



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: March 04, 2015

Jurisdiction: City of Medford

Local file no.: ZC-14-103

DLCD file no.: 011-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 03/02/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 39 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A 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).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE
File No.: 011-14 {22503}
Received: 3/2/2015

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Medford

Local file no.: **ZC-14-103**

Date of adoption: 2/26/15

Date sent: 3/3/2015

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 10/4/14

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

NO

Local contact (name and title): Sarah Sousa, Planner IV

Phone: 541.774.2380

E-mail: sarah.sousa@cityofmedford.org

Street address: 200 S. Ivy Street

City: Medford

Zip: 97501-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

N/A

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

- | | | | |
|-------------|----|--------|------------------------------------------------|
| Change from | to | acres. | A goal exception was required for this |
| change. | | | |
| Change from | to | acres. | A goal exception was required for this |
| change. | | | |
| Change from | to | acres. | A goal exception was required for this |
| change. | | | |
| Change from | to | acres. | A goal exception was required for this change. |

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from RR-5	to SFR-10	Acres: 2.15
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address): 3720 Harbrooke Rd (371W34 TL 1600)

List affected state or federal agencies, local governments and special districts:

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

BEFORE THE MEDFORD PLANNING COMMISSION

STATE OF OREGON, CITY OF MEDFORD

IN THE MATTER OF PLANNING COMMISSION FILE)
ZC-14-103 APPLICATION FOR A ZONE CHANGE SUBMITTED) **ORDER**
BY ROCKLAND PLACE)

ORDER granting approval of a request for changing the zoning from County RR-5 (Rural Residential – 5 acre minimum lot size) to SFR-10 (Single Family Residential – 10 units per gross acre) on two parcels totaling 4.61 acres located on the south side of Harbrooke Road, approximately 385 feet east of North Phoenix Road, within an SFR-10/S-E (Single Family Residential – 10 units per gross acre / Southeast Overlay) zoning district. The zone change pertains only to 371W34 Tax Lot 1600. The application also includes approval of a preliminary PUD Plan for Rockland Place and tentative plat for a 31 lot single family subdivision.

WHEREAS, the City Planning Commission in the public interest has given consideration to changing the zoning of real property described below from County RR-5 (Rural Residential – 5 acre minimum lot size) to SFR-10 (Single Family Residential – 10 units per gross acre) on two parcels totaling 4.61 acres located on the south side of Harbrooke Road, approximately 385 feet east of North Phoenix Road, within an SFR-10/S-E (Single Family Residential – 10 units per gross acre / Southeast Overlay) zoning district. The zone change pertains only to 371W34 Tax Lot 1600. The application also includes approval of a preliminary PUD Plan for Rockland Place and tentative plat for a 31 lot single family subdivision; 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 Final Order, Planning Commission Report dated February 12, 2015, and the Findings contained therein – Exhibit “A,” and Legal Description – Exhibit “B” attached hereto and hereby incorporated by reference; now, therefore,

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

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

37 1W 34 Tax Lot 1600

is hereby changed from County RR-5 (Rural Residential – 5 acre minimum lot size) to SFR-10 (Single Family Residential – 10 units per gross acre) on two parcels totaling 4.61 acres located on the south side of Harbrooke Road, approximately 385 feet east of North Phoenix Road, within an SFR-10/S-E (Single Family Residential – 10 units per gross acre / Southeast Overlay) zoning district.

Accepted and approved this 26th day of February, 2015.

CITY OF MEDFORD PLANNING COMMISSION


Planning Commission Chair

ATTEST:


