



**Oregon**  
Theodore R. Kulongoski, Governor

**Department of Land Conservation and Development**

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

[www.lcd.state.or.us](http://www.lcd.state.or.us)



## NOTICE OF ADOPTED AMENDMENT

07/13/2009

**TO:** Subscribers to Notice of Adopted Plan  
or Land Use Regulation Amendments

**FROM:** Plan Amendment Program Specialist

**SUBJECT:** City of Medford Plan Amendment  
DLCD File Number 012-09

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office. This amendment was submitted without a signed ordinance.

Appeal Procedures\*

**DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL:** Wednesday, July 22, 2009

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. Pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

**\*NOTE:** THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAT IT WAS MAILED TO DLCD. AS A RESULT, YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.

**Cc:** Sarah Sousa, City of Medford  
Gloria Gardiner, DLCD Urban Planning Specialist  
John Renz, DLCD Regional Representative  
Bill Holmstrom, DLCD Transportation Planner

<paa> YA

# Notice of Adoption

THIS FORM MUST BE MAILED TO DLCD  
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION  
 PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

☐ In person ☐ electronic ☐ mailed

DEPT OF

JUL 06 2009

LAND CONSERVATION  
AND DEVELOPMENT

Jurisdiction: **City of Medford**

Local file number: **ZC-09-036**

Date of Adoption: **6/25/2009**

Date Mailed: **6/30/2009**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: 5/13/2009

☐ Comprehensive Plan Text Amendment

☐ Comprehensive Plan Map Amendment

☐ Land Use Regulation Amendment

☒ Zoning Map Amendment

☐ New Land Use Regulation

☐ Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Consideration of a request for a change of zone from C-R (Regional Commercial) to C-R/F (Regional Commercial/Freeway Overlay) zoning district on a 15.43 acre parcel located at Center Drive and Stewart Avenue.

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from:

to:

Zone Map Changed from: **C-R**

to: **C-R/F**

Location: **Center Drive and Stewart Avenue**

Acres Involved: **1**

Specify Density: Previous: **N/A**

New: **N/A**

Applicable statewide planning goals:

<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was an Exception Adopted? ☐ YES ☒ NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

☒ Yes ☐ No

If no, do the statewide planning goals apply?

☐ Yes ☐ No

If no, did Emergency Circumstances require immediate adoption?

☐ Yes ☐ No

DLCD file No. See First Page

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

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Local Contact: **Sarah Sousa**

Phone: **(541) 774-2380** Extension:

Address: **200 S. Ivy Street**

Fax Number: **541-774-2564**

City: **Medford**

Zip: **97501-**

E-mail Address:

**sarah.sousa@cityofmedford.org**

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## **ADOPTION SUBMITTAL REQUIREMENTS**

This form **must be mailed** to DLCD **within 5 working days after the final decision**  
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and **TWO Complete Copies** (documents and maps) of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST  
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT  
635 CAPITOL STREET NE, SUITE 150  
SALEM, OREGON 97301-2540**

2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: **webserver.lcd.state.or.us**. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing **mara.ulloa@state.or.us**.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at **<http://www.lcd.state.or.us/>**. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

BEFORE THE MEDFORD PLANNING COMMISSION

STATE OF OREGON, CITY OF MEDFORD

IN THE MATTER OF PLANNING COMMISSION FILE )  
ZC-09-036 APPLICATION FOR A ZONE CHANGE SUBMITTED ) **ORDER**  
BY FRED MEYER STORE, INC. )

ORDER granting approval of a request for changing the zoning from C-R (Regional Commercial) to C-R/F (Regional Commercial/Freeway Overlay) zoning district on a 15.43 acre parcel located at Center Drive and Stewart Avenue.

WHEREAS, the City Planning Commission in the public interest has given consideration to changing the zoning of real property described below from C-R (Regional Commercial) to C-R/F (Regional Commercial/Freeway Overlay) zoning district on a 15.43 acre parcel located at Center Drive and Stewart Avenue; and

WHEREAS, the City Planning Commission has given notice of, and held, a public hearing, and after considering all the evidence presented hereby adopts the Staff Report dated June 18, 2009, Applicant's Findings – Exhibit "A," and Legal Description – Exhibit "B" attached hereto and hereby incorporated by reference; now, therefore,

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

The zoning of the following described area within the City of Medford, Oregon:

37 1W 31A Tax Lot 1502

is hereby changed from C-R (Regional Commercial ) to C-R/F (Regional Commercial/ Freeway Overlay) zoning district.

Accepted and approved this 25th day of June, 2009.

