



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

04/27/2009

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

FROM: Larry French, Plan Amendment Program Specialist

SUBJECT: City of Medford Plan Amendment
DLCD File Number 029-08

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: Friday, May 08, 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: Cheryl Adams, City of Medford
Gloria Gardiner, DLCD Urban Planning Specialist
John Renz, DLCD Regional Representative
Bill Holmstrom, DLCD Transportation Planner

<paa> YA/

Notice of Adoption

APR 20 2009

LAND CONSERVATION
AND DEVELOPMENT

For DLCD Use Only

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

Jurisdiction: **City of Medford**

Local file number: **ZC-08-132**

Date of Adoption: **4/9/2009**

Date Mailed: **4/17/2009**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: 10/29/2008

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 County GC (General Commercial) to City C-H (Heavy Commercial) on a 0.58 acre parcel located on the north side of Jacksonville Highway at the northern terminus of Clover Lane.

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

Plan Map Changed from:

to:

Zone Map Changed from: **GC**

to: **C-H**

Location: **West Main St at northern terminus of Clover Lane**

Acres Involved: **1**

Specify Density: Previous: **1**

New: **1**

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 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. _____

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

n/a

Local Contact: **Cheryl Adams**

Phone: **(541) 774-2564** Extension:

Address: **200 S Ivy Street, Room 240**

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

City: **Medford**

Zip: **97501-**

E-mail Address:

cheryl.adams@cityofmedford.org

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-08-132 APPLICATION FOR A ZONE CHANGE SUBMITTED) **ORDER**
BY INTEGRATED PROPERTIES, LLC.)

ORDER granting approval of a request for changing the zoning from County GC (General Commercial) to City C-H (Heavy Commercial) on a 0.58 acre parcel located on the north side of Jacksonville Highway at the northern terminus of Clover Lane.

WHEREAS, the City Planning Commission in the public interest has given consideration to changing the zoning of real property described below from County GC (General Commercial) to City C-H (Heavy Commercial) on a 0.58 acre parcel located on the north side of Jacksonville Highway at the northern terminus of Clover Lane; 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 March 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:

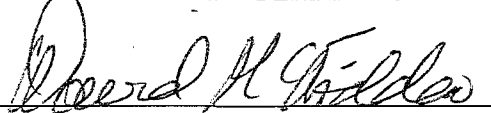
The zoning of the following described area within the City of Medford, Oregon:

372W 26AC Tax Lot 2100

is hereby changed from County GC (General Commercial) to City C-H (Heavy Commercial) zoning district.

Accepted and approved this 9th day of April, 2009.

CITY OF MEDFORD PLANNING COMMISSION



Planning Commission Chair

ATTEST:



Planning Department Representative



CITY OF MEDFORD

PLANNING DEPARTMENT

STAFF REPORT

Date: March 18, 2009
To: Planning Commission
From: Kelly Akin, Senior Planner *KA*
By: Marilyn Primm, Planner I
Subject: Integrated Properties, LLC Zone Change (ZC-08-132)
Kelly and David Jones, Susan and Gerald Dow, Applicants

Background

Proposal

Consideration of a request for a change of zone from County GC (General Commercial) to City C-H (Heavy Commercial) zoning district on a 0.58 acre parcel located on the north side of Jacksonville Highway at the northern terminus of Clover Lane. 37 2W 26AC, Tax Lot 2100

Subject Site Zoning, GLUP Designation and Existing Uses

The Medford General Land Use Plan (GLUP) Map designation for the subject property is GC (General Commercial). The subject property is undeveloped.

Surrounding Property Zoning and Uses

- North: Developed land zoned GC (County General Commercial)
- South: County developed land zoned UR-1 (Urban Residential – 1 acre minimum lot size)
- East: Developed land zoned C-H/PD (Heavy Commercial – Planned Unit Development Overlay)
- West: Developed land zoned GC (County General Commercial)



CITY OF MEDFORD

PLANNING DEPARTMENT

**EXHIBIT "A"
ZC-08-132
CONDITIONS OF APPROVAL
March 18, 2009**

1. Comply with the Memorandum from the Medford Engineering Division dated March 13, 2009 (Exhibit "D"); and,
2. Comply with the Memorandum from the Medford Water Commission dated October 24, 2008 (Exhibit "E").



