



**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



## NOTICE OF ADOPTED AMENDMENT

6/28/2010

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 012-10

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.

Appeal Procedures\*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Thursday, July 08, 2010

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 Acknowledgment or 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 than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Kathy Helmer, City of Medford  
Gloria Gardiner, DLCD Urban Planning Specialist  
Angela Lazarean, DLCD Urban Planner  
Bill Holmstrom, DLCD Transportation Planner  
Thomas Hogue, DLCD Regional Representative  
Darren Nichols, DLCD Community Services Division Manager

<paa> YA



FORM 2

DLCD

## Notice of Adoption

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

☐ In person ☐ electronic ☐ mailed

DEPT OF

JUN 21 2010

LAND CONSERVATION  
AND DEVELOPMENT  
For Office Use Only

Jurisdiction: **Medford**

Local file number: **ZC-10-032**

Date of Adoption: **06-10-2010**

Date Mailed: **06-16-2010**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? ☒ Yes ☐ No Date: 4-28-2010

☐ 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".

Request for a change of zone from Light Industrial (I-L) to General Industrial (I-G) on a 4.94 parcel within Limited Industrial (I-00) and Airport Approach (A-A) overlay districts, located approximately 270 feet north of the intersection of Schulz Road and Table Rock Road.

Does the Adoption differ from proposal? Please select one  
No.

Plan Map Changed from: **NA**

to:

Zone Map Changed from: **I-L**

to: **I-G**

Location: **near Schulz Road in north Medford**

Acres Involved: **4.94**

Specify Density: Previous: **NA**

New:

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
<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 checked="" 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. 012-10 (18279) [16176]



**DLCD file No.** \_\_\_\_\_

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

Jackson County Roads, Parks and Planning.

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Local Contact: **Kathy Helmer**

Phone: **(541) 774-2380** Extension: **2375**

Address: **200 South Ivy Street**

Fax Number: **541-618-1708**

City: **Medford** Zip: **97501**

E-mail Address: **Kathy.helmer@cityofmedford.org**

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## **ADOPTION SUBMITTAL REQUIREMENTS**

**This Form 2 must be received by DLCD no later than 5 days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s)**  
per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting, please print this **Form 2** on light green paper if available.
3. Send this Form 2 and One (1) Complete Paper Copy and One (1) Electronic Digital CD (documents and maps) of the Adopted Amendment to the address in number 6:
4. **Electronic Submittals: Form 2 – Notice of Adoption will not be accepted via email or any electronic or digital format at this time.**
5. The Adopted Materials must include the final decision signed by the official designated by the jurisdiction. The Final Decision must include approved signed ordinance(s), finding(s), exhibit(s), and any map(s).
6. **DLCD Notice of Adoption must be submitted in One (1) Complete Paper Copy and One (1) Electronic Digital CD via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.** (for submittal instructions, also see # 5)] MAIL the PAPER COPY and CD 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**

7. Submittal of this Notice of Adoption must include the signed ordinance(s), finding(s), exhibit(s) and any other supplementary information (see ORS 197.615 ).
8. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) of adoption (see ORS 197.830 to 197.845 ).
9. In addition to sending the Form 2 - Notice of Adoption to DLCD, please notify persons who participated in the local hearing and requested notice of the final decision at the same time the adoption packet is mailed to DLCD (see ORS 197.615 ).
10. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518.

Updated December 22, 2009



## **CITY OF MEDFORD**

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# **PLANNING DEPARTMENT**

June 15, 2010

Richard Wooton  
904 Pittview Court  
Central Point, OR 97502

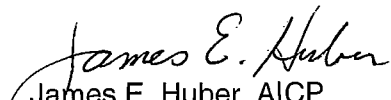
**Decision Date:** June 10, 2010  
**Final Date for Appeal:** July 1, 2010  
**File No.:** ZC-10-032

The Medford Planning Commission adopted the final order containing Findings of Fact relating to the approval of the following request:

**Consideration of a change of zone from Light Industrial (I-L) to General Industrial (I-G) on a 4.94 acre parcel within Limited Industrial (I-00) and Airport Approach (A-A) overlay districts, located on the east side of Table Rock Road, approximately 270 feet north of Schulz Road.**

The approval is based on the findings and subject to the conditions and time periods set forth in the Staff Report dated June 1, 2010.

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 the Final Appeal Date stated above. Appeals must be filed in the form prescribed, and will be decided based upon Medford Code Sections 10.051-10.056 (copies available).

  
James E. Huber, AICP  
Planning Director

kg  
Enclosure: Final Order/ Staff Report/ Legal Description

cc: Interested Party  
Affected Agencies

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**Lausmann Annex ☉ 200 South Ivy Street ☉ Medford OR 97501**  
**Phone (541)774-2380 ☉ fax (541)774-2564**  
**[www.ci.medford.or.us](http://www.ci.medford.or.us)**

BEFORE THE MEDFORD PLANNING COMMISSION

STATE OF OREGON, CITY OF MEDFORD

IN THE MATTER OF PLANNING COMMISSION FILE )  
ZC-10-032 APPLICATION FOR A ZONE CHANGE SUBMITTED ) **ORDER**  
BY RICHARD WOOTON )

ORDER granting approval of a request for changing the zoning Light Industrial (I-L) to General Industrial (I-G) on a 4.94 acre parcel within Limited Industrial (I-00) and Airport Approach (A-A) overlay districts, located on the east side of Table Rock Road, approximately 270 feet north of Schulz Road.

WHEREAS, the City Planning Commission in the public interest has given consideration to changing the zoning of real property described below from Light Industrial (I-L) to General Industrial (I-G) on a 4.94 acre parcel within Limited Industrial (I-00) and Airport Approach (A-A) overlay districts, located on the east side of Table Rock Road, approximately 270 feet north of Schulz Road; 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 1, 2010, Applicant's Findings – Exhibit "B," and Legal Description attached hereto and hereby incorporated by reference; now, therefore,

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

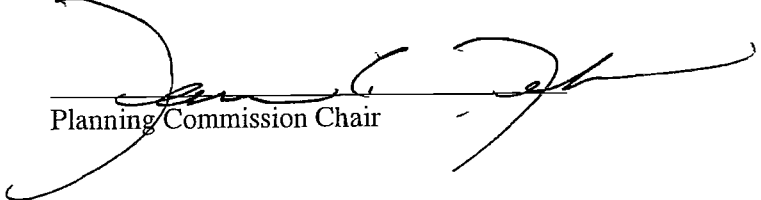
The zoning of the following described area within the City of Medford, Oregon:

37 2W 01A Tax Lot 8300

is hereby changed from Light Industrial (I-L) to General Industrial (I-G) zoning district.

