



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

02/10/2011

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 019-10

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: Tuesday, February 22, 2011

This amendment was submitted to DLCD for review prior to adoption 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: Sandra Johnson, City of Medford
Gloria Gardiner, DLCD Urban Planning Specialist
Ed Moore, DLCD Regional Representative
Katherine Daniels, DLCD Farm/Forest Specialist

<paa> YA



PROF **2**

DLCD

Notice of Adoption

In person electronic mailed

DEPT OF

FEB 03 2011

**LAND CONSERVATION
AND DEVELOPMENT**

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

Jurisdiction: **City of Medford**

Local file number: **ZC-10-071**

Date of Adoption: **1/27/2011**

Date Mailed: **1/31/2011**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: 10/21/2010

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".

Change of zone from SFR-4 (Single-Family Residential, four dwelling units per acre) to SFR-4/EA (Single-Family Residential, four dwelling units per acre/Exclusive Agricultural Overlay) on one parcel consisting of 7.18 acres on the north side of Hillcrest Road.

Does the Adoption differ from proposal? Please select one

No

Plan Map Changed from:

to:

Zone Map Changed from: **SFR-00**

to: **SFR-00/E-A**

Location: **371W21C 2700**

Acres Involved: **7.18**

Specify Density: Previous:

New: **No Change**

Applicable statewide planning goals:

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19

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:

Local Contact: Sandra Johnson

Phone: (541) 774-2380 Extension: 2385

Address: 200 S. Ivy St.

Fax Number: 541-774-2564

City: Medford

Zip: 97501-

E-mail Address:

sandra.johnson@cityofmedford.org

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.



CITY OF MEDFORD

PLANNING DEPARTMENT

PLANNING COMMISSION REPORT

Date: January 13, 2011

Subject: Rocky Knoll Zone Change (ZC-10-071)
Emily Mostue, Rocky Knoll, LLC, Applicant

BACKGROUND

Proposal

Consideration of a request for a change of zone designation from SFR-4 (Single Family Residential, four dwelling units per acre) to SFR-4/EA (Single Family Residential, four dwelling units per acre/Exclusive Agricultural Overlay) on one parcel consisting of 7.18 acres on the north side of Hillcrest Road, approximately 540 feet east of Pierce Road (Rocky Knoll, LLC, Applicant).

Subject Site Zoning, GLUP Designation and Existing Uses

Zoning:	SFR-4 (Single Family Residential-4 units per acre)
General Land Use Plan Map:	U-R (Urban Residential)
Existing Uses:	Agricultural production; single agricultural building of approximately 3,000 square feet.

Surrounding Property Zoning and Uses

<i>North:</i>	<i>Zone</i>	SFR-4 (Single Family Residential-4 units per acre)
	<i>Use</i>	Agricultural, Single Family Residence
<i>South:</i>	<i>Zone</i>	SFR-4
	<i>Use</i>	Rogue Valley Country Club Golf Course
<i>East:</i>	<i>Zone</i>	SFR-00/EA Overlay (Single Family Residential-one unit per parcel/Exclusive Agricultural Overlay)
	<i>Use</i>	Agriculture
<i>West:</i>	<i>Zone</i>	SFR-4
	<i>Use</i>	Agriculture

Related Projects

None

"Working with the Community to Shape a Vibrant and Exceptional City"

Applicable Criteria

10.227 of the *Medford Land Development Code* (Exhibit B)

BACKGROUND

As described in the applicant's narrative, the Rocky Knoll Farm has been in operation for over 100 years, although under several different names (Exhibit C). The farm property encompasses over 125 acres, and consists of several different tax lots (Exhibit F). The west portion of the farm was annexed into the city in 1969, and records indicate it was residentially zoned at the time. The east portion of the farm property was annexed into the city in 2001, with the County zoning designation of Exclusive Farm Use (EFU). The east portion was legislatively re-zoned SFR-00/Exclusive Agricultural (E-A) Overlay in 2009. The applicant is requesting the addition of the E-A overlay only on tax lot 2700, identified on Exhibits E through I.

ISSUES/ANALYSIS

Section 10.360 of the *Medford Land Development Code (MLDC)* describes the Exclusive Agricultural Overlay (E-A) as a district intended to provide a land use classification within an urban environment which allows for the preservation of agricultural lands through zoning. Section 10.361 limits the development within an E-A overlay district to agricultural buildings. With the exception of a temporary barracks for migrant workers in the 1950's, the existing building on the subject parcel has historically been used for the purposes described in Section 10.012 of the *MLDC*, which includes the definition of an agricultural building.

The applicant's narrative describes the current use of the structure as a barn for the washing, storage, and sale of vegetables. As described in Section 10.012, Definitions, an agricultural building does not include a place used by the public. Staff interprets the current sale of agricultural products from the barn as a wholesale use that is incidental to the farm operation.

Section 10.314(6)(g) of the *MLDC* lists special uses permitted in residential zoning districts, and indicates that agriculture, livestock, farming, and ranching are permitted uses within the SFR-4 zoning district only within an E-A overlay (Exhibit O). The application of the E-A overlay to this parcel will result in a described use that is consistent with the *Medford Land Development Code*, and will bring the parcel into compliance with Section 10.314(6)(g). Staff recommends that the applicant eventually apply for the addition of the EA Overlay to the remaining residentially zoned property if the applicant's intent is to maintain the agricultural uses. Such an action would bring the property fully into compliance with the *Medford Land Development Code*.

Category A Services

The report from the Public Works Department requires the applicant to obtain both sanitary sewer and storm drain easements across adjacent property prior to the public hearing of this request (Exhibit J). The applicant has expressed reluctance to do so at

this time as both the subject property and the adjoining parcel are under the applicant's ownership, and the applicant feels that the easements could be provided at a later date.

Compliance with Section 10.227(2), the criteria for a zone change approval, requires that access to Category A services be provided to the subject property. The easements must be provided to the subject property for staff to recommend approval of this zone change. At the time of this writing, the applicant has yet to provide the required easements. As such, staff cannot support the zone change request due to lack of compliance with the applicable criteria (Exhibit B).

If the applicant provides the easements to the Public Works Department in the time frame between the writing of this report and the public hearing for this application, then the criteria will have been met and staff will recommend approval of the zone change request at the hearing.

Future development on the site will require storm drainage detention and water quality improvements in accordance with Sections 10.486 and 10.729 of the Municipal Code (Exhibit J).

Decision: The Planning Commission approved the zone change request, removing the conditions of approval (Exhibit A) from the report. Additionally, the Commission noted that should the E-A Overlay be removed from the subject property, the applicant will be required to provide storm drain and sanitary sewer easements prior to development.

Street Capacity

Per the report from the Public Works Department, a Traffic Impact Analysis is not required as no net new trips are created on City facilities as a result of the proposed zone change (Exhibit J).

No other issues were identified by staff.

Committee Comments

This zone change request received no comments from any of the City's Committees.

