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SITE-SPECIFIC WETLAND ANALYSIS

The following site-specific Environmental, Social, Energy, and Economic (ESEE) analysis addresses how conflicting uses, if allowed, could adversely impact each significant wetland resource site as well as how the resource site may impact those uses. Consequences of protecting significant wetlands within each identified conflicting use category are addressed in detail in the Goal 5 Methodology and Supplemental ESEE Analysis (published separately). Wetland function and value ratings referenced in this analysis are based on the OFWAM assessment completed as part of the Local Wetland Inventory.



Site 1: Bear Creek East – Corona

The Bear Creek East – Corona Site contains one wetland, BE-W01. This wetland is located in the north central part of the city, south of the airport. This moderate quality wetland has the following characteristics:

WETLAND:	BE-W01
Location:	Between Corona and Whittle Aves. (Figure 1)
Sub-watershed:	Bear Creek East
Cowardin/HGM Class:	Palustrine Emergent/Flat
Wetland Size:	14.49 acres
Impact Area:	3.776 acres
Wetland & Impact Area:	18.266 acres
Number of Parcels Affected:	5
Combined Parcel Area:	49.533 acres

Table 1. Summary of Affected Parcels

Wetland/ Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood Plain	Current Use
BE-W01								
371W18A2805	0.070	0.000	0.002	City	GI	I-L		Vacant City owned
371W18A4102	0.645	0.000	0.030	City	GI	I-L/AA		Improved
371W18A4103	2.196	0.000	0.008	City	GI	I-L/AA		Improved
371W18A4200	30.087	14.252	3.228	City	UR	SFR-6/ AA		Airport Clear Zone
371W18DB100	16.535	0.237	0.508	City	UR	SFR-6/ AA		Vacant Airport Clear Zone

Distinguishing Site Characteristics

This wetland site is one of the largest in the city. It consists of a group of vernal pools in a vacant field that is part of the Rogue Valley International-Medford Airport runway protection zone, which is mowed regularly. Water quality function is ranked high. The site is rated



moderate for wildlife habitat and hydrologic control, and has potential educational and recreational opportunities. The site has moderate enhancement potential.

Conflicting Uses

The following conflicting uses apply within this resource site and its impact area.

a. Urban Residential	X
b. Urban High Density Residential	
c. Commercial	
d. Airport	
e. General Industrial	
f. Heavy Industrial	
g. Parks and Schools	
h. Public Facilities	
i. Vegetation Removal and Grading	X

- The affected parcels are zoned SFR-6, Single Family Residential - 6. This zone allows between 4 and 6 dwelling units per gross acre of land. Residential density may be transferred to the buildable portions of the parcel(s).
- The A-A overlay prohibits places of public assembly such as schools.

See Supplemental ESEE Analysis for further description of conflicting use impacts.

Site-Specific ESEE Analysis for Bear Creek East – Corona

For a general description of the ESEE consequences of alternative courses of action, see the Supplemental ESEE Analysis.

Environmental Consequences

Allowing conflicting uses fully within the wetland and impact area would mean the loss of a large vernal pool complex ranked high for water quality and moderate for wildlife habitat and hydrologic control. Limiting conflicting uses could be accomplished in a manner that preserves wetland functions and values. Both tax lots are owned by Jackson County and the combined wetland/impact area coverage on the lot is 39 percent. Development options are limited by the Airport clear zone, and most development could be clustered to avoid impacts to the wetland area. However, the large size and far north location of the wetland means that access through and use of the site would be constrained. By establishing a vegetated buffer between conflicting uses, up to a 50% reduction in the buffer could occur without degrading wetland functions and values. Pedestrian trail access to and through the wetland in conjunction with open space uses could also occur without significant degradation.



Economic Consequences

Fully protecting these wetlands and their impact areas could have adverse economic consequences for the County by limiting development potential. Such uses are particularly constrained on tax lot 4200, where approximately 58% of the lot is covered by the wetland and associated impact area, and the area to the east of the wetland has very limited development options. Density transfer to the southern and eastern parts of the County lots could limit impacts to overall development potential.

Partial protection of this wetland would allow greater options for development or open space. The location and large size of the wetland means that a significant part (35%) of the affected lots would be constrained, and that access options are also significantly impacted. Through a reduction of the setback from 50 to 25 feet and provisions for pedestrian trail connections, open space, and other development options can be improved substantially. Also, while no plans have been developed for road connections through the property, some connections may be considered in the future since street connectivity is an issue in this area. Should road connections be needed, wetland avoidance should be a priority, and a case-specific analysis would be needed if unavoidable impacts are identified.

If conflicts between waterfowl and airplanes are a documented problem at this location, and the wetland is shown to be a contributing factor, site-specific conflicts will need further evaluation. One potential strategy to address such conflicts is to reduce the attractiveness of the wetlands to waterfowl. This can be done, for example, by increasing the shrub component of the wetland, thereby reducing the large areas of seasonal open water and emergent vegetation that attract waterfowl.

Social Consequences

This site is ranked as having potential opportunities for recreation and education. If conflicting uses were allowed to the maximum extent, these social values will be degraded or lost. Limiting conflicting uses would conserve some of the site's moderate recreational and educational values while preserving development and open space options.

Energy Consequences

Though limited by comparison with other potential consequences, some positive energy consequences could result by preserving open space and associated uses close to developed residential neighborhoods. Travel trips may be reduced locally, alternative forms of transportation (e.g., walking and biking) may be encouraged, and overall energy consumption and expenditures may be slightly reduced.



Goal 5 Recommendation

Limit conflicting uses. Apply a reduced, 25-foot buffer to the wetland. This should avoid impacting the developed industrial properties abutting the parcel to the north. Allow pedestrian trail connections.



Site 2: Bear Creek East – Springbrook

The Bear Creek East – Springbrook site contains one wetland, BE-W03. This moderate quality wetland is located northeast of downtown, primarily within Donahue-Frohnmayr City Park. This site has the following characteristics:

WETLAND:	BE-W03
Location:	Springbrook Rd. and Spring St. (Figure 2)
Sub-watershed:	Bear Creek East
Cowardin/HGM Class:	Palustrine Emergent and Scrub-Shrub/Riverine Flow Through
Wetland Size:	0.93 acre
Impact Area:	2.434 acres
Wetland & Impact Area:	3.364 acres
Number of Parcels Affected:	6
Combined Parcel Area:	12.104 acres
Dwelling Unit Potential:	18.83

Table 2. Summary of Affected Parcels

Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
BE-W03								
371W20BD105	0.178	0.000	0.074	City	UR	SFR-10	0.000	Improved
371W20BD107	0.398	0.000	0.098	City	UR	SFR-4	0.000	Improved
371W20BD199	0.072	0.000	0.002	City	UR	SFR-4	0.000	Vacant City owned
371W20BD2101	5.825	0.000	0.038	City	UR	SFR-4	0.000	City Park
371W20BD2200	4.294	0.872	1.371	City	UR	SFR-4	0.000	City Park
371W20BD800	1.337	0.062	0.534	City	UR	SFR-4	0.000	Vacant

Distinguishing Site Characteristics

The wetland is a swale primarily located within Donahue-Frohnmayr Park (0.062 acres are on private property). The site is ranked high for water quality function and moderate for fish habitat, wildlife habitat, and hydrologic control. It also ranked high for educational, recreational, and aesthetic values. The site has high enhancement potential.

Conflicting Uses

The following conflicting uses apply within this resource site and its impact area.



a. Urban Residential	X
b. Urban High Density Residential	
c. Commercial	
d. Airport	
e. General Industrial	
f. Heavy Industrial	
g. Parks and Schools	X
h. Public Facilities	
i. Vegetation Removal and Grading	X

- The affected parcels are zoned SFR-4, Single Family Residential – 4. The SFR-4 zone allows between 2.5 and 4 dwelling units per gross acre. Residential density may be transferred to the buildable portions of the parcel(s).
- The majority of this wetland is located within a city park, a potential conflicting use.

See Supplemental ESEE Analysis for further description of conflicting use impacts.

Site-Specific ESEE Analysis for Bear Creek - Springbrook

For a general description of the ESEE consequences of alternative courses of action, see the Supplemental ESEE Analysis.

Environmental Consequences

Allowing conflicting park and residential uses fully within the wetland and impact area on this site would mean the loss of a wetland ranked high for water quality and moderate for fish habitat, wildlife habitat, and hydrologic control. Limiting conflicting park and residential uses could be accomplished in a manner that preserves wetland functions and values. Donahue-Frohnmayr Park is developed with a play area and outdoor basketball court, and includes a pathway through the wetland. Partial protection of the wetland would allow recreational and educational uses to continue, with the potential for future expansion of the trail system so long as impacts are minimized. Wetland enhancement including new plantings in the buffer could allow a reduction in the impact area buffer without degrading wetland functions and values. Needed residential access to the vacant private parcel could be provided in a manner that protects water quality and habitat functions (e.g., using a bridge or open bottom culvert crossing).



Economic Consequences

Fully protecting this wetland and its impact area could have some adverse economic consequences. Housing at urban densities could be clustered to avoid impacts to the wetland area through density transfer provisions. The portion of the wetland on private property is a narrow strip located along the eastern edge of lot 800. Avoiding the impact area altogether may constrain additional development options for several parcels, including constrained access to lot 800. Approximately 40 percent of lot 800 is within the wetland and impact area. Allowing limited residential use, with density transfer provisions, buffer reductions to 25 feet, and access drive allowances, would leave most of the wetland resource intact, protecting water quality and habitat functions.

The majority of this site is contained within a city-owned park. Existing park uses include a trail through the wetland. Fully protecting this wetland and its impact area would preclude future park uses (including trails and viewpoints) within more than a quarter of the park. Partial protection of the wetland would allow recreational and educational uses to continue, with the potential for future expansion of the trail system and other suitable park uses, so long as impacts are minimized.

Social Consequences

This site is ranked high for educational, recreational uses, and aesthetic values. If conflicting uses were allowed to the maximum extent, these social values would be degraded or lost. Limiting conflicting uses would conserve most of the site's educational uses, recreational uses, and aesthetic values while preserving park uses and housing options.

Energy Consequences

Given that the site ranked highly for both educational and recreational opportunities, the energy consequences of preserving the wetland resource may include a modest decrease in energy consumption and expenditures for travel to more distant parks with similar recreational and educational values.

Goal 5 Recommendation

Limit conflicting uses. Apply a reduced, 25-foot buffer to the wetland. Allow trails and other low-impact park uses within the buffer and, where they serve an important educational function, within the wetland. Allow limited access across the wetland when no other access options exist, provided impacts are controlled and mitigated.



Site 3: Bear Creek South – Center Drive

The Bear Creek South – Center Drive site consists of one wetland, BS-W01. This moderate quality wetland is located in the southern part of the city, east of Center Drive. The site has the following characteristics:

- WETLAND:** **BS-W01**
- Location:** NE of Center Dr. and Belknap Dr. (Figure 3)
- Sub-watershed:** Bear Creek East
- Cowardin/HGM Class:** Palustrine Emergent/Flat
- Wetland Size:** 0.51 acre
- Impact Area:** 1.602 acres
- Wetland & Impact Area:** 2.112 acres
- Number of Parcels Affected:** 1
- Combined Parcel Area:** 12.549 acres

Table 3. Summary of Affected Parcels

Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
BS-W01								
371W32B4700	12.549	0.511	1.601	City	CM	C-R		Vacant

Distinguishing Site Characteristics

This wetland resource is in a depression in a vacant field y. The wetland is ranked high for water quality function and moderate for wildlife habitat and hydrologic control. It has potential for both education and recreational uses, and has moderate aesthetic values and enhancement potential.

Conflicting Uses

The following conflicting uses apply within this resource site and its impact area.

a. Urban Residential	
b. Urban High Density Residential	
c. Commercial	X
d. Airport	
e. General Industrial	
f. Heavy Industrial	
g. Parks and Schools	
h. Public Facilities	X
i. Vegetation Removal and Grading	X



- The affected parcel is zoned C-R, Regional Commercial. This zone allows maximum lot coverage of 40 percent for structures. Landscape standards apply parking lots (10.746) and street frontage (10.797).
- The ODOT South Interchange project may affect this site due to the proposed relocation of Center Drive. Substantial grading and vegetation removal would result from road construction.

See the Supplemental ESEE Analysis for description of conflicting wetland resource use impacts.

Site-Specific ESEE Analysis for Bear Creek South – Center Drive

For a general description of the ESEE consequences of alternative courses of action, see the Supplemental ESEE Analysis.

Environmental Consequences

Allowing conflicting commercial uses fully within the wetland and impact area on this site would mean the loss of a wetland ranked high for water quality and moderate for wildlife habitat and hydrologic control. Limiting conflicting commercial uses could be accomplished in a manner that preserves wetland functions and values. Avoiding the impact area altogether may constrain development options, but more than 80 percent of the property would remain developable. The location and configuration of the wetland may limit access to Center Drive and internal access within the site. A reduction in the buffer width of up to 50% could be permitted at this moderate quality wetland without degradation of the water quality and wildlife habitat functions, provided that the remaining buffer area is enhanced with native plantings. In this manner, the wetland functions and values can be maintained while providing adequate access and circulation within the site.

This site is located within the impact zone for ODOT's South Interchange relocation project. Allowing public facilities, such as the Center Drive relocation, would potentially have negative environmental consequences on the wetland resource. The draft Environmental Impact Statement (EIS) prepared for this project evaluates two alternatives (the Highland and Ellendale Alternatives). Both alternatives require construction of piers in the floodway, in addition to new bridges that will cross Bear Creek. The Highland alternative was recently selected as the preferred alternative. Center Drive is proposed to be relocated through the wetland to adjust the intersection location with Belknap Road.

Economic Consequences

Fully protecting this wetland and its impact area could limit development flexibility within the site for commercial uses, and could preclude the Center Drive relocation options. Potential economic benefits from relocation of Center Drive and improved access to local



businesses would be lost. Approximately 12 percent of Lot 4700 is located within the wetland and impact area. The wetland is located on the western side of the property, potentially making it easier for commercial development to avoid the wetland; however, access to Center Drive and internal site circulation would be limited if the wetland is fully protected.

Partial protection of this wetland could reduce the potential access and circulation constraints, and could allow the lower impact Highland Drive alternative to be constructed, while preserving some important wetland functions and amenity values. Road construction could be permitted under prescribed conditions that minimize the width of the road disturbance corridor and establish a vegetated buffer between the road and the undisturbed wetland. In addition, a reduced setback from 50 to 25 feet could allow greater development options for Lot 4700, and reduce the potentially significant combined impact of the new road dedication and wetland protection.

Social Consequences

This site is listed as having potential uses for both education and recreational uses. It also is located along the Bear Creek corridor although outside the floodplain. One of the priority actions identified in the Bear Creek Master Plan is to have wetland areas with trails. Allowing conflicting uses fully would negatively impact potential education and recreational values through loss of this wetland resource along Bear Creek. Limiting conflicting uses would conserve the wetland resource and permit trail access from the corridor, enhancing the site's recreational and recreational values.

Energy Consequences

According to the EIS prepared for the South Interchange project, energy consequences are less (in annual BTUs) with either Interchange construction option than with the status quo, not including initial energy impacts from construction.

Goal 5 Recommendation

Limit conflicting uses. Apply a reduced, 25-foot buffer to the wetland.



Site 4: Bear Creek South – Charlotte Ann / Lowry

This site is comprised of three wetlands located along Bear Creek, in the southern part of the City. Wetland sizes range from 0.5 to 4.5 acres, and total 8.8 acres. These wetlands are designated Riparian Corridor wetlands and are therefore protected through the Riparian Corridor ordinance. This *high quality* wetland site has the following characteristics:

WETLANDS: BS-W04, BS-W06, BS-W09

Location: By I-5, Charlotte Ann & Lowry Roads (Fig. 4)

Sub-watershed: Bear Creek South

Cowardin/HGM Class: Palustrine Forested, Palustrine Emergent/
Riverine Flow-through, Riverine Impounding

Combined Wetland Size: 8.78 acres

Impact Area: 8.127 acres

Wetland & Impact Area: 16.907 acres

Number of Parcels Affected: 10 (plus right-of-way)

Combined Parcel Area: 223.138 acres

Table 4. Summary of Affected Parcels

Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
BS-W04								
371W32B3600	25.938	0.000	0.008	County	UR	RR-5		Mostly vacant
371W32C100	6.182	0.000	0.008	County	UR	RR-5		Vacant
R-O-W		0.51	1.838	City	Parks & Schools	NA	Yes	Bear Creek Greenway
BS-W06								
371W32C4700	17.673	0.000	0.017	County	CM	RR-5		Golf Course
371W32C4800	9.861	0.198	0.352	City	CM	GC	1.606	Mostly vacant
371W32C4900	13.487	0.000	0.001	City	CM	RR-5		Vacant
371W32D1001	11.811	3.294	2.037	County	CM	EFU	0.882	Golf Course
371W32D1100	0.489	0.018	0.087	City	CM	RR-5	0.366	Vacant



Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
371W32D1101	6.856	0.012	0.300	City	CM	RR-5	5.492	Mostly vacant
371W32D606	5.901	0.916	0.926	City	UR	SFR-4	0.082	Bear Creek Greenway
381W05106	124.940	0.110	0.394	County	CM	EFU	28.5	Vacant (City Park)



Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
BS-W09								
381W05106	124.940	3.724	2.682	County	CM	EFU	28.5	Vacant (City Park)

Distinguishing Site Characteristics

This wetland complex consists of three wetlands along Bear Creek, which support listed salmonid species (Coho salmon). One wetland (BS-W04) is within the riparian forest and floodplain along Bear Creek and is within the Interstate 5 right-of-way. The second wetland (BS-W06) is a backwater slough along Bear Creek that may function as a high-water channel for Bear Creek during flood events and mostly located within property that contains a private golf course and within a County owned Greenway parcel. The third wetland (BS-W09) is a floodplain/ gravel bar area along Bear Creek, which is owned by the City of Medford’s and within the planned “Sports Park”. The site was ranked high for water quality and fish habitat functions. It was rated moderate for wildlife habitat and hydrologic control. The site ranked high for enhancement potential.