Accepted and approved this 10th day of June, 2010.

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 1, 2010  
To: Planning Commission  
From: Kelly Akin, Senior Planner *u.*  
By: Kathy Helmer, Planner IV  
Subject: Wooten Zone Change (ZC-10-032)  
Richard Wooten, Applicant/Agent

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### **BACKGROUND**

#### Proposal

Consideration of a change of zone from Light Industrial (I-L) to General Industrial (I-G) on a 4.94 acre parcel within Limited Industrial (I-00) and Airport Approach (A-A) overlay districts, located on the east side of Table Rock Road, approximately 270 feet north of Schulz Road.

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

The subject site was developed with mini-storage units in 2002. The current zoning on the property is I-L/AA/I-00 (Light Industrial/Airport Approach Overlay/Limited Industrial Overlay) zoning district. This zoning is consistent with the General Land Use Plan map designation of GI (General Industrial)(Exhibit J).

#### Surrounding Property Zoning and Uses

North	Zone:	General Industrial (I-G); County Light Industrial
	Use:	Electrical Distributor; low intensity light industrial uses
South	Zone:	General Industrial; City Light Industrial
	Use:	Medical equipment refurbishing; trucking distribution center, small industrial shops
East	Zone:	Light Industrial with Airport Approach Overlay
	Use:	Rogue Valley International/Medford Airport
West	Zone:	Central Point M-1 (Industrial)
	Use:	Light industrial uses



Applicable Criteria

Section 10.227 of the Medford Land Development Code (Exhibit A).

**ISSUES/ANALYSIS**

Compatibility of the Airport Approach Overlay with General Industrial Zoning

The eastern portion of the subject parcel is within the Airport Approach Overlay. A concern addressed in the review process has been the compatibility of General Industrial zoning and the Airport Approach Overlay. According to Medford Land Development Code (MLDC) Section 10.349, a major purpose of the Airport Approach Overlay District is: *"...to reduce or eliminate incompatible land use development which may jeopardize the present and future operations of the airport functions..."* Within the Overlay (MLDC Section 10.353), prohibited uses are those that produce smoke, dust, steam or any other substance that would impair visibility in the vicinity of the airport. The applicant is aware that certain uses permitted in the General Industrial zoning district may be considered prohibited uses within the Airport Approach Overlay and he is discussing potential uses with the airport administration.

What is more, the Rogue Valley International/Medford Airport has an aviation easement agreement (Exhibit J) with the owner of the subject property. Among other rights, this easement gives the airport the right to prohibit any use of the property which would interfere with landing or taking off of aircraft at the airport, or otherwise constitute an airport hazard.

Staff discussions with airport administration regarding this zone change request concluded that adequate controls are in place to avoid the establishment of incompatible uses in the future. Thus, airport administration submitted no comments on this request.

Limited Industrial Overlay District

The purpose of the Limited Industrial Overlay District (MLDC 10.348) is to limit the number of vehicle trips in the City industrial zones to that which would be generated under the comparable County industrial zoning designations. As per the memo from the Engineering Division (Exhibit C), the proposed zone change has the potential to produce a net decrease of 500 ADT to the transportation system. Thus, this zone change is compatible with that overlay district.

Central Point Urban Growth Boundary to the West

The parcels directly west of the subject parcel are within Central Point's Urban Growth Boundary (Exhibit J) and designated as M -1 (Industrial) which, according to Central Point Community Development Director, is comparable to Medford's Light Industrial zoning district. Thus, the intensity of uses on either side of Table Rock Road would be compatible.

### **FINDINGS OF FACT**

This request satisfies all criteria for a zone change. Staff has reviewed the applicant's Findings of Fact (Exhibit B) and recommends that the Commission adopt the Findings, along with the following with the following additions:

- 1) This zone change is consistent with the subject parcel's General Land Use Plan Designation of General Industrial and, by extension, with the Transportation System Plan and the Transportation Planning Rule;
- 2) If approved, this General Industrial property would abut properties zoned Light Industrial and General Industrial, satisfying the criteria regarding location in MLDC 10.227(1)(d)(ii); and,
- 3) As confirmed by Exhibits C through G, Category A Urban Services and Facilities are available or can and will be provided, to adequately serve the subject property with the permitted uses allowed under the proposed zoning.

### **RECOMMENDED ACTION**

Adopt the Final Order for approval of ZC-10-032 per the Staff Report dated June 1, 2010, including Exhibits A through I.

### **EXHIBITS**

- A Approval Criteria
- B Applicant's Findings of Fact, received April 21, 2010;
- C Memorandum from Medford Engineering Division received May 18, 2010;
- D Memorandum from Medford Water Commission received May 19, 2010;
- E Memorandum from Medford Fire Department, received May 18, 2010;
- F Memorandum from Rogue Valley Sewer Services, received May 12, 2010;
- G Letter from Jackson County Roads, received May 14, 2010;
- H Jackson County Assessor's Map
- I Avigation and Hazard Easement, received May 12, 2010;
- J General Land Use Plan Map
- K Central Point Zoning Map  
Vicinity Map

**PLANNING COMMISSION AGENDA: JUNE 10, 2010**



**ZONE CHANGE APPROVAL CRITERIA – INDUSTRIAL ZONES  
FROM SECTION 10.227 OF THE *MEDFORD LAND DEVELOPMENT CODE***

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 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.) Where applicable, the proposed zone shall also be consistent with the additional locational standards of the below sections (1)(a), (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.