ACTION TAKEN

Directed staff to prepare a Final Order for approval of ZC-10-071 per the Planning Commission Report dated January 13, 2011, including Exhibits B through O, and the additional Finding of Fact:

The Exclusive Agricultural Overlay allows for the preservation of agricultural lands per Section 10.360 of the Medford Land Development Code. Per Section 10.361 of the MLDC, development within an E-A Overlay shall be restricted to agricultural buildings, as defined by MLDC Section 10.012. Therefore, approval of this request will place no further burden on public facilities.

EXHIBITS

- A Removed by Planning Commission
- B Approval Criteria
- C Applicant's Narrative, received September 29, 2010
- D Applicant's Findings of Fact, received September 29, 2010
- E Excerpt, Assessor's Map 371W21C
- F Zoning Map
- G General Land Use Plan Map (GLUP)
- H Aerial Photo
- I Building Locations, received September 29, 2010
- J Report from Public Works Department, received November 24, 2010
- K Memorandum from Medford Water Commission, received November 17, 2010
- L Report from Medford Fire Department, received November 3, 2010
- M Letter from Jackson County Roads, received November 1, 2010
- N Letter from Oregon Department of Transportation, received October 26, 2010
- O Section 10.314(6) of the *Medford Land Development Code*
Vicinity Map

MEDFORD PLANNING COMMISSION



Norm Nelson, Chair

PLANNING COMMISSION AGENDA:

**DECEMBER 9, 2010
JANUARY 13, 2011
JANUARY 27, 2011**

BEFORE THE MEDFORD PLANNING COMMISSION

STATE OF OREGON, CITY OF MEDFORD

IN THE MATTER OF PLANNING COMMISSION FILE)
ZC-10-071 APPLICATION FOR A ZONE CHANGE SUBMITTED) **ORDER**
BY EMILY MOSTUE, ROCKY KNOLL LLC)

ORDER granting approval of a request for changing the zoning from SFR-4 (Single Family Residential, four dwelling units per acre) to SFR-4/EA (Single Family Residential, four dwelling units per acre/ Exclusive Agricultural Overlay) on one parcel consisting of 7.18 acres on the north side of Hillcrest Road, approximately 540 feet east of Pierce Road.

WHEREAS, the City Planning Commission in the public interest has given consideration to changing the zoning of real property described below from SFR-4 (Single Family Residential, four dwelling units per acre) to SFR-4/EA (Single Family Residential, four dwelling units per acre/ Exclusive Agricultural Overlay) on one parcel consisting of 7.18 acres on the north side of Hillcrest Road, approximately 540 feet east of Pierce Road; and

WHEREAS, the City Planning Commission has given notice of, and held, a public hearing, and after considering all the evidence presented, finds that the zone change is supported by, and hereby adopts the Planning Commission Report dated January 13, 2011, including Findings 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 1W 21C Tax Lot 2700

is hereby changed from SFR-4 (Single Family Residential, 4 dwelling units per acre) to SFR-4/EA (Single Family Residential – 4 dwelling units per acre/Exclusive Agricultural Overlay) zoning district.

Accepted and approved this 27th day of January, 2011.

CITY OF MEDFORD PLANNING COMMISSION


Planning Commission Chair

ATTEST:

Planning Department Representative

EXHIBIT B
Approval Criteria
January 6, 2011
ZC-10-071
Rocky Knoll, LLC

ZONE CHANGE APPROVAL CRITERIA
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.

- (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 Section 10.462 and Goal 2 of the Comprehensive Plan "Public Facilities Element" and Transportation System Plan.

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

- (b) Adequate streets and street capacity must be provided in one (1) 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 (1) 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 (1) 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 (2) years of the State's current STIP (State Transportation Improvement Plan), or any other public agencies adopted capital improvement plan budget; or

EXHIBIT B
Approval Criteria
January 6, 2011
ZC-10-071
Rocky Knoll, LLC

- (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.

- (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.

[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; Amd. Sec. 13, Ord. No. 2008-236, Nov. 20, 2008; Amd. Sec. 2, Ord. No. 2009-207, Sept. 17, 2009.]

RECEIVED

SEP 29 2010

PLANNING DEPT.

September 18, 2010

Rocky Knoll Farm Stand

Rocky Knoll is interested in establishing a farm stand on its property in order to sell farm products. As a small family farm, it is difficult to break even financially unless we can sell products such as wine, vegetables, grains, flour, beans, and various and sundry other related items directly to the consumer and a farm stand and wine tasting room is necessary to do so.

Rocky Knoll Farm has been a fully operational family farm for over 100 years. Over the century it has been known by several different names: Veritas Orchard beginning in 1909, followed by Dunbar Orchards named in the late 1940s, and now as of 2001 called Rocky Knoll with an agricultural lease to Dunbar Farms. The eastern portion of the farm – from Pierce Road to the center line of the farm has been in the City of Medford for many years. About 9 years back, we petitioned to bring the rest of the farm which had been in the County, into the City of Medford so that the farm would all be under one jurisdiction.

In January, 2009, the City of Medford, decided to rezone that property within its City limits that had the County Exclusive Farm Use (EFU) designation. At that time we had a number of conversations with Bianca Petrou about the appropriate City zone designation for the Rocky Knoll property that was designated EFU. We decided to request the Exclusive Agriculture Overlay as we wished to continue operating as a farm. That designation was approved and the east portion of our farm, Tax Lots # 102 & # 1500 have that designation.

Unfortunately, the building we identified as most appropriate for the farm stand is on Tax Lot # 2700 which is on the west side of our farm. This tax lot was brought into the City of Medford, many years ago and has the zoning designation of SFR-4. Since a farm stand is not consistent with the SFR-4 designation we would like to request rezoning of Tax Lot # 2700 from SFR-4 to an Exclusive Agricultural Overlay.

CITY OF MEDFORD
EXHIBIT # C
File # ZC-10-071

SCANNED

RECEIVED

SEP 29 2010

PLANNING DEPT.

Zone Change Application

Approval Criteria, 10.227
Findings of Fact

Subsection 1 – Transportation System Plan

At a meeting with Peter Mackprang, PTE, of the City of Medford Engineering Department on September 20, 2010, it was determined that Rocky Knoll could have up to 279 (29 current + 250 threshold) daily trips on the farm before a Traffic Impact Analysis was needed. We expect to have many fewer daily trips than that. See signed Traffic Impact Analysis form.

Subsection 2 – Urban Services and Facilities

The property has been operating as a farm for over 100 years. Tax lot #2700 is just over 7 acres and is primarily a field that has been used variously for growing hay, vegetables, legumes, grains, flowers, and pasturing cattle. There is one building on the tax lot which was built as a brooder house for baby chickens in the 1950's and has been remodeled several times, first as a barracks to house migrant pear pickers and then as a barn for vegetable washing, storage and sales. It is served by City of Medford water, the water meter located on Hillcrest Road and a septic system for waste products. Storm drainage is not an issue as City storm water is emptied into a drainage system that runs thru the farm. The building, called Dunbar's Barn, is reached by a granite and gravel driveway that enters from Hillcrest Road and continues on into the center of the farm. It is approximately 400 feet from Hillcrest Road to Dunbar's Barn. This property is a working farm and we are anxious to maintain our ability to operate it as such as well as maintain its "farm ambience."