Conflicting Uses

Designated Riparian Corridor: These wetlands are contained within a significant riparian corridor and therefore already protected under the City of Medford’s Riparian Corridor Ordinance (City of Medford Land Development Code, Section 10.920 – 10.928). Consequently, there are no conflicting uses and no further ESEE analysis is necessary.

Goal 5 Recommendation

This wetland site has received limited protection. No further action is required.



Site 5: Bear Creek South – La Loma

The Bear Creek South – La Loma site contains one wetland, BS-W10. It is located in the southern tip of the city, on the edge of the UGB. This moderate quality wetland has the following characteristics:

WETLAND:	BS-W10
Location:	La Loma Drive and Yvonne Road (Fig. 5)
Sub-watershed:	Bear Creek South
Cowardin / HGM Class:	Palustrine Emergent / Riverine Flow-through
Wetland Size:	0.77 acres
Impact Area:	1.415 acres
Wetland & Impact Area:	2.185 acres
Number of Parcels Affected:	8
Combined Parcel Area:	78.11 acres

Table 5. Summary of Affected Parcels

Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/Overlay	Flood-plain	Current Use
BS-W10								
371W33800	27.399	0.000	0.025	County	Out of UGB	EFU		Vacant
371W33CD4100	0.246	0.000	0.027	City	UR	SFR-4		Improved
371W33CD4200	0.288	0.000	0.104	City	UR	SFR-4		Improved
381W04200	49.212	0.774	1.026	City	CM	EFU		Vacant
381W04BB100	0.241	0.000	0.002	City	UR	SFR-4		Improved
381W04BB200	0.243	0.000	0.089	City	UR	SFR-4		Improved
381W04BB300	0.243	0.000	0.099	City	UR	SFR-4		Improved
381W04BB400	0.238	0.000	0.038	City	UR	SFR-4		Improved

Distinguishing Site Characteristics

This wetland borders a remnant drainage way segment and contains a small, created pond. The wetland is ranked high for water quality function and moderate for wildlife habitat and hydrologic control.

Conflicting Uses

The following conflicting uses apply within this resource site and its impact area.



a. Urban Residential	
b. Urban High Density Residential	
c. Commercial	X
d. Airport	
e. General Industrial	
f. Heavy Industrial	
g. Parks and Schools	
h. Public Facilities	
i. Vegetation Removal and Grading	X

The affected parcel is zoned EFU, a County Exclusive Farm Use zone but is designated for future commercial use by the City. All County zoned lands within the UGB have a 40-acre minimum lot size limitation until City zoning is applied. The City has a need for additional vacant commercial land per the Medford Commercial and Industrial Development Report for 2002.

See the Supplemental ESEE Analysis for description of conflicting use impacts.

Site Specific ESEE Analysis for Bear Creek South – La Loma

For a general description of the ESEE consequences of alternative courses of action, see the Supplemental ESEE Analysis.

Environmental Consequences

Allowing conflicting residential uses fully within the wetland and impact area on this site would mean the loss of a wetland ranked high for water quality and moderate for wildlife habitat and hydrologic control. Limiting conflicting uses for this moderate quality wetland could conserve some wetland functions. However, allowing vegetation removal and grading associated with commercial uses could degrade these functions without adequate protections and mitigation requirements.

Economic Consequences

Given the small size of this wetland and its isolated location at the far northeast corner of Lot 200, it is unlikely that significant conflicts with future development of this lot would arise. Future urban uses (i.e., commercial) would have maximum coverage limits for structures of 60 percent or less, meaning that development may avoid impacts to the wetland whether or not additional limitations are placed on the site. One other significant wetland (BS-W13) is located in the southeast corner of the lot (see Site 6 discussion). This wetland is approximately 8,000 sq. ft. in area; its small size and isolated location also similarly serve to minimize impacts to future site development.



Fully protecting these wetlands and their impact areas (which together account for 6% of Lot 200) may have modest potential economic consequences in terms of imposing constraints on site development options for Lot 200 as well as the two adjacent residential lots located partly within the impact area. Partial protection of this wetland and its impact area would have generally positive economic consequences. Reduced wetland buffers of 25 feet on adjoining residential lots would limit potential impacts to these lots, although they have now been developed with single-family homes.

Social Consequences

Though rated low for educational, recreational and aesthetic values, this wetland provides a potential land use buffer function (i.e., a buffer between residential and future commercial uses). Some social benefits may therefore be obtained by limiting conflicting uses at this site.

Energy Consequences

None of note.

Goal 5 Recommendation

Limit conflicting uses. Apply a reduced, 25-foot buffer to the wetland on adjacent residential lands where undeveloped and 50-foot on the large commercial lot.



Site 6: Bear Creek South – I-5

The Bear Creek South – I-5 wetland resource site consists of four moderate quality wetlands, ranging in size from 0.12 to 2.22 acres. This site is located along the Interstate 5 corridor, far west of North Phoenix Road. The combined wetland and impact area for this site is 8.65 acres. The site has the following characteristics:

WETLANDS: BS-W13, BS-W14, BS-W15, BS-W16

Location: I-5 NB (Figure 6)

Sub-watershed: Bear Creek South

Cowardin / HGM Class: Palustrine Emergent / Slope Valley,
Depressional Closed

Combined Wetland Size: 3.8 acres

Impact Area: 4.846 acres

Wetland & Impact Area: 8.646 acres

Number of Parcels Affected: 4

Combined Parcel Area: 293.73 acres

Table 6. Summary of Affected Parcels

Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
BS-W13								
381W04200	49.212	0.189	0.564	City	CM	EFU		Vacant
381W04300	9.756	0.000	0.070	County	CM	EFU		Vacant
BS-W14								
381W04100	177.790	0.000	0.024	County	Out of UGB	EFU		Vacant
381W04200	49.212	0.000	0.190	City	CM	EFU		Vacant
381W04300	9.756	2.190	1.427	County	CM	EFU		Vacant
BS-W15								
381W04300	9.756	0.122	0.510	County	CM	EFU		Vacant
BS-W16								
381W04300	9.756	1.268	1.313	County	CM	EFU		Vacant
381W04400	56.972	0.000	0.273	County	Out of UGB	EFU		Vacant



Distinguishing Site Characteristics

Wetlands BS-W13 and BS-W14 are ranked moderate for wildlife habitat, water quality, and aesthetic values, and high for recreational opportunities. BS-W15 and BS-W16 are ranked high for water quality and moderate for fish and wildlife habitat, hydrologic control, and aesthetic quality. The former set of wetlands has high enhancement potential while that latter has moderate potential.

Conflicting Uses

The following conflicting uses apply within this resource site and its impact area.

a. Urban Residential	
b. Urban High Density Residential	
c. Commercial	X
d. Airport	
e. General Industrial	
f. Heavy Industrial	
g. Parks and Schools	
h. Public Facilities	X
i. Vegetation Removal and Grading	X

- The affected parcels are zoned EFU, a County Exclusive Farm Use zone, although designated for future commercial use by the City. All County zoned lands within the UGB have a 40-acre minimum lot size limitation until City zoning is applied. The City has a shortage of vacant commercial land per the Medford Commercial and Industrial Development Report for 2002.
- The South Stage Road extension is planned to cross west to east in the vicinity of this site and wetland impacts may be unavoidable. Substantial grading and vegetation removal would result from road construction. However, this extension is not identified in the 20 year Transportation System Plan. A future freeway interchange has been suggested as a long range need at this location.

See Supplemental ESEE Analysis for description of conflicting use impacts.

Site Specific ESEE Analysis for Bear Creek South – I-5

For a general description of the ESEE consequences of alternative courses of action, see the Supplemental ESEE Analysis.

Environmental Consequences

Allowing conflicting uses fully within the wetland and impact area would mean the loss of a wetland complex that provides highly rated water quality functions, moderate fish and



wildlife habitat and hydrologic control. Limiting conflicting uses may conserve some wetland functions. However, activities associated with commercial activities and road construction such as land clearing and grading, vegetation removal, and increase in impervious surfaces, could adversely impact these wetlands and their hydrologic functioning, and degrade or destroy habitat for both fish and wildlife.

The location of these wetlands in relationship to I-5 and the proposed South Stage Road extension may make impacts unavoidable. However, it could be possible to realign the road slightly to the north to avoid the wetlands. If impacts were unavoidable, minimizing the disturbance area, applying best management practices, and establishing a densely vegetated buffer between the road and the edge of the wetland would be essential to limit construction impacts. In this manner, the wetland functions and values can be maintained while still allowing an arterial street connection.

Economic Consequences

Fully protecting this wetland and the impact area would have significant adverse economic consequences for Lot 300. Nearly 68 percent of this lot is within the wetland and impact area, and the configuration of wetlands makes most types of development impractical. This site is designated commercial. It could help fill the future need for vacant commercial land. However, the site may not be feasible for commercial development unless South Stage Road is extended (not in the 20-year plan).

Partial protection of this wetland and its impact area may also have adverse economic consequences, again due to the size and configuration of wetlands on Lot 300. Reduced wetland buffers of 25 feet on the wetlands would reduce potential economic impacts to Lot 300.

Social Consequences

Allowing conflicting commercial uses on this resource site would mean the loss of wetlands that provide high recreational value as well as educational and aesthetic qualities. Limiting conflicting uses at this site may protect these social values.

Energy Consequences

None of note.

Goal 5 Recommendation

Limit conflicting uses. Apply a reduced, 25-foot buffer to the wetlands at this site.



Site 7: Elk Creek – Sunset

The Elk Creek – Sunset site contains one wetland, EK-W08. It is located west of downtown Medford. This moderate quality wetland has the following characteristics:

WETLAND: EK-W08

Location: By Sunset and Western Avenues (Figure 7)

Sub-watershed: Elk Creek

Cowardin/HGM Class: Palustrine Emergent/Riverine Impounding

Wetland Size: 1.56 acres

Impact Area: 1.364 acre

Wetland & Impact Area: 2.924 acres

Number of Parcels Affected: 10

Combined Parcel Area: 8.467 acres

Table 7. Summary of Affected Parcels

Wetland / Tax Lot	Parcel Size (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
EK-W08								
372W25BB9200	0.469	0.000	0.026	City	UR	SR-2.5		Improved
372W25BB9300	0.241	0.000	0.023	City	UR	SR-2.5		Improved
372W25BB9400	0.724	0.000	0.080	City	UR	SR-2.5		Improved
372W25BC4200	0.178	0.000	0.031	City	UR	SR-2.5		Improved
372W25BC4300	0.172	0.000	0.054	City	UR	SR-2.5		Improved
372W25BC4301	0.171	0.000	0.052	City	UR	SR-2.5		Improved
372W25BC4400	0.266	0.000	0.077	County	UR	SR-2.5		Improved
372W25BC4500	0.263	0.000	0.072	County	UR	SR-2.5		Improved
372W25BC4600	3.085	1.540	0.557	City	UR	SR-2.5		Mostly vacant
372W25BC4800	2.898	0.022	0.277	County	UR	SR-2.5		Mostly vacant

Distinguishing Site Characteristics

The wetland resource is in a flat area adjacent to Elk Creek. This resource site has a high water quality function rating, and is rated moderate for fish habitat, wildlife habitat, and hydrologic control. The site has potential for recreational and educational uses, and moderately rated aesthetic quality. The site has high enhancement potential. Part of the wetland is located in an undeveloped “alley” right-of-way.

Conflicting Uses

The following conflicting uses apply within this resource site and its impact area.



a. Urban Residential	X
b. Urban High Density Residential	
c. Commercial	
d. Airport	
e. General Industrial	
f. Heavy Industrial	
g. Parks and Schools	
h. Public Facilities	
i. Vegetation Removal and Grading	X

- The affected parcels are zoned SR-2.5, suburban residential. This zone is a County Residential zone. All County zoned lands within the UGB have a 40-acre minimum lot size limitation until City zoning is applied. Under future City zoning, residential density would be transferred to the buildable portions of the parcel(s).
- Comments received from an affected property owner at Lot 4600 noted environmental and social values and supported wetland protection.

See the Supplemental ESEE Analysis for description of conflicting wetland resource use impacts.

Site Specific ESEE Analysis for Elk Creek – Sunset

For a general description of the ESEE consequences of alternative courses of action, see the Supplemental ESEE Analysis.

Environmental Consequences

Allowing conflicting residential uses fully within the wetland and impact area on this site would mean the loss of a wetland ranked high for water quality and moderate for fish habitat, wildlife habitat, and hydrologic control. Limiting conflicting residential uses could be accomplished in a manner that conserves the functions and values of this moderate quality wetland. However, activities associated with residential uses, such as vegetation removal and habitat degradation, are already occurring on site according to local residents. Housing at future urban densities could be clustered to avoid impacts to the wetland area using density transfer provisions. With new plantings of native vegetation and similar enhancement measures, up to a 50% reduction in the impact area buffer may occur without degrading wetland functions and values.



Economic Consequences

Fully protecting these wetlands and the impact area could have adverse economic consequences on one property in particular. Almost 70 percent of Lot 4600 is located within this area, and full protection within the impact area would prevent site access from Sunset Avenue. Density transfer to the western part of the lot could limit impacts to overall development potential.

Partial protection of this wetland could reduce potential access and development constraints significantly. A reduced setback from 50 to 25 feet may allow better access to Lot 4600 from Sunset Avenue. Density transfer to the western part of the site could significantly increase development potential, particularly if wetland buffer acreage is eligible for transfer.

Social Consequences

This site has potential recreational and educational uses, and moderate aesthetic values. Local landowners in the area have expressed a desire to see this wetland protected. If conflicting uses are allowed to the maximum extent, these social values will be degraded or lost. Limiting conflicting uses would conserve the site's recreational, educational, and aesthetic values while preserving housing options.

Energy Consequences

None of note.

Goal 5 Recommendation

Limit conflicting uses. Apply a reduced, 25-foot buffer to the wetland.



