



MEDFORD PLANNING

Date: October 13, 2020

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Building Department | <input checked="" type="checkbox"/> Avista Utilities | <input checked="" type="checkbox"/> Medford Irrigation District |
| <input checked="" type="checkbox"/> City Attorney – Katie Zerkel | <input checked="" type="checkbox"/> Charter Communications | <input checked="" type="checkbox"/> Medford School Dist. 549C |
| <input checked="" type="checkbox"/> Engineering- Jodi Cope | <input checked="" type="checkbox"/> Pacific Power & Light | <input type="checkbox"/> ODOT |
| <input checked="" type="checkbox"/> Engineering – Mike Casper | <input checked="" type="checkbox"/> Centurylink | <input type="checkbox"/> Phoenix School District 4 |
| <input checked="" type="checkbox"/> Engineering – Karl MacNair | <input checked="" type="checkbox"/> Rogue Disposal | <input type="checkbox"/> Rogue River Valley Irrigation |
| <input checked="" type="checkbox"/> Engineering – Jennifer Ingram | <input checked="" type="checkbox"/> Rogue Valley Transit District | <input checked="" type="checkbox"/> RVSS |
| <input checked="" type="checkbox"/> Fire Department | <input checked="" type="checkbox"/> US Post Office | <input type="checkbox"/> R.V. International Airport |
| <input checked="" type="checkbox"/> Parks & Recreation | <input type="checkbox"/> Federal Aviation Administration | <input type="checkbox"/> Talent Irrigation District |
| <input checked="" type="checkbox"/> Police Department | <input type="checkbox"/> Jackson Co. Admin. Officer | <input type="checkbox"/> OR Dept. of Aviation |
| <input checked="" type="checkbox"/> Water Commission | <input checked="" type="checkbox"/> Jackson Co. Health Department | <input checked="" type="checkbox"/> Engineering - Jon Proud |
| <input type="checkbox"/> City Manager | <input checked="" type="checkbox"/> Jackson Co. Planning | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Floodplain – Liz Conner | <input checked="" type="checkbox"/> Jackson Co. Roads | <input type="checkbox"/> |
| <input type="checkbox"/> Urban Renewal (MURA) | <input checked="" type="checkbox"/> Jackson Co. Surveyor | <input type="checkbox"/> |

File No. LDS-20-276, E-20-277
and ZC-20-278

Project Name: Sudden Village

Agent Contact:

Scott Sinner Consulting Inc.
scottsinner@yahoo.com

Planner:

Steffen Roennfeldt
steffen.roennfeldt@cityofmedford.org

Consideration of tentative plat approval for Sudden Village Subdivision, a 10 lot, 3-Phase subdivision on a single 1.88 acres parcel abutting Lillian Street to the north and Trinity Way to the east and west, together with a zone change from SFR-00 (Single Family Residential – 1 dwelling unit per parcel) to SFR-6 (Single Family Residential – 4 to 6 dwelling units per gross acre) and together with an Exception request for relief from the Block Length standards and lot depth (378W01AB900).

Associated files: PA-20-082

Attached are documents for your review. Please investigate and submit to the Planning Department, within ten (10) working days, a written report setting forth any necessary conditions as required of your department/agency for approval of the above project.

If your proposed conditions of approval include the dedication of land for public use or the provision of public improvements, please submit written findings with supporting data or information that justify the requirements. Specifically, the findings must show that there is an essential connection between your requirements and a legitimate government purpose, and that there is a rough proportionality between the burden of the requirement on the developer and the impacts of the proposed development on public facilities and services. All requirements may be strictly scrutinized by the courts and must have legitimate authority so that they will not result in a taking of private property.

If no comments are received within the 10-day review period, it will be assumed that there are no comments.

A Land Development Committee meeting is scheduled for Wednesday, October 28, 2020, at 9:30 a.m. via Zoom webinar.

Topic: Land Development Meeting

Link to join the webinar: <https://zoom.us/j/451911481>

Webinar ID: 451 911 481

Or iPhone one-tap:

US: +16699006833,,451911481# or +13462487799,, 451911481#

Or Telephone:

Dial (for higher quality dial a number based on your current location):

US: +1 669 900 6800 or +1 346 248 7799 or +1 929 205 6099 or +1 253 215 8782 or +1 301 715 8592

Or +1 312 626 6799

International numbers available: <http://zoom.us/u/aNbmsEjin>

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

IN THE MATTER OF AN APPLICATION FOR)
A LAND DIVISION FOR THE PROPERTY IDENTIFIED AS)
T382W01AB TAX LOT 900)
JOE BOREKI APPLICANT)
SCOTT SINNER CONSULTING, INC. AGENT)

FINDING OF FACT
AND
CONCLUSIONS
OF LAW

RECEIVED
SEP 17 2020
PLANNING DEPT.

I. BACKGROUND INFORMATION

Applicant:

Joe Borecki
803 Agate Street
Medford, OR 97501

j.a.borecki@gmail.com

Agent:

Scott Sinner Consulting, Inc.
4401 San Juan Dr. Suite G
Medford, OR 97504
scottsinner@yahoo.com

Property:

3782W 01AB TL 900
Joseph Borecki, Linda Borecki
803 Agate Street
Medford, OR 97501

1.88 acres net
Current zone, SFR-00
Proposed zone SFR -6

Project Summary:

This approval of this application would create a 10 lot, 3 Phase subdivision on the subject property. The development is infill development and is also constrained with existing development.

This subdivision application is consolidated with a zone change to the SFR-6 zone and an exception request for relief from the Block Length standards and lot standards for a lot that complies with the area standards but not the lot depth standards.

CITY OF MEDFORD
EXHIBIT #
Filed LDS-20-276/E-20 277/20-278

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

The proposed plat includes two 12 foot wide public accessways to mitigate exceeding the block length standards. Automobile circulation is not a problem in the area, however the pedestrian accessways will be helpful for pedestrian connectivity and convenience.

The location of the existing dwelling and storage building on the property impacts the lot depth of the proposed lot 6. The lot is 103 feet wide with an average depth of 70 feet. The standards for lots do not provide for the lot configuration necessary to develop at urban densities and retaining the existing home that has significant value.

Approval Criteria:

The relevant approval criteria for the requested land division is found within MLDC 10.202 (E) as provided below:

(E) Land Division Approval Criteria.

The Planning Commission shall not approve any tentative plat unless it first finds that the proposed land division, together with the provisions for its design and improvement:

- (1) Is consistent with the Comprehensive Plan, any other applicable specific plans thereto, including Neighborhood Circulation Plans, and all applicable design standards set forth in Articles IV and V;*
- (2) Will not prevent development of the remainder of the property under the same ownership, if any, or of adjoining land or of access thereto, in accordance with this chapter;*
- (3) Bears a name that has been approved by the approving authority and does not use a word which is the same as, similar to, or pronounced the same as a word in the name of any other subdivision in the City of Medford; except for the words "town", "city", "place", "court", "addition", or similar words; unless the land platted is contiguous to and platted by the same applicant that platted the land division bearing that name; or unless the applicant files and records the consent of the party who platted the land division bearing that name and the block numbers continue those of the plat of the same name last filed;*
- (4) If it includes the creation of streets or alleys, that such streets or alleys are laid out to be consistent with existing and planned streets and alleys and with the plats of land divisions already approved for adjoining property, unless the Planning Commission determines it is in the public interest to modify the street pattern;*

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

(5) If it has streets or alleys that are proposed to be held for private use, that they are distinguished from the public streets or alleys on the tentative plat, and reservations or restrictions relating to the private streets or alleys are set forth;

(6) Will not cause an unmitigated land use conflict between the land division and adjoining agricultural lands within the EFU (Exclusive Farm Use) zoning district.

Findings of Fact:

(1) Is consistent with the Comprehensive Plan, any other applicable specific plans thereto, including Neighborhood Circulation Plans, and all applicable design standards set forth in Articles IV and V;

The Oregon Transportation Planning Rule requires a jurisdiction considers all modes of transportation in a land use decision. A review of this property determines water and rail transportation are not available.

RVTD bus route 25, South Medford, is the closest route with a bus stop is located at South Peach and Garfield Street, approximately .5 miles for the site.

The subject property is 6.5 miles from the Rogue Valley International Airport, and 2.25 miles from Interstate Highway 5 (I-5). The subject property has frontage on Agate Street, Archer Avenue, and Trinity Way is stubbed into the east and west sides if the property. All streets are lower order streets and the street sections include sidewalks but not bike lanes.