CITY OF MEDFORD

EXHIBIT # D

File # 20-10-071

SCANNED

H

3126
3127
3128
3129
3130

37 1W 21CB

49-1

CS-16638

BROOKDALE

SEE MAP

QUAIL RUN DRIVE

COUNTRY PARK LANE

37 1W 21CC

File # 22-10-071
EXHIBIT # E
CITY OF MEDFORD

PIERCE

SUBDIVISION

SUBJECT SITE

SEE MAP 37 1W 21D

RSON

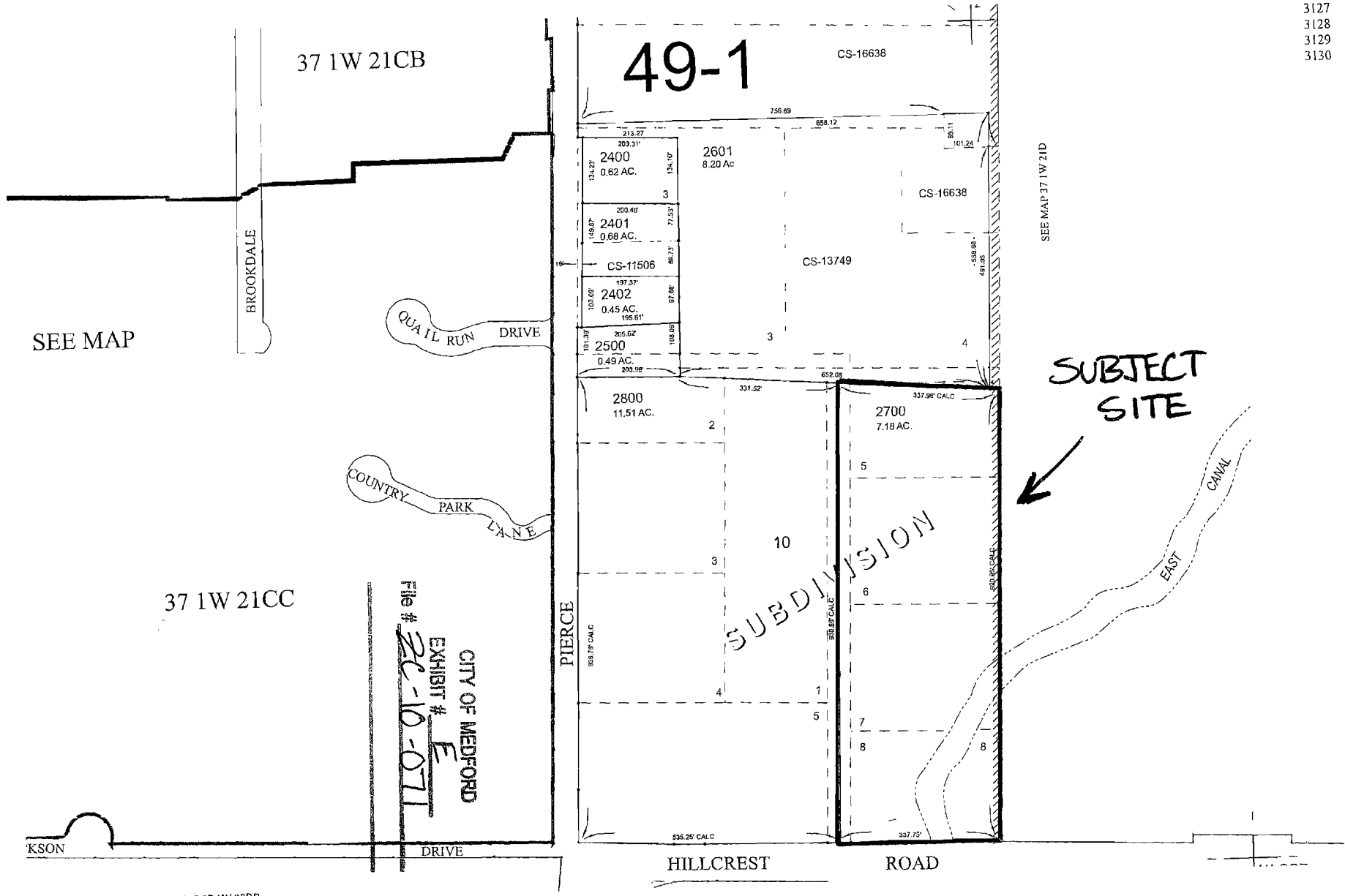
DRIVE

HILLCREST

ROAD

SEE MAP 37 1W 28BB

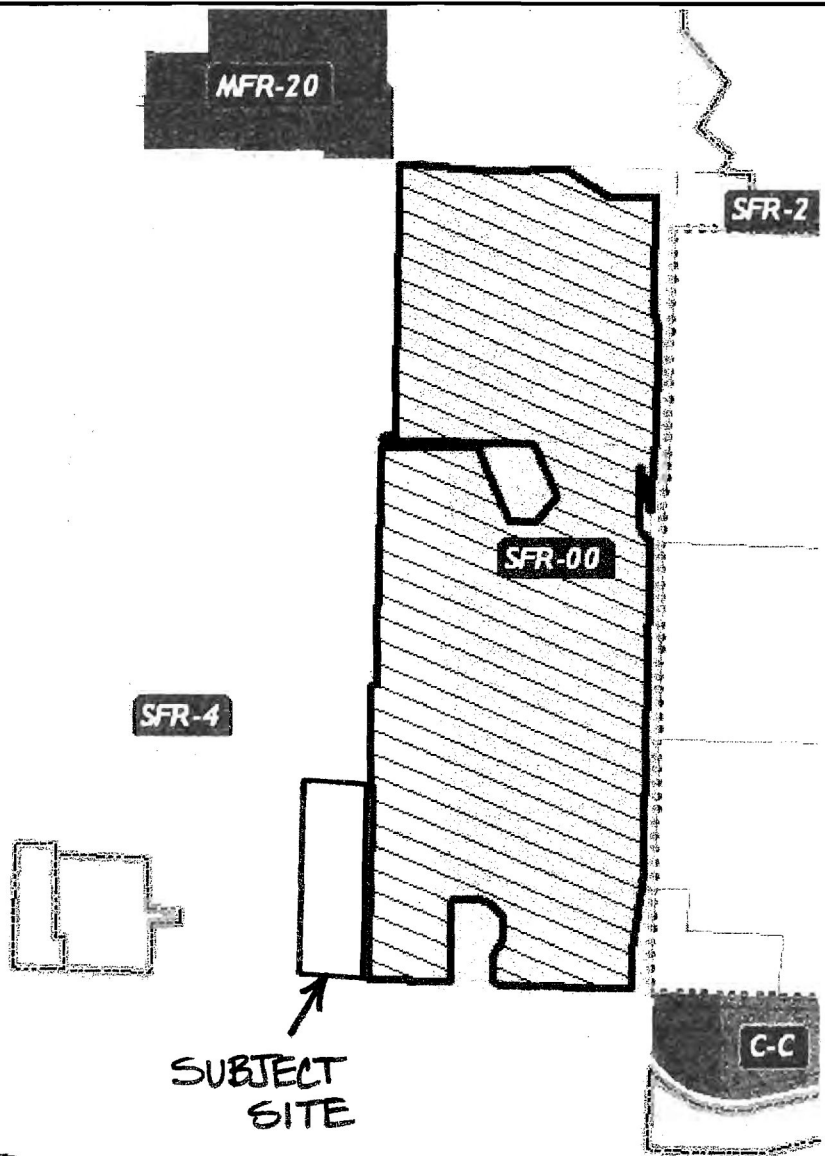
16



City of Medford: GIS

Legend

- Legend
- Airport Approach
 - Airport Radar
 - Central Business
 - Exclusive Agricultural
 - Freeway
 - Historic
 - Limited Industrial
 - Limited Service
 - Planned Development
 - Southeast
 - Freeway
 - On \ Off Ramps
 - State Highway
 - Major Arterial
 - Minor Arterial
 - Major / Urban Collector
 - Minor Collector
 - Other Public Road
 - Unimproved County Road
 - Local Access Road
 - Major USFS / BLM Road
 - Other USFS / BLM Road
 - Private Road
 - Trail
 - Greenway Trail
 - Railroad - Mainline
 - Railroad - Spur
 - Zoning Text
- Zoning**
- City Residential**
- Multi-Family Residential - 30 Units/Acre
 - Multi-Family Residential - 20 Units/Acre