CITY OF MEDFORD PLANNING COMMISSION

  
Planning Commission Chair

ATTEST:

  
Planning Department Representative



# ***CITY OF MEDFORD***

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## **PLANNING DEPARTMENT**

### **STAFF REPORT**

Date: June 18, 2009

To: Planning Commission

From: Kelly Akin, Senior Planner *ka*

By: Sarah Sousa, Planner III *SS*

Subject: Fred Meyer Zone Change (ZC-09-036)  
Fred Meyer Store, Inc. (Great Basin Engineering)

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### **BACKGROUND**

#### Proposal

Consideration of a request for a change of zone from C-R (Regional Commercial) to C-R/F (Regional Commercial/Freeway Overlay) zoning district on a 15.43 acre parcel located at Center Drive and Stewart Avenue.

#### Subject Site Zoning, GLUP Designation and Existing Uses

The subject site contains South Gateway Center, a shopping center with commercial uses including a Fred Meyer Store. Most recently a fuel station has been added to the southwest corner of the site (AC-08-044). The current zoning on the property is Regional Commercial which is consistent with the General Land Use Plan map designation of CM (Commercial).

#### Surrounding Property Zoning and Uses

North    Zone: C-S/P (Commercial – Service / Professional)  
          Use: Interstate 5 Freeway

South    Zone: C-R  
          Use: Shopping center across Center Drive with commercial uses

East      Zone: C-R  
          Use: South Gateway Shopping Center with commercial uses

West     Zone: C-R  
          Use: Shopping center across Stewart Avenue with commercial uses

Related Projects

AC-92-020 Fred Meyer Store  
AC-08-044 Fred Meyer Fuel Station

Applicable Criteria

Section 10.227 of the Land Development Code (Exhibit B).

**ISSUES/ANALYSIS**

**Freeway Overlay**

Medford Land Development Code Section 10.365 describes the purpose of the Freeway Overlay District, "to replace the old C-7 zoning district for the purposes of regulating the use of freeway oriented signage." The C-7 zoning was a Commercial Tourist Zone that was limited to tourist commercial uses which serve the traveling public at or near freeway interchanges. The permitted uses related only to uses that provided services such as lodging or products to non-resident travelers, which the activity couldn't economically exist or operate without serving the traveling public. Permitted uses included: service stations, gift shops, eating and drinking establishments, and hotels or motels.

The C-7 zoning no longer exists, but the Freeway Overlay District was created in order to allow properties at or near freeway interchanges the opportunity to advertise with larger signage to attract the traveling public. The Applicant's Findings (Exhibit B) state the reason for the zone change is to add an additional ground sign consistent with the allowance for larger signage in the Freeway Overlay District.

Properties across Stewart Avenue to the west containing a restaurant and a fuel station as well as properties to the north and east across Barnett Road containing a hotel and an eating establishment are all contained within the Freeway Overlay District. The subject property abuts the freeway to the north and is in close proximity to the South Medford Interchange. Although the Freeway Overlay does not regulate allowable uses, the fuel station on the site is consistent with the permitted uses of the old C-7 zoning. Therefore, the proximity to the South Medford Interchange and the use on the subject property make it eligible for the Freeway Overlay District designation.

**Approval Criteria**

Staff has reviewed the zone change request and found that it meets the approval criteria listed in Medford Land Development Code Section 10.227. The zone change is consistent with the city's Transportation System Plan and the General Land Use Plan designation. In addition, there are adequate infrastructure facilities available to serve the site.

No other issues were identified by staff.

**RECOMMENDED ACTION**

Direct staff to prepare a Final Order for approval of ZC-09-036 per the Staff Report dated June 18, 2009, including Exhibits A through H.

**EXHIBITS**

- A Approval Criteria
- B Applicant's Findings of Fact received May 12, 2009
- C Applicant's letter regarding zoning received April 13, 2009
- D Memorandum from Medford Engineering Division received June 2, 2009
- E Memorandum from Medford Water Commission received June 3, 2009
- F Memorandum from Medford Fire Department received June 2, 2009
- G Medford Zoning Map
- H Jackson County Assessor's Map  
Vicinity Map

**PLANNING COMMISSION AGENDA: JUNE 25, 2009**

**EXHIBIT A**  
**ZONE CHANGE CRITERIA**  
**Section 10.227**

Medford Land Development Code

The zone change criteria that are not relevant to this particular application are hereby omitted from the following citation. Section 10.227 of the Land Development Code states the following:

"The approving authority (Planning Commission) shall approve a quasi-judicial zone change if it finds that the zone change complies with subsections (1) and (2) below:

- (1) The proposed zone is consistent with the Oregon Transportation Planning Rule (OAR 660) and the General Land Use Plan Map designation. (When the City of Medford's Transportation System Plan (TSP) is adopted, a demonstration of consistency with the acknowledged TSP will assure compliance with the Oregon Transportation Planning Rule.) Where applicable, the proposed zone shall also be consistent with the additional locational standards of the below sections (1)(a), and (1)(b), (1)(c), or (1)(d). Where a special area plan requires a specific zone, any conflicting or additional requirements of the plan shall take precedence over the locational criteria below.