\*\*\*

- (d) For zone changes to any industrial zoning district, the following criteria shall be met for the applicable zoning sought:
- (i) The I-L zone may abut residential and commercial zones, and the General Industrial (I-G) zone. The I-L zone is ordinarily considered to be unsuitable when abutting the Heavy Industrial (I-H) zone, unless the applicant can show it would be suitable pursuant to (1)(e) below.
  - (ii) The I-G zone may abut the Heavy Commercial (C-H), Light Industrial (I-L), and the Heavy Industrial (I-H) zones. The I-G zone is ordinarily considered to be unsuitable when abutting the other commercial and residential zones, unless the applicant can show it would be suitable pursuant to (1)(e) below.
  - (iii) The I-H zone may abut the General Industrial (I-G) zone. The I-H zone is ordinarily considered to be unsuitable when abutting other zones, unless the applicant can show it would be suitable pursuant to (1)(e) below.
- (e) For purposes of (1)(c) and (1)(d) above, a zone change may be found to be "suitable" where compliance is demonstrated with one or more of the following criteria:
- (i) The subject property has been sited on the General Land Use Plan Map with a GLUP Map designation that allows for only one zone;
  - (ii) At least 50% of the subject property's boundaries abut zones that are expressly allowed under the criteria in (1)(c) or (1)(d) above;
  - (iii) At least 50% of the subject property's boundaries abut properties that contain one or more existing uses which are permitted or conditional uses in the zone sought by the applicant, regardless of whether the abutting properties are actually zoned for such existing uses; or
  - (iv) Notwithstanding the definition of "abutting" in MLDC 10.012 and for purposes of determining suitability under Section (1) (e), the

#### Zone Change Approval Criteria – Industrial Zones

subject property is separated from the “unsuitable” zone by a public right-of-way of at least 60 feet in width.

- (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 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; or
    - (ii) Existing and new streets that will serve the subject property will be improved and/or constructed, sufficient to meet the required condition and capacity, at the time building permits for vertical construction are issued; or
    - (iii) If it is determined that a street must be constructed or improved in order to provide adequate capacity for more than one proposed or anticipated development, the Planning Commission may find the street to be adequate when the improvements needed to make the street adequate are fully funded. A street project is deemed to be fully funded when one of the following occurs:
      - (a) the project is in the City’s adopted capital improvement plan budget, or is a programmed project in the first two years of the State’s current STIP (State Transportation Improvement Plan), or any other public agencies adopted capital improvement plan budget; or
      - (b) when an applicant funds the improvement through a reimbursement district pursuant to the MLDC. The cost of the improvements will be either the actual cost of construction, if constructed by the applicant, or the estimated cost. The “estimated cost” shall be 125% of a professional engineer’s estimated cost that has been approved by the City, including the cost of any right-of-way acquisition. The method described in this paragraph shall not be used if the Public Works Department determines, for reasons of public safety, that the improvement must be constructed prior to issuance of building permits.
    - (iv) When a street must be improved under (b)(ii) or (b)(iii) above, the specific street improvement(s) needed to make the street adequate must be identified, and it must be demonstrated by the applicant that the improvement(s) will make the street adequate in condition and capacity.

#### **Zone Change Approval Criteria – Industrial Zones**

- (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. Special development conditions shall be established by deed restriction of covenant, which must be recorded with proof of recordation returned to the Planning Department, and may include, but are not limited to the following:
  - (i) Restriction of uses by type or intensity; however, in cases where such a restriction is proposed, the Planning Commission must find that the resulting development pattern will not preclude future development, or intensification of development, on the subject property or adjacent parcels. In no case shall residential densities be approved which do not meet minimum density standards,
  - (ii) Mixed-use, pedestrian-friendly design which qualifies for the trip reduction percentage allowed by the Transportation Planning Rule,
  - (iii) Transportation Demand Management (TDM) measures which can be reasonably quantified, monitored, and enforced, such as mandatory car/van pools.

[Amd. Ord. No. 7036, Dec, 5, 1991; Amd. Sec. 1, Ord. No. 1999-88, June 3, 1999; Amd. Sec. 1, Ord. No. 2003-27, Feb. 6, 2003; Amd. Ord. No. 2004-59, March 18, 2004.]



### Findings of Fact

RECEIVED  
APR 21 2010  
Planning Dept.

For an application of a change in zoning of property described on the Jackson county assessors map as T37 2W 1A tax lot 8300 located on the east side of Table Rock Road approximately 1700 feet north of Biddle road.

**Applicant:** Richard Wooton  
904 Pittview ct  
Central Point, OR 97502

### Background Information

**Current Zoning:** City of Medford light Industrial (I-L)

**Proposed Zoning:** City of Medford General Industrial (I-G)

**Land Use:** The site consists of 4.94 acres, and is currently developed with existing structures, access, and parking for Table Rock Mini Storage, a self storage facility.

**Proposed Use:** Same as on site. Any change or expansion of use in the future would be required to be submitted consistent with the site plan and Architectural Review Criteria.

**Access:** Access is via Table Rock Road from the North and South.

**Public Facilities:** Category A public facilities exist at the property including water service, sewer service, drainage, and streets.

### Scope and purpose of the Application:

The purpose of this application is to apply for a zone change to General Industrial (I-G). The property is currently zoned Light Industrial (I-L). The information contained in these finding will demonstrate compliance with the applicable criteria contained in section 10.227 of the Medford Land Development Code for a change in zoning designation from light industrial (I-L) to General Industrial (I-G) zoning.

### Applicable Criteria:

CITY OF MEDFORD  
EXHIBIT # B  
File # 2C-10-032

The criteria in Section 10.227 of the Medford Land Development Code for a zone change require that the proposed zone change is consistent with the transportation System Plan and the General land use Plan Map designation. The proposed Zone change to General Industrial (I-G) shall also be consistent with the additional locational standards in section (1)(d)(ii) and/or (1)(e).

(1)(d)(ii)      *The I-G zone may abut the Heavy Commercial (C-H), Light Industrial (I-L), and Heavy Industrial (I-H) zones. The I-G zone is ordinarily considered unsuitable when abutting other zones, unless the applicant can show it would be suitable pursuant to (1)(e) below.*

(1)(e)      *For the purposes of (1)(c) and (1)(d) above. A zone change may be found to be suitable where compliance is demonstrated with one (1) or more of the following criteria:*

- (i)      *The subject property has been sited on the General Land Use Plan map with a GLUP Map designation that allows only one (1) zone;*
- (ii)      *At least fifty percent (50%) of the subject property's boundaries abut zones that are expressly allowed under the criteria in (1)(c) or 1(d) above;*
- (iii)      *At least fifty percent (50%) of the subject property's boundaries abut properties that contain one (1) or more existing uses which are permitted or conditional uses in the zone sought by the applicant, regardless of whether the abutting properties are actually zoned for such existing uses; or*
- (iv)      *Notwithstanding the definition of abutting in section 10.012 and for purposes of determining suitability under Section (1)(e). The subject property is separated from the unsuitable zone by a public right-of-way of at least sixty (60) feet in width.*

#### **Demonstration of Compliance:**

#### **Consistency with the General Land use Plan Map**

The General Land Use Plan Map for the city of Medford indicates that the subject area is designated as General Industrial (I-G). The requested zoning of General Industrial is consistent with the General Industrial Plan designation as noted in the Land Use Element section 6.