The Medford Transportation System Plan (TSP) is acknowledged, therefore also consistent with the Oregon Transportation Planning Rule.

The subject property is within the General Land Use Plan Map (GLUP) UR Urban Residential map designation. The UR designation allows for the SFR-2, SFR-4, SFR-6 and SFR-10 zoning districts, and this application requests a zone change to be included in the SFR-6 zoning district. The requested zoning is consistent with the GLUP designation.

The subject property is within the area of the Adopted South West Street Circulation Plan. The South West Circulation Plan was adopted by the City Council in 2003. The Transportation System Plan contains the Roadway Functional Classification map (page 59 of the TSP) also indicates the area of the South West Circulation Plan. The Transportation System Plan was adopted by Council in 2018.

The plans have a minor conflict on lower order streets in the vicinity of the subject property that have major impacts for the property.

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

The TSP map also includes the southerly portion of Lillian Street as a residential street however Lillian is no longer extended through the subject property. Circulation plans are intended to provide higher order street connectivity and some lower order, residential streets. The circulation plans are intended to allow flexibility for site specific conditions.

This application is consistent with the revised South West Circulation Plan in the TSP as adopted by the City Council in 2018.

Conclusions of Law:

The Planning Commission can conclude this application is with the Comprehensive Plan, the TSP and the property is within the area of the South West Street Circulation Plan. The application is consistent with the adopted Medford Transportation System Plan and the Oregon Transportation Planning Rule, and the SFR-6 zoning district is appropriate within the UR GLUP designation.

(1) Will not prevent development of the remainder of the property under the same ownership, if any, or of adjoining land or of access thereto, in accordance with this chapter;

Findings of Fact:

The proposed tentative plat will develop the entire property in 3 phases. The applicant also seeks the maximum time available in the Code for a phased subdivision.

The subdivision is proposed in three phases and the order of construction of the phases may be initiated in any order provided adequate services are available or developed as appropriate.

The properties to the east, west, and south are fully developed at urban densities. The property to the north will not be prevented from development.

Conclusions of Law:

The Planning Commission can conclude the entire property is available for development and the adjoining properties are not prevented from development.

(3) Bears a name that has been approved by the approving authority and does not use a word which is the same as, similar to, or pronounced the same as a word in the name of any other subdivision in the City of Medford; except for the words "town", "city", "place", "court", "addition", or similar words; unless the land platted is contiguous to and platted by the same applicant that platted the land division bearing that name; or unless the applicant files and records the

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

consent of the party who platted the land division bearing that name and the block numbers continue those of the plat of the same name last filed;

Findings of Fact:

The proposed subdivision is proposed as Sudden Valley. The project surveyor has contacted the County surveyor to determine if the name is available and it is available. The applicant has reserved the name with the County Surveyor.

Conclusions of Law:

The Planning Commission can conclude the application is consistent with the criteria as the proposed subdivision name is unique for the jurisdiction.

(4) If it includes the creation of streets or alleys, that such streets or alleys are laid out to be consistent with existing and planned streets and alleys and with the plats of land divisions already approved for adjoining property unless the approving authority determines it is in the public interest to modify the street pattern;

Findings of Fact:

The propose plat does not create any new streets. The proposed tentative plat will complete the final segment of the north side of Archer Drive between South Peach and Sunshine Lane. This development will also connect the two termini of Trinity Way stubbed to each side of the property. This is the last property to develop on the south side of Agate Street between Kings Highway and South Peach.

As stated in the finding of fact for Criteria 1 above, Lillian Street is identified as continuing through the subject property on the 2003 South West Circulation Plan, but the Transportation System Plan adopted in 2018 revised the plan and does not indicate Lillian Street continuing north from Archer Street.

Since the TSP revised the Southwest Circulation Plan in this vicinity the proposed plat does not modify the existing circulation in the area.

Conclusions of Law:

The Planning Commission can conclude the proposed plat conforms with new and existing street patterns in the area.

(5) If it has streets or alleys that are proposed to be held for private use, that they are distinguished from the public streets or alleys on the tentative plat, and reservations or restrictions relating to the private streets or alleys are set forth;

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

All street segments proposed with this plat are public streets.

Conclusions of Law:

The Planning Commission can conclude the streets indicated on the plat are public streets.

(6) Will not cause an unmitigated land use conflict between the land division and adjoining agricultural lands within the EFU (Exclusive Farm Use) zoning district.

Findings of Fact:

The subject parcel does not abut any properties in the County Exclusive Farm Use (EFU) zoning district.

Conclusions of Law:

The Planning Commission can conclude the subject property does not abut any properties or agricultural lands in the EFU zoning district and no mitigation is applicable.

Additional Criteria

Two additional criteria relevant to this application are the Hillside Ordinance and the Block Length Ordinance.

Hillside Ordinance

10.929 Hillside Ordinance, Purpose; Applicability

Sections 10.929 to 10.933 establish procedural requirements for development on Slopes in excess of fifteen percent (15%) to decrease soil erosion and protect public safety. Sections 10.929 to 10.933 apply in addition to all other requirements set forth by ordinance. In the case of conflict between Sections 10.929 to 10.933 and other requirements set forth by ordinance, Sections 10.929 to 10.933 shall govern.

The subject property is not located in a steep slope area. As per the referenced section of the MLDC, the site is not within a high slope area and the requirements to comply with the hillside ordinance requirements, including the constraints analysis do not apply to this property and the current development application.

As required by the MLDC, this application contains the submittal the City of Medford Hillside Development Constraints Analysis Status Form signed by Staff and indicating the

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

side has slopes of less than 2% and the requirements of the Hillside Ordinance have been met.

Conclusions of Law

The Planning Commission can conclude the application complies with the requirements for compliance with the submittal requirements contained within the Medford Hillside Ordinance and the requirements of the relevant sections are not applicable to this application.

Block Length Ordinance

The MLDC includes the following Block Length sections to assure the City provides circulation and connectivity in land division applications.

10.426 Street Circulation Design and Connectivity

A. Street Arrangement Suitability.

The approving authority shall approve or disapprove street arrangement. In determining the suitability of the proposed street arrangement, the approving authority shall take into consideration:

- 1. Adopted neighborhood circulation plans where provided; and*
- 2. Safe, logical and convenient access to adjoining property consistent with existing and planned land uses; and*
- 3. Efficient, safe and convenient vehicular and pedestrian circulation along parallel and connecting streets; and*
- 4. Compatibility with existing natural features such as topography and trees; and*
- 5. City or state access management standards applicable to the site.*

B. Street Connectivity and Formation of Blocks Required.

- 1. Block layouts shall substantially conform to adopted neighborhood circulation plans for the project area if applicable. Street arrangement and location may depart from the adopted plan if the project will result in a comparable level of overall connectivity. Projects that depart from the neighborhood circulation plan shall conform to planned higher order streets adopted in the City of Medford Transportation System Plan.*
- 2. Proposed streets, alleys and accessways shall connect to other streets within a development and to existing and planned streets outside the development, when not precluded by factors in Section 10.426 C.2*

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

below. When a development proposes a cul-de-sac, minimum access easement or flag lot to address such factors, the provisions of Section 10.450 apply.

3. *Proposed streets or street extensions shall be located to provide direct access to existing or planned transit stops and other neighborhood activity centers such as schools, office parks, shopping areas, and parks.*
4. *Streets shall be constructed or extended in projections that maintain their function, provide accessibility, and continue an orderly pattern of streets and blocks.*

C. Maximum Block Length and Block Perimeter Length.

1. *Block lengths and block perimeter lengths shall not exceed the following dimensions as measured from centerline to centerline of through intersecting streets, except as provided in Subsections 10.426 C.2.*

MAXIMUM BLOCK LENGTH AND PERIMETER LENGTH		
<i>Table 10.426-1</i>		
Zone or District	Block Length	Block Perimeter Length
<i>a. Residential Zones</i>	<i>660'</i>	<i>2,100'</i>
<i>b. Central Business Overlay District</i>	<i>600'</i>	<i>1,800'</i>
<i>c. Transit Oriented Districts (Except SE Plan Area)</i>	<i>600'</i>	<i>1,800'</i>
<i>d. Neighborhood, Community, and Heavy Commercial Zones; and Service Commercial-Professional Office Zones</i>	<i>720'</i>	<i>2,880'</i>
<i>e. Regional Commercial and Industrial Zones</i>	<i>940'</i>	<i>3,760'</i>