 - Multi-Family Residential - 15 Units/Acre
 - 45-76-100 SFR - 10 Units/Acre
 - 55-100-100 SFR - 6 Units/Acre
 - 60-80-100 SFR - 4 Units/Acre
 - 60-25-100 SFR - 2 Units/Acre
 - SFR-00
- City Commercial**
- Heavy
 - Regional
 - Community
 - Neighborhood
 - Service/Professional
- City Industrial**
- Heavy
 - General
 - Light
- County Residential**
- 60-100-100 SR - 1 Acre Minimum
 - 60-50-100 SR - 2.5 Acre Minimum
 - 60-25-100 RR - 5 Acre Minimum
 - Farm - 5 Acre Minimum
- County Reserence**
- Exclusive Farm Use
 - Open Space Reserve
- County Commercial**
- General
 - Neighborhood
- County Industrial**
- Airport Development - Multi-Use
 - General
 - Light
 - Taxlots
 - Urban Growth Boundary



Disclaimer Text:

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THE MAPS OR DATA MAY NOT BE SUITABLE FOR YOUR PARTICULAR USE. THIS INFORMATION IS BEING PROVIDED AS IS OR WITH ALL FAULTS.

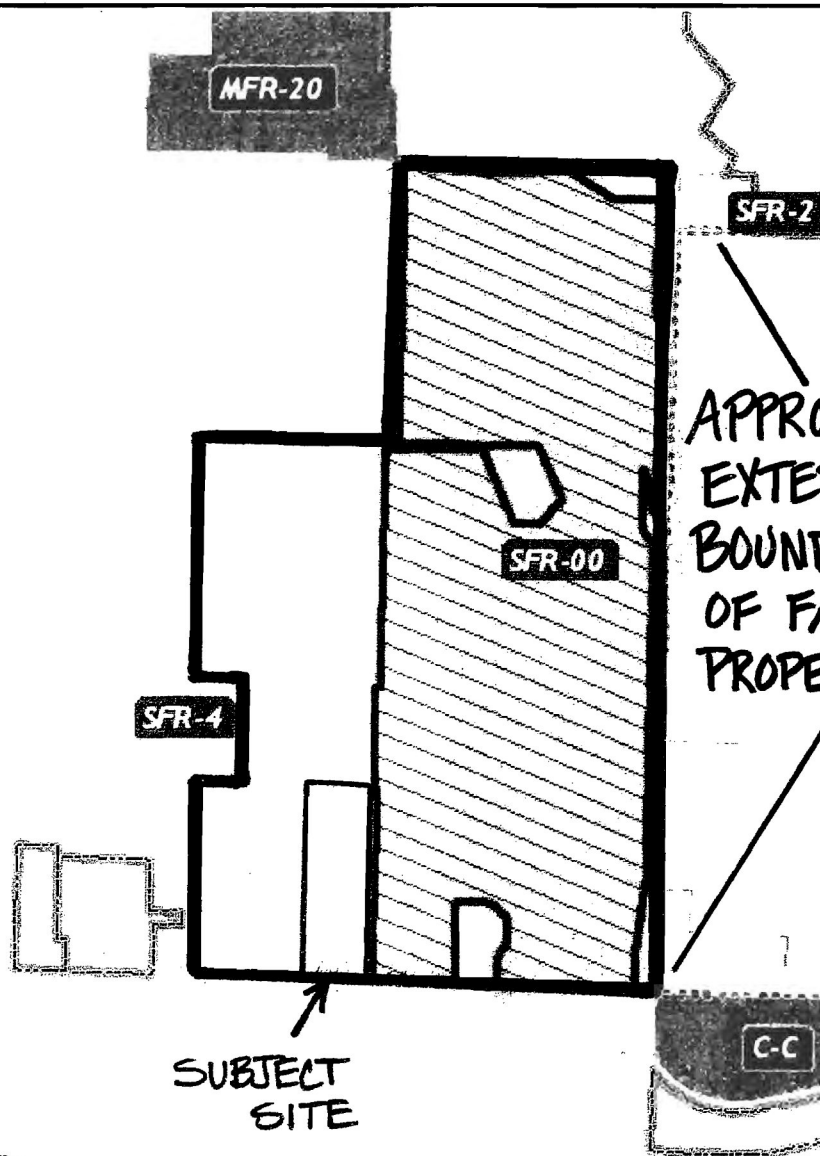
THE ENTIRE RISK AS TO THE QUALITY OR PERFORMANCE IS WITH THE BUYER AND IF INFORMATION IS DEFECTIVE, THE BUYER ASSUMES THE ENTIRE COST OF ANY NECESSARY CORRECTIONS OR SERVICING.



