseau	Eugene	OR	97401	US	########
Dianna Rich-Bowdish	Ashland	OR	97504	US	########
Nancy Brousseau	Medford	OR	97504	US	########
Gina Banuelos	Medford		97504	US	########

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Online petition submitted by Erica Hammericksen at the May 3, 2019, Site Plan and Architectural Commission meeting.

CITY OF MEDFORD
EXHIBIT # EEE Pg. 1 of 9
FILE # AC-19-028

Linda Brewer	Medford		97504	US	########
Mindy Noland	Medford	OR	97504	US	########
Amanda Fisher	Medford		97504	US	########
Jim Geear	Medford	OR	97504	US	########
Tanya Havniear	Medford	OR	97504	US	########
Erica Velez	Medford	OR	97501	US	########
Karen McCoy	Medford		97501	US	########
Melanie Kelsey	Medford		97504	US	########
Shanah Powell	Medford	OR	97504	US	########
James Joy	Medford		97504	US	########
Christina Aguiar	Medford		97501	US	########
Courtney Barnes	Medford	OR	97504	US	########
Laura Groom	Medford	OR	97504	US	########
Tasha Bolt	Medford	OR	97501	US	########
Jon Webb	Medford		97504	US	########
L Ml	Medford		97504	US	########
Jason Newport				US	########
Tracy Deal				US	########
Deloris Hardin	Talent	OR	97540	US	########
Kelsey Victorino	White City	OR	97504	US	########
Michelle Thomas	Salem	OR	97308	US	########
ashley parret	medford	OR	97501	US	########
Holly Gordon	Eagle Point	OR	97524	US	########
Nyleah Dixon	Medford		97501	US	########
Darian Madison	Medford		97504	US	########
Leslie Simpson	Medford	OR	97504	US	########
Miranda Cordova				US	########
Kari Harris	medford	OR	97504	US	########
Cathy Cossette	Medford		97504	US	########
Victoria Reynolds	Medford	OR	97504	US	########
Maureen Stanton	Everett	WA	98204	US	########
Hazel Clements	Medford		97504	US	########
MT Dimick	Medford	OR	97504	US	########
Melanie Breidenthal	Medford		97501	US	########
Randy Rudy	Medford	OR	97504	US	########
Tonsina Wells	Rogue Rive	OR	97537	US	########
Mary Lima		OR		US	########
Karisa Edwards	Medford	OR	97504	US	########
Nicole George	Medford	OR	97504	US	########
Erika Gray	Medford		97501	US	########
Carol Walters	Medford	OR	97501	US	########
Nicki Ford	Ashland	OR	97520	US	########
Hugh Anderson	Medford	OR	97501	US	########
Kyle Shaver	Raymond		43067	US	########
Janice Haviland	Medford	OR	97504	US	########
Tiffany Knouff	Medford	OR	97504	US	########
Fred Jennimgs	Medford		97501	US	

CITY OF MEDFORD
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Mitzi P	Medford	OR	97504	US	########
Monique Grafton	Medford		97504	US	########
Patricia Anderson	Medford	OR	97504	US	########
Carole Jennings	Medford		97504	US	########
Deanna Mullenix	Medford	OR	97504	US	########
Jesse Moore	Medford	OR	97504	US	########
Denise Brown	Altamonte	FL	80233	US	########
TIMOTHY SHOOP	Medford	OR	97504	US	########
GAYLA BURKE	Medford		97504	US	########
Mary Sarkis				US	########
Jason Jex	Medford		97504	US	########
Rachel Hischar	Central Point		97502	US	########
Jebediah Helpss	Bunkeflostrand			US	########
Ryan Lucas	Medford	OR	97501	US	########
Trash Hands	Astoria			US	########
Teresa Parker	Brookings	OR	97415	US	########
Dakota Sarnescky	Ada		45810	US	########
El Graham	West Linn		97068	US	########
Kemal Bajramovic	San Bernardino		92407	US	########
Amanda thiqq	Columbus		43230	US	########
Ashley Rayburn	Medford	OR	97504	US	########
Brian Hanna	Medford	OR	97504	US	########
Jacob Caffey	Omaha		50307	US	########
Tristan Lowe	Mankato		56001	US	########
Kyle Fulton	White City	OR	97503	US	########
Mark Empasis	Medford	OR	97504	US	########
Casey Carpenter	Portland		97206	US	########
Kathy Hischar	Medford		97504	US	########
Todd Rufener	Ashland		97520	US	########
Kendall DeCoste	Medford		97504	US	########
Chris Scholl	Neptune	NJ	7753	US	########
OUla Dakhan	Lutherville Timonium		21093	US	########
Kelly Adams	Rogue Rive	OR	97537	US	########
Caitlin Gallagher	tualatin		97062	US	########
Nellie Cervantes	Boise		83704	US	########
Ethan Yaroch				US	########
Kaye Proctor	Medford	OR	97504	US	########
Dee Perez	Medford	OR	97504	US	########
Lillian Kielty				US	########
Paul Hart	Medford		97504	US	########
Sandra Confer	Medford		97504	US	########
Phillip Bradfield	Medford		97501	US	########
Teena Anderson	Medford	OR	97504	US	########
Abby Gardner	Medford		97501	US	########
Becky Chong	Medford	OR	97501	US	########
Amy Myrin	Medford		97504	US	########
Tamara Barrus	Medford		97504	US	

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Kathy Ray	Medford	OR	97504	US	########
Adam Kramer	Hoboken	NJ	7030	US	########
dana browning	Secaucus		7094	US	########
Richard Coreno	Cleveland		44134	US	########
Isabella Fennessy	Barrington		2806	US	########
Robert Maines	Clarksville		37042	US	########
Danette Hart	Medford	OR	97504	US	########
Deborah Carr	Medford	OR	97504	US	########
Ashley Chott	Medford		97501	US	########
Chernor Mills	Atlanta		30092	US	########
Cassidy Macgregor	Walpole		2081	US	########
Aidan Escobar	Long Beach		90814	US	########
Jeffrey Cole	Jacksonvill	OR	97530	US	########
Mason Minton	Carlisle		40311	US	########
Isabel Smith	Madison		53711	US	########
Cynthia Lee-Holloway	Medford		97504	US	########
Kathleen Rikli	Mesa		85214	US	########
Angel Gambino	Oxford		6478	US	########
Croix Vasquez	Fort worth		76132	US	########
David Kalil	LAKELAND		33810	US	########
Brian Dobrick	East Aurora		14052	US	########
Darren Robinson	Florence		29501	US	########
Kirk Hanbury	Saint Cloud		34772	US	########
Julie Barnett	Utah		98290	US	########
Hunter Tylee	Kingsland		31548	US	########
logan martucci	toms river		8757	US	########
Ali Atalmimi	Dearborn		48126	US	########
Jean Bellora	Saint Peter	FL	33730	US	########
Brian Autry	Rocky Face		30740	US	########
K M Kell	Medford		97504	US	########
Michelle Zuppe	Medford		98504	US	########
Elizabeth Valadez	Klamath Falls		9760e	US	########
PETRE LAZEA				US	########
Marcello Greco	Orlando		32811	US	########
joel acosta	Vass		28394	US	########
Jacqueline gilbert	Overland Park		66210	US	########
Julius Choi	North Wales		19454	US	########
Angie Chumley	Medford		97504	US	########
Jake Nash	Medford		97504	US	########
Grace Solomon	Pflugerville		78660	US	########
Marcus Grafton	Medford		97504	US	########
Nytia Simmons	Greenville		29605	US	########
Mike Hawk	South Bend		46619	US	########
Miguel Pérez	Sacramento		95822	US	########
Dan Lieber	Long Branch		7740	US	########
Sean Dingley	Sparks		89436	US	########
Luke Freeman	Thousand Oaks		91360	US	

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Tracy Bertini	Buffalo			14224	US	########
William Waddell	Hartselle		Al		US	########
Emerald Davis					US	########
Tianna Jones	Jacksonville			32216	US	########
Kara Baylog	Medford	OR		97504	US	########
Rachel Cabler					US	########
Tiffany Roach	Medford	OR		97501	US	########
Lynnae Tracy	Modesto	CA		95353	US	########
Joseph Rayburn	Medford	OR		97504	US	########
Angela Pierpoint	Medford	OR		97501	US	########
Kody Huxtable	Medford			97504	US	########
Robin Plankenhorn	Central Point			97502	US	########
Andrea Del Pizzo	Medford	OR		97504	US	########
Denise Skinner	Portland	OR		97202	US	########
Stephanie Rundle		OR		75568	US	########
Lane Mccutchen	Medford			97504	US	########
Tiffany Compton	Medford			97504	US	########
Gary Braden	Medford	OR		97504	US	########
Monty Holloway	Medford	OR		97501	US	########
Peggy Byrd	Medford			97501	US	########
Ava Collica	Bellmore			11710	US	########
Karlie Ilacqua	Medford			97501	US	########
Stefanos Vrusis	Merrick			11566	US	########
carey duram	medford	OR		97504	US	########
Stephanie Golden	Medford	OR		97504	US	########
Kevin Golden	Medford			97504	US	########
grace meier	Medford			97504	US	########
Cassandra Gordon	Clackamas	OR		97015	US	########
Jennifer Boettcher	Medford			97504	US	########
Jamie Anderson	Medford			97501	US	########
meg casey	Prineville	OR		97754	US	########
Bamby Griffin	Eagle Point	OR		97524	US	########
Kylie Camden	Ashland			97502	US	########
Kark Pettegrew	Medford	OR		97504	US	########
Alycia Cash	Medford			97504	US	########
Brenda Boettcher	Medford	OR		97504	US	########
Matthew Winchell	Medford	OR		97504	US	########
Crystal Armstead	Medford			97501	US	########
Mitch Coleman	Bellmore			11710	US	########
April Miller	Medford	OR		97504	US	########
Alan Engstrom	Medford	OR		97504	US	########
April Harrison	Medford			97504	US	########
Jeremy Roberson	Jacksonvill	OR		97530	US	########
Ryan Bradley	Medford			97501	US	########
Kathy Spano	Medford			97504	US	########
Jonathan Lewis	Medford	OR		97504	US	########
Rebecca Killen	Medford			97504	US	