#### **Finding:**

**The application is consistent with the Comprehensive Plan Designation of General Industrial. The proposed zoning is General Industrial (I-G) which is an appropriate zoning for the site per the General Land Use Plan Map and the Land Use Element. The zoning of the surrounding**

properties is City of Medford Light Industrial (I-L), City of Medford General Industrial (I-G) and Jackson county Light Industrial. In addition, a review of the zoning and uses of the abutting properties shows that at least 50% of the subject property has boundaries that abut Light Industrial (I-L) and/or General Industrial (G-L) zoning. These findings show the application is consistent with section 10.227(1)(d)(ii) and 10.227(1)(e) of the Land Development Code.

#### **Compliance with the Transportation Planning Rule**

The current designation of Light Industrial (I-L) generates 300 ADT per acre, while the proposed zoning of General Industrial (I-G) generates 200 ADT per acre. Access, via Table Rock Road from the North and South is adequate to serve the property.

#### **Finding:**

**The application will have little or no impact on the transportation system. The requested Zone change would decrease the projected ADT of the property. AS such the Traffic Impact Analysis Form required as part of the Zone change application has been signed off by the public works department indicating that a Traffic Impact Analysis in not required.**

#### **Category A Public Facilities**

The site is currently served by Category A Public Facilities including Water service, Sewer service, Drainage and Streets.

**Water Service:** The site is serviced by the Medford Water Commission.

**Sewer service:** The site is serviced by Rogue Valley Sewer Services.

**Drainage:** Drainage ditches currently serve the site. An Underground storm drain exists on the west side of the property. An underground irrigation ditch runs under the facility.

**Streets:** The site is serviced by Table Rock Road.

#### **Findings:**

**Adequate public facilities currently exist to serve the property, and there will be little or no impact of the proposed zone change on water capacity, drainage capacity, sewer capacity, or road and street capacity.**

#### **Summary and Conclusion:**

The requested zone change is consistent with the approval criteria of the City Of Medford Land Development Code section 12.227. The requested General Industrial (I-G) zoning district is an appropriate zoning for the General Industrial (I-G) General Land Use Plan designation. As required by



the in the TPR, there would be no substantial impact to the transportation plan as a result of the requested zone change. And category A public services currently serve the property.

Richard Wooton

CITY OF MEDFORD  
INTER - OFFICE MEMORANDUM

RECEIVED  
MAY 18 2010  
PLANNING DEPT.

TO: Planning Department

FROM: Engineering Division

SUBJECT: Zone Change Request, File No. ZC-10-032

DATE: May 13, 2010

Reviewed by: Larry Beskow

1. Sanitary Services:

A. Currently serviced by: This site lies within the Rogue Valley Sewer Service area. Contact Rogue Valley Sewer Service for sanitary sewer accessibility and capacity adequacy.

2. Streets:

A. Current condition of nearest streets:

Table Rock Road, an existing Major Arterial Street is paved with curb and gutter along the frontage of this site.

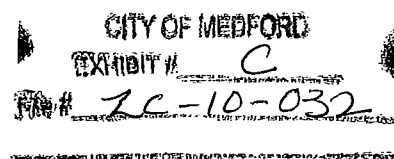
B: Who has maintenance responsibilities: Jackson County

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 City I-L (Light Industrial) to City I-G (General Industrial), on 5.0 acres has the potential to generate 1000 average daily trips (ADT) or produce a net decrease of 500 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 Midway Creek Drainage Basin. Development of this site will require storm drainage detention in accordance with Sections 10.486 and 10.729 of the Municipal Code.



REC'D

MAY 19 2010

PLANNING DEPT.



BOARD OF WATER COMMISSIONERS

## Staff Memo

**TO:** Planning Department, City of Medford

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

**SUBJECT:** ZC-10-032

**PARCEL ID:** 372W01ATL 8300

**PROJECT:** Consideration of a change of zone from Light Industrial (I-L) to General Industrial (I-G) on a 4.94 acre parcel within Limited Industrial (I-00) and Airport Approach (A-A) overlay districts, located approximately 270 feet north of the intersection of Table Rock Road and Schulz Road; Richard Wooten, Applicant. Kathy Helmer, Planner.

**DATE:** May 17, 2010

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 is not required.
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. There is a ¾" water meter near the entrance off Table Rock Road that serves the existing mini-storage office.
7. Access to MWC water lines for connection is available. There is a 12-inch water line in the private drive to the north of this parcel that extends approximately 1200-feet east of Table Rock Road.

CITY OF MEDFORD  
EXHIBIT # D  
FILE # ZC-10-032

32





## 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

MAY 18 2010

PLANNING DEPT.

### LAND DEVELOPMENT REPORT - PLANNING

To: Kathy Helmer

LD Meeting Date: 05/19/2010

From: Kleinberg, Greg

Report Prepared: 05/18/2010

File #: ZC - 10 - 32

#### Site Name/Description:

Consideration of a change of zone from Light Industrial (I-L) to General Industrial (I-G) on a 4.94 acre parcel within Limited Industrial (I-00) and Airport Approach (A-A) overlay districts, located approximately 270 feet north of the intersection of Table Rock Road and Schulz Road; Richard Wooten, Applicant. Kathy Helmer, 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.

05/18/2010 15:13

CITY OF MEDFORD  
EXHIBIT # E  
FILE # ZC-10-032 1



## ROGUE VALLEY SEWER SERVICES

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

RECEIVED

MAY 12 2010

PLANNING DEPT.

May 12, 2010

City of Medford Planning Department  
411 West 8th Street  
Medford, Oregon 97501

**Re: ZC-10-032, Wooten Zone Change (372W01A – 8300)**

ATTN: Kathy,

There are 8 inch sewer mains on the West and North sides of the subject property. The 60 inch diameter Upper Bear Creek Interceptor runs along the East side of the property.