CITY OF MEDFORD
 EXHIBIT # F 1/2
 File # 2C-10-071

36

City of Medford: GIS



Legend

- Legend
- ✈ Airport Approach
 - ✈ Airport Radar
 - ▨ Central Business
 - ▨ Exclusive Agricultural
 - ▨ Freeway
 - ▨ Historic
 - ▨ Limited Industrial
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 - Freeway
 - On / Off Ramps
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 - Other USFS / BLM Road
 - Private Road
 - Trail
 - Greenway Trail
 - Railroad - Mainline
 - Railroad - Spur
 - Zoning Text
- Zoning
- City Residential
 - Multi-Family Residential - 30 Units/Acre
 - Multi-Family Residential - 20 Units/Acre
 - Multi-Family Residential - 15 Units/Acre
 - 45-75-100 SFR - 10 Units/Acre
 - 55-100-100 SFR - 6 Units/Acre
 - 60-60-100 SFR - 4 Units/Acre
 - 60-25-100 SFR - 2 Units/Acre
 - SFR-00
 - City Commercial
 - Heavy
 - Regional
 - Community
 - Neighborhood
 - Service/Professional
 - City Industrial
 - Heavy
 - General
 - Light
 - County Residential
 - 60-100-100 SR - 1 Acre Minimum
 - 60-50-100 SR - 2.5 Acre Minimum
 - 60-25-100 RR - 5 Acre Minimum
 - Farm - 5 Acre Minimum
 - County Resource
 - ▨ Exclusive Farm Use
 - ▨ Open Space Reserve
 - County Commercial
 - General
 - Neighborhood
 - County Industrial
 - ▨ Airport Development - Multi-Use
 - General
 - Light
 - Textlots
 - ▨ Urban Growth Boundary

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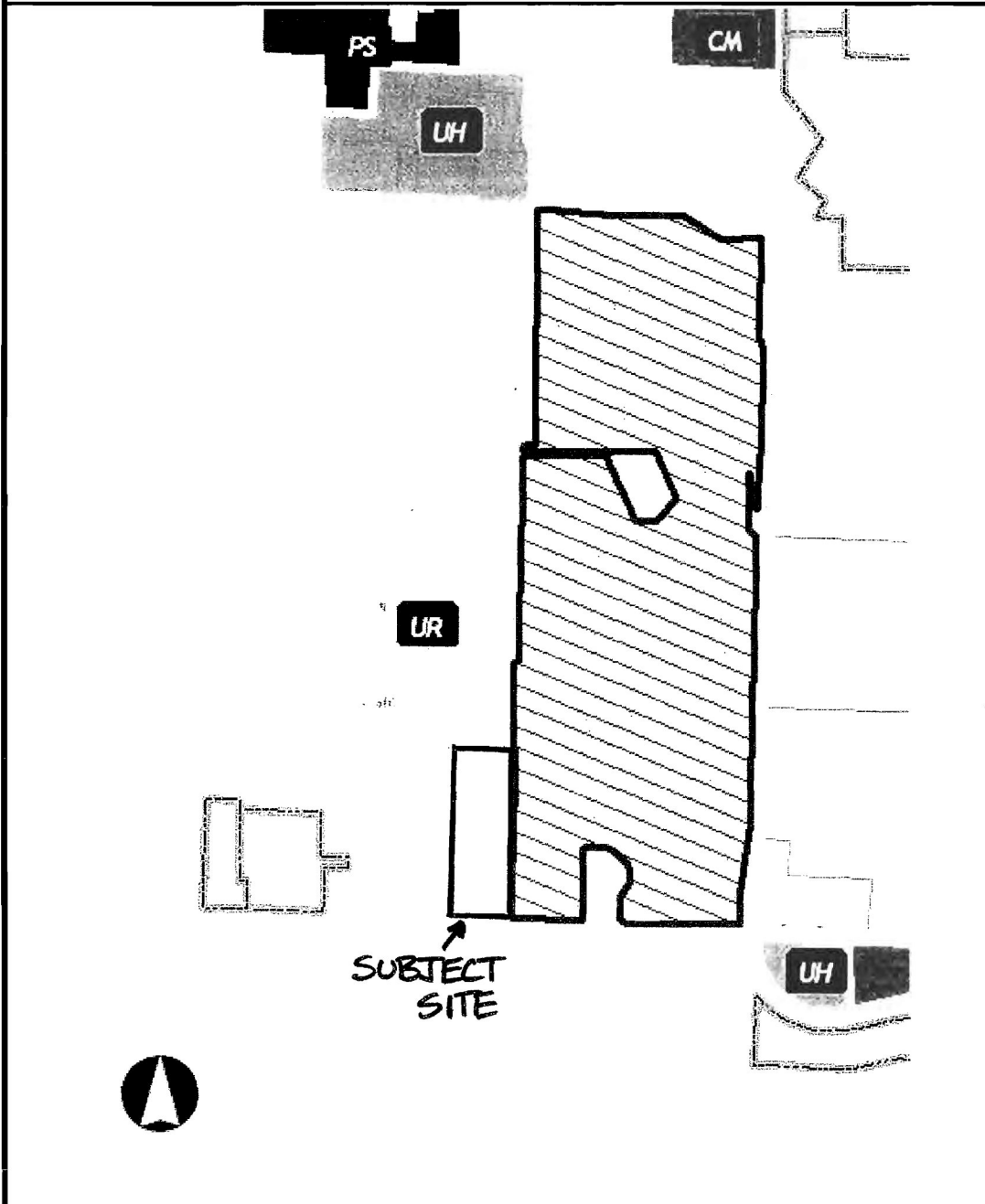
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CITY OF MEDFORD
EXHIBIT # F 2/2
File # ZC-10-071

36

City of Medford: GIS



Legend

[Symbol]	Legend
[Symbol]	Airport Approach
[Symbol]	Airport Radar
[Symbol]	Central Business
[Symbol]	Exclusive Agricultural
[Symbol]	Freeway
[Symbol]	Historic
[Symbol]	Limited Industrial
[Symbol]	Limited Service
[Symbol]	Planned Development
[Symbol]	Southeast
[Symbol]	Freeway
[Symbol]	On / Off Ramps
[Symbol]	State Highway
[Symbol]	Major Arterial
[Symbol]	Minor Arterial
[Symbol]	Major / Urban Collector
[Symbol]	Minor Collector
[Symbol]	Other Public Road
[Symbol]	Unimproved County Road
[Symbol]	Local Access Road
[Symbol]	Major USFS / BLM Road
[Symbol]	Other USFS / BLM Road
[Symbol]	Private Road
[Symbol]	Trail
[Symbol]	Greenway Trail
[Symbol]	Railroad - Mainline
[Symbol]	Railroad - Spur
[Symbol]	Comprehensive Plan Text
[Symbol]	A - AIRPORT
[Symbol]	CC-CITY CENTER
[Symbol]	CM-COMMERCIAL
[Symbol]	SC-SERVICE COMMERCIAL
[Symbol]	GI-GENERAL INDUSTRIAL
[Symbol]	HI-HEAVY INDUSTRIAL
[Symbol]	LS-LIMITED SERVICE AREA
[Symbol]	PS-PARKS & SCHOOLS
[Symbol]	UR-URBAN RESIDENTIAL
[Symbol]	UM-URBAN MEDIUM DENSITY RESIDENTIAL
[Symbol]	UH-URBAN HIGH DENSITY RESIDENTIAL
[Symbol]	Texts
[Symbol]	Urban Growth Boundary

Disclaimer Text:
 The Geographic Information Systems (GIS) data made available on this map are developed and maintained by the City of Medford and Jackson County. GIS data is not the official representation of any of the information included. The maps and data are made available to the public solely for informational purposes.