CITY OF MEDFORD
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Kara Pierpoint	Rogue River		97537	US	########
Nancy Monroe	Medford		97504	US	########
Paige Fusilier	Medford	OR	97504	US	########
Mike Bronze	Medford	OR	97501	US	########
Taylor Mackey	Medford		97504	US	########
David Harbolt	Medford		97504	US	########
Patricia Kiger	Medford	OR	97504	US	########
cASSANDRA KRUGGEL	Medford	OR	97504	US	########
Tony Memdenhall	Medford		97504	US	########
Kimberly Howitt Ross	Medford	OR	97504	US	########
Diane Winchell-Riggs	Medford	OR	97504	US	########
Aimee Gorham	Medford		97504	US	########
Karen Menke	Medford	OR	97505	US	########
Cheri Campbell	Medford	OR	97501	US	########
Debra Wuerfel	Medford		97504	US	########
Sapphire Haynes	Medford		97501	US	########
Michelle Maloney	Medford		97501	US	########
paula guenther	Medford	OR	97504	US	########
David Watson	Rogue River		97537	US	########
savahanna cruthirds	Medford	OR	97501	US	########
Dave Cossette	Medford	OR	97504	US	########
Evie Carter	Casper	WY	82604	US	########
Heather Simon	Winston	OR	97496	US	########
Jeff Zippi	Medford		97504	US	########
Kristin McCollum	Central Poi	OR	97502	US	########
Anesha Bayne	Medford	OR	97504	US	########
Katie Howitt	Medford	OR	98662	US	########
Kaleigh Jameson	Central Poi	OR	97502	US	########
Brian Munoz	Portland		97504	US	########
Carrie Rambo	Medford	OR	97501	US	########
CATHERINE WALLS	HOOD RIVI	OR	97031	US	########
Michelle Lockett	Medford	OR	97504	US	########
Carreen Petach	Medford	OR	97504	US	########
Courtney Norris	Medford	OR	97501	US	########
Joanie Baer	Medford	OR	97504	US	########
Martin Bay	Lancaster	CA	93536	US	########
Courtney combs	White City	OR	97503	US	########
Gwen Pettey	Medford		97504	US	########
Melissa Telford	Medford	OR	97504	US	########
April Bezuhly	Medford	OR	97504	US	########
bailey giancola	medford	OR	97504	US	########
louis maudlin	Medford		97501	US	########
Tamara Biles	Portland		97224	US	########
Chuck Anderson	Medford		97504	US	########
Khristine Breedlove	Ashland		97520	US	########
Carrie Goslin	Medford		97501	US	########
Brittany Hanigan	Medford	OR	97504	US	

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Stephanie Hanigan	Medford		97504	US	########
Shannan Widboom	Medford	OR	97501	US	########
Anthony Raye	Medford	OR	97504	US	########
Clifford Josey	Medford	OR	97504	US	########
Melissa Taylor	Medford	OR	97504	US	########
Christina Shafer	Medford		97504	US	########
Angela Kell	Medford	OR	97501	US	########
Renay Carpenter	Eagle point		97524	US	########
Morgan Davidson	Medford		97501	US	########
Jacki Holcomb	Eagle point		97525	US	########
Amber Kinney	Central Point		97502	US	########
Debra Kammeraad	Kalama	WA	98625	US	########
Samantha Welch	Medford	OR	97501	US	########
Kym Kaleohano	Medford	OR	97504	US	########
Paige Goldate	Medford	OR	97501	US	########
Casey Fielder	Medford		97504	US	########
Charles Raye	Trail	OR	97541	US	########
Jon Martin	Medford		97504	US	########
Ashley Walborn	Medford	OR	97504	US	########
Cindy Brothers	Medford	OR	97504	US	########
Katherine Price	Medford	OR	97501	US	########
Dawn Seggelink	Chandler	AZ	85249	US	########
Sharon Hanstein	Medford	OR	97501	US	########
jeremiah gooding	Medford		97504	US	########
Tyler Riley	Ashland		97520	US	########
Eric Benitez	Medford	OR	97504	US	########
Garret Wright	Bandon		97411	US	########
Dean Thompson	Santa Rosa		95404	US	########
Melanie Hammericksen	Portland		97267	US	########
Mary Horton	Medford	OR	97504	US	########
Bob Horton	Medford		97504	US	########
Amy Horton	Medford		97504	US	########
Lisa Lewis	Medford	OR	97504	US	########
Betty Welden	Medford	OR	97501	US	########
Ranae Lynch	San Diego	CA	92101	US	########
Keith Crowley	Corvallis	OR	97333	US	########
Emma Mccutchen	Medford		97504	US	########
Michael Rozen	Medford	OR	97504	US	########
Krystina Beech	Medford	OR	97504	US	########
Christine Snyder	Rogue River		97537	US	########
Evelyn Kinsella	Medford	OR	97501	US	########
Tau Swearingen	Medford	OR	97501	US	########
Kelly Uchytil	Portland	OR	97267	US	########
John Crowley	Medford	OR	97504	US	########
Amanda Cavolt-Glimpse	medford	OR	97504	US	########
Teri Kane	Medford		97501	US	#
Joni Mccleary	Central poi	OR	97502	US	#

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Rosie Angulo	Medford		97504	US	########
Lindsey Jolliffe	Eagle Point	OR	97524	US	########
John Schleining	Medford	OR	97504	US	########
Kimberly Wade	Malverne		11565	US	########
Theresa Zwan	Medford	OR	97501	US	########
Sandi Hutton	Eagle point	OR	97524	US	########
Kenar Gelman	New York		10118	US	########
Mikaela Cohen	Hempstead		11550	US	########
Jennifer Lane	Rock Springs		82901	US	########
Kiana Lane	Rock Sprin	WY	82901	US	########
Theresa Owen	Rock Springs		82901	US	########
Angela Cook	Coos Bay		97420	US	########
David Josephson	Shelter Island		11964	US	########
Alexander Coe	Medford		97501	US	########
Winter Mcculloch	Medford		97501	US	########
Linda Ramer	Medford	OR	97504	US	########
Kevin Lord	Mountain	ID	83647	US	########
Deborah Brown		WA		US	########
Tamia Lane	Rock Springs		82901	US	########
Ian Nicholson	Rock Springs		82901	US	########
nicole naylor	Medford	OR	97504	US	########
Michelle Simi	Eagle Point	OR	97524	US	########
Steffanie Wikoff	Medford	OR	97594	US	########
Marilyn Boyce	Medford	OR	97504	US	########
Betti Jameson	Payson	AZ	85541	US	########
Cheryl Frances	Port Orfor	OR	97465	US	########
Ashleigh Mead	Medford	OR	97504	US	########
Danya Ward	Salem	OR	97302	US	########
Karen Polsgrove	Medford	OR	97501	US	########
Jodee Smith	Medford		97504	US	########
Sheryl Joseph	Rock Springs		82901	US	########
Kayla Smith	San Diego	CA	92114	US	########
Kathy Diaz	Medford	OR	97501	US	########
Sridevi Sankaran	San Jose		95136	US	########
Maria Gregg	Fremont		94536	US	########
aakruti chokshi	Lafayette		94549	US	########
dipesh chauhan	sunnyvale		94089	US	########
AJITH SREENILAYAM	San Leandro		94577	US	########
Sweety Shah	Fremont		94536	US	########
JP Singg	Fremont		94536	US	########
Satish Anupindi	Fremont		94539	US	########
Cristen Dorman	Central Poi	OR	97502	US	########
Janani Manohar	San Diego		92114	US	########
Meenakshisundaram Murugan	Las Vegas		89106	US	########
bhakti vanzara	New Delhi			India	########
Abhijit Kangude	Fremont		94536	US	########
Shania Raman	Newark		94560	US	

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Vince Singh	San Mateo		94401	US	########
Lee Yung	Walnut Creek		94596	US	########
Gail Lebon	Temecula		92591	US	########
Vijaya Chabria	San Jose		94536	US	########
satyaveer singh			281006	India	########
robert kuo	Fremont		94536	US	########
Nimma Singh	Fremont		94536	US	########
Jeffrey Griffin	Medford		97504	US	########
Blake Fahndrich				US	########
Megan Shreeve	medford	OR	82637	US	########
Alexandra Wilson-Ali	Medford	OR	97504	US	5/1/2019
Lillian Yuan	Medford		97504	US	5/2/2019
Peggy Harden	Paso Robles		93446	US	5/2/2019
Luke Jacobsma	Huntington Beach		92657	US	5/2/2019
Alexander Gao	Medford	OR	97501	US	5/2/2019
Adam Kaluba	Cincinnati		45249	US	5/2/2019
Lanelle Piotrowski	Medford		97504	US	5/2/2019
Joseph Dooley	Stoneham			US	5/2/2019
Kate Stumpff	Medford	OR	97501	US	5/2/2019
Utkarsh Nath	Fremont		94555	US	5/3/2019
Jackie Craig	Medford	OR	97504	US	5/3/2019
Matthew Griffin	Central Poi	OR	97504	US	5/3/2019
Laurel Rosas	Medford	OR	97501	US	5/3/2019
Melinda Alicea	Mesa	AZ	85207	US	5/3/2019
Allison Thiede	Medford		97504	US	5/3/2019
Amanda Matheisen	Medford	OR	97501	US	5/3/2019

CITY OF MEDFORD
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(89) TOTAL CALLS FOR SERVICE

T-Traffc
Asst - Public, Medical Ass
War - Warrant
SS - Subject Stop

Call summary for: 10/01/2018 - 04/22/2019

PHOENIX PD FOR THE CIRCLE K

Output for: PXTHOR

RECEIVED
MAY 03 2019
PLANNING DEPT.

Click on heading to change sort order.