The 8 inch mains have adequate capacity to serve most dry industrial uses. More intensive wet industrial use may require connection to the interceptor.

Connection to any existing sewer main will require a permit from Rogue Valley Sewer Services which will be issued upon payment of related development fees.

Sincerely,

Carl Tappert P.E.  
District Engineer

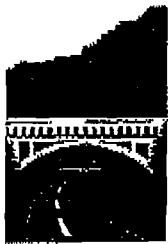
Carl  
Tappert

Digitally signed by  
Carl Tappert  
DN: cn=Carl  
Tappert  
Date: 2010.05.12  
09:02:19 -07'00'

\\BCVSA\_TREE\BCVSA41\_VOL1.MEDOR.BCVSA\DATA\AGENCIES\MEDFORD\PLANNG\ZONE CHANGE\2010\ZC-20-032-WOOTEN.DOC

CITY OF MEDFORD  
EXHIBIT # E  
File # ZC-10-032

22



# JACKSON COUNTY Roads

## JC Roads Engineering

Russell Logue  
Construction & Development Manager

200 Antelope Road  
White City, OR 97603  
Phone: (541) 774-6255  
Fax: (541) 774-6295  
loguera@jacksoncounty.org

www.jacksoncounty.org

May 11, 2010

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

RE: Zone Change off Table Rock Road – a county-maintained road.  
Planning File: ZC-10-032

Dear Kathy:

Thank you for the opportunity to comment on this request for a change of zone from Light Industrial (I-L) to General Industrial (I-G) on a 4.94 acre parcel within Limited Industrial (I-00) and Airport Approach (A-A) overlay districts, located approximately 270 feet north of the intersection of Table Rock Road and Schulz Road. Jackson County Roads has the following comments:

1. Table Rock Road is an Arterial road and is county-maintained. The Average Daily Traffic Count one-hundred yards north of Biddle Road was 16,544 on August 2008.
2. All proposed access roads or frontage improvements shall be permitted and inspected by the City.
3. Future construction plans shall be submitted to Roads, so we may determine if county permits will be required.

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

Sincerely,

Russell Logue  
Construction & Development Manager

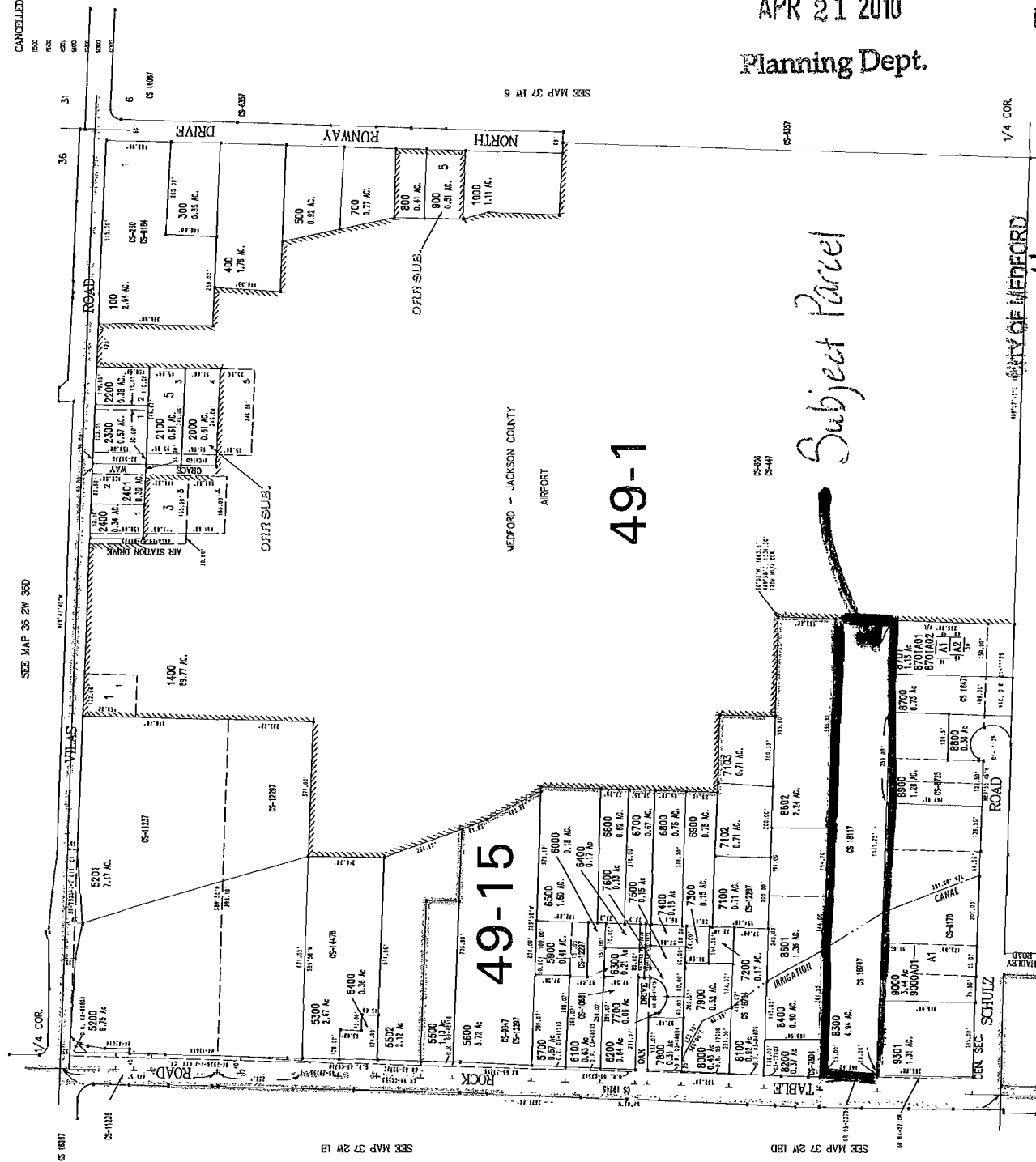
37 2W 1A  
MEDFORD

RECEIVED  
APR 21 2010  
Planning Dept.