2. *The approving authority may find that proposed blocks that exceed the maximum block and/or perimeter standards are acceptable when it is demonstrated by the findings that one or more of the constraints, conditions or uses listed below exists on, or adjacent to the site:*
 - a. *Topographic constraints, including presence of slopes of 10% or more located within the boundary of a block area that would be required by subsection 10,426 C.1.,*

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

- b. *Environmental constraints including the presence of a wetland or other body of water,*
 - c. *The area needed for a proposed Large Industrial Site, as identified and defined in the Medford Comprehensive Plan Economic Element, requires a block larger than provided by section 10.426 C.1.e. above. In such circumstances, the maximum block length for such a Large Industrial Site shall not exceed 1,150 feet, or a maximum perimeter block length of 4,600 feet*
 - d. *Proximity to state highways, interstate freeways, railroads, airports, significant unbuildable areas or similar barriers that make street extensions in one or more directions impractical,*
 - e. *The subject site is in SFR-2 zoning district,*
 - f. *Future development on adjoining property or reserve acreage can feasibly satisfy the block or perimeter standards,*
 - g. *The proposed use is a public or private school, college or other large institution,*
 - h. *The proposed use is a public or private convention center, community center or arena,*
 - i. *The proposed use is a public community service facility, essential public utility, a public or private park, or other outdoor recreational facility.*
 - j. *When strict compliance with other provisions of the Medford Land Development Code produce conflict with provisions in this section.*
3. *Block lengths are permitted to exceed the maximum by up to 20% where the maximum block or perimeter standards would require one or more additional street connections in order to comply with both the block length or perimeter standards while satisfying the street and block layout requirements of 10.426 A or B or D,*
4. *When block perimeters exceed the standards in accordance with the 10.426 C.2. above, or due to City or State access management plans, the land division plat or site plan shall provide blocks divided by one or more public accessways, in conformance with Sections 10.464 through 10.466.*

D. Minimum Distance Between Intersections.

Streets intersecting other streets shall be directly opposite each other, or offset by at least 200 feet, except when the approving authority finds that utilizing an offset of less than 200 feet is necessary to economically develop

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

the property with the use for which it is zoned, or an existing offset of less than 200 feet is not practical to correct.

Findings of Fact

The proposed subdivision plat is infill development with built out subdivisions on either side of the property and streets stubbed to the property. The plat is consistent with the adopted South West Circulation Plan as amended in the 2018 TSP.

The TSP revision includes connections for Agate and Archer Streets. Trinity Way is shown with a break at the subject property and will be connected with the development of this project.

The higher order streets in the vicinity are South Peach, a minor collector, Kings Highway, a minor arterial, and Diamond Street, a major collector, are not impacted by the plat and will remain as depicted in the TSP.

The proposed plat does not extend Lillian Street north of Archer. Existing development on both this property and other properties to the north of this property, prevent the extension of Lillian Street through to Diamond Street. The existing development provides the basis to allow a development to exceed the maximum block length standards.

4. *When block perimeters exceed the standards in accordance with the 10.426 C.2. above, or due to City or State access management plans, the land division plat or site plan shall provide blocks divided by one or more public accessways, in conformance with Sections 10.464 through 10.466.*

The proposed plat does exceed the standards for block length and perimeters due to existing development in the vicinity. The two public accessways proposed with this plat provide safe and convenient pedestrian connectivity in the vicinity.

The connection of the two existing segments of Trinity Way will eliminate two dead end streets and improve circulation for residents and emergency services.

Conclusions of Law

The Planning Commission can conclude the application is consistent with the block length ordinance contained in the MLDC.

Application Summary and Conclusion:

This application identifies the relevant approval criteria contained in the MLDC for a land division.

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

The Findings of Fact demonstrate consistency with the Oregon Transportation Planning Rule, the Medford Transportation System Plan and the General Land Use Plan Map.

The Tentative Plat will not prevent development of the remainder of the subject parcel or any adjoining parcels.

The subdivision name is proposed as Sudden Valley is unique for the jurisdiction.

With the approval of the consolidated exception request, the plat meets the design standards of the MLDC.

This application is consistent will all approval criteria contained in the MLDC for a land division. On behalf of the applicant, I respectfully request the approval of this application.

A handwritten signature in black ink, appearing to read 'Scott Sinner', with a long horizontal flourish extending to the right.

Scott Sinner
Scott Sinner Consulting, Inc.

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

IN THE MATTER OF AN APPLICATION FOR)
A EXCEPTION FOR THE PROPERTY IDENTIFIED AS)
T382W01AB TAX LOT 900)
JOE BOREKI APPLICANT)
SCOTT SINNER CONSULTING, INC. AGENT)

FINDING OF FACT
AND
CONCLUSIONS
OF LAW

RECEIVED
SEP 17 2020
PLANNING DEPT.

I. BACKGROUND INFORMATION

Applicant:

Joseph Borecki
803 Agate Street
Medford, OR 97501

j.a.borecki@gmail.com

Agent:

Scott Sinner Consulting, Inc.
4401 San Juan Dr. Suite G
Medford, OR 97504
scottsinner@yahoo.com

Property:

382W01AB TL 900
Joseph Borecki, Linda Borecki
803 Agate Street
Medford, OR 97501

1.88 acres net

Project Summary:

This application is consolidated with a zone change and land division application. This exception requests relief from the strict application of the standards contained within the Medford Land Development Code (MLDC).

The relief requested is the lot depth standards for a lot within the SFR-6 zoning district. Referring to the proposed tentative plat for Sudden Valley, Lot 6 has a lot width of 106 feet and a lot depth of 64 feet. The minimum lot depth for an interior lot in the SFR 6 zoning district is 90 feet.

Lot 6 meets the area requirements of the Code, however the existing dwelling on the proposed lot 4, and the existing development and street pattern on adjoining parcels

CITY OF MEDFORD
EXHIBIT #
File # LDS-20-276/E-20-277/20-20-278

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

prevent Lot 6 from meeting the standards in the typical orientation. Granting relief to allow the wider than deep orientation will allow the for residential development at urban densities.

A second exception is requested for the use of lot 6. The applicant currently operates a landscape maintenance business on the subject property. The parent parcel has storage structures as outlined on the tentative plat. In the current use of the parent parcel is a residence as an outright permitted use, and the storage buildings are a permitted accessory use.

If the plat is approved as submitted the new lot would have and accessory use without a primary use, which is discouraged by staff.

Lot 6 is proposed for development in Phase 3 of the subdivision. The applicant seeks to be able to develop Phase 3, make the full Trinity Way street improvements and connect Lot 6 to all required services and retain and use the existing storage buildings while the applicant operates the business.

The structures on Lot 6 would be removed prior to the issuance of building permits for a new residence.

Approval Criteria:

The purpose for an exception and relevant approval criteria for granting relief from the strict application of the standards of the Code is provided below:

(A) Exception, Purpose.

The purpose of this section is to empower the approving authority to vary or adapt the strict application of the public improvement and site development standards as contained in Article III, Sections 10.349 through 10.361, and 10.370 through 10.385, as well as Articles IV and V of this chapter. Exceptions may be appropriate for reasons of:

- (1) exceptional narrowness or shape of a parcel; or*
- (2) exceptional topographic conditions; or*
- (3) extraordinary and exceptional building restrictions on a piece of property; or*
- (4) if strict applications of the public improvement or site development standards in the above-referenced Articles would result in peculiar, exceptional, and undue hardship on the owner.*

(B) Criteria for an Exception.

No exception, in the strict application of the provisions of this chapter, shall be granted by the approving authority having jurisdiction over the land use review unless it finds that all of the following criteria and standards are satisfied. The

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

power to authorize an exception from the terms of this code shall be sparingly exercised. Findings must indicate that:

- (1) The granting of the exception shall be in harmony with the general purpose and intent of the regulations imposed by this code for the zoning district in which the exception request is located, and shall not be injurious to the general area or otherwise detrimental to the health, safety, and general welfare or adjacent natural resources. The approving authority shall have the authority to impose conditions to assure that this criterion is met.*
- (2) The granting of an exception will not permit the establishment of a use which is not permitted in the zoning district within which the exception is located.*
- (3) There are unique or unusual circumstances which apply to this site which do not typically apply elsewhere in the City, and that the strict application of the standard(s) for which an exception is being requested would result in peculiar, exceptional, and undue hardship on the owner.*
- (4) The need for the exception is not the result of an illegal act nor can it be established on this basis by one who purchases the land or building with or without knowledge of the standards of this code. It must result from the application of this chapter, and it must be suffered directly by the property in question. It is not sufficient proof in granting an exception to show that greater profit would result.*

Findings of Fact - Lot Depth:

- (1) The granting of the exception shall be in harmony with the general purpose and intent of the regulations imposed by this code for the zoning district in which the exception request is located, and shall not be injurious to the general area or otherwise detrimental to the health, safety, and general welfare or adjacent natural resources. The approving authority shall have the authority to impose conditions to assure that this criterion is met.*

MLDC Section 10.710 provides the standards for a lot in the SFR-6 zoning district. The minimum lot depth is identified as 90 feet. A SFR-6 lot must also be between 4,500 square feet and 12,500 square feet. The area of Lot 6 is proposed as 6,930 square feet, within the range identified in the MLDC.