Planning Department Representative

APN: 1-001690-0

Bargain and Sale Deed
- continued

File No.: 7151-1541900 (KAF)
Date: 03/10/2010

EXHIBIT **B**

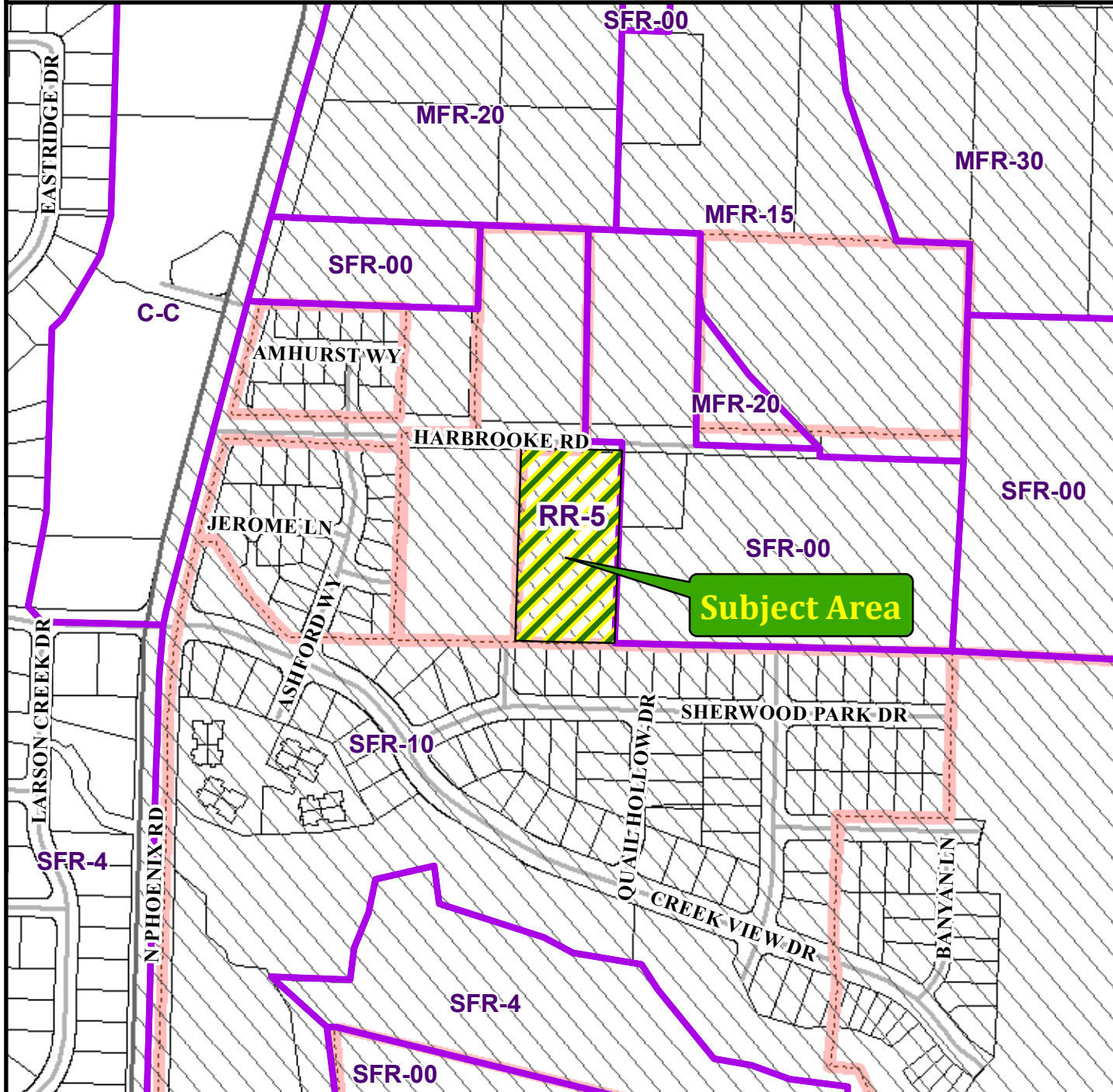
LEGAL DESCRIPTION: Real property in the County of Jackson, State of Oregon, described as follows:

COMMENCING AT THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 58 IN TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, THENCE NORTH 89°39'25" WEST, ALONG THE SOUTH LINE OF SAID CLAIM, A DISTANCE OF 620.40 FEET TO A 5/8" IRON PIN, THENCE SOUTH 0°13'55" WEST 1481.44 FEET TO A 5/8" IRON PIN ON THE NORTH LINE OF CLAIM NO. 57, SAID TOWNSHIP AND RANGE, THENCE SOUTH 89°42'35" WEST, ALONG SAID NORTH LINE, 998.45 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'35" WEST, ALONG SAID LINE, 254.44 FEET; THENCE NORTH 0°13'55" EAST 424.13 FEET TO THE SOUTH LINE OF TRACT DESCRIBED IN VOLUME 473 PAGE 114 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON; THENCE SOUTH 89°39'25" EAST, ALONG SAID LINE, 254.44 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF TRACT DESCRIBED IN VOLUME 551 PAGE 351; THENCE SOUTH 0°13'55" WEST, ALONG THE WEST LINE OF SAID TRACT, 419.71 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: This legal description was created prior to January 1, 2008.



Vicinity Map



Application Name/Description:

Rockland PUD

Zone Change

Proposal:

**Zone Change from
RR-5 to SFR-10**

File Numbers:

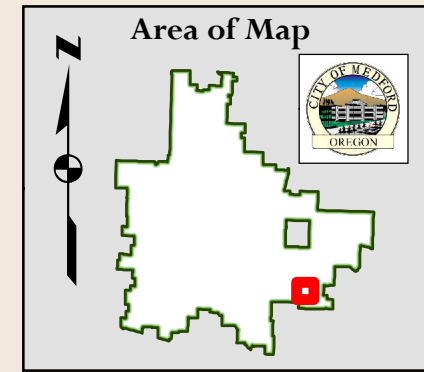
ZC-14-103

Applicant:

**Lovett Trust,
Richard & Leslie Lovett**

Map/Taxlot:

371W34 TL 1600



09/19/2014