THERE MAY BE ERRORS IN THE MAPS OR DATA. THE MAPS OR DATA MAY BE OUTDATED, INACCURATE, AND MAY OMIT IMPORTANT INFORMATION.
 THE MAPS OR DATA MAY NOT BE SUITABLE FOR YOUR PARTICULAR USE. THIS INFORMATION IS BEING PROVIDED AS IS OR WITH ALL FAULTS.
 THE ENTIRE RISK AS TO THE QUALITY OR PERFORMANCE IS WITH THE BUYER AND IF INFORMATION IS DEFECTIVE, THE BUYER ASSUMES THE ENTIRE COST OF ANY NECESSARY CORRECTIONS OR SERVICING.



CITY OF MEDFORD
 EXHIBIT # G
 File # 2C-10-071

37

City of Medford: GIS

SUBJECT SITE



Legend

- Legend
- Street Names
- Freeway
- On \ Off Ramps
- State Highway
- Major Arterial
- Minor Arterial
- Major / Urban Collector
- Minor Collector
- Other Public Road
- Unimproved County Road
- Local Access Road
- Major USFS / BLM Road
- Other USFS / BLM Road
- Private Road
- Trail
- Greenway Trail
- Railroad - Mainline
- Railroad - Spur
- Taxlots
- Urban Growth Boundary
- Aerial Photo (2007)
- RGB
- Red: Band_1
- Green: Band_2
- Blue: Band_3

Disclaimer Text:

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CITY OF MEDFORD

EXHIBIT # H

File # ZC-10-071

24

JACKSON COUNTY

INFORMATION TECHNOLOGY

Map Maker Application

- Front Counter Legend
- Tax Lot Outlines
- Tax Lot Numbers
- Buildings
- Driveways

RECEIVED
SEP 29 2010
PLANNING DEPT.

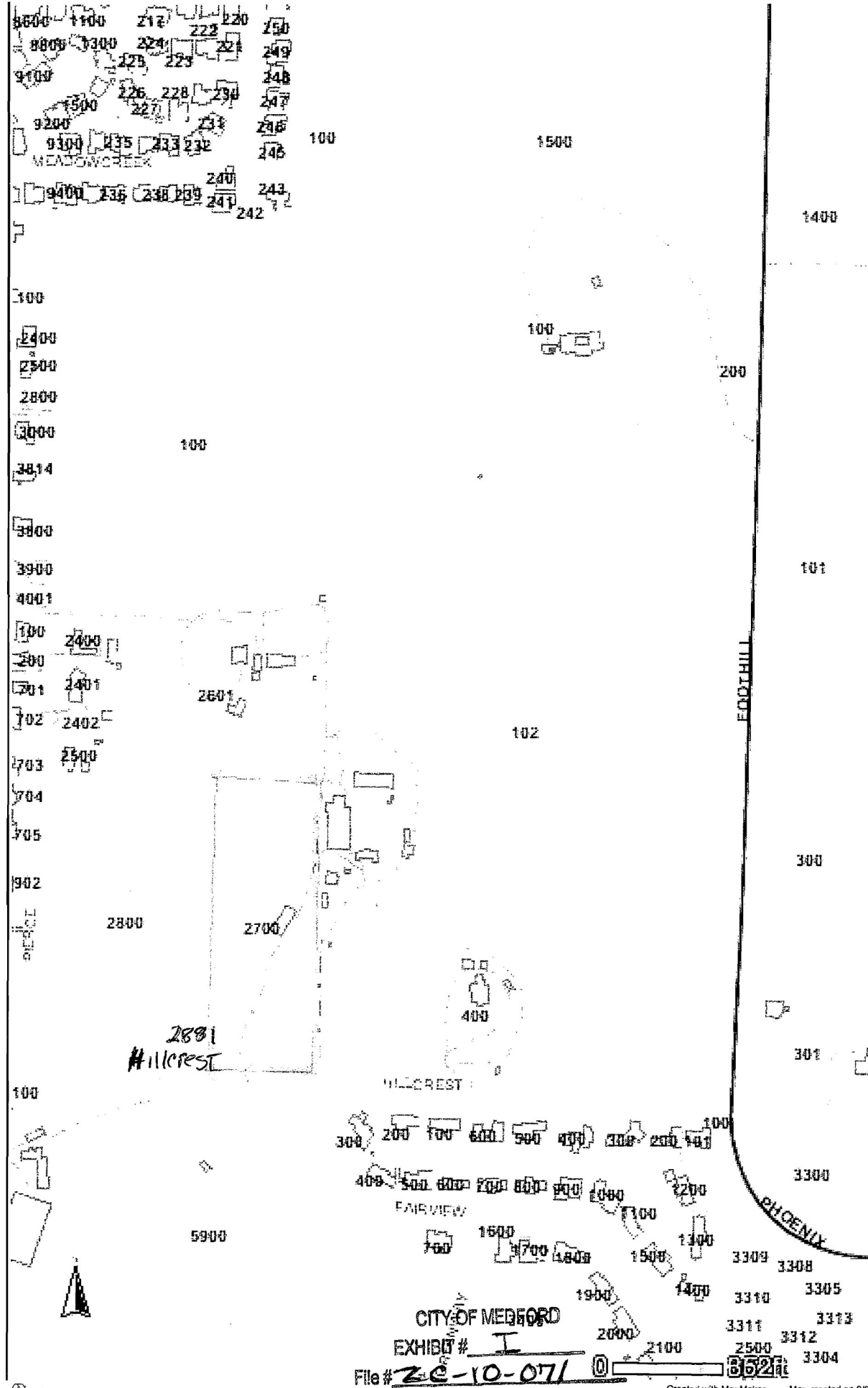


EXHIBIT # I
 File # 20-10-071



JACKSON COUNTY
 Oregon

This map is based on a digital database compiled by Jackson County from a variety of sources. Jackson County cannot accept responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied.

Please recycle with colored office grade paper

Created with MapMaker. Map created on 9/3/2010 11:27:35 AM using web.jacksoncounty.org

PUBLIC WORKS DEPARTMENT STAFF REPORT

for a Proposed Zone Change from SFR-4 (Single-Family Residential, 4 dwelling units per acre) to SFR-4/EA (Single-Family Residential, 4 dwelling units per acre/Exclusive Agricultural Overlay) on one parcel consisting of 7.18 acres located on the North side of Hillcrest Road, approximately 540 feet East of Pierce Road

RECEIVED

Rocky Knoll, LLC (ZC-10-071)

NOV 24 2010

PLANNING DEPT.

A. Sanitary Sewer Facilities

This site lies within the City of Medford Sewer Service area. Sanitary sewer service is accessible approximately 600 feet West of the subject site on Pierce Road. Existing capacity is sufficient to serve future development of the subject site. Prior to the Planning Commission meeting a public sanitary sewer easement shall be provided to the City of Medford across the adjacent parcel to the west (371 W21C TL 2800), from Pierce Road to the northwest corner of the subject site. The sanitary sewer easement shall be a minimum of 10 feet wide.

