

SITE PLAN & ARCHITECTURAL
COMMISSION
AGENDA
JUNE 5, 2020



MEDFORD
OREGON

Commission Members

Jeff Bender, Chair

Bill Chmelir, Vice Chair

Jim Catt

David Culbertson

Bob Neathamer

Marcy Pierce

Jim Quinn

Milo Smith

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 & ARCHITECTURAL COMMISSION AGENDA



June 5, 2020

12:00 P.M.

Zoom Virtual Webinar

Office of the Governor Executive Order No. 20-16 require that the governing body of a public body [as defined by ORS 192.610(3) and (4)] shall hold public meetings and hearings by telephone, video or through some other electronic or virtual means whenever possible. To attend virtually, tune into Charter Channel 181 or live stream at the City website www.cityofmedford.org or on RVTV at rvtv.sou.edu.

10. **Roll Call**

20. **Consent Calendar / Written Communications**

20.3 AC-20-021/E-20-108 Final Order for the construction of a 3,000 square foot office building within the existing foundation footprint located at 629 Franquette Street and a request for relief from the requirement to construct a public sidewalk on Earhart Street. The subject site is located at the northeasterly corner of Franquette Street and Earhart Street within the C-H (Heavy Commercial) zoning district (371W30DB TL 5500).

30. **Approval or Correction of the Minutes.**

30.1 Consideration for approval of minutes from the May 15, 2020, meeting.

40. **Oral Requests and Communications.**

The Site Plan and Architectural Commission is only accepting written comments and not verbal comments, with the exception of land use applicants, who will be given the opportunity to attend the meeting electronically. Public comments will be accepted via first class mail or email until 10:00 a.m. on 6-5-2020. Please email general comments to debbie.strigle@cityofmedford.org. Public hearing testimony pertaining to the agenda items should be sent to the project planner's email listed by each agenda item.

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.

New Business.

50.1 AC-20-097 Consideration of a 9,000 square foot commercial structure on 6.40 acres located at 5274 Crater Lake Avenue in the C-H (Heavy Commercial) zoning district (361W32C400); Applicant, Crater Lake Rentals, LLC; Agent, Richard Stevens & Associates, Inc.; Planner, Steffen Roennfeldt. steffen.roennfeldt@cityofmedford.org

50.2 AC-20-099 Consideration of plans for the construction of Joseph Office Park – Building III, a 8,400 square foot building on a 1.15-acre parcel located on the north side of East Barnett Road, approximately 650 feet west of North Phoenix Road (3531 East Barnett Road), within the C-S/P (Service Commercial – Professional Office) zoning district (371W28DD TL 900). Applicant, Spectrum Orthotics; Agent, Oregon Architecture, Inc.; Planner, Dustin Severs. dustin.severs@cityofmedford.org

Site Plan & Architectural Commission Agenda
June 5, 2020

- 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
- 110. Propositions and Remarks from the Commission
- 120. Adjournment

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

IN THE MATTER OF APPROVAL OF AN EXCEPTION FOR)
)
OREGON ARCHITECTURE INC. [E-20-108]) **ORDER**

ORDER granting approval for the construction of a 3,000 square foot office building within the existing foundation footprint located at 629 Franquette Street and a request for relief from the requirement to construct a public sidewalk on both street frontages. The subject site is located at the northeasterly corner of Franquette Street and Earhart Street within the C-H (Heavy Commercial) zoning district (371W30DB TL 5500).

WHEREAS:

1. The Site Plan and Architectural Commission has duly accepted the application filed in accordance with the Medford Land Development Code, Sections 10.186; and
2. The Site Plan and Architectural Commission has duly held a public hearing on the exception for Oregon Architecture Inc. as described above, with the public hearing a matter of record of the Site Plan and Architectural Commission on May 15, 2020.
3. At the public hearings on said exception, evidence and recommendations were received and presented by the Planning Department Staff; and
4. At the conclusion of said hearings, after consideration and discussion, the Site Plan and Architectural Commission, upon a motion duly seconded, approved the requested exception and directed staff to prepare a final order with all conditions and findings.

THEREFORE LET IT BE HEREBY ORDERED that the exception for Oregon Architecture Inc., stands approved per the Revised Staff Report dated May 8, 2020, and subject to compliance with all conditions contained therein.

AND LET IT FURTHER BE OF RECORD, that the action of the Site Plan and Architectural Commission approving this request for an exception is hereafter supported by the findings referenced in the Revised Staff Report dated May 8, 2020.

BASED UPON THE ABOVE, the Site Plan and Architectural Commission determined that the exception is in conformity with the provisions of law and Section 10.186(B) criteria for an exception of the Land Development Code of the City of Medford.

Accepted and approved this 5th day of June, 2020.

MEDFORD SITE PLAN AND ARCHITECTURAL COMMISSION

Site Plan and Architectural Commission Chair

ATTEST:


Secretary

SITE PLAN & ARCHITECTURAL COMMISSION MINUTES



MEDFORD
OREGON

May 15, 2020

12:00 P.M.

Zoom Virtual Meeting

The regular meeting of the Site Plan and Architectural Commission was called to order at 12:00 p.m. as a virtual meeting on the above date with the following members and staff in attendance:

Commissioners Present

Jeff Bender, Chair
Jim Catt
David Culbertson
Bob Neathamer
Marcy Pierce

Staff Present

Kelly Evans, Assistant Planning Director
Katie Zerkel, Senior Assistant City Attorney
Doug Burroughs, Public Works/Engineering Develop. Svs. Mgr.
Debbie Strigle, Recording Secretary

Commissioner Absent

Bill Chmelir, excused
Jim Quinn, excused
Milo Smith, excused

10. Roll Call

20. Consent Calendar

20.1 **AC-20-058** Final Order for an eight unit, residential Cottage Cluster Development on two 0.31 acre parcels located at 1132 and 1146 Woodrow Lane in the SFR-6 (Single-Family Residential – 6 dwelling units per gross acre) zoning district (371W19AD3700 and 371W19AD3600).

Moved by: Commissioner Neathamer Seconded by: Commissioner Culbertson

Roll Call Vote: Motion passed, 5-0

30. Approval or Correction of the Minutes

30.1 The minutes from the May 1, 2020, meeting were approved as submitted.

40. Oral Requests and Communications from the Public. None.

50. Public Hearings

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

Old Business.

50.1 **AC-20-021/E-20-108** Consideration of a proposal for the construction of a 3,000 square foot office building within the existing foundation footprint located at 629 Franquette Street and a request for relief from the requirement to construct a public sidewalk on both street frontages. The subject site is located at the northeasterly corner of Franquette Street and Earhart Street within the C-H (Heavy Commercial) zoning district (371W30DB TL 5500). Applicant/Agent: Oregon Architecture Inc.; Planner: Kelly Evans.

Chair Bender asked for any potential conflicts of interest, ex-parte communications, or site visits.

Commissioner Culbertson disclosed that he is a realtor and has a vested interest in the Rogue Valley Association of Realtors. He recused himself from this application.

Kelly Evans, Assistant Planning Director, gave a PowerPoint presentation of the May 8, 2020, Revised Staff Report. Staff recommended approval.

Commissioner Catt needed clarification on the exception request and said he was in favor of having a sidewalk. Ms. Evans explained that the exception request is to not construct a sidewalk in that area.

Commissioner Catt asked about the parking and bike facilities and if they were all in order. Ms. Evans said the side is over parked by code standard but code does allow it to remain. There was a condition of approval included requiring a bike rack for the new building.

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

a) Mark McKechnie, agent for the applicant, stated the applicant is agreeable with all the conditions of approval. He added that the City is fine with both Franquette and Earhart being legacy streets.

In regards to the sidewalk issue, Mr. McKechnie commented that there really isn't any place to put a sidewalk that wouldn't require moving a tree or a significant amount of bushes. He gave more explanation and said they feel this exception is a reasonable request.

Chair Bender reserved rebuttal time for Mr. McKechnie if necessary.

There being no more testimony, the public hearing was closed.

Motion: Adopt the findings as recommended by staff and direct staff to prepare the final orders for approval of AC-20-021 and E-20-108 per the revised staff report dated May 8, 2020, including:

- Exhibits A through U;
- A finding that the proposal is not a "new" development and the pedestrian
- connection standard in MLDC 10.773 does not apply;
- A condition requiring two bicycle parking spaces, which are sufficient for the proposed building;
- A condition requiring additional landscaping on the Franquette Street
- frontage as described in the staff report to mitigate headlight glare;
- A condition requiring additional landscaping in the existing parking bays.

Moved by: Commissioner Neathamer Seconded by: Commissioner Pierce

Roll Call Vote: Motion passed, 4-0

60. Written Communications None.

70. Unfinished Business None.

80. New Business None.

90. Report from the Planning Department

Site Plan & Architectural Commission Minutes
May 15, 2020

90.1 Ms. Evans stated that City Hall would remain closed through the COVID Phase 1 process and meetings would continue to be virtual until further notice.

90.2 Ms. Evans stated there would be business scheduled for both the June 5th and June 19th meetings.

90.3 Ms. Evans reported that City Council had approved the City's first urbanization plan. Staff has some code amendments going to City Council at their next meeting.

100. Messages and Papers from the Chair None.

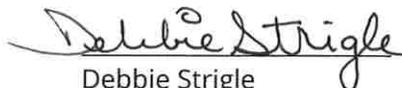
110. Propositions and Remarks from the Commission

110.1 Commissioner Neathamer remarked that he would be absent from the June 5th meeting due to a commitment he needed to honor.

120. Adjournment

120.1 The meeting was adjourned at approximately 12:28 p.m. The proceedings of this meeting were digitally recorded and are filed in the City Recorder's office.

Submitted by:



Debbie Strigle
Recording Secretary

Jeff Bender
Site Plan and Architectural Commission Chair

Approved: June 5, 2020

STAFF REPORT

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

Project Crater Lake Rentals
Applicant: Crater Lake Rentals, LLC; Agent: Richard Stevens & Associates

File no. AC-20-097

To Site Plan & Architectural Review Commission *for 06/05/2020 hearing*

From Steffen Roennfeldt, Planner III

Reviewer Kelly Evans, Assistant Planning Director

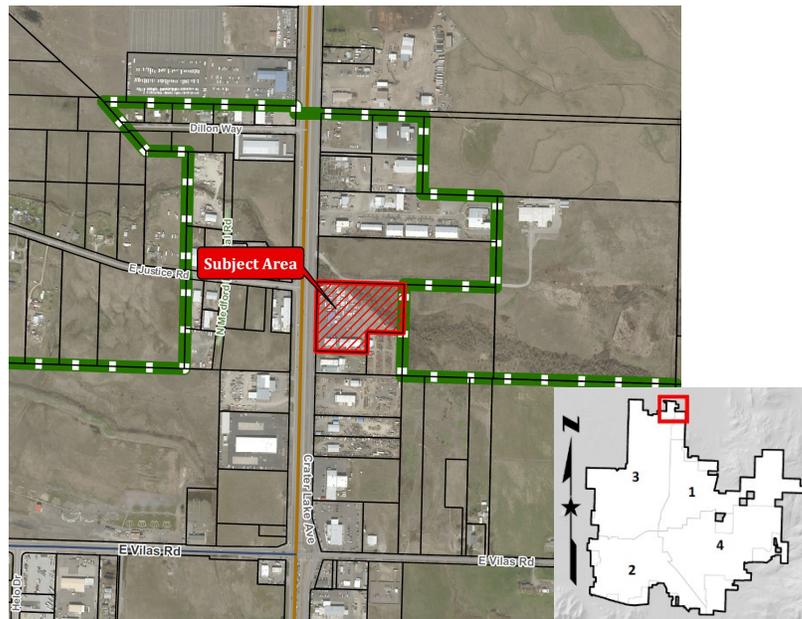
Date May 27, 2020

BACKGROUND

Proposal

Consideration of a 9,000 square foot commercial structure on 6.40 acres located at 5274 Crater Lake Avenue in the C-H/AC (Heavy Commercial/Airport Area of Concern) zoning district (361W32C400).

Vicinity Map



Subject Site Characteristics

| | | |
|---------|--------------------------------------------------|-------------------------|
| GLUP | CM | Commercial |
| Zoning | C-H | Heavy Commercial |
| Overlay | AC | Airport Area of Concern |
| Use | Mike's RV Service & Hunt Tractor Commercial Uses | |

Surrounding Site Characteristics

| | | |
|--------------|-------|----------------------------------------|
| <i>North</i> | Zone: | C-H |
| | Use: | Vacant |
| <i>South</i> | Zone: | GC (General Commercial County Zoning) |
| | Use: | Auto Body Shop |
| <i>East</i> | Zone: | EFU (Exclusive Farm Use County Zoning) |
| | Use: | Vacant |
| <i>West</i> | Zone: | I-G (General Industrial) |
| | Use: | Boat Shop |

Related Projects

| | |
|-----------|----------------------------------------------------|
| ZC-99-046 | Zone Change from County Zoning to Heavy Commercial |
| AC-01-036 | Site Plan Review for existing Commercial Structure |
| PA-19-046 | Pre-Application |

Applicable Criteria

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

(1) The Site Plan and Architectural Commission, SPAC – Type III Review, 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.

Approval Authority

This is a Type III land use decision. The Commission is the approving authority under MLDC 10.110(H).

Corporate Names

Fred Owen is listed as the Registered Agent & Member for Crater Lake Rentals, LLC. Barbara Owen is listed as a Member according to the Oregon Secretary of State Business Registry.

Clark Stevens is listed as the Registered Agent, President and Secretary of Richard Stevens & Associates, Inc. according to the Oregon Secretary of State Business Registry.

ISSUES AND ANALYSIS

Background

Existing Development

The subject site consists of one 6.40 acre parcel located on the east side of Crater Lake Avenue. There are three existing structures on the site totaling approximately 16,500 square feet. The existing structures are home to various commercial uses and are accessed via a centrally located driveway.

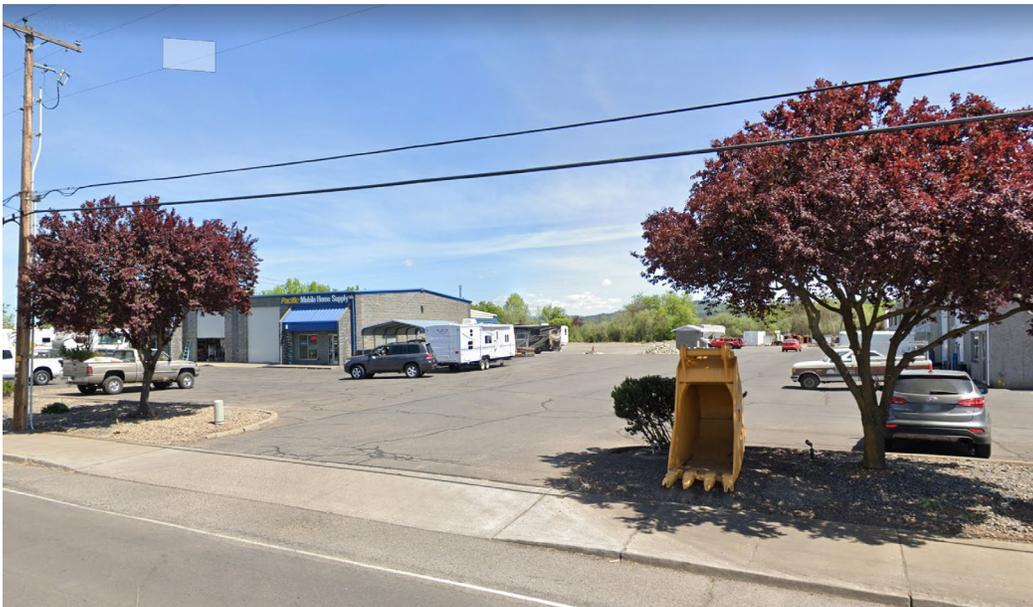


Figure 1 - Driveway serving existing and future uses

Current Proposal

The applicant proposes infill development on the site consisting of one commercial structure, 9,000 square feet in size, and utilizing the existing access and utility connections.

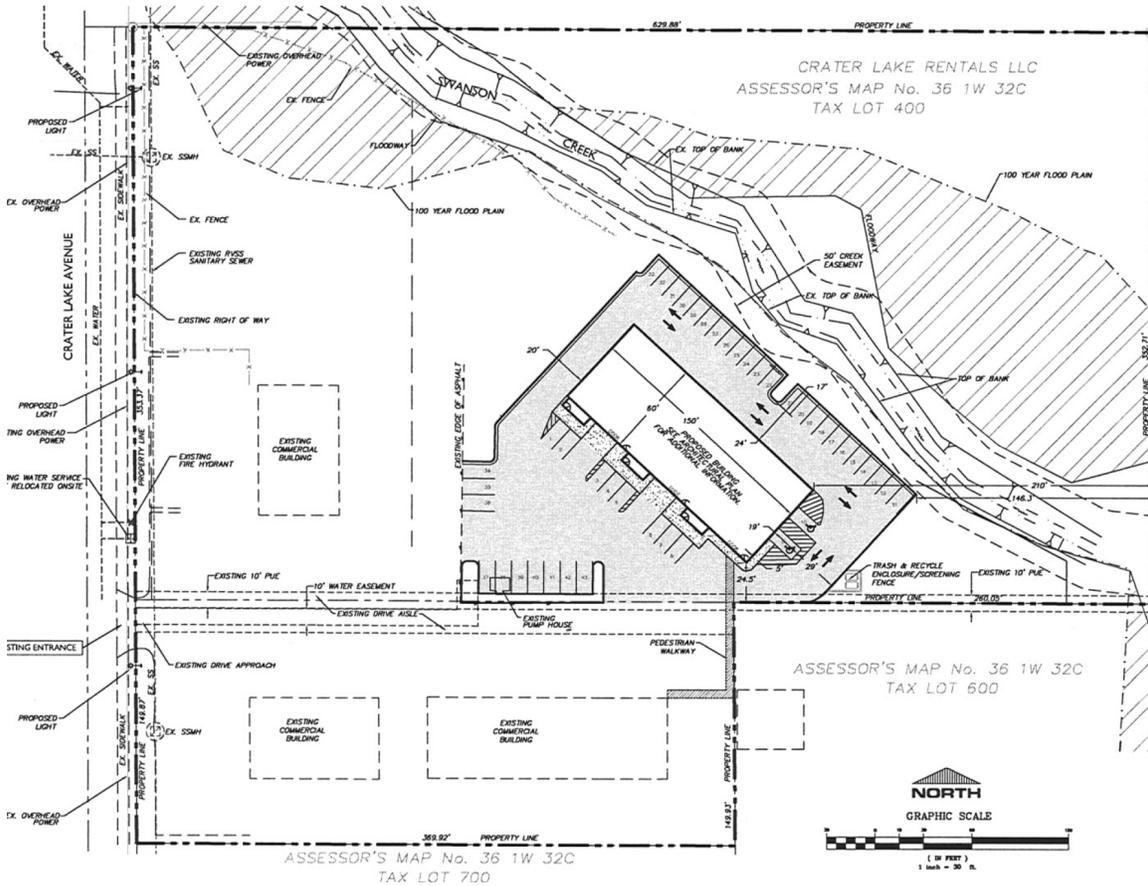


Figure 2 - Proposed Development

DEVELOPMENT STANDARDS

The site development standards for commercial land are found in MLDC Section 10.721. The table below demonstrates that the site meets the minimum requirements for development.

Commercial – Industrial Site Development Table (MLDC 10.721)

| C-H Zone | Allowed/Required | Proposed |
|--------------------------------------|-------------------------|----------------------------------------------------------|
| Height | 35 feet | 18 feet |
| Lot Coverage | 60% | ~8% |
| Setback (front) | 10 feet | 200+ feet |
| Setback (street side yard) | 10 feet | n/a |
| Setback (rear and side yards) | none | 210 feet (East) 150 feet (South) 100+ feet (North) |

As shown in the Site Development Table above, it can be found that the proposed building identified on submitted site plan meets the bulk standards for the C-H zoning district as found in Article V of the Medford Land Development Code.

Parking

Since the future use of the proposed structure is yet to be determined, parking demand was based on the regular numbers for a typical commercial use less than 25,000 square feet in size which requires a minimum of 4.5 spaces per 1,000 square feet.

Parking Table (MLDC 10.743-751)

| | Required | Provided |
|-----------------------|-----------------|-----------------|
| Vehicle Spaces | Min. 41 | 43 |
| Bicycle Spaces | Min. 5 | 5 |

The site meets the minimum requirement of off-street parking for a commercial use within the Heavy Commercial zoning district. Although it is mentioned in the applicant’s narrative, the site plan does not identify bike parking locations. It will be a condition of approval to identify at least five bike parking spaces per the MLDC Sections 10.747 through 10.751.

Architecture

The applicant's findings state:

The architecture of the proposed structure is quite similar and possibly updated compared to adjacent commercial structures in the area that were originally developed to Jackson County standards, and can be considered compatible with existing development on adjacent parcels.

The proposed building is of traditional commercial style, with CMU scored face block siding with varied natural tones to provide for a varied visual appearance. Front entries for customers are provided with wing walls and covered canopies. This feature aids in breaking the building mass of the structure to not have a large visual front elevation. Roofing is typical standing seam metal composition.

Varied colors and earth tones will be used to provide visual interest and add depth; the CMU face block will have dark brown/charcoal and light brown tones. The roofing will be white in color with a metal canopy colored blue. This proposed structure will look nearly identical to the existing structure containing Mike's RV service and Pacific Mobile Home Supply to demonstrate how this complements the existing development on site.



Figure 4- Proposed South-West Elevation

Floodplain (Exhibit X)

The property is currently within a mapped 'A' zone without Base Flood Elevations. Per the National Flood Insurance Program Regulations, any development and vertical structures and utilities shall comply with 44 CFR 60.3(b).

The application submittals show that a Letter of Map Amendment (LOMA) is being requested (Exhibit S). If a LOMA is issued, a copy shall be provided prior to development. If a LOMA removes the subject area from the floodplain then some of the requirements may not apply.

Department and Agency Comments

Comments were received from the Public Works Department, Fire Department, the Building Safety Department, Medford Water Commission, Jackson County Roads,

Oregon Department of Aviation, Jackson County Airport Authority, Rogue Valley Sewer Services. Conditions for compliance have been included where applicable.

Rogue Valley International – Medford Airport (Exhibit Q)

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.

Oregon Department of Fish & Wildlife (Exhibit P)

The ODFW acknowledged that the site is outside the City’s riparian protection area but suggest to protect as much riparian vegetation as possible during and after construction. The applicant acknowledged in the findings that they are planning on retaining the vegetation along Swanson Creek.

COMMITTEE COMMENTS

No comments were received by a committee, such as BPAC.

No other issues were identified by staff.

FINDINGS AND CONCLUSIONS

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

RECOMMENDED ACTION

Adopt the findings as recommended by staff and direct staff to prepare the final order for approval of AC-20-097 per the staff report dated May 27, 2020, including Exhibits A through X and:

- A condition to demonstrate compliance with MLDC 10.747 through 10.751 regarding bicycle parking
- A condition to add pedestrian connectivity between the two southerly structures and the proposed development.

EXHIBITS

- A Conditions of Approval, dated May 27, 2020

- B Site Plan, received April 1, 2020
- C Floor Plan, received April 1, 2020
- D Roof Plan, received April 1, 2020
- E Elevations, received April 1, 2020
- F Landscape & Irrigation Plans, received April 1, 2020
- G Aerial, received April 1, 2020
- H Zoning Maps, received April 1, 2020
- I Applicant's Findings, received April 1, 2020
- J Public Works Report, dated May 6, 2020
- K Fire Department Report, dated May 6, 2020
- L Building Department Comments, dated May 6, 2020
- M Medford Water Commission Report, dated May 6, 2020
- N Rogue Valley Sewer Services Letter, dated April 27, 2020
- O Jackson County Roads Letter, dated April 27, 2020
- P ODFW E-Mail, dated April 23, 2019
- Q Rogue Valley Airport E-Mail, dated April 28, 2020
- R City Surveyor Memo, dated April 22, 2020
- S Applicant's Letter of Map Amendment to FEMA, received April 1, 2020
- T Account Info, received April 1, 2020
- U Deeds, received April 1, 2020
- V Irrigation Calculations, received April 1, 2020
- W Photos, received April 1, 2020
- X Floodplain Memo & Firmette, received Mai 27, 2020
Vicinity map

SITE PLAN AND ARHITECTURAL COMMISSION AGENDA:

JUNE 5, 2020

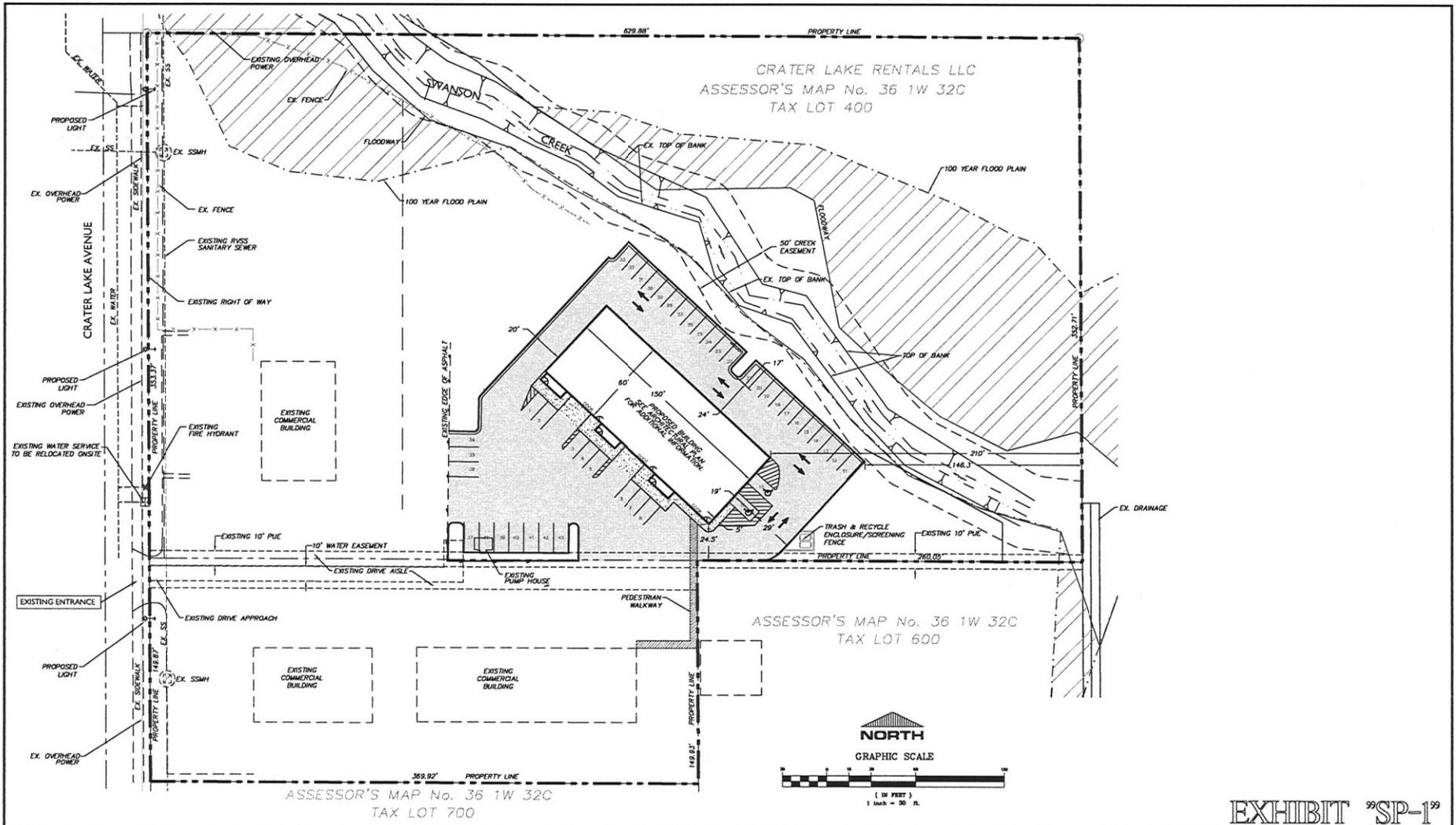
EXHIBIT A

Crater Lake Rentals
AC-20-097
Conditions of Approval
May 27, 2020

CODE REQUIRED CONDITIONS

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

1. Submit an updated site plan showing the location for bike parking spaces per MLDC 10.747 through 10.751
2. Submit an updated site plan showing all required pedestrian connections per MLDC 10.772 through 10.776
3. Comply with all conditions stipulated by the Public Works Department (Exhibit J).
4. Comply with all conditions stipulated by the Medford Water Commission (Exhibit M).
5. Comply with all requirements of the Medford Fire Department (Exhibit K).
6. Comply with all conditions stipulated by the Rogue Valley Sewer Services (Exhibit N)



| | | | |
|-------------|---------|-------|-------|
| DRAWN BY: | NEK | DATE: | 09/19 |
| CHECKED BY: | MWK/AMB | DATE: | 09/19 |
| | | DATE: | |
| | | DATE: | |
| | | DATE: | |

| NO. | REVISION | DATE | BY |
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EXHIBIT 99SP-199

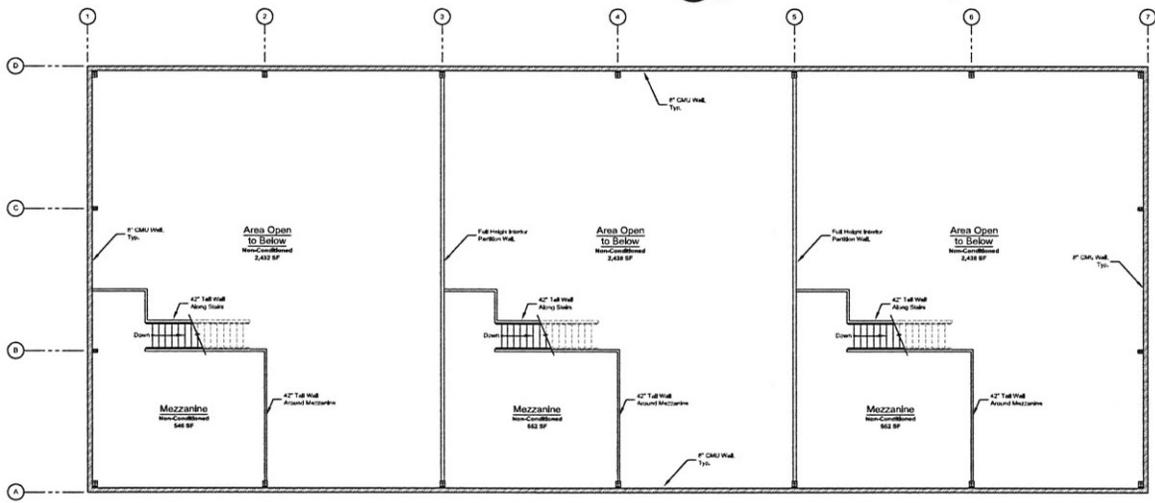
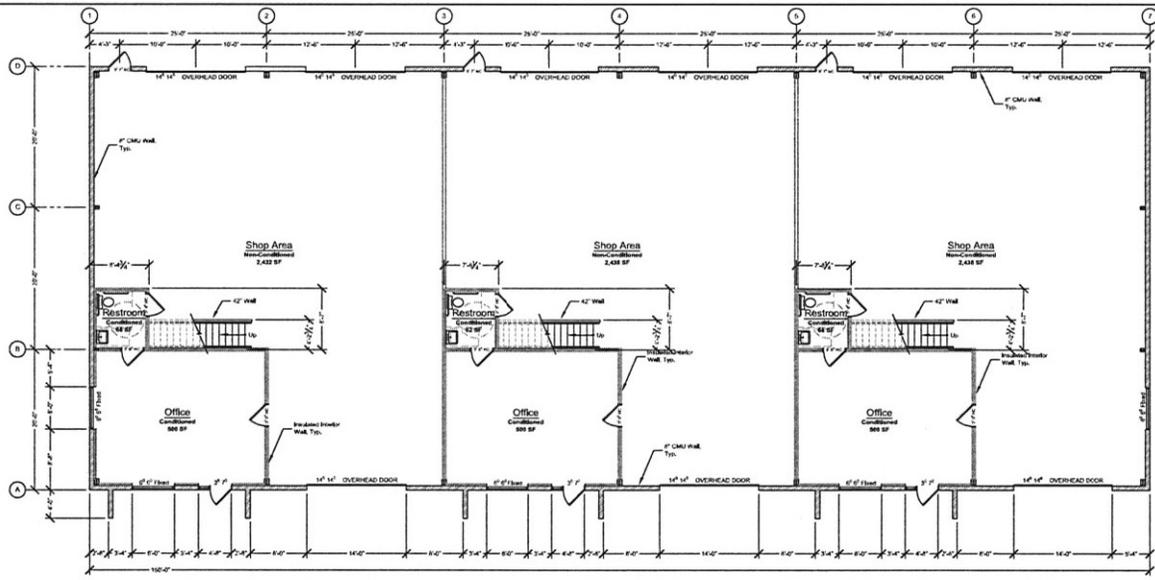
CONSTRUCTION ENGINEERING CONSULTANTS, INC.