Site 8: Elk Creek - Arlington

The Elk Creek – Arlington site contains two wetlands, EK-W10 and EK-W11, which are located in the southeastern part of the city. These moderate quality wetlands have the following characteristics:

WETLANDS: EK-W10, EK-W11

Location: North and south sides of Arlington by Elaine Way & Layla Drive (Figure 8)

Sub-watershed: Elk Creek

Cowardin / HGM Class: Palustrine Emergent / Riverine Flow-through

Combined Wetland Size: 7.66 acres

Impact Area: 3.39 acres

Wetland & Impact Area: 6.634 acres

Number of Parcels Affected: 51

Combined Parcel Area: 40.342 acres

Table 8. Summary of Affected Parcels

Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
EK-W10								
372W35AD1	0.391	0.000	0.026					
372W35AD1500	2.353	0.000	0.162	City	UR	RR-5		Vacant
372W35AD2000	1.610	0.842	0.293	City	UR	SFR-6/ PD		Vacant (Mitigation area)
372W35AD900	0.778	0.538	0.212	City	UR	SFR-6/ PD		Vacant (Mitigation area)
372W35AD916	0.146	0.000	0.000	City	UR	SFR-6		Improved
372W35AD917	0.134	0.000	0.009	City	UR	SFR-6		Improved
372W35AD918	0.144	0.000	0.063	City	UR	SFR-6		Improved
372W35AD919	0.165	0.040	0.080	City	UR	SFR-6		Improved
372W35AD920	0.170	0.012	0.075	City	UR	SFR-6		Improved
372W35AD921	0.222	0.000	0.065	City	UR	SFR-6		Improved
EK-W11								
372W35AD1 ?? Parcel number	0.391	0.461	0.118	City	UR	SR-2.5		Vacant



Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
incomplete								
372W35AD2300	0.130	0.000	0.027	City	UR	SFR-6		Improved
372W35AD2400	0.157	0.000	0.034	City	UR	SFR-6		Vacant
372W35AD2500	0.178	0.000	0.042	City	UR	SFR-6		Vacant
372W35AD2600	0.199	0.000	0.046	City	UR	SFR-6		Improved
372W35AD913	0.139	0.000	0.069	City	UR	SFR-6		Improved
372W35AD914	0.137	0.000	0.056	City	UR	SFR-6		Improved
372W35DA1200	1.949	0.245	0.445	County	UR	SR-2.5		Improved
372W35DA1300	2.304	0.189	0.137	County	UR	SR-2.5		Improved
372W35DA1400	0.387	0.016	0.025	County	UR	SR-2.5		Improved
372W35DA1500	2.417	0.012	0.120	County	UR	SR-2.5		Improved
372W35DA300	0.245	0.067	0.087	City	UR	SFR-6		Improved
372W35DA301	0.199	0.000	0.084	City	UR	SFR-6		Vacant
372W35DA302	0.181	0.000	0.068	City	UR	SFR-6		Vacant
372W35DA303	0.183	0.000	0.069	City	UR	SFR-6		Improved
372W35DA400	5.164	3.516	1.123	City	UR	SFR-6/ PD		Vacant
372W35DA401	0.145	0.000	0.054	City	UR	SFR-6		Vacant
372W35DA402	0.156	0.000	0.067	City	UR	SFR-6		Vacant
372W35DA403	0.182	0.016	0.094	City	UR	SFR-6		Vacant
372W35DA452	0.150	0.000	0.057	City	UR	SFR-6		
372W35DA453	0.158	0.000	0.065	City	UR	SFR-6		
372W35DA454	0.161	0.000	0.068	City	UR	SFR-6		
372W35DA455	0.163	0.000	0.065	City	UR	SFR-6		
372W35DA456	0.163	0.000	0.063	City	UR	SFR-6		
372W35DA457	0.163	0.000	0.062	City	UR	SFR-6		
372W35DA458	0.163	0.000	0.061	City	UR	SFR-6		
372W35DA459	0.163	0.000	0.060	City	UR	SFR-6		
372W35DA460	0.198	0.000	0.087	City	UR	SFR-6		
372W35DA461	0.152	0.000	0.050	City	UR	SFR-6		
372W35DA462	0.157	0.000	0.052	City	UR	SFR-6		
372W35DA463	0.186	0.000	0.090	City	UR	SFR-6		
372W35DA500	2.498	0.000	0.222	City	UR	RR-5		Improved
372W35DB131	0.223	0.000	0.011	City	UR	SFR-6		
372W35DB2500	3.432	0.567	0.793	County	UR	SR-2.5		Improved
372W35DB800	2.647	0.131	0.244	County	UR	SR-2.5		Improved
372W35DC100	0.460	0.000	0.001	County	UR	SR-2.5		Improved



Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
372W35DC400	1.854	0.196	0.331	County	UR	SR-2.5		Improved
372W35DC500	0.501	0.026	0.190	County	UR	SR-2.5		Improved
372W35DC600	0.466	0.000	0.003	County	UR	SR-2.5		Improved
372W35DC700	2.889	0.000	0.024	County	UR	SR-2.5		Improved
372W35DD400	2.439	0.000	0.004	County	UR	SR-2.5		Mobile Home

Distinguishing Site Characteristics

This wetland resource site is a broad wetland swale along Elk Creek bordered by recent single-family residential development. Both wetlands ranked high for water quality and provide moderate fish and wildlife habitat, and hydrologic control functions. The wetlands also rated high for enhancement potential.

Conflicting Uses

The following conflicting uses apply within this resource site and its impact area.

a. Urban Residential	X
b. Urban High Density Residential	
c. Commercial	
d. Airport	
e. General Industrial	
f. Heavy Industrial	
g. Parks and Schools	
h. Public Facilities	X
i. Vegetation Removal and Grading	X

- The affected parcels are zoned SR-2.5, County Suburban Residential, RR-5, County Rural Residential, and SFR-6, City Single Family Residential - 6. The SFR-6 zone allows between 4 and 6 dwelling units per gross acre of land. Residential density may be transferred to the buildable portions of the parcel(s). All County zoned lands within the UGB have a 40-acre minimum lot size limitation until City zoning is applied.
- Much of this site is within open space tracts set aside as part of the Planned Unit Development at the site. They are also mitigation and conserved wetland sites with a ten to 15-foot buffer area from the wetland edge. Conflicting uses in these areas are generally limited to passive recreation uses.



- Two newly constructed road crossings have split the wetlands. In addition, the Cunningham/Garfield Avenue extension is planned to cross east to west through the southern part of this site and wetland impacts may be unavoidable. Substantial grading and vegetation removal would result from road construction.
- Comments received from one owner raised questions about safety of children from the new development adjacent to the wetlands. Other comments noted the presence of a man-made pond.

See the Supplemental ESEE Analysis for description of conflicting use impacts.

Site Specific ESEE Analysis for Elk Creek – Arlington

For a general description of the ESEE consequences of alternative courses of action, see the Supplemental ESEE Analysis.

Environmental Consequences

Allowing conflicting residential and public facility uses fully within the wetland and impact area on this site would mean the loss of wetlands ranked high for water quality and moderate for fish and wildlife habitat, and hydrologic control functions. Limiting conflicting uses would allow trails and passive recreation use of the designated open space tracts, which affect substantial portions of both wetlands. Limiting conflicting residential and public facility uses outside of the open space tracts could be accomplished in a manner that preserves wetland functions and values and mitigates unavoidable impacts associated with the Cunningham/Garfield Avenue extension. Housing could be clustered to avoid impacts to the wetland area using a planned unit development approach. With new plantings of native vegetation and similar enhancement measures, up to a 50% reduction in the impact area buffer may occur without significantly degrading wetland functions and values.

The planned Cunningham/Garfield Avenue extension may make a wetland crossing unavoidable. However, minimizing the width of the disturbance corridor, using bridge or open arch culvert design, applying best management practices, and substantially enhancing the wetland (e.g., through native plantings) could help to maintain wetland functions and values.

Economic Consequences

Fully protecting these wetlands and the impact area could have adverse economic consequences for landowners and would preclude the Cunningham/ Garfield Avenue extension. Development of certain lots, such as lot 403, could be significantly constrained since the impact area covers one-half of the lot.



Partial protection of this wetland would allow construction of the Cunningham/Garfield Avenue extension, and would limit economic impacts to landowners. Road construction could be permitted under prescribed conditions (noted above) allowing improved transportation connectivity while minimizing the width of the road disturbance corridor and establishing a vegetated buffer between the road and the undisturbed wetland. Residential units could be transferred to buildable portions of the site. In addition, a reduced setback from 50 to 25 feet could allow greater development options (particularly on lot 403).

Social Consequences

This site includes large areas of wetlands within designated open space tracts with potential scenic and recreational values. If conflicting uses were allowed to the maximum extent, these social values would be degraded or lost. Limiting conflicting uses would conserve these values while preserving housing options and a public road extension.

Energy Consequences

Through limited by comparison with other potential consequences, the additional transportation connectivity provided by the Cunningham/ Garfield Avenue extension could have positive energy consequences. Travel trips may be reduced locally, alternative forms of transportation (e.g., walking and biking) may be encouraged, and overall energy consumption and expenditures may be slightly reduced.

Goal 5 Recommendation

Limit conflicting uses. Apply a reduced, 25-foot buffer to the wetland except where the ten to 15-foot buffer has been already applied and abutting development completed.. Allow the Cunningham/ Garfield Avenue extension wetland crossing provided impacts are controlled and mitigated.



Site 9: Elk Creek – Lucky

The Elk Creek – Lucky wetland site consists of one wetland, EK-W14. This wetland is located in the far southeastern corner of the UGB. This moderate quality wetland has the following characteristics:

WETLAND:	EK-W14
Location:	By Lucky Lane (Fig.9)
Sub-watershed:	Elk Creek
Cowardin / HGM Class:	Palustrine Emergent / Riverine Flow-through
Wetland Size:	1.300 acres
Impact Area:	2.814 acres
Wetland & Impact Area:	4.114 acres
Number of Parcels Affected:	6
Combined Parcel Area:	22.605 Acres

Table 9. Summary of Affected Parcels

Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
EK-W14								
372W35DC2600	3.390	0.000	0.001	County	UR	RR-5		Mobile Home
382W02A2706	5.567	0.222	0.275	County	UR	RR-5		Mobile Home
382W02A2810	0.495	0.000	0.042	County	UR	RR-5		Improved
382W02A2811	8.285	0.877	1.985	County	UR	RR-5		Improved
382W02A2902	4.245	0.203	0.425	County	UR	RR-5		Improved
382W02A3500	0.623	0.000	0.085	County	UR	RR-5		Improved

Distinguishing Site Characteristics

Elk Creek is a broad swale that crosses a pasture. This wetland resource is ranked high for water quality function and moderate for wildlife habitat. It also has potential opportunities for recreation and has moderate aesthetic value. The site ranked high for enhancement potential.

Conflicting Uses

The following conflicting uses apply within this resource site and its impact area.



a. Urban Residential	X
b. Urban High Density Residential	
c. Commercial	
d. Airport	
e. General Industrial	
f. Heavy Industrial	
g. Parks and Schools	
h. Public Facilities	X
i. Vegetation Removal and Grading	X

- The affected parcels are zoned RR-5, a County Rural Residential zone. All County zoned lands within the UGB have a 40-acre minimum lot size limitation until City zoning is applied. Under future City zoning, residential density may be transferred to the buildable portions of the parcel(s).
- The South Stage Road relocation is planned to cross east to west through the northern part of this site and wetland impacts are unavoidable. Substantial grading and vegetation removal will result from road construction.

See the Supplemental ESEE Analysis for description of conflicting wetland resource use impacts.

Site Specific ESEE Analysis for Elk Creek - Lucky

For a general description of the ESEE consequences of alternative courses of action, see the Supplemental ESEE Analysis.

Environmental Consequences

Allowing conflicting residential uses fully within the wetland and impact area on this site would mean the loss of a wetland ranked high for water quality and moderate for wildlife habitat. Limiting conflicting residential uses could be accomplished in a manner that preserves some wetland functions and values and mitigates unavoidable impacts associated with the South Stage Road relocation. Housing at future urban densities could be clustered to avoid impacts to the wetland area using a planned unit development approach. Avoiding the impact area altogether could constrain development options particularly to the west of the wetland, but 19 of the 23 acres would remain developable. With new plantings of native vegetation and similar enhancement measures, up to a 50% reduction in the impact area buffer could occur without degrading wetland functions and values.

The location and shape of the wetland in relationship to the proposed South Stage Road relocation make a crossing at the north end of the wetland unavoidable. However,



minimizing the width of the disturbance corridor, applying best management practices, and establishing a densely vegetated buffer between the road and the edge of the wetland could limit construction impacts. In this manner, the wetland functions and values could be maintained while still allowing an arterial street connection.

Economic Consequences

Fully protecting these wetlands and the impact area could have adverse economic consequences for landowners and would preclude the South Stage Road relocation. Development to the west of the wetland on tax lot 2811 would be particularly constrained, though density transfer to the southern and eastern parts of the lot could limit impacts to overall development potential. About 34% of this lot is located within the wetland and impact areas. However, only half as much (17%) is affected when the two lots (2811 and 2706) in the same ownership are considered together.

Partial protection of this wetland would allow construction of the South Stage Road crossing, and would limit economic impacts to landowners. Road construction could be permitted under prescribed conditions (noted above) allowing improved connectivity and development access while minimizing the width of the road disturbance corridor and establishing a vegetated buffer between the road and the undisturbed wetland. Residential units could be transferred to buildable portions of the site. In addition, a reduced setback from 50 to 25 feet could allow greater development options (particularly on tax lot 2811), and reduce the potentially significant combined impact of the new road dedication and wetland protection.

Social Consequences

This site is ranked as having potential opportunities for recreation, with moderately pleasing aesthetics. If conflicting uses were allowed to the maximum extent, these social values will be degraded or lost. Limiting conflicting uses would conserve some of the site's moderate recreational and aesthetic values while preserving housing options and a public street extension.

Energy Consequences

Though limited in comparison with other potential consequences, the additional transportation connectivity provided by the South Stage Road relocation could have positive energy consequences. Travel trips may be reduced locally, alternative forms of transportation (e.g., walking and biking) may be encouraged, and overall energy consumption and expenditures may be slightly reduced.



Goal 5 Recommendation

Limit conflicting uses. Apply a reduced, 25-foot buffer to the wetland. Allow the South Stage Road relocation wetland crossing provided impacts are controlled and mitigated. Consider use of bridge crossing or open arch culvert.



Site 10: Larson Creek – Sun Oaks

The Larson Creek – Sun Oaks site consists of one wetland, LA-W01, located in the southern part of the UGB, southeast of downtown. This wetland is part of a designated Riparian Corridor and therefore protected through the Riparian Corridor ordinance. This *high quality* wetland has the following characteristics:

WETLAND:	LA-W01
Location:	On Larson Creek between Sun Oaks and Edgemont Dr. (Figure 10)
Sub-watershed:	Larson Creek
Cowardin/HGM Class:	Palustrine Forested, Palustrine Scrub-Shrub/lope Valley
Wetland Size:	5.57 acres
Impact Area:	5.448 acres
Wetland & Impact Area:	11.018 acres
Number of Parcels Affected:	10 + ROW
Combined Parcel Area:	32.619 acres
Dwelling Unit Potential:	106.28

Table 10. Summary of Affected Parcels

Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
LA-W01								
371W32AA1000	0.400	0.127	0.130	City	UR	SFR-4		Improved
371W32AA1100	0.356	0.144	0.114	City	UR	SFR-4		Improved
371W32AA1200	0.439	0.120	0.139	City	UR	SFR-4		Improved
371W32AA1300	0.408	0.094	0.115	City	UR	SFR-4		Improved
371W32AA1400	0.472	0.095	0.139	City	UR	SFR-4		Improved
371W32AA400	23.751	4.806	3.077	City	UR	SFR-4	0.933	School
371W32AA600	0.251	0.004	0.084	City	UR	SFR-4		Improved
371W32AA800	0.295	0.001	0.097	City	UR	SFR-4		Improved
371W32AA900	0.441	0.135	0.141	City	UR	SFR-4		Improved
371W32AD100	5.806	0.039	0.646	City	UR	SFR4/PD		Condos

Distinguishing Site Characteristics

The wetland is located in the floodplain bottomland along Larson Creek and along a tributary that enters from the east. This wetland resource is highly ranked for water quality and hydrologic control functions. The site is ranked as moderate for fish and wildlife habitat. The



site has potential for educational and recreational uses, and has moderate aesthetic value. It ranked high for enhancement potential.

Conflicting Uses

Designated Riparian Corridor: This wetland is contained within a significant riparian corridor and therefore already protected under the City of Medford's Riparian Corridor Ordinance (City of Medford Land Development Code, Section 10.920 – 10.928). Consequently, there are no conflicting uses and no further ESEE analysis is necessary.

Goal 5 Recommendation

This wetland site has received limited protection. No further action is required.



Site 11: Larson Creek – North Fork

The Larson Creek – North Fork site contains one wetland, LA-W02, which is located along a tributary to Larson Creek in the southeastern part of the City. This moderate quality wetland has the following characteristics:

WETLAND:	LA-W02
Location:	Golf View between Barnett Rd. and State St. (Fig. 11)
Sub-watershed:	Larson Creek
Cowardin/HGM Class:	Palustrine Emergent/Riverine Flow-through
Wetland Size:	0.98 acre
Impact Area:	1.768 acres
Wetland & Impact Area:	2.748 acres
Number of Parcels Affected:	3
Combined Parcel Area:	17.112 acres

Table 11. Summary of Affected Parcels

Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
LA-W02								
371W33A200	0.123	0.000	0.110	City	UH	MFR-30		Vacant
371W33A300	12.928	0.984	1.572	City	UH	MFR-30		Vacant
371W33A400	4.061	0.000	0.126	City	SC	C-S/P		Vacant

Distinguishing Site Characteristics

This wetland is in a depression along the North Fork of Larson Creek. The wetland resource is rated moderate for fish and wildlife habitat, water quality, and hydrologic control. This site is ranked as having potential educational and recreational opportunities, moderately pleasing aesthetic value, and high enhancement potential.