Lot Depth and Lot Width are defined as follows:

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

Lot depth. The horizontal distance between the front and rear property lines of a lot measured along a line midway between the side property lines.

Lot width. The perpendicular bisect of the lot depth measurement.

Per the definition, the minimum lot size is 90 feet deep and 50' wide. The proposed Lot 6 is 103 feet wide and 65 feet in depth, Plenty of size for residential development, just the wrong orientation.

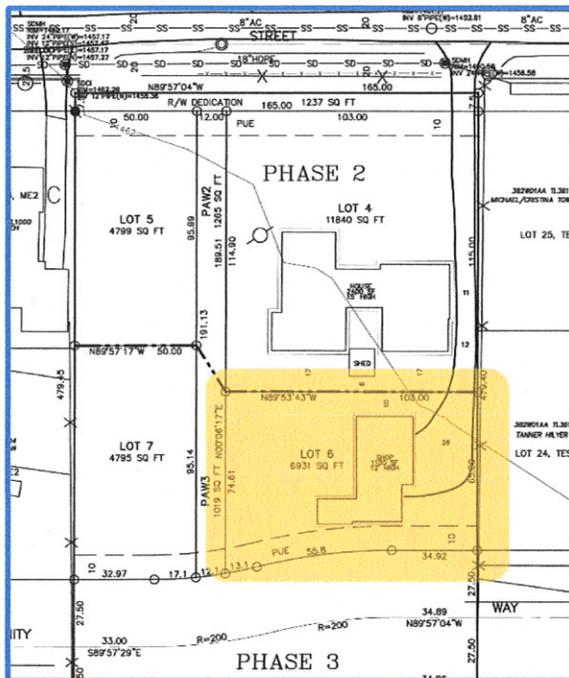


Figure 1 Lot 6 Orientation

A concern of the proposed orientation of the lot would be a 10' Public Utility Easement (PUE) will be required on the lot frontage. The PUE would be an unbuildable area, reducing the building envelope of the lot. Applying the 10' PUE to this lot would be the same effect as creating a corner lot and the Code requires 60' for a corner lot instead of 50' for an interior lot in the SFR-6 zone.

The 65' dimension of the proposed Lot 6 would meet the standards for a corner lot and would allow a sufficient building envelope for the zoning district.

The granting the relief of the request would not have a detrimental impact to the health, safety, or general welfare of the residents in the vicinity.

Conclusions of Law

The Planning Commission can conclude granting the requested relief from the strict application of the Code is in harmony with the general purpose and intent of the regulations and the relief would not have a detrimental impact to the health, safety or general welfare of the residents in the vicinity.

- (2) *The granting of an exception will not permit the establishment of a use which is not permitted in the zoning district within which the exception is located.*

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

The proposed use of the lot is residential development, an outright permitted use in the SFR-6 zoning district. Granting the requested relief will not establish any non-conforming uses.

Conclusions of Law

The Planning Commission can conclude granting the requested relief from the strict application of the Code will not permit the establishment of a use which is not permitted in the Zoning district.

(3) There are unique or unusual circumstances which apply to this site which do not typically apply elsewhere in the City, and that the strict application of the standard(s) for which an exception is being requested would result in peculiar, exceptional, and undue hardship on the owner.

The subject property is infill development with existing development at urban densities on the west, south and east. The need for relief requested with this exception is due to the existing development on the subject property and the alignment of Trinity Way on the west and east sides of the property.

The location of Trinity Way is fixed and cannot be adjusted to allow for a conforming lot while retaining the existing dwelling on the property. The dwelling has significant value and will be retained.

Without relief, proposing a plat with the house lot as a single lot would create a through lot and would not conform to the Code and would not be an efficient of urbanizable land.

The proposed Lot 6 is not the typical orientation contemplated with the Code where lots have a narrow lot width and street frontage with a long lot depth. The proposed lot is of adequate square footage for single family residential development.

Without relief, the applicant would have to remove the existing dwelling to develop conforming lots at significant cost (hardship) that would not be recouped through additional lots.

Conclusions of Law

The Planning Commission can conclude there are unique and unusual circumstances which apply to this site and strict application of the standards would result in an undue hardship to the applicant.

(4) The need for the exception is not the result of an illegal act nor can it be established on this basis by one who purchases the land or building with or without knowledge of the standards of this code. It must result

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

from the application of this chapter, and it must be suffered directly by the property in question. It is not sufficient proof in granting an exception to show that greater profit would result.

The need for relief is not the result of an illegal act. When the existing home was built in the 1930s larger front setbacks were used than are common today. The surrounding properties were developed to a more current Code and have created the need for the relief from standards to allow for development at urban densities.

Since the adjacent properties are already developed at urban densities, the hardship of not being able to develop at a similar urban density would be borne only by the applicant.

Conclusions of Law

The Planning Commission can conclude the need for the requested relief from the standards was not created by an illegal act and the hardship would suffered by the applicant.

Findings of Fact – Accessory Use:

MLDC section 10.012 provides the following definitions:

Use, principal. The specific primary purpose for which land is used.

Use, accessory. An accessory use is one which: (1) is subordinate to and serves a principal structure or a principal use; (2) is subordinate in area, extent, and purpose to the principal structure or use served; (3) is located on the same lot as the principal structure or use served except as otherwise expressly authorized by provisions of this code; (4) is customarily incidental to the principal structure or use.

Staff has typically indicated existing structures should be removed prior to final plat. Their reasoning being you cannot have an accessory use on a parcel without first having a primary use.

The applicant currently operates a landscape maintenance business on the subject property. The proposed Lot 6 has existing storage structures totaling approximately 1,300 square feet and are actively used in the landscape maintenance business.

A condition to remove the storage prior to final plat would create a hardship for the applicant and the operation of the landscape business and would likely result in the delay of construction of the full street improvement for the connection of Trinity Way.

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

The applicant seeks to continue to use the storage building after the final plat and authorize an accessory use without the primary use. The storage buildings would need to be removed prior to the issuance of a building permit a residence on the lot, the house wouldn't fit otherwise.

- (1) *The granting of the exception shall be in harmony with the general purpose and intent of the regulations imposed by this code for the zoning district in which the exception request is located, and shall not be injurious to the general area or otherwise detrimental to the health, safety, and general welfare or adjacent natural resources. The approving authority shall have the authority to impose conditions to assure that this criterion is met.*

The granting of the requested relief to allowing the accessory use of the existing storage buildings without a primary use be in harmony with the general purpose of the regulations of the zoning district. While the storage would be on a separate and discrete parcel from the applicant's home, they will function as if on the same lot.

Granting the relief will not be detrimental to health or safety of residents in the vicinity. The relief requested would allow the applicant to create a lot, including the required curb to curb street improvements for Trinity Way in a single construction process instead of having the house lot and Lot 6 as reserve acreage to be completed as a separate construction project and additional land use action.

The granting the relief of the request would not have a detrimental impact to the health, safety or general welfare of the residents in the vicinity. Both Safety and general welfare would be improved with a full street improvement instead of a 100' section of Trinity Way to be completed at some point in the future.

Conclusions of Law

The Planning Commission can conclude granting the requested relief from the strict application of the Code is in harmony with the general purpose and intent of the regulations and the relief would not have a detrimental impact to the health, safety or general welfare of the residents in the vicinity.

- (2) *The granting of an exception will not permit the establishment of a use which is not permitted in the zoning district within which the exception is located.*

Granting the relief to allow the accessory use of the storage buildings on the lot is a permitted accessory use. The Applicant's landscape business is currently licensed in the City of Medford at the site, and the storage of the equipment is permitted.

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

Conclusions of Law

The Planning Commission can conclude granting the requested relief from the strict application of the Code will not permit the establishment of a use which is not permitted in the Zoning district.

(3) There are unique or unusual circumstances which apply to this site which do not typically apply elsewhere in the City, and that the strict application of the standard(s) for which an exception is being requested would result in peculiar, exceptional, and undue hardship on the owner.