CRATER LAKE RENTALS, LLC
SPAC SITE PLAN

PROJECT NO. _____
DRAWING NO. A.1

DRAWING NAME: CR-SPAC.DWG PROJ. NO.: 19-38 PLOT DATE: 05/26/19





EXPRES-06-20-2020
 Preliminary
 Not For Construction
Proposed Building For
Fred Owens
 19 Oak Street, NW 97101
 208 Oak St., Astoria, OR 97103
 503.325.2945

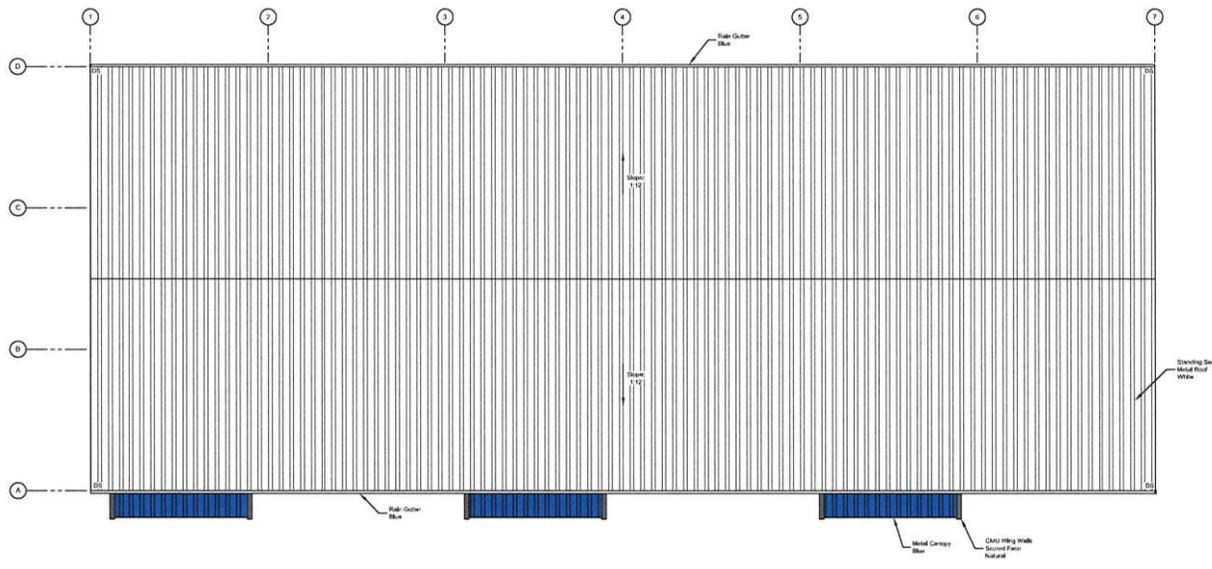


| DATE: | STATUS: | BY: |
|---------|--------------------------|-----|
| 2-22-20 | Preparation - For Review | FS |
| | | |
| | | |
| | | |
| | | |

Preliminary Floor Plans

1
1 OF 3





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



EXPIRES: 06-30-2020
 Preliminary
 Not For Construction

Proposed Building For
Fred Owens
 88 S.W. Madison, Medford, OR
 97504-1400
 Medford, Oregon



| DATE: | STATUS: | BY: |
|---------|--------------------------|-----|
| 2-23-20 | Preliminary - For Review | EAS |
| | | |
| | | |
| | | |
| | | |

Preliminary Roof Plan
 Scale: 1/8" = 1'-0"

2
 2 OF 3





EXPIRES 08-30-2020
 Preliminary
 Not For Construction

Proposed Building For
Fred Owens
 18338 Rockwell Valley Rd
 Rockwell Valley, CA 95968
 Phone: 531-464-7945
 Fax: 531-464-7945



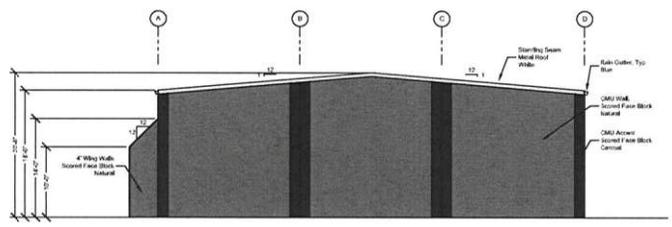
| DATE: | STATUS: | BY: | CHK: |
|---------|--------------------------|-----|------|
| 2-20-20 | Preliminary - For Review | | |

Preliminary Elevations

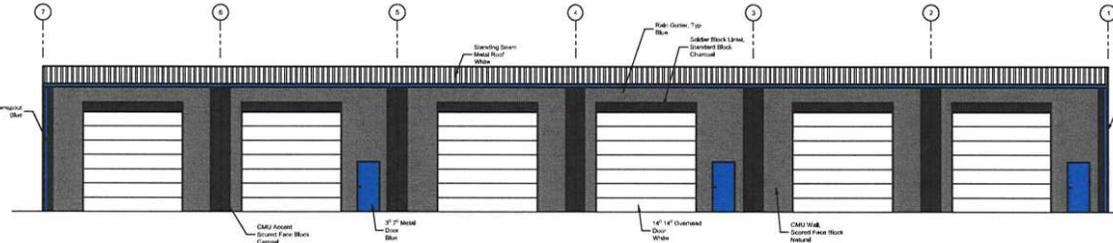
3
 3 OF 3



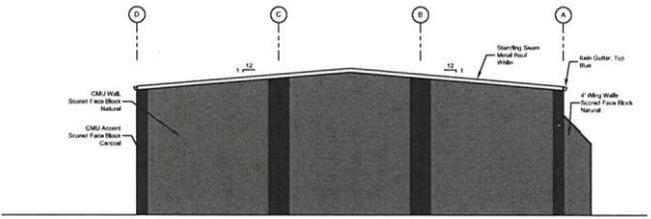
South-West Elevation
 SCALE: 1/8" = 1'-0"



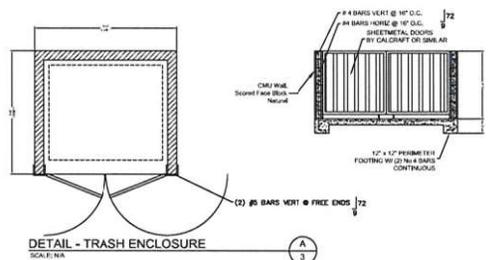
South-East Elevation
 SCALE: 1/8" = 1'-0"



North-East Elevation
 SCALE: 1/8" = 1'-0"



North-West Elevation
 SCALE: 1/8" = 1'-0"



DETAIL - TRASH ENCLOSURE
 SCALE: 1/4" = 1'-0"

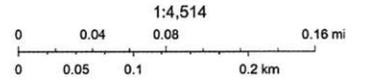


City of Medford Map



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- Owner Labels
- Occupant Labels
- Taxlots

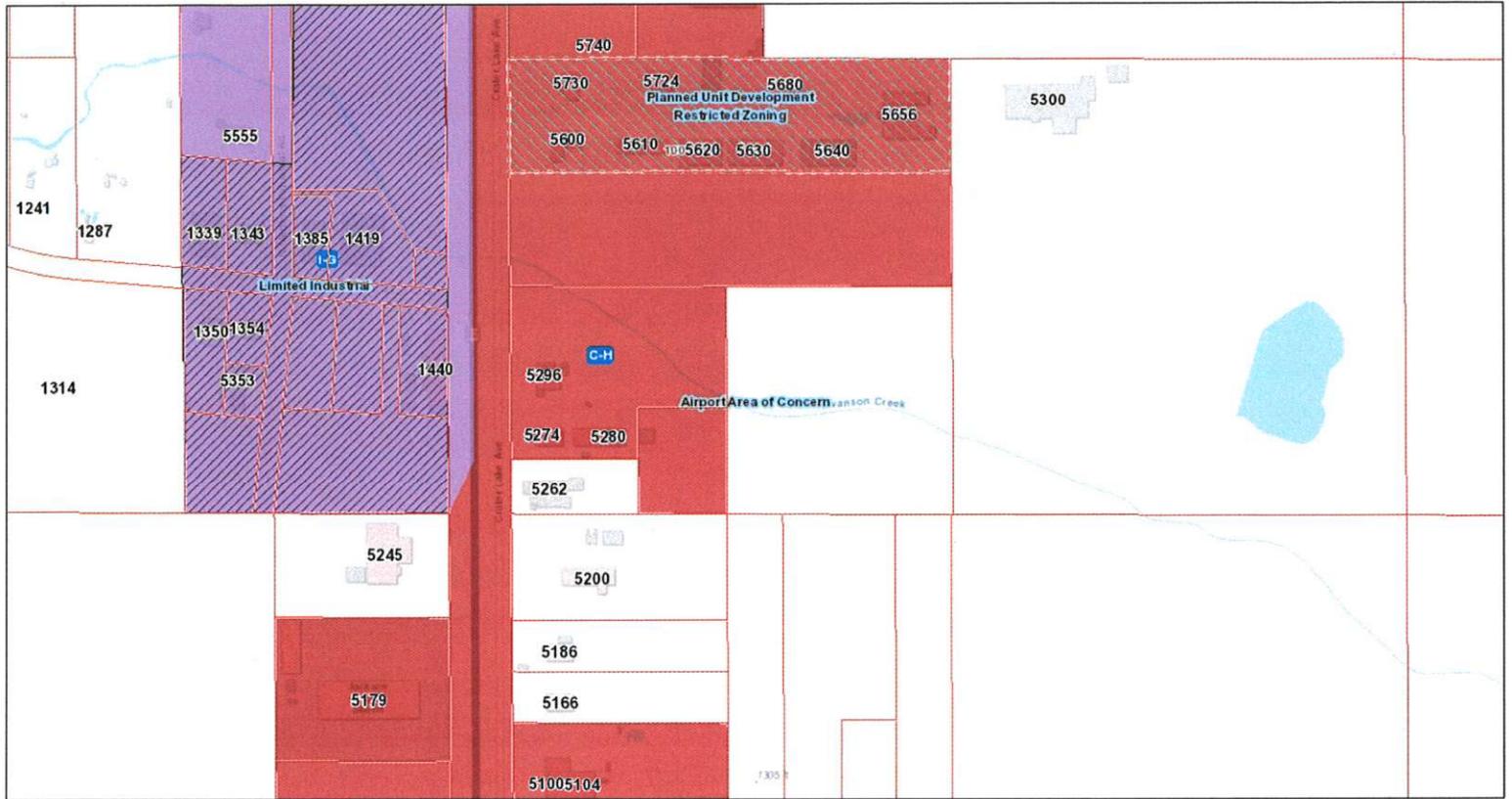


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, City of

Medford Land Information system
County of Jackson, OR, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Medford | Google and Jackson County | City of Medford, Jackson County | Jackson County GIS |



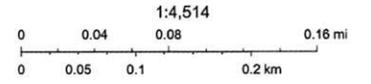
City of Medford Map



1/31/2020, 3:00:18 PM

- | | | | |
|----------------------------------------|----------------------------------------|--------------------------------------------|---------------------------|
| Owner Labels | Multiple-Family Residential - 15 Units | Heavy Commercial | General Industrial |
| Occupant Labels | Single-Family Residential - 10 Units | Regional Commercial | Light Industrial District |
| Taxlots | Single-Family Residential - 6 Units | Community Commercial | Zoning Overlays |
| Zoning Districts - Shaded | Single-Family Residential - 4 Units | Neighborhood Commercial | Historic |
| Public Park | Single-Family Residential - 2 Units | Service Commercial and Professional Office | Central Business |
| Multiple-Family Residential - 30 Units | Single-Family Residential - 1 Unit | Heavy Industrial District | Freeway |
| Multiple-Family Residential - 20 Units | | | Limited Industrial |
| | | | Runway Protection Zone |
| | | | Exclusive Agricultural |

- | |
|--------------------|
| Airport Radar |
| Historic |
| Central Business |
| Freeway |
| Limited Industrial |
| Southeast |



Sources: Esri, HERE, Garmin, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBasis, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, City of Medford

Medford Land Information system
 County of Jackson, OR, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Medford | Google and Jackson County | City of Medford, Jackson County | Jackson County GIS |



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

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| IN THE MATTER OF A SITE PLAN AND) ARCHITECTURAL REVIEW FOR A NEW) 9,000 SQ.FT. COMMERCIAL STRUCTURE) ON 6.40 ACRES LOCATED EAST OF) CRATER LAKE AVENUE AND NORTH OF) EAST VILAS ROAD; DESCRIBED AS T.36S.-) R.1W-SECTION 32C, TAX LOT 400; FRED) OWEN, APPLICANT; RICHARD STEVENS) & ASSOCIATES, INC., AGENTS.) | FINDINGS OF FACT AND CONCLUSIONS |
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RECITALS:

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| Property Owner/ Applicant- | Fred Owen, Jr. and Barbara Owen Crater Lake Rentals, LLC 3400 Crater Lake Avenue Medford, OR 97504 |
| Engineers- | CEC Engineering PO Box 1724 Medford, OR 97501 (541) 779-5268 |
| Designer- | Snyder Engineering PO Box 3351 Central Point, OR 97502 (541) 664-7045 |
| Consultants- | Richard Stevens & Associates, Inc. P.O. Box 4368 Medford, OR 97501 (541) 773-2646 |
| Property Description- | T.36S-R.1W-S.32C, Tax Lot 400 |
| Acreage- | 6.40 net acres |
| Zoning- | Heavy Commercial (C-H) |



PROPOSAL:

The applicant is requesting approval to develop an additional 9,000 sq.ft. commercial structure on 6.40 acres within the Heavy Commercial (C-H) zoning district. The property is located on the east side of Crater Lake Ave. (5274 Crater Lake Ave.), approximately ¼ mile north of E. Vilas Road. The subject property currently contains three structures that are fully occupied with existing businesses: Hunt Tractor, Burk's Awnings, Mike's RV Service, Pacific Manufactured Home Supply. These structures have storage areas, shops and offices, very similar to the proposed structure, that will remain onsite.

The proposed new structure can be considered an infill project within the subject property that complements and utilizes the existing improvements and access with the existing development. There are no proposed specific uses for the new commercial building as of this writing. Any new proposed commercial uses will be required to be an allowed/permitted use within the C-H zoning district, consistent with Section 10.337.

APPROVAL CRITERIA:

The approval criteria for Site Plan and Architectural Review are listed in Section 10.200(E), Medford Land Development Code (MLDC). 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 MLDC Section 10.186.

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

Section I - Narrative

The applicant is requesting approval to develop an additional commercial building on approximately 6.40 acres located on the east side of Crater Lake Avenue, at 5274 Crater Lake Avenue, within the Heavy Commercial (C-H) zoning district. The subject property currently contains three structures with existing businesses that have storage areas, shops and offices that will remain onsite: Hunt Tractor, Burk's Awnings, Mike's RV Service, Pacific Manufactured Home Supply,.

There are no proposed uses within the new structure as of this writing. The proposed structure is designed to house uses similar to the existing uses on site. All potential users will need to comply with Section 10.337, MLDC in order to be established. This new structure with the existing structures is identified on the attached site plan prepared by CEC Engineering.

As shown on the site plan for the project, the development can and will include all required parking and meet all required setbacks. No bufferyard or buffer wall is required with this proposal by the MLDC. The applicant is proposing to construct the new commercial structure that is centrally located within the subject property to not have any significant adverse impacts. The abutting zones are C-H to the north and south along with Jackson County General Commercial zoning towards the south, with I-G to the west across Crater Lake Highway and EFU to the east.

The architecture for the new commercial structure is quite typical with the existing commercial structures on site and of numerous other newer developments in the area that is compatible with, or an upgrade to, existing development on adjacent parcels.

Section II – Compatibility: Criterion No. 1

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

As shown on the aerial photograph and subject site photographs in Exhibit A, the existing and proposed development is located on Tax Lot 400, the subject property. The abutting land to the north, Tax Lot 300 is currently vacant and is also zoned C-H. The abutting property to the east, Tax Lot 500, is owned by Mr. Fred Owen, and is currently vacant and zoned Exclusive Farm Use (EFU) in Jackson County. Towards the south there are two properties, Tax Lots 600 & 700, that contain commercial uses. Tax Lot 600 is in the City and is zoned C-H and contains Hunt Tractor equipment storage, with no permanent structures present. Tax Lot 700 is outside the City and is zoned General Commercial, a Jackson County zone, and contains an automobile body repair business.

To the west, across Highway 62 and Crater Lake Avenue, Tax Lot 2600 is zoned General Industrial (I-G) in the City and contains Willie Boats manufacturing. Tax Lot 2700 is also to the west and is also zoned I-G, currently vacant of development and uses.

The commercial building on Tax Lot 700 to the south was constructed in 1968, per Jackson County Assessment, with stone on the front. Additional metal buildings are present with metal siding towards the street, all with metal roofing. The siding has earthtone colors with the trim and awnings colored blue, similar to the subject property. The condition of these structures are good. The other developed property is towards the west, Willie Boats on Tax Lot 2600, which was constructed in 1988, per Jackson County Assessment. This is a metal building with a metal roof that has natural earthtone colors. This structure is also of sound condition. The existing development on the subject site was constructed in 1995 and 2001 respectively, and are well maintained and in good condition. See attached photos.

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

Addressed together with...

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

The architecture of the proposed structure is quite similar and possibly updated compared to adjacent commercial buildings in the area that were originally developed to Jackson County standards, and can be considered compatible with existing development on adjacent parcels. The proposed building is of traditional commercial style, with CMU scored face block siding with varied natural tones to provide for a varied visual appearance. Front entries for customers are provided with wing walls and covered canopies. This feature aids in breaking the building mass of the structure to not have a large visual front elevation. Roofing is typical standing seam metal composition.

Varied colors and earth tones will be used to provide visual interest and add depth; the CMU face block will have dark brown/charcoal and light brown tones. The roofing will be white in color with a metal canopy colored blue. The signage background will also have the identical blue color. This proposed structure will look nearly identical to the existing structure containing Mike's RV Service and Pacific Mobile Home Supply to demonstrate how this complements the existing development on site.

All mechanical equipment will be located within a screened area that will not be visible from neighboring properties and adjacent rights-of-way. There are three buildings existing onsite that are located at differing angles on the property that provides a varied appearance from the street to provide visual interest. The subject structure is aligned with and adjacent to Swanson Creek so that efficient vehicle circulation is provided that also compliments the existing circulation pattern onsite. The front elevations have pedestrian entrances with wing walls and canopies extended from other portions of the building wall to break up the façade. Pedestrian walkways are provided to and through the parking areas to connect the other structures and eventually the public sidewalk. The roof/building design is a single story, similar to the existing structures onsite to minimize building mass.

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

The proposed building is oriented parallel with and adjacent to Swanson Creek and at an angle with Crater Lake Avenue. The existing structures and uses will not be relocated, which dictates the location of the proposed structure and provides the following benefits: 1) The internal access and maneuvering will not be impacted; 2) parking is located surrounding the proposed commercial structure at differing angles considering the existing maneuvering onsite along with the proposed structure location being well removed from the street view, which will also be screened with the proposed onsite landscaping and existing structures 3) the new commercial structure will have a pedestrian walkway with the parking areas from the public street that does not require crossing into the RV storage area.

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

Not applicable. The subject property is not located within 600 feet of an existing transit stop, nor located along a transit route for Crater Lake Avenue. Upon a teleconference with Paige West with RVT, the bus route is along Highway 62 with no stops existing or proposed. There are no plans at this time for a transit route along Crater Lake Avenue, north of E. Vilas Road, adjacent to the subject property.

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

Concrete sidewalks are provided along the front of the new structure. The subject property and the properties to the north and south are bound by Crater Lake Avenue that has very limited and minimal pedestrians.

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

The site is accessed by a single driveway approach, as identified on the site plan, that serves all of the businesses onsite. A second driveway approach is existing at the northern boundary from Crater Lake Avenue that is currently gated for access purposes. The northern access is currently used for maneuvering the RV's on and off the property and preserved for future development of the site. The primary use of the property is for commercial uses. The building orientation allows for parking and maneuvering to be located adjacent to the new structure to not adversely impact the existing businesses and uses.

Per MLDC Section 10.550, cross-access shall be provided to all contiguous parcels that do not abut a lower order street. Within the Medford TSP, Crater Lake Avenue at this location is identified as a "local commercial" street, and not a higher order street. The Medford TSP identifies the extension of Justice Road to the east along the northern boundary of the subject property. Cross-access will not be needed for the property to the north. Tax Lot 600, along the southern boundary is already provided with an access easement to serve the site from Crater Lake Avenue. Also, along the southern boundary is Tax Lot 700, that currently has access from Crater Lake Avenue.

It is not feasible or practical to provide public access at the rear, eastern boundary, of the subject property, due to the presence of Swanson Creek, existing wetlands with no existing development abutting to the east on EFU zoned land outside the Medford UGB.

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

The vegetation and trees along Swanson Creek, that may be considered significant, are planned to be retained. The location of the new structure and associated parking is located outside the 25-foot easement area to preserve the existing riparian vegetation. There are several landscaping trees existing on the developed portion of the site, that will be retained within the landscape plan areas for the project. There are no existing trees or other types of significant vegetation within the property to warrant a Tree Protection Plan on the subject property.

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

As shown on the submitted Conceptual Grading, Drainage & Utility Plan, the stormwater detention system will be placed underground under a portion of the parking and maneuvering area on site. The underground stormwater detention system will treat, meter and discharge the storm water into Swanson Creek.

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

As shown on the landscape plan submitted with the application, there will be landscaping placed adjacent to proposed improvements of the site. This landscaping includes a mix of trees and shrubs to screen the proposed use from adjacent properties, and to screen adjacent properties from the proposed use. The street scape landscaping is existing and in good condition that will buffer and partially screen the development from Crater Lake Ave. Overall, the proposed landscape plan provides an aesthetically pleasing development, with well-defined parking and maneuvering, building, and walkway areas, while also providing needed separation between structures and uses.

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

The project will incorporate wall mounted directional lights for the proposed structure with recessed lights under the canopies.

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

The proposed signage will be on the new structure frontage and will be placed on the buildings to help people identify the occupant. This is proposed versus additional free standing signs along the street.

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

There are no new fences proposed. Fencing is existing along the southern boundaries, separating Tax Lots 600 and 700 from the subject property and providing security between the properties and the existing uses.

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

The surrounding properties are zoned C-H and EFU to the east. Commercial developments generally have vehicle noise impacts as does Highway 62; however, the proposed uses will primarily be conducted indoors within the new structure, which will mitigate a majority of the noise generated onsite.

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

The subject site is predominately developed with existing businesses that are located adjacent to older existing commercial developments. The proposed development of the subject property can be considered as an in-fill development, bringing new investment into the area.

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

The Medford TSP identifies a new street, Justice Road, along the northern boundary of the subject property and Crater Lake Avenue as a "local commercial" street. The proposed development does not include any land division or dedication of right-of-way. The application includes only the development of an existing site, while considering the existing development surrounding the subject property. The applicant is aware of the planned street and will work with the City when this street is warranted in the future, which will aide in meeting the block length/perimeter length standard and future pedestrian access. No modification or exceptions are requested.

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

No relief of landscaping is requested.

FINDING:

The City of Medford finds that the above discussions demonstrate that the proposed new development of the subject property will be compatible with existing and planned developments and uses onsite and in the vicinity. The proposed architecture is compatible with existing uses; appropriate scaling and massing is accomplished with architectural details; the site layout; onsite circulation is properly planned for and executed; site landscaping is both functional and

enhances the appearance of the property; site lighting and potential impacts have been appropriately considered; and there is no new fencing proposed.

Section III – Code Compliance: Criterion No. 2

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

Parking: Per Table 10.743-1, Commercial Use- less than 25,000 square feet requires a minimum of 4.5 spaces / 1,000 sq.ft. gross floor area and a maximum of 5.4 spaces / 1,000 sq.ft. The new commercial structure consists of 9,000 sq.ft.; therefore, a minimum of 41 parking spaces ($4.5 \times 9 = 40.5$ spaces) are needed. The submitted site plan shows a total of 43 parking spaces being provided for the new structure, including 2 ADA spaces that are required.

Bicycle Parking: Section 10.748 requires that commercial buildings with office facilities provide 10% of the automobile spaces; therefore, 4.1 (total of 5 spaces) are required and will be provided. The submitted site plan shows the placement of a bicycle parking area located near the proposed building and accessed from a concrete walkway.

Setbacks: Section 10.721 does not prescribe a side or rear yard setback, unless the structure exceeds 20-feet in height. The proposed commercial structure is proposed to have a height of 20-feet, 6-inches. The required side and rear setback is calculated to be ½-foot or 6-inches. As demonstrated on the site plan the proposed structure is approximately 24.5 feet from the nearest boundary to the south.

Section 10.721 also prescribes the front yard setback at a minimum of 10-feet for structures, with any garage entrances a minimum of 20-feet. The proposed development meets this requirement.

With the presence of Swanson Creek, a 25-foot easement is required for Stormwater maintenance. All improvements, including parking onsite are located outside of the easement area. All calculations for determining the 25-year storm with a 1-foot freeboard will be located within the 25-foot easement and east of the creek, this based on the 100-year flood study and the LOMA application submitted to FEMA.

Lot Coverage: Per Section 10.721, lot coverage is not to exceed 60%. There are two 4,000 sq.ft. structures and a 5,500 sq.ft. structure present on the subject property. Including the proposed 9,000 sq.ft. structure, there will be a total of approximately 22,500 sq.ft. of footprint coverage. The Site Plan demonstrates that approximately 8% of the site development will be covered with structures and/or roofs (structures/roofs 22,500sq.ft. / 278,784 total area sq.ft. = 8%). The coverage with structures is well below the maximum 60% allowed.

Street Circulation and Connectivity: Per Section 10.426(C)(1), the maximum block length for Heavy Commercial zones is 720' and the maximum block perimeter length is 2,880'. The subject property is located on an existing block that is currently bound by Vilas Road to the south and Highway 62/Crater Lake Avenue to the west.

There are no through public or private streets existing towards the east for any potential connection for street circulation. These lands are located outside of the Medford UGB and zoned EFU. In addition, the Medford TSP identifies a new collector street, Justice Road extending east along the northern boundary of the subject property to the future realignment of Crater Lake Avenue to the east as a collector street, to assist in meeting the block length standard and pedestrian access in the future. Per Section 10.426(C)(2)(b)&(d), the approving authority may find that proposed blocks that exceed the maximum standards are acceptable when it is demonstrated by findings that certain constraints, conditions, or uses exist on, or adjacent to the site, including environmental constraints and proximity to state highways, renders street extensions impractical. The presence of Swanson Creek and associated wetlands traversing the site and the presence of Highway 62 to the west demonstrates that these constraints can be used as justification/relief for exceeding maximum block length standards. The future development of Justice Road will mitigate block length standards and enhance pedestrian traffic with required public sidewalks for properties to the north and east.

It is important to note that both block length and block perimeter length in the vicinity of the subject property are existing conditions that were created through the street and land development patterns that were approved in the past to Jackson County standards. The proposed development does not include any land division or dedication of right-of-way. The application includes only the new commercial development on the subject property.

Agricultural Buffering: Per Section 10.801(B), developments that require approval for more than one development for the same development site shall be required to demonstrate compliance with the first application. The previous SPAC application (AC-01-00036) for the existing commercial structures have addressed the Agricultural Buffering standards with an AIA report. This standard has already been addressed and is confirmed with the recording of a Restrictive Covenant accepting adjacent farm practices on EFU zoned lands (OR 01-32763).

FINDING:

The City of Medford finds that based on the submitted material in the subject Site Plan and Architectural Commission application, including the associated exhibits, this application meets all City standards for development within the Medford Land Development Code.

SUMMARY & CONCLUSIONS

Based upon the above discussions regarding Section 10.200, with the submitted application materials, including: site plan, architectural plan, landscape plan and conceptual stormwater plan, the Site Plan and Architectural Commission can conclude that the proposed development of this 6.40 acre commercial project on the east side of Crater Lake Avenue, as proposed, meets the criteria for Site Plan and Architectural Review, being compatible with uses and development that exist on adjacent land and complying with the applicable provisions of all City ordinances.

Respectfully Submitted:

A handwritten signature in black ink, appearing to read "Clark Stevens". The signature is fluid and cursive, with a large loop at the end of the last name.

RICHARD STEVENS & ASSOCIATES, INC.



PUBLIC WORKS DEPARTMENT STAFF REPORT

5247 Crater Lake Avenue (TL 400) 9,000 SF Commercial Building

- Project:** Consideration of a 9,000 square foot commercial structure on 6.40 acres.
- Location:** Located at 5274 Crater Lake Avenue in the C-H (Heavy Commercial) zoning district (361W32C400).
- Applicant:** Applicant, Crater Lake Rentals, LLC; Agent, Richard Stevens & Associates, Inc.; 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, if applicable.
- Completion of all public improvements, if required. The Applicant may provide security for 120% of the improvements prior to issuance of building permits. Construction plans for the improvements shall 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
- Verification by the design Engineer that the stormwater quality and detention system was constructed per the approved plan, if applicable.
- Completion of all public improvements, if applicable.

A. STREETS

1. Dedications

Crater Lake Avenue is considered a Legacy Street per Medford Land Development Code (MLDC) 10.427(D). Proposed conditions of approval for land use actions which contain legacy streets shall be subject to review and recommendation by the City Engineer. The



applicant shall be required to have a conference with the City Engineer prior to submitting land use applications containing legacy streets; the City Engineer shall produce a memorandum summarizing the meeting and legacy street standards that would apply to the land use application and this memorandum shall be submitted as an exhibit with the land use application. If a deviation from the City Engineer's recommendation is requested by the applicant, the applicant shall provide written findings (see criteria under MLDC 10.427(D)(1)(a-e).

Crater Lake Avenue is classified as a Commercial street within the MLDC 10.430. The Developer shall dedicate for public right-of-way, sufficient width of land along the frontage to accommodate a future 10-foot planter strip with 5-foot sidewalk, unless otherwise recommended through the Legacy Street Memorandum. **The Developer's surveyor shall verify the amount of additional right-of-way required.**

NOTE: Justice Road is a planned Minor Collector street running along the north side of this property, as shown on the City's functional classification map. The applicant may dedicate the land and receive SDC Credits (see below), or the City can purchase it in the future when the road is built.

The Developer will receive SSDC (Street System Development Charge) credits for the public right-of-way dedication on **Justice 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 frontage to Crater Lake Avenue.

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

2. Public Improvements
a. Public Streets

Crater Lake Avenue – All street section improvements have been completed including pavement, curb and gutter, sidewalks and street lights. **No additional street improvements**

are required, aside from the street lights noted below.

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.

b. Street Lights and Signing

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

Street Lighting – Developer Provided & Installed:

- A. 3 – Type R-150 (LED)
- B. 1 – Base Mounted Cabinet (BMC)

NOTE – There could be an issue with PPL overhead lines. Clearance would need to be verified with PPL.

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

- A. None.

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 set of public improvement plans. Public Works will provide preliminary street light locations upon request. All street lights shall be operating and turned on at the time of the final “walk through” inspection by the Public Works Department.

The Developer shall 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 the Developer.

c. Pavement Moratoriums

There is no pavement cutting moratorium currently in effect along this developments frontage to Crater Lake Avenue.

3. Section 10.668 Analysis

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

10.668 Limitation of Exactions

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

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

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

1. Nexus to a legitimate government purpose

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

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

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

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

Crater Lake Avenue:

The additional right-of-way will provide the needed width for a future planter strip and sidewalk on Crater Lake Avenue. Crater Lake Avenue is a 45 mile per hour facility. The 8-foot planter strip moves pedestrians a safe distance from the edge of the roadway. Crater Lake Avenue will be the primary routes for pedestrians traveling to and from this development.

Local street right-of-way dedication identified by the Public Works Department is required

by the City and is the minimum required to protect the public interest and is necessary for additional or densification of development in the City without detracting from the common good enjoyed by existing properties.

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. The Developer shall provide one separate individual service lateral to each tax lot or ensure that each tax lot is served by an individual service lateral.

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. Storm Drainage Conditions

Developer shall make improvements to Swanson Creek to convey the 25-year storm with one foot of freeboard, or provide calculations showing this condition now exists.

Developer shall provide an easement for Swanson Creek measured from the centerline of the Creek 25-feet either side for a total width of 50-feet.

Developer shall provide riparian plantings meeting ODFW standards within the Creek easement.

3. Grading

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

4. Detention and Water Quality

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

5. Verification

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

6. Erosion Prevention and Sediment Control

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

D. GENERAL CONDITIONS

1. Design Requirements and Construction Drawings

All public improvements shall be constructed in accordance with the "Engineering Design Standards for Public Improvements", adopted by the Medford City Council. Copies of this document are available in the Public Works Engineering office.

2. Construction Plans

Construction drawings for any public improvements for this project shall be prepared by a professional engineer currently licensed in the State of Oregon, and submitted to the Engineering Division of Medford Public Works Department for approval. Construction drawings for public improvements shall be submitted only for the improvements to be constructed with each phase. Approval shall be obtained prior to beginning construction. Only a complete set of construction drawings (3 copies) shall be accepted for review, including plans and profiles for all streets, sanitary sewers, storm drains, and street lights as required by the governing commission's Final Order, together with all pertinent details and calculations. A checklist for public improvement plan submittal can be found on the City of Medford, Public Works web site (<http://www.ci.medford.or.us/Page.asp?NavID=3103>). The Developer shall pay a deposit for plan review and construction inspection prior to final plan approval. Public Works will keep track of all costs associated with the project and, upon our acceptance of the completed project, will reconcile the accounting and either reimburse the Developer any excess deposit or bill the Developer for any additional amount not covered by the deposit. The Developer shall pay Public Works within 60 days of the billing date or will be automatically turned over for collections.

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

3. Construction and Inspection

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

Contractors proposing to do work on public streets (including street lights), sewers, or storm drains shall 'prequalify' with the Engineering Division prior to starting work. For City of Medford facilities, the Public Works Maintenance Division requires that public sanitary sewer and storm drain mains be inspected by video camera prior to acceptance of these systems by the City.

4. Site Improvements

All on-site parking and vehicle maneuvering areas related to this development shall be paved in accordance with MLDC, Section 10.746, prior to issuance of certificate of occupancy for any structures on the site. Curbs shall be constructed around the perimeter

City of Medford | 200 S. Ivy Street, Medford, OR 97501 | (541) 774-2100 | cityofmedford.org

of all parking and maneuvering areas that are adjacent to landscaping or unpaved areas related to this site. Curbs may be deleted or curb cuts provided wherever pavement drains to a water quality facility.

5. System Development Charges (SDC)

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

Prepared by: Jodi K Cope

Reviewed by: Doug Burroughs

**SUMMARY CONDITIONS OF APPROVAL
5247 Crater Lake Avenue (TL 400)
9,000 SF Commercial Building**

AC-20-097

A. Streets

1. Street Dedications to the Public:

- **Crater Lake Avenue** – Dedicate additional right-of-way unless otherwise recommended through the Legacy Street Memorandum.
- NOTE: **Justice Road** is a planned Minor Collector street running along the north side of this property, as shown on the City’s functional classification map. The applicant may dedicate the land and receive SDC Credits, or the City can purchase it in the future when the road is built. Please work that into the staff report.
- Dedicate 10-foot Public Utility Easement (PUE) along the frontage to Crater Lake Avenue.

2. Improvements:

Public Streets

- **Crater Lake Avenue** – No improvements are required at this time, aside from streetlights.

Lighting and Signing

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

Other

- No pavement moratorium currently in effect along this frontage to Crater Lake Avenue.

B. Sanitary Sewer:

- The site is situated within the RVSS area.

C. Storm Drainage:

- Provide a comprehensive grading and drainage plan.
- Comply with Storm Drainage Conditions.
 - 25 year conveyance
 - 50-foot easement
 - Riparian plantings
- Provide water quality and detention facilities, calculations and O&M Manual.
- Provide Engineers certification of stormwater facility construction.