Event IncName	Pri	Type	Group	Area	Unit	From	To	Location
#J182751016	1	911UNK	PXPD	PX0105	4621	22:03	22:15	CHEVRON GAS STATION, PH
#J182761082	2	DOC	PXPD	PX0105	4625	21:44	23:06	CIRCLE K, PH
#J182770659	1	T	PXPD	PX0105	4610	14:37	14:44	CIRCLE K, PH
#J182800634	1	T	PXPD	PX0105	4626	17:01	17:06	CIRCLE K, PH
#J182810158	1	T	PXPD	PX0105	4626	07:23	07:27	CHEVRON GAS STATION, PH
#J182870366	2	TRES	PXPD	PX0105	4626	12:51	13:06	CHEVRON GAS STATION, PH
#J182920444	1	T	PXPD	PX0105	4610	11:56	12:18	CIRCLE K, PH
#J182960008	2	DOC	PXPD	PX0105	4621	00:18	00:33	CIRCLE K, PH
#J182960079	2	DOC	PXPD	PX0105	4621	05:32	06:42	CIRCLE K, PH
#J182960588	5	ASSTM	PXPD	PX0105	4626	15:05	15:23	CHEVRON GAS STATION, PH
#J182980219	4	ASSTPP	PXPD	PX0105	4622	08:37	08:44	CHEVRON GAS STATION, PH
#J183000041	1	T	PXPD	PX0105	4625	01:07	01:12	CIRCLE K, PH
#J183020847	1	T	PXPD	PX0105	4624	19:22	19:27	CIRCLE K, PH
#J183030217	1	T	PXPD	PX0105	4626	08:43	08:49	CHEVRON GAS STATION, PH
#J183050546	1	SS	PXPD	PX0105	4625	14:25	14:27	CIRCLE K, PH
#J183080557	1	T	PXPD	PX0105	4626	17:29	17:32	CHEVRON GAS STATION, PH
#J183110019	1	T	PXPD	PX0105	4624	00:44	01:03	CIRCLE K, PH
#J183120061	1	FLAG	PXPD	PX0105	4624	02:27	02:46	CIRCLE K, PH
#J183150141	2	TRES	PXPD	PX0105	4626	07:49	08:01	CIRCLE K, PH
#J183150654	1	T	PXPD	PX0105	4624	20:20	20:24	CIRCLE K, PH
#J183150730	1	T	PXPD	PX0105	4624	22:35	22:38	CIRCLE K, PH
#J183160078	1	T	PXPD	PX0105	4624	02:56	03:12	CIRCLE K, PH
#J183160334	1	T	PXPD	PX0105	4626	11:05	11:15	730 N MAIN ST, PH
#J183170920	1	SUICP	PXPD	PX0105	4624	20:30	21:15	CIRCLE K, PH
#J183190642	1	T	PXPD	PX0105	4625	15:13	15:18	CHEVRON GAS STATION, PH
#J183220525	1	T	PXPD	PX0105	4626	17:19	17:25	CHEVRON GAS STATION, PH
#J183220548	2	HRUN	PXPD	PX0105	4624	17:41	19:10	CHEVRON GAS STATION, PH
#J183231009	1	T	PXPD	PX0105	4624	22:21	22:27	CIRCLE K, PH
#J183240166	2	DOC	PXPD	PX0105	4626	08:00	08:13	CHEVRON GAS STATION, PH
#J183300270	4	ASSTPP	PXPD	PX0105	4626	09:57	10:18	CIRCLE K, PH
#J183300465	1	T	PXPD	PX0105	4626	12:34	12:36	CHEVRON GAS STATION, PH
#J183301107	1	T	PXPD	PX0105	4624	23:56	00:17	CIRCLE K, PH
#J183320178	1	T	PXPD	PX0105	4625	08:09	08:13	CIRCLE K, PH
#J183320461	2	DUI	PXPD	PX0105	4612	13:02	13:06	730 N MAIN ST, PH
#J183340595	1	DOMEST	PXPD	PX0105	4625	13:28	13:52	CIRCLE K, PH
#J183360737	1	T	PXPD	PX0105	4624	21:38	21:42	CIRCLE K, PH
#J183370412	4	PROP	PXPD	PX0105	4630	12:08	13:09	CHEVRON GAS STATION, PH

(37)

Police reports of the Circle K in Phoenix and 7-11 store on Crater Lake Avenue submitted by Erica Hammericksen at the May 2, 2019 Site Plan and Architectural Committee meeting

CITY OF MEDFORD
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#J183420461	3	KIDNAP	PXPD	PX0105	4625	14:31	15:05	CHEVRON GAS STATION, PH
#J183430113	3	WAR	PXPD	PX0105	4724	03:56	04:11	CIRCLE K, PH
#J183440980	1	DOMEST	PXPD	PX0105	4621	20:32	20:52	CIRCLE K, PH
#J183450396	1	T	PXPD	PX0105	4612	11:07	11:30	CIRCLE K, PH
#J183460243	4	FOLUP	PXPD	PX0105	4630	09:55	10:31	730 N MAIN ST, PH
#J183490850	1	T	PXPD	PX0105	4625	23:20	23:25	CIRCLE K, PH
#J183490873	1	T	PXPD	PX0105	4625	23:38	23:43	CIRCLE K, PH
#J183500186	1	T	PXPD	PX0105	4626	07:34	07:38	CHEVRON GAS STATION, PH
#J183520100	1	T	PXPD	PX0105	4624	05:38	05:59	CIRCLE K, PH
#J183530844	1	DOMEST	PXPD	PX0105	4621	17:19	17:31	CIRCLE K, PH
#J183550777	1	T	PXPD	PX0105	4625	16:50	16:55	CIRCLE K, PH
#J183570386	2	ATL	PXPD	PX0105	LAW	13:20	13:37	CHEVRON GAS STATION, PH
#J183580387	3	FRAUD	PXPD	PX0105	4626	12:16	12:46	CHEVRON GAS STATION, PH
#J183580777	2	DOC	PXPD	PX0105	4624	21:30	21:50	CHEVRON GAS STATION, PH
#J183590058	1	T	PXPD	PX0105	4624	03:29	03:38	CIRCLE K, PH
#J183650304	1	T	PXPD	PX0105	4621	10:14	10:27	CHEVRON GAS STATION, PH
#J183650992	1	T	PXPD	PX0105	4624	21:57	22:03	CIRCLE K, PH
#J190070828	1	T	PXPD	PX0105	4625	17:23	17:27	CHEVRON GAS STATION, PH
#J190080662	1	T	PXPD	PX0105	4625	15:56	16:00	CHEVRON GAS STATION, PH
#J190130761	3	THEFT	PXPD	PX0105	4623	21:12	21:19	CIRCLE K, PH
#J190140913	1	T	PXPD	PX0105	4623	20:33	20:38	CIRCLE K, PH
#J190160940	1	T	PXPD	PX0105	4624	20:13	20:17	CIRCLE K, PH
#J190221053	1	T	PXPD	PX0105	4623	21:06	21:33	CIRCLE K, PH
#J190230791	1	MVCUP	PXPD	PX0105	4624	17:30	18:07	CHEVRON GAS STATION, PH
#J190270662	4	FOLUP	PXPD	PX0105	4623	19:29	19:31	CIRCLE K, PH
#J190340444	2	FOLUP	PXPD	PX0105	4625	14:31	15:09	CHEVRON GAS STATION, PH
#J190340530	3	THEFT	PXPD	PX0105	4625	16:16	16:36	CHEVRON GAS STATION, PH
#J190360863	1	T	PXPD	PX0105	4623	21:59	22:05	CIRCLE K, PH
#J190440293	1	T	PXPD	PX0105	4625	10:23	10:30	CIRCLE K, PH
#J190480810	1	T	PXPD	PX0105	4623	23:46	23:54	CIRCLE K, PH
#J190510039	1	SS	PXPD	PX0105	4623	01:49	02:00	CHEVRON GAS STATION, PH
#J190560108	1	T	PXPD	PX0105	4623	05:37	05:51	CHEVRON GAS STATION, PH
#J190590065	3	WAR	PXPD	PX0105	4623	03:51	06:15	CHEVRON GAS STATION, PH
#J190600754	1	T	PXPD	PX0105	4624	17:56	18:01	CIRCLE K, PH
#J190610736	3	WAR	PXPD	PX0105	4624	18:52	19:49	CHEVRON GAS STATION, PH
#J190620144	1	911UNK	PXPD	PX0105	4624	05:19	05:37	730 N MAIN ST, PH
#J190620475	1	DOMEST	PXPD	PX0105	4625	14:54	15:18	CHEVRON GAS STATION, PH
#J190660967	1	T	PXPD	PX0105	4624	19:36	19:39	CIRCLE K, PH
#J190720379	1	T	PXPD	PX0105	4625	11:23	11:28	CIRCLE K, PH
#J190740962	1	T	PXPD	PX0105	4652	20:59	21:07	CIRCLE K, PH
#J190760235	1	T	PXPD	PX0105	4625	09:28	09:34	CHEVRON GAS STATION, PH
#J190801084	1	SS	PXPD	PX0105	4624	23:14	23:19	CIRCLE K, PH
#J190820042	1	T	PXPD	PX0105	4624	01:05	01:07	CIRCLE K, PH
#J190920282								

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	3	DWS	PXPD	PX0105	4625	10:28	11:12	CHEVRON GAS STATION, PH
#J190960326	4	PROP	PXPD	PX0105	46C1	11:54	14:27	CHEVRON GAS STATION, PH
#J190970473	1	T	PXPD	PX0105	4625	14:29	14:32	CHEVRON GAS STATION, PH
#J190980036	1	T	PXPD	PX0105	4623	01:22	01:27	CIRCLE K, PH
#J191010899	1	T	PXPD	PX0105	449	21:40	21:45	CHEVRON GAS STATION, PH
#J191060052	3	WELCHK	PXPD	PX0105	4623	02:11	02:17	CHEVRON GAS STATION, PH
#J191061111	1	T	PXPD	PX0105	4623	23:34	23:39	CHEVRON GAS STATION, PH
#J191071096	1	T	PXPD	PX0105	4621	19:32	19:37	CIRCLE K, PH
#J191110549	1	SS	PXPD	PX0105	4623	18:54	18:57	CIRCLE K, PH

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89 TOTAL CALLS FOR SERVICE

CITY OF MEDFORD
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Calls for Service Search

Medford Police Department

411 W 8th Street, Medford, OR 97501
Phone: (541) 774-2249 Fax: (541) 774-2570

RECEIVED
MAY 03 2019
PLANNING DEPT.