B. Storm Drainage Facilities

This site lies within the Lone Pine Creek Drainage Basin, and does not have direct access to the natural drainage channel. Medford Irrigation District will not allow storm drain connection to the Main Canal. Prior to the Planning Commission meeting a public storm drain easement shall be provided across the adjacent parcel to the west (371 W21C TL 2800). The storm drain easement shall be a minimum of 10 feet wide and shall not occupy the same area as the sanitary sewer easement. Future development of this site will require storm drainage detention and water quality improvements in accordance with Sections 10.486 and 10.729 of the Municipal Code.

C. Streets and Street Capacity

A Traffic Impact Analysis (TIA) is not required for the proposed zone change. The Public Works Department finds no net new trips are created on City facilities as a result of the proposed zone change application. (A copy of the Zone Change Application Traffic Impact Analysis Form dated 9/29/10 is attached.)

Prepared by: E. Lighthill 11/3/10

Reviewed by: L. Beskow ^{LB} 11/23/10

CITY OF MEDFORD
EXHIBIT # J
File # ZC-10-071

ZONE CHANGE APPLICATION

RECEIVED

SEP 29 2010

PLANNING DEPT.

TRAFFIC IMPACT ANALYSIS FORM

A. Form to be filled out and signed by a representative from the Public Works Department – Traffic Section **prior** to submittal of this **Zone Change** application.

Map and Tax Lot(s) 371W21C2700

Current Zoning District: SFR4

Proposed Zoning District: Exclusive Agricultural Overlay

B. Based upon the information submitted with this application:

- A Traffic Impact Analysis is not required
SFR-4 * 7.16Ac = 29 Trips Existing Potential
- A Traffic Impact Analysis is required and has been submitted to the Public Works – Traffic Section.
- Insufficient information to determine if TIA is required.

Peter T Mackprang
Printed Name

P.T. Mackprang
Signature

Associate Traffic Engineer
Title

CITY OF MEDFORD

EXHIBIT # _____

File # 2C-10-071

SCANNED

ln



BOARD OF WATER COMMISSIONERS

Staff Memo

TO: Planning Department, City of Medford
FROM: Rodney Grehn P.E., Water Commission Staff Engineer
SUBJECT: ZC-10-071
PARCEL ID: 371W21C TL 2700
PROJECT: Consideration of a request for a change of zone from SFR-4 (Single-Family Residential, four dwelling units per acre) to SFR-4/EA (Single-Family Residential, four dwelling units per acre/Exclusive Agricultural Overlay) on one parcel consisting of 7.18 acres on the north side of Hillcrest Road, approximately 540 feet east of Pierce Road; Rocky Knoll, LLC., Applicant (Emily Mostue, Agent). Sandra Johnson, Planner
DATE: October 28, 2010

RECEIVED
NOV 17 2010
PLANNING DEPT.

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 16-inch water line is located in Hillcrest Road.

CITY OF MEDFORD
EXHIBIT # K
File # ZC-10-071



Medford Fire Department

200 S. Ivy Street, Room #257
Medford, OR 97501
Phone: 774-2300; Fax: 541-774-2514;
www.medfordfirerescue.org

RECEIVED

NOV 03 2010

PLANNING DEPT.

LAND DEVELOPMENT REPORT - PLANNING

To: Sandra Johnson

LD Meeting Date: 11/03/2010

From: Kleinberg, Greg

Report Prepared: 11/01/2010

Applicant: Rocky Knoll, LLC., Applicant (Emily Mostue, Agent).

File #: ZC - 10 - 71

Site Name/Description:

Consideration of a request for a change of zone from SFR-4 (Single-Family Residential, four dwelling units per acre) to SFR-4/EA (Single-Family Residential, four dwelling units per acre/Exclusive Agricultural Overlay) on one parcel consisting of 7.18 acres on the north side of Hillcrest Road, approximately 540 feet east of Pierce Road; Rocky Knoll, LLC., Applicant (Emily Mostue, Agent). Sandra Johnson, Planner

DESCRIPTION OF CORRECTIONS	REFERENCE
----------------------------	-----------

Requirement	ADDITIONAL REQUIREMENTS/COMMENTS	MEDFORD	OTHER
-------------	----------------------------------	---------	-------

There are no additional requirements for a produce stand. If, however, the building is remodeled and reclassified to be used as a produce store open to the public, then fire department access and water supply requirements shall be met. These may include, but are not limited to, fire hydrant(s), a fire department apparatus access road, and a fire department turn-around.

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
EXHIBIT # L
File # ZC-10-071

29



JACKSON COUNTY Roads

**JC Roads
Engineering**

Russell Logue
Construction & Development Manager

200 Antelope Road
White City, OR 97508
Phone: (541) 774-6255
Fax: (541) 774-6295
loguera@jacksoncounty.org

www.jacksoncounty.org

October 21, 2010

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

RECEIVED

NOV 01 2010

PLANNING DEPT.

RE: Zone Change off Hillcrest Road – a city-maintained section of the road.
Planning File: ZC-10-071

Dear Sandra:

Thank you for the opportunity to comment on this request for a change of zone from ~~SFR-4 (Single-Family Residential – four dwelling units per acre)~~ to ~~SFR-4/EA (Single-Family Residential – four dwelling units per acre/Exclusive Agricultural Overlay)~~ on one parcel consisting of 7.18 acres on the north side of Hillcrest Road, approximately 540 feet east of Pierce Road. Jackson County Roads has no comment.

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

Sincerely,

Russell Logue
Construction & Development Manager

CITY OF MEDFORD
EXHIBIT # M
File # ZC-10-071



Oregon

Theodore R. Kulongoski, Governor

Department of Transportation

Rogue Valley Office
100 Antelope Road
White City, OR 97503
Telephone (541) 774-6299
ADAM.O.STALLSWORTH@odot.state.or.us

October 25, 2010

File Code:

RECEIVED

OCT 26 2010

PLANNING DEPT.

City of Medford Planning Department
C/O Sandra Johnson
Lausman Annex, Room 240
200 South Ivy St.
Medford, OR. 97501

RE: ZC-10-071.

Dear Sandra:

Thank you for noticing ODOT on this project. We reviewed the land use notice and determined it does not affect state highway operations. We have no further comments at this time.

If I can be of further assistance please contact me at (541) 774-6328.

Sincerely,

Adam O. Stallsworth
District 8 Permit Specialist

CITY OF MEDFORD
EXHIBIT # N
File # ZC-10-071



10.314 Permitted Uses in Residential Land Use Classification

The following table sets forth the uses allowed within the residential land use classification by zoning district. Uses not identified herein are not allowed. (See Article I, Section 10.012, Specific Definitions, for the definition of each listed use.)

These symbols indicate the status of each listed use:

P = Permitted Use.

C = Conditional Use; permitted subject to approval of a Conditional Use Permit. (See Article II, Sections 10.246 - 10.250.)

X = Prohibited Use.

Ps = Special Use (See Article V, Sections 10.811- 10.900, Special Use Regulations)

EA = Permitted Use if in an EA (Exclusive Agriculture) overlay district.

PD = Permitted Use if in a PD (Planned Development) overlay district.