\*\*\*

- (c) For zone changes to any commercial zoning district, the following criteria shall be met for the applicable zoning sought:

\*\*\*

- (iii) The overall area of the C-R zoning district shall be over three (3) acres in size and shall front upon an arterial street or state highway, and shall be in centralized location that does not otherwise constitute a neighborhood shopping center or portion thereof. In determining the overall area, all abutting property(s) zoned C-R shall be included in the size of the district. The C-R zone is ordinarily considered to be unsuitable if abutting any residential zones, unless the applicant can show it would be suitable pursuant to (1)(e) below.

\*\*\*

- (2) 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 the MLDC and Goal 3, Policy 1 of the Comprehensive Plan "Public Facilities Element."

- (a) Storm drainage, sanitary sewer, and water facilities must already be adequate in condition, capacity, and location to serve the property or be

CITY OF MEDFORD  
EXHIBIT # A  
File # 20-09-036



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 one of the following ways:

- (i) Streets which serve the subject property, as defined in Section 10.461(2), presently exist and have adequate capacity;

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- (c) In determining the adequacy of Category A facilities, the approving authority (Planning Commission) may evaluate potential impacts based upon the imposition of special development conditions attached to the zone change request.

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MAY 12 2009

PLANNING DEPT.

Findings of Fact

1. **Property Location:** The property is made up of one tax lot located at the North East Corner of Center Drive and Stewart Avenue and is bounded on the northeast by interstate highway 5. The Fred Meyer site is addressed 1301 Center Drive. The property is within the corporate limits of the City of Medford and its adopted and acknowledged urban growth boundary.
2. **Subject Property Description, Acreage and Ownership:** The subject property is identified in the records of the Jackson County Assessor as Tax Lot 1502 on assessor map 37S-1W-31A. The property has approximately 15.43 acres and is owned by Bank of New York Mellon Trust Company, N.A. successor and interest to the Texas Commerce Bank National.
3. **Existing Land Use:** The subject property contains two buildings. One is approximately 147,839 square feet and the fuel center that contains a small kiosk (112 square feet) and overhead canopy 43'x126' (5,418 square feet). Fred Meyer utilizes a one stop shopping model that incorporates groceries, retail, and fuel center on the same site. The store and fuel center operate from 7 AM-11 PM. The fuel center closes at night when not fully attended pursuant to Oregon State law. The property is zoned Regional Commercial (C-R).
4. **Intended Land Use:** A minor Zoning Map amendment is requested to change the zoning from Regional Commercial (C-R) to Regional Commercial/Freeway Overlay (C-R/F). Applicant intends to add additional ground signage according to the Medford Land Development Codes sign specification for properties along the Interstate-5 corridor.
5. **Topography:** The site does not contain significant relief and there are no topographic constraints present.
6. **Surrounding Land Uses:** The zoning map accurately depicts the pattern of land partitioning and development in the surrounding area (previously submitted).
  - A. North: Medford Interstate 5-Barnett Road interchange.
  - B. East: Zoned Regional Commercial, Including Hollywood Video & Game Crazy, etc.
  - C. South: Zoned Regional Commercial, Including Taco Bell, Subway, Comfort Inn South, etc.
  - D. West: Zoned Regional Commercial, Including Quiznos, Shari's, McGraths, etc.

CITY OF MEDFORD

EXHIBIT # B

File # 2C-09-036

7. **Essential (Category "A") Public Facilities:** The *Public Facilities Element* of the Comprehensive Plan defines Category "A" public facilities as follows: (1) Water Service; (2) Sanitary Sewage collection and treatment; (3) Storm Drainage; and (4) Transportation Facilities.

- A. **Water Distribution Lines:** Access to MWC water lines is available. Both 6" and 10" Water lines are available within the existing Fred Meyer parking lot area. This zone change request is strictly directed at a zoning overlay that pertains to business signage and therefore will have no impact on water and the demand for water facilities.
- B. **Water Supply:** MWC – metered water service does exist to this property. The existing Fred Meyer building has a 2" water meter located on the I-5 side of the building. This zone change request is strictly directed at a zoning overlay that pertains to business signage and therefore will have no impact on water and the demand for water facilities.
- C. **Sanitary Sewer Service (Collection & Treatment):** There is an 8" sanitary sewer main in Center Drive and in Stewart Avenue. However, this zone change request is strictly directed at a zoning overlay that pertains to business signage and therefore will have no impact on Sanitary Sewer Service and Treatment and the demand for sanitary sewer facilities.
- D. **Storm Drainage:** This site is served with a private underground storm drain system and detention system that connects to the public system on Stewart Avenue. This zone change request is strictly directed at a zoning overlay that pertains to business signage and therefore will have no impact on storm drainage and the demand for storm water facilities.
- E. **Streets and Traffic:** MLCD 10.461 provides that where a zone change is projected to generate less than 250 average daily trips the impacts to street facilities are not significant and where access exists to the public street system facilities are considered adequate. Because the proposed zone change relates strictly to the allowed business signage and does not alter the permissible uses on the property, the projected trip generation from the proposed zone change will be no more than minimal and will not generate more than 250 average daily trips and is not significant as a matter of MLDC 10.461.