37 2W 1A  
MEDFORD  
DOR CONVERSION MARCH 29 2000  
REV AUGUST 05 2005

EXHIBIT # H  
FILE # 2C-10-032

SEE MAP 37 2W 1D



95-28555

8:03 No fee

AVIGATION AND HAZARD EASEMENT

WHEREAS, RICHARD WOOTEH, an individual, hereinafter called Grantor, is the owner in fee of that certain parcel of land located at 4574 Table Rock Road, situated in the County of Jackson, State of Oregon, more particularly described as follows:

Legal Description: 37, 2W, 1A, Tax Lot 8300

hereinafter called "Grantor's property," and outlined on the attached site map, Exhibit 1;

NOW THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, for himself, his heirs, administrators, executors, successors and assigns does hereby grant, bargain, sell and convey unto Jackson County, a county organized and existing under the laws of Oregon, hereinafter called the Grantee, its successors and assigns for the use and benefit of the public, as easement and right of way, appurtenant to the Rogue Valley International - Medford Airport for the unobstructed passage of all aircraft, ("aircraft" being defined for the purpose of this instrument as any contrivance now known or hereafter invented, used or designed for navigation of or flight in the air) by whomsoever owned and operated, the following.

1. The right of flight for the purpose of aircraft in the airspace above the surface of the real property above described, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used, for navigation of or flight in said airspace, noise which will not exceed 80 Ldn attributable to airport operations measured anywhere on the property, and for use of said airspace for landing on, taking off from, or operating on Rogue Valley International - Medford Airport.

2. The right to prohibit the erection of any structure or object and to require the removal of any tree on the property conveyed hereby that would violate the standards established in Federal Aviation Regulations, Part 77, Objects Affecting Navigable Airspace, as amended and Grantee reserves the right to enter on the property conveyed hereby and remove, lower, mark, or light any such offending structure, tree, or other object, all at the expense of Grantor.

- 1 -

CITY OF MEDFORD

EXHIBIT # I

File # 2C-10-032

24

95-28555

3. The right to prohibit any use of the property hereby conveyed which would interfere with landing or taking off of aircraft at Rogue Valley International - Medford Airport or otherwise constitute an airport hazard. Such hazards include uses that create electrical interference with navigational signals or radio communications between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, or create bird strike hazards. In the event the aforesaid covenant is breached, the Grantee reserves the right to enter on the property hereby conveyed and cause the abatement of any such interference, all at the expense of Grantor.

IN WITNESS WHEREOF, the parties hereto have executed this agreement this 24th day of October, 1995.

GRANTOR

Richard A. Wooten  
Richard Wooten

JACKSON COUNTY

Burke M. Raymond  
Burke M. Raymond  
County Administrator

Approved as to Form:

Chambers  
County Counsel



Record 24th  
Fee: Burke M. Raymond

Dawn Noggle 7/23/95



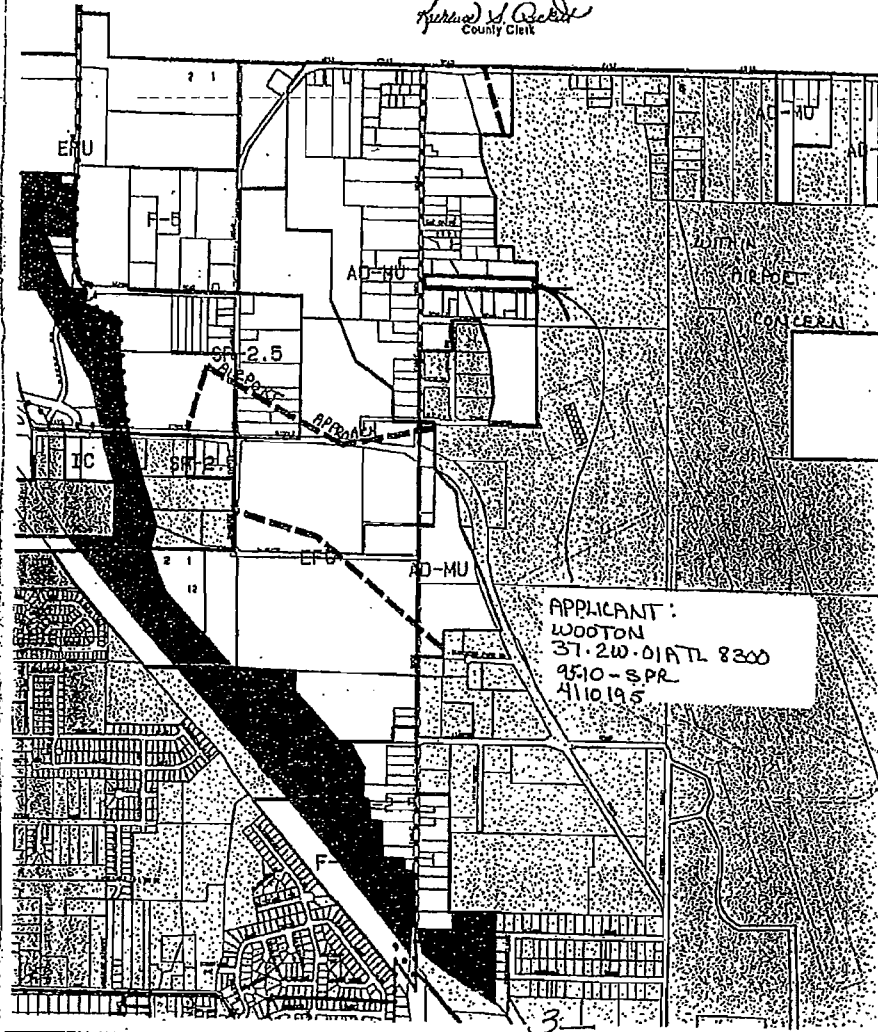
95-28555

NORTH  
1"=1200'