CITY OF MEDFORD

PLANNING DEPARTMENT

EXHIBIT "B"

ZC-08-132
ZONE CHANGE APPROVAL CRITERIA
March 2, 2009

The zone change criteria that are not relevant to this particular application are hereby omitted from the following citation. Section 10.227 (A) 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 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.*

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

(iv) *The C-H zone shall front upon an arterial street or state highway. The C-H zone may abut the General Industrial (I-G), Light Industrial (I-L), and/or any commercial zone. The C-H zone is ordinarily considered to be unsuitable if abutting any residential and I-H 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 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;*

- (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.*

Integrated Properties, LLC
Kelly K Jones & David H Jones III, Members
PO Box 518
Jacksonville, OR 97530

Susan A. Dow & Gerald V. Dow, Members
12245 SE Quietwoods St.
Clackamas, OR 97086

September 19, 2008

City of Medford, Planning Department
Lausmann Annex
200 South Ivy St.
Medford, OR 97501

RECEIVED
SEP 19 2008
PLANNING DEPT.

RE: Findings for Zone Change Application

To Whom It May Concern:

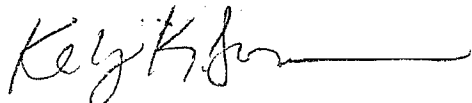
We are requesting a Zone Change for our property at 2502 W. Main St. in Medford.

The current zoning is County G.C. We would like to develop this property and change the zoning to City zoning of C-H.

We are aware that this property is within the TOD Boundary and are excited about the City's plans to develop this area. We would like to build in a way that complements the TOD plans. A change to City C-H zoning would allow us to develop this property similarly in use to the adjacent parcel (2436W.Main) which is already developed and also has a city zoning of C-H. In the future it would also be an easy transition to the C-C zoning that the city has planned for the TOD development.

Our plan is to build business space which will be available for sale. We would like to develop the land in a Commercial Condominium type development. We have compared the lists of Permitted Uses for the C-H as well as the C-C zonings. We will sell the space to individuals or businesses that will fit both of the zonings uses as to minimize any future conflicts in zoning uses.

Thank you,



Kelly K. Jones, Member
Integrated Properties, LLC

"C" 1/2
ZC-08-132



REC'D

MAR 18 2009

PLANNING DEPT

• FARBER & SONS, INC. • POST OFFICE BOX 5286 • CENTRAL POINT, OR 97502 •
• OFFICE • 431 OAK STREET • CENTRAL POINT •

10.227 Zone Change Criteria Findings: for 37 2W 26AC-2100

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), (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.

1) The proposed zone is consistent with the Oregon Transportation Planning Rule (OAR 660) and the General Land Use Plan Map designation.

(a) For zone changes to SFR-2, the zoning shall be approved under either of the following circumstances: (i) if at least 70 percent of the area proposed to be rezoned exceeds a slope of 15%, (ii) if other environmental constraints, such as soils, geology, wetlands, and flooding, restrict the capacity of the land to support higher densities.

2a) Not applicable

(b) For zone changes to SFR-6 or SFR-10 where the permitted density is proposed to increase, one of the following conditions must exist: (i) At least one parcel that abuts the subject property is zoned the same as the proposed zone, either SFR-6 or SFR-10 respectively; or (ii) The area to be rezoned is five (5) acres or larger; or (iii) The subject property, and any abutting parcel(s) that is(are) in the same General Land Use Plan Map designation and is(are) vacant, when combined, total at least five (5) acres.