Date Range: 10/01/2018 to 04/22/2019

Parameters: 1220 CRATER LAKE AV (7 ELEVEN STORE) FOR 6 MONTHS

Calls for Service: 90

Call #:	J182740015	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	10/01/2018 00:27:47	Call Type:	TRESPASS	Case #:	- - -
Dispatch:	10/01/2018 00:28:40	Officer:	ALDEN,JONATHAN	Disposition:	NR
On Scene:	10/01/2018 00:41:00	12.6			

Call #:	J182740836	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	10/01/2018 18:57:27	Call Type:	HARASSMENT	Case #:	- - -
Dispatch:	10/01/2018 19:34:00	Officer:	DEDRICK,JESSICA	Disposition:	NR
On Scene:	10/01/2018 19:34:13		GOSLIN,CHRIS/EMPLOYEE		

Call #:	J182740980	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	10/01/2018 22:20:18	Call Type:	TRESPASS	Case #:	- - -
Dispatch:	10/01/2018 22:21:43	Officer:	PIERCE,FLYNT	Disposition:	NR
On Scene:	10/01/2018 22:24:26	2.83			

Call #:	J182770199	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	10/04/2018 08:27:58	Call Type:	DISORDERLY CONDUCT	Case #:	18-20213
Dispatch:	10/04/2018 08:29:08	Officer:	JOHNSON,ROBERT	Disposition:	RTF
On Scene:	10/04/2018 08:40:06				

Call #:	J182771173	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	10/04/2018 23:07:04	Call Type:	CRIMINAL MISCHIEF	Case #:	- - -
Dispatch:	10/04/2018 23:10:51	Officer:	ALDEN,JONATHAN	Disposition:	NR
On Scene:	----		CABELLA,GABRIEL		

Call #:	J182820968	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	10/09/2018 19:24:32	Call Type:	THEFT	Case #:	- - -
Dispatch:	10/09/2018 19:39:07	Officer:	MOORE,CHRISTOPHER	Disposition:	NR
On Scene:	10/09/2018 19:41:11				

Call #:	J182850092	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	10/12/2018 03:14:27	Call Type:	WELFARE CHECK	Case #:	- - -
Dispatch:	10/12/2018 04:26:45	Officer:	ALDEN,JONATHAN	Disposition:	NR
On Scene:	10/12/2018 04:34:31				

Call #:	J182890082	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	10/16/2018 04:59:09	Call Type:	ASSIST TO MEDICAL	Case #:	- - -
Dispatch:	----	Officer:		Disposition:	X
On Scene:	----		JOHN		

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90 TOTAL CALLS 10/1/18 - 4/22/19

CITY OF MEDFORD
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Call #:	J182910963	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	10/18/2018 21:06:28	Call Type:	WELFARE CHECK	Case #:	- - -
Dispatch:	10/18/2018 21:29:46	Officer:	KIRKPATRICK,GEOFF (SGT)	Disposition:	NR
On Scene:	10/18/2018 21:35:08		EMPLOYEE/BREANNA		

Call #:	J182950083	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	10/22/2018 05:09:13	Call Type:	TRESPASS	Case #:	- - -
Dispatch:	10/22/2018 05:14:00	Officer:	FREEMAN,KEVIN	Disposition:	NECA
On Scene:	10/22/2018 05:20:31 6.31		JUDY./OWNER		

Call #:	J182951000	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	10/22/2018 23:41:24	Call Type:	TRESPASS	Case #:	- - -
Dispatch:	10/22/2018 23:44:09	Officer:	PIERCE,FLYNT	Disposition:	NECA
On Scene:	10/22/2018 23:52:07 7.98		EMPLOYEE/GOSLIN,KRISTOFER		

Call #:	J182960001	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	10/23/2018 00:00:07	Call Type:	SUBJECT STOP	Case #:	- - -
Dispatch:	10/23/2018 00:00:07	Officer:	MOORE,CHRISTOPHER	Disposition:	
On Scene:	10/23/2018 00:00:07				

Call #:	J182970091	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	10/24/2018 05:30:13	Call Type:	TRESPASS	Case #:	18-21504
Dispatch:	10/24/2018 05:30:51	Officer:	PIERCE,FLYNT	Disposition:	RTF
On Scene:	10/24/2018 05:33:30 2.79				

Call #:	J182990901	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	10/26/2018 19:36:26	Call Type:	911 HANGUP	Case #:	- - -
Dispatch:	10/26/2018 19:37:43	Officer:	READ,PATRICK	Disposition:	NR
On Scene:	----				

Call #:	J183030020	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	10/30/2018 00:39:42	Call Type:	ASSAULT	Case #:	18-21943
Dispatch:	10/30/2018 00:45:35	Officer:	MOORE,CHRISTOPHER	Disposition:	RTF
On Scene:	10/30/2018 00:54:15				

Call #:	J183030126	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	10/30/2018 06:28:12	Call Type:	DOMESTIC PROBLEM	Case #:	- - -
Dispatch:	10/30/2018 07:00:20	Officer:	BOYD,LOGAN	Disposition:	NR
On Scene:	10/30/2018 07:18:11				

Call #:	J183090323	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	11/05/2018 11:08:57	Call Type:	THEFT	Case #:	- - -
Dispatch:	11/05/2018 11:10:41	Officer:	BOYD,LOGAN	Disposition:	NR
On Scene:	11/05/2018 11:31:53		EMPLOYEE/KATIE		

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Call #:	J183140206	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	11/10/2018 09:42:25	Call Type:	TRESPASS	Case #:	18-22657
Dispatch:	11/10/2018 10:03:52	Officer:	COOK,JEFF	Disposition:	RTF
On Scene:	11/10/2018 10:10:45		7-11/DANIELLE		

Call #:	J183140248	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	11/10/2018 10:37:31	Call Type:		Case #:	18-22660
Dispatch:	11/10/2018 10:37:31	Officer:	COOK,JEFF	Disposition:	ARS
On Scene:	11/10/2018 10:37:31				

Call #:	J183150045	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	11/11/2018 01:25:42	Call Type:	TRESPASS	Case #:	- - -
Dispatch:	11/11/2018 01:31:23	Officer:	TERANDO,TAYLER	Disposition:	NR
On Scene:	11/11/2018 01:35:47		7-11/DERREK		

Call #:	J183191053	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	11/15/2018 23:33:46	Call Type:	ASSIST TO MEDICAL	Case #:	- - -
Dispatch:	----	Officer:		Disposition:	NR
On Scene:	----		DERRIK		

Call #:	J183220646	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	11/18/2018 19:51:50	Call Type:	DISORDERLY CONDUCT	Case #:	- - -
Dispatch:	11/18/2018 19:56:20	Officer:	COOK,JEFF	Disposition:	NECA
On Scene:	11/18/2018 19:59:12		7-ELEVEN - KRIS		

Call #:	J183270162	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	11/23/2018 06:34:34	Call Type:	TRESPASS	Case #:	- - -
Dispatch:	11/23/2018 06:42:21	Officer:	DONEY,JOSHUA	Disposition:	NR
On Scene:	11/23/2018 06:56:29				

Call #:	J183320089	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	11/28/2018 04:45:41	Call Type:	SUSPICIOUS ACT	Case #:	- - -
Dispatch:	11/28/2018 04:48:52	Officer:	MOORE,CHRISTOPHER	Disposition:	NR
On Scene:	11/28/2018 04:51:54				

Call #:	J183350097	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	12/01/2018 02:23:41	Call Type:	TRAFFIC STOP	Case #:	- - -
Dispatch:	12/01/2018 02:23:41	Officer:	ALDEN,JONATHAN	Disposition:	NR
On Scene:	12/01/2018 02:23:41				

Call #:	J183360395	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	12/02/2018 14:24:25	Call Type:	SUSPICIOUS ACT	Case #:	- - -
Dispatch:	12/02/2018 14:54:45	Officer:	COOK,JEFF	Disposition:	UI
On Scene:	12/02/2018 14:57:46		SOTO,BRIANA		

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Call #:	J183380038	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	12/04/2018 01:15:19	Call Type:	THEFT	Case #:	- - -
Dispatch:	12/04/2018 01:18:26	Officer:	MOORE,CHRISTOPHER	Disposition:	NR
On Scene:	12/04/2018 01:19:54		7-11/RICHARD		

Call #:	J183390077	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	12/05/2018 04:22:28	Call Type:	SUSPICIOUS ACT	Case #:	- - -
Dispatch:	12/05/2018 04:27:00	Officer:	MOORE,CHRISTOPHER	Disposition:	NR
On Scene:	12/05/2018 04:32:28		KERSHNER,RETHA		

Call #:	J183450115	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	12/11/2018 04:49:01	Call Type:	SUSPICIOUS ACT	Case #:	- - -
Dispatch:	12/11/2018 04:53:03	Officer:	MOORE,CHRISTOPHER	Disposition:	NR
On Scene:	12/11/2018 04:53:15		GOSLIN,CHRIS		

Call #:	J183511056	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	12/17/2018 23:05:46	Call Type:	DISORDERLY CONDUCT	Case #:	- - -
Dispatch:	12/17/2018 23:06:55	Officer:	PIERCE,FLYNT	Disposition:	NR
On Scene:	----				

Call #:	J183520122	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	12/18/2018 07:16:17	Call Type:	THEFT	Case #:	- - -
Dispatch:	12/18/2018 08:21:34	Officer:	BOYD,LOGAN	Disposition:	NR
On Scene:	12/18/2018 08:21:48		EMPL/ CHRIS		

Call #:	J183530016	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	12/19/2018 00:42:36	Call Type:	TRESPASS	Case #:	- - -
Dispatch:	12/19/2018 01:29:16	Officer:	CAM, BLAKE (CPL)	Disposition:	NECA
On Scene:	12/19/2018 01:31:53 2.37		711 EMPLOYEE/CHRIS		

Call #:	J183530054	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	12/19/2018 02:39:55	Call Type:	TRESPASS	Case #:	18-25321
Dispatch:	12/19/2018 02:47:23	Officer:	MOORE,CHRISTOPHER	Disposition:	RTF
On Scene:	12/19/2018 03:03:53 16.30				

Call #:	J183540129	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	12/20/2018 05:45:41	Call Type:	THREATS	Case #:	- - -
Dispatch:	12/20/2018 05:50:14	Officer:	ADAMSON, JOHNATHAN	Disposition:	NR
On Scene:	12/20/2018 05:58:19		EMPLOYEE/CHRIS		

Call #:	J183540439	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	12/20/2018 12:02:34	Call Type:	THEFT	Case #:	- - -
Dispatch:	12/20/2018 12:14:17	Officer:	JOHNSON,ROBERT	Disposition:	NR
On Scene:	12/20/2018 12:16:25		CHRIS GOSLIN		