Conflicting Uses

The following conflicting uses apply within this resource site and its impact area.



a. Urban Residential	X
b. Urban High Density Residential	
c. Commercial	
d. Airport	
e. General Industrial	
f. Heavy Industrial	
g. Parks and Schools	
h. Public Facilities	
i. Vegetation Removal and Grading	X

- The affected parcel is zoned MFR-30, Multi-Family Residential - 30. This zone allows high-density multi-family dwelling at a density of 20 to 30 units per gross acre. Residential density may be transferred to the buildable portions of the parcel(s).

See the Supplemental ESEE Analysis for description of conflicting use impacts.

Site Specific ESEE Analysis for Larson Creek – North Fork

For a general description of the ESEE consequences of alternative courses of action, see the Supplemental ESEE Analysis.

Environmental Consequences

Allowing conflicting residential uses fully within the wetland and impact area on this site would mean the loss of a wetland that provides moderate fish and wildlife habitat, water quality, and hydrologic control functions. Limiting conflicting residential uses could be accomplished in a manner that conserves wetland functions and values. Wetland enhancement including new plantings in the buffer could allow a modest reduction in the buffer without degrading wetland functions and values.

Economic Consequences

Fully protecting this wetland and its impact area could limit development options for multi-family uses. The location of the wetland along the lot lines of Lots 400 and 300 makes it possible to cluster housing to avoid impacts to the wetland area, and density transfer provisions may eliminate potential loss of units. Allowing limited residential use, with density transfer provisions and buffer reductions to 25 feet, would leave most of the wetland



resource intact, protecting the functions and amenity values associated with the wetland and Larson Creek.

Social Consequences

This wetland resource is ranked as having potential for both recreational and educational uses, in addition to having a moderately pleasing aesthetic quality. Allowing conflicting residential uses on this resource would mean the loss of these social values. If conflicting uses are allowed to the maximum extent, these social values would be degraded or lost. Limiting conflicting uses would conserve most of the site's educational, recreational uses, and aesthetic values while preserving housing options.

Energy Consequences

None of note.

Goal 5 Recommendation

Limit conflicting uses. Apply a reduced, 25-foot buffer to the wetland.



Site 12: Larson Creek – Coal Mine

The Larson Creek – Coal Mine wetland resource site consists of one wetland, LA-W05, which is a designated Riparian Corridor wetland resource. This wetland is located in the far southeastern extreme of the UGB within the Southeast Plan Area. This *high quality* wetland has the following characteristics:

WETLAND:	LA-W05
Location:	Coal Mine Rd. north of Hidden Village Pl. (Fig. 12)
Sub-watershed:	Larson Creek
Cowardin/HGM Class:	Palustrine Emergent/Slope Valley
Wetland Size:	8.24 acres
Impact Area:	7.258 acres
Wetland & Impact Area:	15.498 acres
Number of Parcels Affected:	6
Combined Parcel Area:	104.182 acres

Table 12. Summary of Affected Parcels

Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain*	Current Use
LA-W05								
371W341201	12.064	0.000	0.354	City	UR	EFU/SE		Vacant
371W34200	13.906	1.114	1.376	County	UR	EFU/SE		Vacant
371W34201	12.712	4.057	1.358	County	UR	EFU/SE		Vacant
371W342700	2.325	0.155	0.421	County	UR	EFU/SE		Vacant
371W342804	13.920	0.000	0.102	County	UR	EFU/SE		Vacant
371W34300	49.255	2.916	3.646	County	UR	EFU/SE		Vacant

*Note that the flood plain has not yet been mapped in this area.

Distinguishing Site Characteristics

The wetland is on gently sloping pastureland between the South and Middle Forks of Larson Creek. The site was rated moderate for fish and wildlife habitat, water quality, and hydrologic control. The site ranked high for enhancement potential.

Conflicting Uses

Designated Riparian Corridor: This wetland is contained within a significant riparian corridor and therefore already protected under the City of Medford’s Riparian Corridor Ordinance (City of Medford Land Development Code, Section 10.920 – 10.928). Consequently, there are no conflicting uses and no further ESEE analysis is necessary.



Goal 5 Recommendation

This wetland site has received limited protection. No further action is required.



Site 13: Lone Pine Creek – Biddle

The Lone Pine Creek – Biddle site consists of one wetland, LP-W01. This wetland resource is located in the northern part of the city, south of the airport. This moderate quality wetland has the following characteristics:

- WETLAND:** LP-W01
- Location:** SE of Biddle and Lawnsdale (Figure 13)
- Sub-watershed:** Lone Pine Creek
- Cowardin / HGM Class:** Palustrine Emergent / Riverine Flow-through
- Wetland Size:** 0.68 acres
- Impact Area:** 1.638 acres
- Wetland & Impact Area:** 2.318 acres
- Number of Parcels Affected:** 2
- Combined Parcel Area:** 291.17 acres

Table 13. Summary of Affected Parcels

Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
LP-W01								
371W07400	277.201	0.670	1.319	City	GI	I-L/AA		Airport
371W07401	13.969	0.012	0.112	City	GI	I-L/AA		Federal Improved

Distinguishing Site Characteristics

This wetland borders a channelized remnant section of a tributary to Lone Pine Creek. The wetland is ranked high for water quality and has a moderate ranking for wildlife habitat and hydrologic control. The site also has moderate rankings for educational and recreational uses, and aesthetic quality. This site has moderate enhancement potential.

Conflicting Uses

The following conflicting uses apply within this resource site and its impact area.



a. Urban Residential	
b. Urban High Density Residential	
c. Commercial	
d. Airport	X
e. General Industrial	X
f. Heavy Industrial	
g. Parks and Schools	
h. Public Facilities	
i. Vegetation Removal and Grading	X

- The affected parcels are zoned I-L, Light Industrial. This zone serves warehouse, office, and low intensity industrial uses near residential and commercial areas. Maximum site coverage by structures is 50 percent.
- The majority of this wetland is located on county-owned land, which has an General Industrial plan designation and is part of the Airport.

See the Supplemental ESEE Analysis for description of conflicting use impacts.

Site Specific ESEE Analysis for Lone Pine Creek – Biddle

For a general description of the ESEE consequences of alternative courses of action, see the Supplemental ESEE Analysis.

Environmental Consequences

Fully allowing conflicting uses at this site would mean the loss of a wetland with high water quality function and moderate wildlife habitat and hydrologic control functions. Limiting conflicting industrial uses could be accomplished in a manner that preserves wetland functions and values. Given the location of the wetland in the western portion of Lot 400, it is possible to maintain the integrity of the wetland while still allowing limited light industrial use on the eastern side of the lot. A reduction in the buffer width of up to 50% may be permitted at this moderate quality wetland without degradation of the resource functions and values, provided that the remaining buffer area is enhanced with native plantings or similar measures.

Economic Consequences

Fully protecting this wetland and its impact area could limit development flexibility within the site for light industrial or airport uses. The wetland is located on the western side of the property, potentially making it easier to develop in a manner that avoids the wetland; however, access to Biddle Road could be precluded if the wetland is fully protected. The area of the property affected by wetland and impact area is approximately 2.2 acres, a small fraction of this 295-acre properties.



Partial protection of this wetland could reduce the potential development constraints while conserving some important wetland functions and amenity values. Buffer reduction from 50 to 25 feet would reduce the overall protected area and allow more space and development options for the County with regards to the airport.

Social Consequences

Most of this land is publicly owned and was rated as having both recreational and educational potential. Fully allowing conflicting uses would negatively impact both of these social values. Limiting conflicting uses would conserve the wetland's potential social values.

Energy Consequences

None of note

Goal 5 Recommendation

Limit conflicting uses. Apply a reduced, 25-foot buffer to this moderate quality wetland.



Site 14: Lone Pine Creek – Wilkshire

The Lone Pine Creek – Wilkshire site consists of one wetland, LP-W02, which is located in the northeastern quadrant of the city. This moderate quality wetland has the following characteristics:

WETLAND:	LP-W02
Location:	Gene Cameron Way at Wilkshire (Fig. 14)
Sub-watershed:	Lone Pine Creek
Cowardin/HGM Class:	Palustrine Emergent/Slope Valley
Wetland Size:	2.53 acres
Impact Area:	2.868 acres
Wetland & Impact Area:	5.398 acres
Number of Parcels Affected:	15
Combined Parcel Area:	14.715 acres

Table 14. Summary of Affected Parcels

Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
LP-W02								
371W16CC5000	0.204	0.000	0.118	City	UR	SFR-4		Improved
371W16CC5100	0.181	0.000	0.012	City	UR	SFR-4		Improved
371W17DA8521	0.338	0.000	0.192	City	UR	SFR-4		Improved
371W17DA8523	0.241	0.000	0.078	City	UR	SFR-4		Improved
371W17DA8524	0.197	0.000	0.077	City	UR	SFR-4		Improved
371W17DA8546	0.001	0.000	0.001	City	UR	SFR-4		Vacant
371W17DD100	0.199	0.000	0.077	City	UR	SFR-4		Improved
371W17DD1100	0.445	0.000	0.011	City	UR	SFR-4		Improved
371W17DD200	0.198	0.000	0.074	City	UR	SFR-4		Improved
371W17DD300	0.217	0.000	0.076	City	UR	SFR-4		Improved
371W17DD3200	0.325	0.000	0.048	City	UR	SFR-4		Improved
371W17DD400	0.218	0.000	0.073	City	UR	SFR-4		Improved
371W17DD500	0.338	0.000	0.031	City	UR	SFR-4		Improved
371W17DD700	5.717	2.236	1.087	City	UR	SFR-4		Improved
371W17DD800	5.896	0.295	0.806	City	UR	SFR-4		Improved



Distinguishing Site Characteristics

This wetland borders a remnant segment of a tributary to Lone Pine Creek. The wetland ranked moderate for fish and wildlife habitat, water quality and hydrologic control. The site also has moderate rankings for educational and recreational uses, and aesthetic quality. This site has moderate enhancement potential.

Conflicting Uses

The following conflicting uses apply within this resource site and its impact area.

a. Urban Residential	X
b. Urban High Density Residential	
c. Commercial	
d. Airport	
e. General Industrial	
f. Heavy Industrial	
g. Parks and Schools	
h. Public Facilities	X
i. Vegetation Removal and Grading	X

- The affected parcels are zoned SFR-4, Single Family Residential – 4, which allows between 2.5 and 4 dwelling units per gross acre of land. Residential density may be transferred to the buildable portions of the parcel(s).
- Wilkshire Drive is proposed to connect through this wetland. Substantial grading and vegetation removal would result from road construction.

See the Supplemental ESEE Analysis for description of conflicting use impacts.

Site Specific ESEE Analysis for Lone Pine Creek – Wilkshire

For a general description of the ESEE consequences of alternative courses of action, see the Supplemental ESEE Analysis.

Environmental Consequences

Fully allowing conflicting residential uses on this wetland resource would mean the loss of a moderate quality wetland, with its associated fish and wildlife habitat, water quality and hydrologic control functions. Limiting conflicting residential uses could be accomplished in a manner that conserves wetland functions and values. The proposed Wilkshire Drive extension would have negative impacts on the resource, with loss or degradation of associated resource functions and values. The specific alignment has not been determined, but given the location of the wetland in the northeast corner of the site where Wilkshire Drive



approaches, some impacts would be unavoidable. Limiting conflicting uses through a reduced buffer of 25 feet, density transfers out of the wetland and selection of the lowest impact street extension alternative (with mitigation) would maintain most of the functions and values of this wetland.

Economic Consequences

Fully protecting this site would preclude a Wilkshire Drive extension and would have adverse economic consequences for Lot 700 in particular, 58 percent of which is located within this wetland and its impact area. Potential development options are further constrained due to the lots flag-lot shape with the wetland located in the “flag” portion, leaving a relatively long and narrow buildable area. Partial protection of this wetland and its impact area would reduce these development constraints through buffer reductions to 25 feet, density transfer provisions, and limited allowance for a street connection.

Social Consequences

This wetland resource has recreational, educational, and aesthetic values. These social values would be lost if conflicting residential uses were allowed fully. Limiting conflicting uses would conserve most of the site’s social values while preserving housing options.

Energy Consequences

Though limited in comparison with other potential consequences, the additional transportation connectivity provided by the Wilkshire Drive connection may have positive energy consequences. Travel trips may be reduced locally, alternative forms of transportation (e.g., walking and biking) may be encouraged, and overall energy consumption and expenditures may be slightly reduced.

Goal 5 Recommendation

Limit conflicting uses. Apply a reduced, 25-foot buffer to the wetland. Require an impact assessment for the Wilkshire Drive extension that also evaluates other non-impact alternatives such as Roberts Road or Canyon Avenue to Lone Pine Road connections.



Site 15: Lone Pine Creek – Mc Andrews

The Lone Pine Creek – Mc Andrews site contains four wetlands. These wetlands are located in eastern central portion of the UGB. Two of the wetlands (LP-W05 and LP-W06) are *high quality* while the other two (LP-W07 and LP-W08) are moderate quality. This wetland site has the following characteristics:

WETLANDS:	<u>LP-W05, LP-W06, LP-W07, LP-W08</u>
Location:	McAndrews Rd. by Foothill Rd. ramps (Figure 15)
Sub-watershed:	Lone Pine Creek
Cowardin/HGM Class:	Palustrine Emergent, Scrub Shrub, and Forested/ Riverine Impounding and Flow-through
Combined Wetland Size:	14.03 acres
Impact Area:	13.673 acres
Wetland & Impact Area:	27.703 acres
Number of Parcels Affected:	45
Combined Parcel Area:	91.021 acres

Table 15. Summary of Affected Parcels

Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
LP-W05								
371W21BA1100	1.872	0.000	0.312	City	UH	MFR-20		Vacant
371W21BA1101	2.203	1.353	0.616	City	UH	MFR-20		Vacant
371W21BA1200	1.109	0.000	0.033	City	UR	SFR-4		Vacant
371W21BA1401	0.291	0.000	0.002	City	UH	MFR-20		Vacant
371W21BA500	6.360	0.279	0.781	City	UH	MFR-20		Improved
371W21BA502	2.015	1.387	0.610	City	UH	MFR-20		Vacant
371W21BA503	0.560	0.565	0.000	City	UH	MFR-20		Vacant
371W21BB2700	0.379	0.001	0.172	City	UR	SFR-4	0.006	Improved
371W21BB2701	0.502	0.161	0.135	City	UR	SFR-4	0.187	Improved
371W21BB2702	0.240	0.000	0.050	City	UR	SFR-4	0.139	Improved
371W21BB2800	0.402	0.029	0.065	City	UR	SFR-4	0.196	Improved
371W21BB2801	0.093	0.024	0.048	City	UH	MFR-20	0.000	Vacant
371W21BB2802	0.497	0.046	0.104	City	UR	SFR-4	0.216	Improved
371W21BB2803	0.617	0.495	0.113	City	UH	MFR-20	0.009	Vacant
371W21BB2804	3.190	2.637	0.514	City	UH	MFR-20	0.039	Vacant



Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
371W21BB2805	0.072	0.061	0.010	City	UH	MFR-20	0.000	Vacant
371W21BB2900	0.850	0.039	0.139	City	UR	SFR-4	0.43	Improved
371W21BB3000	0.696	0.000	0.080	City	UR	SFR-4	0.408	Improved
LP-W06								
371W21A1200	0.925	0.000	0.045	City	UR	SFR-4		Improved
371W21A1201	1.647	0.000	0.117	City	CM	C-C		Improved
371W21A1202	3.338	0.000	0.162	City	CM	C-C		Improved
371W21A1300	11.873	1.549	0.845	City	UR	SFR-4	2.385	Improved
371W21BA103	0.310	0.000	0.044	City	UR	SFR-4		Improved
371W21BA1100	1.872	0.000	0.050	City	UH	MFR-20		Vacant
371W21BA1101	2.203	0.000	0.287	City	UH	MFR-20		Vacant
371W21BA1102	0.002	0.000	0.001	City	UH	MFR-20		Vacant
371W21BA112	0.145	0.000	0.011	City	UR	SFR-4		Unbuildable
371W21BA1200	1.109	0.958	0.151	City	UR	SFR-4		Vacant
371W21BA1201	0.358	0.000	0.187	City	UR	SFR-4		Improved
371W21BA1202	0.224	0.000	0.034	City	UR	SFR-4		Improved
371W21BA1203	0.232	0.000	0.068	City	UR	SFR-4		Improved
371W21BA1300	0.806	0.522	0.284	City	UR	SFR-4		Vacant
371W21BA1304	0.193	0.000	0.030	City	UR	SFR-4		Improved
371W21BA1305	0.260	0.000	0.011	City	UR	SFR-4		Improved
371W21BA1306	0.263	0.075	0.169	City	UR	SFR-4		Improved
371W21BA1307	0.190	0.105	0.085	City	UR	SFR-4		Improved
371W21BA1308	0.229	0.040	0.150	City	UR	SFR-4	0.034	Vacant
371W21BA1309	0.224	0.000	0.032	City	UR	SFR-4		Improved
371W21BA1310	0.223	0.000	0.025	City	UR	SFR-4		Improved
371W21BA1311	0.216	0.000	0.047	City	UR	SFR-4		Improved
LP-W07								
371W21A1300	11.873	0.000	0.081	City	UR	SFR-4		Improved
371W21A1500	36.033	1.625	1.807**	City	UR	EFU		Vacant
371W21BA1101	2.203	0.000	0.346	City	UH	MFR-20		Vacant
371W21BA1401	0.291	0.000	0.017	City	UR	MFR-20		Vacant
371W21BA502	2.015	0.000	0.002	City	UH	MFR-20		Vacant
371W21BD100	8.258	0.537	0.219	City	UR	SFR-4	0.002	Vacant
371W21BD200	0.233	0.225	0.008	City	UR	SFR-4		Vacant
371W21BD201	0.240	0.176	0.064	City	UR	SFR-4		Vacant
371W21BD202	0.236	0.000	0.124	City	UR	SFR-4	0.109	Improved
371W21BD255	0.208	0.000	0.001	City	UR	SFR-4		Vacant



Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
371W21BD256	0.004	0.000	0.004	City	UR	SFR-4		Vacant
LP-W08								
371W21A1500	36.033	0.615	1.247	City	UR	EFU		Vacant

Distinguishing Site Characteristics

These wetlands occur in the bottomland floodplain along Lone Pine Creek and a tributary of Lone Pine Creek. Wetlands LP-W05 and LP-W06 are rated high for water quality and hydrologic control functions and moderate for fish and wildlife habitat. These wetlands also have high educational value and moderate recreational and aesthetic values. Wetlands LP-W07 and LP-W08 were rated moderate for water quality, hydrologic control, and fish and wildlife habitat. These wetlands also have moderate educational value and moderate recreational and aesthetic values. This site ranked high for enhancement potential.