The applicant has literally lived at the subject property his entire life. The original house was built on a 2 acre parcel in the 1930s and land development patterns and lot sizes in the area were common. The applicant purchased the property from his parents and established the landscape maintenance business on the site 31 years ago.

The location of Trinity Way is fixed and cannot be adjusted to allow for a conforming lot while retaining the existing dwelling on the property. The dwelling has significant value and will be retained.

Without relief the applicant would have to propose Lot 4 and Lot 6 as a single lot of reserve acreage with the storage buildings being a conforming accessory use. The applicant would need to second City application to partition the lot later and would then complete the remaining street improvement of Trinity Way.

The reserve acreage, additional partition application and additional construction project would not only unnecessarily add significant expense, it would also delay the completion of the full street improvement of Trinity Way.

The storage buildings are in good condition and would have an estimated replacement cost of \$40,000.00. To be required to remove the storage buildings would result in a significant hardship and expense to replace, relocate, or rent space offsite.

Granting the relief would allow all site utilities and improvements to be installed at the same time as the rest of the improvements for the Trinity Way and the applicant would have a buildable lot ready for residential development when he ceases operations of the landscape business.

Conclusions of Law

The Planning Commission can conclude there are unique and unusual circumstances which apply to this site and strict application of the standards would result in an undue hardship to the applicant.

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

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

The need for relief is not the result of an illegal act. The storage buildings are currently permitted accessory uses when associated with the existing residence on the subject parcel. With the subdivision of the property, the stand alone storage buildings on the proposed Lot 6 become an accessory use with no primary use. In Staff's opinion...

Without the requested relief, the Applicant's licensed and permitted small business would suffer a significant operational and financial hardship.

Conclusions of Law

The Planning Commission can conclude the need for the requested relief from the standards was not created by an illegal act and the hardship would suffered by the applicant.

Application Summary and Conclusion:

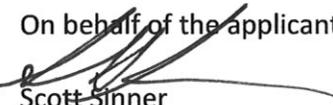
This application identifies the relevant approval criteria for an Exception for a granting relief from the strict application of the Code Standards.

The Findings of Fact address the approval criteria for both the lot orientation request and the accessory use without a primary use of the lot. demonstrate The exception request is in harmony with the Code and will allow for permitted residential uses within the SFR-6 zone and will not create a detrimental condition.

The existing parcel was developed 90 years ago and the site is surrounded by development consistent with the current land development code however the location of the existing dwelling and the adjoining development unusually constrains the subject parcel specifically and would not typically be impediments in other locations in the City.

The need for the requested relief is not the result of an illegal act and the will provide for residential development at efficient urban densities and allow the applicant to continue to operate a legal home occupation with the existing storage facilities on the property.

On behalf of the applicant, I respectfully request the approval of this application.


Scott Sinner
Scott Sinner Consulting, Inc.

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

IN THE MATTER OF AN APPLICATION FOR)
A ZONE CHANGE FOR THE PROPERTY IDENTIFIED AS)
T382W01AB TAX LOT 900)
JOE BOREKI APPLICANT)
SCOTT SINNER CONSULTING, INC. AGENT)

FINDING OF FACT
AND
CONCLUSIONS
OF LAW

RECEIVED

SEP 17 2020

PLANNING DEPT.

I. BACKGROUND INFORMATION

Applicant:

Joe Borecki
803 Agate Street
Medford, OR 97501

j.a.borecki@gmail.com

Agent:

Scott Sinner Consulting, Inc.
4401 San Juan Dr. Suite G
Medford, OR 97504
scottsinner@yahoo.com

Property:

3782W 01AB TL 900
Joseph Borecki, Linda Borecki
803 Agate Street
Medford, OR 97501

1.88 acres net
Current zone, SFR-00
Proposed zone SFR -6

Project Summary:

The subject property is currently zoned SFR-00, an application for a land division has been consolidated with the application for a zone change.

The approval of this application will rezone the property to the SFR-6 zoning district.

CITY OF MEDFORD
EXHIBIT #
FILED LDS-20-276/E-20-277/20-20-278

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

Approval Criteria:

The relevant approval criteria for the requested land division is found within MLDC 10.204 as provided below:

10.204 Zone Change

(B) Zone Change Approval Criteria.

The Planning Commission shall approve a quasi-judicial, minor zone change if it finds that the zone change complies with subsections (1) through (3) below:

(1) The proposed zone is consistent with the Transportation System Plan (TSP) and the General Land Use Plan Map designation. A demonstration of consistency with the acknowledged TSP will assure compliance with the Oregon Transportation Planning Rule.

(2) Where applicable, the proposed zone shall also be consistent with the additional locational standards of the below sections (2)(a), (2)(b), (2)(c), or (2)(d).

(3) It shall be demonstrated that Category A urban services and facilities are available or can and will be provided, as described below, to adequately serve the subject property with the permitted uses allowed under the proposed zoning, except as provided in subsection (c) below. The minimum standards for Category A services and facilities are contained in Section 10.462 as well as the Public Facilities Element and Transportation System Plan in the Comprehensive Plan.

(a) Storm drainage, sanitary sewer, and water facilities must already be adequate in condition, capacity, and location to serve the property or be extended or otherwise improved to adequately serve the property at the time of issuance of a building permit for vertical construction.

(b) Adequate streets and street capacity must be provided in accordance with Oregon Administrative Rule 660-012-0060, commonly referred to as the Transportation Planning Rule (TPR); approval under subsection (9) of the TPR is not allowed. The Public Works Department may require that planned improvements be constructed prior to issuance of building permits for reasons of public safety and, when possible, shall base findings for the required improvements on the safety review required by the Transportation Impact Analysis (TIA), see Section 10.461(E)(19). When a roadway's Average Daily Trip (ADT) values are shown to exceed the street functional classification as identified in the TSP, per Section 10.461 Transportation Impact Analysis (TIA), a Comprehensive Plan Amendment may be required.

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

Findings of Fact:

- (1) *The proposed zone is consistent with the Transportation System Plan (TSP) and the General Land Use Plan Map designation. A demonstration of consistency with the acknowledged TSP will assure compliance with the Oregon Transportation Planning Rule.*

The Oregon Transportation Planning Rule requires a jurisdiction considers all modes of transportation in a land use decision. A review of this property determines water and rail transportation are not available.

RVTD bus route 25, South Medford, is the closest route with a bus stop is located at South Peach and Garfield Street, approximately .5 miles for the site.

The subject property is 6.5 miles from the Rogue Valley International Airport, and 2.25 miles from Interstate Highway 5 (I-5). The subject property has frontage on Agate Street, Archer Avenue, and Trinity Way is stubbed into the east and west sides of the property. All streets are lower order streets and the street sections include sidewalks but not bike lanes.

The Medford Transportation System Plan (TSP) is acknowledged, therefore also consistent with the Oregon Transportation Planning Rule.

The subject property is within the General Land Use Plan Map (GLUP) UR Urban Residential map designation. The UR designation allows for the SFR-2, SFR-4, SFR-6 and SFR-10 zoning districts, and this application requests a zone change to be included in the SFR-6 zoning district. The requested zoning is consistent with the GLUP designation.

The subject property is within the area of the Adopted South West Street Circulation Plan.

Conclusions of Law:

The Planning Commission can conclude this application is consistent with the Comprehensive Plan, the TSP and the property is within the area of the South West Street Circulation Plan. The application is consistent with the adopted Medford Transportation System Plan and the Oregon Transportation Planning Rule, and the SFR-6 zoning district is appropriate within the UR GLUP designation.

Findings of Fact:

- (2) *Where applicable, the proposed zone shall also be consistent with the additional locational standards of the below sections (2)(a), (2)(b), (2)(c), or (2)(d).*

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

The MLDC does not have locational standards for the SFR-6 zoning district other than the property to be zoned SFR-6 must be within the Urban Residential GLUP designation.

The property is within the UR GLUP designation.

Conclusions of Law:

The Planning Commission can conclude there are no locational standards for the SFR-6 zoning district and the property is within the Urban Residential GLUP Designation.



Figure 1 Subject Property with Zoning District and GLUP Designation

Findings of Fact:

(3) It shall be demonstrated that Category A urban services and facilities are available or can and will be provided, as described below, to adequately serve the subject property with the permitted uses allowed under the proposed zoning, except as provided in subsection (c) below. The minimum standards for Category A services and facilities are contained in Section 10.462 as well as the Public Facilities Element and Transportation System Plan in the Comprehensive Plan.