- = City Code Requirement
- = Discretionary recommendations/comments

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

Medford Fire-Rescue Land Development Report

Review/Project Information

Reviewed By: Kleinberg, Greg

Review Date: 4/30/2020
Meeting Date: 5/6/2020

LD File #: AC20097

Planner: Steffen Roennfeldt

Applicant: Crater Lake Rentals, LLC

Site Name: n/a

Project Location: 5274 Crater Lake Avenue

ProjectDescription: Consideration of a 9,000 square foot commercial structure on 6.40 acres located at 5274 Crater Lake Avenue in the C-H (Heavy Commercial) zoning district (361W32C400);

Specific Development Requirements for Access & Water Supply

Conditions

| Reference | Comments | Description |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 505.1 | Address numbers shall be visible at Crater Lake Avenue. They can be posted on a business sign. | Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/8 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained. |
| OFC 507.5.1 | One internal fire hydrant will be required. If the building is protected with a fire sprinkler system, the fire department connection shall be within 75 feet of a fire hydrant. | <p>Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m). 2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m). <p>The approved water supply for fire protection (hydrants) is required to be installed prior to construction when combustible material arrives at the site.</p> <p>Plans and specifications for fire hydrant system shall be submitted to Medford Fire Department for review and approval prior to construction. Submittal shall include a copy of this review (OFC 501.3).</p> |

| | | |
|---------------------------------------|--------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OFC 503.2.1 | Road/fire lane design requirements for fire apparatus. | <p>Fire apparatus access roads and fire lanes shall have an unobstructed width of not less than 20 feet and unobstructed vertical clearance of not less than 13 feet 6 inches. The required width of a fire apparatus access road or fire lane shall not be obstructed in any manner, including parking of vehicles. Minimum required widths and clearances established under section 503.2.1, shall be maintained at all times. The fire apparatus access road or fire lane shall be constructed as asphalt, concrete or other approved all-weather driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds. (See also OFC 503.4; D102.1)</p> <p>The turning radius on fire department access roads and fire lanes shall meet the following Medford Fire Department requirements:</p> <p>Minimum Inside Turning Radius: 25 feet</p> <p>Minimum Outside Turning Radius: 35 feet</p> <p>(OFC 503.2.4)</p> |
| OFC 503.4; D103.6; D103.6.1; D103.6.2 | Parking shall be posted/marked as prohibited along the fire lanes. | <p>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).</p> <p>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).</p> <p>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):</p> <p>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.</p> <p>Alternative #2: Asphalt shall be striped yellow or red along the entire distance of the fire department access. The stripes shall be at least 6" wide, be a minimum 24" apart, be placed at a minimum 30-60 degree angle to the perimeter stripes, and run parallel to each other. Letters stating "NO PARKING-FIRE LANE" shall be stenciled on the asphalt at 25-foot intervals.</p> <p>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).</p> <p>This restriction shall be recorded on the property deed as a requirement for future construction.</p> <p>A brochure is available on our website at: http://www.ci.medford.or.us/Files/Fire%20Lane%20Brochure.pdf</p> |
| OFC 3201 | High-piled storage requirements. | <p>A maximum of 500 sq. ft. of high-piled combustible storage area is allowed without additional requirements. High-piled storage constitutes storage heights over 12' for normal combustibles or storage heights over 6' for certain high-hazard commodities. If the threshold is exceeded, the additional requirements of Oregon Fire Code Chapter 32 must be met (Additional fire protection and building design features for high piled storage).</p> |

Construction General Information/Requirements

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

Specific fire protection systems may be required in accordance with the Oregon Fire Code. This plan review shall not prevent the correction of errors or violations that are found to exist during construction. This plan review is based on information provided only.

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

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

www.medfordfirerescue.org

MEMORANDUM

To: Steffen Roennfeldt, Planning Department
From: Chad Wiltrout, Building Department (541) 774-2363
CC: Applicant, Crater Lake Rentals, LLC; Agent, Richard Stevens & Assoc., Inc.
Date: May 6, 2020
Subject: AC-20-097_Crater Lake Rentals

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 2019 Oregon Structural Specialty Code (OSSC) unless noted otherwise. Plans need to be submitted and will be reviewed by a commercial plans examiner, and there may be additional comments.

Fees are based on valuation. Please contact Building Department front counter for estimated fees at (541) 774-2350 or building@cityofmedford.org.

For questions related to the Conditions or Comments, please contact me, Chad Wiltrout, directly at (541) 774-2363 or chad.wiltrout@cityofmedford.org.

General Comments:

1. For list of applicable Building Codes, please visit the City of Medford website: www.ci.medford.or.us Click on "City Departments" at top of screen; click on "Building"; click on "Design Criteria" on left side of screen and select the appropriate design criteria.
2. All plans are to be submitted electronically. Information on the website: www.ci.medford.or.us Click on "City Departments" at top of screen; click on "Building"; click on "Electronic Plan Review (ePlans)" for information.
3. A site excavation and grading permit will be required if more than 50 cubic yards is disturbed.



4. A separate demolition permit will be required for demolition of any structures not shown on the plot plan.

Comments:

5. Proposed construction in proximity to property lines shall comply with table 602 and code section 705 of the Oregon Structural Specialty Code.
6. ADA parking spaces shall be required in accordance with code section 1106 of the Oregon Structural Specialty Code. (See attached ADA parking figures). ADA accessibility for the site and the building shall be addressed in detail to show compliance with Chapter 11 OSSC and 2009 ANSI A117.1
7. A code analysis providing occupant load, type of construction, type of occupancy, sprinkler design, dwelling unit separation etc... will be required.
8. The building and building appurtenances shall be designed by an Oregon licensed design professional in accordance with 107.1 and 107.3.4 OSSC.
9. Provide Fire Protection Systems per Chapter 9 of the OSSC and the 2014 Oregon Fire Code. Per Fire Department.
10. Address smoke detection and carbon monoxide alarms per 907.2.9 and 908.7.2 OSSC
11. Oregon Building Cods Division provides 2 options for meeting energy code requirements for new construction. There are several forms and detailing requirements needed to show compliance depending on which code path you choose. Please visit the Oregon BCD website for details/requirements.
12. Special inspections may be required per chapter 17 of the 2014 Oregon Structural Specialty Code.
13. This property is located in the 100 year Flood Plain. A Flood Plain Development permit is required.



BOARD OF WATER COMMISSIONERS

Staff Memo

TO: Planning Department, City of Medford

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

SUBJECT: AC-20-097

PARCEL ID: 361W32C TL 4000

PROJECT: Consideration of a 9,000 square foot commercial structure on 6.40 acres located at 5274 Crater Lake Avenue in the C-H (Heavy Commercial) zoning district (361W32C400); Applicant, Crater Lake Rentals, LLC; Agent, Richard Stevens & Associates, Inc.; Planner, Steffen Roennfeldt.

DATE: May 6, 2020

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

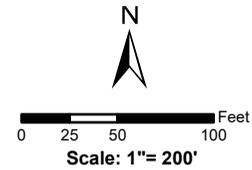
CONDITIONS

1. The water facility planning/design/construction process will be done in accordance with the Medford Water Commission (MWC) "Regulations Governing Water Service" and "Standards For Water Facilities/Fire Protection Systems/Backflow Prevention Devices."
2. All parcels/lots of proposed property divisions will be required to have metered water service prior to recordation of final map, unless otherwise arranged with MWC.
3. Based on provided Site Plan, it appears there is an existing well on-site. If a "well" does exist on this parcel; it will be required to be abandoned per State of Oregon Water Resources Department Regulations, per Oregon Water Resources Department Chapter 690 Division 220.
4. If the "Well" is planned to remain in place; then the Installation of a Reduced Pressure Backflow Device is required per MWC Standards. This Backflow Device is to be installed immediately behind the existing water meter. This is required to protect the "Public" Water System from potential contamination.
5. The Reduced Pressure Backflow Device is required to be protected from "freezing" temperatures. Installation of an "accessible" insulated box, cabinet, fake rock (Hot Box Enclosure) is required to prevent damage to the above ground plumbing fixtures.

COMMENTS

1. Off-site water line installation is not required.
2. On-site water facility construction May be required, depending on Fire Department Conditions.
3. MWC-metered water service does exist to this property. A 1.5-inch water meter serves the existing buildings located at 5274, 5276, 5278, 5280 Crater Lake Avenue. Access to MWC water lines is available. There is a 12-inch water line on the east side of Crater Lake Avenue.





**City of Medford
Planning Application
AC-20-097
(Crater Lake Rentals)**

May 6, 2020

Legend

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

Water Meters:

- ⊙ Active Meter
- On Well
- Unknown
- Vacant

Water Valves:

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

Water Mains:

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

Boundaries:

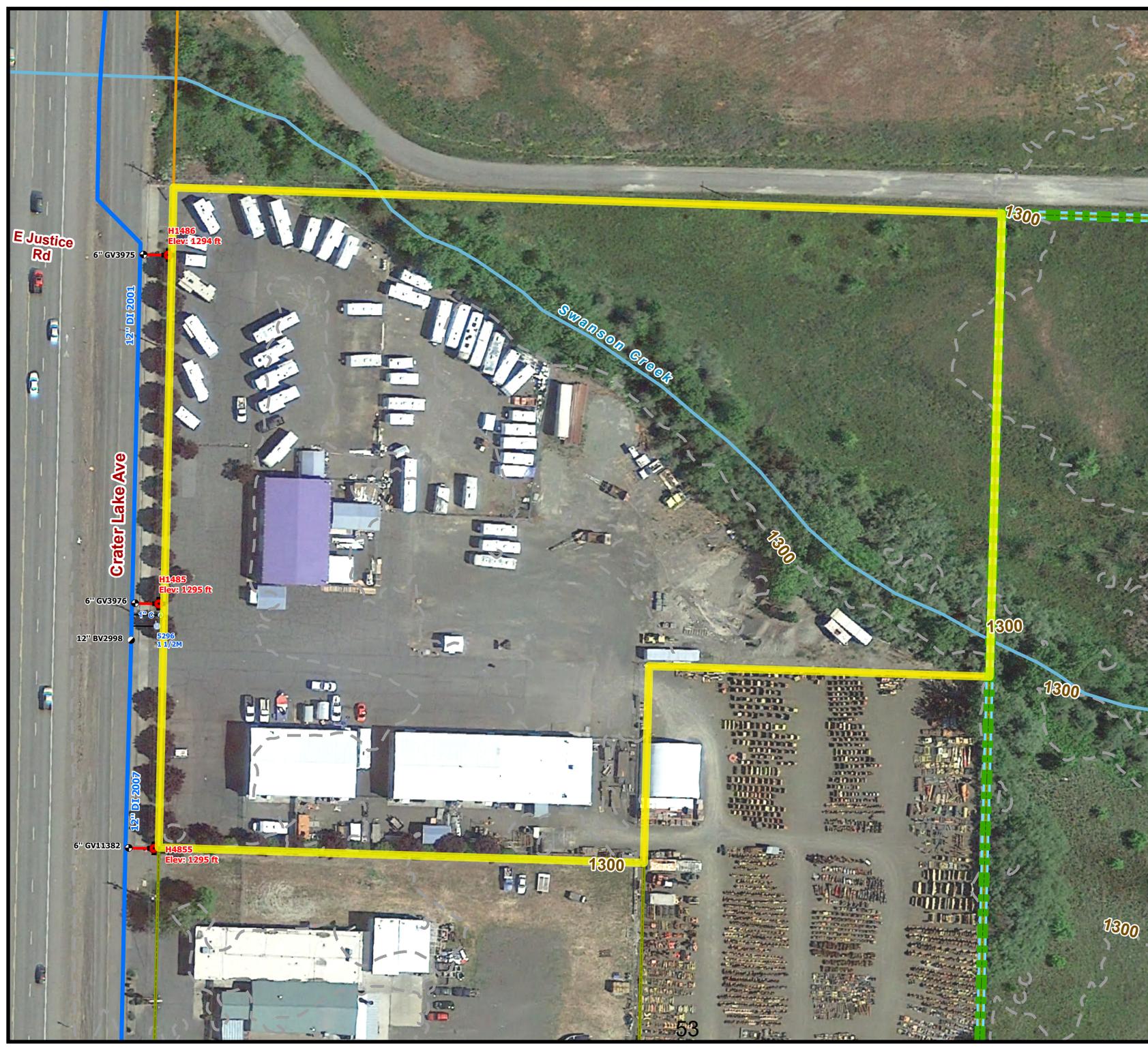
- ▭ Urban Growth Boundary
- ▭ City Limits
- ▭ Tax Lots

MWC Facilities:

- C** Control Station
- P** Pump Station
- R** Reservoir



This map is based on a 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: 5/6/2020
Path: R:\Department\GIS\AO\Roads\MCD\Roads\ACGIS Pro - Multi-Layered - 3-13-20.aprx





ROGUE VALLEY SEWER SERVICES

Location: 138 West Vilas Road, Central Point, OR - Mailing Address: P.O. Box 3130, Central Point, OR 97502-0005
Tel. (541) 664-6300, Fax (541) 664-7171 www.RVSS.us

April 27, 2020

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

Re: AC-20-097, Crater Lake Rentals (361W32C – 400)

ATTN: Steffen,

The subject property is within the RVSS service area. There is an existing 8 inch sewer main located on the property along the east right-of-way line of Crater Lake Avenue. Two services are extended to the existing buildings on the property from the 8 inch main. Sewer service for the proposed building can be had by tapping the existing 8 inch main. The tap permit is issued by RVSS and the sewer connection permit will be issued by the City of Medford. SDC fees will be owed to RVSS prior to the issuance of any permit.

Rogue Valley Sewer Services requests that the development be subject to the following conditions:

1. All sewer design and construction must be performed in accordance with RVSS standards.
2. The applicant must obtain a sewer tap permit from RVSS prior to construction.
3. The applicant must submit architectural plans to RVSS for the calculation of related sewer system development charges and pay said charges to Rogue Valley Sewer Service prior to construction.

Please feel free contact me with any questions.

Sincerely,

Nicholas R. Bakke, P.E.
District Engineer



JACKSON COUNTY

Roads

JC Roads Engineering

Chuck DeJanvier
Construction Engineer

200 Antelope Road
White City, OR 97503
Phone: (541) 774-6255
Fax: (541) 774-6295
dejanvca@jacksoncounty.org

www.jacksoncounty.org

April 27, 2020

Attention: Steffen Roennfeldt
Planning Department
City of Medford
200 South Ivy Street, Lausmann Annex, Room 240
Medford, OR 97501

RE: Consideration of a 9,000 square foot commercial structure on
Crater Lake Avenue – a city-maintained road (newly jurisdictionally transferred)
Planning File: AC-20-097

Dear Steffen:

Thank you for the opportunity to comment on the consideration of a 9,000 square foot commercial structure on 6.40 acres in the Heavy Commercial (C-H) zoning district. (36-1W-32C TL 400). Jackson County Roads has no comments.

If you have any questions or need further information feel free to call me at 774-6255

Sincerely,

Chuck DeJanvier
Construction Engineer





Steffen K. Roennfeldt

From: Laura E Street <Laura.E.Street@state.or.us>
Sent: Tuesday, April 23, 2019 10:49 AM
To: Steffen K. Roennfeldt
Subject: Comments for Crater Lake Rentals LLC Commercial Building

Hi Steffen,

For the Crater Lake Rentals LLC- Commercial Building File Number PA-19-046 Oregon Department of Fish and Wildlife has the following comments:

Though this portion of Swanson Creek is not within the City of Medford riparian corridor overlay, we would suggest the applicant retain as much riparian vegetation as possible during the construction and following maintenance of this property.

Cheers,

Laura Street
Assistant District Fisheries Biologist
Rogue Watershed District
1495 E Gregory Road
Central Point, OR 97502
541-826-8774 x 224



Steffen K. Roennfeldt

From: Amber Judd <JuddAJ@jacksoncounty.org>
Sent: Tuesday, April 28, 2020 4:31 PM
To: Steffen K. Roennfeldt
Subject: File No. AC-20-097 Project Name: Crater Lake Rentals

<EXTERNAL EMAIL **Click Responsibly!**>

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 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.

The FAA requests that you file.

Thank you,

Amber Judd

Director of Finance and Administration
Rogue Valley International-Medford Airport (MFR)



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



MEMORANDUM

Subject Legal Description
File no. AC-20-097
To Jon Proud, Engineering
From Steffen Roennfeldt, Planning Department
Date April 22, 2020

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

1. AC-20-097
Applicant: Crater Lake Rentals, LLC Fred and Barbara Owen
Agent: Richard Stevens & Associates

Steffen,
Attached description matches subject are shown on vicinity map.
Thanks, Jon 4-27-20

cp

Attachments:

Vicinity Map, Legal description

March 24, 2020

LOMA Manager
LOMC Clearinghouse
847 South Pickett Street
Alexandria, Va 22304-4605

Re: LOMA application enclosed for 5296 Crater Lake Avenue.

This is an A zone flood hazard area with the BFE's, derived from a flood study prepared by CEC Engineering enclosed with this application. The intent is to remove all of the area on the property owned by Crater Rentals from the Flood hazard area outside of the area defined as being in the hazard area by the enclosed study. The descriptions are two parts on each side of Swanson Creek as noted on the enclosed map.

| | |
|-------------------------------------------|-------------|
| The upstream Latitude at the creek is: | 42.393805 |
| The upstream Longitude at the creek is: | -122.853267 |
| The downstream Latitude at the creek is: | 42.394695 |
| The downstream Longitude at the creek is: | -122.855073 |

The supporting data is attached.

Respectfully,





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

Christine Walker - County Clerk

BARGAIN AND SALE DEED

Jackson County

| | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Grantor Name and Address:</p> <p>Name: Fred T. Owen, Jr. and Barbara Owen Address: 529 Humbug Creek Road City, State, Zip: Jacksonville, OR. 97530</p> | <p>Grantee Name and Address:</p> <p>Name: Crater Lake Rentals, LLC Address: 3400 Crater Lake Ave. City, State, Zip: Medford, OR. 97501</p> |
| <p>Until a Change is Requested send all tax statements to:</p> <p>No Change</p> | <p>After Recording Return To:</p> <p>STARK AND HAMMACK, P.C. 100 East Main Street, Suite M Medford, OR 97501</p> |

KNOW ALL MEN BY THESE PRESENTS that the undersigned, **FRED T. OWEN, JR. and BARBARA OWEN**, husband and wife, Grantors, hereby convey and warrant unto, **CRATER LAKE RENTALS, LLC, AN OREGON LIMITED LIABILITY COMPANY**, Grantee, all their interest in and to the real property located in Jackson County, Oregon, described on Exhibit "A" which is attached hereto and by this reference incorporated herein.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00, however, the transfer consists of promises made which are the whole consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 20th day of December, 2017

Fred T. Owen Jr
FRED T. OWEN, JR.

Barbara L Owen
BARBARA OWEN

STATE OF OREGON)
)ss.
COUNTY OF JACKSON)

This instrument was acknowledged before me this 15th day of December, 2017, by **FRED T. OWEN, JR.** and acknowledges the above instrument to be his voluntary act and deed.



Shannon M. Fowler
Notary Public for Oregon

STATE OF OREGON)
)ss.
COUNTY OF JACKSON)

This instrument was acknowledged before me this 20th day of December, 2017, by **BARBARA OWEN** and acknowledges the above instrument to be her voluntary act and deed.



Shannon M. Fowler
Notary Public for Oregon

Exhibit "A"

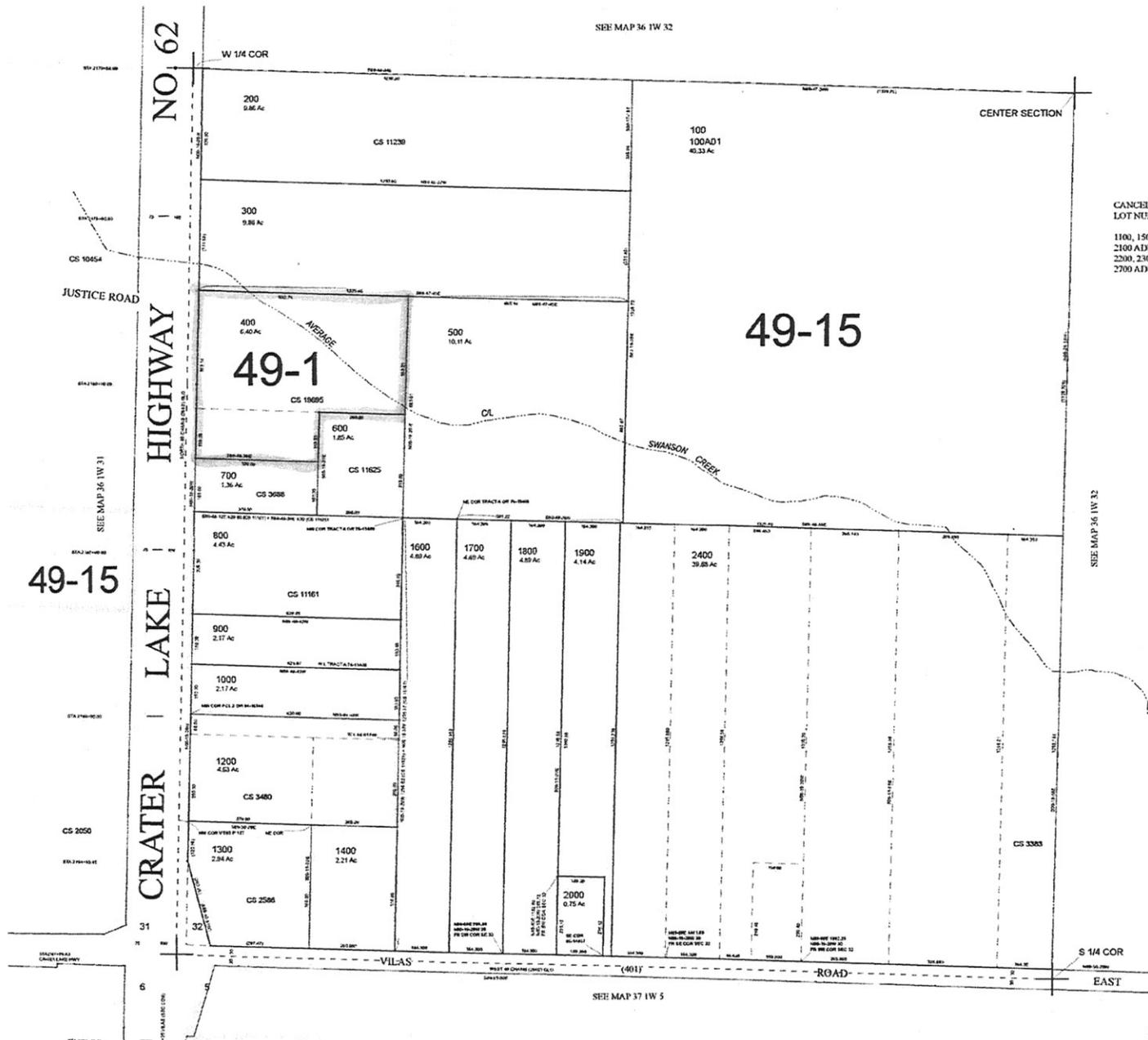
Commencing at the Southwest corner of the Northwest corner of the Southwest quarter of Section 32, Township 36 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; Thence South 89° 48' 23" East, along the South line of said quarter-quarter, 29.93 feet (record South 89° 48' 30" East) to the East line of Crater Lake Highway; thence continuing along the South line of said quarter-quarter, South 89° 48' 47" East, 369.96 feet (record 89° 48' 30" East); thence continuing along the South line of said quarter-quarter, South 89° 49' 20" East, 260.05 feet (record 89° 48' 30" East) to a 5/8 inch iron pin marking the Northwest corner of Tract A, as described in Document Number 76-15408, Official Records for said County and State; thence North 00° 21' 11" West, 309.93 feet (record North 00° 19' 20" West, 310.00 feet), to THE POINT OF BEGINNING, thence; continuing North 00° 21' 11" West, 352.71 feet (record North 00° 19' 20" West, 353.01 feet), to a 5/8 inch iron pin on the North line of the South half of the Northwest quarter of the Southwest quarter of said Section 32; thence North 89° 45' 42" West, 629.88 feet (record North 89° 47' 45" West, 630.00 feet), to a 5/8 inch iron pin on the East line of Crater Lake Highway; thence South 00° 20' 30" East, 503.24 feet; thence South 89° 43' 47" East, 369.92 feet; thence North 00° 21' 11" West, 149.93 feet; thence South 89° 49' 20" East, 260.05 feet to the POINT OF BEGINNING.

3'

FOR ASSESSMENT AND TAXATION ONLY

S.W. 1/4, SEC. 32, T.36S., R.1W., W.M.
JACKSON COUNTY
1" = 200'

36 1W 32C
MEDFORD



CANCELLED TAX LOT NUMBERS:
1100, 1500 ADDED TO 1200
2100 ADDED TO 2400
2200, 2300, 2500, 2600 ADDED TO 2400
2700 ADDED TO 2400

GIS DATA
03/05/2013 12:55:10 PM - WhighJP

36 1W 32C
MEDFORD
NEW MAP NOVEMBER 11, 1995
REV MARCH 05, 2013

DESCRIPTION OF AREA TO BE REMOVED FROM THE SPECIAL FLOOD HAZARD AREA.

TRACT A

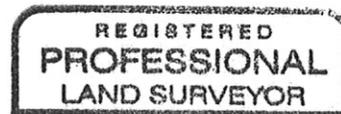
BEGINNING AT A 5/8 INCH IRON PIN MARKING THE NORTHWEST CORNER OF THAT TRACT DESCRIBED AS INSTRUMENT NO 2017-42633 RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE SOUTH 00°20'30" EAST, A DISTANCE OF 503.24 FEET, THENCE SOUTH 89°48'47" EAST, A DISTANCE OF 369.92 FEET; THENCE NORTH 00°21'11" WEST, A DISTANCE OF 149.93 FEET, THENCE SOUTH 89°49'20" EAST, A DISTANCE OF 255.71 FEET; THENCE NORTH 25°16'40" WEST, A DISTANCE OF 23.85 FEET; THENCE NORTH 72°18'27" WEST, A DISTANCE OF 56.37 FEET; THENCE NORTH 65°36'45" WEST, A DISTANCE OF 52.97 FEET; THENCE NORTH 46°48'18" WEST, A DISTANCE OF 53.88 FEET; THENCE NORTH 38°39'42" WEST, A DISTANCE OF 50.41 FEET; THENCE NORTH 49°04'02" WEST, A DISTANCE OF 45.56 FEET; THENCE NORTH 44°07'17" WEST, A DISTANCE OF 57.64 FEET; THENCE NORTH 59°19'36" WEST, A DISTANCE OF 143.39 FEET; THENCE NORTH 71°49'43" WEST, A DISTANCE OF 57.67 FEET; THENCE NORTH 57°34'52" WEST, A DISTANCE OF 50.35 FEET; THENCE NORTH 34°53'10" WEST, A DISTANCE OF 34.86 FEET; THENCE NORTH 89°45'42" WEST, A DISTANCE OF 129.70 FEET TO THE POINT OF BEGINNING.

TRACT B

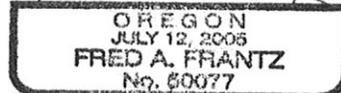
BEGINNING AT A 5/8 INCH IRON PIN MARKING THE NORTHEAST CORNER OF THAT TRACT DESCRIBED AS INSTRUMENT NO 2017-42633 RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE NORTH 89°45'42" WEST, A DISTANCE OF 396.51 FEET; THENCE SOUTH 60°31'22" EAST, A DISTANCE OF 23.99 FEET; THENCE SOUTH 56°34'50" EAST, A DISTANCE OF 54.57 FEET; THENCE SOUTH 65°42'30" EAST, A DISTANCE OF 140.50 FEET; THENCE SOUTH 76°44'06" EAST, A DISTANCE OF 133.33 FEET; THENCE SOUTH 44°30'55" EAST, A DISTANCE OF 35.69 FEET; THENCE SOUTH 87°41'29" EAST, A DISTANCE OF 48.22 FEET; THENCE NORTH 0°21'11" WEST, A DISTANCE OF 156.00 FEET TO THE POINT OF BEGINNING.

PREPARED BY: TERRASURVEY, INC
274 FOURTH STREET
ASHLAND, OREGON 97520

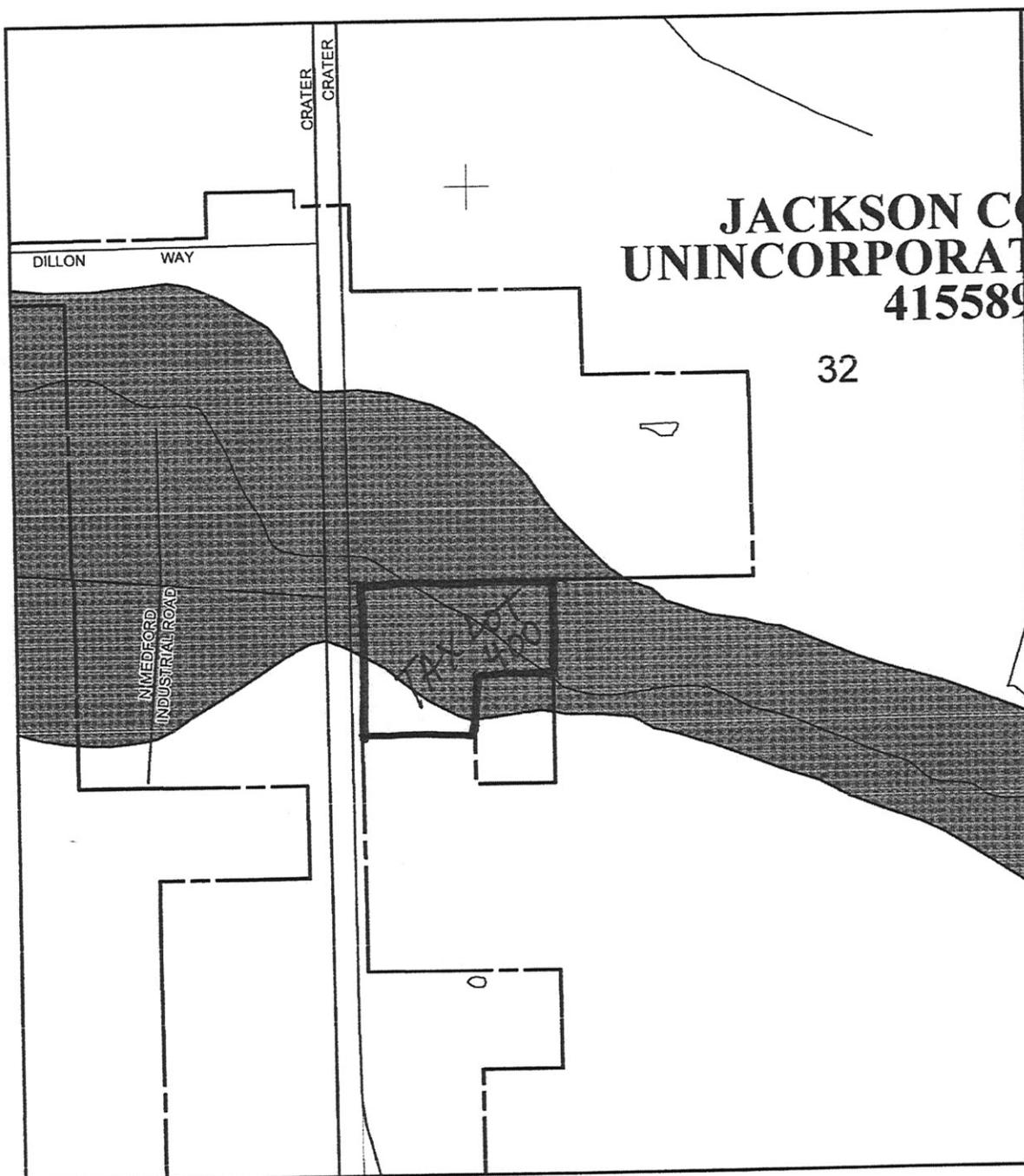
DATE: March 24, 2020



Fred A. Frantz



Renewal 12-31-21

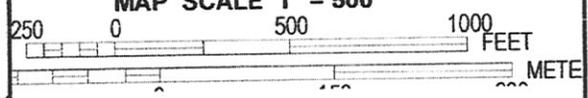


JACKSON CO
UNINCORPORATED
415589

32



MAP SCALE 1" = 500'



PANEL 1788F

FIRM
FLOOD INSURANCE RATE MAP
JACKSON COUNTY,
OREGON
AND INCORPORATED AREAS

PANEL 1788 OF 2327
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

| COMMUNITY | NUMBER | PANEL | SUFFIX |
|------------------|--------|-------|--------|
| JACKSON COUNTY | 415589 | 1788 | F |
| MEDFORD, CITY OF | 410096 | 1788 | F |

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
41029C1788F
EFFECTIVE DATE
MAY 3, 2011

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY
ELEVATION FORM

O.M.B. NO. 1660-0015
 Expires February 28, 2014

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 1.25 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). **NOTE: Do not send your completed form to this address.**

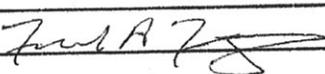
This form must be completed for requests and must be completed and signed by a registered professional engineer or licensed land surveyor. A DHS - FEMA National Flood Insurance Program (NFIP) Elevation Certificate may be submitted in lieu of this form for single structure requests.