Conflicting Uses

The following conflicting uses apply within this resource site and its impact area.

a. Urban Residential	X
b. Urban High Density Residential	X
c. Commercial	
d. Airport	
e. General Industrial	
f. Heavy Industrial	
g. Parks and Schools	
h. Public Facilities	
i. Vegetation Removal and Grading	X

- The affected parcels are zoned MFR-20, Multi-Family Residential – 20, SFR-4, City Single Family Residential – 4, and EFU, a County Exclusive Farm Use zone. The MFR-20 zone allows higher density multi-family dwellings at a density of 15 to 20 units per gross acre. The SFR-4 zone allows between 2.5 and 4 dwelling units per gross acre. Residential density may be transferred to the buildable portions of the parcel(s). All County zoned lands within the UGB have a 40-acre minimum lot size limitation until City zoning is applied.
- Wetlands LP-W05 and LP-W06 are mitigation sites for wetland impacts associated with the extension of Mc Andrews Road (DSL File No. FP-15730).



- Comments received from two residents in the area raise concerns about safety and dumping issues at this site.

See the Supplemental ESEE Analysis for description of conflicting use impacts.

Site Specific ESEE Analysis for Lone Pine Creek – Mc Andrews

For a general description of the ESEE consequences of alternative courses of action, see the Supplemental ESEE Analysis.

Environmental Consequences

Fully allowing conflicting residential uses within the wetland and impact area on this site would mean the loss of a high quality wetland complex and the multiple functions and values it provides including flood control and water quality protection. Limiting conflicting residential uses could be accomplished in a manner that conserves the functions and values of moderate quality wetlands, while providing stronger protection for wetlands LP-W05 and LP-W06 with highly rated functions. For the high quality wetlands, a 50-foot buffer is needed to protect these functions, while for the other wetlands a reduction in the buffer width of up to 50% may occur without degradation of resource functions and values, provided that the remaining buffer area is enhanced with native plantings or similar measures.

Economic Consequences

Most of the land affected by wetlands LP-W05 and LP-W06 is owned by the city. In addition, these high quality wetlands are mitigation sites for wetland impacts associated with the construction of Mc Andrews Road. The economic consequences of fully protecting this site are limited for these reasons. However, fully protecting the wetlands and impact areas may significantly impact portions of nine privately owned lots. Density transfer to the upland portions of lots is possible in some circumstances, thereby reducing impacts to the property owners. Lots 201 and 202 are currently vacant. It should be noted that most of the wetlands and impact areas at this site are contained within the floodplain, an area with existing development limitations. Partial protection of the wetlands would insure that all lots remain buildable. A buffer reduction for the moderate quality wetlands would reduce development constraints.

Social Consequences

All four wetlands were rated as having moderate to high educational and recreational values. Loss of these wetland resources would have adverse affects on these social values. Limiting conflicting uses will conserve most of the site's educational, recreational uses, and aesthetic values while preserving housing options and open space values.



Energy Consequences

None of note.

Goal 5 Recommendation

Limit conflicting uses. Apply a 25-foot buffer to the moderate quality wetlands and a 50-foot buffer to the high quality wetlands. [A retirement home was approved on the adjacent site to the north of wetland LP W 05 on May 21, 2004 with narrow setbacks and a wrought iron fence.]



Site 16: Lone Pine Creek – Hillcrest

The Lone Pine Creek – Hillcrest resource site consists of three wetlands. These wetland resources are situated in the eastern central portion of the UGB. These *high quality* wetlands have the following characteristics:

WETLANDS: LP-W10, LP-W11, LP-W12

Location: North of Hillcrest Road, between Pierce and Foothill Roads (Figure 16)

Sub-watershed: Lone Pine Creek

Cowardin/HGM Class: Palustrine Scrub-Shrub and Emergent/Slope Headwater, Depressional Closed

Combined Wetland Size: 14.2 acres

Impact Area: 11.033 acres

Wetland & Impact Area: 25.233 acres

Number of Parcels Affected: 11

Combined Parcel Area: 131.985 acres

Table 16. Summary of Affected Parcels

Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
LP-W10								
371W21BC10900	0.003	0.000	0.003	City	UR	SFR-4		Vacant
371W21BC6300	0.260	0.000	0.001	City	UR	SFR-4		Improved
371W21BC9400	0.205	0.000	0.019	City	UR	SFR-4		Improved
371W21BC9500	0.048	0.000	0.016	City	UR	SFR-4		Improved
371W21BC9600	0.204	0.000	0.052	City	UR	SFR-4		Improved
371W21BD100	8.258	0.157	0.607	City	UR	SFR-4		Vacant
371W21C100	20.937	7.027	4.016	City	UR	SFR-4		Improved
371W21C2600	8.058	0.000	0.217	City	UR	SFR-4		Improved
371W21D100	75.442	3.767	2.040	City	UR	EFU		Improved
LP-W11								
371W21C100	20.937	0.000	0.001	City	UR	SFR-4		Improved
371W21C2600	8.058	0.606	1.286	City	UR	SFR-4		Improved
371W21C2800	11.529	0.000	0.163	City	UR	SFR-4		Vacant
LP-W12								
371W21C2600	8.058	0.000	0.090	City	UR	SFR-4		Improved
371W21C2700	7.041	0.000	0.257	City	UR	SFR-4		Improved
371W21C2800	11.529	2.337	2.057	City	UR	SFR-4		Vacant



Distinguishing Site Characteristics

These wetlands ranked high for wildlife habitat and water quality functions, and moderate for fish habitat and hydrologic control. This site received the highest habitat ranking of all wetlands in the city. The resource site was ranked high for aesthetic quality and enhancement potential.

Conflicting Uses

The following conflicting uses apply within this resource site and its impact area.

a. Urban Residential	X
b. Urban High Density Residential	
c. Commercial	
d. Airport	
e. General Industrial	
f. Heavy Industrial	
g. Parks and Schools	
h. Public Facilities	X
i. Vegetation Removal and Grading	X

- The affected parcels are zoned SFR-4, Single Family Residential – 4, and EFU, a County Exclusive Farm Use zone. The SFR-4 zone allows between 2.5 and 4 dwelling units per gross acre. Residential density may be transferred to the buildable portions of the parcel(s). All County zoned lands within the UGB have a 40-acre minimum lot size limitation until City zoning is applied.
- Spring Street may be extended through the north end of LP-W10 in the future. Substantial grading and vegetation removal would result from road construction.

See the Supplemental ESEE Analysis for description of conflicting use impacts.

Site Specific ESEE Analysis for Lone Pine Creek – Hillcrest

For a general description of the ESEE consequences of alternative courses of action, see the Supplemental ESEE Analysis.

Environmental Consequences

Fully allowing conflicting residential uses at this site would mean the loss of the highest quality habitat of all wetlands in the City, in addition to highly ranked water quality functions. Fish habitat and hydrologic control functions would be lost. The wetland's high aesthetic value would also be lost. Limiting conflicting residential uses could be accomplished in a manner that conserves wetland functions and values. However, a Spring Street extension, if needed in the future, would potentially have negative impacts including loss or degradation of high quality resource functions and values from grading, vegetation



removal, and impervious surfaces. Some impacts could be minimized through use of a bridge crossing over the wetland.

Economic Consequences

Fully protecting this site and its impact area would limit development options for residential uses and prevent new road crossings. Most of the larger potentially impacted lots are in one ownership, allowing numerous opportunities for clustering of future development and density transfers to avoid impacts.

Partial protection of the wetlands would allow greater flexibility in terms of a potential Spring Street crossing, and would reduce development constraints on residential uses. However, because of the high quality of this wetland and the large lots allowing for density transfer and clustering, setbacks should be maintained at 50 feet. As a result, wetland functions and amenity values would be preserved and no housing units would be lost.

Social Consequences

This wetland resource was ranked as having high aesthetic quality. If conflicting uses are allowed to the maximum extent, aesthetic values will be degraded or lost. Limiting conflicting uses will conserve most of the site's aesthetic values while preserving housing options.

Energy Consequences

None of note.

Goal 5 Recommendation

Limit conflicting uses. Apply a 50-foot buffer to the wetland, and allow a road crossing that utilizes existing disturbance corridors (e.g., driveways).



Site 17: Lazy Creek – Barnett

The Lazy Creek – Barnett site consists of three wetland resources that will be , pending adoption by City Council, designated Riparian Corridor wetlands. These moderate quality wetlands are located in the south-central portion of the UGB and have the following characteristics:

WETLANDS: LZ-W01, LZ-W02, LZ-W03

Location: North of Barnett Road between Highland Drive and Bear Creek (Figure 17)

Sub-watershed: Lazy Creek

Cowardin/HGM Class: Palustrine Forested, Scrub-shrub/Riverine Flow-through, Depressional Outflow, Closed

Combined Wetland Size: 2.74 acres

Impact Area: 4.033 acres

Wetland & Impact Area: 6.773 acres

Number of Parcels Affected: 5

Combined Parcel Area: 39.836 acres

Table 17. Summary of Affected Parcels

Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
LZ-W01								
371W29C4500	3.489	0.023	0.145	City	PS	MFR-30	1.633	Park
371W29C4600	3.874	0.659	0.385	City	PS	MFR-30		Park
371W29C4700	2.496	0.701	0.613	City	PS	MFR-30		Park
371W29C4800	6.760	0.000	0.463	City	PS	SFR-6	1.521	Park
LZ-W02								
371W29C2000	23.217	0.000	0.068	City	PS	SFR-6		Park
371W29C4600	3.874	0.715	0.522	City	PS	MFR-30	0.000	Park
371W29C4700	2.496	0.120	0.543	City	PS	MFR-30		Park
LZ-W03								
371W29C2000	23.217	0.524	0.474	City	PS	SFR-6	0.142	Park
371W29C4600	3.874	0.000	0.021	City	PS	MFR-30		Park
371W29C4700	2.496	0.000	0.170	City	PS	MFR-30		Park

Distinguishing Site Characteristics

This resource site ranked high for water quality function and moderate for fish and wildlife habitat and hydrologic control. This wetland resource site also is ranked high for educational and recreational uses, moderate aesthetic value, and high enhancement potential. The site is



located within Bear Creek Park, a City-owned park having a “Parks and Schools” land use designation.

Conflicting Uses

Designated Riparian Corridor: This wetland is contained within a significant riparian corridor along Lazy Creek east of its confluence with Bear Creek (to be adopted on or before the effective date of a wetland ordinance). It is therefore considered protected under the City of Medford’s Riparian Corridor Ordinance (City of Medford Land Development Code, Section 10.920 – 10.928). Consequently, there are no conflicting uses and no further ESEE analysis is necessary.

Goal 5 Recommendation

Subject to adoption of Lazy Creek as a Significant Riparian Corridor, no further action is required.



Site 18: Lazy Creek – Highcrest

The Lazy Creek – Highcrest site consists of three wetlands, located in the eastern portion of the UGB. These moderate quality wetlands contain the following characteristics:

WETLANDS:	<u>LZ-W05, LZ-W06, LZ-W07</u>
Location:	North and east of Highcrest and Hillcrest Rds. (Figure 18)
Sub-watershed:	Lazy Creek
Cowardin/HGM Class:	Palustrine Forested, Palustrine Scrub-Shrub, Palustrine Emergent/Riverine Flow-through
Combined Wetland Size:	4.91 acres
Impact Area:	4.522 acres
Wetland & Impact Area:	9.432 acres
Number of Parcels Affected:	55
Combined Parcel Area:	348.969 acres
Dwelling Unit Potential:	806.58

Table 18. Summary of Affected Parcels

Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
LZ-W05								
371W23304	8.355	0.563	3.373	City	UR	RR-5		Vacant
371W23CA4900	0.270	0.000	0.023	City	UR	SFR-4		Improved
371W23CA5000	0.271	0.000	0.023	City	UR	SFR-4		Improved
371W23CB10000	0.249	0.000	0.012	City	UR	SFR-4		Improved
371W23CB10100	0.256	0.000	0.016	City	UR	SFR-4		Improved
371W23CB10200	0.265	0.000	0.016	City	UR	SFR-4		Improved
371W23CB10300	0.256	0.000	0.020	City	UR	SFR-4		Improved
371W23CD1000	0.207	0.013	0.133	City	UR	SFR-4		Vacant
371W23CD1100	0.206	0.000	0.116	City	UR	SFR-4		Improved
371W23CD600	0.208	0.012	0.247	City	UR	SFR-4		Vacant
371W23CD700	0.209	0.000	0.148	City	UR	SFR-4		Vacant
371W23CD800	0.209	0.000	0.155	City	UR	SFR-4		Vacant
371W23CD900	0.208	0.000	0.144	City	UR	SFR-4		Vacant
LZ-W06								
371W22DA3200	0.414	0.037	0.113	City	UR	SFR-4		Improved
371W22DA3300	0.399	0.036	0.103	City	UR	SFR-4		Improved
371W22DA3400	0.672	0.074	0.269	City	UR	SFR-4		Improved
371W22DA3500	0.670	0.143	0.28	City	UR	SFR-4		Improved



Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
371W22DA3600	0.674	0.076	0.197	City	UR	SFR-4		Improved
371W22DA3700	0.648	0.063	0.168	City	UR	SFR-4		Improved
371W22DA3800	0.013	0.000	0.012	City	UR	SFR-4		Improved
371W23BC1500	0.683	0.066	0.152	City	UR	SFR-4		Improved
371W23BC1600	0.677	0.023	0.168	City	UR	SFR-4		Improved
371W23BC1700	0.669	0.022	0.188	City	UR	SFR-4		Improved
371W23BC1800	0.676	0.037	0.173	City	UR	SFR-4		Improved
371W23BC1900	0.688	0.000	0.142	City	UR	SFR-4		Improved
371W23BC2000	0.683	0.034	0.146	City	UR	SFR-4		Improved
371W23BC2100	0.691	0.023	0.205	City	UR	SFR-4		Improved
371W23BC2200	0.680	0.164	0.210	City	UR	SFR-4		Improved
371W23BC2300	0.717	0.096	0.151	City	UR	SFR-4		Improved
371W23BC2400	0.421	0.153	0.195	City	UR	SFR-4		Vacant
371W23BC2401	0.341	0.000	0.019	City	UR	SFR-4		Improved
371W23BC2500	0.837	0.097	0.226	City	UR	SFR-4		Improved
371W23BC2700	0.463	0.067	0.178	City	UR	SFR-4		Improved
371W23CB200	0.382	0.050	0.167	City	UR	SFR-4		Improved
371W23CB300	0.693	0.046	0.186	City	UR	SFR-4		Improved
371W23CB400	0.318	0.000	0.087	City	UR	SFR-4		Improved
371W23CB500	0.375	0.000	0.090	City	UR	SFR-4		Improved
LZ-W07								
371W23200	49.989	0.000	0.022	City	UR	SFR-4/ PD		Vacant
371W23289	171.810	1.511	1.421	City	UR	SFR-4/ PD		Vacant
371W23BB1100	1.302	0.178	0.436	City	UR	SFR-4		
371W23BB1400	0.201	0.000	0.133	City	UR	SFR-4		
371W23BB1500	0.156	0.049	0.103	City	UR	SFR-4		
371W23BB1600	0.226	0.051	0.008	City	UR	SFR-4		
371W23BC100	0.563	0.132	0.212	City	UR	SFR-4		Improved
371W23BC101	0.434	0.096	0.176	City	UR	SFR-4		Vacant
371W23BC200	0.407	0.000	0.202	City	UR	SFR-4		Improved
371W23BC300	1.718	0.014	0.195	City	UR	SFR-4		Improved
371W23BC5000	1.662	0.484	0.838	City				
371W23BC5200	0.244	0.000	0.168	City	UR	SFR-4		
371W23BC5300	0.875	0.298	0.755	City	UR	SFR-4		
371W23BC5400	0.227	0.052	0.042	City	UR	SFR-4		



Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
371W23BC5600	0.173	0.000	0.004	City	UR	SFR-4		
371W23BC5700	0.173	0.000	0.026	City	UR	SFR-4		
371W23BC5800	0.174	0.030	0.087	City	UR	SFR-4		

Distinguishing Site Characteristics

This resource site, which is made up of narrow wetlands along tributaries of Lazy Creek, was ranked high for water quality function and moderate for fish and wildlife habitat, and hydrologic control. There is potential for educational and recreational uses, and moderate aesthetic values. The site has high enhancement potential.