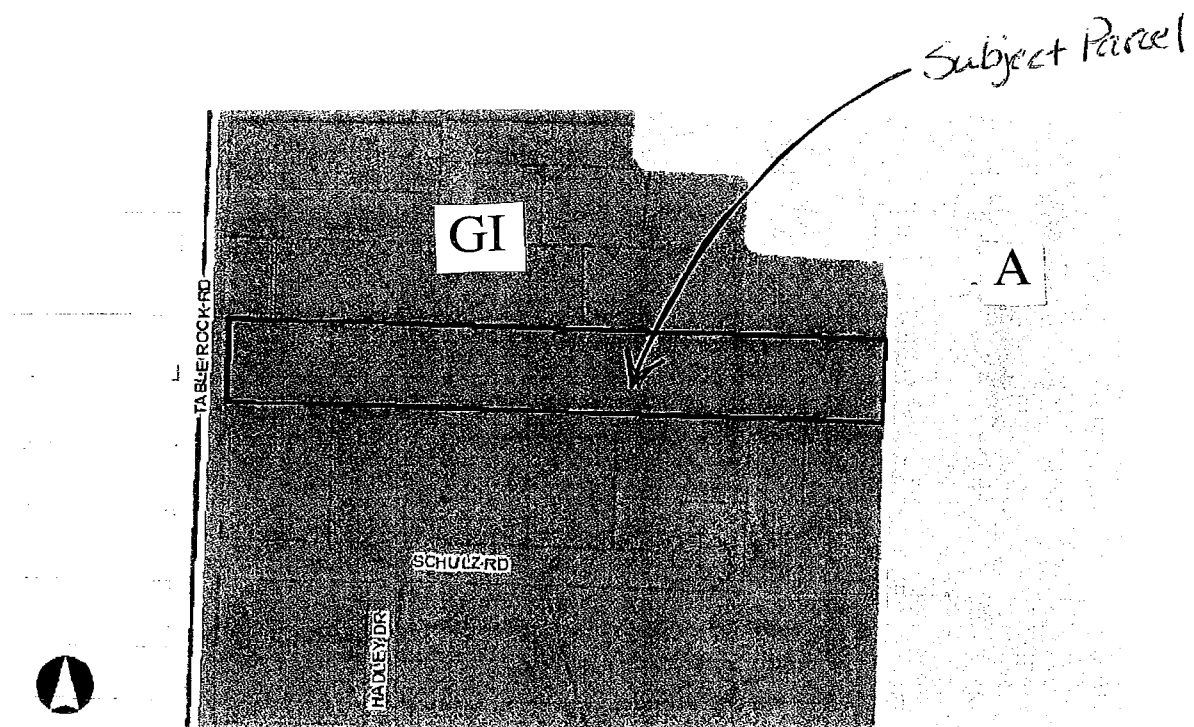
Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS

8:03 OCT 10 1995 AM EXHIBIT 1

*Michael J. Quinn*  
County Clerk

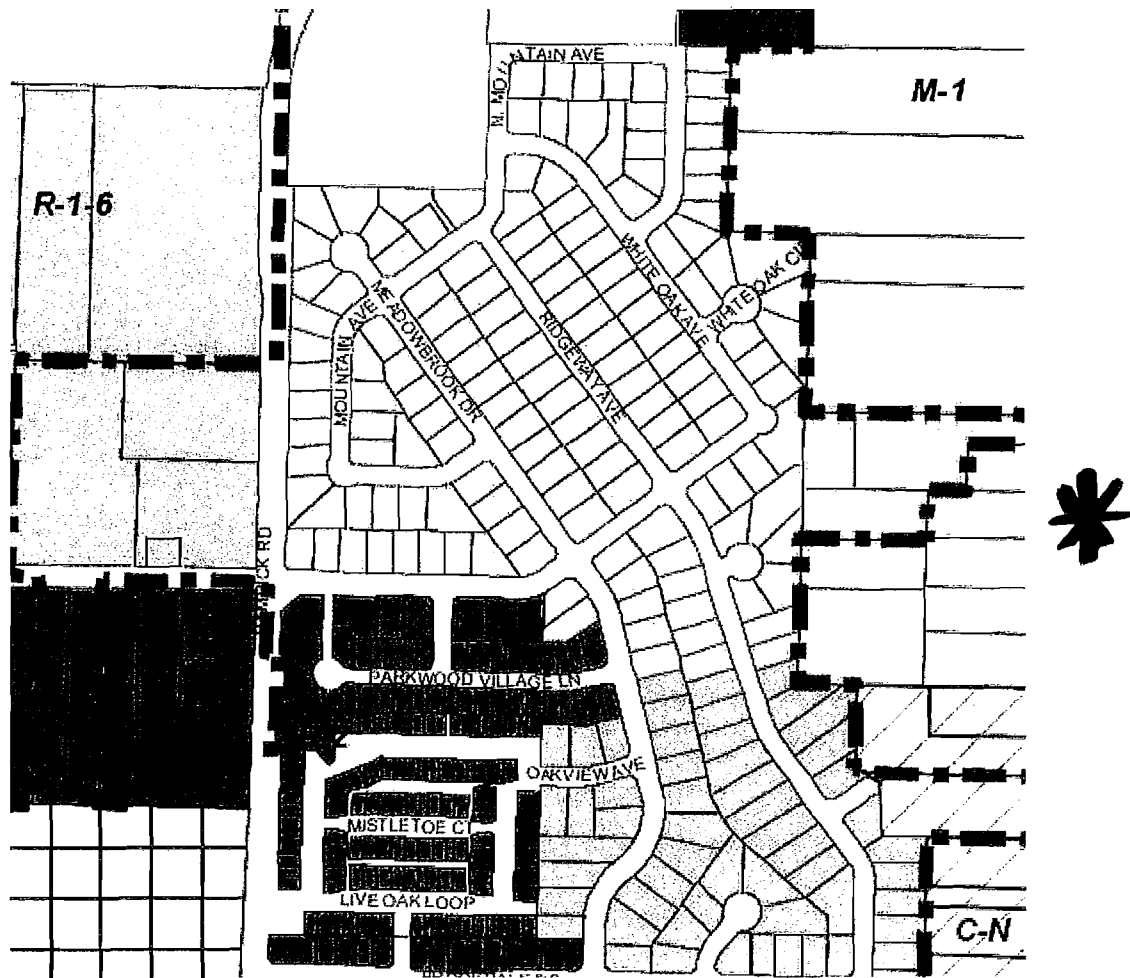


# GENERAL LAND USE PLAN MAP



CITY OF MEDFORD  
EXHIBIT # J  
File # 7C-10-032

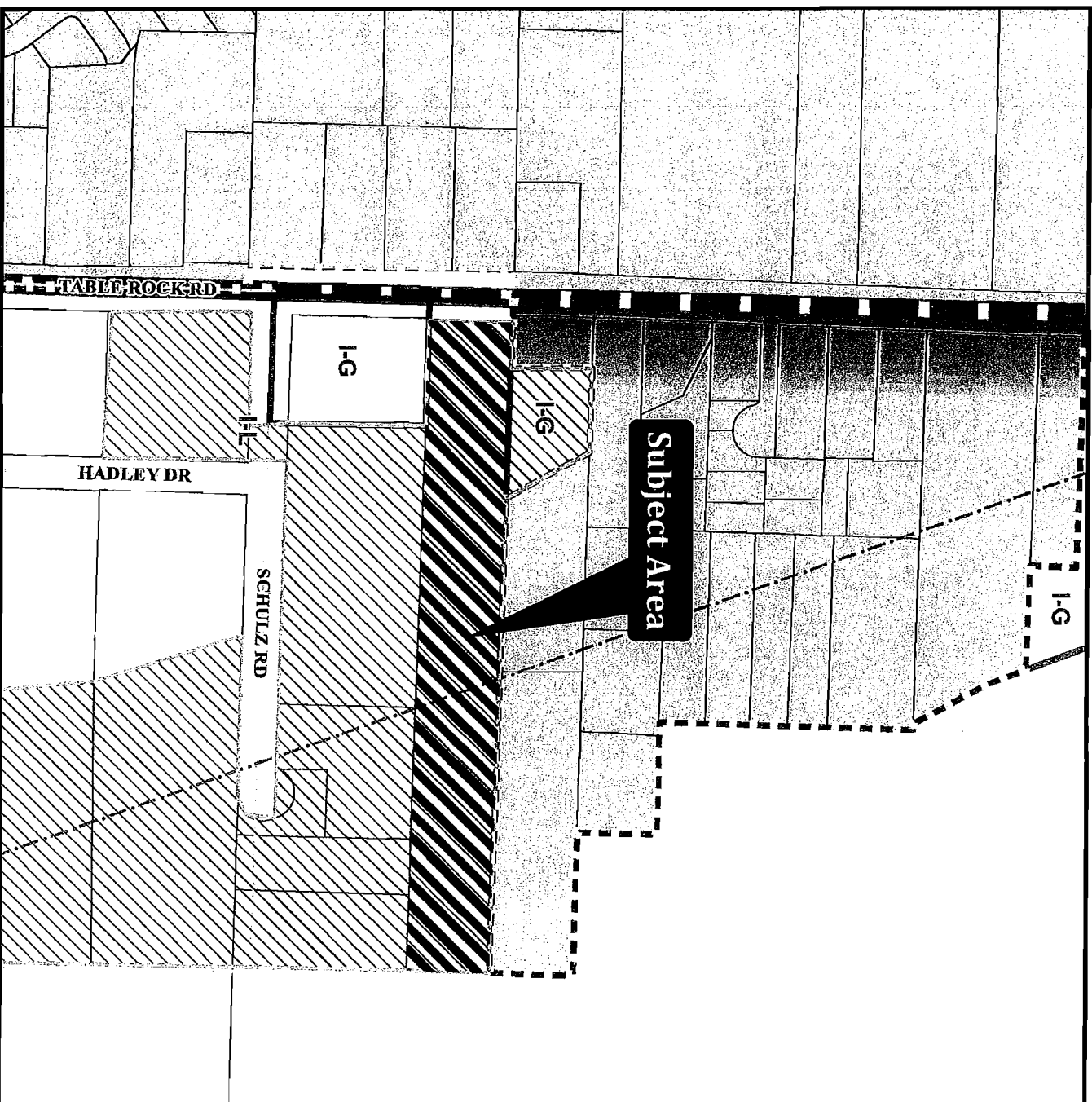
# CENTRAL POINT ZONING ABUTTING MEDFORD



\* Subject parcel to east

CITY OF MEDFORD  
EXHIBIT # K  
File # ZC-10-032

## Vicinity Map










Application Name/Description:  
**Richard Wooten**

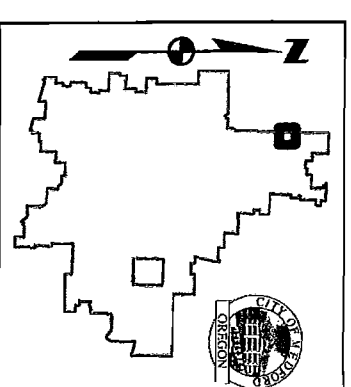
Proposal:  
**Rezone Parcel  
from I-L/I-00 to I-G**

File no.  
**ZC-10-032**

Applicant:  
**Richard Wooten**

Map/Taxlot nos.:  
**372W01A TL 8300**

-  Limited Industrial
-  Airport Approach
-  Subject Area
-  Medford Zoning
-  UGB
-  Tax Lots
-  City Limits



4/27/2010

02 08403

21  
RECORDING RETURN TO:

4meriTitle 712758-

10  
10  
11

WHEN RECORDED RETURN TO:  
Hornecker, Cowling, Hassen  
& Heysell, L.L.P.  
Attn: John R. Hassen  
717 Murphy Road  
Medford, OR 97504

SEND TAX STATEMENTS TO:  
RHW Properties, L.L.C.  
Attn: Richard H. Wooton  
4570 Table Rock Road  
Central Point, OR 97502

**BARGAIN AND SALE DEED**

Richard H. Wooton Trust, U.T.A.D. October 2, 1998, Grantor, conveys to RHW Properties, L.L.C., an Oregon limited liability company, Grantee, the following real property situated in Jackson County, Oregon, described as follows, to-wit:

The South half of the following described tract:

Commencing at the North quarter corner of Section 1 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence South 0°02' West, 1993.8 feet, to the point of beginning; thence North 89°58' East, 1331.3 feet, to the West line of the Southeast quarter of the Northeast quarter of said Section; thence South 0°02'30" West, 327.2 feet; thence South 89°58' West, 1331.25 feet, to intersect the North and South center line of said Section; thence North 0°02' East, 327.2 feet, to the point of beginning.

There is no cash consideration for this transfer.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES

1 - BARGAIN AND SALE DEED

Correct description for  
"Subject Area" shown on  
attached map.



7007 0710 0001 0567 0414

City Of Medford  
Planning Department  
200 South Ivy Street  
Medford, OR 97501

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



Hasler

016H28507632  
\$06.66  
06/17/2010  
Mailed From 97501  
US POSTAGE

RETURN RECEIPT  
REQUESTED