8. **Signage:** *MLCD 10.1710 Community Commercial District (C-C) Heavy Commercial District (C-H) and Regional Commercial (C-R): Additional Special Signs: (1) Freeway Signs: One (1) sign not exceeding 250 square feet in area and 50 feet in height, and one (1) sign not exceeding 150 square feet in area and 20 feet in height are permitted on each parcel of land located within the Freeway Overlay Zone.* Tax Lot 1502 currently has one free standing sign for the overall development.

# **GREAT BASIN ENGINEERING - South**

2010 North Redwood Road • P.O. Box 16747 • Salt Lake City, Utah 84116  
(801) 521-8529 • (801) 394-7288 • Fax (801) 521-9551



CONSULTING ENGINEERS  
AND LAND SURVEYORS

February 12, 2009

City of Medford  
Planning Department  
200 South Ivy Street  
Medford Oregon 97501

RECEIVED

APR 13 2009

PLANNING DEPT.

RE: Fred Meyer Zone Change Application  
1301 South Center Drive

To Whom It May Concern:

On behalf of Fred Meyer stores, we are requesting approval of a Zone Change Application for the existing Fred Meyer Shopping center located at 1301 Center Drive.

The existing Fred Meyer site is approximately 15.43 acres and is part of a larger shopping center that is all zoned C-R. The current development includes the Fred Meyer store, fuel center, inline shops, and retail pads. The center is bounded to the northeast by interstate highway 5. Based on the proximity of the freeway to the existing site, Fred Meyer would like to add a Freeway Overlay to the current C-R zoning on their property.

Code Sections 10.1710 and 10.365 discusses the benefits of additional signage a property is allowed by the Freeway Overlay Zone. We believe that the existing commercial center is appropriately located for a freeway overlay zone and that additional signage at this site will blend well with its surroundings and provide a needed service to the community.

We would ask that the City of Medford approve this Zone Change Application. Please feel free to call with questions or concerns 801-521-8529 ext 107.

Sincerely,  
Great Basin Engineering - South

Nikki Anderson  
Assistant Project Manager

C.  
ZC-09-036

CITY OF MEDFORD  
INTER - OFFICE MEMORANDUM

RECEIVED  
JUN 02 2009  
PLANNING DEPT.

TO: Planning Department

FROM: Engineering Division

SUBJECT: Zone Change Request, File No. ZC-09-036

DATE: May 28, 2009

1. Sanitary Services:

A. Currently serviced by the City of Medford sewer service. This zone change does not increase density, so there are no capacity issues.

2. Streets:

A. Current condition of nearest streets:

Stewart Avenue & Center Drive are Major Arterial Streets, paved with curb, gutter and sidewalks along the frontage of this site.

B: Who has maintenance responsibilities:

Stewart Avenue & Center Drive - City of Medford

C: Traffic analysis including potential impact of nearby and anticipated improvements required:

Land Development Code Section 10.461 governs traffic impact analyses (TIA) required to determine development impacts on the street system. The proposed zone change from R-C (Regional Commercial) to C-R/F (Regional Commercial/Freeway Overlay), on 15.43 acres has the potential to generate 23145 average daily trips (ADT) or produce a net increase of 0 ADT to the transportation system. Based on this and code sections 10.460 and 10.461, a traffic impact analysis (TIA) isn't required.

3. Drainage:

This site lies within the Bear Creek South Drainage Basin. This site already has storm drainage detention which meets City of Medford standards.



BOARD OF WATER COMMISSIONERS

**Staff Memo**

**RECEIVED**

**TO:** Planning Department, City of Medford  
**FROM:** Rodney Grehn P.E., Water Commission Staff Engineer  
**SUBJECT:** ZC-09-036

JUN 03 2009  
PLANNING DEPT.