Conflicting Uses

The following conflicting uses apply within this resource site and its impact area.

a. Urban Residential	X
b. Urban High Density Residential	
c. Commercial	
d. Airport	
e. General Industrial	
f. Heavy Industrial	
g. Parks and Schools	
h. Public Facilities	X
i. Vegetation Removal and Grading	X

- The affected parcels are zoned SFR-4, Single Family Residential – 4, RR-5, a County Rural Residential zone, and. the SFR-4 zone allows between 2.5 and 4 dwelling units per gross acre. Residential density may be transferred to the buildable portions of the parcel(s). All County zoned lands within the UGB have a 40-acre minimum lot size limitation until City zoning is applied.
- At LZ-W05, a development is pending and Eagle Trace Drive is planned to cross the wetland. A portion of the wetland, which is a short tributary, is proposed to be filled. Substantial grading and vegetation removal will result from development and road construction.
- At LZ-W07, a residential development and street crossing is under construction; some of this wetland is a mitigation site. Substantial grading and vegetation removal will result from development and road construction.

See the Supplemental ESEE Analysis for description of conflicting use impacts.



Site Specific ESEE Analysis for Lazy Creek – Highcrest

For a general description of the ESEE consequences of alternative courses of action, see the Supplemental ESEE Analysis.

Environmental Consequences

Fully allowing conflicting residential uses at this site would mean the loss of wetlands with highly ranked water quality functions. Fish and wildlife habitat and hydrologic control functions would be lost. Limiting conflicting residential uses could be accomplished in a manner that conserves wetland functions and values. Planned road crossings could have negative impacts including loss or degradation of resource functions and values from grading, vegetation removal, and impervious surfaces. Some impacts could be minimized through use of an arch culvert or bridge crossing over the wetland.

Economic Consequences

Fully protecting this site and its impact area would preclude new road crossings and constrain many existing single-family residences. Future expansion or redevelopment options for some developed lots at LZ-W06 and LZ-W07 would also be limited. Partial protection of the wetlands and the impact area would allow greater flexibility in terms of potential road crossings and residential development. Buffer reductions to 25 feet and allowance for street connections would reduce potential adverse economic impacts. Wetland functions and amenity values could be preserved.

Social Consequences

This wetland resource was ranked as having moderate educational, recreational, and aesthetic values. If conflicting uses are allowed to the maximum extent, these values will be degraded or lost. Limiting conflicting uses will conserve most of the site's social values while preserving housing options.

Energy Consequences

Through limited by comparison with other potential consequences, the additional transportation connectivity provided by the planned road crossings can have positive energy consequences. Travel trips may be reduced locally, alternative forms of transportation (e.g., walking and biking) may be encouraged, and overall energy consumption and expenditures may be slightly reduced.

Goal 5 Recommendation

Limit conflicting uses. Apply a reduced, 25-foot buffer to the wetland.



Site 19: Midway Creek – Table Rock

The Midway Creek – Table Rock site consists of one wetland, located north of the airport in the far northwest part of the UGB. This moderate quality wetland has the following characteristics:

<u>WETLAND:</u>	<u>MD-W01</u>
Location:	NE of Table Rock and E. Vilas Rds. (Fig. 19)
Sub-watershed:	Midway Creek
Cowardin/HGM Class:	Palustrine Emergent/Slope Valley
Wetland Size:	4.87 acres
Impact Area:	3.36 acres
Wetland & Impact Area:	3.509 acres
Number of Parcels Affected:	4
Combined Parcel Area:	43.967 acres

Table 19. Summary of Affected Parcels

Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
MD-W01								
362W36D1202	1.319	0.000	0.046	City	GI	AD-MU /AA		Improved
362W36D1300	36.976	4.842	2.890	City	GI	AD-MU /AA	2.599	Improved
362W36D400	5.186	0.019	0.390	City	GI	AD-MU /AA	0.789	Vacant
362W36D802	0.486	0.000	0.038	City	GI	AD-MU /AA		Improved

Distinguishing Site Characteristics

This wetland borders the east side of the former channel of Midway Creek. This wetland was rated high for water quality function and moderate for fish and wildlife habitat, and hydrologic control. The site ranked high for aesthetic quality and has moderate enhancement potential.

Conflicting Uses

The following conflicting uses apply within this resource site and its impact area.



a. Urban Residential	
b. Urban High Density Residential	
c. Commercial	
d. Airport	
e. General Industrial	X
f. Heavy Industrial	
g. Parks and Schools	
h. Public Facilities	X
i. Vegetation Removal and Grading	X

- The affected parcels are zoned AD-MU, a County Airport Development-Mixed Use district. All County zoned lands in the UGB have a 40-acre minimum lot size limitation until City zoning is applied.
- Nearly all of the wetland is located within the Airport clear zone. A fill permit was recently issued and construction completed to adjust Vilas Road for expansion of the Airport runway.

See Supplemental ESEE Analysis for description of conflicting use impacts.

Site Specific ESEE Analysis for Midway Creek – Table Rock

For a general description of the ESEE consequences of alternative courses of action, see the Supplemental ESEE Analysis.

Environmental Consequences

Fully allowing conflicting uses at this site would mean the loss of a wetland with highly ranked water quality function. Fish and wildlife habitat, and hydrologic control functions would also be lost. Limiting conflicting uses could be accomplished in a manner that preserves wetland functions and values. Given the location of the wetland in the western portion of Lot 1300, it is possible to maintain the integrity of the wetland while still allowing industrial use of more than 80 percent of this lot. A reduction in the buffer width of up to 50% is possible at this moderate quality wetland without degradation of resource functions and values, provided that the remaining buffer area is enhanced with native plantings or similar measures.

Economic Consequences

Fully protecting this wetland and its impact area could limit development flexibility within the site for light industrial uses. The location of this wetland on the far western side of Lot 1300 may make it easier to develop in a manner that avoids the wetland (and addresses applicable setbacks and lot coverage standards). However, the area of industrial land affected by wetland and impact area is approximately 7.732 acres, a significant percentage



(approximately 21 %) of this 36-acre property, and full protection could have negative economic consequences. It should be noted, however, that most of the wetlands and impact areas at this site are contained within the floodplain, an area with existing development limitations. The Airport clear zone also significantly limits development options.

Partial protection of this wetland could reduce the potential development constraints while conserving important wetland functions and amenity values. Buffer reduction from 50 to 25 feet would reduce the overall protected area and allow more space and development options. With this reduction, the wetland and buffer would be contained within the Midway Creek floodplain, an area with existing development constraints.

Social Consequences

This wetland resource was ranked as having high aesthetic quality. If conflicting uses are allowed to the maximum extent, aesthetic values will be degraded or lost. Limiting conflicting uses will conserve most of the site's aesthetic values while preserving industrial opportunities.

Energy Consequences

None of note.

Goal 5 Recommendation

Limit conflicting uses. Apply a reduced, 25-foot buffer to the wetland.



Site 20: Midway Creek –Airport Complex

The Midway Creek – Airport Complex site consists of nine wetlands located to the north of the Airport. Four of these wetlands are *high quality*, the remainder moderate quality. The site has the following characteristics:

WETLANDS:	<u>MD-W03, MD-W09, MD-W13, MD-W16, MD-W20, MD-W24–26, MD-W44</u>
Location:	South of Vilas Rd., on airfield, northeast of Runway 14-32, west of Medco Haul Road
Sub-watershed:	Midway Creek
Cowardin/HGM Class:	Palustrine Emergent excavated/ Riverine Flow-through, Flat
Combined Wetland Size:	30.55 acres
Impact Area:	24.333 acres
Wetland & Impact Area:	54.883 acres
Number of Parcels Affected:	18
Combined Parcel Area:	662.071 acres

Table 20. Summary of Affected Parcels

Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
MD-W03								
372W01A1400	88.151	1.127	3.68	City	A	I-L / AA	12.900	Improved
372W01A5200	6.966	0.095	0.769	City	GI	AD-MU / AA		Improved
372W01A5201	7.208	0.207	1.021	City	GI	AD-MU / AA	3.802	Vacant
372W01A5300	2.595	0.000	0.147	City	GI	AD-MU / AA		Improved
MD-W09								
372W01A100	2.958	0.748	0.663	City	GI	I-G / AA		Improved
372W01A1400	88.151	3.436	2.045	City	A	I-L / AA	12.900	Improved
372W01A2000	0.625	0.009	0.087	City	GI	I-G / AA		Vacant
372W01A400	1.754	0.042	0.151	City	GI	I-G / AA		Improved
MD-W13								
372W01D200	8.849	1.585	1.199	County	GI	AD-MU / AA		Improved
372W01D201	3.966	0.000	0.119	County	GI	AD-MU/AA		Vacant
MD-W16								
371W062400	76.184	5.889	2.897	City	A	I-L / AA	4.000	Improved
372W01D100	102.043	0.139	0.336	City	A	I-L / AA		Improved
MD-W20								



Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
371W062400	76.184	0.209	0.781	City	A	I-L / AA	4.000	Improved
MD-W24				City				
371W07400	277.201	0.724	1.075	City	A	I-L / AA	34.580	Improved
MD-W25				City				
371W07400	277.201	1.025	1.960	City	A	I-L / AA		Improved
MD-W26				City				
371W062401	40.031	8.992	2.343	City	A	I-L / AA	5.005	Improved
371W062701	4.259	0.000	0.231	City	GI	I-L / AR		State Vacant
371W062702	39.281	0.000	1.023	City	GI	AD-MU / AR		Vacant
MD-W44								
371W07400	277.201	8.027	4.139	City	A	I-L / AA	34.580	Improved

Distinguishing Site Characteristics

This site contains *high quality* wetlands (MD-W16, MD-W24, MD-W25, and MD-W44) and an endangered plant, *Cooks lomatium*, a species listed as endangered by the State of Oregon and a candidate for federal endangered species listing. The wetlands include vernal pools that are ranked high for water quality and hydrologic control, and moderate for fish and wildlife habitat. Certain wetlands at this site have moderate recreational and aesthetic values. The site has moderate to high enhancement potential.

Conflicting Uses

The following conflicting uses apply within this resource site and its impact area.

a. Urban Residential	
b. Urban High Density Residential	
c. Commercial	
d. Airport	X
e. General Industrial	X
f. Heavy Industrial	
g. Parks and Schools	
h. Public Facilities	
i. Vegetation Removal and Grading	X

- The affected parcels are zoned I-L, Light Industrial, I-G, General Industrial, and AD-MU, a County Airport Development-Mixed Use district. The I-L zone serves warehouse, office, and low intensity industrial uses near residential and commercial areas. Maximum



site coverage by structures is 50 percent. The I-G zones serves more intensive industrial uses and has maximum site coverage by structures of 90 percent. All County zoned lands in the UGB have a 40-acre minimum lot size limitation until City zoning is applied.

- The Jackson County Airport Authority has prepared a Master Plan for the Rogue Valley International-Medford Airport. Wetland impacts for some planned airport expansion activities are unavoidable. Substantial grading and vegetation removal will result from construction.
- A fill permit was recently issued and construction completed to extend the runway.

See the Supplemental ESEE Analysis for description of conflicting use impacts.

Site Specific ESEE Analysis for Midway Creek – Airport Complex

For a general description of the ESEE consequences of alternative courses of action, see the Supplemental ESEE Analysis.

Environmental Consequences

Fully allowing conflicting uses at this site would mean the loss of high quality wetlands containing endangered species. High water quality and hydrologic control functions would be lost, as would fish and wildlife habitat functions. Limiting conflicting airport uses could cause degradation of high quality wetlands and resource functions from grading, vegetation removal, and impervious surfaces. However, for moderate quality wetlands, a buffer reduction of up to 50% could occur without significant degradation of the resource functions, provided that the remaining buffer area is protected and enhanced.

Economic Consequences

Fully protecting this site and its impact area would have significant impacts on airport expansion plans. Plans for a future runway, industrial expansion area, and foreign trade zone would all need significant modifications, and potential alternative designs or locations may be limited.

Partial protection of the wetlands through buffer reductions and allowances for unavoidable impacts would reduce development constraints on airport expansion plans. However, limited protection of certain wetlands in a manner that allows the planned uses would potentially degrade the affected wetlands to the point where mitigation may be more appropriate. These wetlands are: MD-W13 (in a planned industrial expansion area), MD-W16 (NE corner of planned future runway 14L-32R which poses a conflict), MD-W24 and MD-W25 (planned future runway 14L-32R will pass along the east edge of these wetlands), and MD-W26 (in a planned foreign trade zone along Medco Haul Road). Because three of these wetlands (MD-W16, MD-W24, and MD-W25) are high quality and two (MD-W24 and MD-W25) contain endangered species, consideration should first be given to opportunities to avoid and minimize impacts to the extent practicable, before mitigation is pursued. Wetlands that



appear to be viable candidates for protection without significant disturbance are: MD-W03 (the southern edge may pose conflicts with a planned industrial expansion area), MD-W09, and MD-W44 (a high quality wetland that appears to avoid a planned future taxiway).

If conflicts between waterfowl and airplanes are a documented problem at this location, and wetlands are shown to be a contributing factor, site-specific conflicts will need further evaluation. One potential strategy to address such conflicts is to reduce the attractiveness of the wetlands to waterfowl. This can be done, for example, by increasing the shrub component of the wetland, thereby reducing the large areas of seasonal open water and emergent vegetation that attract waterfowl.

Social Consequences

Most of this land is publicly owned and contains wetlands with moderate recreational and aesthetic values. If conflicting uses are allowed to the maximum extent, these values will be degraded or lost. Limiting conflicting uses will conserve most of the site's recreational and aesthetic values while preserving airport-related job opportunities.

Energy Consequences

Potential energy consequences could be significant if wetland protections prevented future expansion of the airport and related industrial and trade uses so that expansion onto other land was required, potentially outside of established urban growth boundaries. In such a scenario, overall energy consumption and expenditures related to extension of services and transportation energy demand would increase substantially.

Goal 5 Recommendation

Limit conflicting uses. Allow unavoidable airport expansion impacts subject to mitigation. Where impacts can be avoided, as discussed in the preceding analysis, apply 25-foot buffers to moderate quality wetlands and 50-foot buffers to high quality wetlands.