(a) Storm drainage, sanitary sewer, and water facilities must already be adequate in condition, capacity, and location to serve the property or be extended or otherwise improved to adequately serve the property at the time of issuance of a building permit for vertical construction.

(b) Adequate streets and street capacity must be provided in accordance with Oregon Administrative Rule 660-012-0060, commonly referred to as the Transportation Planning Rule (TPR); approval under subsection (9) of the TPR is not allowed. The Public Works Department may require that planned improvements be constructed prior to issuance of building permits for reasons of public safety and, when possible, shall base findings for the required improvements on the safety review required by the Transportation Impact Analysis (TIA), see Section 10.461(E)(19). When a roadway's Average Daily Trip (ADT) values are shown to exceed the street functional classification as identified in the

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

TSP, per Section 10.461 Transportation Impact Analysis (TIA), a Comprehensive Plan Amendment may be required.

Storm Drainage

According to Roger Thom of the Public Works Department, there are existing storm drainage facilities in the public rights of way at the subject property and the storm drainage system has adequate capacity for the uses allowed in the requested zone change from SFR-00 to SFR-6 zoning district.

Sanitary Sewer

According to Nick Bakke of Rogue Valley Sewer Service (RVSS) the subject property is within the RVSS service territory. The public rights of way stubbed to and adjacent to the subject property are currently developed with sanitary sewer facilities and there is adequate capacity for sanitary sewer facilities for the proposed zone change.

Domestic Water

According to Rodney Grehn of the Medford Water Commission the property has access to the Water lines in the public rights of way and there is adequate capacity of domestic water supply for the proposed zone change to the SFR-6 zoning district.

Future development will require the developer to comply with current standards administrated by the Medford Water Commission.

Streets

The subject property is 2.0 gross acres. The requested zone change would allow a maximum of 12 dwelling units. There is currently one dwelling unit resulting in the potential of 11 new dwelling units.

The zone change would result in an additional 105 Average Daily Trips (ADT). The MLDC excludes a traffic impact analysis for land use actions under 250 ADT. The traffic impact is less than 250 ADT and per the code there is adequate capacity in the transportation system for the requested zone change.

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

Conclusions of Law:

The Planning Commission can conclude the Category A facilities are adequate for the requested zone change.

Application Summary and Conclusion:

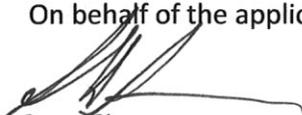
This application identifies the relevant approval criteria contained in the MLDC for a zone change.

The Findings of Fact demonstrate consistency with the Oregon Transportation Planning Rule, the Comprehensive Plan and the Medford Land Development Code and the Transportation System Plan.

The Category A facilities are adequate for the requested zone change.

This application is consistent with all approval criteria contained in the MLDC for a zone change to the SFR-6 zoning district for the subject property.

On behalf of the applicant, I respectfully request the approval of this application.



Scott Sinner
Scott Sinner Consulting, Inc.

**TENTATIVE PLAT OF
SUDDEN VALLEY**
Located in the N.E. 1/4 of Sec. 1, T.38S, R.2W, W.M.
& in the City of Medford Jackson County, Oregon

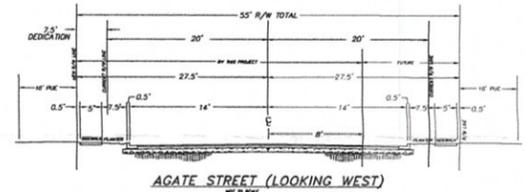
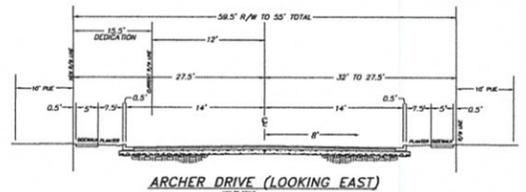
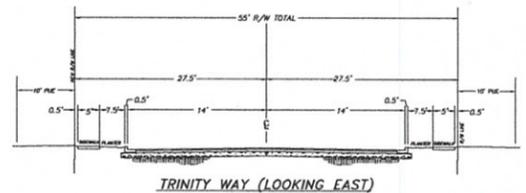
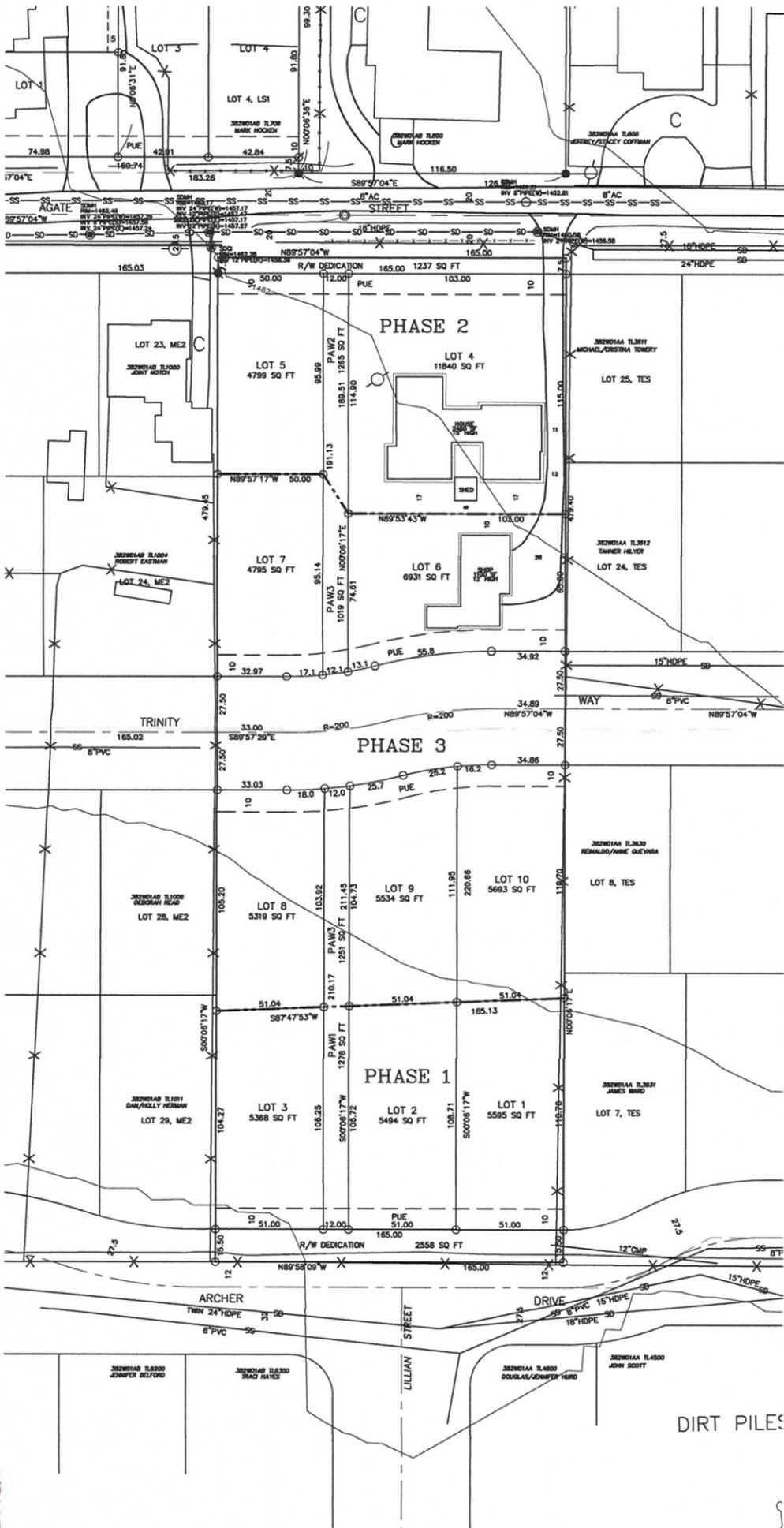
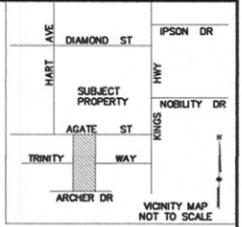
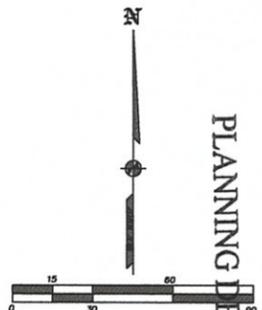


EXHIBIT "A"

FILE NO.: _____ DATE: _____
 ASSESSOR'S PARCEL NO.: 302W01AB TL900
 ZONING DISTRICT: SFR-6
 MIN. LOT SIZE: 4500 SF MAX. LOT SIZE: 12500 SF
 NO. OF LOTS: 10 LOTS
 MATS TRACT: _____
 COMP. PLAN DESIGNATION: URBAN RESIDENTIAL
 RECEIVED BY: _____ DATE: _____
 REVIEWED BY: _____ DATE: _____



RECEIVED
 SEP 17 2020
 PLANNING DEPT.