**PROJECT:** Consideration of a request for a change of zone from C-R (Regional Commercial) to C-R/F (Regional Commercial/Freeway Overlay) zoning district on a 15.43 acre parcel located at Center Drive and Stewart Avenue; Fred Meyer Stores, Inc., Applicant (Great Basin Engineering, Agent). Sarah Sousa, Planner

**PARCEL ID:** 371W31A TL 1502

**DATE:** June 2, 2009

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

**COMMENTS**

1. The water facility planning/design/construction process will be done in accordance with the Medford Water Commission (MWC) "Regulations Governing Water Service" and "Standards For Water Facilities/Fire Protection Systems/Backflow Prevention Devices."
2. All parcels/lots of proposed property divisions will be required to have metered water service prior to recordation of final map, unless otherwise arranged with MWC.
3. The MWC system does have adequate capacity to serve this property.
4. Off-site water facility construction may be required depending on future land development review.
5. On-site water facility construction may be required depending on future land development review.
6. MWC-metered water service does exist to this property. A 2" water meter serves the existing Fred Meyer store on Center Drive.
7. Access to MWC water lines for connection is available. A 10" water line is looped through this parcel between Stewart Avenue and Center Drive and nearly surrounds this existing building. An 8" fire sprinkler service connection also existing at the back of this existing building.



# Medford Fire Department

200 S. Ivy Street, Room #257  
Medford, OR 97501  
Phone: 774-2300; Fax: 541-774-2514;  
E-mail [www.fire@ci.medford.or.us](mailto:www.fire@ci.medford.or.us)

**RECEIVED**

JUN 02 2009

PLANNING DEPT.

## LAND DEVELOPMENT REPORT - PLANNING

To: Sarah Sousa

LD Meeting Date: 06/03/2009

From: Kleinberg, Greg

Report Prepared: 05/26/2009

File #: ZC - 09 - 36

### Site Name/Description: Regional Commercial/Freeway Overlay

Consideration of a request for a change of zone from C-R (Regional Commercial) to C-R/F (Regional Commercial/Freeway Overlay) zoning district on a 15.43 acre parcel located at Center Drive and Stewart Avenue; Fred Meyer Stores, Inc., Applicant (Great Basin Engineering, Agent). Sarah Sousa, Planner

### DESCRIPTION OF CORRECTIONS

### REFERENCE

#### Approved as Submitted

Meets Requirement: No Additional Requirements

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

Fire apparatus access roads are required to be installed and made servicable prior to the time of construction. Water supply for fire protection is required to be installed and made serviceable prior to the time of vertical combustible construction.

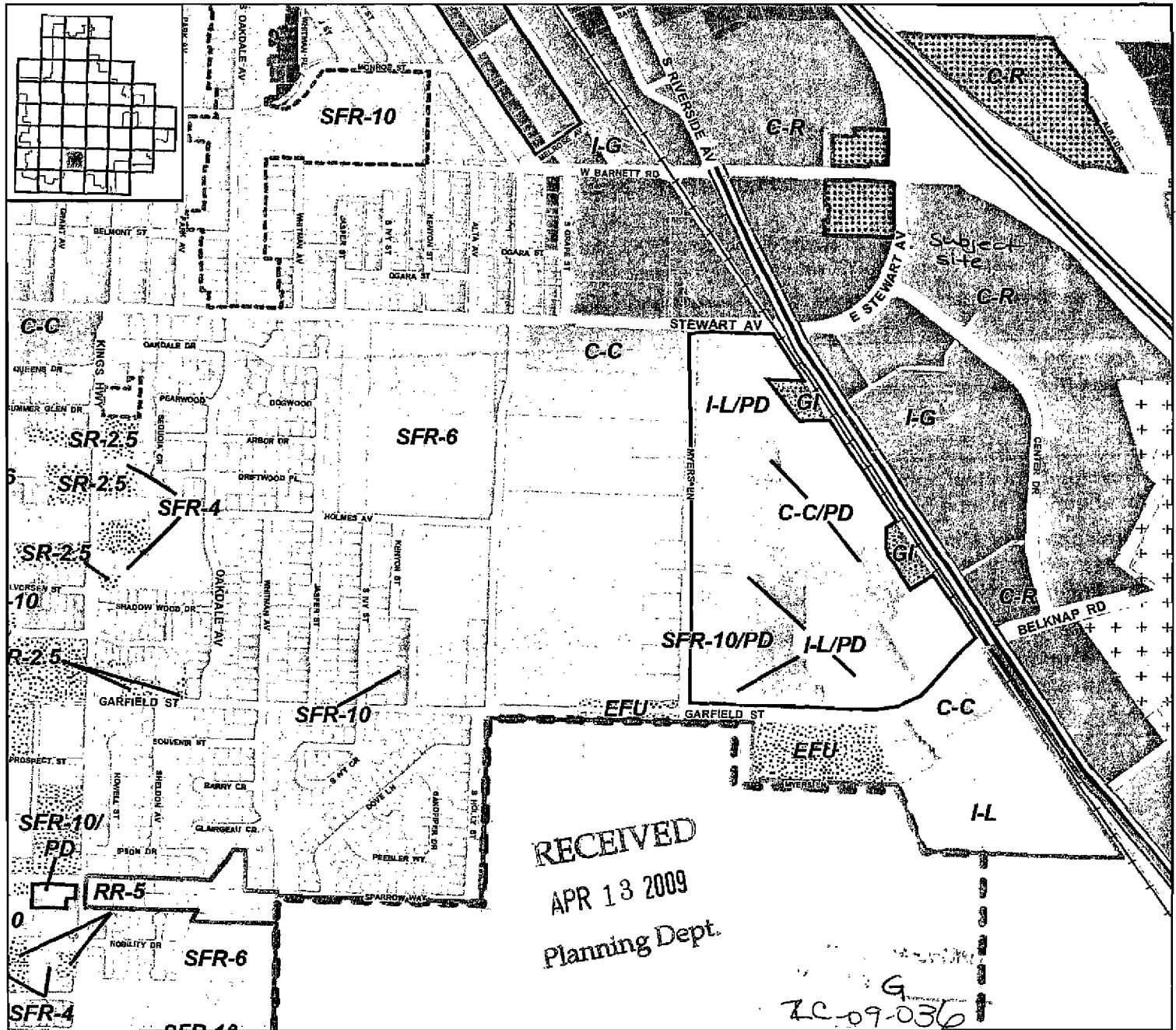
Specific fire protection systems may be required in accordance with the Oregon Fire Code.