For requests to remove a structure on natural grade OR on engineered fill from the Special Flood Hazard Area (SFHA), submit the lowest adjacent grade (the lowest ground touching the structure), **including an attached deck or garage**. For requests to remove an entire parcel of land from the SFHA, provide the lowest lot elevation; or, if the request involves an area described by metes and bounds, provide the lowest elevation within the metes and bounds description. All measurements are to be rounded to nearest tenth of a foot. In order to process your request, all information on this form must be completed **in its entirety**. **Incomplete submissions will result in processing delays.**

- NFIP Community Number: 410096 Property Name or Address: 5296 CRATER LAKE AVENUE
- Are the elevations listed below based on **existing** or **proposed** conditions? (Check one)
- For the existing or proposed structures listed below, what are the types of construction? (check all that apply)
 crawl space slab on grade basement/enclosure other (explain)
- Has DHS - FEMA identified this area as subject to land subsidence or uplift? (see instructions) Yes No
 If yes, what is the date of the current re-leveling? / (month/year)
- What is the elevation datum? NGVD 29 NAVD 88 Other (explain)
 If any of the elevations listed below were computed using a datum different than the datum used for the effective Flood Insurance Rate Map (FIRM) (e.g., NGVD 29 or NAVD 88), what was the conversion factor?
 Local Elevation +/- ft. = FIRM Datum
- Please provide the Latitude and Longitude of the most upstream edge of the **structure** (in decimal degrees to the nearest fifth decimal place):
 Indicate Datum: WGS84 NAD83 NAD27 Lat. . Long. .
 Please provide the Latitude and Longitude of the most upstream edge of the **property** (in decimal degrees to the nearest fifth decimal place):
 Indicate Datum: WGS84 NAD83 NAD27 Lat. 42.393905 Long. -122.853267

| Address | Lot Number | Block Number | Lowest Lot Elevation* | Lowest Adjacent Grade To Structure | Base Flood Elevation | BFE Source |
|---------------------------|------------|--------------|-----------------------|------------------------------------|----------------------|------------------------|
| 5296 CRATER LAKE AVENUE-A | | | 1298.5 | | | SEE STUDY/COVER LETTER |
| 5296 CRATER LAKE AVENUE-B | | | 1297.6 | | | SEE STUDY/COVER LETTER |

This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

| | | |
|------------------------------------------------------------------------------------------------|-----------------------------|------------------------------------|
| Certifier's Name: FRED A FRANTZ | License No.: 50077 | Expiration Date: DECEMBER 31, 2021 |
| Company Name: TERRASURVEY INC | Telephone No.: 541-482-6474 | |
| Email: FAF@BISP.NET | Fax No. | |
| Signature:  | Date: March 24, 2020 | |



* For requests involving a portion of property, include the lowest ground elevation within the metes and bounds description.
 Please note: if the Lowest Adjacent Grade to Structure is the only elevation provided, a determination will be issued for the structure only.



P.O. BOX 1724 • MEDFORD, OR 97501 • PH (541) 779-5268

100-Year Floodplain Analysis for Swanson Creek (Crater Lake Rentals)

Prepared by

Construction Engineering Consultants, Inc.

March 18, 2020

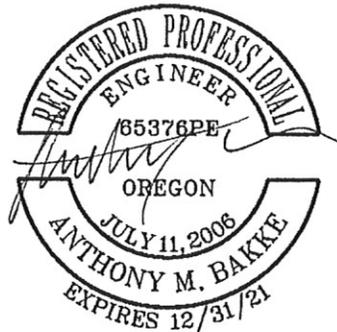


Table of Contents

- Appendix A – Flood Study Map
- Appendix B – USGS Flow Calculations
- Appendix C – (HEC-RAS) Results
- Appendix D – FIRM Map

Swanson Creek Flood Analysis

Introduction

The proposed development (36 1W 32C, TL:400) , Crater Lake Rentals, a commercial site that will include a 9,000 S.F. building with an adjacent parking lot. The site is located North of the intersection of Highway 62 and Vilas Road approximately 1,700 feet. Swanson Creek bisects the property flowing in a northwesterly direction. Swanson Creek continues northwesterly before it crosses Crater Lake Avenue and Highway 62. See 'Appendix A' for additional information.

A hydraulic assessment of Swanson Creek was conducted on the existing channel. All elevations in this report are referenced to the NAVD88 Datum. Hydraulic jumps or backwater effects were accounted for by examining upstream and downstream of the project site.

Project Information

Drainage – Swanson Creek

Fema Zone – A

Roughness Coefficient – 0.03(channel) and 0.05(overbank)

Basin Area – 5.11 Square Miles

100 Year Flow - 473 cfs

Vertical Datum – FEMA NAVD88

Manning's roughness coefficient values were obtained from Chow's Book "Open-Channel Hydraulics" [Chow, 1959].

Regulatory Standards

A FEMA 'A' Zone has been mapped along this stretch of the creek and can be found on the Flood Insurance Rate Map (FIRM) Panel **41029C1788F**. Base flood elevations, floodway and 100yr floodplain have been determined in accordance with Chapter 7 of the Jackson County Land Development ordinance and are shown on the attached drawings, see 'Appendix D'.

Hydrology

The basin limits were obtained by using Oregon Department of Geology and Mineral Industries (DOGAMI) Lidar surface data. The drainage basin at the proposed site is 5.11 square miles. The prediction equation and peak discharge estimator calculator from USGS StreamStats Software was used to establish the peak flow. The prediction equation yielded a peak flow for the 100-year event of 437 cfs for Swanson Creek at the site location. See 'Appendix B' for flow calculation outputs.

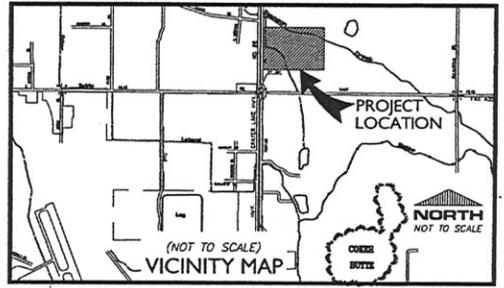
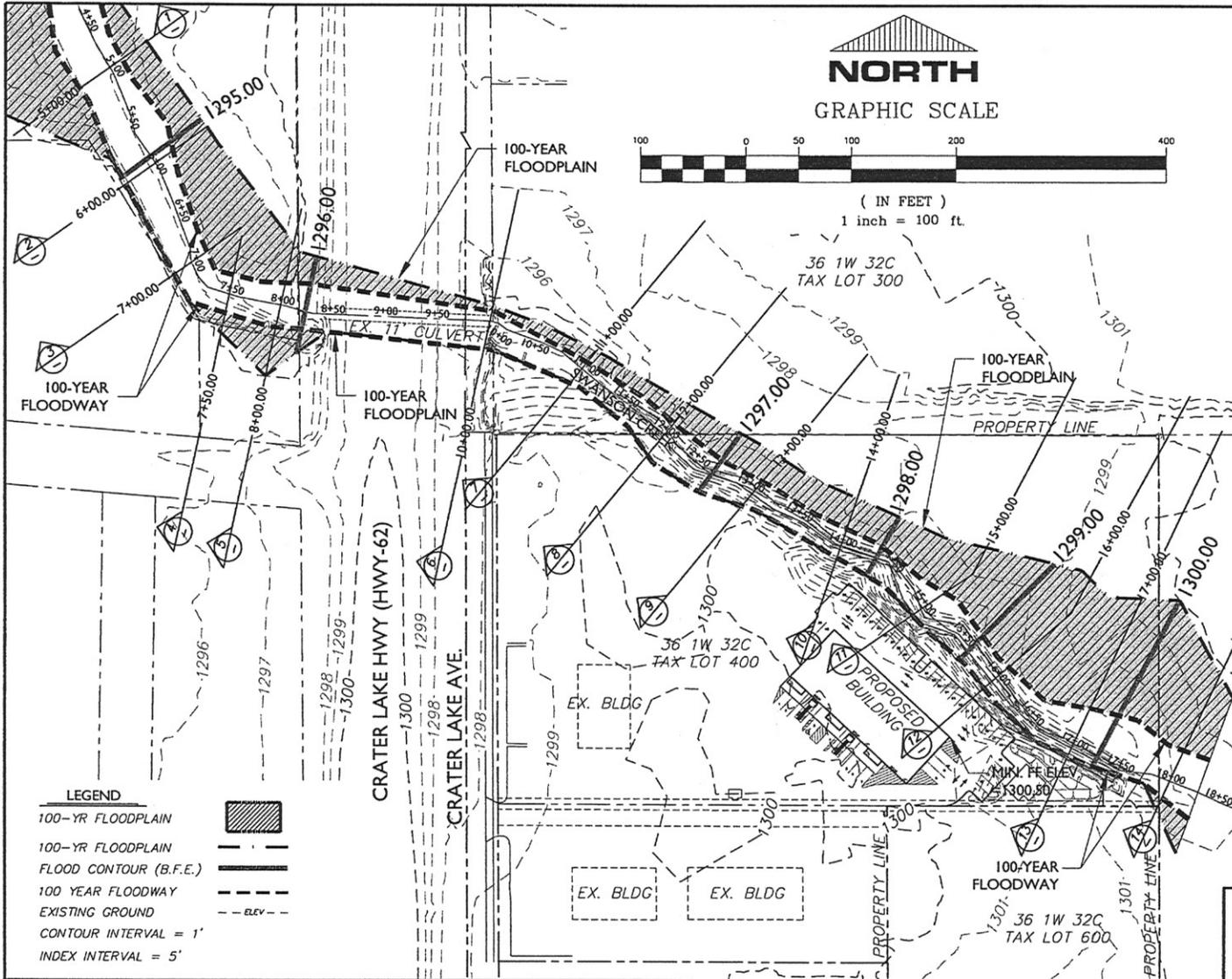
Hydraulics

The U.S. Army Corps of Engineers River Analysis System (HEC-RAS 5.0) computer software program was used to compute channel hydraulics. See 'Appendix C' for HEC-RAS outputs. Cross-section data was created from the topographic survey provided by Terra Survey augmented with DOGAMI Lidar surface data.

100-Year Analysis

A detailed analysis was performed to establish the 100-Year Base Flood Elevation and associated floodway. The proposed development is located outside the floodplain and floodway. The proposed building will be located outside of the established floodplain with a finish floor elevation one foot above the adjacent BFE.

Appendix A –Flood Study Map



VERTICAL DATUM EQUATION CALCULATION
 NGVD29 TO NAVD88 = +3.99'
 BM ELEVATION 1295.30(NGVD29) + 3.99' = 1299.29(NAVD88)

PROJECT INFORMATION
 DRAINAGE - SWANSON CREEK
 FEMA ZONE - A
 ROUGHNESS COEFFICIENT -
 0.03(CHANNEL) AND 0.05(OVERBANK)
 100-YEAR DESIGN FLOW = 437 CFS.
 (PER USGS PREDICTION EQUATION)
 DRAINAGE BASIN = 5.11 SQ. MILES

- GENERAL NOTES:**
1. TOPOGRAPHIC SURVEY PROVIDED BY TERRA SURVEY. BASIS OF BEARINGS = TRUE NORTH, NAD 83/91 DATUM. AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS. ELEVATION DATUM = NGVD1929 (1956 ADJUSTMENT); BRASS CAP LOCATED IN THE SOUTH END OF THE EAST CURB ON CRATER LAKE AVE. #5274 "BURKS". (ADJUSTED 3.99', PER FEMA FROM NGVD 29/56 TO NAVD 88 AND THE ADJUSTMENT FROM NGVD 1929 TO NGVD 29/56.
 2. ACTUAL FLOOD CONDITIONS MAY VARY SIGNIFICANTLY FROM THIS STUDY. THIS STUDY PROVIDES APPROXIMATE 100-YR FLOOD INFORMATION IN ACCORDANCE WITH ACCEPTED "ENGINEERING METHODS"
 3. THIS STUDY PROVIDES INFORMATION THAT WAS CALCULATED USING HEC-RAS SOFTWARE.
 4. THIS STUDY IS NOT FOR INSURANCE PURPOSES. THIS STUDY DOES NOT ALTER OR AMEND THE FIRM BOUNDARIES.

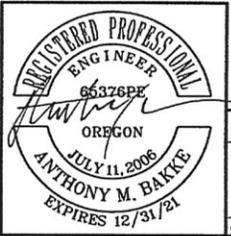
LEGEND

- 100-YR FLOODPLAIN [Hatched box]
- 100-YR FLOODPLAIN FLOOD CONTOUR (B.F.E.) [Thick dashed line]
- 100 YEAR FLOODWAY [Thin dashed line]
- EXISTING GROUND [Dotted line]
- CONTOUR INTERVAL = 1'
- INDEX INTERVAL = 5'

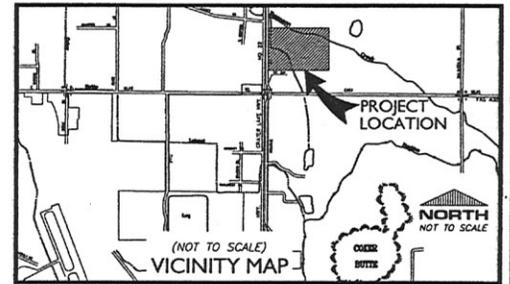
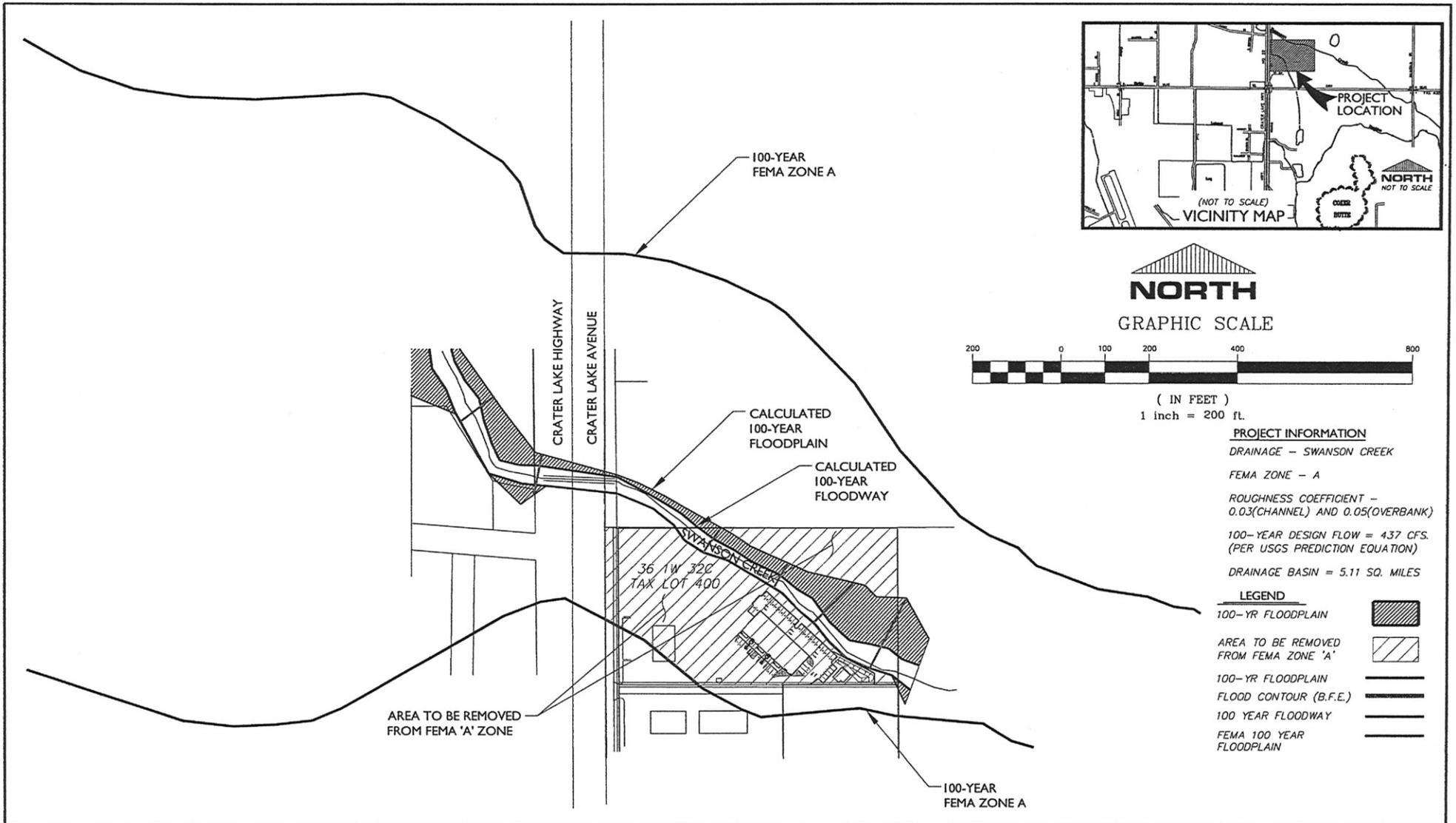


| | |
|-----------------|-------------|
| DRAWN BY: BSH | DATE: 12/18 |
| CHECKED BY: AMB | DATE: 12/18 |
| APPROVED RVS: | DATE: |
| APPROVED: | DATE: |
| APPROVED: | DATE: |
| APPROVED: | DATE: |

| NO. | REVISION | DATE | BY |
|-----|----------|------|----|
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CITY OF MEDFORD - ENGINEERING DEPARTMENT
 PROJECT NO. P-10000
 CRATER LAKE RENTAL SWANSON CREEK
 DRAWING NO. FLOOD STUDY
 REV. CITY ENGINEER: DATE: 1 of 1
 HANC FLOOD STUDY MAP/DWG PROJ: 18-35 PLOT DATE: 01/20/20



NORTH
GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

PROJECT INFORMATION

DRAINAGE - SWANSON CREEK
FEMA ZONE - A
ROUGHNESS COEFFICIENT -
0.03(CHANNEL) AND 0.05(OVERBANK)
100-YEAR DESIGN FLOW = 4.37 CFS.
(PER USGS PREDICTION EQUATION)
DRAINAGE BASIN = 5.11 SQ. MILES

LEGEND

- 100-YR FLOODPLAIN
- AREA TO BE REMOVED FROM FEMA 'A'
- 100-YR FLOODPLAIN FLOOD CONTOUR (B.F.E.)
- 100 YEAR FLOODWAY
- FEMA 100 YEAR FLOODPLAIN



| | |
|-----------------|-------------|
| DRAWN BY: BSH | DATE: 03/20 |
| CHECKED BY: AMB | DATE: 03/20 |
| APPROVED RVS: | DATE: |
| APPROVED: | DATE: |
| APPROVED: | DATE: |
| APPROVED: | DATE: |

| NO. | REVISION | DATE | BY |
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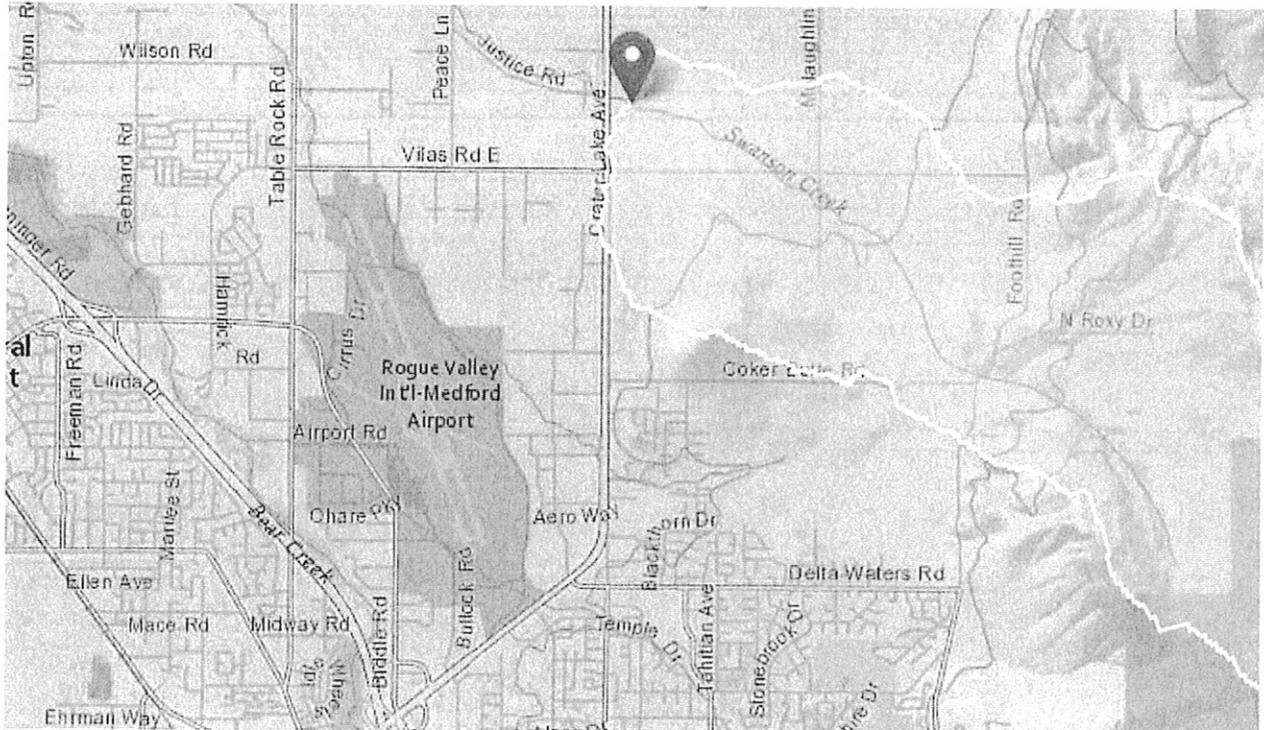
| | |
|------------------------------------------|---------------|
| CITY OF MEDFORD - ENGINEERING DEPARTMENT | |
| CRATER LAKE RENTAL SWANSON CREEK | PROJECT NO. - |
| FEMA FROM MAP FLOODPLAIN OVERLAY EXHIBIT | DRAWING NO. |
| REV. CITY ENGINEER: | DATE: 1 of 1 |

NAME: FLOOD OVERLAY MAP/DWG. PROJ#: 16-35 PLOT DATE: 03/20/20

Appendix B – USGS Peak Flow Calculations

StreamStats Report

Region ID: OR
 Workspace ID: OR20190509011207770000
 Clicked Point (Latitude, Longitude): 42.39386, -122.85371
 Time: 2019-05-08 18:12:21 -0700



Basin Characteristics

| Parameter Code | Parameter Description | Value | Unit |
|----------------|--------------------------------------------------------------------------------------------------------------------|-------|-----------------|
| DRNAREA | Area that drains to a point on a stream | 5.13 | square miles |
| I24H2Y | Maximum 24-hour precipitation that occurs on average once in 2 years - Equivalent to precipitation intensity index | 1.53 | inches |
| SOILPERM | Average Soil Permeability | 0.33 | inches per hour |
| JANMAXT2K | Mean Maximum January Temperature from 2K resolution PRISM 1961-1990 data | 46 | degrees F |

| Parameter Code | Parameter Description | Value | Unit |
|----------------|--------------------------------------------------------------------------------|-------|---------------|
| WATCAPORC | Available water capacity from STATSGO data using methods from SIR 2005-5116 | 0.12 | inches |
| ORREG2 | Oregon Region Number | 10001 | dimensionless |
| BSLOPD | Mean basin slope measured in degrees | 6.79 | degrees |
| JANMINT2K | Mean Minimum January Temperature from 2K resolution PRISM PRISM 1961-1990 data | 29.5 | degrees F |
| ELEV | Mean Basin Elevation | 1750 | feet |

Peak-Flow Statistics Parameters [Reg 2B Western Interior LT 3000 ft Cooper]

| Parameter Code | Parameter Name | Value | Units | Min Limit | Max Limit |
|----------------|------------------------------|-------|---------------|-----------|-----------|
| DRNAREA | Drainage Area | 5.13 | square miles | 0.37 | 7270 |
| BSLOPD | Mean Basin Slope degrees | 6.79 | degrees | 5.62 | 28.3 |
| I24H2Y | 24 Hour 2 Year Precipitation | 1.53 | inches | 1.53 | 4.48 |
| ELEV | Mean Basin Elevation | 1750 | feet | | |
| ORREG2 | Oregon Region Number | 10001 | dimensionless | | |

Peak-Flow Statistics Flow Report [Reg 2B Western Interior LT 3000 ft Cooper]

PII: Prediction Interval-Lower, PIu: Prediction Interval-Upper, SEp: Standard Error of Prediction, SE: Standard Error (other -- see report)

| Statistic | Value | Unit | PII | PIu | SE | SEp | Equiv. Yrs. |
|---------------------|------------|--------------------|------|------|------|------|-------------|
| 2 Year Peak Flood | 140 | ft ³ /s | 81.8 | 241 | 32.6 | 32.6 | 2 |
| 5 Year Peak Flood | 216 | ft ³ /s | 126 | 370 | 32.4 | 32.4 | 2.8 |
| 10 Year Peak Flood | 268 | ft ³ /s | 156 | 463 | 33 | 33 | 3.6 |
| 25 Year Peak Flood | 336 | ft ³ /s | 191 | 589 | 34.1 | 34.1 | 4.8 |
| 50 Year Peak Flood | 386 | ft ³ /s | 216 | 691 | 35.1 | 35.1 | 5.5 |
| 100 Year Peak Flood | <u>437</u> | ft ³ /s | 240 | 795 | 36.2 | 36.2 | 6.2 |
| 500 Year Peak Flood | 555 | ft ³ /s | 292 | 1060 | 39.1 | 39.1 | 7.5 |

Peak-Flow Statistics Citations

Cooper, R.M., 2005, Estimation of Peak Discharges for Rural, Unregulated Streams in Western Oregon: U.S. Geological Survey Scientific Investigations Report 2005-5116, 76 p. (<http://pubs.usgs.gov/sir/2005/5116/pdf/sir2005-5116.pdf>)

USGS Data Disclaimer: Unless otherwise stated, all data, metadata and related materials are considered to satisfy the quality standards relative to the purpose for which the data were collected. Although these data and associated metadata have been reviewed for accuracy and completeness and approved for release by the U.S. Geological Survey (USGS), no warranty expressed or implied is made regarding the display or utility of the data for other purposes, nor on all computer systems, nor shall the act of distribution constitute any such warranty.

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USGS Product Names Disclaimer: Any use of trade, firm, or product names is for descriptive purposes only and does not imply endorsement by the U.S. Government.

Application Version: 4.3.0

Appendix C – Results (HEC-RAS)

HEC-RAS Profile Output Table - Standard Table 1

| River | River Station | Profile | Q Total (cfs) | Min Ch El (ft) | W.S. Elev (ft) | Crit W.S. (ft) | E.G. Elev (ft) | E.G. Slope (ft/ft) | Vel Chnl (ft/s) | Flow Area (sq ft) | Top Width (ft) | Froude # Chl |
|-----------|---------------|----------|------------------|-------------------|-------------------|-------------------|-------------------|-----------------------|--------------------|----------------------|-------------------|--------------|
| Swanson 3 | 500 | 100 Year | 437.00 | 1291.91 | 1294.245 | 1294.453 | 1294.958 | 0.014873 | 8.57 | 88.82 | 110.26 | 1.15240 |
| Swanson 3 | 500 | 25 Year | 336.00 | 1291.91 | 1294.269 | 1294.269 | 1294.666 | 0.008221 | 6.43 | 91.40 | 111.61 | 0.85868 |
| Swanson 3 | 501 | 100 Year | 437.00 | 1291.04 | 1293.550 | 1294.244 | 1296.010 | 0.040356 | 12.81 | 41.55 | 80.35 | 1.84532 |
| Swanson 3 | 501 | 25 Year | 336.00 | 1291.04 | 1294.055 | 1294.055 | 1294.479 | 0.006344 | 5.86 | 88.49 | 101.19 | 0.75811 |
| Swanson 3 | 502 | 100 Year | 437.00 | 1292.00 | 1294.628 | 1295.236 | 1296.234 | 0.025743 | 10.33 | 47.33 | 51.77 | 1.48040 |
| Swanson 3 | 502 | 25 Year | 336.00 | 1292.00 | 1294.987 | 1294.987 | 1295.494 | 0.006900 | 5.98 | 71.76 | 110.01 | 0.78793 |
| Swanson 3 | 503 | 100 Year | 437.00 | 1293.40 | 1296.066 | 1296.066 | 1296.430 | 0.005803 | 5.08 | 122.19 | 229.32 | 0.71252 |
| Swanson 3 | 503 | 25 Year | 336.00 | 1293.40 | 1295.447 | 1295.447 | 1296.130 | 0.012190 | 6.63 | 50.66 | 37.58 | 1.00679 |
| Swanson 3 | 504 | 100 Year | 437.00 | 1291.59 | 1294.109 | 1294.109 | 1294.788 | 0.012182 | 6.62 | 66.06 | 49.35 | 1.00772 |
| Swanson 3 | 504 | 25 Year | 336.00 | 1291.59 | 1293.862 | 1293.862 | 1294.454 | 0.012120 | 6.17 | 54.43 | 44.96 | 0.98856 |
| Swanson 3 | 505 | 100 Year | 437.00 | 1290.10 | 1292.807 | 1292.807 | 1293.468 | 0.011794 | 6.52 | 67.02 | 49.86 | 0.99098 |
| Swanson 3 | 505 | 25 Year | 336.00 | 1290.10 | 1292.544 | 1292.544 | 1293.134 | 0.012200 | 6.17 | 54.50 | 45.21 | 0.98967 |
| Swanson 3 | 506 | 100 Year | 437.00 | 1291.16 | 1294.641 | 1294.641 | 1295.436 | 0.012170 | 7.16 | 61.05 | 39.44 | 1.01391 |
| Swanson 3 | 506 | 25 Year | 336.00 | 1291.16 | 1294.357 | 1294.357 | 1295.050 | 0.012047 | 6.68 | 50.32 | 35.74 | 0.99172 |
| Swanson 3 | 507 | 100 Year | 437.00 | 1292.09 | 1296.427 | 1296.427 | 1297.198 | 0.011957 | 7.05 | 62.02 | 40.52 | 1.00371 |
| Swanson 3 | 507 | 25 Year | 336.00 | 1292.09 | 1295.882 | 1295.882 | 1296.753 | 0.011454 | 7.49 | 44.86 | 25.52 | 0.99560 |
| Swanson 3 | 508 | 100 Year | 437.00 | 1292.39 | 1296.581 | 1296.581 | 1297.606 | 0.010864 | 8.13 | 53.78 | 25.83 | 0.99246 |
| Swanson 3 | 508 | 25 Year | 336.00 | 1292.39 | 1296.149 | 1296.149 | 1297.085 | 0.011224 | 7.76 | 43.28 | 22.77 | 0.99230 |
| Swanson 3 | 509 | 100 Year | 437.00 | 1292.44 | 1297.021 | 1297.021 | 1298.015 | 0.011680 | 8.00 | 54.63 | 27.48 | 0.99996 |
| Swanson 3 | 509 | 25 Year | 336.00 | 1292.44 | 1296.220 | 1296.629 | 1297.652 | 0.022404 | 9.60 | 34.98 | 21.55 | 1.32842 |
| Swanson 3 | 510 | 100 Year | 437.00 | 1294.23 | 1297.528 | 1297.528 | 1298.008 | 0.013068 | 5.56 | 78.77 | 80.41 | 0.98500 |
| Swanson 3 | 510 | 25 Year | 336.00 | 1294.23 | 1297.358 | 1297.358 | 1297.772 | 0.014413 | 5.16 | 65.14 | 79.71 | 1.00342 |
| Swanson 3 | 511 | 100 Year | 437.00 | 1295.04 | 1299.300 | 1299.300 | 1299.742 | 0.006529 | 5.68 | 107.93 | 141.52 | 0.74726 |
| Swanson 3 | 511 | 25 Year | 336.00 | 1295.04 | 1299.072 | 1299.072 | 1299.511 | 0.007099 | 5.44 | 76.70 | 133.33 | 0.76373 |