2b)(i) Not applicable

"c" 2/2
20-09-132

(c) For zone changes to any commercial zoning district, the following criteria shall be met for the applicable zoning sought: (i) The overall area of the C-N zoning district shall be three (3) acres or less in size and within, or abutting on at least one boundary, residential zoning. In determining the overall area, all abutting property(s) zoned C-N shall be included in the size of the district. (ii) The overall area of the C-C zoning district shall be over three (3) acres in size and shall front upon a collector or arterial street or state highway. In determining the overall area, all abutting property(s) zoned C-C shall be included in the size of the district. (iii) The overall area of the C-R zoning district shall be over three (3) acres in size, shall front upon an arterial street or state highway, and shall be in a 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. (iv) The C-H zone shall front upon an arterial street or state highway. The C-H zone may abut the General Industrial (I-G), Light Industrial (I-L), and/or any commercial zone. The C-H zone is ordinarily considered to be unsuitable if abutting any residential and I-H zones, unless the applicant can show it would be suitable pursuant to (1)(e) below.

1c(iv) This parcel is fronts on West Main Street which is classified as a Minor Arterial. The parcel presently zoned GC (county zone) abuts C-H zoned property on the east and GC (county zone) on the north and west. This parcel meets the criteria for this section of code.

(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.

1d) Not applicable

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

1e) All of the boundaries of this parcel abut commonly zoned land with the exception of the lands to the south which are county land on the zoning map dated June 3, 2008. The General Land Use Map indicates that all of the surrounding area as CM (commercial). The land to the south is separated from this property by West Main Street with a right of way greater than 60 feet. The criteria for this section is met.

(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.”

2) Category “A” urban services and facilities are available and will be provided to adequately serve the subject properties with the permitted uses allowed under the proposed zoning.

(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.

2a) Storm drainage plan has been accepted by Medford Public Works, RVSS has capacity for sanitary sewer and easements may be needed to provide service to this site, and per Medford Water Commission report dated November 19, 2008, has adequate water facilities.

(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.

2b) Streets which serve the subject property, as defined in Section 10.461(2), presently exist and have adequate capacity as indicated by the Traffic Impact Analysis sign off contained in this application. Also West Main Street is currently being improved to City urban standards.

(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 or 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.

2c) None identified at this time.

Prepared by: Herbert A Farber
Farber & Sons Inc
d.b.a. Farber Surveying
431 Oak Street
Central Point, Oregon 97502

541-664-5599

Date: March 18, 3009

CITY OF MEDFORD
INTER - OFFICE MEMORANDUM

TO: Planning Department

FROM: Engineering Division

SUBJECT: Zone Change Request, File No. ZC-08-132

DATE: Revised Report: March 13, 2009

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 issues.

2. Streets:

A. Current condition of nearest streets:

W. Main Street, an existing Minor Arterial Street is paved with curb and gutter along the frontage of this site.

Jacksonville Highway, an existing State Highway is paved without curb and gutter along the frontage of this site.

B: Who has maintenance responsibilities:

W. Main Street - 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 County GC (County General Commercial) to City C-H (Heavy Commercial), on .58 acres has the potential to generate 870 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.

At the time of any site development the City of Medford will recommend any necessary improvements and/or dedications along this proposed zone change's frontage on W. Main Street.

3. Drainage:

The property owners for this zone change have worked out an agreement to utilize the drainage facilities on the neighboring property to the east. This satisfies the condition for access to Category 'A' facilities.

This site lies within the Elk Creek Drainage Basin. The City's current Drainage Master Plan indicates improvements are required in the downstream storm drainage system to meet current design standards for this basin. As a zone change is not allowable without adequate storm drain facilities, the following criteria must be met prior to issuance of a development permit or a building permit:

- a) An engineer registered in the State of Oregon shall prepare a report which includes testing, plans and calculations necessary to demonstrate a controlled storm water release of no more than 0.25 C.F.S. per acre of development for the 10-year storm. The report shall be submitted to the City of Medford Engineering Division for review and approval.



BOARD OF WATER COMMISSIONERS
Staff Memo

TO: Planning Department, City of Medford
FROM: Rodney Grehn P.E., Water Commission Staff Engineer
SUBJECT: ZC-08-132
PROJECT: Consideration of a request for a change of zone from County GC (General Commercial) to City C-H (Heavy Commercial) on a 0.58 acre parcel located on the north side of Jacksonville Highway at the northern terminus of Clover Lane; Integrated Properties, LLC., Applicant. Marilyn Primm, Planner

PARCEL ID: 372W26AC 2100

DATE: November 19, 2008 (Revised)

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 not exist to this property.
7. Access to MWC water lines for connection is available. A new 12" water line is located in West Main Street, and there is an 8" water line to the west of this parcel in the existing access driveway.