Site 21: Midway Creek – North Industrial Complex

The Midway Creek – North Industrial Complex site consists of twelve wetlands located to the east of the airport. Eleven of these wetlands are moderate quality, while one is a *high quality* wetland. The wetlands have the following characteristics:

WETLANDS:	<u>MD-W27–35, MD-W39–41</u>
Location:	West of Crater Lake Hwy.
Sub-watershed:	Midway Creek
Cowardin/HGM Class:	Palustrine Shrub-Scrub, Emergent/Flat, Slope Valley, Riverine Flow-through
Combined Wetland Size:	43.56 acres
Impact Area:	21.847 acres
Wetland & Impact Area:	65.407 acres
Number of Parcels Affected:	15
Combined Parcel Area:	257.433 acres

Table 21. Summary of Affected Parcels

Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
MD-W27								
371W062700	111.563	19.552	10.886	City	HI	I-L / AR		Vacant
371W062701	4.259	0.000	0.221	City	GI	I-L / AR		State Vacant
MD-W28								
371W062700	111.563	0.044	0.373	City	HI	I-L / AR		Vacant
MD-W29								
371W062700	111.563	0.227	0.639	City	HI	I-L / AR		Vacant
MD-W30								
371W062700	111.563	0.028	0.327	City	HI	I-L / AR		Vacant
MD-W31								
371W062700	111.563	0.029	0.332	City	HI	I-L / AR		Vacant
MD-W32								
371W062700	111.563	0.037	0.366	City	HI	I-L / AR		Vacant
MD-W33								
371W062700	111.563	0.448	0.955	City	HI	I-L / AR		Vacant
MD-W34								
371W062700	111.563	1.052	1.953	City	HI	I-L / AR		Vacant
MD-W35								



Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
371W062700	111.563	1.646	3.759	City	HI	I-L / AR		Vacant
MD-W39								
371W062700	111.563	0.000	1.581	City	HI	I-L / AR		Vacant
371W062701	4.259	0.000	0.289	City	GI	I-L / AR		State Vacant
371W063901	40.460	12.907	1.866	City	GI	I-L	0.294	Vacant
371W063902	15.475	0.737	0.708					
371W07A801	0.388	0.000	0.121	City	GI	I-G		Vacant
MD-W40								
371W062401	40.031	0.000	0.088	City	A	I-L/AA		Improved
371W062701	4.259	0.296	0.519	City	GI	I-L / AR	0.051	Vacant
371W063901	40.460	4.465	3.767	City	GI	I-L	0.294	Vacant
371W07390	9.579	0.000	0.017	City	A	I-L		Vacant
371W07A2000	5.044	0.000	0.244	City	GI	I-L/AA		Vacant
371W07A900	1.449	0.417	0.731	City	GI	I-G	0.028	Vacant
371W07A901	2.907	0.000	0.102	City	GI	I-G		Vacant
MD-W41								
371W062800	2.872	0.011	0.259	City	GI	I-L		Vacant
371W062900	2.648	0.527	0.724	City	GI	I-G		Improved
371W063902	15.475	0.000	0.020	City	GI	I-G		
371W07A100	1.024	0.000	0.096	City	GI	I-G		Improved

Distinguishing Site Characteristics

This site contains eleven *moderate quality* wetlands and one *high quality* wetland (MD-W40). The wetlands include vernal pools that are all ranked high for water quality, high or moderate for hydrologic control, and moderate for fish and wildlife habitat. Wetlands at this site are rated high or moderate for recreation, two are rated moderate for education, and all are rated moderate for aesthetic quality. The site has high enhancement potential.

Conflicting Uses

The following conflicting uses apply within this resource site and its impact area.



a. Urban Residential	
b. Urban High Density Residential	
c. Commercial	
d. Airport	
e. General Industrial	X
f. Heavy Industrial	X
g. Parks and Schools	
h. Public Facilities	X
i. Vegetation Removal and Grading	X

- The affected parcels are zoned I-L, Light Industrial, and I-G, General Industrial. The I-L zone serves warehouse, office, and low intensity industrial uses near residential and commercial areas. Maximum site coverage by structures is 50 percent. The I-G zones serves more intensive industrial uses and has a maximum site coverage by structures of 90 percent.
- Future extension of Coker Butte Road is planned, and a Lear Way extension is underway. ODOT has future plans to relocate Medco Haul Road and make it a major expressway. Wetland impacts for some road connections are unavoidable. Substantial grading and vegetation removal will result from road construction.

See the Supplemental ESEE Analysis for description of conflicting use impacts.

Site Specific ESEE Analysis for Midway Creek – North Industrial Complex

For a general description of the ESEE consequences of alternative courses of action, see the Supplemental ESEE Analysis.

Environmental Consequences

Allowing conflicting uses fully within the wetland and impact area on this site would mean the loss of a *high quality* wetland. Wetlands ranked high for water quality and hydrologic control functions and moderate for fish and wildlife habitat would be lost. Limiting conflicting industrial uses could cause degradation of a high quality wetland and other wetlands with highly rated functions from grading, vegetation removal, and construction of impervious surfaces. However, for moderate quality wetlands, a buffer reduction of up to 50 percent could occur without significant degradation of the resource functions, provided that the remaining buffer area is protected and enhanced.

Allowing limited public facility uses, such as the Coker Butte Road and Haul Road improvements, would have negative environmental consequences on wetlands, in some cases splitting wetlands into multiple isolated fragments. The Coker Butte Road extension appears to have the fewest impacts, with an alignment that passes to the north of MD-W39. Some



road impacts appear to be unavoidable and in such cases, impacts should be controlled (e.g., by minimizing road width and use of best management practices) and mitigated. In this manner, the wetland functions and values could be maintained while providing needed public street connections within the site.

Economic Consequences

Fully protecting this site and its impact area would preclude planned road improvements and have significant impacts on potential industrial use. Development options at Lots 900, 2700 and 3901 in particular would be constrained. Approximately 37 percent of Lot 2700, 39 percent of Lot 3901, and 63 percent of Lot 900 would be impacted.

Partial protection of the wetlands through buffer reductions and allowances for unavoidable impacts would reduce development constraints on planned road connections. However, if roads are to be built as planned, much of the adjacent land would be wetlands. Future industrial uses served by these roads would potentially degrade the affected wetlands to the point where off-site mitigation may be more appropriate. These wetlands include: MD-W27 to MD-W33, and MD-W39. Consideration should first be given to the opportunities to avoid and minimize impacts to the extent practicable, before mitigation is pursued. Wetland MD-W40 is a relatively narrow, high quality wetland for which impact avoidance is potentially feasible. This wetland is largely contained within the floodplain, an area with existing development limitations. One road crossing is planned at the southern end of the wetland, and through impact avoidance (e.g., reduced road disturbance widths, arch culverts, and best management practices), important wetland functions and amenity values could be preserved.

If conflicts between waterfowl and airplanes are a documented problem at this location and wetlands are shown to be a contributing factor, site-specific conflicts will need further evaluation. One potential strategy to address such conflicts is to reduce the attractiveness of the wetlands to waterfowl. This can be done, for example, by increasing the shrub component of the wetland, thereby reducing the large areas of seasonal open water and emergent vegetation that attract waterfowl.

Social Consequences

This site includes wetlands rated high or moderate for recreation, moderate for education, and moderate for aesthetic quality. If conflicting uses are allowed to the maximum extent, these values will be degraded or lost. Limiting conflicting uses will conserve most of the site's recreational, educational, and aesthetic values while preserving industrial job opportunities.

Energy Consequences

Though limited in comparison with other potential consequences, the additional transportation connectivity provided by the planned road crossings could have positive



energy consequences. Travel trips may be reduced locally, alternative forms of transportation may be encouraged, and overall energy consumption and expenditures may be slightly reduced.

Goal 5 Recommendation

Limit conflicting uses. Allow unavoidable planned public road impacts to moderate quality wetlands subject to mitigation. Allow a single road crossing of high quality wetland MD-W40 subject to an alternatives test and provided impacts are controlled and mitigated. Where impacts can be avoided as discussed above, apply 25-foot buffers to moderate quality wetlands and 50-foot buffers to high quality wetlands.



Site 22: Midway Creek – South Airport Complex

The Midway Creek – South Airport Complex consists of eight wetlands, located south of the airport. These moderate quality wetlands have the following characteristics:

WETLANDS:	MD-W46-53
Location:	Vacant lot between Medco Haul Rd. and Delta Waters Rd; north of Lone Pine Creek
Sub-watershed:	Midway Creek
Cowardin/HGM Class:	Palustrine Scrub-Shrub, Emergent/ Depressional Closed, Flat
Combined Wetland Size:	1.86 acres
Impact Area:	6.046 acres
Wetland & Impact Area:	7.906 acres
Number of Parcels Affected:	6
Combined Parcel Area:	305.127 acres

Table 22. Summary of Affected Parcels

Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
MD-W46								
371W07390	9.579	0.000	0.032	C	A	I-L		Vacant
371W07402	0.798	0.000	0.148	C	A	I-L / AA		Improved
371W07D400	11.052	0.302	0.573	C	HI	I-L / AA		Vacant
MD-W47								
371W07D400	11.052	0.182	0.625	C	HI	I-L / AA		Vacant
MD-W48								
371W07402	0.798	0.035	0.347	City	A	I-L / AA		Improved
371W07D400	11.052	0.198	0.421	City	HI	I-L / AA		Vacant
MD-W49								
371W07390	9.579	0.000	0.051	City	A	I-L		Vacant
371W07400	277.201	0.011	0.148	City	A	I-L / AA	34.580	Improved
371W07402	0.798	0.020	0.215	City	A	I-L / AA		Improved
371W07D400	11.052	0.000	0.006	City	HI	I-L / AA		Vacant
MD-W50								
371W07400	277.201	0.000	0.152	City	A	I-L / AA	34.580	Improved
371W07402	0.798	0.000	0.082	City	A	I-L / AA		Improved
371W07D400	11.052	0.000	0.110	City	HI	I-L / AA		Vacant
371W07D500	3.168	0.000	0.001	City	GI	I-L / AA		Vacant



Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
MD-W51								
371W07D400	11.052	0.498	1.391	City	HI	I-L / AA		Vacant
MD-W52								
371W07D400	11.052	0.266	0.995	City	HI	I-L / AA		Vacant
MD-W53								
371W07D400	11.052	0.320	0.747	City	HI	I-L / AA		Vacant
371W07D600	3.329	0.000	0.002	City	GI	I-L		Improved

Distinguishing Site Characteristics

This site contains a group of vernal pools and small ponds. The site ranked high for water quality (MD-W46 through MD-W50) and moderate for fish and wildlife habitat and hydrologic control. Wetlands MD-W46 through MD-W50 have high recreational and aesthetic values, and moderate educational value. Other wetlands have moderate recreational and recreational values. The site has moderate to high enhancement potential.

Conflicting Uses

The following conflicting uses apply within this resource site and its impact area.

a. Urban Residential	
b. Urban High Density Residential	
c. Commercial	
d. Airport	X
e. General Industrial	
f. Heavy Industrial	X
g. Parks and Schools	
h. Public Facilities	X
i. Vegetation Removal and Grading	X

- The affected parcels are zoned I-L, Light Industrial. The I-L zone serves warehouse, office, and low intensity industrial uses near residential and commercial areas. Maximum site coverage by structures is 50 percent.
- ODOT has future plans to relocate Medco Haul Road, which may impact MD-W49 and MD-W-50. Wetland impacts for some road connections may be unavoidable. Substantial grading and vegetation removal would result from road construction.

See the Supplemental ESEE Analysis for description of conflicting use impacts.



Site Specific ESEE Analysis for Midway Creek – South Airport Complex

For a general description of the ESEE consequences of alternative courses of action, see the Supplemental ESEE Analysis.

Environmental Consequences

Fully allowing conflicting industrial uses at this site would mean the loss of wetlands with highly rated water quality functions and moderate hydrologic control and fish and wildlife habitat functions. Limiting conflicting industrial uses could be accomplished in a manner that conserves wetland functions and values. For these moderate quality wetlands, a buffer reduction of up to 50 percent could occur without significant degradation of the resource functions, provided that the remaining buffer area is protected and enhanced.

Economic Consequences

Fully protecting this site and its impact area would limit development options for industrial uses and preclude planned road improvements. A significant portion of one lot would be restricted from development, making most industrial uses impractical.

Partial protection of the wetlands through buffer reductions would reduce development constraints on industrial use and potential road improvements. In addition, Lot 400 is in common ownership with the three lots bordering it to the south, so significant development flexibility remains.

If conflicts between waterfowl and airplanes are a documented problem at this location, and wetlands are shown to be a contributing factor, site-specific conflicts will need further evaluation. One potential strategy to address such conflicts is to reduce the attractiveness of the wetlands to waterfowl. This can be done, for example, by increasing the shrub component of the wetland, thereby reducing the large areas of seasonal open water and emergent vegetation that attract waterfowl.

Social Consequences

This site was ranked as having high to moderate recreational and aesthetic values, and moderate educational value. If conflicting uses were allowed to the maximum extent, these social values would be degraded or lost. Limiting conflicting uses would conserve most of the site's recreational values, educational, and aesthetic values while preserving industrial job opportunities.

Energy Consequences

None of note.



Goal 5 Recommendation

Limit conflicting uses. Where impacts can be avoided, apply 25-foot buffers to moderate quality wetlands and 50-foot buffers to high quality wetlands.



Site 23: Midway Creek – North Fork

The Midway Creek – North Fork site consists of one wetland located in the northern part of the City near Highway 62 and Webfoot Road. This moderate quality wetland has the following characteristics:

WETLAND:	MD-W54
Location:	East of Highway 62 and north of Webfoot Road
Sub-watershed:	Midway Creek
Cowardin / HGM Class:	Palustrine Emergent, Scrub-Shrub / Slope Valley
Wetland Size:	8.77 acres
Impact Area:	7.662 acres
Wetland & Impact Area:	16.432 acres
Number of Parcels Affected:	1
Combined Parcel Area:	86.917 acres

Table 23. Summary of Affected Parcels

Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
MD-W54								
371W08800	20.013	0.000	0.310	X	0	EFU		Vacant
371W08BC2500	0.169	0.000	0.093	City	GI	I-G		Vacant
371W08BC2501	0.808	0.000	0.141	City	GI	I-G		Improved
371W08BC2600	1.158	0.113	0.270	City	GI	I-G		Vacant
371W08BC2700	5.621	0.247	0.943	City	GI	I-G		Vacant
371W08BC2800	8.619	2.635	1.389	City	GI	I-G		Vacant
371W08BD1900	4.602	1.206	0.413	City	UR	SFR-6		Vacant
371W08BD500	19.658	3.985	2.109	City	UR	SFR-6		Vacant
371W08C100	5.045	0.048	0.134	City	GI	LI		Improved
371W08C200	9.341	0.489	1.217	City	GI	LI		Improved
371W08C300	5.021	0.000	0.072	City	GI	LI		Improved
371W08CA105	0.227	0.000	0.028	City	UR	SFR-6		Improved
371W08CA200	6.635	0.037	0.416	City	UR	SFR-6		Vacant



Distinguishing Site Characteristics

The wetland is located in the bottomland floodplain along Garrett Creek and Midway Creek. The wetland ranks high for water quality and moderate for fish and wildlife habitat, and hydrologic control functions. This site is rated moderate for recreation and education, and has high enhancement potential.

Conflicting Uses

The following conflicting uses apply within this resource site and its impact area.

a. Urban Residential	X
b. Urban High Density Residential	
c. Commercial	
d. Airport	
e. General Industrial	X
f. Heavy Industrial	
g. Parks and Schools	
h. Public Facilities	X
i. Vegetation Removal and Grading	X

- The affected parcels are zoned SFR-6, City Single Family Residential – 6, I-L, Light Industrial, and LI, a County Light Industrial district. The SFR-6 zone allows between 4 and 6 dwelling units per gross acre of land. The I-L zone serves warehouse, office, and low intensity industrial uses near residential and commercial areas. Maximum site coverage by structures is 50 percent. The LI district serves light manufacturing and fabrication uses. All County zoned lands within the UGB have a 40-acre minimum lot size limitation until City zoning is applied. In the future, those lots designated GI would become City I-L or I-G; those designated UR would receive a SFR zone.
- Planned road connections (Springbrook Road, Owen Drive, and Crater Lake Avenue) may impact this wetland. Impacts from some road connections are unavoidable. Substantial grading and vegetation removal will result from road construction.
- There is a DSL Permit issued for portion of Owen Drive (though none yet for Springbrook Road).

See the Supplemental ESEE Analysis for description of conflicting use impacts.

Site Specific ESEE Analysis for Midway Creek – North Fork

For a general description of the ESEE consequences of alternative courses of action, see the Supplemental ESEE Analysis.



Environmental Consequences

Allowing conflicting uses fully within the wetland and impact area on this site would mean the loss of a wetland ranked high for water quality and moderate for fish and wildlife habitat, and hydrologic control functions. Limiting conflicting residential and industrial uses could cause degradation of this wetland and its functions from grading, vegetation removal, and constructions of impervious surfaces. However, a buffer reduction of up to 50 percent could occur without significant degradation of the resource functions, provided that the remaining buffer area is protected and enhanced.

Allowing limited public facility uses, such as the planned Springbrook Road connection, would have negative environmental consequences on the wetland. The Owen Drive and Crater Lake Avenue relocation are under construction and a mitigation site is also being constructed. While some road impacts will be unavoidable, these impacts can be controlled (e.g., minimizing road fill, using arch culvert or bridge crossings) and mitigated. In this manner, the wetland functions and values can be maintained while providing needed public street connections within the site.