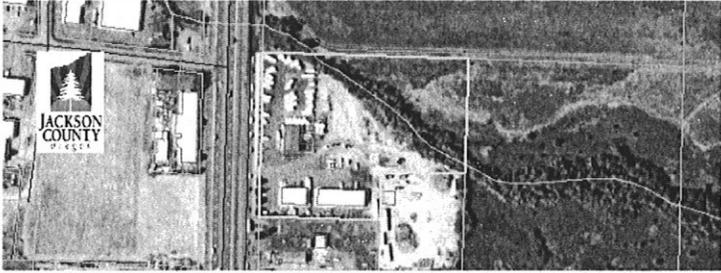
HEC-RAS Plan: Plan 02 River: Swanson Creek Reach: Alignment - (1)

| Reach | River Sta | Profile | Q Total (cfs) | Min Ch El (ft) | W.S. Elev (ft) | Crit W.S. (ft) | E.G. Elev (ft) | E.G. Slope (ft/ft) | Vel Chnl (ft/s) | Flow Area (sq ft) | Top Width (ft) | Froude # Chl |
|-----------------|-----------|---------|------------------|-------------------|-------------------|-------------------|-------------------|-----------------------|--------------------|----------------------|-------------------|--------------|
| Alignment - (1) | 1829.4 | PF 1 | 437.00 | 1298.00 | 1300.66 | | 1300.71 | 0.001308 | 2.63 | 331.32 | 347.32 | 0.35 |
| Alignment - (1) | 1829.4 | PF 2 | 437.00 | 1298.00 | 1301.45 | | 1301.53 | 0.000844 | 2.69 | 237.86 | 106.17 | 0.29 |
| Alignment - (1) | 1776.11 | PF 1 | 437.00 | 1297.99 | 1300.24 | 1300.24 | 1300.54 | 0.008994 | 5.92 | 146.37 | 223.81 | 0.87 |
| Alignment - (1) | 1776.11 | PF 2 | 437.00 | 1297.99 | 1300.75 | 1300.75 | 1301.37 | 0.008925 | 7.02 | 86.14 | 67.57 | 0.90 |
| Alignment - (1) | 1721.67 | PF 1 | 437.00 | 1295.45 | 1299.78 | | 1299.98 | 0.002939 | 4.43 | 182.44 | 225.68 | 0.52 |
| Alignment - (1) | 1721.67 | PF 2 | 437.00 | 1295.45 | 1299.83 | | 1300.34 | 0.005276 | 6.01 | 83.78 | 42.60 | 0.70 |
| Alignment - (1) | 1669.28 | PF 1 | 437.00 | 1295.31 | 1299.73 | | 1299.85 | 0.001425 | 3.22 | 235.79 | 280.75 | 0.37 |
| Alignment - (1) | 1669.28 | PF 2 | 437.00 | 1295.31 | 1299.82 | | 1300.10 | 0.002345 | 4.22 | 104.53 | 44.32 | 0.48 |
| Alignment - (1) | 1619.64 | PF 1 | 437.00 | 1295.53 | 1299.55 | | 1299.75 | 0.002324 | 3.98 | 174.97 | 236.01 | 0.47 |
| Alignment - (1) | 1619.64 | PF 2 | 437.00 | 1295.53 | 1299.58 | | 1299.95 | 0.003488 | 4.83 | 90.43 | 40.57 | 0.57 |
| Alignment - (1) | 1568.69 | PF 1 | 437.00 | 1294.86 | 1298.92 | 1298.92 | 1299.52 | 0.007275 | 6.39 | 87.77 | 125.07 | 0.81 |
| Alignment - (1) | 1568.69 | PF 2 | 437.00 | 1294.86 | 1298.69 | 1298.69 | 1299.59 | 0.011655 | 7.62 | 57.39 | 31.94 | 1.00 |
| Alignment - (1) | 1517.81 | PF 1 | 437.00 | 1294.72 | 1298.50 | | 1298.66 | 0.002485 | 3.21 | 137.84 | 138.55 | 0.46 |
| Alignment - (1) | 1517.81 | PF 2 | 437.00 | 1294.72 | 1298.55 | | 1298.70 | 0.002239 | 3.12 | 140.26 | 90.33 | 0.44 |
| Alignment - (1) | 1466.71 | PF 1 | 437.00 | 1294.68 | 1298.34 | | 1298.53 | 0.002805 | 3.47 | 127.37 | 128.62 | 0.49 |
| Alignment - (1) | 1466.71 | PF 2 | 437.00 | 1294.68 | 1298.41 | | 1298.58 | 0.002446 | 3.32 | 131.53 | 81.96 | 0.46 |
| Alignment - (1) | 1415.45 | PF 1 | 437.00 | 1293.42 | 1298.00 | 1297.25 | 1298.33 | 0.004601 | 4.62 | 108.72 | 180.22 | 0.63 |
| Alignment - (1) | 1415.45 | PF 2 | 437.00 | 1293.42 | 1298.10 | | 1298.41 | 0.004077 | 4.47 | 97.82 | 56.31 | 0.60 |
| Alignment - (1) | 1362.6 | PF 1 | 437.00 | 1292.97 | 1297.61 | | 1298.09 | 0.004088 | 5.56 | 82.58 | 47.42 | 0.63 |
| Alignment - (1) | 1362.6 | PF 2 | 437.00 | 1292.97 | 1297.76 | | 1298.19 | 0.003610 | 5.29 | 82.60 | 32.56 | 0.59 |
| Alignment - (1) | 1313.41 | PF 1 | 437.00 | 1292.79 | 1297.39 | 1296.65 | 1297.88 | 0.004239 | 5.66 | 80.70 | 45.64 | 0.84 |
| Alignment - (1) | 1313.41 | PF 2 | 437.00 | 1292.79 | 1297.58 | | 1298.01 | 0.003465 | 5.28 | 82.73 | 31.43 | 0.57 |
| Alignment - (1) | 1259.96 | PF 1 | 437.00 | 1292.35 | 1297.47 | | 1297.63 | 0.001964 | 3.51 | 166.39 | 192.35 | 0.43 |
| Alignment - (1) | 1259.96 | PF 2 | 437.00 | 1292.35 | 1297.52 | | 1297.80 | 0.002938 | 4.20 | 104.08 | 50.33 | 0.51 |
| Alignment - (1) | 1209.66 | PF 1 | 437.00 | 1292.86 | 1297.18 | 1296.35 | 1297.49 | 0.003253 | 4.64 | 104.37 | 55.55 | 0.56 |
| Alignment - (1) | 1209.66 | PF 2 | 437.00 | 1292.86 | 1297.27 | | 1297.63 | 0.003514 | 4.76 | 91.78 | 41.82 | 0.57 |
| Alignment - (1) | 1167.8 | PF 1 | 437.00 | 1292.83 | 1296.24 | 1296.24 | 1297.20 | 0.011282 | 7.87 | 56.30 | 32.08 | 1.00 |
| Alignment - (1) | 1167.8 | PF 2 | 437.00 | 1292.83 | 1296.92 | | 1297.44 | 0.004496 | 5.82 | 75.14 | 29.16 | 0.64 |
| Alignment - (1) | 1110.53 | PF 1 | 437.00 | 1291.17 | 1296.64 | | 1296.76 | 0.000991 | 3.10 | 184.73 | 75.62 | 0.32 |
| Alignment - (1) | 1110.53 | PF 2 | 437.00 | 1291.17 | 1297.04 | | 1297.22 | 0.001111 | 3.54 | 135.55 | 41.47 | 0.34 |
| Alignment - (1) | 1077.17 | PF 1 | 437.00 | 1291.47 | 1296.62 | | 1296.73 | 0.000589 | 2.68 | 179.27 | 115.61 | 0.25 |
| Alignment - (1) | 1077.17 | PF 2 | 437.00 | 1291.47 | 1297.08 | | 1297.17 | 0.000435 | 2.40 | 182.00 | 46.70 | 0.21 |
| Alignment - (1) | 1005 | PF 1 | 437.00 | 1289.94 | 1296.65 | 1293.03 | 1296.69 | 0.000216 | 1.55 | 328.47 | 180.99 | 0.15 |
| Alignment - (1) | 1005 | PF 2 | 437.00 | 1289.94 | 1297.11 | 1293.05 | 1297.14 | 0.000160 | 1.41 | 310.77 | 89.74 | 0.13 |
| Alignment - (1) | 999 | | Culvert | | | | | | | | | |
| Alignment - (1) | 831.27 | PF 1 | 437.00 | 1293.91 | 1296.09 | 1296.09 | 1296.27 | 0.003849 | 4.09 | 263.20 | 881.78 | 0.68 |
| Alignment - (1) | 831.27 | PF 2 | 437.00 | 1293.91 | 1296.30 | | 1296.79 | 0.006258 | 5.62 | 77.79 | 44.37 | 0.75 |
| Alignment - (1) | 826.27 | PF 1 | 437.00 | 1293.55 | 1296.05 | | 1296.13 | 0.002010 | 2.99 | 335.90 | 827.78 | 0.42 |
| Alignment - (1) | 826.27 | PF 2 | 437.00 | 1293.55 | 1296.50 | | 1296.68 | 0.002225 | 3.70 | 156.32 | 110.22 | 0.46 |
| Alignment - (1) | 801.02 | PF 1 | 437.00 | 1292.93 | 1295.58 | 1295.58 | 1296.01 | 0.006524 | 5.84 | 118.84 | 148.95 | 0.77 |
| Alignment - (1) | 801.02 | PF 2 | 437.00 | 1292.93 | 1295.96 | | 1296.55 | 0.006034 | 6.19 | 70.63 | 32.51 | 0.74 |
| Alignment - (1) | 776.23 | PF 1 | 437.00 | 1292.98 | 1295.33 | 1295.33 | 1295.62 | 0.005735 | 5.31 | 158.67 | 258.30 | 0.72 |
| Alignment - (1) | 776.23 | PF 2 | 437.00 | 1292.98 | 1295.64 | 1295.46 | 1296.37 | 0.007930 | 6.89 | 65.44 | 35.23 | 0.85 |
| Alignment - (1) | 728 | PF 1 | 437.00 | 1292.00 | 1295.33 | | 1295.38 | 0.001168 | 2.78 | 358.04 | 407.96 | 0.33 |
| Alignment - (1) | 728 | PF 2 | 437.00 | 1292.00 | 1296.00 | | 1296.08 | 0.000879 | 2.89 | 261.14 | 162.86 | 0.30 |
| Alignment - (1) | 677.46 | PF 1 | 437.00 | 1291.96 | 1295.15 | | 1295.30 | 0.001987 | 3.95 | 209.76 | 221.56 | 0.44 |
| Alignment - (1) | 677.46 | PF 2 | 437.00 | 1291.96 | 1295.81 | | 1296.01 | 0.001609 | 4.04 | 148.27 | 65.16 | 0.41 |
| Alignment - (1) | 620.57 | PF 1 | 437.00 | 1291.00 | 1295.07 | | 1295.19 | 0.001475 | 3.40 | 224.61 | 196.22 | 0.38 |
| Alignment - (1) | 620.57 | PF 2 | 437.00 | 1291.00 | 1295.76 | | 1295.92 | 0.001202 | 3.51 | 148.03 | 53.24 | 0.36 |
| Alignment - (1) | 573.37 | PF 1 | 437.00 | 1291.52 | 1294.92 | | 1295.10 | 0.002363 | 4.10 | 177.24 | 141.59 | 0.48 |
| Alignment - (1) | 573.37 | PF 2 | 437.00 | 1291.52 | 1295.60 | | 1295.84 | 0.001878 | 4.17 | 125.03 | 53.96 | 0.44 |

HEC-RAS Plan: Plan 02 River: Swanson Creek Reach: Alignment - (1) (Continued)

| Reach | River Sta | Profile | Q Total (cfs) | Min Ch El (ft) | W.S. Elev (ft) | Crit W.S. (ft) | E.G. Elev (ft) | E.G. Slope (ft/ft) | Vel Chnl (ft/s) | Flow Area (sq ft) | Top Width (ft) | Froude # Chi |
|-----------------|-----------|---------|------------------|-------------------|-------------------|-------------------|-------------------|-----------------------|--------------------|----------------------|-------------------|--------------|
| Alignment - (1) | 521.92 | PF 1 | 437.00 | 1292.00 | 1294.66 | | 1294.89 | 0.006529 | 5.52 | 128.81 | 135.95 | 0.76 |
| Alignment - (1) | 521.92 | PF 2 | 437.00 | 1292.00 | 1294.71 | 1294.71 | 1295.59 | 0.011226 | 7.56 | 59.77 | 35.18 | 1.01 |
| Alignment - (1) | 471.8 | PF 1 | 437.00 | 1291.00 | 1293.81 | 1293.78 | 1294.50 | 0.007736 | 6.87 | 76.55 | 64.31 | 0.85 |
| Alignment - (1) | 471.8 | PF 2 | 437.00 | 1291.00 | 1294.60 | | 1295.01 | 0.003333 | 6.17 | 84.50 | 32.03 | 0.56 |
| Alignment - (1) | 421.79 | PF 1 | 437.00 | 1291.00 | 1294.04 | | 1294.19 | 0.001606 | 3.43 | 204.10 | 283.98 | 0.39 |
| Alignment - (1) | 421.79 | PF 2 | 437.00 | 1291.00 | 1294.69 | | 1294.85 | 0.001068 | 3.23 | 135.36 | 44.21 | 0.33 |
| Alignment - (1) | 372.29 | PF 1 | 437.00 | 1291.00 | 1293.96 | 1293.41 | 1294.09 | 0.002435 | 3.56 | 202.48 | 199.13 | 0.47 |
| Alignment - (1) | 372.29 | PF 2 | 437.00 | 1291.00 | 1294.59 | | 1294.78 | 0.002012 | 3.62 | 130.30 | 61.38 | 0.44 |
| Alignment - (1) | 321.34 | PF 1 | 437.00 | 1291.00 | 1293.36 | 1293.36 | 1293.84 | 0.008613 | 6.39 | 105.70 | 137.66 | 0.87 |
| Alignment - (1) | 321.34 | PF 2 | 437.00 | 1291.00 | 1293.86 | 1293.59 | 1294.55 | 0.007911 | 6.64 | 65.82 | 33.29 | 0.83 |

Appendix D – FIRM Map

| | | | | | | | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------|------------------|----------------|------------|-------------|------------------|------------------|---------------------------------------|----------------------------------------|
| Account Sequence | Map TL Sequence | Assessment Year 2020 | <input type="button" value="Print Window"/> <input type="button" value="Close Window"/> | | | | | | | | |
| Assessment Info for Account 1-077542-7 Map 361W32C Taxlot 400 Report For Assessment Purposes Only Created January 31, 2020 | | | | | | | | | | | |
| Account Info | | Tax Year 2019 Info | Land Info | | | | | | | | |
| Account | 1-077542-7 | <input type="button" value="Pay Taxes Online"/> | Tax Code | 49-01 | | | | | | | |
| Map | 361W32C 400 | | Acres | 6.40 | | | | | | | |
| Taxlot | | | Zoning | | | | | | | | |
| Owner | CRATER LAKE RENTALS LLC | | Land Class | | | | | | | | |
| Situs Address | | | UNK 6.40 Ac | | | | | | | | |
| CRATER LAKE AVE MEDFORD R | | | Property Class | 201 | | | | | | | |
| Mailing Address | CRATER LAKE RENTALS LLC OWEN FRED T JR/BARBARA 3400 CRATER LAKE AVE MEDFORD OR, 975049257 | Tax Report | <input type="button" value="Details"/> | Stat Class | 561 | | | | | | |
| Appraiser | | Tax Statement | <input type="button" value="Details"/> | Unit ID | 134271-1 | | | | | | |
| | | Tax History | <input type="button" value="Details"/> | Maintenance Area | 6 | | | | | | |
| | | Tax Details | <input type="button" value="Details"/> | Neighborhood | 000 | | | | | | |
| | | Tax Rates | <input type="button" value="Details"/> | Study Area | 00 | | | | | | |
| | | | | Account Status | ACTIVE | | | | | | |
| | | | | Tax Status | Assessable | | | | | | |
| | | | | Sub Type | NORMAL | | | | | | |
| Sales Data (AS 400) | | | | | | | | | | | |
| <input type="button" value="Value Summary Detail (For Assessment Year 2020 - Subject To Change)"/> | | | | | | | | | | | |
| <input type="button" value="Market Value Summary (For Assessment Year 2020 - Subject To Change)"/> | | | | | | | | | | | |
| Code Area | Type | Acres | RMV | M5 | MAV | AV | | | | | |
| 49-01 | LAND | 6.40 | \$ 520,660 | \$ 520,660 | \$ 298,340 | \$ 298,340 | | | | | |
| 49-01 | IMPR | 0.00 | \$ 526,850 | \$ 526,850 | \$ 485,640 | \$ 485,640 | | | | | |
| Value History <input type="button" value="Details"/> | | Total: | \$ 1,047,510 | \$ 1,047,510 | \$ 783,980 | \$ 783,980 | | | | | |
| Value Summary Details | | | | | | | | | | | |
| Improvements | | | | | | | | | | | |
| Building # | | | Code Area | Year Built | Eff Year Built | Stat Class | Description | Type | SqFt | % Complete | <input type="button" value="Details"/> |
| 1 | | | 49-01 | 0 | | 561 | Service | Comm Imp | 1800 | 100 % | |
| Photos and Scanned Documents | | | | | | | | | | | |
| Type | | | | | | | | Item Number | Image Files | | |
| APEX DRAWINGS | | | | | | | | 1 | 1 | <input type="button" value="PDF"/> | |
| SCANNED ASSESSOR DOCUMENTS | | | | | | | | (See new portal) | (See new portal) | <input type="button" value="Portal"/> | |
| <input type="button" value="Improvement Comments"/> | | | | | | | | | | | |
| <input type="button" value="Commercial"/> | | | | | | | | | | | |
| Appraisal Maintenance | | | | | | | | | | | |
| 2015 - HISTORY ONLY R.T. | | | | | | | | | | | |
| <input type="button" value="Account Comments"/> | | | | | | | | | | | |
| LLA;imps from TL-600 remapped to this lot; dba37 07/09/07 >>> | | | | | | | | | | | |
| <input type="button" value="Exemptions / Special Assessments / Notations / Potential Liability"/> | | | | | | | | | | | |
| Notations | | | | | | | | | | | |
| Description | | Tax Amount | Year Added | Value Amount | | | | | | | |
| CARTOGRAPHIC ACTIVITY | | | 2007 | | | | | | | | |
| READ BEFORE DATA ENTRING EXCEPTION | | | 2006 | | | | | | | | |
| <input type="button" value="Location Map"/> | | | | | | | | | | | |
|  | | | | | | | | | | | |
| <input type="button" value="Close Window"/> <input type="button" value="Print Window"/> | | | | | | | | | | | |





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

BARGAIN AND SALE DEED

Jackson County

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Grantor Name and Address: Name: Fred T. Owen, Jr. and Barbara Owen Address: 529 Humbug Creek Road City, State, Zip: Jacksonville, OR. 97530 | Grantee Name and Address: Name: Crater Lake Rentals, LLC Address: 3400 Crater Lake Ave. City, State, Zip: Medford, OR. 97501 |
| Until a Change is Requested send all tax statements to: No Change | After Recording Return To: STARK AND HAMMACK, P.C. 100 East Main Street, Suite M Medford, OR 97501 |

KNOW ALL MEN BY THESE PRESENTS that the undersigned, **FRED T. OWEN, JR. and BARBARA OWEN**, husband and wife, Grantors, hereby convey and warrant unto, **CRATER LAKE RENTALS, LLC, AN OREGON LIMITED LIABILITY COMPANY**, Grantee, all their interest in and to the real property located in Jackson County, Oregon, described on Exhibit "A" which is attached hereto and by this reference incorporated herein.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00, however, the transfer consists of promises made which are the whole consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.



IN WITNESS WHEREOF, the Grantors have executed this instrument this 20th day of December, 2017

Fred T. Owen Jr
FRED T. OWEN, JR.

Barbara L Owen
BARBARA OWEN

STATE OF OREGON)
)ss.
COUNTY OF JACKSON)

This instrument was acknowledged before me this 13th day of December, 2017, by FRED T. OWEN, JR. and acknowledges the above instrument to be his voluntary act and deed.



Shannon M Fowler
Notary Public for Oregon

STATE OF OREGON)
)ss.
COUNTY OF JACKSON)

This instrument was acknowledged before me this 20th day of December, 2017, by BARBARA OWEN and acknowledges the above instrument to be her voluntary act and deed.



Shannon M Fowler
Notary Public for Oregon

Exhibit "A"

Commencing at the Southwest corner of the Northwest corner of the Southwest quarter of Section 32, Township 36 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; Thence South 89° 48' 23" East, along the South line of said quarter-quarter, 29.93 feet (record South 89° 48' 30" East) to the East line of Crater Lake Highway; thence continuing along the South line of said quarter-quarter, South 89° 48' 47" East, 369.96 feet (record 89° 48' 30" East); thence continuing along the South line of said quarter-quarter, South 89° 49' 20" East, 260.05 feet (record 89° 48' 30" East) to a 5/8 inch iron pin marking the Northwest corner of Tract A, as described in Document Number 76-15408, Official Records for said County and State; thence North 00° 21' 11" West, 309.93 feet (record North 00° 19' 20" West, 310.00 feet), to THE POINT OF BEGINNING, thence; continuing North 00° 21' 11" West, 352.71 feet (record North 00° 19' 20" West, 353.01 feet), to a 5/8 inch iron pin on the North line of the South half of the Northwest quarter of the Southwest quarter of said Section 32; thence North 89° 45' 42" West, 629.88 feet (record North 89° 47' 45" West, 630.00 feet), to a 5/8 inch iron pin on the East line of Crater Lake Highway; thence South 00° 20' 30" East, 503.24 feet, thence South 89° 48' 47" East, 369.92 feet; thence North 00° 21' 11" West, 149.93 feet, thence South 89° 49' 20" East, 260.05 feet to the POINT OF BEGINNING.

31

12:47

RESTRICTIVE COVENANT

The undersigned, being record owners of all of the real property described as T.36S-R.1W-Section 32C Tax Lot 400, attached Exhibit A, Jackson County, Oregon, do hereby make the following restrictive covenants for the above-described real property, specifying that these covenants shall run with all of the land and shall be binding on all persons claiming under such land and that these restrictions shall be for the benefit of, and limitation upon, all future owners of said real property.

The purpose of these reservations, conditions, covenants, restrictions, and agreements is to ensure the use of the subject site by Fred Owen, City of Medford, Oregon, will be in accordance with the conditions herein, and to disclose certain limitations to development of the site as contained in the Agricultural Impact Assessment (AIA), prepared by the undersigned record owners and which addresses certain farming related impacts originating outside the subject properties, and record owners' mitigation measures for lots within the subject properties.

The farms adjacent to the subject properties, has established a "right to farm" as provided by Oregon Law, and there exist certain limitations on lawsuits against or relating to the farm or the farming practices and the impacts to adjoining property. Relevant Oregon laws and the AIA should be reviewed; additionally, the person acquiring title to the property should check with the City of Medford Planning Department and the Jackson County Department of Planning and Development to verify approved uses and limitations on the subject property as well as on adjoining properties.

The following restrictive covenants hereafter bind the subject property:

1. Declarant, legal representatives, assigns, and lessees hereby acknowledge and agree to accept by the placement of this covenant or the acceptance and recording of this instrument that the property herein described is situated on or near farm land, and as such may be subject to common, customary, and accepted farm practices which ordinarily and necessarily produce truck and heavy machinery traffic and noise, dust, smoke, and other types of visual, odor, and noise pollution which Declarant accepts as normal and necessary farm management practices, and as part of the risk of purchasing or constructing, near a resource area. All such persons acknowledge that noise levels from said farm operations may sometimes exceed maximum noise level standards

01 32763

identified by federal, state or local law or regulation and waive any and all claims each may have against any and all persons as a result of noise levels caused by farm operations on the adjacent farm properties.

2. These covenants and restrictions shall run with the land and shall be binding on all parties until December 31, 2011, at which time the covenants shall automatically extend for successive periods of ten years unless an instrument signed by a majority of the then owners of the property and the adjacent farm owner, as long as the adjacent property is not in the Medford City Limits, has been recorded agreeing to change these covenants in whole or in part.
3. The foregoing restrictions shall bind and insure to the benefit of, and be enforceable by suit in equity or an action at law for damages by the owner or owners of the above described lands, their legal representatives, heirs, successors or assigns, to enforce any of such conditions or restrictions shall in no event be deemed a waiver of the right to do so thereafter.
4. The City of Medford, Oregon, a political subdivision of the State of Oregon, shall be considered a party to this covenant and shall have the right, if it so desires, to enforce same by judicial or administrative proceeding. The restrictive covenants contained herein cannot be removed or modified without the written consent of said City as long as the adjoining property is zoned as resource land.
5. In case a suit or action is instituted to enforce any of the foregoing restrictions or covenants, the prevailing party in such suit or action shall be entitled to recover from the losing party such sum as the court may adjudge reasonable as attorney's fees in such suit or action or in any appeal therefrom.

2

01 32763

Invalidation of any of these covenants shall not affect any of the other provisions which shall remain in full force and effect.

Dated this 12 day of July, 2001.

Fred Owen Jr
Owners of Record



STATE OF OREGON)
) ss.
County of Jackson)

Personally appeared the above named Fred Owen Jr and acknowledged the foregoing instrument to be his voluntary act and deed before me this 12 day of July, 2001.

Donna M Rogerson
Notary Public for Oregon

3

01 32763

LEGAL DESCRIPTION FOR FARM USE COVENANT

1. T.36S, R1W, Section 32, TL 400; containing 10 acres, more or less.
2. T.36S, R1W, Section 32, TL 600 containing 3.0 more or less.

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

JUL 13 2001
12:47 PM
Heather J. [Signature]
COUNTY CLERK

4

FRICITION LOSS CALCULATION

Gray area identifies information needed

| | |
|---------------------------------|--------------------------------|
| Job Name & Location: | ater Rentals, Crater Lake Aven |
| Date Modified: | 2/28/2020 |

| | | |
|-----------------------------|---------------------------------|-----|
| Maximum Design Gallonage | <input type="text" value="5"/> | GPM |
| Pressure @ Water Meter: | <input type="text" value="88"/> | PSI |
| Total PSI Gains / Losses | 17.6 | PSI |
| Working Pressure | 70.4 | PSI |
| Required Sprinkler Pressure | <input type="text" value="30"/> | PSI |

| | | |
|------------------------------------------|-------------------------------------|--------------------------|
| | Yes | No |
| Is a Pressure Regulator required? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | | |
|------------------------------------|--------------------------|-------------------------------------|
| Is a Booster Pump required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|------------------------------------|--------------------------|-------------------------------------|

(Note an air gap is required when booster pumps are used; no direct connect allowed)

Mainline Design

| | GPM | Size | Length | Loss per 100' | Total Loss |
|-------------------------------|-------------|--------------------------------|--------|---------------|------------|
| Service Line to Water Meter | 5 | <input type="text" value="1"/> | 100 | 3.52 | 3.52 |
| Water Meter | 5 | 3/4" | N/A | N/A | 1 |
| Potable Waterline to Backflow | 5 | <input type="text" value="1"/> | 10 | 2.4 | 0.24 |
| Backflow Preventer | 5 | 3/4" | N/A | N/A | 6 |
| Mainline to Farthest Zone | 5 | <input type="text" value="1"/> | 10 | 2.4 | 0.24 |
| Solenoid Valve | 5 | <input type="text" value="1"/> | N/A | N/A | 1.9 |
| Contingency 15% | N/A | Misc. Avg. | N/A | N/A | 1.371 |
| Mainline Total | 14.0 | PSI Loss | | | |

| | | |
|-------------------------------|--------------------------------|------|
| Elevation gain or loss | <input type="text" value="0"/> | Feet |
| Pressure Gain or Loss | 0 | PSI |



Zone Total

3.6 PSI Loss

System Run Time Calculation

Gray area identifies information needed

Job Name & Location: Crater Rentals, Crater Lake Ave

Date(s) Modified: February 28, 2020

Use Reference ET 2.3 per Peak Week

Maximum Design Gallonage - GPM 5

Available Days to Water: Su-M-Tu-W-Th-F-Sa

x

Preferred Water Window 9:00 PM to 5:30 AM

Actual Water Window / Hours to Water

2am-8am

Total Watering Hours Programmed per Week 2.4

| Program | Start Time | Watering Day(s) |
|---------|------------|-----------------|
| "A" | 4am | Tu-Th-Sa |
| "A" | | |
| "A" | | |
| "A" | | |
| | | |
| "B" | | |
| | | |
| "C" | | |

Plant ET:

High = 0.8, Moderate = 0.6, Moderate/Low = 0.45,

Low = 0.3, Very Low = 0.1

| Zone # | Plant ET | P.R. | Run Time Station Need per WK | Station Run Time Minutes | Programed Cycles per Week | Total Programmed Run Time per Week |
|--------|----------|------|------------------------------------|--------------------------------|------------------------------------------------------|---------------------------------------------|
| 1 | 0.45 | 0.43 | 144.4186 | 48 | 3 | 144 |
| 2 | | | #DIV/0! | | | 0 |
| 3 | | | #DIV/0! | | | 0 |
| 4 | | | #DIV/0! | | | 0 |
| 5 | | | #DIV/0! | | | 0 |
| 6 | | | #DIV/0! | | | 0 |
| 7 | | | #DIV/0! | | | 0 |
| 8 | | | #DIV/0! | | | 0 |
| 9 | | | #DIV/0! | | | 0 |
| 10 | | | #DIV/0! | | | 0 |
| 11 | | | #DIV/0! | | | 0 |
| 12 | | | #DIV/0! | | | 0 |
| 13 | | | #DIV/0! | | | 0 |
| 14 | | | #DIV/0! | | | 0 |
| 15 | | | #DIV/0! | | | 0 |
| 16 | | | #DIV/0! | | | 0 |
| 17 | | | #DIV/0! | | | 0 |
| 18 | | | #DIV/0! | | | 0 |
| 19 | | | #DIV/0! | | | 0 |
| 20 | | | #DIV/0! | | | 0 |
| 21 | | | #DIV/0! | | | 0 |
| 22 | | | #DIV/0! | | | 0 |
| 23 | | | #DIV/0! | | | 0 |
| 24 | | | #DIV/0! | | | 0 |
| | | | | | Total Run Time per Week (minutes) | 144 |

Google Maps 5262 Crater Lake Ave



Image capture: May 2019 © 2020 Google

Medford, Oregon

Google

Street View



Google Maps 5300 Crater Lake Ave



Image capture: May 2019 © 2020 Google

Medford, Oregon

Google

Street View

Google Maps 5262 Crater Lake Ave

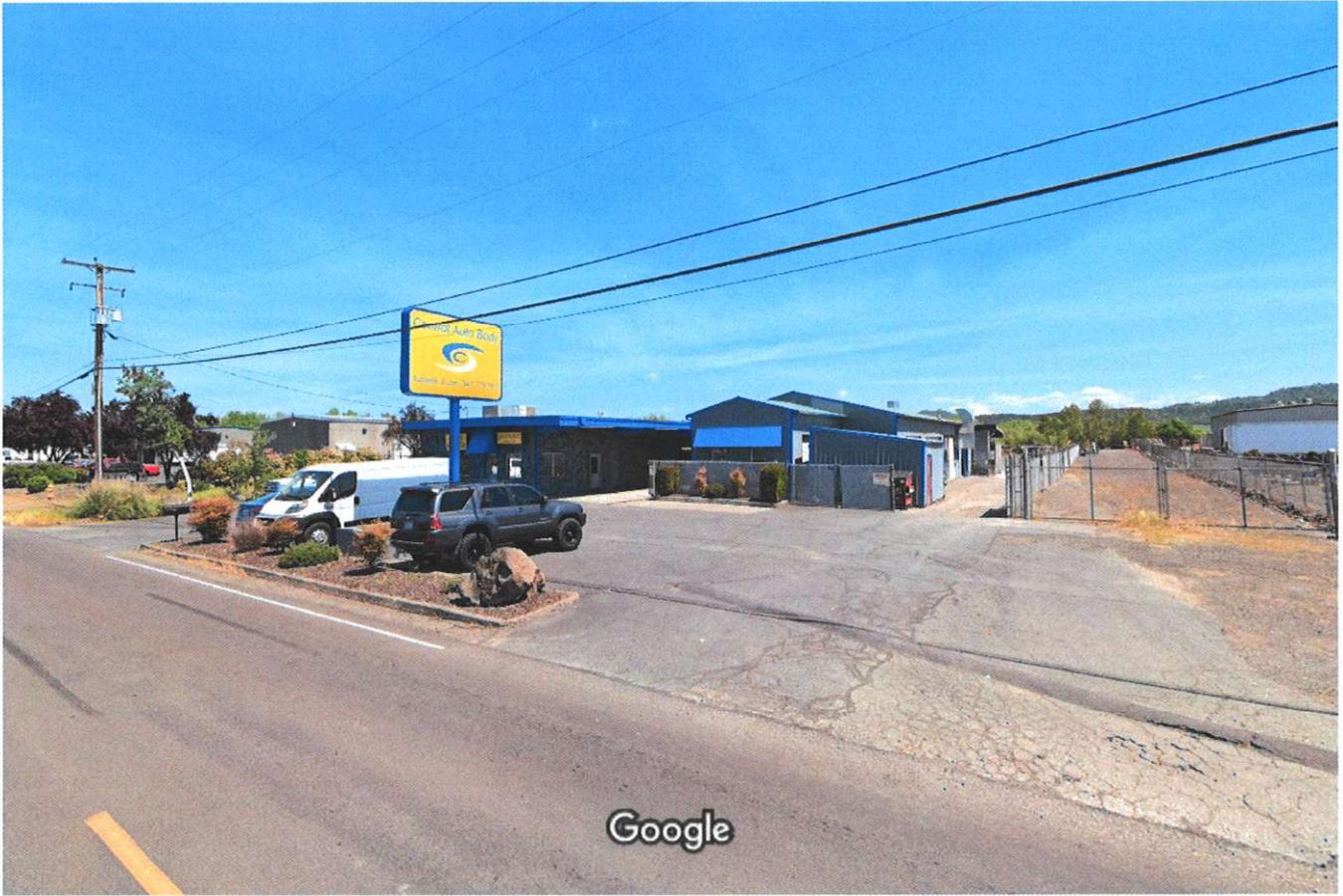


Image capture: May 2019 © 2020 Google

Medford, Oregon

Google

Street View

Google Maps 5300 Crater Lake Ave



Image capture: May 2019 © 2020 Google

Medford, Oregon

Google

Street View







MEMORANDUM

To: Steffen Roennfeldt, Planner III
From: Liz Conner, CFM, Planner II
Date: May 27, 2020
Subject: AC-20-097 5274 Crater Lake Avenue

Project Description

Consideration of a 9,000 square foot commercial structure on 6.40 acres located at 5274 Crater Lake Avenue in the C-H (Heavy Commercial) zoning district (361W32C400).

SITE CHARACTERISTICS

- C-H Heavy Commercial zoning district
- Swanson Creek
- Special Flood Hazard Area Zone A
- No Base Flood Elevations or Floodway
- FIRM panel 41029C1788F effective May 3, 2011

FLOODPLAIN REGULATIONS

The property is currently within a mapped A zone without Base Flood Elevations. Per the National Flood Insurance Program Regulations, any development and vertical structures and utilities shall comply with 44 CFR 60.3(b).

The Medford Floodplain regulations are found in Chapter 13 of the Municipal Code. The sections pertaining to areas of special flood hazard with Base Flood Elevations (BFE) need to be reviewed and adhered to specifically, along with other relevant sections.

A Floodplain Development Permit is required prior to development in the Special Flood Hazard Areas. Development is broadly defined and includes, but is not limited to, grading, filling, paving, and construction of buildings.

Per Chapter 13, encroachments into the SFHA shall be prohibited unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water-surface elevation of the base flood more than 1 foot at any point within the community.

Future tentative plans shall identify the special flood hazard areas. Structures shall be constructed a minimum of one-foot above the BFE.

Existing and proposed grades shall be provided and the effect of this earth movement on the floodplain shall be described in a narrative.

COMMENTS

The application submittals show that a Letter of Map Amendment (LOMA) is being requested. If a LOMA is issued, a copy shall be provided prior to development. If a LOMA removes the subject area from the SFHA then some of the requirements may not apply.

The following comments were provided at the time of Pre-Application PA-19-046.

The flood study provided by Construction Engineering Consultants Inc. uses the prediction equation and peak discharge estimator calculator form Oregon Water Resources Department to establish the basin limits and peak flow. Please include or provide evidence of additional peak discharge calculations in accordance with the FEMA's Guidance for Flood Risk Analysis and Mapping.

Please include the required materials for the Letter of Map Revision submittals prior to development approval.

Please provide a detailed map showing the Special Flood Hazard Area (SFHA) from the May 3, 2011 effective date FIRM panel in relation to the SFHA proposed with the flood study.

FLOODPLAIN PERMIT

Submit a floodplain development application and fee along with submittal requirements identified in Chapter 13. An Elevation Certificate (EC) is required with the submittal of building permits for new commercial structures located in the special flood hazard area (one at the time of building permit submittal, one during construction, and one prior to certificate of occupancy).

Submit copies of all necessary permits from other governmental agencies from which approval is required prior to start of construction.

Construction shall be in compliance with applicable building and fire codes and floodplain regulations.