PERMITTED USES IN RESIDENTIAL ZONING DISTRICTS	SFR	SFR	SFR	SFR	SFR	MFR	MFR	MFR	Special Use or Other Code Section
	00	2	4	6	10	15	20	30	
6. NONRESIDENTIAL SPECIAL USES									
(a)Bed and Breakfast Inn	X	X	Cs	Cs	Cs	Ps	Ps	Ps	10.828
(b) Child Day Care Center	Cs	Cs	Cs	Cs	Cs	Cs	Cs	Cs	10.811
(c)Institutional Uses (Schools, Churches, Government Facilities - Excluding Storage or Repair Yards or Warehouses, Cemeteries, etc.)	Cs	Cs	Cs	Cs	Cs	Cs	Cs	Cs	10.815-817
(d)Community Services Facilities (Parks, Recreation, etc.)	C	C	C	C	C	C	C	C	10.817
(e)Transit, Pedestrian, or Bicycle Facilities	P	P	P	P	P	P	P	P	10.747-810
(f)Utility Distribution Systems	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	10.830
(g)Agriculture, Livestock, Farm, or Ranch	EA	EA	EA	EA	EA	EA	EA	EA	10.360-361
(h)Riding Stable or Paddock (Private)	EA	EA	EA	EA	EA	EA	EA	EA	10.829

CITY OF MEDFORD

EXHIBIT # 0

File # 20-10-071

PERMITTED USES IN RESIDENTIAL ZONING DISTRICTS	SFR	SFR	SFR	SFR	SFR	MFR	MFR	MFR	Special Use or Other Code Section
	00	2	4	6	10	15	20	30	
(i) Temporary Contractor Office	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	10.849
(j) Temporary Real Estate Office	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	10.850
(k) Wireless Communication Support Structure	Cs	Cs	Cs	Cs	Cs	Cs	Cs	Cs	10.824
(l) Wireless Communication Facilities, other than Support Structure	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	10.824

CITY OF MEDFORD PLANNING DEPARTMENT

Vicinity Map

Application Name/Description:

Rocky Knoll, LLC

Proposal:

Zone Change from SFR-4 to SFR-4/EA

File no.

ZC-10-071

Applicant:

Rocky Knoll, LLC

Map/Taxlot

371W21C TL 2700



Medford Zoning



Subject Area



UGB



Tax Lots

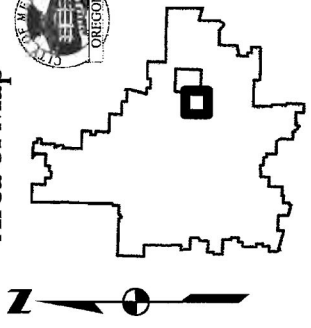


City Limits

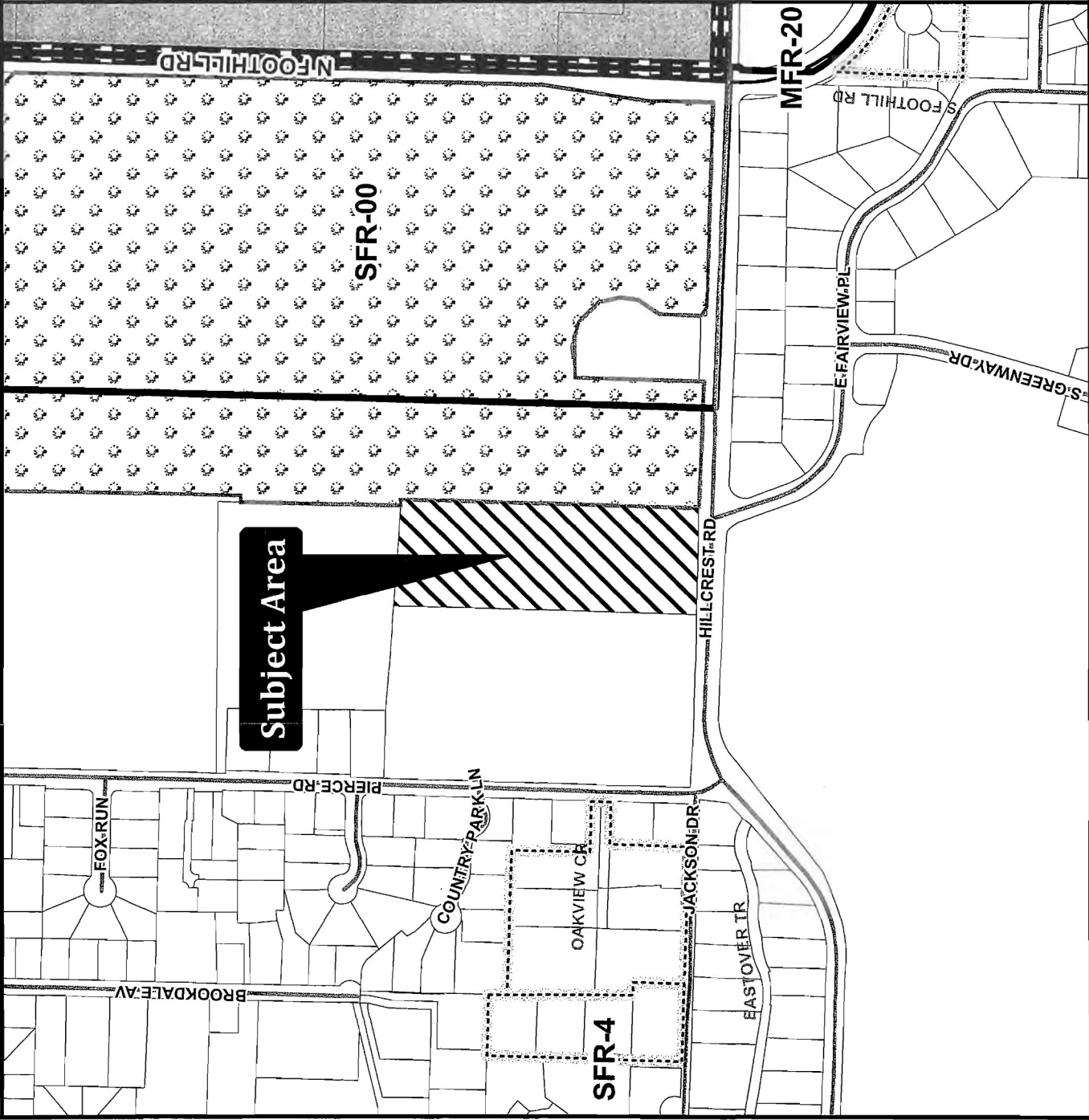


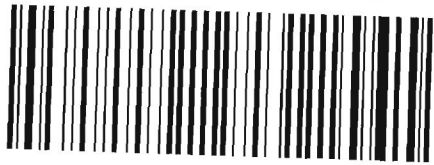
EA

Area of Map



11/29/2010





7007 0710 0001 0567 0049

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

016126507632

\$06.83⁰

02/01/2011

Mailed From 97501

US POSTAGE

RETURN RECEIPT
REQUESTED

DEPT OF
FEB 03 2011
LAND CONSERVATION
AND DEVELOPMENT