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CITY OF MEDFORD
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Call #:	J183550061	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	12/21/2018 02:27:22	Call Type:	DRIVING WHILE SUSPENDED	Case #:	18-25482
Dispatch:	12/21/2018 02:27:22	Officer:	ALDEN,JONATHAN	Disposition:	RTF
On Scene:	12/21/2018 02:27:22				

Call #:	J183560107	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	12/22/2018 03:16:19	Call Type:	TRESPASS	Case #:	18-25555
Dispatch:	12/22/2018 03:46:30	Officer:	ALDEN,JONATHAN	Disposition:	RTF
On Scene:	12/22/2018 03:49:52 3.22				

Call #:	J183600046	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	12/26/2018 03:04:56	Call Type:	DISORDERLY CONDUCT	Case #:	18-25714
Dispatch:	12/26/2018 03:05:46	Officer:	PIERCE,FLYNT	Disposition:	RTF
On Scene:	12/26/2018 03:07:23				

Call #:	J183600875	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	12/26/2018 23:18:42	Call Type:	HARASSMENT	Case #:	- - -
Dispatch:	12/26/2018 23:28:16	Officer:	ADAMSON, JOHNATHAN	Disposition:	NR
On Scene:	12/26/2018 23:28:18		SEVEN ELEVEN/KRIS		

Call #:	J190010817	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	01/01/2019 22:29:37	Call Type:	ATTEMPT TO LOCATE	Case #:	- - -
Dispatch:	01/01/2019 22:30:27	Officer:		Disposition:	
On Scene:	----				

Call #:	J190030055	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	01/03/2019 01:34:29	Call Type:	TRESPASS	Case #:	- - -
Dispatch:	01/03/2019 01:35:29	Officer:	PIERCE,FLYNT	Disposition:	NR
On Scene:	01/03/2019 01:39:14 3.85				

Call #:	J190040769	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	01/04/2019 18:13:33	Call Type:	TRESPASS	Case #:	- - -
Dispatch:	01/04/2019 18:19:09	Officer:	FREEMAN,KEVIN	Disposition:	NR
On Scene:	01/04/2019 18:22:37 3.28				

Call #:	J190060120	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	01/06/2019 03:53:12	Call Type:	ASSIST TO MEDICAL	Case #:	- - -
Dispatch:	01/06/2019 03:59:13	Officer:	ALDEN,JONATHAN	Disposition:	X
On Scene:	----				

Call #:	J190070071	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	01/07/2019 02:37:17	Call Type:	THEFT	Case #:	19-347
Dispatch:	01/07/2019 02:48:47	Officer:	FREEMAN,KEVIN	Disposition:	NECA
On Scene:	----		SEVEN-ELEVEN/DEREK		

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Call #:	J190110042	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	01/11/2019 02:05:38	Call Type:	ANIMAL COMPLAINT	Case #:	- - -
Dispatch:	01/11/2019 02:20:47	Officer:	ALDEN,JONATHAN	Disposition:	NR
On Scene:	----		RAYMOND,CHAD		

Call #:	J190140045	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	01/14/2019 01:19:59	Call Type:	TRESPASS	Case #:	- - -
Dispatch:	01/14/2019 01:24:21	Officer:	OLLER,QUINT (CPL)	Disposition:	NR
On Scene:	01/14/2019 01:27:31				

3.1

Call #:	J190150947	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	01/15/2019 20:05:03	Call Type:	THEFT	Case #:	19-915
Dispatch:	01/15/2019 20:07:14	Officer:	CARDONA,ROBERT	Disposition:	RTF
On Scene:	01/15/2019 20:12:57		EMPLOYEE/JORDAN		

Call #:	J190160401	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	01/16/2019 11:11:00	Call Type:	POLICE INFORMATION CALL	Case #:	- - -
Dispatch:	----	Officer:		Disposition:	HBD
On Scene:	----		ANON		

Call #:	J190170690	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	01/17/2019 16:20:33	Call Type:	FRAUD	Case #:	- - -
Dispatch:	01/17/2019 16:22:28	Officer:	MCCURLEY,BOB	Disposition:	NR
On Scene:	01/17/2019 16:25:58				

Call #:	J190190080	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	01/19/2019 03:00:29	Call Type:	ATTEMPT TO LOCATE	Case #:	- - -
Dispatch:	01/19/2019 03:03:05	Officer:		Disposition:	
On Scene:	----				

Call #:	J190200527	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	01/20/2019 18:02:17	Call Type:	DISORDERLY CONDUCT	Case #:	- - -
Dispatch:	01/20/2019 18:43:13	Officer:	JONES,JASON	Disposition:	NR
On Scene:	01/20/2019 18:44:12		EMPLOYEE/CHRIS		

Call #:	J190220067	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	01/22/2019 02:35:20	Call Type:	ATTEMPT TO LOCATE	Case #:	- - -
Dispatch:	01/22/2019 02:37:35	Officer:		Disposition:	
On Scene:	----				

Call #:	J190240013	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	01/24/2019 00:26:29	Call Type:	THEFT	Case #:	- - -
Dispatch:	01/24/2019 00:28:48	Officer:	PIERCE,FLYNT	Disposition:	NECA
On Scene:	----		GOSLIN,CHRIS		

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Call #:	J190240040	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	01/24/2019 01:42:09	Call Type:	TRESPASS	Case #:	- - -
Dispatch:	01/24/2019 01:42:50	Officer:	MOORE,CHRISTOPHER	Disposition:	NR
On Scene:	01/24/2019 01:44:59		CHRIS/EMPLOYEE		

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Call #:	J190260618	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	01/26/2019 17:45:13	Call Type:	STOLEN VEHICLE	Case #:	- - -
Dispatch:	01/26/2019 18:51:51	Officer:	FREEMAN,KEVIN	Disposition:	NR
On Scene:	01/26/2019 18:52:57		LAQUA,JOSIAH		

Call #:	J190280957	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	01/28/2019 22:50:21	Call Type:	THEFT	Case #:	- - -
Dispatch:	01/28/2019 23:15:41	Officer:	MOORE,CHRISTOPHER	Disposition:	NR
On Scene:	01/28/2019 23:17:53				

Call #:	J190320257	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	02/01/2019 09:27:37	Call Type:	ATTEMPT TO LOCATE	Case #:	- - -
Dispatch:	02/01/2019 09:30:28	Officer:		Disposition:	UTL
On Scene:	----				

Call #:	J190350292	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	02/04/2019 09:56:56	Call Type:	WELFARE CHECK	Case #:	- - -
Dispatch:	02/04/2019 10:00:12	Officer:	BOYD,LOGAN	Disposition:	NECA
On Scene:	----		VISSER,MATTHEW		

Call #:	J190360339	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	02/05/2019 12:16:26	Call Type:	PROPERTY - LOST	Case #:	19-2346
Dispatch:	02/05/2019 12:42:37	Officer:	HARVEY,CLEO	Disposition:	RTF
On Scene:	02/05/2019 12:51:56		CASEY,ENOLA		

Call #:	J190370029	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	02/06/2019 00:37:37	Call Type:	TRESPASS	Case #:	19-2369
Dispatch:	02/06/2019 00:39:01	Officer:	PIERCE,FLYNT	Disposition:	RTF
On Scene:	02/06/2019 00:41:02		CHRIS/EMPL		

201

Call #:	J190410731	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	02/10/2019 22:41:52	Call Type:	DISORDERLY CONDUCT	Case #:	- - -
Dispatch:	02/10/2019 22:43:10	Officer:	JACKSON,DOUGLAS	Disposition:	NR
On Scene:	02/10/2019 22:46:30				

Call #:	J190430078	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	02/12/2019 04:09:59	Call Type:	DISORDERLY CONDUCT	Case #:	- - -
Dispatch:	02/12/2019 04:12:00	Officer:	MOORE,CHRISTOPHER	Disposition:	NR
On Scene:	02/12/2019 04:16:46				

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Call #:	J190430419	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	02/12/2019 11:55:51	Call Type:	THEFT	Case #:	- - -
Dispatch:	02/12/2019 11:58:44	Officer:	WILEMAN,JASON	Disposition:	NECA
On Scene:	02/12/2019 12:16:22		7 11/DANIELLE		

Call #:	J190500003	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	02/19/2019 00:12:33	Call Type:	CRIMINAL MISCHIEF	Case #:	19-3289
Dispatch:	02/19/2019 00:20:54	Officer:	MOORE,CHRISTOPHER	Disposition:	RTF
On Scene:	02/19/2019 00:23:19		GOSLIN,CHRIS		

Call #:	J190500856	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	02/19/2019 18:52:42	Call Type:	PROPERTY - LOST	Case #:	- - -
Dispatch:	02/19/2019 19:08:28	Officer:	MOORE,CHRISTOPHER	Disposition:	NR
On Scene:	02/19/2019 19:15:35		EMPLOYEE/STEFFANIE		

Call #:	J190501003	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	02/19/2019 22:55:20	Call Type:	HARASSMENT	Case #:	- - -
Dispatch:	02/19/2019 23:09:21	Officer:	MOORE,CHRISTOPHER	Disposition:	NR
On Scene:	02/19/2019 23:09:22		SEVEN ELEVEN/CHRIS		

Call #:	J190610989	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	03/02/2019 23:52:34	Call Type:	TRESPASS	Case #:	- - -
Dispatch:	03/02/2019 23:56:05	Officer:	ALDEN,JONATHAN	Disposition:	NR
On Scene:	03/03/2019 01:13:23 17.18		EMPLOYEE/DEREK		

Call #:	J190630063	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	03/04/2019 03:27:33	Call Type:	WARRANT	Case #:	19-4033
Dispatch:	03/04/2019 03:29:27	Officer:	SPENCER, DYLAN	Disposition:	RTF
On Scene:	03/04/2019 03:32:07				

Call #:	J190690527	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	03/10/2019 17:28:53	Call Type:	FLAG DOWN	Case #:	- - -
Dispatch:	03/10/2019 17:28:53	Officer:	ANDERSON,HANNAH	Disposition:	NR
On Scene:	03/10/2019 17:28:53				

Call #:	J190720073	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	03/13/2019 02:45:53	Call Type:	THEFT	Case #:	- - -
Dispatch:	03/13/2019 02:47:53	Officer:	MOORE,CHRISTOPHER	Disposition:	NR
On Scene:	03/13/2019 03:03:55		7-ELEVEN/CHRIS		