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

| | | |
|-----------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE) Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |

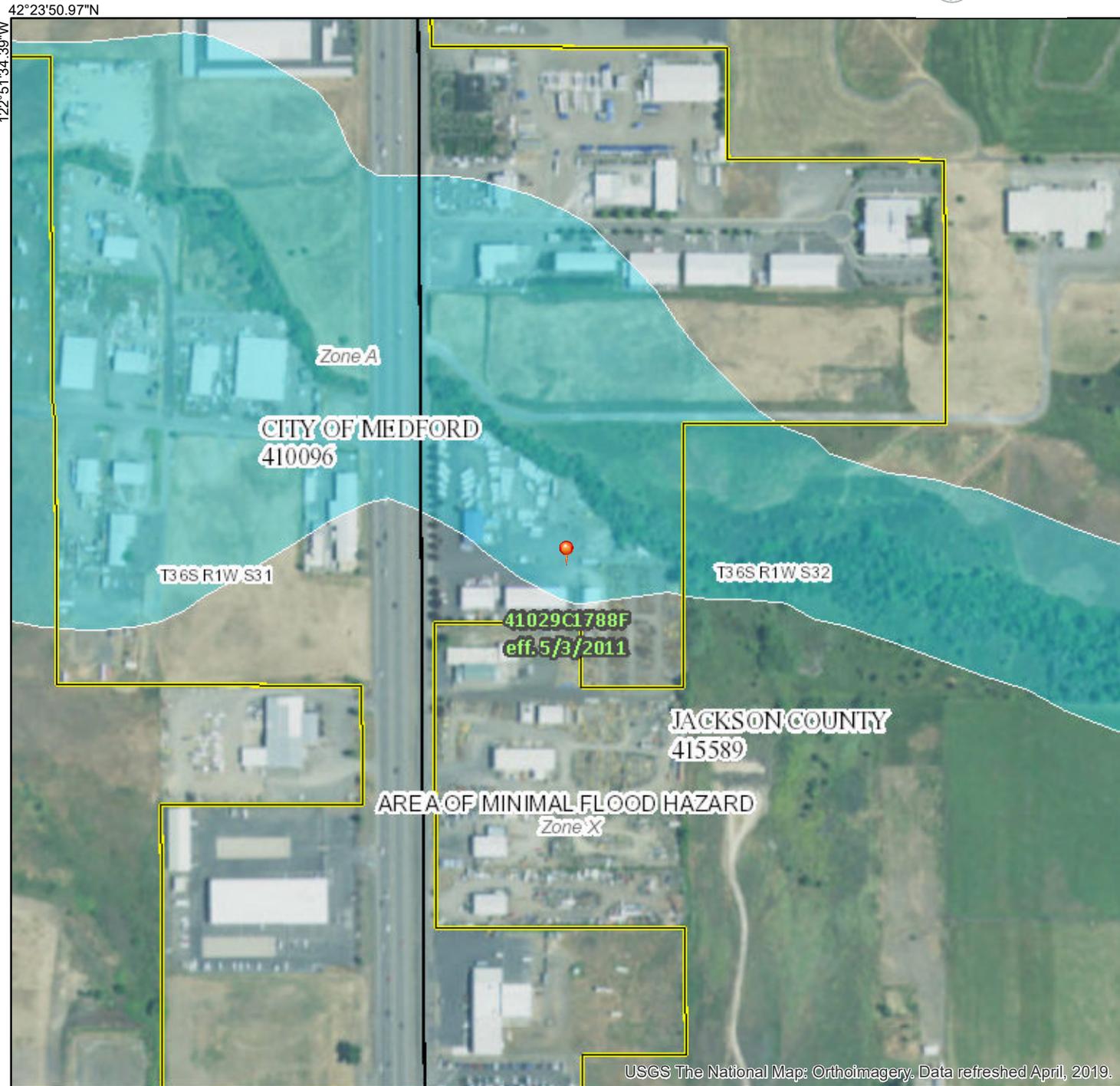


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

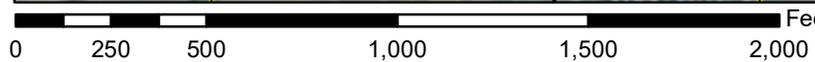
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/27/2020 at 12:13:57 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



42°23'50.97"N

122°51'34.39"W

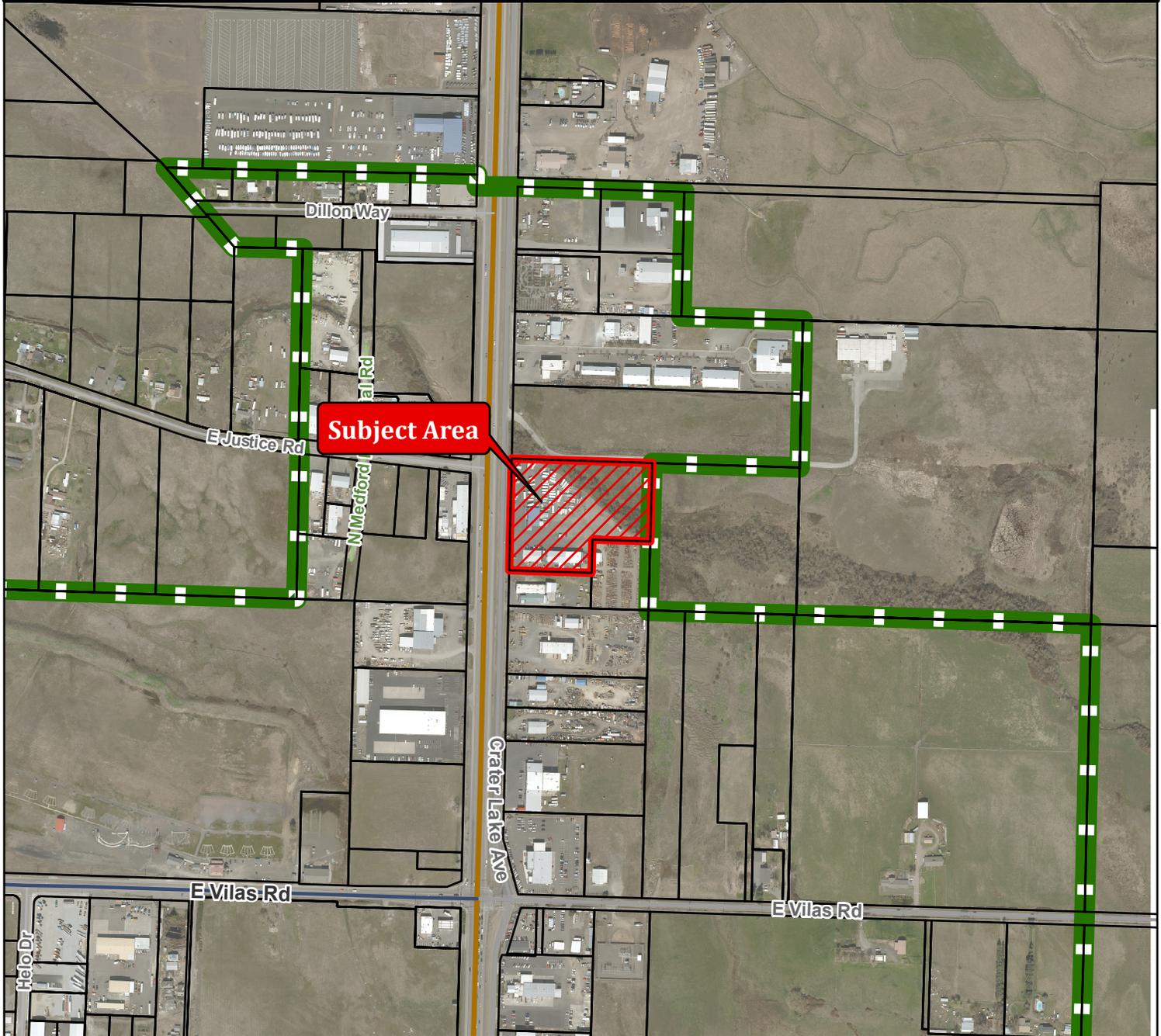


1:6,000

42°23'24.40"N

122°50'56.94"W

USGS The National Map: Orthoimagery. Data refreshed April, 2019.



Project Name:

Crater Lake Rentals
5278 Crater Lake Avenue

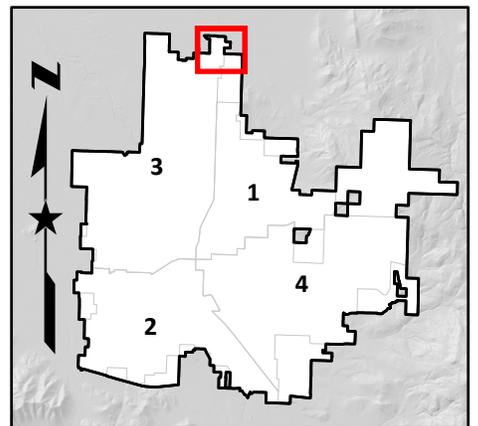
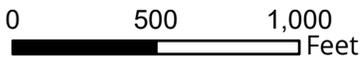
Map/Taxlot:

361W32C TL 400

Legend

-  Subject Area
-  Tax Lots

4/17/2020





STAFF REPORT

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

Project Joseph Office Park – Building III
Applicant: Spectrum Orthotics; Agent: Oregon Architecture, Inc.

File no. AC-20-099

To Site Plan and Architectural Commission *for 06/05/2020 hearing*

From Dustin Severs, Planner III

Reviewer Kelly Evans, Assistant Planning Director

Date May 29, 2020

BACKGROUND

Proposal

Consideration of plans for the construction of Joseph Office Park – Building III, a 8,400 square foot building on a 1.15-acre parcel located on the north side of East Barnett Road, approximately 650 feet west of North Phoenix Road (3531 East Barnett Road), within the C-S/P (Service Commercial – Professional Office) zoning district (371W28DD TL 900).

Vicinity Map



Subject Site Characteristics

GLUP SC (Service Commercial)
Zoning C-S/P (Service Commercial & Professional Office)
Overlay None
Use Joseph Office Park

Surrounding Site Characteristics

North Zone: SFR-4 (Single-Family Residential, four dwelling units per gross acre)
Use(s): Single-family residences

South Zone: SFR-4
Use(s): Single-family residences

East Zone: SFR-4 & C-S/P
Use(s): Vacant lots

West Zone: C-S/P
Use(s): Single-family residences and commercial building

Related Projects

CP-92-002 Comprehensive Plan Amendment to SC
AC-01-047 Master Plan for Joseph Office Park
ZC-02-001 Zone Change to C-S/P
AC-02-198 Phase 1 Office Building (expired)
AC-05-197 Phase 1 Office Building (approved)
AC-11-133 Phase 2 Office Building (expired)
AC-15-097 Phase 2 Office Building (approved)
PLA-18-103 Property Line Adjustment (approved)

Applicable Criteria

Medford Municipal Code §10. 200(E)(1) – Site Plan & Architectural Review Criteria

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

- (a) The proposed development is compatible with uses and developments 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 MLDC § 10.186.*

Approval Authority

This is a Type III land use decision. The Site Plan & Architectural Commission is the approving authority under MLDC 10.108(1).

ISSUES AND ANALYSIS

Background

Site Layout

The subject development is part of the greater Joseph Office Park—originally approved in 1995—consisting of six contiguous parcels totaling approximately 4.8 acres, and located at the corner of North Phoenix Road and East Barnett Road. The subject development—Building III of the Joseph Office Park—is proposed to be constructed at the northerly half of lot 900, which totals 1.15 acres and currently contains an office building, located at the southerly half of the lot, occupied by Northwest Dental Associates.



Site History

| FILE # | DATE | DESCRIPTION |
|-----------|------|------------------------------------|
| CP-92-002 | 1992 | Comprehensive Plan Amendment to SC |
| AC-01-047 | 2001 | Master Plan for Joseph Office Park |
| ZC-02-001 | 2002 | Zone Change to C-S/P |
| AC-02-198 | 2002 | Phase 1 Office Building (expired) |

| FILE # | DATE | DESCRIPTION |
|------------|------|-------------------------------------|
| AC-05-197 | 2005 | Phase 1 Office Building (approved) |
| AC-11-133 | 2011 | Phase 2 Office Building (expired) |
| AC-15-097 | 2015 | Phase 2 Office Building (approved) |
| PLA-18-103 | 2018 | Property Line Adjustment (approved) |

In 1992, the property owner requested an amendment to the General Land Use Plan (GLUP) map, changing the designation from UR (Urban Residential) to SC (Service Commercial) (CP-92-2). The request was approved, and in response to concerns of adjacent property owners, the City Council adopted Ordinance No. 7161 that imposed a number of conditions on the approval of the GLUP map amendment (Exhibit P). The conditions specified that the City Council must approve a master site plan for Joseph Office Park within three years, and that the master site plan was to include certain mitigating conditions relating to building height, setbacks, and bufferyards. The ordinance also stated that any amendments to the approved master plan were to be consistent with the mitigating conditions and approved by the City Council.

In 1995, the City Council approved the master site plan and adopted Resolution No. 7816 (Exhibit P), requiring the applicant to receive approval of the plan, including elevations and landscaping, from the Site Plan and Architectural Commission (SPAC). The resolution also specified that the GLUP amendment would be effective upon the SPAC approval of the master plan and the recordation of a restrictive covenant that required development to comply with the master plan, the conditions imposed by SPAC, and the conditions of the ordinance and the resolution adopted by the City Council.

The Site Plan and Architectural Commission approved the master site plan for Joseph Office Park in 2001, imposing additional conditions including the recordation of a restrictive covenant that prohibits gas stations and food or drink establishments with entertainment from the development. The master plan approved by SPAC also included an additional access from North Phoenix Road, at the northeast corner of the development, and a drive-through development at the southeast corner of Joseph Office Park.

A zone change from SFR-4 (Single Family Residential-4 units per acre) to C-S/P (Commercial-Service/Professional) was approved by the Planning Commission in 2002, with a condition that limited the size of the development until the intersection of Cherry Lane and North Phoenix Road was realigned and signalized (ZC-02-001). The intersection has since been improved, thereby negating the restriction.

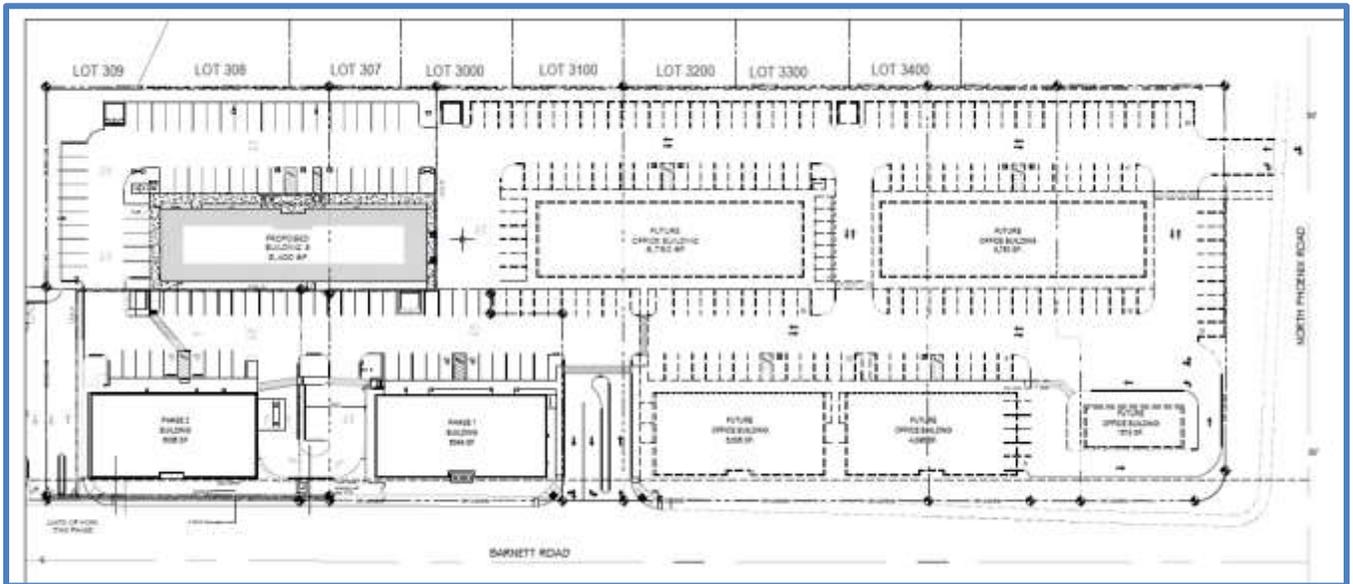
In 2002, the Site Plan and Architectural Commission reviewed the plans for Phase 1; however, that application expired (AC-02-198). In 2006, SPAC again approved plans for the construction of Phase 1, and that project resulted in the first building within Joseph Office Park. The approval included some changes to the building locations, floor area, and parking areas that the Commission had previously reviewed and approved with the Phase 1 application in 2002.

In 2015, SPAC approved plans for the construction of Phase 2 of the Joseph Office Park (AC-15-097), which consisted of a 5,940 square foot office building located at the southwest corner of the site (directly south of the proposed building). The office building has since been constructed, and is currently occupied by Northwest Dental Associates. At the time of the approval of Phase 2, a property line ran down the middle of where the existing office building is located, and a condition of approval was added requiring a property line adjustment be approved prior to the issuance of building permit.

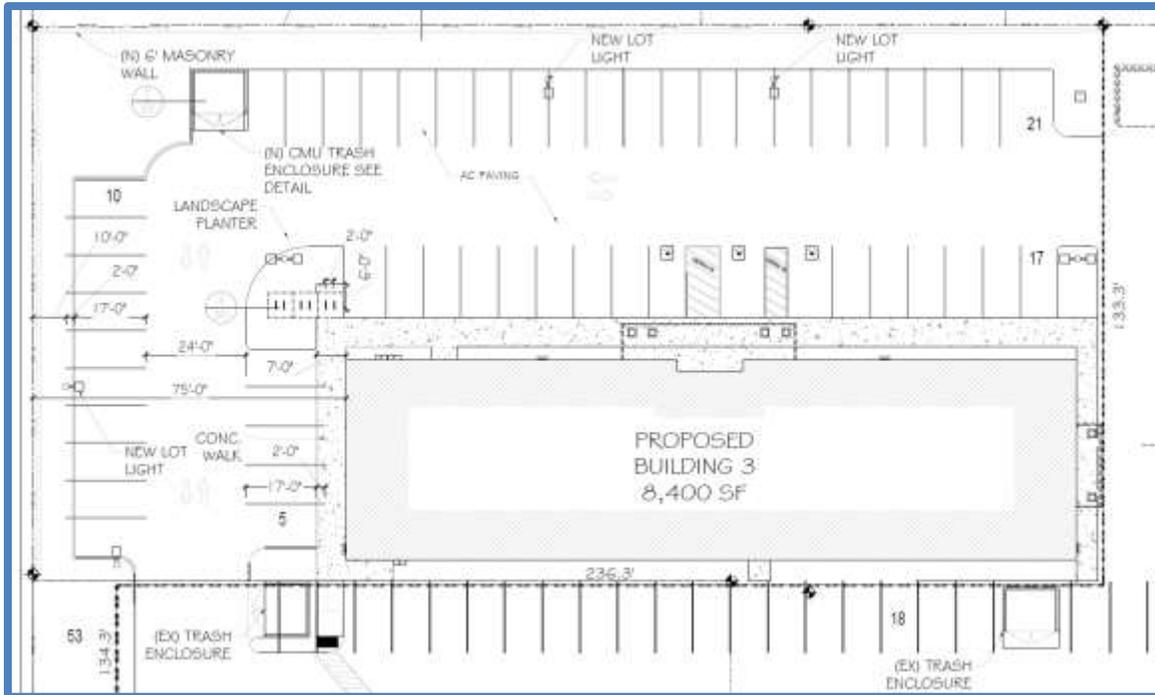
In 2018, the Planning Director approved a Property Line Adjustment, consolidating two parcels and placing the proposed office building on a single lot (PLA-18-103).

Current Proposal

Overall Master Plan (Exhibit B)



Site Plan – Building III (Exhibit C)



The applicant is now proposing Building III of the Joseph Office Park, consisting of an 8,400 square foot building to be located at the northwest corner of the site (directly north of Building II). The applicant’s findings state the proposed tenant and building owner is Spectrum Orthotics, a supplier and fitter of artificial limbs. The proposed single-story office building will consist of 6,000 square feet of space for Spectrum Orthotics, while the remaining 2,400 square foot shell will be reserved either for Spectrum’s expansion or a future sub-tenant.

Development Standards

Commercial Site Development Table (MLDC 10.721)

| C-S/P Zone | Allowed/Required | Proposed/Shown |
|--------------------------------------|----------------------------------------------------------------------------|----------------|
| Height | 85 feet EXCEPT 35 feet if located within 150 feet of a residential zone | 25' 7" |
| Lot Coverage | 40% | 23% |
| Setback (front) | 10 feet | 10 + |
| Setback (rear and side yards) | None EXCEPT 1/2 foot for each foot in building height over 20 feet | encroaching |

As shown in the Site Development Table above, it can be found that—with the exception of the side yard setback along the parcel's easterly lot line—the proposed office building identified on the submitted site plan meets the bulk standards for the C-S/P zoning district as found in Article V of the Medford Land Development Code. The submitted plans show the proposed building overlapping the north/south property line dividing lots 900 and 4000. A Property Line Adjustment or Partition will be required in order to meet the side yard setback.

Parking

Parking Table (MLDC 10.743-751)

| | Required | Proposed/Shown |
|-----------------|-------------------|----------------|
| Vehicle Spaces | 38 min. / 45 max. | <i>53</i> |
| Handicap Spaces | 3 | 3 |
| Bicycle Spaces | 5 | 6 |

The submitted site plan shows a total of 53 parking stalls, including three handicap spaces, meeting the minimum, but exceeding the maximum permitted per MLDC 10.743 – 10.751. Pursuant to MLDC 10.743(3), the applicant is requesting relief to exceed the maximum number of spaces. In their findings (Exhibit H), the applicant points out that the entire 8,400 square foot building is not being used for office space (the 2,400 square foot vacant portion of the building could potentially be occupied by a use in which the Code requires less parking).

Staff is supportive of the request.

Landscaping

Parking Lot Landscaping (MLDC 10.746[3])

| | Required | Shown |
|--------------------|----------|-------|
| Area (square feet) | 1,100 | 1,525 |
| Trees | 7 | 7 |
| Shrubs | 13 | 13+ |

The applicant's submitted landscape plan (Exhibit E) shows extensive landscaping along the site's northerly and westerly property lines, which abut the residential properties to the north and west. While frontage landscaping requirements have already been met with the approval of Building II, the proposed development is

required to provide interior landscaping in the form of parking area planters within the proposed parking area. The landscape plan shows interior landscaping, meeting the required number of trees, shrubs, and total landscaping within the site's parking lot as per MLDC 10.746(3).

Pedestrian Access (MLDC 10.772-776)

The site plan shows pedestrian walkways connecting the proposed building to the abutting parcels within Joseph Office Park, consistent with the pedestrian connectivity standards found in MLDC 10.772-776.

Concealments

Trash Enclosure (MLDC 10.781)

The applicant's site plan (Exhibit B) shows a trash enclosure located to the northwest corner of the site, and provides an elevation plan of the proposed trash enclosure constructed with materials consistent with the requirements outlined in MLDC 10.781.

HVAC/Equipment (MLDC 10.782)

All HVAC equipment roof-mounted equipment is required to be concealed using the architectural elements of the building (i.e., roof forms, parapets, wing walls, alcoves, etc.). It is not clear from the applicant's plans if the roof mounted equipment will be adequately concealed.

Architecture



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

The new building takes its design cues from the adjacent structures. It will have a brick wainscot in the same color as the two buildings in front, including brick columns as the building corners and midway down the building length. It will have horizontal lap siding similar to that on the Foster Denman Building and within the same color palette range. It will also have a concrete tile roof in a color matching the roofs on the adjacent buildings.

Landscape buffering

Per MLDC 10.790, bufferyards are utilized in order to minimize potential conflicts caused by types and intensity of uses on adjacent properties. The subject site abuts the SFR-4 zoning district along both its northern and western boundary. As part of the original approval of the master plan of Joseph Office Park, the applicant will be required to install a Type A bufferyard—consisting of a six-foot concrete or masonry wall and ten feet of landscaping—along the site’s boundary abutting the SFR-4 zoning district, pursuant to MLDC 10.790-1.



Property Line Adjustment

The submitted site plans show the proposed building overlapping the north/south property line dividing lots 900 and 4000.

As a condition of approval, the applicant will be required to obtain approval for a property line adjustment, or the partitioning of the property, in order to locate the proposed building on a single parcel and to comply with building setback requirements.

Master Plan Revisions

The master site plan has not been before the City Council since the original approval in 1995. As noted above, Ordinance No. 7161 requires that revisions are to be reviewed by the City Council. The submitted Overall Site Plan (Exhibit B) contains changes that have never been reviewed and considered by Council. When Phase 2 was approved by SPAC in 2015, the Commission found the changes were in substantial compliance with the original master plan—complying with conditions 1 through 6 of Ordinance 7161 and Resolution 7816 Section 2—and would not require Council approval of an updated Master Site Plan prior to the issuance of a building permit.

As the Overall Site Plan (Exhibit B) submitted with the subject application is virtually identical to the Master Site Plan (Exhibit N) approved with AC-15-097, it is staff's view that the Commission can make the same finding with the subject application.

Facility Adequacy

Per the agency comments submitted to staff (I-K), it can be found that there are adequate facilities to serve the proposed development.

Other Agency Comments

None

Committee Comments

No comments were received from committees such as BPAC.

Other Comments

No comments were received from neighbors of the development.

FINDINGS OF FACT

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

The Commission can find that there is sufficient evidence contained in the applicant's findings and the Staff Report to determine that the proposal is compatible with the uses and development on adjacent land. This criterion is satisfied.

2. *The proposed development complies with the applicable provisions of all city ordinances or the Site Plan and Architectural Commission has approved (an) exception(s) as provided in MLDC § 10.253.*

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

FINDINGS AND CONCLUSIONS

Staff has reviewed the applicant's findings and conclusions (Exhibit I) 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-20-099 per the staff report dated May 29, 2020, including:

- Exhibits A through Q;
- The granting of relief to exceed the maximum number of parking spaces for the development;
- The finding that the changes identified in the submitted Overall Site Plan (Exhibit B) are in substantial compliance with the original master plan—

complying with conditions 1 through 6 of Ordinance 7161 and Resolution 7816 Section 2—and thereby does not require Council approval of an updated Master Site Plan prior to the issuance of a building permit.

EXHIBITS

- A Conditions of Approval, drafted May 29, 2020.
 - B Overall Site Plan, received April 2, 2020.
 - C Site Plan, received April 2, 2020.
 - D Conceptual Grading Plan, received April 2, 2020.
 - E Landscape Plan, received April 2, 2020.
 - F Roof/Floor Plan, received April 2, 2020.
 - G Exterior Elevations Plan, received April 2, 2020.
 - H Applicant’s Narrative, Questionnaire, and Findings of Fact, received April 2, 2020.
 - I Public Works staff report, received May 13, 2020.
 - J Medford Water Commission report & map, received May 13, 2020.
 - K Medford Fire Department report, received May 13, 2020.
 - L Conditions of approval from AC-01-047, dated May 4, 2001.
 - M Original Master Plan approved per AC-01-147, dated February 23, 2001.
 - N Revised Master Plan approved per AC-15-097, dated September 3, 2015.
 - O Ordinance 7161, approved by City Council on August 6, 1992.
 - P Resolution 7816, passed by City Council on February 2, 1995.
 - Q Applicant’s lighting plan, received May 27, 2020.
- Vicinity map

SPAC AGENDA

JUNE 5, 2020

EXHIBIT A

Joseph Office Park – Building III
AC-20-099
Conditions of Approval
May 29, 2020

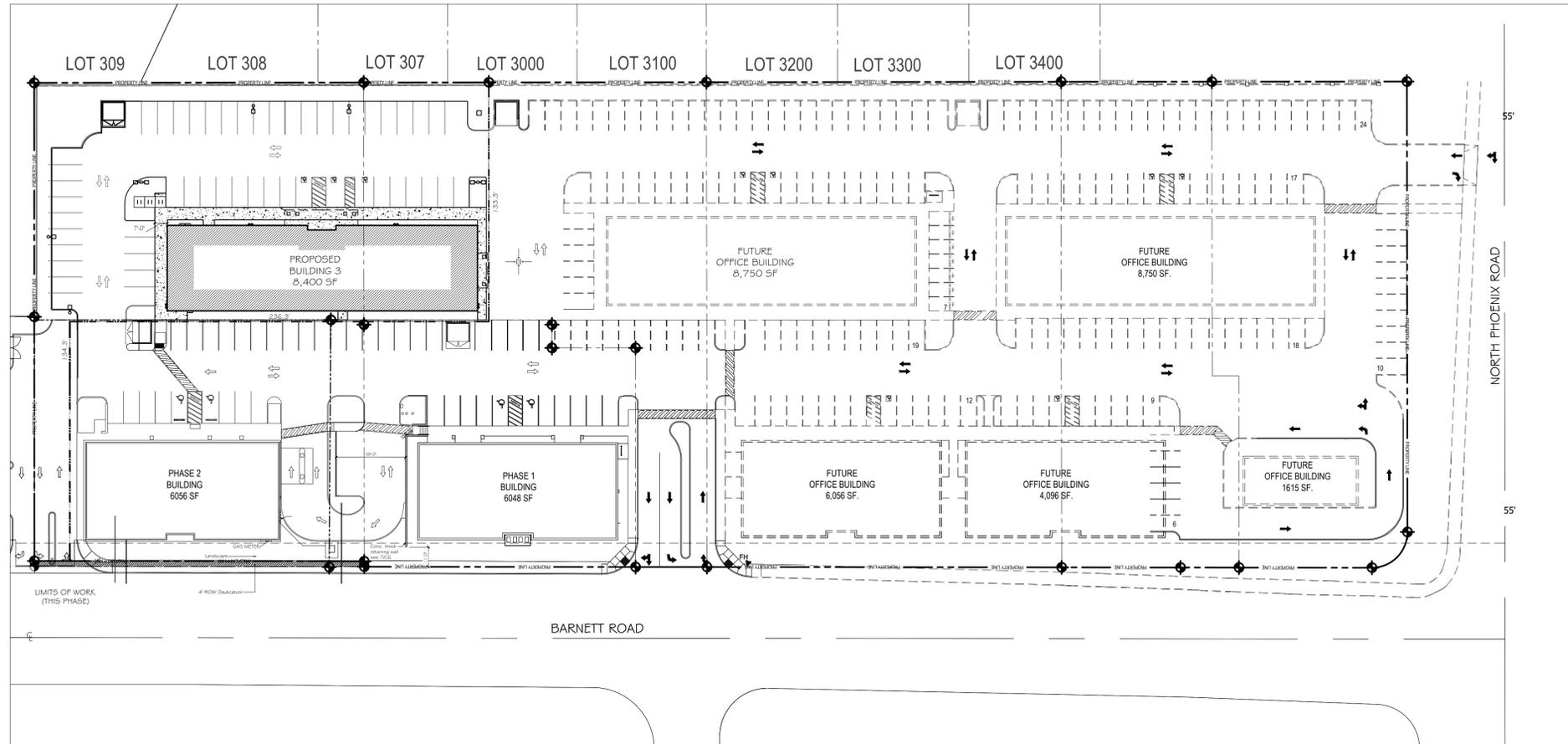
The Commission finds that the changes identified in the submitted Overall Site Plan (Exhibit B) are in substantial compliance with the original master plan—complying with conditions 1 through 6 of Ordinance 7161 and Resolution 7816 Section 2—and thereby does not require Council approval of an updated Master Site Plan prior to the issuance of a building permit.

CODE REQUIRED CONDITIONS

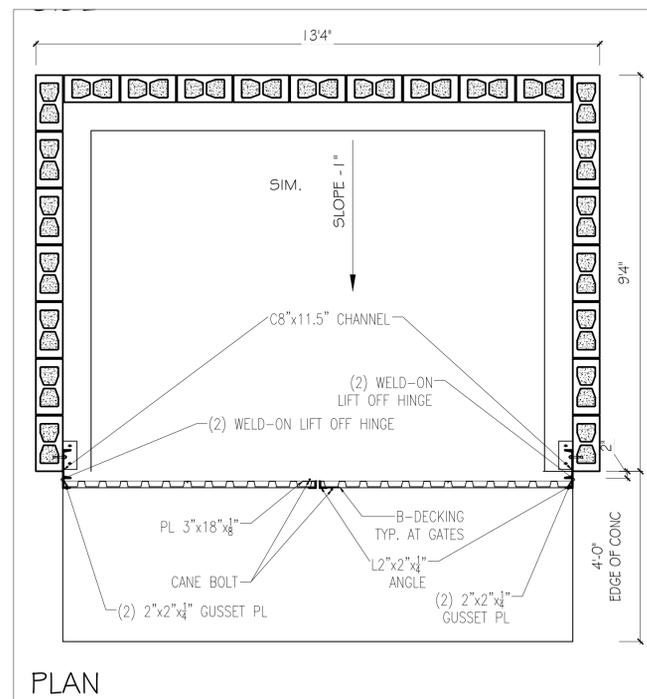
Prior to the issuance of a building permit for vertical construction, the applicant shall:

1. Comply with all conditions stipulated by the Public Works Department (Exhibit J).
2. Comply with all conditions stipulated by the Medford Water Commission (Exhibit K).
3. Comply with all requirements of the Medford Fire Department (Exhibit L).
4. Obtain approval from the Planning Director for a property line adjustment in order to locate the proposed building on a single parcel and to comply with building setback requirements.
5. Construct a concrete or masonry wall along the westerly and northerly boundaries of the subject parcel where the proposed development abuts the SFR-4 zoning district, pursuant to MLDC 10.790-1.
6. Submit revised plans demonstrating compliance with MLDC 10.782 in regards to the concealment of HVAC equipment.