CITY OF MEDFORD
COMMITTEE "E"
ZC-08-132



City of Medford Fire/Rescue

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

LAND DEVELOPMENT REPORT - PLANNING

To: Marilyn Primm

LD Meeting Date: 10/29/2008

From: Kleinberg, Greg

Report Prepared: 10/27/2008

File #: ZC - 08 - 132

Site Name/Description:

Consideration of a request for a change of zone from County GC (General Commercial) to City C-H (Heavy Commercial) on a 0.58 acre parcel located on the north side of Jacksonville Highway at the northern terminus of Clover Lane; Integrated Properties, LLC., Applicant. Marilyn Primm, Planner

DESCRIPTION OF CORRECTIONS	REFERENCE
<u>Approved as Submitted</u> 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 combustibile 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
 "F"
 ZC-08-132

23



ROGUE VALLEY SEWER SERVICES

Location: 138 West Vilas Road, Central Point, OR - Mailing Address: P.O. Box 3130, Central Point, OR 7502-0005
Tel. (541) 664-6300. Fax (541) 664-7171 www.RVSS.us

October 20, 2008

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

Re: ZC-08-132, Integrated Properties Zone Change (372W26AC – 2100)

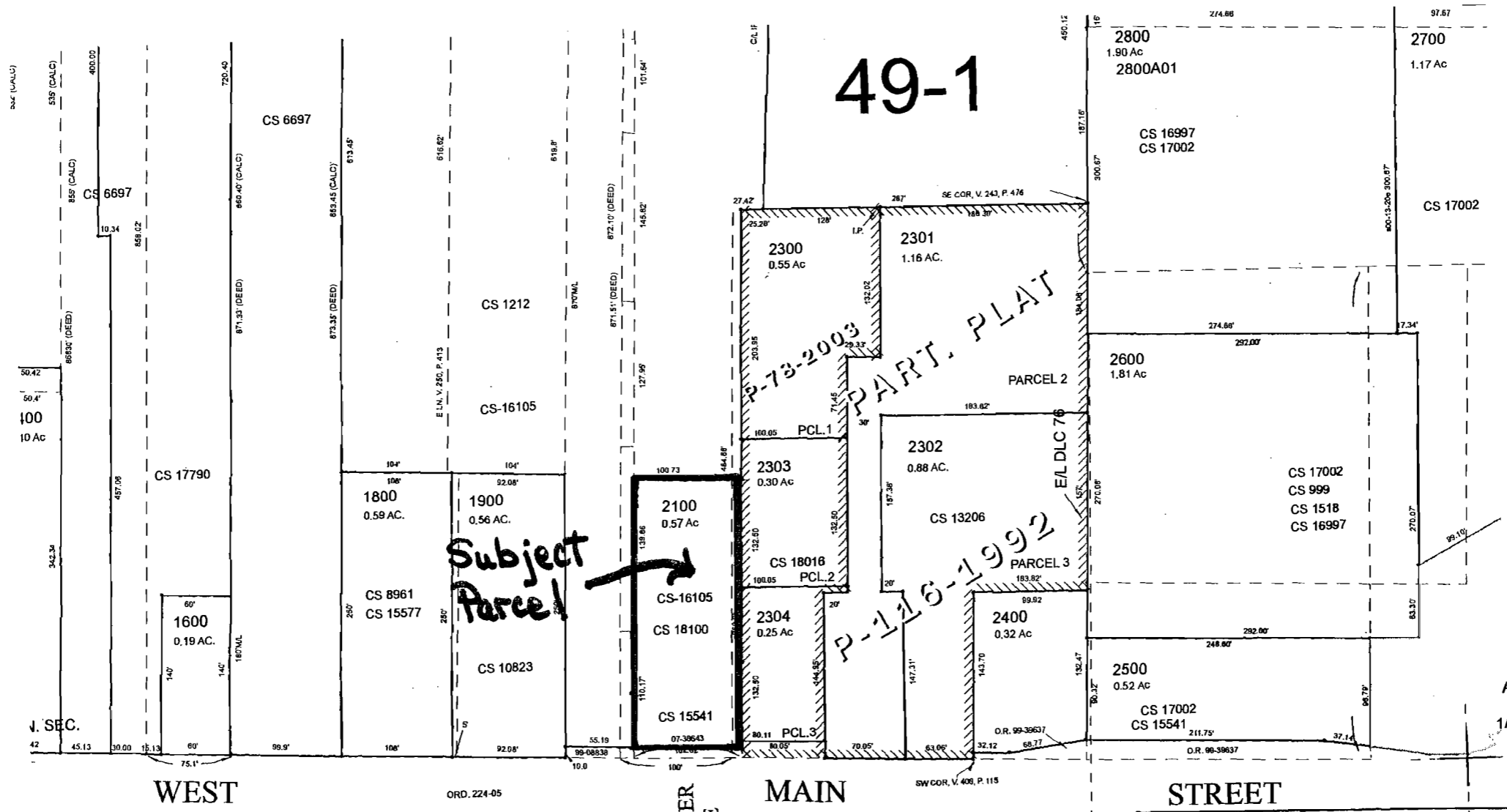
ATTN: Marilyn,

The subject property is currently served by a connection to the 30 inch sewer main on West Main Street. The proposed zone change will not affect this service. There is adequate capacity to serve the proposed increased density.