File # LD5-20-276/E-20-277/C-20-278
 EXHIBIT #
 CITY OF MEDFORD

GENERAL NOTES

SCHOOL DISTRICT: MEDFORD 549C
 IRRIGATION DISTRICT: M.I.D.
 TOTAL GROSS ACREAGE: 1.892 AC.
 NET ACREAGE: 1.816 AC.
 MIN # LOTS = 7 MAX # LOTS = 11.
 10' PUE PROPOSED ALONG STREETS
 SEE CONCEPTUAL GRADING & DRAINAGE PLAN FOR PROPOSED UTILITY LINE LOCATIONS.
 PAW# = PROPOSED PUBLIC PEDESTRIAN ACCESS WAY.
 ME2 = MCKENNEL SUBDIVISION, PHASE 2.
 TES = TRINITY ESTATES SUBDIVISION.
 LST = LILYBROOK SUBDIVISION, PHASE 1.

PHASING NOTES

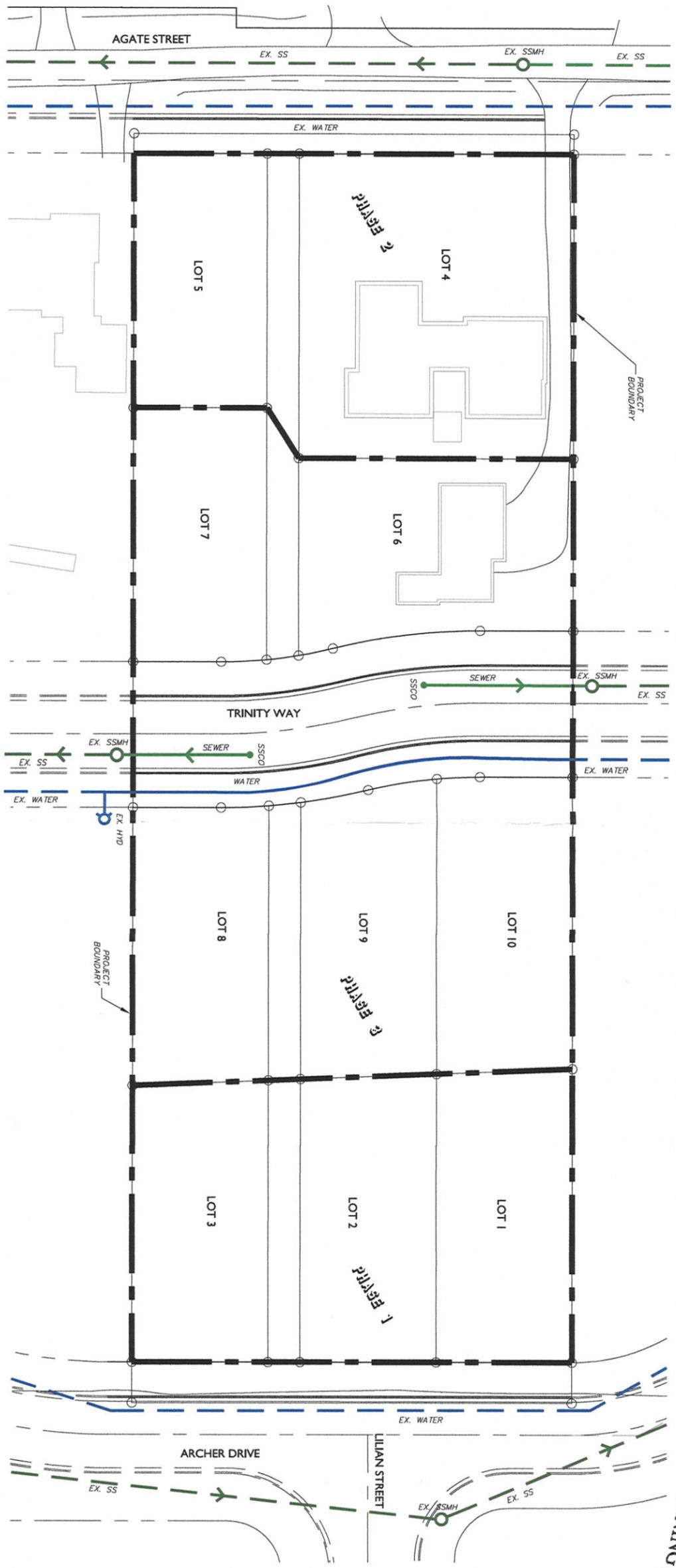
PHASE 1: LOTS 1-3, ARCHER DR DEDICATION + PAW#
 PHASE 2: LOTS 4-5, AGATE ST DEDICATION + PAW#
 PHASE 3: LOTS 6-10 + PAW#

	FILE: TENTATIVE SUBDIVISION PLAT ASSESSOR'S MAP # 302W01AB TL900 OWNER: JOE BORECKI APPLICANT: 803 AGATE ST. MEDFORD, OR 97501	DATE: 29 JULY 2020 SCALE: 1" = 30' HORIZ DRAWN BY: JKH CHECKED BY: JKH ROTATION: 0° SHEET: 20153PW
	L.J. FRIAR & ASSOCIATES P.C. CONSULTING LAND SURVEYORS P.O. Box 1337, Medford, OR 97535 Phone: (541) 752-2700 Fax: (541) 752-2700	RENEWAL DATE: 6-30-21 SHEET 1 OF 1

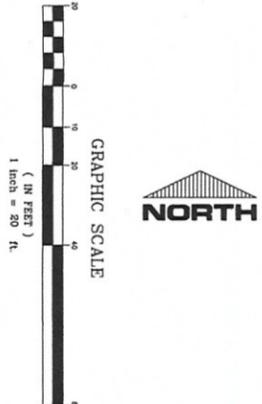
RECEIVED

SEP 17 2020

PLANNING DEPT. 1. Call before you dig.



- LEGEND**
- EXISTING WATER MAIN
 - EXISTING FIRE HYDRANT
 - PROPOSED WATER MAIN
 - PROPOSED FIRE HYDRANT
 - PROPOSED SEWER MANHOLE OR CLEANOUT
 - PROPOSED SANITARY SEWER MAIN
 - EXISTING SEWER MANHOLE OR CLEANOUT
 - PHASE BOUNDARY



NO.	REVISION	DATE	BY

CONSTRUCTION ENGINEERING CONSULTANTS, INC.
SUDDEN VALLEY SUBDIVISION
CONCEPTUAL UTILITY PLAN

PROJECT NO. _____
DRAWING NO. _____
1 OF 2

DRAWN BY: BDS	DATE: 08/31/20
CHECKED BY: AMB	DATE: 08/31/20
APPROVED:	DATE:
APPROVED:	DATE:
APPROVED:	DATE:



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



EXHIBIT #
FILE # LBS-20-276/E-20-277/20-20-278
CITY OF MEDFORD
PLANNING DEPT. 1. Call before you dig.

RECEIVED

SEP 17 2020

PLANNING DEPT.