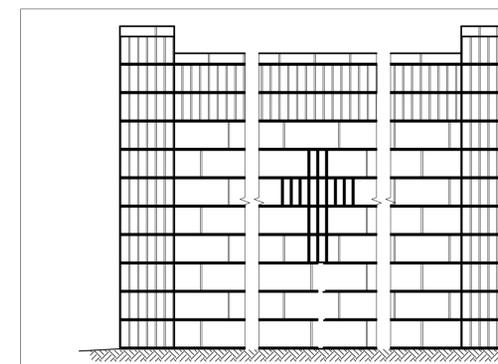
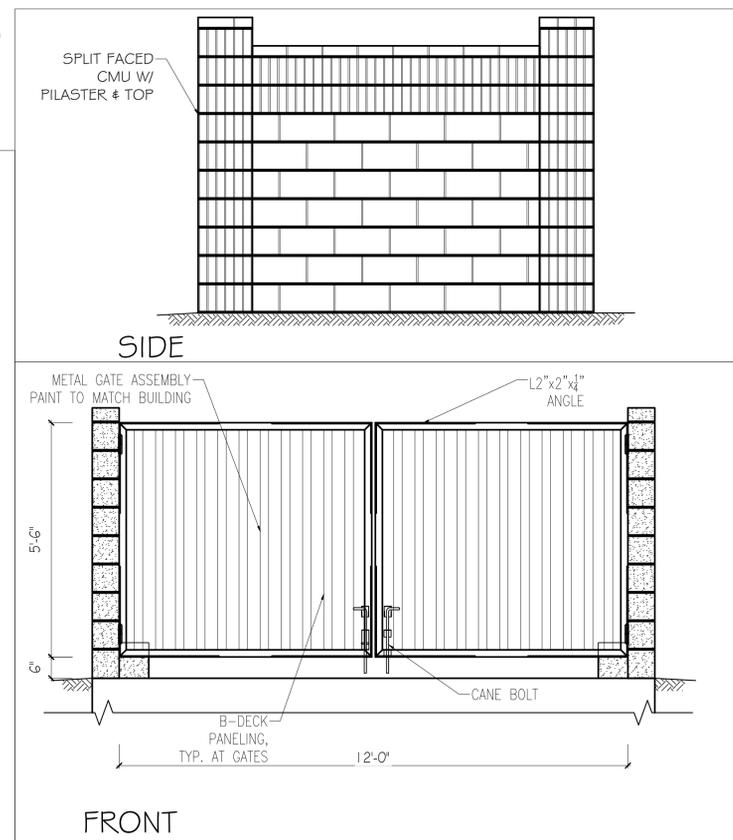




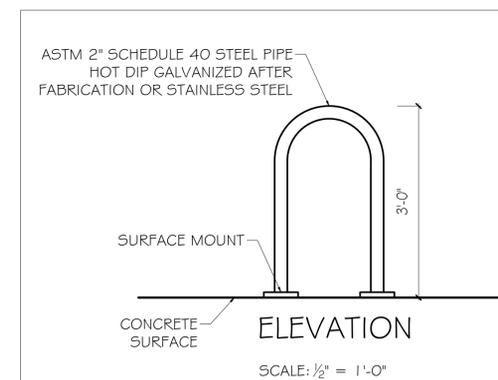
1 **OVERALL DEVELOPMENT SITE PLAN**
SCALE: 1" = 40'-0"



2 **TRASH ENCLOSURE DETAILS**
SCALE: 1/2" = 1'

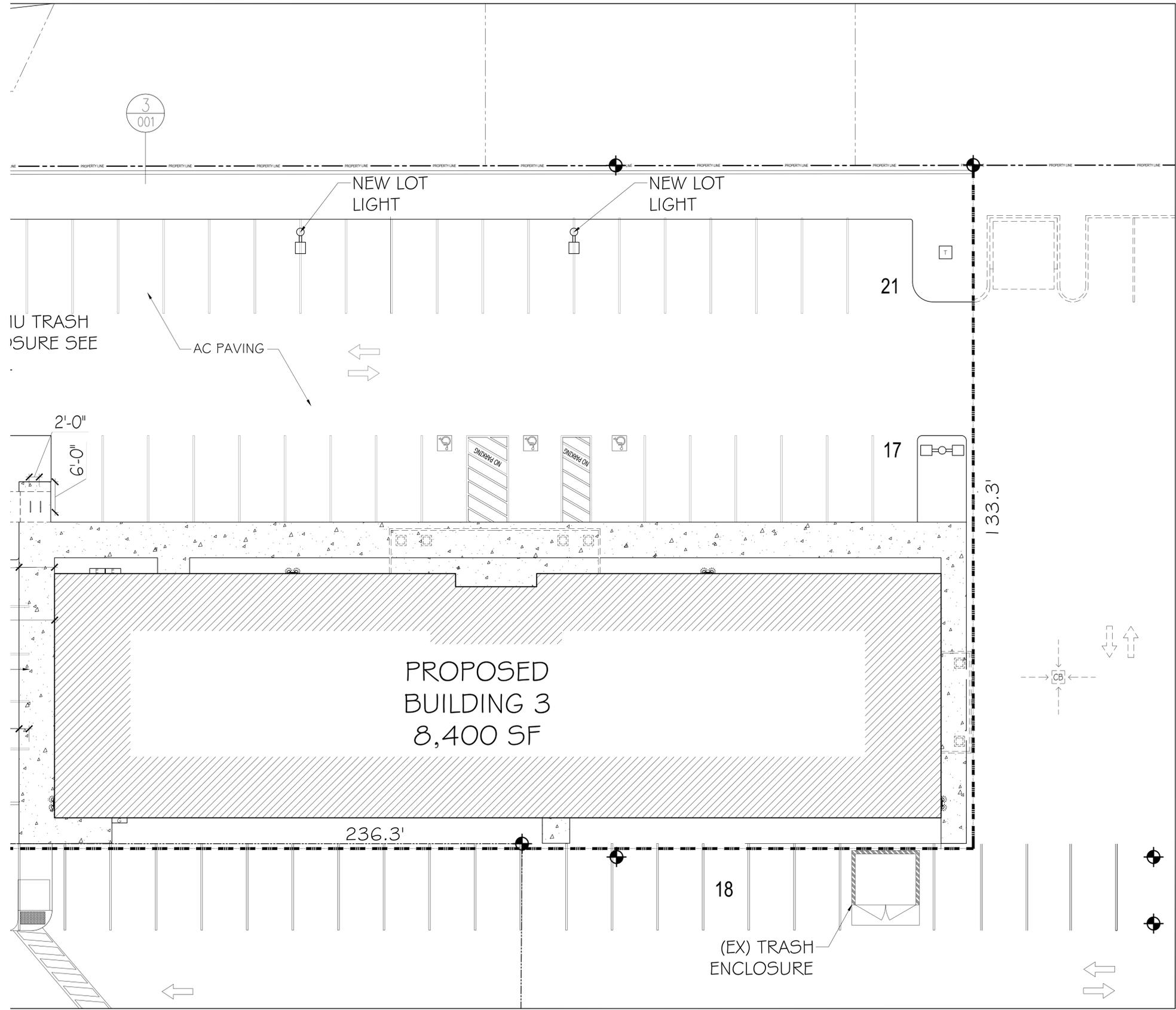


3 **PROPOSED CMU WALL**
SCALE: AS NOTED



4 **BICYCLE RACK**
SCALE: AS NOTED

TO VERIFY SCALES 0" 1" BAR SHOULD MEASURE ONE INCH BY ONE SIXTEENTH INCH



3
001

NEW LOT LIGHT

NEW LOT LIGHT

IU TRASH ENCLOSURE SEE

AC PAVING

2'-0"

6'-0"

PROPOSED BUILDING 3
8,400 SF

236.3'

133.3'

18

(EX) TRASH ENCLOSURE

21

17



SCHEMATIC PLAN

OREGON ARCHITECTURE
132 W. Main Street, Suite 101
Medford, Oregon 97501
PH. 541 772-4372 | OREGONARCHITECTURE.BIZ

JOSEPH OFFICE PARK BUILDING III
PROJECT LOCATION: 3451 BARNETT ROAD - MEDFORD, OREGON 97504
PARCEL:

| | |
|----------------------------|---------|
| APPROVED FOR THE OWNER BY: | DATE: |
| REVISIONS | BY |
| | |
| | |
| | |
| | |
| PLOT DATE: | 5/27/20 |
| ISSUE DATE: | |
| DRAWN BY: | |
| JOB NO.: | |
| SHEET | |

002
SITE PLAN

THIS DOCUMENT, THE IDEAS AND THE DESIGNS INCORPORATED HEREIN, IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND PROPERTY OF OREGON ARCHITECTURE INC. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF OREGON ARCHITECTURE INC. COPYRIGHT 2020.



Madara Design Inc
 Landscape Architecture, Design & Consultation
 2244 NE Hills Fargo Rd
 Medford, OR 97504
 541-664-7055
 madradesign@yahoo.com

JOSEPH OFFICE PARK PHASE II
 Project Location:
 BARNET ROAD
 MEDFORD, OREGON 97501

| REVISIONS | DATE |
|-----------|------|
| | |
| | |

PLOT DATE: 3/25/2020
 DRAWN BY: DRW/DAW
 CHECKED BY: DRW/DAW
 JOB NO.:
 SHEET:
L.1

LANDSCAPE AREA CALCULATIONS

Total square footage of landscaped areas is: 5505
 Total square footage of parking area planters is: 1225
 Percentage of area comprised of high water use elements is: 0%
 The grade across the site is essentially flat and does not warrant the delineation of topographic intervals.

GENERAL CONSTRUCTION NOTES

- SITE OBSERVATION VISITS**
 - The Landscape Architect shall be notified by the Landscape Contractor 48 hours in advance of all site observation visits required by this document or requested by the Landscape Architect.
 - The Landscape Contractor shall be present at each site observation visit.
 - All work that is to be viewed by the Landscape Architect shall be ready and in place. The Landscape Architect has the right to have changes made to any or all of the work.
- Site observation visits by the Landscape Architect are required for:
 - Pre-construction site meeting
 - Subgrading
 - Preliminary irrigation layout, trench locations, P.O.C and vault sizes.
 - Final grading and soil preparation
 - Placement of plant materials prior to planting
 - Final installation check
 - Periodic review of completed job during maintenance period.
 - Final check
- Landscape Architect may comment and report on any other work being performed as part of any visit.
- Additional site observation visits may be required by the Landscape Architect at any time. If more than one site observation visit is required for a particular portion of work because of excessive deficiencies (as determined by Landscape Architect), the Landscape Contractor shall be charged for additional observations including during the maintenance period.
- General preparation of site to include:
 - Eradication of weeds through the certified application of herbicides, allowing adequate time for kill.
 - Removal, from site, of all existing surface rock in planting beds.
 - All shrub beds to be finish raked to a smooth condition prior to mulching.
 - Medium dark mulch to be placed in all shrub beds to a depth of 2"
- Plan is diagrammatic and measurements should be confirmed on-site. Any changes are the responsibility of the contractor to co-ordinate with the owners representative.
- INCLUDE 360 DAYS OF MAINTENANCE** from the day of acceptance. Including but not limited to:
 - Maintain planting area in a healthy, weed free condition through a minimum of 6-weekly visits.
 - Replace any material showing signs of stress.
 - Monitor irrigation for correct function.
 - Provide owner with complete list of instructions for continued care at the end of the maintenance period.

IRRIGATION

- An automatic irrigation system to be provided for all plant materials areas following the specifications outlined on these plans and in accordance with industry standards. System is intended to perform at 10 gpm and 50 psi. Confirm on-site before proceeding.
 - All materials are to be new and in original condition.
 - Install an approved double check valve per local and state requirements.
 - Place manual drain valves, as needed, at low points in mainline to ensure complete drainage during winter shut down.
 - Mainline should be located in area with least conflict with surrounding utilities. Mainline location on plan for ease of interpretation.
 - Control valves, 1/2" minimum, to be located below all piping in any ditch. Any new valves are to be located in a minimum of a 12" sand/wash box. Power control valves together every 5' below glazing in ditch.
 - All drip zones to use PVC laterals to locate a point of connection in each individual planting bed.
 - Shrub areas to be irrigated by drip irrigation
 - All surface drip tubing to be Landscape Product In-line Drip Tubing, EGPM on 18" spacing to be laid a range of 3-5' and held down every 6' with J-stakes. Use the pattern described in the Typical Drip Tubing Layout. Layout to comprise drip tubing laid beginning 12" from any perimeter, landscape and in equal parallel lines 18" OC thereafter.
 - All Drip zones to include a 150 mesh filter and 20psi pressure regulator.
 - Spacing of pipe for lateral lines to be based on GPM used by each head on any individual line. For purposes of counting cumulative GPM use the appropriate manufacturers specification charts based on 50 PSI. Size pipe as listed with standard PVC friction loss charts with no more than 5.0 feet per second velocity. No PVC pipe to be smaller than 1" nominal size.
 - Layout of pipe on plan is diagrammatic and for purposes of clarity. Actual layout determined on-site and will often include multiple pipes in one trench. Mainline to be lowest in trenches followed by mainline piping and finally lateral piping.
 - All lateral pipe shall be PVC C900 and 1/2" minimum.
 - Header control click to be mounted on exterior surface of building. Power wiring to be installed by a Certified Electrician.
 - Splicing to be provided under all hardwoods by general contractor for irrigation purposes.
 - Contractor responsible for any and all safety security of materials and damage caused by the contractor to existing facilities during the course of installation.
 - Irrigation system to be guaranteed against defective material or workmanship for one year from the date of final acceptance. Damages due to vandalism, freezing or acts of neglect by others, is exempt from Contractor's replacement responsibility after completion and acceptance of installation.
 - Provide owner with an accurate as-built layout of valves, pipe, splices.
 - Provide owner with any and all safety security of materials and damage caused by the contractor to existing facilities during the course of installation.
 - Use provided irrigation schedule as a base-line and adjust only as needed for varying weather conditions staying within the general scheme provided. See schedule provided elsewhere.
 - Provide owner with complete set of written instructions for operation of sprinkler system including spring start-up, shock operation, and winterization.
 - Walk over through the entire system describing the operating instructions.

GRADING

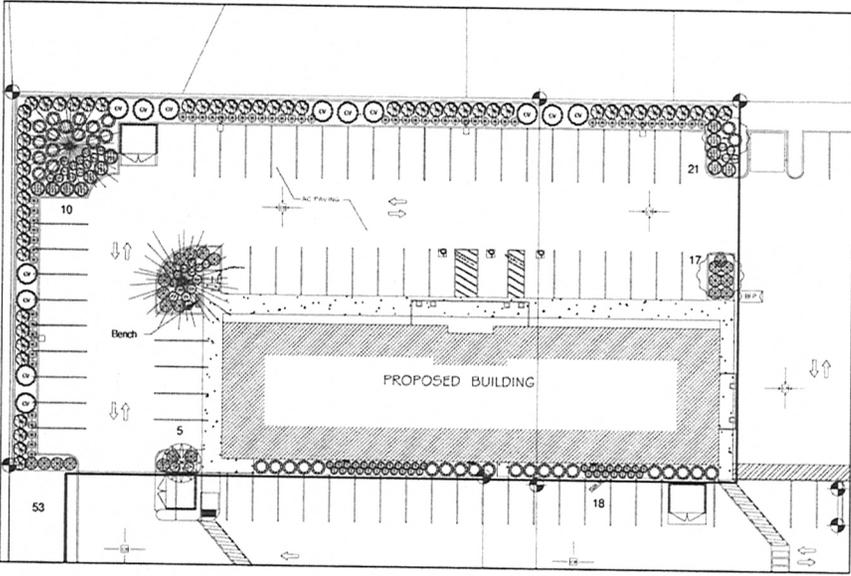
- All planting beds to be excavated to a minimum depth of 18" or deeper as determined by surrounding concrete and hardscapes. Excavation to continue until reaching native soil. Non-native soil to include gravel, rock and debris greater than 1 1/2" in size, and heavy clay soil. Final excavation not to exceed 24" below surrounding hardscapes.
 - Fill planting with top soil shown to be of superior quality as determined by Soil & Plant Laboratory Inc of Astoria, OR. Fill with sufficient excess to allow for 25% compaction to achieve final grade. Fill planters so as to achieve a final grade within 2" of the top of the nearest level surface or Concrete. 30" of loose fill required to 24" depth after settling.
 - Placement of any soil to be done in cooperation with suitable weather conditions so as to prevent damage to soil structure.
 - Subgrading and final grade to consist of a smooth even grade, no undulation greater than plus or minus 1" within any 10 level feet of distance.
 - All sub-grades to be adequately firm without being overly compacted.
 - Once subgrade is established the Landscape Contractor is to add mature compost at a rate of 3 cu yds per 1,000 sq ft, and then mix to blend with top soil to a depth of 8"
 - Final grade in shrub areas to be a smooth even grade rounded 2" high in the middle of beds and ending 2" below surrounding areas. All final grading to promote positive drainage away from structures and to be done in such a way as to eliminate puddling or collection of water.
 - Landscape contractor responsible for addressing any drainage problems encountered during the course of construction, with Landscape Architect.

Backflow device 3/4" Wilkins 950-XLT
 Double check valve assembly.

LANDSCAPE PLAN

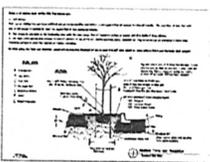


Scale 1" = 10'



PLANTING

- Plant material to be provided in accordance with species, sizes and quantities indicated below. Substitutions based on list provided may be made as applicable. Firming up substitutions to be made with the approval of landscape architect.
- No planting to proceed until irrigation system is fully functioning in the area to be planted.
- All plant holes to be dug 2 times the volume of their root ball size. Backfill shall consist of 10 organic rich, 20 native soil, moisture supplement and 10-16 lb fertilizer as follows:
 1 1/2" 2oz
 2 1/2" 4oz
- Plant upright and face to give best appearance or relationship to plants, structures and predominant viewing angle. Trees are to be planted so as to be straight up and down without the assistance of staking. Staking is solely for support against outside forces. Loosen and remove hawthorn binding and burble from around top of each root ball. Scarify root balls of plants exhibiting a root board condition, being careful not to damage the root balls integrity. Stake and guy trees immediately after this work.
- Flare and compact backfill soil medium carefully to avoid injury to roots, and fill all voids.
- When hole is 2/3 filled with soil, completely soak and allow water to soak away at least two times or more, as necessary to completely water individual plants.
- Guarantee plant materials and related workmanship of installation, beginning after written acceptance of work, for one year.
 - Replace plant material not surviving or in poor condition during guarantee period.
 - Perform all replacement work in accordance with original specifications at no additional cost to Owner.
 - Damage or loss of plant materials due to vandalism, freezing or acts of neglect by others, is exempt from Contractor's replacement responsibility.



PLANT LIST

| Quantity | Common Name | Botanical Name | Size |
|-------------------------------|----------------------------|---------------------------------------|--------|
| Trees | | | |
| 10 | Cedar, Weeping | Thuja plicata 'Virescens' | 4-5' |
| 1 | Cherry, Royal Burgundy | Prunus serrulata 'Royal Burgundy' | 1-3/4' |
| 2 | Magnolia, Anise | Azara ginnala | 1-3/4' |
| 2 | Zelkova, Green Vase | Zelkova serrata 'Green Vase' | 1-3/4' |
| Shrubs | | | |
| 53 | Arborevitae, Emerald | Thuja occidentalis 'Smaragd' | 3-4' |
| 38 | Bamboo, Common Pygmy | Bambusa nuda | 2-3' |
| 58 | Heavy Bamboo, Dwarf Purple | Bambusa nuda 'Dwarf Purple' | 2-3' |
| 37 | Lauri, Ohio Luyten | Nandina domestica 'Chief Luther' | 2-3' |
| 2 | Rhododendron, Salween | Phlox subulata 'Miss Mallow' | 2-3' |
| Ground Cover / Grasses | | | |
| 23 | Grass, Little Bluestem | Miscanthus sinensis 'Little Bluestem' | 1-2' |
| 12 | Juniper, Shores | Juniperus horizontalis | 1-2' |
| 23 | Kinnikinnick | Arctostaphylos uva-ursi 'Massicot' | 1-2' |

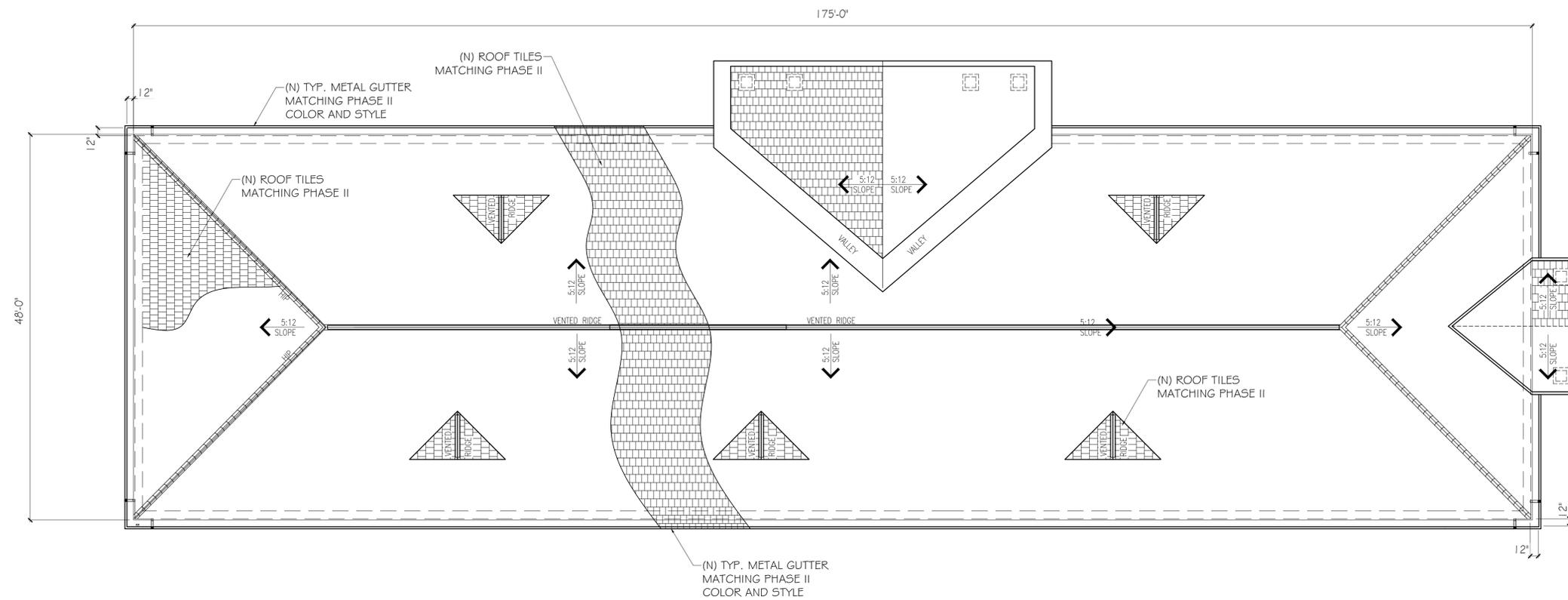
All Planting are Low/Moderate to Moderate Water Needs



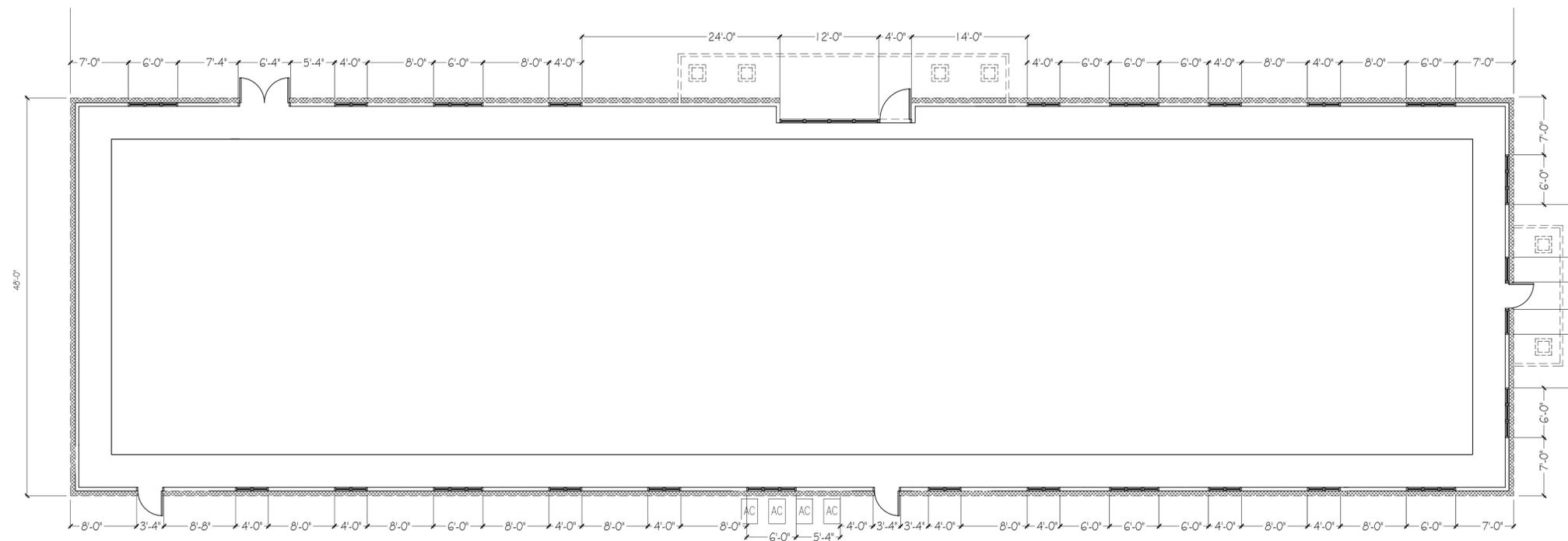
TO VERIFY SCALES: BAR SHOULD MEASURE ONE INCH BY ONE SIXTEENTH INCH

122



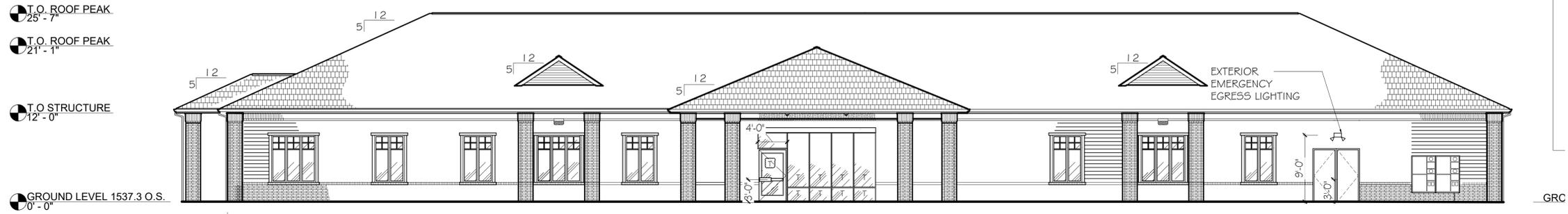


1 ROOF PLAN
1/8" = 1'-0"

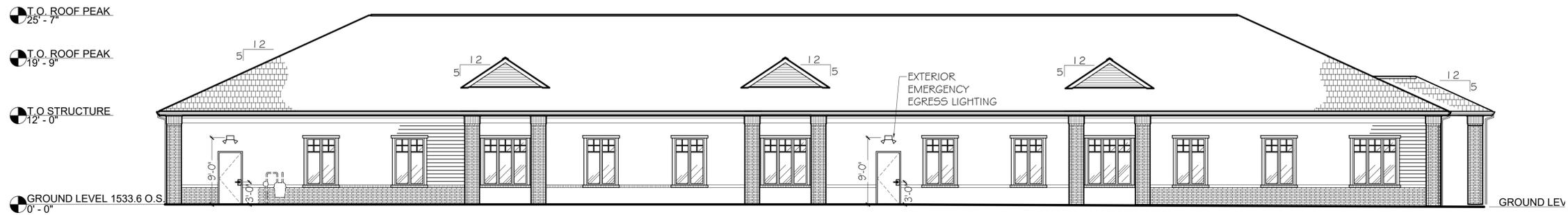


2 FLOOR PLAN
1/8" = 1'-0"

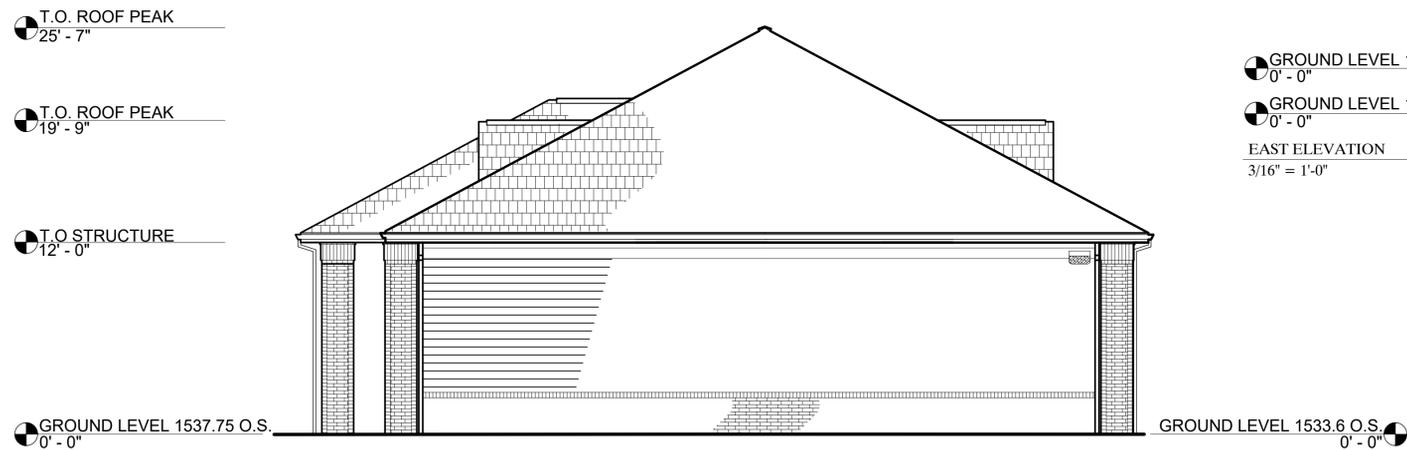
TO VERIFY SCALES 0" 1" BAR SHOULD MEASURE ONE INCH BY ONE SIXTEENTH INCH



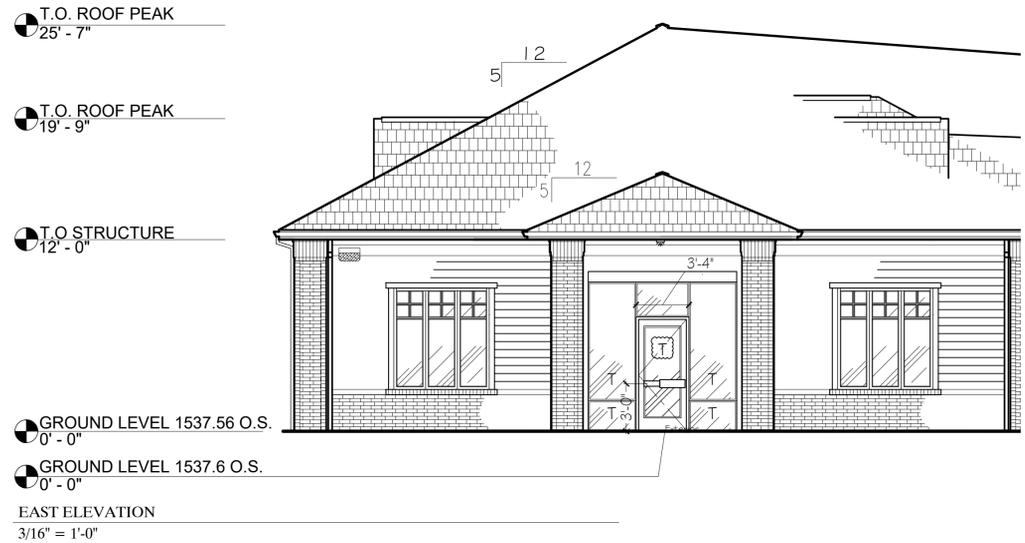
NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
3/16" = 1'-0"



EAST ELEVATION
3/16" = 1'-0"

TO VERIFY SCALES 0" 1" BAR SHOULD MEASURE ONE INCH BY ONE SIXTEENTH INCH



(541) 772-4372

132 WEST MAIN STREET, SUITE 101

MEDFORD, OREGON 97501

www.oregonarchitecture.biz

March 23, 2020

NARRATIVE FOR A 8,400 SF SINGLE STORY MEDICAL OFFICE BUILDING IN THE JOSEPH OFFICE PARK DEVELOPMENT ON EAST BARNETT ROAD

BRIEF PROJECT NARRATIVE

The proposed building is the third to be designed for the Joseph Office Park site located on the northwest corner of East Barnett and North Phoenix Roads. The proposed tenant and building owner is to be Spectrum Orthotics, a supplier and fitter of artificial limbs. The single-story building is proposed to be 8,400 square feet, with 6,000 to be finished for Spectrum and an additional 2,400 shell space reserved either for Spectrum expansion or a future sub-tenant.

While the Joseph Office Park was one of the first commercial PUDs in the City of Medford, it has been slow to develop. The first building was completed over 10 years ago and the second building was just recently finished and is awaiting tenants. The first structure, along with the adjacent building for the law offices of Foster Denman, have set the design parti for the entire office park, and this building proposes to draw much of its exterior building design from the previous construction.

When the Office Park is complete it is expected to have 49,276 square feet of office space in 8 buildings. Given its location within the City of Medford, it is reasonable to assume at least half the building uses to be in the medical field.

PROJECT EVALUATION CRITERIA - COMPATIBILITY

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

This site is located in the northwest corner of the Joseph Office Park development, immediately north of the most recently completed building. The three buildings South of this site and fronting on Barnett Road are single story office buildings with concrete tile roofs. Two of the buildings are sided in brick in a multi-colored design. The other building has a significant amount of brick below the midline of each elevation, and horizontal lap siding above that. Moving East, the development is vacant all the way to North Phoenix Road. On the North and West, the site abuts the rear yards of single-family houses. None of the houses are visible from this site because of existing fencing. The adjacent commercial structures have all been constructed within the last 20 years, the single-family residences earlier than that. All are well maintained and in excellent condition.

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

The new building takes its design cues from the adjacent structures. It will have a brick wainscot in the same color as the two buildings in front, including brick columns at the building corners and midway down the building length. It will have horizontal lap siding similar to that on the Foster Denman Building and within the same color palette range. It will also have a concrete tile roof in a color matching the roofs on the adjacent building.

C. Describe the proposed architecture and exterior treatments that break up large facades and give relief to the building mass.

The original Master Plan did not provide for building offsets, and the 75 foot building setback from adjacent residential construction also constrains the site. The building entrances have columns pulled away from the building to provide additional façade interest, and the building corners, as well as intermediately along each long façade brick pilasters have been placed to provide visual interest. Further, a rhythmic pattern of wide and narrow windows is also present on the facades for visual interest. Like the two buildings fronting Barnett Road, the dormers have been added to the roof to provide visual relief for that long span. They will serve both as attic ventilation and air intakes for building HVAC equipment.

D. Describe how the placement and orientation of the proposed building relates to the street facilities and how this orientation promotes a more pedestrian-friendly site design.

Connections to the street are by means of two sidewalks past the two buildings fronting on East Barnett Road. They are designed to take pedestrians around the building to the front entry, which is on the North to avoid conflict with reserved parking on the south side of the building. The building itself has no visible street frontage.

a. If the site lies within 600 feet of an existing or planned transit stop, describe compliance with the standards of Section 10.808.

This site does not abut a RVTD transit route, nor does it lie within 600 feet of an existing or planned transit stop.

E. Describe the pedestrian facilities and amenities on your site, and how they will function for pedestrians.

The building will have two accommodating covered entries. We will also provide a small garden area with a shade tree and a bench in the very generous landscape buffer and islands.