Sincerely,

Carl Tappert P.E.
District Engineer

CITY OF MEDFORD
EXHIBIT # "G"
ZC-08-132



49-1

Subject Parcel

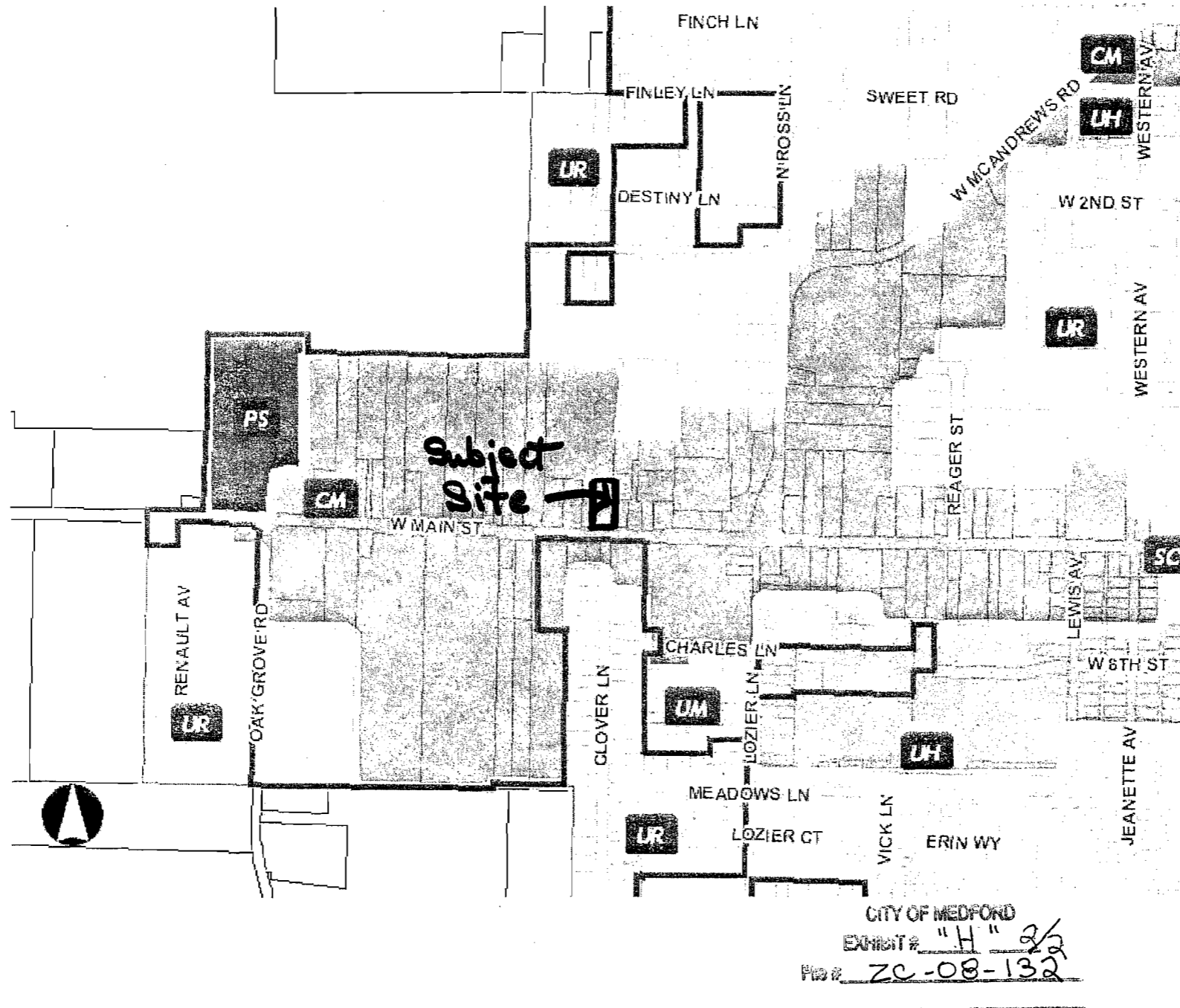
CLOVER LANE

WEST

MAIN

STREET



CITY OF MEDFORD
 EXHIBIT "H" 1/2
 PLAT NO. ZC-08-132














CITY OF MEDFORD
EXHIBIT "I"
Map # 7C-08-132

Vicinity Map

-  UGB
-  City Limits

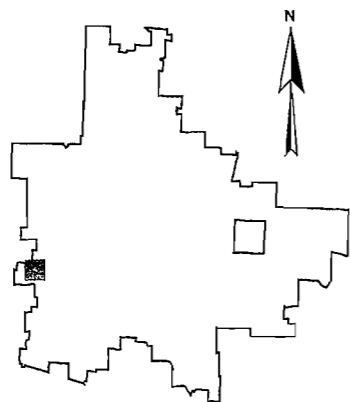
OVERLAY

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

FILE NUMBER:
ZC-08-132

APPLICANT:
Integrated
Properties, LLC.