Call #:	J190720116	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	03/13/2019 05:13:26	Call Type:	TRESPASS	Case #:	- - -
Dispatch:	03/13/2019 05:23:11	Officer:	MOFFITT,LEVI	Disposition:	NECA
On Scene:	03/13/2019 05:23:39 .28				

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Call #:	J190730012	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	03/14/2019 00:35:21	Call Type:	TRESPASS	Case #:	- - -
Dispatch:	03/14/2019 00:37:25	Officer:	MOORE,CHRISTOPHER	Disposition:	NR
On Scene:	03/14/2019 00:37:49		CHRIS/EMPLOYEE		

.24

Call #:	J190730810	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	03/14/2019 18:13:17	Call Type:	DISORDERLY CONDUCT	Case #:	- - -
Dispatch:	03/14/2019 18:14:34	Officer:	PICKENS,TIM	Disposition:	NR
On Scene:	03/14/2019 18:18:50				

Call #:	J190740076	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	03/15/2019 02:34:57	Call Type:	DISORDERLY CONDUCT	Case #:	- - -
Dispatch:	03/15/2019 02:39:11	Officer:	ALDEN,JONATHAN	Disposition:	NR
On Scene:	----				

Call #:	J190781005	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	03/19/2019 20:53:35	Call Type:	PROPERTY - LOST	Case #:	19-5112
Dispatch:	03/19/2019 20:56:26	Officer:	WILEMAN,JASON	Disposition:	RTF
On Scene:	03/19/2019 21:01:38		7-ELEVEN		

Call #:	J190790018	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	03/20/2019 00:41:01	Call Type:	SUSPICIOUS ACT	Case #:	- - -
Dispatch:	03/20/2019 00:45:14	Officer:	PIERCE,FLYNT	Disposition:	NR
On Scene:	03/20/2019 00:49:40		711/CHRIS GOSLIN		

Call #:	J190790115	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	03/20/2019 06:27:28	Call Type:	SUSPICIOUS ACT	Case #:	- - -
Dispatch:	----	Officer:		Disposition:	X
On Scene:	----				

Call #:	J190800101	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	03/21/2019 04:19:01	Call Type:	TRESPASS	Case #:	- - -
Dispatch:	03/21/2019 04:20:10	Officer:	PIERCE,FLYNT	Disposition:	NR
On Scene:	03/21/2019 04:26:35		SEVEN ELEVEN/DANIELLE		

6.25

Call #:	J190810696	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	03/22/2019 17:21:28	Call Type:	WELFARE CHECK	Case #:	- - -
Dispatch:	03/22/2019 17:53:41	Officer:	FREEMAN,KEVIN	Disposition:	NR
On Scene:	03/22/2019 17:59:20				

Call #:	J190830590	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	03/24/2019 18:44:25	Call Type:	SUSPICIOUS ACT	Case #:	- - -
Dispatch:	03/24/2019 18:58:27	Officer:	FREEMAN,KEVIN	Disposition:	NR
On Scene:	03/24/2019 19:04:59				

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Call #:	J190850470	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	03/26/2019 13:13:14	Call Type:	SUSPICIOUS ACT	Case #:	- - -
Dispatch:	03/26/2019 13:17:02	Officer:	VERLING,PAUL	Disposition:	NR
On Scene:	03/26/2019 13:20:39		MATTY		

Call #:	J190860471	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	03/27/2019 13:14:39	Call Type:	HIT AND RUN	Case #:	- - -
Dispatch:	03/27/2019 13:18:21	Officer:	BRIDGES,JENNY	Disposition:	NR
On Scene:	----		ORR,JORDAN		

Call #:	J190890224	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	03/30/2019 09:38:22	Call Type:	HARASSMENT	Case #:	- - -
Dispatch:	03/30/2019 09:39:53	Officer:	COOK,JEFF	Disposition:	NR
On Scene:	03/30/2019 09:46:13				

Call #:	J190920727	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	04/02/2019 17:53:00	Call Type:	DISORDERLY CONDUCT	Case #:	- - -
Dispatch:	04/02/2019 17:54:21	Officer:	MCCURLEY,BOB	Disposition:	NR
On Scene:	04/02/2019 18:03:42				

Call #:	J190920868	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	04/02/2019 20:59:48	Call Type:	DRUG LAWS	Case #:	- - -
Dispatch:	04/02/2019 21:23:41	Officer:	MOORE,CHRISTOPHER	Disposition:	NR
On Scene:	04/02/2019 21:30:24				

Call #:	J190940914	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	04/04/2019 19:10:33	Call Type:	DRUG LAWS	Case #:	19-6194
Dispatch:	04/04/2019 19:12:50	Officer:	ALDEN,JONATHAN	Disposition:	RTF
On Scene:	04/04/2019 19:53:45		ALLEN,DEVIN		

Call #:	J190990104	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	04/09/2019 06:13:31	Call Type:	TRESPASS	Case #:	- - -
Dispatch:	04/09/2019 07:04:28	Officer:	BOYD,LOGAN	Disposition:	NR
On Scene:	04/09/2019 07:10:54				

Call #:	J190990923	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	04/09/2019 21:51:41	Call Type:	MVA - UNKNOWN	Case #:	19-6532
Dispatch:	04/09/2019 21:52:36	Officer:	MCCURLEY,BOB	Disposition:	RTFC
On Scene:	04/09/2019 21:52:38				

Call #:	J191050023	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	04/15/2019 00:39:02	Call Type:	CRIMINAL MISCHIEF	Case #:	- - -
Dispatch:	04/15/2019 00:56:00	Officer:	FREEMAN,KEVIN	Disposition:	NR
On Scene:	04/15/2019 00:57:36		KIMACK,MALAE		

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Call #:	J191060820	Location:	1220 CRATER LAKE AVE, MF	Agency:	MP
Received:	04/16/2019 17:00:29	Call Type:	HIT AND RUN	Case #:	- - -
Dispatch:	04/16/2019 17:35:05	Officer:	MEADOR,STEPHEN	Disposition:	NR
On Scene:	----		MELDY,SEAN		

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Thank you for allowing me the opportunity to speak today. My name is Nicole Milam and I live at 486 Pinebrook Cir within the 200 ft radius of the subject site at 1380 Springbrook Road. I would like to express why I oppose this project:

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A. Proximity to other gas stations (8 in total less than 2 miles away)
B. Proximity to other car washes within a 2 mile radius (7 total)
C. Proximity to other convenient stores: (10 + all within 2 miles)
   1) Spring Street Market (0.4 mi)
   2) The Store (0.7 mi)
   3) 7-11 (0.7 mi) 1220 Crater Lake Ave
   4) 7-11 (1.3 mi) 3001 Crater Lake Ave
   5) Crown Market (1.2 mi) 547 Stevens St
   6) Crown Market 900 (1.3 mi) 1808 Barnett Rd
   7) K&H Enterprises Inc. (1.5 mi) 610 E Main St
   8) Minute Market (1.5 mi) 456 Highland Dr
   9) Minute Markets (0.8 mi) 836 Crater Lake Ave
   10) 8th & Grape St. Market (1.9 mi)

15+ all within 2 miles
Coffee Shops:
Rise Coffeehouse
Dutch Bros (Craterlake (0.7 mi))
Human Bean (1.9 mi) Barnett Rd
Human Bean (1.4 mi) Biddle
Dutch Bros (1.3) Crater Lake
Dutch Bros (1.5) E Main
Bad#ss Coffee (0.9) Crater Lake

D. It was mentioned in your Letter dated March 11, 2019, that your "intent for the site was to create a pedestrian friendly neighborhood amenity." How can a gas station, car wash and drive through coffee kiosk be pedestrian friendly, when you are building it in a residential area? There is already enough congestion at this intersection, you will be adding to it with hazardous delivery trucks such as a fuel truck and other merchant vendor trucks, then compounding that with a RVTD bus stop. Did you forget about the school buses that run daily with precious cargo, our children? Every one of these factors causes a heavier foot print and safety issue as the congestion would only increase. "NOT PEDESTRIAN FRIENDLY AT ALL". Just so you are aware NMHS has a campus policy for freshman and sophomores as they are not allowed to leave campus during lunch period. Let's be realistic, if built this would have those students leaving campus and breaking school rules. Is this what you want to promote?

   Furthermore, in this letter you also mention that "the nearby high school and residents would enjoy the opportunity to sit and enjoy a beverage and food from the convent store". No, we will not enjoy it for multiple reasons: noise pollution, bright lights, decrease in property value, unwanted garbage and last but not least criminal activity (such as theft, drunk and disorderly, and drug sales, just to name a few). SAFETY FOR ALL (STUDENTS and RESIDENTS) SHOULD BE THE #1 REASON WHY THIS PROJECT IS SHUT DOWN!!

I would like to propose that you move this project to a better and more desirable location such as Lone Pine/Foothills (next to Lone Pine Drug and Anytime Fitness). I have been a long time resident of the Rogue Valley and I remember there was a Convenience store on Foothills, this was a popular location and was utilized by myself and other commuters on a daily basis. It would be a great location for this project and Foothill commuters.

I strongly urge you to vote against this proposed planning application of a Circle K Convenience Store, Gas Station, Carwash and Coffee Kiosk at 1380 Springbrook Road. Inclosing I hope you take the time to consider everything you have heard today regarding why this project should **NOT** be allowed to move forward.

Nicole Milam
(541) 326-1772

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Gary Sumrak
2485 Pinebrook Circle
Medford, OR 97504

May 3,2019

Matt Brinkley and the volunteer members of SPAC
Planning Director
City of Medford Planning Department
Lausmann Annex
200 South Ivy Street
Medford, OR 97501

Subject: Planning Commission Hearing for May 3, 2019 regarding File No. AC-19-028

Dear Matt Brinkley and the volunteer members of SPAC

My wife (Jan) and I just happen to reside 54ft beyond the Public Notification area of 200ft. We now refer to the (201ft) plus area as the "Dead Zone." Until the city put up signage on the property about the Public Hearing regarding the Circle K project, we and our neighbors were completely in the dark about this project. However, within a couple of weeks, we and our neighbors were able to collect over 1000 petition signatures and several letters were submitted to the Planning Department requesting that this application be denied!