Economic Consequences

Fully protecting this site and its impact area would preclude planned road improvements and limit access and development options for industrial and residential uses. Access to the buildable area in the northwest portion of Lot 2700 for industrial use would also be precluded. Residential development flexibility at Lots 500 and 1900 would be constrained, but density transfers could allow retention of full development potential. The wetland is generally located along the rear property lines of large lots making it easier for residential and industrial development to avoid wetland impacts. It should also be noted that most of the wetland is located within the floodplain, an area with existing development limitations.

Partial protection of this wetland could reduce the potential access and development constraints, and could allow planned road crossings to be constructed, while preserving important wetland functions and amenity values. Road construction could be permitted under prescribed conditions (e.g., minimize road disturbance widths, establish vegetated buffers, use arch culvert or bridge crossing). In addition, a reduced setback from 50 to 25 feet could allow greater development options, and reduce the potentially significant combined impact of the new road dedication and wetland protection.

Social Consequences

This site includes wetlands rated moderate for recreation and education uses. If conflicting uses were allowed to the maximum extent, these values would be degraded or lost. Limiting conflicting uses would conserve most of the site's recreational and educational values while preserving industrial job opportunities.



Energy Consequences

Though limited by comparison with other potential consequences, the additional transportation connectivity provided by the planned road crossings could have positive energy consequences. Travel trips may be reduced locally, alternative forms of transportation may be encouraged, and overall energy consumption and expenditures may be slightly reduced.

Goal 5 Recommendation

Limit conflicting uses. Develop a natural resources management plan that addresses planned public road impacts to the wetland subject to mitigation. Apply a 25-foot buffer to the wetland.



Site 24: Midway Creek – Lincoln School

The Midway Creek – Lincoln School wetland resource site consists of one wetland located in the northeastern portion of the UGB. This moderate quality wetland has the following characteristics:

WETLAND:	MD-W56
Location:	North side of Abraham Lincoln Elementary School at north end of McLoughlin Dr. (Figure 25)
Sub-watershed:	Midway Creek
Cowardin/HGM Class:	Palustrine Emergent/Depressional Closed
Wetland Size:	1.916 acres
Impact Area:	1.57 acres
Wetland & Impact Area:	3.486 acres
Number of Parcels Affected:	2
Combined Parcel Area:	84.997 acres
Dwelling Unit Potential:	71.32

Table 24. Summary of Affected Parcels

Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
MD-W56								
371W081100	65.244	0.000	0.158	City	UR	EFU		Improved
371W081400	19.753	1.916	1.344	City	UR	SFR-4		School

Distinguishing Site Characteristics

This wetland is in a depression that has a constructed berm along the north side. The wetland resource ranked moderate for water quality, fish and wildlife habitat, and hydrologic control functions. It provides moderate aesthetic values and offers recreational opportunities. The site has moderate enhancement potential.

Conflicting Uses

The following conflicting uses apply within this resource site and its impact area.



a. Urban Residential	X
b. Urban High Density Residential	
c. Commercial	
d. Airport	
e. General Industrial	
f. Heavy Industrial	
g. Parks and Schools	X
h. Public Facilities	
i. Vegetation Removal and Grading	X

- The affected parcels are zoned SFR-4, Single Family Residential – 4, which allows between 2.5 and 4 dwelling units per gross acre. Residential density may be transferred to the buildable portions of the parcel(s).
- This wetland is a mitigation site for wetland impacts associated with the construction of the adjacent Lincoln Elementary School (DSL File No. FP-12548). The site contains an interpretive kiosk and trail.

See the Supplemental ESEE Analysis for further description of conflicting use impacts.

Site-Specific ESEE Analysis for Midway Creek – Lincoln School

For a general description of the ESEE consequences of alternative courses of action, see the Supplemental ESEE Analysis.

Environmental Consequences

Allowing conflicting uses fully within the wetland and impact area on this site would mean the loss of a moderate quality wetland and its associated functions and values. Limiting conflicting school and residential uses could be accomplished in a manner that preserves wetland functions and values. Partial protection of the wetland would allow recreational and educational uses to continue, with the potential for future expansion of the trail system so long as impacts are minimized. Wetland enhancement including new plantings in the buffer could allow a reduction in the impact area buffer without degrading wetland functions and values.

Economic Consequences

Fully protecting this wetland and its impact area is not expected to have significant economic consequences, as this site is a designated mitigation site for the school. Potential future school and/or residential uses could be clustered to avoid impacts to the wetland area. Protection of the impact area could have some adverse effects on school and education uses adjacent to the wetland.



Partial protection this moderate quality wetland would allow greater flexibility for expanded school uses (including interpretive trails) adjacent to the wetland. Buffer reductions to 25 feet would leave the wetland intact, protecting resource functions and amenity values, while permitting greater access to the wetland mitigation site.

Social Consequences

This site provides moderate aesthetic values and offers recreational opportunities. If conflicting uses were allowed to the maximum extent, these social values would be degraded or lost. Limiting conflicting uses would conserve most of the site's social values, allowing for potential future trail system expansion and other activities.

Energy Consequences

Though limited by comparison with other potential consequences, the energy consequences of preserving the wetland resource may include a modest decrease in energy consumption and expenditures for transport of school children to more distant wetlands with similar recreational and educational values.

Goal 5 Recommendation

Limit conflicting uses. Apply a reduced, 25-foot buffer to the wetland. Allow trails and other low-impact educational uses within the buffer.



Site 25: Midway Creek – Vilas

The Midway Creek – Vilas site consists of one wetland located in the northern part of the UGB. This moderate quality wetland has the following characteristics:

WETLAND:	MD-W62
Location:	North of intersection of E. Vilas Rd. and Medco Haul Rd.; west of Medford Gun Club
Sub-watershed:	Midway Creek
Cowardin/HGM Class:	Palustrine Emergent/Depressional Closed
Wetland Size:	1.17 acres
Impact Area:	2.728 acres
Wetland & Impact Area:	3.898 acres
Number of Parcels Affected:	4
Combined Parcel Area:	79.125 acres

Table 25. Summary of Affected Parcels

Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
MD-W62								
361W31C2400	17.666	0.000	0.067	County/	outside UGB			Improved
361W31C3100	6.010	0.000	0.205	County/	outside UGB			Mobile Home
361W31C3200	2.218	0.000	0.554	County	GI	AD-MU		Mobile Home
361W31D3600	53.231	0.000	0.152	County	HI	AD-MU		Gun club
ROW		1.170		County	HI	AD-MU		Mitigation Site

Distinguishing Site Characteristics

This wetland is a series of four excavated shallow depressions draining to the north, a mitigation site for a County road project. The wetland resource was ranked high for water quality function and moderate for wildlife habitat and hydrologic control. It ranked high for aesthetic quality and enhancement potential.

Conflicting Uses

The following conflicting uses apply within this resource site and its impact area.



a. Urban Residential	
b. Urban High Density Residential	
c. Commercial	
d. Airport	
e. General Industrial	
f. Heavy Industrial	X
g. Parks and Schools	
h. Public Facilities	
i. Vegetation Removal and Grading	X

- The affected parcel is zoned AD-MU.
- This wetland is a mitigation site constructed by the Jackson County Road Department to compensate for wetland impacts from the widening of Vilas Road (DSL Application No. GA 22849).

See the Supplemental ESEE Analysis for description of conflicting use impacts.

Site Specific ESEE Analysis for Midway Creek – Vilas

For a general description of the ESEE consequences of alternative courses of action, see the Supplemental ESEE Analysis.

Environmental Consequences

Allowing conflicting uses fully within the wetland and impact area on this site would mean the loss of a wetland ranked high for water quality function and moderate for wildlife habitat and hydrologic control. Limiting conflicting uses could be accomplished in a manner that preserves wetland functions and values. A buffer reduction of up to 50 percent could occur without significant degradation of the resource functions, provided that the remaining buffer area is protected and enhanced.

Economic Consequences

Fully protecting this wetland and its impact area is not expected to have significant economic consequences, as this site is a designated mitigation site. Protection of the impact area could have adverse effects on uses adjacent to the wetland, particularly on Lot 3200. Partial protection this moderate quality wetland would allow greater development flexibility adjacent to the wetland. Buffer reductions to 25 feet would leave the wetland intact, protecting the functions and amenity values of the mitigation site.



Social Consequences

This site provides high quality aesthetic values. If conflicting uses were allowed to the maximum extent, these social values will be degraded or lost. Limiting conflicting uses will conserve most of these values, while maintaining housing options.

Energy Consequences

None of note.

Goal 5 Recommendation

Limit conflicting uses. Apply a reduced, 25-foot buffer to the wetland.



Site 26: Swanson Creek

The Swanson Creek site consists of one wetland located in the far northern section of the UGB. This moderate quality wetland has the following characteristics:

<u>WETLAND:</u>	<u>SW-W01</u>
Location:	Northwest of Crater Lake Avenue (Hwy. 62) and Vilas Road intersection
Sub-watershed:	Swanson Creek
Cowardin/HGM Class:	Palustrine Emergent, Scrub-Shrub/ Slope Valley
Wetland Size:	6.65 acres
Impact Area:	5.566 acres
Wetland & Impact Area:	12.216 acres
Number of Parcels Affected:	8
Combined Parcel Area:	86.345 acres

Table 26. Summary of Affected Parcels

Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
SW-W01								
361W31D1700	5.000	0.000	0.113	County	Out of UGB			Mobile Home
361W31D1800	5.007	0.000	0.001	County	Out of UGB			Vacant
361W31D1900	9.984	0.000	0.062	County	Out of UGB			Improved
361W31D3000	4.903	0.049	0.260	City	CM	C-H		Improved
361W31D3200	4.624	0.479	0.628	County	CM	GC		Improved
361W31D3300	1.496	0.000	0.314	City	CM	C-H		Vacant
361W31D3500	2.100	0.120	0.344	County	GI	AD-MU		Improved
361W31D3600	53.231	5.997	3.840	County	HI	AD-MU		Commercial Open Space



Distinguishing Site Characteristics

The wetland feeds into Swanson Creek. This wetland site ranked high for water quality function and moderate for wildlife habitat and hydrologic control. There are potential opportunities for recreation. This site has high enhancement potential.

Conflicting Uses

The following conflicting uses apply within this resource site and its impact area.

a. Urban Residential	
b. Urban High Density Residential	
c. Commercial	X
d. Airport	
e. General Industrial	X
f. Heavy Industrial	X
g. Parks and Schools	
h. Public Facilities	
i. Vegetation Removal and Grading	X

- The affected parcels are zoned C-H, Heavy Commercial, GC, a County General Commercial district, and AD-MU, a County Airport Development-Mixed Use district. The C-H zone allows maximum lot coverage of 60 percent. All County zoned lands have a 40-acre minimum lot size limitation until City zoning is applied.
- A possible future extension of Lear Way is identified in the Hwy. 62 study, though it is not in the 20-year plan.

See the Supplemental ESEE Analysis for description of conflicting use impacts.

Site Specific ESEE Analysis for Swanson Creek

For a general description of the ESEE consequences of alternative courses of action, see the Supplemental ESEE Analysis.

Environmental Consequences

Fully allowing conflicting uses at this site would mean the loss a wetland with highly ranked water quality function. Wildlife habitat and hydrologic control functions would also be lost. Limiting conflicting commercial and industrial uses could be accomplished in a manner that preserves wetland functions and values. A reduction in the buffer width of up to 50% is possible at this moderate quality wetland without degradation of resource functions and values, provided that the remaining buffer area is protected and enhanced.



Economic Consequences

Fully protecting this wetland and its impact area could limit development flexibility within the site for commercial and industrial uses. The location of this wetland along the property lines of several lots and in the northeast quadrant of Lot 3600 may make it easier to develop in a manner that avoids the wetland. However, full protection would preclude access across the wetland, constraining development options, and approximately 11 percent of Lot 3600 would be impacted, with negative economic consequences.

Partial protection of this wetland could reduce the potential development constraints while conserving important wetland functions and amenity values. Buffer reduction from 50 to 25 feet would reduce the overall impact area and allow more space and development options. Also, while no plans have been developed for road connections through Lot 3600, a connection may be planned in the future. Should road connections be considered, wetland avoidance should be a priority, with mitigation for unavoidable impacts.

Social Consequences

This wetland resource is ranked as having potential opportunities for recreation. If conflicting uses were allowed to the maximum extent, these values would be degraded or lost. Limiting conflicting uses would conserve most of the site's recreational values while preserving industrial job opportunities.

Energy Consequences

None of note.

Goal 5 Recommendation

Limit conflicting uses. Apply a reduced, 25-foot buffer to the wetland. Allow a single road crossing of the wetland subject to an alternatives test and provided impacts are controlled and mitigated.



Site 27: Swanson Creek – Crater Lake

The Swanson Creek – Crater Lake wetland resource site consists of two wetlands located in the far northern portion of the UGB. These *high quality* wetlands have the following characteristics:

WETLANDS: SW-W02, SW-W03

Location: East of Crater Lake Highway and north of and along Swanson Creek

Sub-watershed: Swanson Creek

Cowardin/HGM Class: Palustrine Emergent, Forested/Slope Valley, Riverine Flow-through

Combined Wetland Size: 2.71 acres

Impact Area: 5.461 acres

Wetland & Impact Area: 8.171 acres

Number of Parcels Affected: 6

Combined Parcel Area: 198.484 acres

Table 27. Summary of Affected Parcels

Wetland / Tax Lot	Parcel (acres)	Wetland (acres)	Impact Area (acres)	City/ County	Plan Map	Zoning/ Overlay	Flood-plain	Current Use
SW-W02								
361W32C100	40.328	0.000	0.190	County	Out of UGB			Improved
361W32C200	9.857	0.000	0.153	City	CM	C-H		Improved
361W32C300	9.857	2.228	3.809	City	CM	C-H	2.387	Improved
SW-W03								
361W32C400	5.122	0.484	1.065	City	CM	C-H	4.032	Improved
361W32C500	10.107	0.000	0.206	County	Out of UGB			Vacant
361W32C600	3.129	0.000	0.036	City	CM	GC		Improved

Distinguishing Site Characteristics

This site ranks high for water quality function, hydrologic control, and fish habitat, the only wetlands in the City to receive high rankings for all three of these indicators. It ranks moderate for wildlife habitat. The site has moderate education and aesthetic values, and high enhancement potential.



Conflicting Uses

The following conflicting uses apply within this resource site and its impact area.

a. Urban Residential	
b. Urban High Density Residential	
c. Commercial	X
d. Airport	
e. General Industrial	
f. Heavy Industrial	
g. Parks and Schools	
h. Public Facilities	
i. Vegetation Removal and Grading	X

- The affected parcels are zoned C-H, Heavy Commercial. The C-H zone allows maximum lot coverage by structures of 60 percent.
- Public comments note that wetland SW-W02 extends outside the UGB, and that a fill permit has been issued.

See the Supplemental ESEE Analysis for description of conflicting use impacts.

Site Specific ESEE Analysis for Swanson Creek – Crater Lake

For a general description of the ESEE consequences of alternative courses of action, see the Supplemental ESEE Analysis.

Environmental Consequences

Fully allowing conflicting commercial uses within the wetland and impact area on this site would mean the loss of a high quality wetland with multiple high rated functions. Limiting conflicting residential uses could be accomplished in a manner that conserves the important functions and values of the wetlands. For these high quality wetlands, a 50-foot buffer is generally needed to protect these functions, though some impacts may be unavoidable in order to access portions of the subject properties.

Economic Consequences

Fully protecting this wetland and its impact area would restrict development options and access within the site for commercial uses, particularly on Lot 300. Full protection would essentially preclude access from Crater Lake Avenue to this lot, and approximately 62 percent of the lot would be impacted, with negative economic consequences.

Partial protection of this wetland could reduce the potential development constraints while conserving important wetland functions and amenity values. Most of the wetland and buffer



are contained within the Swanson Creek floodplain, an area with existing development constraints. An allowance for a road connection to serve Lot 300 and a reduced buffer of 25 feet on the north side of SW-W02 may be needed to insure that building can occur. Avoidance of impacts is a priority for this high quality wetland, but unavoidable impacts should be allowed with mitigation.

Social Consequences

This wetland resource is ranked as having moderate educational and aesthetic values. If conflicting uses were allowed to the maximum extent, these values would be degraded or lost. Limiting conflicting uses would conserve most of the site's recreational and aesthetic values while preserving job opportunities.

Energy Consequences

None of note.

Goal 5 Recommendation

Limit conflicting uses. Apply a 50-foot buffer to this high quality wetland, except along the north boundary of SW-W02 where a 25-foot buffer is warranted. Allow a single road crossing of wetland SW-W02 provided impacts are controlled and mitigated. Since a Fill and Removal Permit has been issued by DSL, all or part of the wetland would be removed from the Local Wetland Inventory upon fill.