MAP: 372W26AC
TL: 2100



DATE: 09/25/2008

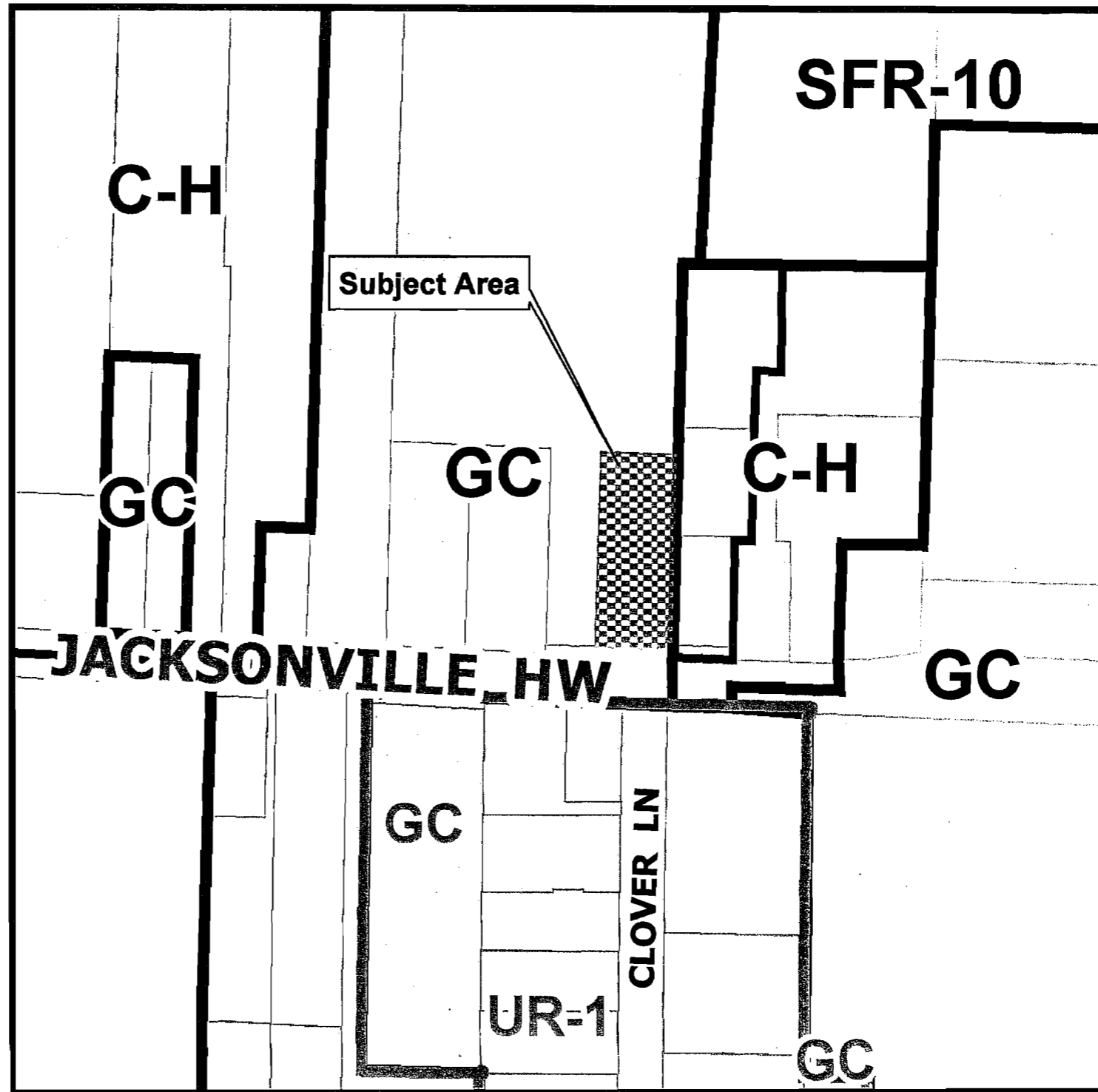


Exhibit "A"

Commencing at the northwest corner of Donation Land Claim No. 76, in the Northeast Quarter of Section 26, Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence along the north line thereof, North 89° 48'30" East, 1414.70 feet to a 3/4" diameter iron pin; thence continuing along said north line, North 89° 48'30" East, 388.60 feet to a 5/8" iron pin; thence South 01° 04'33" West, along the centerline of an irrigation line, 391.10 feet to a 5/8" iron pin; thence leaving said irrigation line, South 89° 48'30" West, 25.28 feet to a 3/4" iron pipe; thence South 00° 27'08" East, 233.91 feet to a 5/8" iron pin and the true point of beginning; thence continuing South 00° 27'08" East, 250.05 feet to a 5/8" iron pin on the northerly right of way of State Highway 238 (also known as Jacksonville Highway and West Main Street); thence North 88° 22'04" West, along said right of way, 102.86 feet to a 5/8" iron pin in an existing fence line on the easterly boundary of Tract A as described in No. 96-20820, of the Official Records of Jackson County, Oregon; thence along said fence line, North 00° 09'30" East, a distance of 110.12 feet to a 5/8" iron pin; thence continuing along said fence line, North 00° 03'46" West, 139.86 feet to a 5/8" iron pin; thence leaving said fence line, South 88° 22'04" East, 100.73 feet to the true point of beginning.

Account 10430788, Levy Code 49-01, Map 372W26 AC 2100

RECEIVED

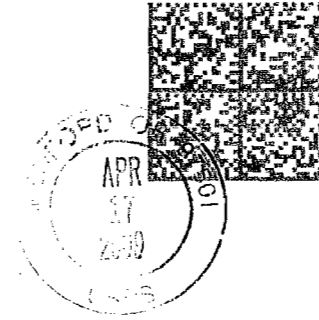
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Planning Dept

ZC-08-132

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US POSTAGE

**RETURN RECEIPT
REQUESTED**

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