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

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

# CITY OF MEDFORD ZONING MAP

## Township, Range and Section: 371W31



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Planning Dept.

7C-09-036

	<b>OVERLAYS</b> AA - Airport Approach AR - Airport Radar CB - Central Business District F - Freeway FH - Historic IO - Limited Industrial LS - Limited Service PD - Planned Development SE - Southeast Plan	Railroad City Limits UGB Outside UGB	No guarantee or warranty is expressed or implied in terms of data accuracy or legitimacy. This product is provided for informational purposes only and should not be used for any other purpose without the official record should be collected from the Medford Planning Department.		
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### MEDFORD CITY ZONES

#### Residential

- Multi-Family - 30 Units/Acre (MFR-30)
- Multi Family - 20 Units/Acre (MFR-20)
- Multi-Family - 15 Units/Acre (MFR-15)
- Single Family - 10 Units/Acre (SFR-10)
- Single Family - 8 Units/Acre (SFR-8)
- Single Family - 4 Units/Acre (SFR-4)
- Single Family - 2 Units/Acre (SFR-2)
- Single Family - 1 Unit/Lot (SFR-00)

#### Commercial

- Heavy (C-H)
- Neighborhood (C-N)

#### Industrial

- Heavy (I-H)

### COUNTY ZONES IN MEDFORD

#### Residential

- Suburban - 1 Acre Minimum (SR-1)
- Suburban - 2.5 Acre Minimum (SR-2.5)
- Rural - 5 Acre Minimum (RR-5)
- Farm - 5 Acre Minimum (F-5)

#### Commercial

- General (GC)
- Neighborhood (NC)