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

Pedestrian access to the site is as described above – two sidewalks between this site and East Barnett Road that pass beside buildings 1 and 2 on the site. Vehicular access to the building will be through the existing parking lot and two existing entrances/exits from East Barnett Road. Access to the front of the building will be around the west side of the building to the front entrance, which faces north. At some point vehicular access will be permitted around the entire site, but not before additional buildings are constructed in future phases.

G. Describe if and how the proposed plan is sensitive to retaining any existing trees or significant native vegetation on the site.

There is no existing trees or native landscaping on this site that can potentially be retained. The site was originally developed with houses many years ago. Those houses, along with all vestiges of the original landscaping have been demolished.

H. Describe storm water detention facilities on the site. If these facilities will be landscaped areas, describe how the proposed landscaping will be integrated with other landscaping on the site.

A stormwater plan was developed for the entire site with the permitting and construction of the very first building within the office park. That plan was updated with the permitting of the second building.

Storm water detention will be through the use of surface ponds within the parking lot around each catch basin. In addition, when the second building was constructed a water quality manhole was constructed within that parking lot. It was designed to handle all the water quality requirements for the balance of the Office Park, including building 3.

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

When the Joseph Office Park Development was first proposed twenty-plus years ago, it was approved with a masonry wall along the property line, a significant landscape buffer against the wall, and a very generous building setback. These conditions were approved with neighborhood input. As time passed the City of Medford has updated its Land Development Code to address commercial development that abuts residential uses. We are proposing to meet both standards, which now are essentially the same. The landscaping will provide a nice frontage to soften the look of the masonry wall.

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

Site lighting along the southern side of the building is provided by means of freestanding light poles with single luminaires along the north edge of the existing parking lot. Along the western and northern sides of the building parking lot lighting will be by means of single luminaires on poles at the northern and western edge of the parking lot. The lights will have cut-off shields to keep the light from bleeding onto the adjoining residential lots. We have provided a photometric site plan to demonstrate this. Lighting along the east side of the building will be by luminaires mounted on the building under the entry canopy.

The two building public entries will have ceiling mounted lighting in the entry canopies. The emergency or service access doors around the building will have code required egress lighting.

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

Tenant signage will be building mounted on the south façade. The signage will meet city requirements for potential multiple tenants.



PUBLIC WORKS DEPARTMENT STAFF REPORT

New Commercial Building – Joseph Office Park 3531 East Barnett Road (TL 900)

Project: Consideration of plans for the construction of Joseph Office Park – Building III, a 8,400 square foot building on a 1.15-acre parcel.

Location: Located on the north side of East Barnett Road, approximately 650 feet west of North Phoenix Road (3531 East Barnett Road), within the C-S/P (Service Commercial – Professional Office) zoning district (371W28DD TL 900).

Applicant: Applicant, Spectrum Orthotics; Agent, Oregon Architecture, 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, if applicable.
- Completion of all public improvements, if required. The Applicant may provide security for 120% of the improvements prior to issuance of building permits. Construction plans for the improvements shall 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
- Verification by the design Engineer that the stormwater quality and detention system was constructed per the approved plan, if applicable.
- Completion of all public improvements, if applicable.



A. STREETS

1. Dedications

East Barnett Road classified as a Major Arterial street within the Medford Land Development Code (MLDC), Section 10.428. Right-of-way has already been dedicated with Planning Action AC-15-097 (Recording #2018-034717). **No additional right-of-way is required.**

There is currently a 10-foot PUE along the frontage of East Barnett Road that was dedicated with Planning Action AC-15-097 (Recording #2018-034717).

2. Public Improvements

a. Public Streets

East Barnett Road – All street section improvements have been completed including pavement, curb and gutter, sidewalks and street lights (P662). **No additional public improvements are required.**

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.

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 the Developer.

c. Pavement Moratoriums

There is no pavement cutting moratorium currently in effect along this developments frontage to East Barnett Road.

B. SANITARY SEWERS

The proposed development is situated within the Medford sewer service area. The

City of Medford

200 S. Ivy Street, Medford, OR 97501

(541) 774-2100

cityofmedford.org

Developer shall provide one separate individual service lateral to the site or ensure that the site is served by an individual service lateral.

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 approval. Grading on this development shall not block drainage from an adjacent property or concentrate drainage onto an adjacent property without an easement. The Developer shall be responsible that the final grading of the development shall be in compliance with the approved grading plan.

3. Detention and Water Quality

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

4. Verification

Upon completion of the project, and prior to certificate of occupancy of the building, the Developer's design Engineer shall verify that the construction of the stormwater quality and detention system was constructed per plan. Verification 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.

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

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

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

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 system development charges (SDCs). All SDC fees shall be paid at the time individual building permits are issued

Prepared by: Jodi K Cope

City of Medford

200 S. Ivy Street, Medford, OR 97501

Reviewed by: Doug Burroughs

(541) 774-2100

cityofmedford.org

SUMMARY CONDITIONS OF APPROVAL
New Commercial Building – Joseph Office Park
3531 East Barnett Road (TL 900)

AC-20-099

A. Streets

1. Street Dedications to the Public:

- East Barnett Road – No additional right-of-way required.
- 10-foot Public Utility Easement has been dedicated.

2. Improvements:

Public Streets

- East Barnett Road – Improvements have been completed.

Lighting and Signing

- No additional street lights are required.

Other

- No pavement moratorium currently in effect along this frontage to East Barnett Road.

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 verification of stormwater facility construction.
- Provide copy of an approved Erosion Control Permit (1200C) from DEQ for this project.

- = City Code Requirement
- = Discretionary recommendations/comments

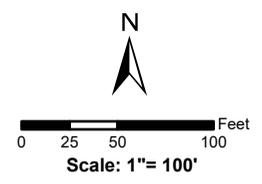
The above summary is for convenience only and does not supersede or negate the full report in any way. If there is any discrepancy between the above list and the full report, the full report shall govern. Refer to the full report for details on each item as well as miscellaneous requirements for the 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.

City of Medford

200 S. Ivy Street, Medford, OR 97501

(541) 774-2100

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**Water Facility Map
for
City of Medford
Planning App:
AC-20-099
May 8, 2020**

Legend

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

- Water Meters:**
- Active Meter
 - On Well
 - Unknown
 - Vacant

- Water Valves:**
- Butterfly Valve
 - Gate Valve
 - Tapping Valve

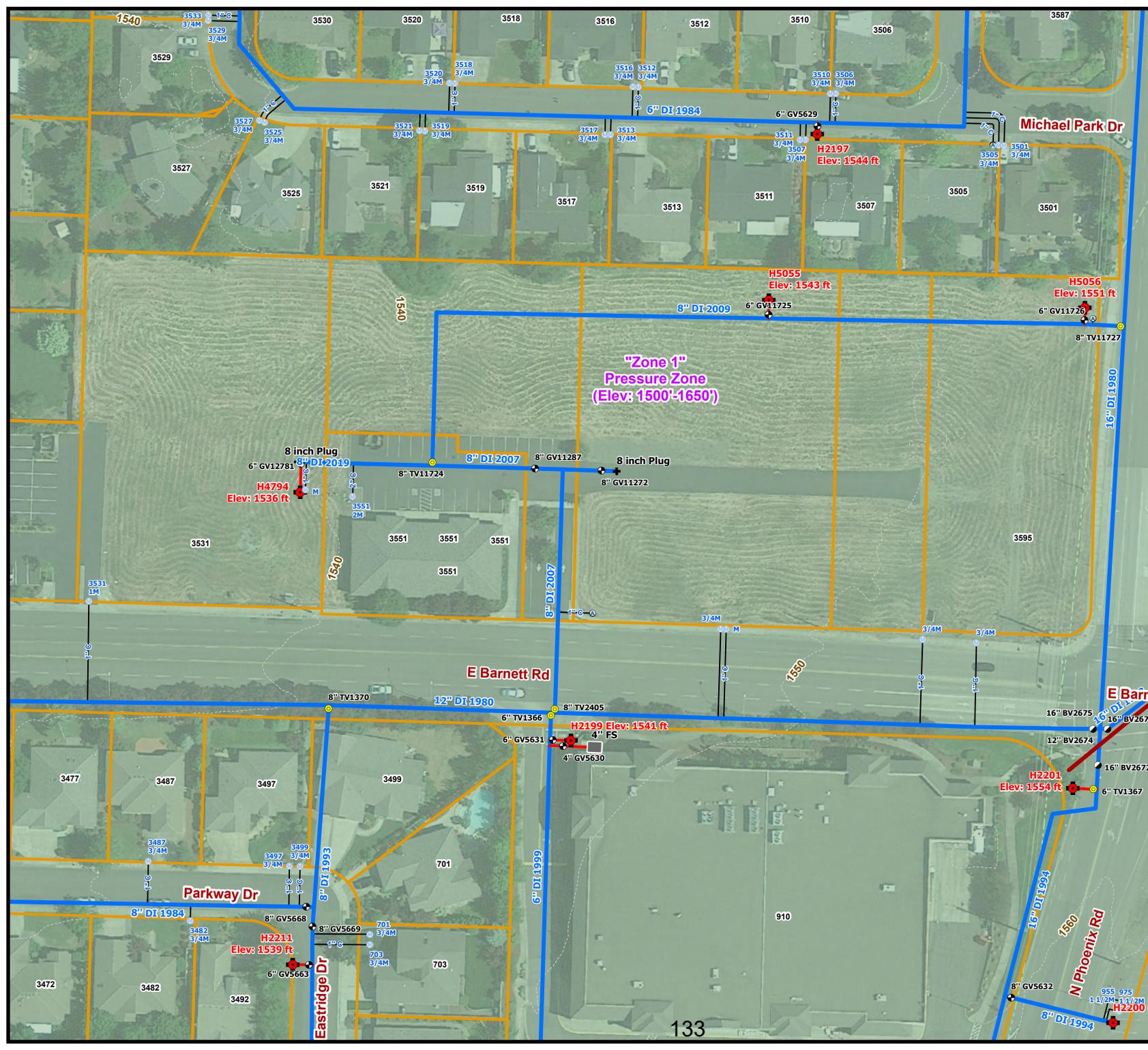
- Water Mains:**
- Active Main
 - Abandoned Main
 - Reservoir Drain Pipe
 - Pressure Zone Line

- Boundaries:**
- Urban Growth Boundary
 - City Limits
 - Tax Lots

- MWC Facilities:**
- Control Station
 - Pump Station
 - Reservoir



This map is based on a digital 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.





BOARD OF WATER COMMISSIONERS

Staff Memo

TO: Planning Department, City of Medford

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

SUBJECT: AC-20-099

PARCEL ID: 371W28BB TL 900

PROJECT: Consideration of plans for the construction of Joseph Office Park – Building III, a 8,400 square foot building on a 1.15-acre parcel located on the north side of East Barnett Road, approximately 650 feet west of North Phoenix Road (3531 East Barnett Road), within the C-S/P (Service Commercial – Professional Office) zoning district (371W28DD TL 900). Applicant, Spectrum Orthotics; Agent, Oregon Architecture, Inc.; Planner, Dustin Severs.

DATE: May 13, 2020

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. Coordinate approved location of proposed water meter for this building.
3. Applicant shall coordinate with Medford Fire Department for proposed Fire Hydrant location for this proposed new building.
4. Installation of an Oregon Health Authority approved backflow device is required for all commercial, industrial, municipal, and multi-family developments. New backflow devices shall be tested by an Oregon certified backflow assembly tester. See MWC website for list of certified testers at the following web link <http://www.medfordwater.org/Page.asp?NavID=35> .
5. Static water pressure is expected to be around 85 psi. Installation of Pressure Reducing Valves (PRV) is required per Uniform Plumbing Code. Pressure Reducing Valves shall be installed on the “private” side of the water meter. PRV’s shall be located as close as possible to the water meter serving the parcel being served.

Continued to Next Page





Continued from Previous Page

COMMENTS

1. Off-site water line installation is not required.
2. MWC-metered water service does exist to this property; the existing building at 103-107 has a 2-inch water meter.
3. Access to MWC water lines is available. There is an existing 16-inch water line along the west side of N Phoenix Road. There are existing "on-site" 8-inch water lines. (See Attached Water Facility Map).



Medford Fire-Rescue Land Development Report

Review/Project Information

Reviewed By: Kleinberg, Greg

Review Date: 5/12/2020
Meeting Date: 5/13/2020

LD File #: AC20099

Planner: Dustin Severs

Applicant: Spectrum Orthotics

Site Name: Joseph Office Park Building III

Project Location: 3531 East Barnett Road

ProjectDescription: Consideration of plans for the construction of Joseph Office Park – Building III, a 8,400 square foot building on a 1.15-acre parcel located on the north side of East Barnett Road, approximately 650 feet west of North Phoenix Road (3531 East Barnett Road), within the C-S/P (Service Commercial – Professional Office) zoning district (371W28DD TL 900).

Specific Development Requirements for Access & Water Supply

Conditions

| Reference | Comments | Description |
|-------------|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 505.1 | Address numbers must be visible on the building. | Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/8 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained. |
| OFC 507.5.1 | One fire hydrant will be required in a parking island located near the northeast corner of the building. | <p>Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m). 2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m). <p>The approved water supply for fire protection (hydrants) is required to be installed prior to construction when combustible material arrives at the site.</p> <p>Plans and specifications for fire hydrant system shall be submitted to Medford Fire Department for review and approval prior to construction. Submittal shall include a copy of this review (OFC 501.3).</p> |



| | | |
|---------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OFC 503.4; D103.6; D103.6.1; D103.6.2 | Parking shall be marked (painted/stenciled curbs) as prohibited along the fire lanes. | <p>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).</p> <p>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).</p> <p>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):</p> <p>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.</p> <p>Alternative #2: Asphalt shall be striped yellow or red along the entire distance of the fire department access. The stripes shall be at least 6" wide, be a minimum 24" apart, be placed at a minimum 30-60 degree angle to the perimeter stripes, and run parallel to each other. Letters stating "NO PARKING-FIRE LANE" shall be stenciled on the asphalt at 25-foot intervals.</p> <p>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).</p> <p>This restriction shall be recorded on the property deed as a requirement for future construction.</p> <p>A brochure is available on our website at: http://www.ci.medford.or.us/Files/Fire%20Lane%20Brochure.pdf</p> |
|---------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Construction General Information/Requirements

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

Specific fire protection systems may be required in accordance with the Oregon Fire Code. This plan review shall not prevent the correction of errors or violations that are found to exist during construction. This plan review is based on information provided only.

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

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

www.medfordfirerescue.org

May 4, 2001

than 0.25 cubic feet per second (cfs) per acre of development and show the entire project site with sufficient spot elevations to determine direction of runoff to the proposed/existing drainage system. Upon completion of the project, the applicant's design engineer shall certify that the controlled storm water release drainage system was constructed per plan.

2. At the time of submittal of the first building permit, the applicant shall submit a revised Master Plan (Exhibit "A") with either no phasing scheme or a current phasing scheme.

CODE REQUIREMENTS:

This is a list of Land Development Code requirements that apply to this project which have been developed from an administrative review of the proposal. The Site Plan and Architectural Commission cannot modify, or delete the requirements.

The following changes will be necessary to bring individual project proposals into compliance with the requirements of the Land Development Code and conditions listed in Ordinance No. 7161.

1. All future Site Plan and Architectural Commission applications submitted for development and building permits shall be in compliance with the approved Master Development Plan for Joseph Office Park as approved by the Site Plan and Architectural Commission.
2. Prior to submittal for the first building permit, the applicant shall record a restrictive covenant that prohibits gasoline stations and eating and drinking establishments with entertainment within the Joseph Office Park development.
3. Prior to issuance of building permits, dedicate to the public a 15-foot wide Public Utility Easement (PUE) along the East Barnett Road and North Phoenix Road street frontages or provide evidence that such an easement exists.

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

4. At the time of submittal of the first building permit, the applicant shall submit a revised landscape plan that includes location and model of the backflow prevention device.
5. At the time of submittal of the first building permit, the applicant shall submit a revised master plan and landscape plan that includes:

6

CITY OF MEDFORD
EXHIBIT # "0"
File # AC-15-093
1052



- a. Location and design for all trash enclosures within the Joseph Office Park in accordance with Section 10.781 of the Land Development Code.
 - b. Two additional pedestrian connections to the public sidewalk: (1) At the corner of East Barnett Road and North Phoenix Road (2) At some location adjacent to North Phoenix Road.
 - c. Concrete parking bumpers or 7-foot walkways adjacent to parking spaces.
6. At the time of submittal of the first building permit, the applicant shall revise plans accordingly so that all code requirements relating to address signage, hydrants, and hydrant markers are addressed to the satisfaction of the Fire Marshal (Exhibit "H").
 7. Prior to issuance of the first building permit, the applicant shall submit a comprehensive grading plan showing proposed grading between adjacent properties and the proposed development. Said plan shall be approved by the City Engineering Division prior to issuance of building permits.

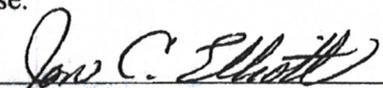
ADDITIONAL INFORMATION FOR THE APPLICANT:

All landscaped areas and plants required by this code shall be maintained in good health and shall not be reduced in area or number.

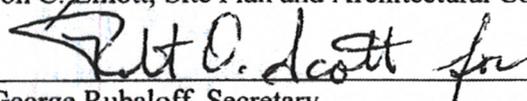
The applicant shall contact Division of State Lands for the approval or clearance of said property with regard to wetlands and/or waterways, if they are present on the subject land.

Concrete or block walls are considered to be permanent structures and may not be allowed to be built within a Public Utility Easement, sanitary sewer, or storm drain easement. Walls will require a separate permit from the Building Safety Department and may require a professional engineer's stamp.

Any grade change will necessitate adjustment to all manholes to finished grade at developer's expense.



 Jon C. Elliott, Site Plan and Architectural Commission Chair



 George Rubaloff, Secretary

SITE PLAN AND ARCHITECTURAL COMMISSION AGENDA: MAY 4, 2001

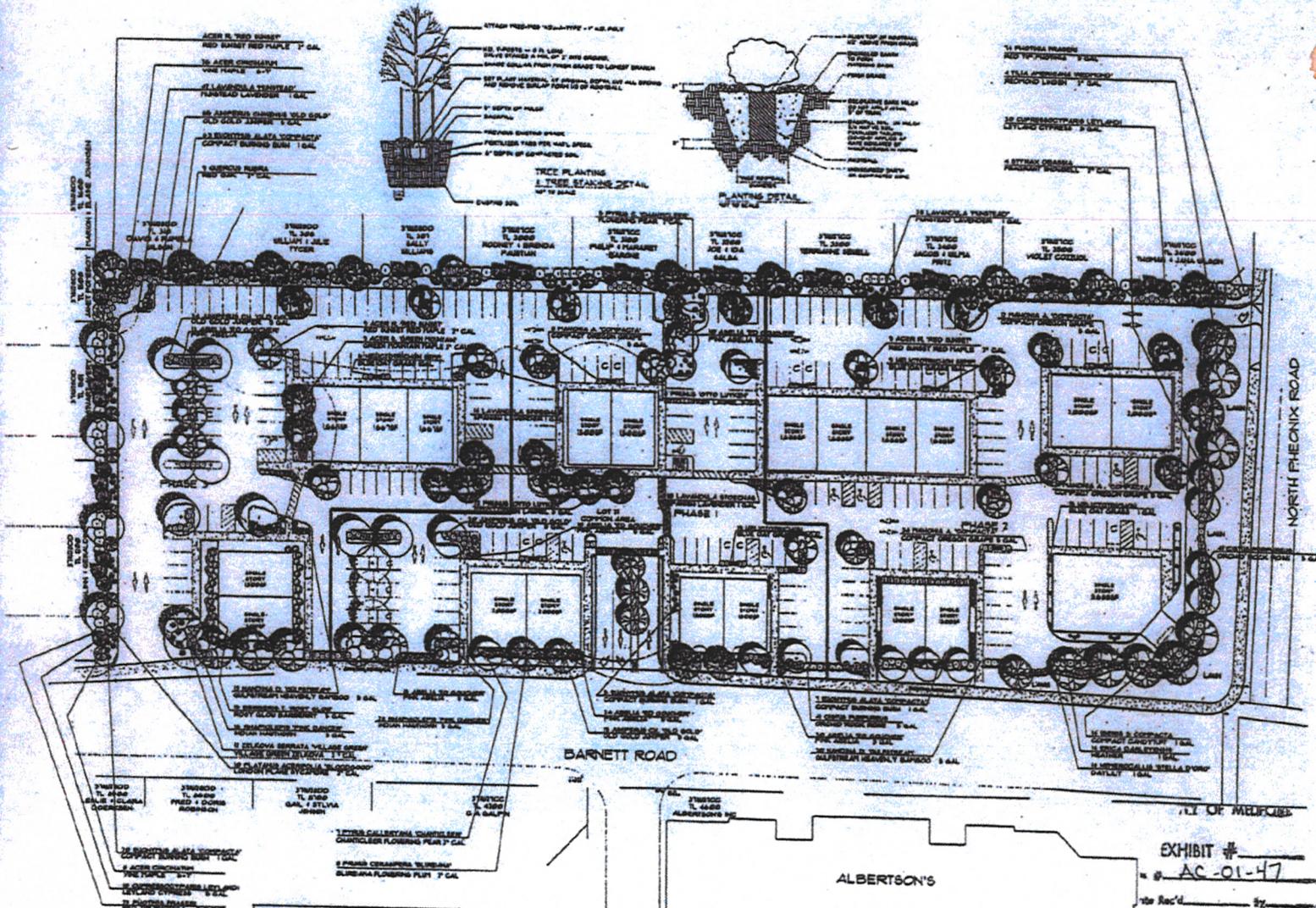
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11 O''
2062

2001 MASTER PLAN

140

38



LANDSCAPE & IRRIGATION NOTES

1. PLANTING SPECIFICATIONS SHALL BE BASED UPON THE LATEST EDITIONS OF THE FOLLOWING:
2. LANS AND OTHERS SHALL BE USED EXCEPT AS NOTED OTHERWISE.
3. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.
4. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.
5. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.
6. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.

| GROUNDCOVERS | |
|--------------|---------------------------------------------|
| | ANTHROPHYLLIS QUINQUE-LOBATA 1 GAL + 1 P.G. |
| | GERANIUM SP. HYBRID 1 GAL + 1 P.G. |



RECEIVED
FEB 23 2001
PLANNING DEPT.

LANDSCAPE & ARCHITECTURE

COLLEEN A. WAGGONER, INC.
LANDSCAPE ARCHITECTS
2715 FRANKLIN
MEDFORD, OREGON 97504
503.754.8888
FAX: 503.754.8888

JOSEPH OFFICE PARK
2 BARNETT RD.
MEDFORD, OREGON

EXHIBIT #
AC-01-47

MASTER LANDSCAPE PLAN

CITY OF MEDFORD
EXHIBIT # "N"

File # 2013



J.C.C. page 11

COPY

ORDINANCE NO. 7161

AN ORDINANCE amending Medford's General Land Use Plan Map of the Medford Comprehensive Plan by conditionally changing the designation from Urban Residential to Service Commercial on 5.0 acres of property located on the north side of Barnett Road, extending west from North Phoenix Road approximately 800 feet.

WHEREAS, the Council has determined that the proposed map change generally satisfies the applicable criteria as demonstrated by the Staff Report attached hereto, marked Exhibit A, and incorporated herein by reference, however, the Council finds that the zoning regulations do not contain adequate safeguards to protect the adjacent residential neighborhood under the particular circumstances of this case; now, therefore,

THE CITY OF MEDFORD ORDAINS AS FOLLOWS:

Section 1. That it is the intent of the City Council that the above-described property within the City of Medford be designated Service Commercial on the General Land Use Plan Map on the occurrence of the following conditions within the time herein specified and not otherwise:

- A. Applicant shall submit and secure approval from the City Council of a master site development plan for the subject area.
- B. The master site development plan approval shall include at least the following special conditions:
 - 1. Buildings limited to one story.
 - 2. A minimum setback distance of 75 feet between any building and the north and west property lines of the subject site.
 - 3. A Type "C" bufferyard shall be provided along the north and west property lines of the area. The minimum setback distance may be reduced to 50 feet if a type "D" bufferyard is provided. The bufferyard may be located within the setback area.
 - 4. Access to the subject site limited to two (2) driveways off Barnett Road. The easterly driveway shall be a minimum of 200 feet from the North Phoenix Road right-of-way.
 - 5. Uses shall not include gasoline service stations or eating and drinking establishments with entertainment.
 - 6. Any trees within the setback area limited to species which normally would

-1-ORDINANCE NO. 7161
CITY OF MEDFORD

CITY OF MEDFORD
EXHIBIT # "5"
File # AC-15-097
10F2

MCP92-2.ORD
7-31-92
COPY



not exceed 12 feet in height.

Section 2. That at such time as the foregoing conditions are met, the General Land Use Plan Map designation for the subject property shall be changed to Service Commercial.

Section 3. That any amendments to an approved master site development plan for the subject site shall be consistent with the foregoing conditions and must be approved by the City Council.

Section 4. That approval of the master site development plan shall occur within three (3) years of the date of this ordinance. If approval does not occur within three (3) years, this ordinance shall become null and void.

PASSED by the Council and signed by me in authentication of its passage this 6th day of August, 1992.

ATTEST: Beverly Sandblast
Deputy City Recorder

James A. Harrison
Mayor

APPROVED August 7, 1992.

James A. Harrison
Mayor

COPY

-2-ORDINANCE NO. 7161

"S"
2 of 2

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7-31-92

RESOLUTION NO. 7816

COPY

A RESOLUTION approving the master site development plan for five acres of property located on the north side of Barnett Road, extending west from North Phoenix Road approximately 800 feet.

WHEREAS, on August 6, 1992, the City Council adopted Ordinance No. 7161 conditionally approving a change in designation from Urban Residential to Service Commercial for five acres of property located on the north side of Barnett Road, extending west from North Phoenix Road approximately 800 feet; and

WHEREAS, the applicant has submitted a site development plan that complies in all respects with the conditions set forth in Ordinance No. 7161; now, therefore,

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

Section 1. On the basis of the factual information presented in the Staff report dated January 20, 1995, attached hereto as Exhibit "A" and incorporated herein by reference, the City Council finds that the proposed master site development plan for the property described in CP-92-2 meets the general requirements of Ordinance No. 7161. However, the site plan still should be reviewed and approved by the Site Plan and Architectural Commission (SPAC).

Section 2. Applicant shall submit the new proposed master site development plan submitted to the Council on February 2, 1995 to SPAC for review and final approval. Applicant shall also submit typical building elevations to SPAC. Review shall be based on the criteria set forth in the Land Development Code and the additional criteria set forth in Ordinance No. 7161. The Architectural Review Commission shall limit the height of the first tier of buildings on the northern side of the property to 20 ft, the first tier of buildings shall also be limited to professional office use only. SPAC shall not approve the master plan without also reviewing and approving a landscape plan for the entire site. The commission is requested to work out additional details and issues.

Section 3. Following review and approval of the master site development plan by SPAC, the comprehensive Plan Amendment approved by Ordinance No. 7161 shall be effective upon recording of a covenant (in the form of an equitable servitude) covering all of the property involved in the application, which is binding on all persons having an interest in the property and their heirs, successors and assigns forever and which makes the City of Medford and the owners of abutting properties beneficiaries of the covenant. The covenant shall require that any development on the property comply with the approved master site plan, conditions imposed by SPAC and all of the Conditions of Ordinance No. 7161 and this resolution. Prior to recording, the covenant must be approved as to form by the City Attorney. Until the covenant is recorded, no zone changes shall be granted.

PASSED by the Council and signed by me in authentication of its passage this 2nd day of February, 1995.

ATTEST:

[Signature]
City Recorder

[Signature]
Mayor

CITY OF MEDFORD

COPY

Resolution No. 7816

CITY OF MEDFORD
EXHIBIT # "T"
File # AC-15-897

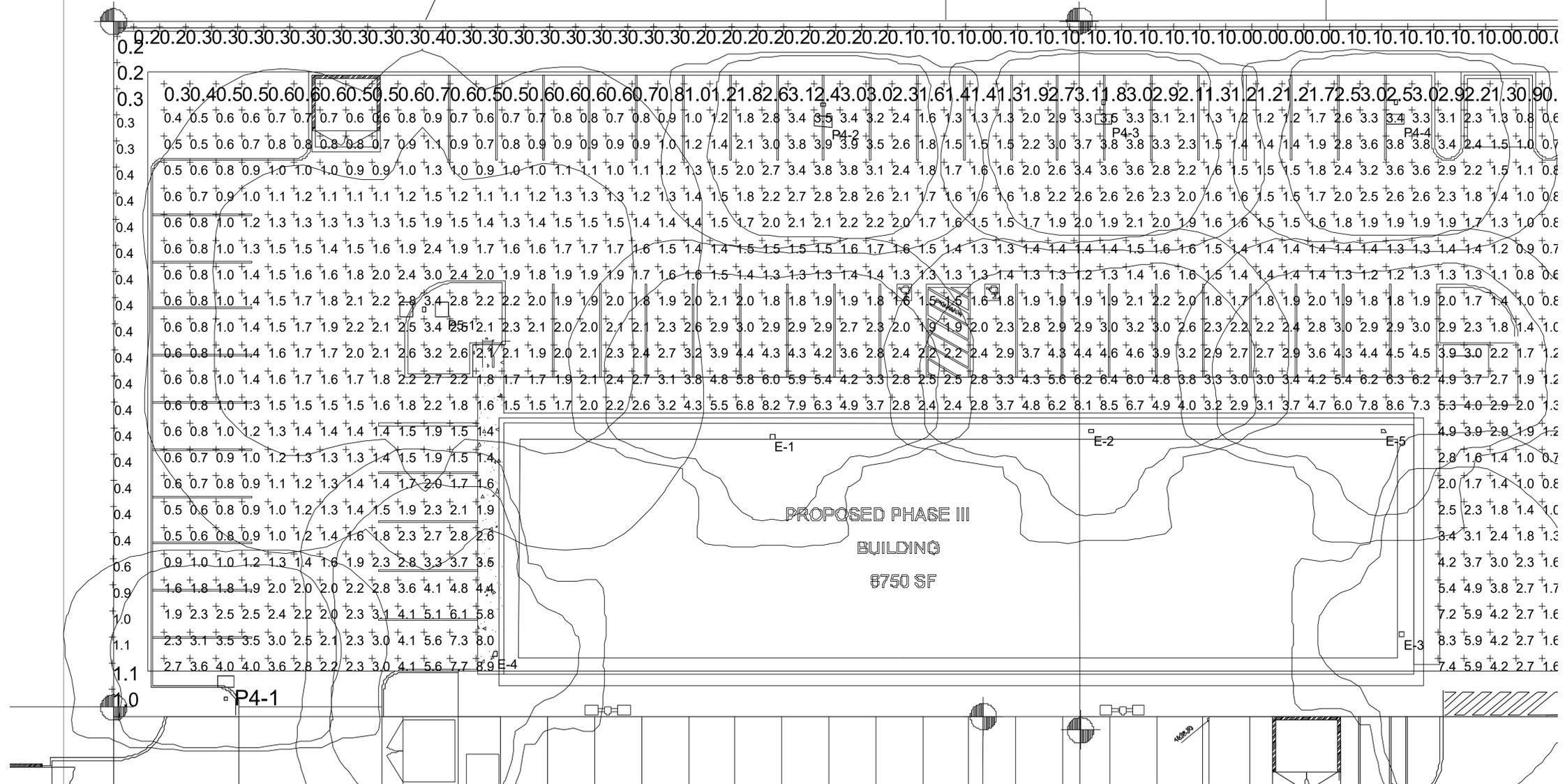
EXHIBIT
P
CITY OF MEDFORD

LOT 309

LOT 308

LOT 307

LOT 3000



PROPOSED PHASE III
BUILDING
8750 SF

ELECTRICAL PLAN
NTS

| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Lamp | Number Lamps | Filename | Lumens Per Lamp | Light Loss Factor | Wattage |
|--------|-------|----------|-------------------|--------------------------------|-----------------------------------------------------------------------------------------|------|--------------|------------------------------------|-----------------|-------------------|---------|
| □ | P5 | 1 | Lithonia Lighting | DSX1 LED P1 50K TFTM MVOLT | DSX1 LED P1 50K TFTM MVOLT | LED | 1 | DSX1_LED_P1_50K_TFTM_MVOL T.ies | 7051 | 1 | 108 |
| □ | | | Lithonia Lighting | DSX1 LED P1 50K TFTM MVOLT | DSX1 LED P1 50K TFTM MVOLT | LED | 1 | DSX1_LED_P1_50K_TFTM_MVOL T.ies | 7051 | 1 | 54 |
| □ | | | Lithonia Lighting | DSX1 LED P1 50K TFTM MVOLT | DSX1 LED P1 50K TFTM MVOLT | LED | 1 | DSX1_LED_P1_50K_TFTM_MVOL T.ies | 7051 | 1 | 54 |
| □ | P4 | 4 | Lithonia Lighting | DSX0 LED P2 30K T5M MVOLT HS | DSX0 LED P2 30K T5M MVOLT with houseside shield | LED | 1 | DSX0_LED_P2_30K_T5M_MVOLT HS.ies | 4175 | 1 | 49 |
| □ | E | 5 | Lithonia Lighting | DSX1 LED P2 50K T4M MVOLT | DSX1 LED P2 50K T4M MVOLT | LED | 1 | DSX1_LED_P2_50K_T4M_MVOLT ies | 8817 | 1 | 70 |
| ○ | B1 | 0 | Lithonia Lighting | KBA8 LED 16C 700 40K SYM MVOLT | KBA8 WITH 4 LIGHT BOARDS (16 LEDs), 700mA DRIVER, 4000K COLOR TEMP. AND SYMMETRIC OPTIC | LED | 1 | KBA8_LED_16C_700_40K_SYM_MVOLT.ies | 2022 | 1 | 39 |

Statistics

| Description | Symbol | Min | Avg/Min | A |
|--------------|--------|--------|---------|-----|
| Calc Zone #2 | + | 0.3 fc | 7.3:1 | 2.0 |
| Calc Zone #3 | + | 0.0 fc | N/A | 0.0 |

TO VERIFY SCALES 0" 1" BAR SHOULD MEASURE ONE INCH BY ONE SIXTEENTH INCH



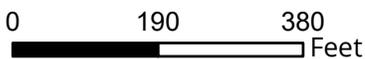


Project Name:

**Spectrum Orthotics
Joseph Office Park Building 3**

Map/Taxlot:

371W28DD TL 900



Legend

-  Subject Area
-  Tax Lots

4/17/2020