Upon researching the 11-19-2015 zone change Public Notification around the 2nd week of April of this year, I discovered a deficiency/failure committed by the applicant who only notify 86% of property owners regarding zone change request ZC-15-126 of November of 2015. The zoning change was a request to have the property at 1380 Springbrook Road zoned from SFR-4 to C-C Commercial Community. The Public Notification letter was sent out on 11-19-2015. The following list identifies three property owners within the required public notification rezoning area of 200ft that did not receive the November 19, 2015 Public Notice mailing:

1. As of 11-19-2015, the addressees at 2496 Pinebrook Circle, Medford, OR no longer lived there. The house was sold to a new owner effective 8-24-2015. The new owner did not receive the 11-19-2015 notification.
2. Property owner at address 2445 E. McAndrews, Medford, OR 97504 was never notified and is well within the 200ft notification area.
3. Tax Lot/Address: The owners of Tax 371W20AC-1700, now the Bonaventure Senior Living Center at 2530 E. McAndrews Road, Medford, OR 97504 were never notified. Owners: MWSH McAndrew, Medford, LLC parcel #1.

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Therefore, these three property owners were never provided the opportunity to challenge the rezoning of said lot. Due to not fully complying with city municipal code regarding the notification of property owners within the defined notification area, the rezoning of said lot from its original SFR-4 to Commercial Community after the December 10, 2015 Public Hearing should be nullified and voided. However, the current members of the Planning Commission in conjunction with the Planning Department and with some substantial and significant back-peddling, recently decided on their own, that the Improper Notice "neither nullifies the zone change application nor invalidates their previous 2015 decision." I'm pretty sure a panel of Land Use Board of Appeals (LUBA) judges in Salem could possibly have a different opinion and come to a much different conclusion on this matter. This lot should not have been rezoned C-C Commercial Community and instead should effectively be rezoned back to its original zoning of SFR-4 until the Public Notification area is in 100% full compliance by the applicants.

Now, let's discuss specifically the demographics of the 200ft public notification area and beyond. Twenty of the 21 properties in the public notification area are designated as single-family residences; this accounts for 95% of the adjacent land use to the property in question. The only other (one) property owner, the Bonaventure Senior Living Center at 2530 E. McAndrews Road, accounts for the other 5% of adjacent land use to the property in question (1380 Springbrook Road). The Bonaventure has a zoning designation of C-S/P Commercial Service Professional and is currently the residence of many senior citizens living in various states of health. Basically, the main use of all lands adjacent to the proposed project consist of twenty single-family homes and one senior independent and assisted-living residence.

Now, to the matter at hand. The Site Plan and Architectural Commission's very own **number one imposed criteria** for any land development from section 10.200(E) of the Medford Land Development Code states:

> **(1) The proposed development is to be compatible with uses and development that exist on adjacent land**

The reality of it, is that there isn't any existing adjacent compatible land at the proposed site! The nearest compatible adjacent land use locations are one mile away, to the west on E. McAndrews Road at the intersection of E. McAndrew Road and Crater Lake Avenue; and if you pan out one mile in every direction from the property in question, you will come to the realization that the entire area is 99% residential. Also, who here at this hearing could possibly think having a gas station and car wash located smack dab in the middle surrounding homes and a senior citizens residence is a good idea? Also, I'm almost 100% certain that there is not one member here serving on SPAC, the Planning Commission or in the City of Medford's Planning Department that would want a gas station and car wash right next to their respective vested home; and neither do we! It's overwhelmingly apparent here, the applicants are

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attempting to build their money-making project in the center of a residential neighborhood! They would be better served to find a more suitable and less controversial location.

In closing, it is obvious this proposed development doesn't even come close to adhering to SPAC's number one criteria. Due to the improper and incomplete Public Rezoning Notification of 11-19-2015 and the complete lack of adhering to Medford's Land Development Code section 10.200(E) item (1); how can any member of SPAC, with a clear conscious and who each would probably not want this proposed project in their own front or backyard, approve this application?

We the residents of this neighborhood wholly recommend that you the members of SPAC DENY the File No. AC-19-028 application!

Sincerely,

Gary Sumrak

Gary Sumrak

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Photos of Red-tail Hawk submitted by Dolly Behrens at the May 3, 2019, Site Plan and Architectural Commission meeting.

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May 2, 2019

Dear Mr. Brinkley,

I am writing this letter to voice my concern regarding the proposed construction at the NE corner of Springbrook Rd. and McAndrews Rd. I find the proposal objectionable for a number of reasons: There is already a carwash, market and gas station within two miles south and two miles north of the site. There is a market and a gas station 0.7 miles west of the site. Why do we need an additional carwash, gas station and market in this area and why in a residential area? The aforementioned commercial sites **are not** in a residential area.

The idea of constructing a car wash adjacent to homes virtually in their back yard is extremely inconsiderate and would probably put those adjacent homes in jeopardy of losing resale value. The noise of the car wash, what 12 hours a day, can you imagine? Would you by a house next to a car wash? It is also thoughtless to construct the proposed facility in that the retirement home located across the street would be facing the noise and lights through their front windows 24 hours a day.

The entire development is ill conceived and is extremely inconsiderate of the residents in the area.

For the well-being of the property owners, it is my hope that this project **will not be allowed to proceed.**

Sincerely,
Terry Jones

Terry Jones

Terrence Jones
2402 Pinebrook Cir.
Medford, OR 97504

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Photos of wetlands area submitted by Jim Leavens at the May 3, 2019, Site Plan and Architectural Commission meeting.

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CITY OF MEDFORD
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RECEIVED
MAY 09 2019
PLANNING DEPT.

DEAR City Council

We live at 1653 Springbrook Rd.
Right next to North Medford Baseball Field &
Lone Pine Rd. We are concerned neighbors &
Grandparents. My grandson spends every
Tuesday night with us. and we walk him
To the crosswalk. He's 5ft 7in - 6th grader.
The cars 75% of the time DO NOT STOP.
Whats funny is when they dont I wave at them.
They usually wave back - ugh... Our concern
is for the students at the cross walk. They
need a light here. Some child is going to get
hit one day and if the gas station is Approved.
I cant even imagine, "How much more Traffic we
will get on Springbrook. Just in the last 2 months.
My husband Frank has called 911 3 times.
2 accidents on Springbrook & Lone Pine. & 1
Lost Elderly Woman, We Do Not Want the gas
station/minute market

Sincerely

Janice Haviland
Frank Haviland

CITY OF MEDFORD
EXHIBIT # LLL
FILE # AC-19-028

"LLL"

I WILL BE SUBMITTING MORE!

RECEIVED
MAY 09 2019
PLANNING DEPT.

SUBMITTED BY: MT DIMICK

Petition to Deny Springbrook Corners Project File No. AC-19-028 for Tax Lot 371W20 AB-3500

Petition Summary	To deny File No. AC-19-028 application to build a Circle K Conveince Store w/Gas Station & Car Wash
Action Petition for:	We, the undersigned concerned residents of the proposed project, request the City of Medford Planning Commission members DENY this application due to it's determental impact on our neighborhood.

Print Name	Signature	Address	Comment	Date
Amanda Harbison	Amanda Harbison	1095 Brookdale Ave	Wrong Area	5/7/19
JASON GUTCHES	[signature]	1150 CRATER LAKE AVE UNIT J	DON'T WANT IN MY NEIGHBORHOOD	5/7/19
MARK A REAVES	Mark A. Reaves	2815 LOWE PINE	TO CLOSE	5-7-19
Paul Hildebrand	[signature]	4805 Oakleaf Pass	Bad Area	5-7-19
DAVID KNIGHT	[signature]	2559 Meadow Creek Dr.	To Much Riff Raff	5-7-19
Trista Bodnar	[signature]	1007 Morrison Ave	To close	5-7-19
JACK LEWIS	[signature]	2625 JACKSON DRIVE	RESIDENTIAL!	5/7/19
Polly Klosterman	[signature]	1611 Inverness DR.	Retail in Residential	5/7/19
Cori Rodriguez	[signature]	2327 Parkhill Place	traffic	5/7/19
Cory Benton	Cory Benton	1117 Tara circle	Bad area	5-7-19
DALE WEAVER	[signature]	1534 Doral Cr.		5-7-19
Bernie Cherry	[signature]	1105 N Modoc	This is a bad idea	5/7/19
Evan Lipson	[signature]	2792 E McAndrews Rd	Poor use of land, bad spot for gas station 24 hr coffee [illegible]	5/8/19
Dan Crippin	Dan Crippin	2044 Temple Dr		5/8.19
Bruce D. Carpenter	[signature]	2495 Meadows Ln. Medford OR 97501		5/8/19

CITY OF MEDFORD
EXHIBIT # MMM
FILE # AC-19-028

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Print Name	Signature	Address	Comment	Date
Kerri Miller	[signature]	2410 Spring St	no STAT	4/5/19
JOBIE GRETHER	[signature]	3091 LONE PINE RD. MED.	NO GAS STATION	5/5/19
Len Qualls	[signature]	1562 Ridge Way Med	NO Gas station/Residential	5/5/19
Karen Seeley	[signature]	1233 Valley View DR Med	No!	4-5-19
AL PUNCHES	[signature]	2394 SPRING ST MEDFORD	DON'T DO IT. NO Good	5-5-19
Kent Paulsen	[signature]	1642 Valley View Dr Med	Won't Shop there Don't Need It	5-5-19
Rachel Koch	[signature]	3015 E McAndrews Rd Med		5/5/19
JIM TRAMMELL	[signature]	3015 MILHON DR MED.	NO.	5/5/19
KYLE ROSBORG	[signature]	2903 SPRING HILLS DR.	NO, TO INVASIVE FOR LOCAL RESIDENTS	5/5/19
Cris Roberts	[signature]	2860 Pinecrest Ct.	No	5/5/19
Moses Vasquez	[signature]	2507 Agate Mews 97503 97504		5-5-19
GERALD Archer	[signature]	1701 WILLOW GLEN WAY	NO! NO! NO!	5-5-19
Gabriel Monroe	[signature]	613 Berrydale ave	Don't Do It!	
Jennifer Batten	[signature]	1279 Gardendale Ave	Dont do it.	5/5/19
NICK ONTIVEROS	[signature]	710 ISTERWOOD DR	NO	5-6-19