#### Resource

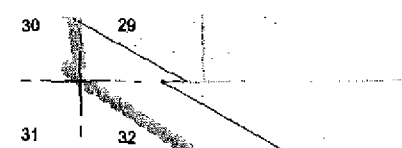
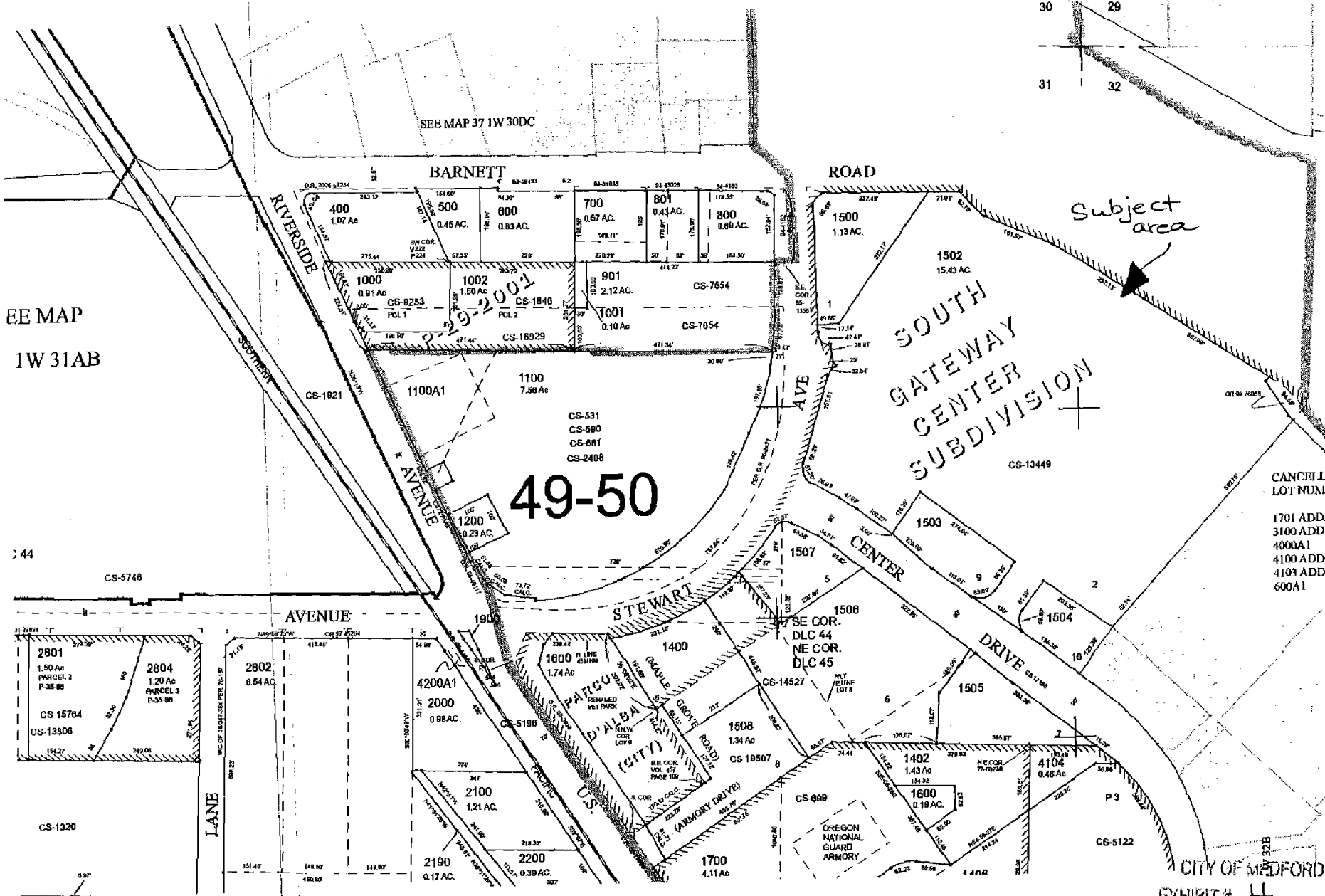
- Exclusive Farm Use (EFU)
- Open Space Reserve (OSR)

#### Industrial

- General (GI)
- Light (LI)

17









CANCELLED TAX  
LOT NUMBERS:  
1701 ADDED TO 1406  
3100 ADDED TO 3000  
4000A1  
4100 ADDED TO 4101  
4103 ADDED TO 4101  
600A1

CITY OF MEDFORD  
EXHIBIT # H  
File # 2C-09-036

# Vicinity Map

-  Zoning Boundary
-  UGB
-  City Limits
-  Taxlots

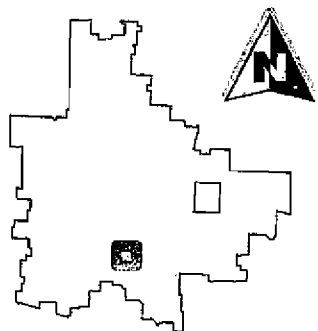
## OVERLAY

-  Airport Approach
-  Airport Radar
-  Central Business
-  Freeway
-  Historic Outline
-  Limited Industrial
-  Limited Service
-  Planned Development
-  Southeast