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

DRAWN BY: BDS	DATE: 08/31/20
CHECKED BY: AMB	DATE: 08/31/20
APPROVED:	DATE:
APPROVED:	DATE:
APPROVED:	DATE:



NO.	REVISION	DATE	BY

CONSTRUCTION ENGINEERING CONSULTANTS, INC.
SUDDEN VALLEY SUBDIVISION
CONCEPTUAL GRADING AND
DRAINAGE PLAN

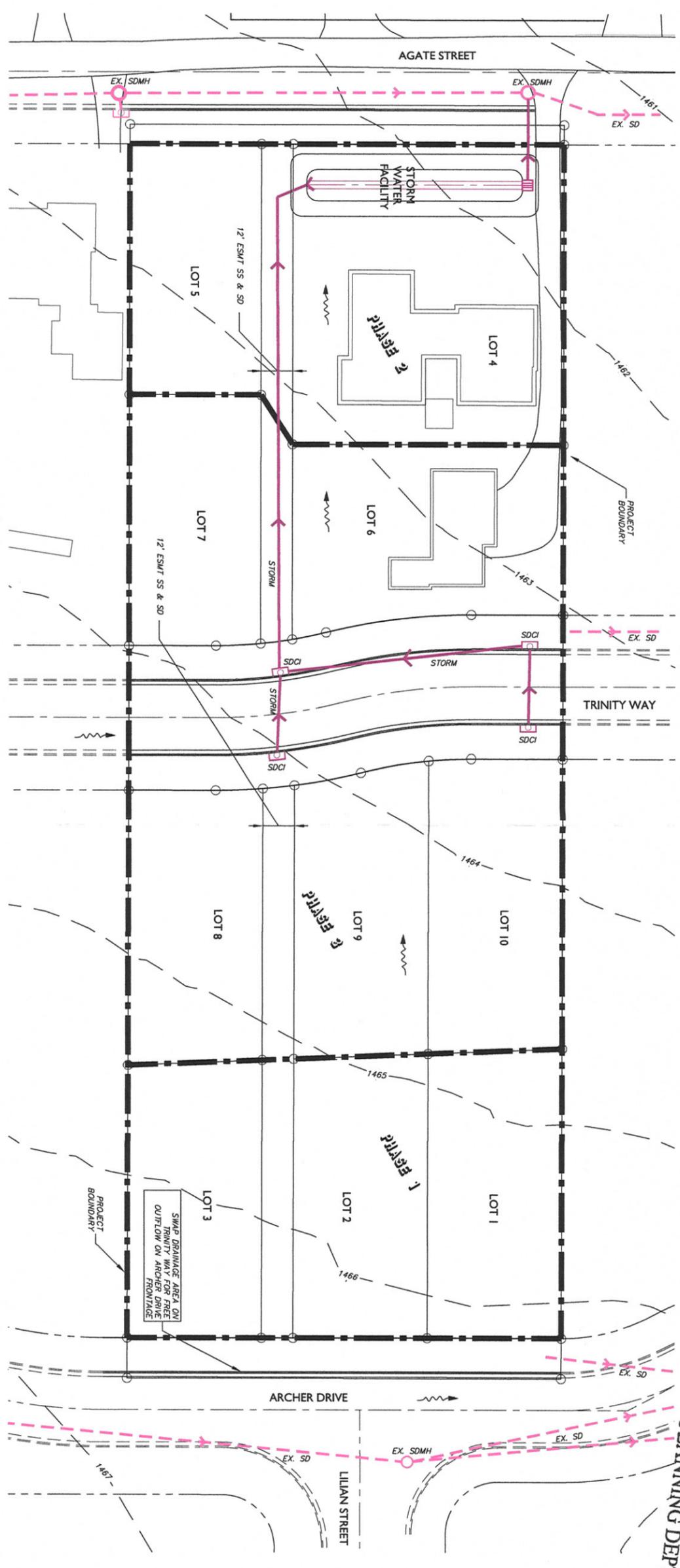
PROJECT NO. _____
DRAWING NO. _____

2 OF 2

NAME: SUD-CONCEPT-DRAINAGE PROJ. NO: 19-35 PLOT DATE: 08/31/20

EXHIBIT #
FILED LPS-20-276/E-20-277/20-20-278

CITY OF MEDFORD



- LEGEND**
- PROPOSED SD MANHOLE OR CLEANOUT
 - PROPOSED CURB INLET
 - PROPOSED CATCH BASIN
 - ▣ PROPOSED DITCH INLET
 - ▬ PROPOSED STORM MAIN
 - ▬ EXISTING STORM MAIN
 - EXISTING STORM MH OR CLEANOUT
 - EXISTING CURB INLET
 - ▬ DRAINAGE DIRECTION

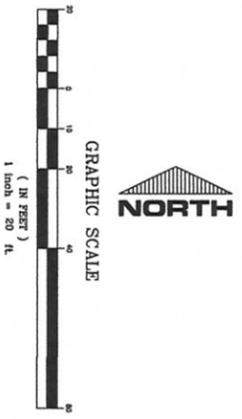
CONTOURS

CONTOUR INTERVAL = 1'

INDEX INTERVAL = 5'

INDEX CONTOUR ——— ELEV ———

NOTE:
EXTENSIVE GRADING OF THE PROJECT SITE IS NOT ANTICIPATED. PROPOSED SITE GRADING TO GENERALLY MATCH THE EXISTING SITE TOPOGRAPHY.



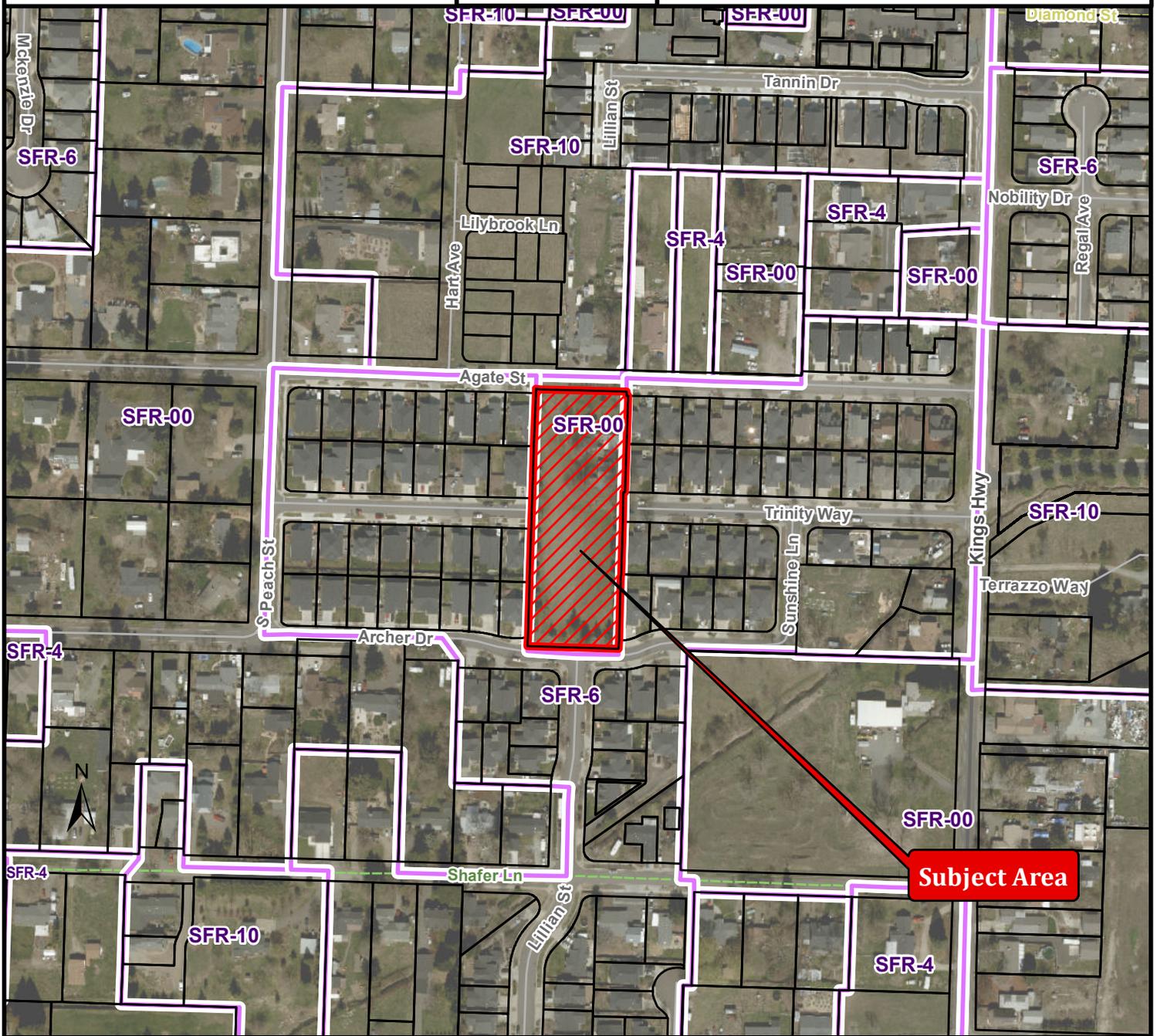


MEDFORD
PLANNING

Vicinity Map

File Number:

**LDS-20-276/E-20-277/
ZC-20-278**



Project Name:

Sudden Village

Map/Taxlot:

382W01 TL AB900



Legend

-  Subject Area
-  Tax Lots
-  Zoning Districts

Date: 9/29/2020