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Print Name	Signature	Address	Comment	Date
Tylerlly	[signature]	1279 Gardendale	No	
M. Balzarini	[signature]	3229 Tahitian Ave	Dont Need it	5-6
Craig Campbell	[signature]	713 Navregant St.		5-6
PEGGY WRIGHT	[signature]	1642 Ridgeway Med	NO	5-6
Devin Soltis	[signature]	1864 Filmore Dr	NO	5-6
Bob Cox	Bob Cox	130 Vernada	NO	5-6
Larry Priebe	Larry Priebe	2717 Shanney Dr	NO	5-6
Tyler Henry	[signature]	516 Effie St	NO	5-6
Mitch James	[signature]	425 S Groveland Ave	NO	5-6
Lisa Kunkle	Lisa Kunkle	996 S Shasta Eagle Point 97524		5/6
SERRAE JAMES	[signature]	583 N. STONEHAM CIR 97504	NO	5/6/19
Aisa Alfrey	[signature]	273 Pinner Ln #2	NO	5/6/19
LESTER LEARD	[signature]	3101 Cheltenham Way	NO	5/6/19
Katrina McGrath	[signature]	2555 N Keene Way Dr		5-6-19

"MMM" pg. 3 of 10

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Print Name	Signature	Address	Comment	Date
Debra Moore	Debra Moore	1324 N. Modoc #31 Medford	high traffic area would impact residences.	5/6/19
August Ames		1324 N. Modoc #21 Medford		5/6/19
Jeremy Lopez		3633 Cedar Links,	Depreciation	5/6/19
ALLEN JACKSON	Allen Jackson	2701 E McANDREWS 97504		5/6/19
Kami Urban	Kami Urban	70 da upper D Med. 97504	TOO Busy Already	5/6/19
RYAN LUNDGAARD		1336 N MODOC AVE	INTERSECTION ALREADY TOO BUSY	5/6/19
TJ BEABER		1107 BROOKDALE AVE		5.6.19
Tara Curtis		4450 Bear Ridge		5/6/19
Jon SHULL		3643 WILKSNIKE Dr	BAD LOCATION	5/5/19
Marla Outfleet	Marla Outfleet	1642 Inverness Dr. Medford 97504	no need - already have store nearby & gas station too busy!	5/6/19
Kirk Joseph Gallup		1050 Spring St. Medford		5-7-19
Pamela J. Lucas		385 Pierce Road Medford		5-7-19
Mason Mercer		1956 Spring St. Medford	Too many stores already nearby.	5-7-19
Brandon Hansen		1458 Flower st Medford		
Tim Jonack		500 Barnes Ave 97504		5/7/19

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Print Name	Signature	Address	Comment	Date
KATHRYN FERNANDEZ	[signature]	1157 N Modoc Medf 97504		5-4-19
Patti McEwan	Patti McEwan	4047 N. Roxy Dr		5-4-19
DORIAN RUIZ	[signature]	1998 LAWNRIDGE St.		5-4-19
Randi Wayman	Randi Wayman	2020 Ridgeway		5-4-19
Moses Vasquez	[signature]			
Mike Ragan	[signature]	2480 Tahitian Ave		5-4-19
Michael Pappas	Michael P. Pappas	2595 ST Thomas Way		5-4-19
STEVE THOMAS	[signature]	1951 [illegible]		5-4-19
John Bontiglio	[signature]	1314 Brookdale Ave		5-4-19
Tony Williams	[signature]	2130 Spring St	No thank you	5-4-19
Cohen J	[signature]	583 N Stone [illegible]	Nty	4-4-19
GREG BAILEY	Greg Bailey	1101 TARA CIR	NO STATION!	4/4/19
Cindy Spangler	Cindy Spangler	300 Sunrise Ave	No Station!	5/3/19
Tanya Goergen	Tanya Goergen	1416 Flower Street	No Station	5/4/19
Eric Miller	[signature]	2480 Springs St	NO STATION	5/4/19

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Petition to Deny Springbrook Corners Project File No. AC-19-028 for Tax Lot 371W20 AB-3500

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Print Name	Signature	Address	Comment	Date
Jose Coronado		2115 Roberts Rd #109	Keep it Green	5-8-19
Tracy Patton		1428 Highcrest Dr Medford	Cannot support more traffic	5/8/19
Arcelia Rivas	Arcelia Rivas	1710 Yukon Ave	Ideas stupid/No need	5/8/19
Michelle Eckardt	Michelle Eckardt	3060 Gary Dr. Medford	Save the Red taile Hawk	5/8/19
Penny Lewis	Penny Lewis	1208 E Jackson Medford		
Ben Whiting	Ben Whiting	2166 Crater Lake Ave #A Medford		
Natalie garcia	Natalie Garcia	2166 C rater Ave medford		
Julio garcia	Julio garcia	2166 crater lake		
ESperanza cano	esperanza cano	2166 Crater lake		5/8
Ruth Chalfant	Ruth Chalfant	775 Sweethome Place	Anti Bums	5/8
DAVID W SIMPSON		#1 2158 CRATER LAKE AVE #A	SUPPORT LOCAL BUSINESS	5/8/19
Janette Geyer		863 Lawnridge Ave	Keep it Green	5/9/19
Athena Bachtold	Athena Bachtold	379 Orr Drive	Keep it Green	5/9/19
Jennifer Wasslen		2161 N. Keene Way Dr. #2		5/9/19
Matt Gambee		354 Argyle Ct Medford	Traffic	5/9/19

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Print Name	Signature	Address	Comment	Date
James Wespremi		1324 Ramada Ave		5-6-19
Michea Bonilla		1216 Mt Pitt	we need another car wash/ gas station like we need a hole in the head	5-6-19
Jeff owens		2429 pinebrook cir.	no more	5-6-19
Michael Higginbotham		1927 Hutchins Cir.	NOT NEEDED	5-6-19.
Danny Burcham		2377 Shasta Dr	NOT NEEDED	5-7-19
Kelly Churchill		2260 ROBERTS RD MEDFORD	TRAFFIC CONCERNS	5/7/19
Megan Snyder		1400 Avocado lane Medford	Traffic, garbage, transients	5-7-19
Eli Lease		3061 Village Cir	No More CK	5/7/19
Karen Kelley	Karen Kelley	1138 Valley View Dr	Not fit Neighborhood - Traffic	5/7/19
Preston Babb		2115 Roberts Road		
Austin J Hatfield		3060 Gary Dr	No Need	5-7-19
GARY HIGHLAND		1707 SERENITY DR	TRAFFIC	5-7-19
Jaden Ryan		2480 tahitian ave		
MARK RUSSELL		190 MACE RD	TRAFFIC	5-7-19
AARON CRAMER		700 CRATER LAKE AVE #93	DIRTY	5/7/19

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Print Name	Signature	Address	Comment	Date
Phil Bunke	[signature]	8851 Brookdale Ave	NO	5-8-19
Sasha Waits	[signature]	495 Stoneham Cir, Medford, OR	NO	5-8-19
Tom Cail	[signature]	1153 Spring St Med Or		5-8-19
Patty Taylor	[signature]	2350 Crater Lk Av	NO	5-8-19
Amanda Hurd	[signature]	2357 Spring St. Medford	NO	5-8-19
Bonita Zahlmann	Bonita C. Zahlmann	945 Brookdale Ave, Medford	Don't Need a car wash or another gas station	5/8/19
Joseph Stephens	[signature]	2011 Lawnridge St medford		5-8-19
Jeffery S Balsiger	[signature]	3408 Silverbirch Ct Medford		5-8-19
Bill Rushing	[signature]	1302 Pepco Mo. Or	NO PLEAR	5-8-19
Heather Fries	[signature]	129 Kelso St EP OR	NO	5/8/19
Tony Scapelite	[signature]	1270 Valley View Dr	N/A	5-8-19
Duke Montebello	[signature]	2793 Victoria Ct MF OR	NO/WAY	5-8-9
Laura Shanahan	[signature]	2793 Victoria Ct MF OR	No. No NO	5-8-9
[illegible]				
Ryan Schwarzen	[signature]	502 Ridge Way	No Way	5-8-19

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Print Name	Signature	Address	Comment	Date
Chelsea Leavitt	[signature]	723 NE Sarah Ln OR 97520		
Jesse K Altamirano	[signature]	1486 Craiglea Dr E.P 97524		
River Tompkins	River Tompkins	251 Berrydale Ln		
Terrance Pruitt	Terrance Pruitt			
Derrik Miller	Derrik Miller	1050 Spring St 97504		
Steffanie McPherson	[signature]	1050 Spring St. 97504		05/06/19
Kristi Lambert	K Lambert	4546 Hillcrest Rd Medford OR 97504		5/6/19
Roberta Chappelear	Roberta Chappelear	2379 Bell Ct #58 Medford OR 97503		
Carla Kostol	Chostol	1730 Brookhurst St Medford 97504		
Bruce Sherbourne	[signature]	3767 Arrowhead dr, Med 97504		
Danielle Wright	[signature]	500 Monroe St Med OR 97501		5.9.19
Amanda Bringer	Amanda Bringer	1105 Stevens St #15 Medford, OR 97504		5.9.19
Kristal Fletcher	[signature]	1730 Brookhurst St 97504		

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Print Name	Signature	Address	Comment	Date
Alex Brothers	AB	846 Valley View dr	NO !!!!!C	5/7
Bryan Dollarhide	[illegible]	3085 E. Burnett RD		5/7
Matt Eidswick	[illegible]	2760 Shasta	NO (B)	

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City of Medford

Planning Department

Vicinity Map

File Number:

AC-19-028

Project Name:

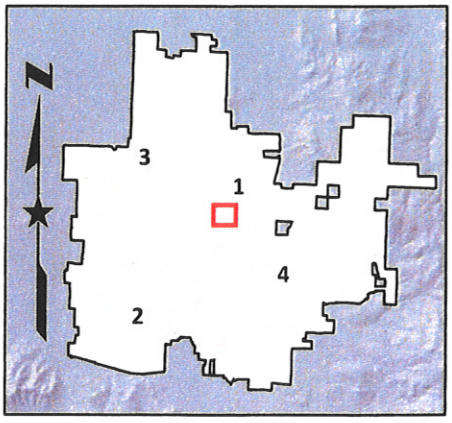
Circle K Mini Store & Car Wash

Map/Taxlot:

371W20AB TL 3500

0 250 500 Feet

Legend

- Subject Area
- Zoning Districts
- Tax Lots

02/13/2019