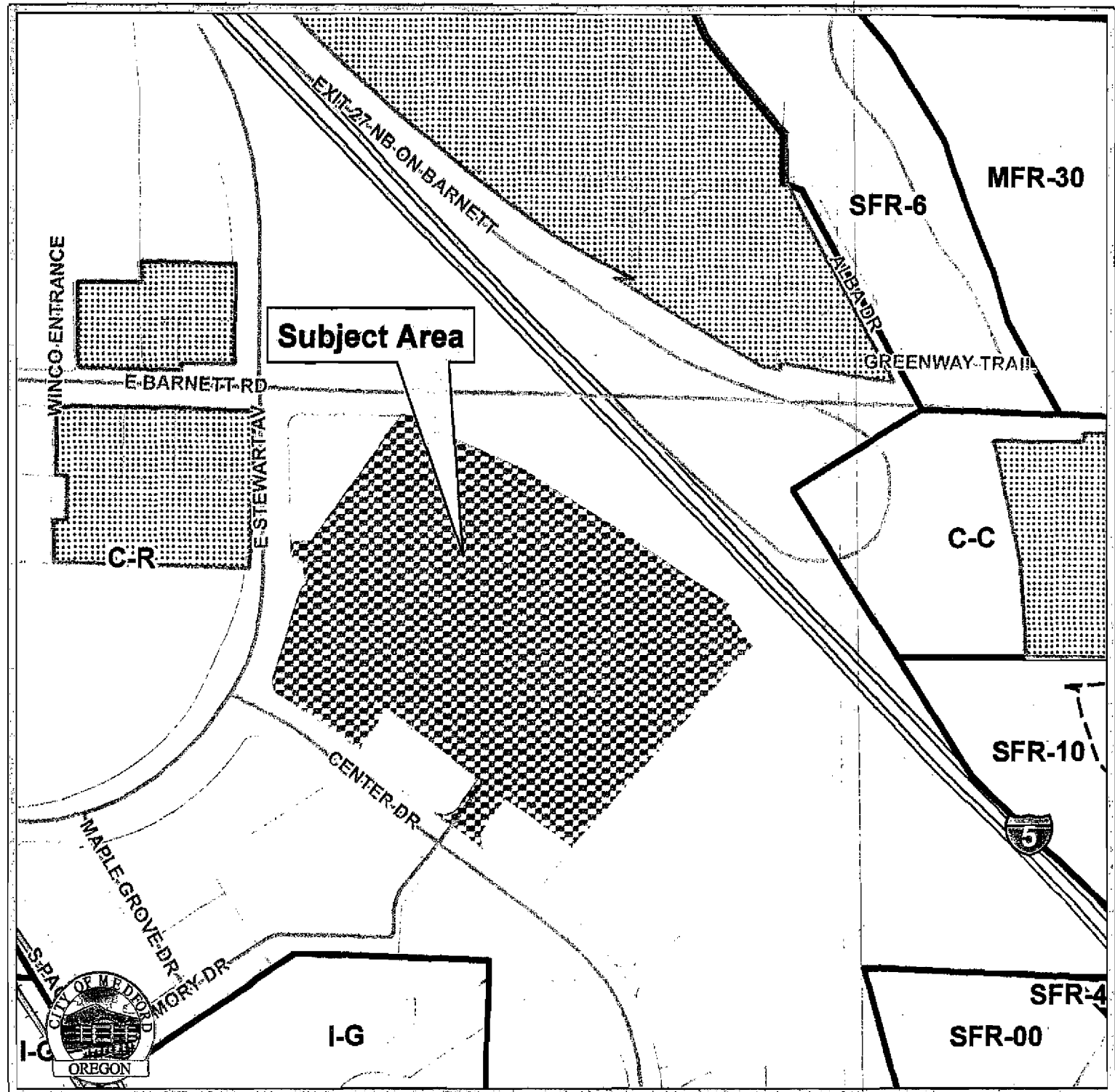
**FILE NUMBER:**  
**ZC-09-036**

**APPLICANT:**  
**Fred Meyer Stores, Inc.**

Map: 371W31A  
TL: 1502



4/16/2009





# ***CITY OF MEDFORD***

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## **PLANNING DEPARTMENT**

June 26, 2009

Fred Meyer Stores Inc.  
James Coombes  
3800 SE 22nd Avenue M/S 33R  
Portland, OR 97242

RE: FILE NO.: ZC-09-036

The Medford Planning Commission at its regular meeting of June 25, 2009 approved the Final Order containing Findings of Fact relating to the approval of the following request: Changing the zoning from C-R (Regional Commercial) to C-R/F (Regional Commercial/Freeway Overlay) zoning district on a 15.43 acre parcel located at Center Drive and Stewart Avenue.

This request was granted as per Staff Report dated June 18, 2009.

The final date for filing an appeal is 21 days from the date of the decision. The written appeal and filing fee must be received by the City Recorder no later than 5:00 p.m. on July 16, 2009. Appeals must be filed in the form prescribed, and will be decided based upon Medford Code Sections 10.051-10.056 (copies available).

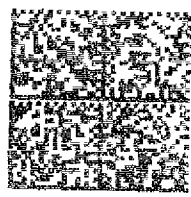
A handwritten signature in black ink, appearing to read "John W. Hoke", is written over a horizontal line.

John W. Hoke  
Interim Planning Director

kg  
Enclosure: Staff Report/Final Order/Legal Description

cc: Great Basin Engineering, 2010 N. Redwood Rd., Salt Lake City, UT 84116  
Affected Agency  
Interested Parties

edford  
Department  
1 Ivy Street  
OR 97501



Haster

016H26597632  
\$06.660  
07/01/2009  
Mailed From 97501  
US POSTAGE

RETURN RECEIPT  
REQUESTED

ATTN: Plan Amendment Specialist  
Dept. of Land Conser. & Develop.  
635 Capitol St. NE, Ste. 150  
Salem, Or 97301-2540

