



Oregon

Theodore R. Kubongski, 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

12/28/2009

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

FROM: Plan Amendment Program Specialist

SUBJECT: City of Medford Plan Amendment
DLCD File Number 027-09

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Wednesday, January 06, 2010

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

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

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NO. 2

DLCD

Notice of Adoption

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

In person electronic mailed

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LAND CONSERVATION
AND DEVELOPMENT

Jurisdiction: **City of Medford**

Local file number: **ZC-09-095**

Date of Adoption: **12/10/2009**

Date Mailed: **12/15/2009**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: **10/20/2009**

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

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

Consideration of a request for a change of zone from C-R (Regional Commercial) to C-R/F (Regional Commercial/Freeway Overlay) zoning district on three parcels totaling approximately 14.38 acres located at Crater Lake Highway and Poplar Drive.

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

Plan Map Changed from:

to:

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

to: **C-R/F**

Location: **Crater Lake Highway & Poplar Drive**

Acres Involved: **14**

Specify Density: Previous: **n/a**

New: **n/a**

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. 027-09 (17910) [15913]

DLCD file No. _____

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

Local Contact: Sarah Sousa

Phone: (541) 774-2380 Extension:

Address: 200 S. Ivy Street

Fax Number: 541-774-2564

City: Medford

Zip: 97501-

E-mail Address:

sarah.sousa@cityofmedford.org

ADOPTION SUBMITTAL REQUIREMENTS

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

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

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

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

BEFORE THE MEDFORD PLANNING COMMISSION

STATE OF OREGON, CITY OF MEDFORD

IN THE MATTER OF PLANNING COMMISSION FILE)
ZC-09-095 APPLICATION FOR A ZONE CHANGE SUBMITTED) **ORDER**
BY FRED MEYER STORE, INC.)

ORDER granting approval of a request for changing the zoning from C-R (Regional Commercial) to C-R/F (Regional Commercial/ Freeway Overlay) zoning district on three parcels totaling 14.38 acres located at Crater Lake Highway and Poplar Drive.

WHEREAS, the City Planning Commission in the public interest has given consideration to changing the zoning of real property described below from C-R (Regional Commercial) to C-R/F (Regional Commercial/ Freeway Overlay) zoning district on three parcels totaling 14.38 acres located at Crater Lake Highway and Poplar Drive; 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 December 3, 2009, Applicant's Findings -- Exhibit "A," and Legal Description -- Exhibit "B" attached hereto and hereby incorporated by reference; now, therefore,

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

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

37 1W 18C Tax Lot 502 and 602
371W 18BC Tax Lot 1400

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

Accepted and approved this 10th day of December, 2009.

CITY OF MEDFORD PLANNING COMMISSION


Planning Commission Chair

ATTEST:


Planning Department Representative



CITY OF MEDFORD
PLANNING DEPARTMENT

STAFF REPORT

Date: December 3, 2009
To: Planning Commission
From: Kelly Akin, Senior Planner *KA*
By: Sarah Sousa, Planner III
Subject: Fred Meyer Zone Change (ZC-09-095)
Fred Meyer Store, Inc. (Great Basin Engineering)

BACKGROUND

Proposal

Consideration of a request for a change of zone from C-R (Regional Commercial) to C-R/F (Regional Commercial/Freeway Overlay) zoning district on three parcels totaling approximately 14.38 acres located at Crater Lake Highway and Poplar Drive.

Subject Site Zoning, GLUP Designation and Existing Uses

The subject site contains a shopping center with commercial uses including a Fred Meyer Store. Fred Meyer Stores, Inc. has submitted an application for a fuel station to be built on the site which is currently under review.

The current zoning on the property is Regional Commercial which is consistent with the General Land Use Plan map designation of CM (Commercial).

Surrounding Property Zoning and Uses

North	Zone: C-R Use: Hotel
South	Zone: C-R & MFR-20 (Multi-Family Residential – 20 units per acre) Use: Hotel / Multi-Family Dwellings
East	Zone: C-C (Community Commercial) Use: Shopping Center with commercial uses
West	Zone: C-R Use: Biddle Access Loop – No uses

Related Projects

PA-09-035 Fred Meyer Store Fuel Station Preapplication
AC-09-094 Fred Meyer Fuel Station

Applicable Criteria

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

ISSUES/ANALYSIS

Freeway Overlay

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

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

Properties directly across Crater Lake Highway to the north, properties further east along Crater Lake Highway, and properties adjoining the subject property to the south all have the Freeway Overlay designation. The subject property is in close proximity to the North Medford Interchange (approximately 1000 feet) and therefore makes it eligible for the Freeway Overlay designation.

FINDINGS OF FACT

Staff has reviewed the applicant's Findings of Fact and recommends that the Commission adopt the Findings, with the following additions:

1. The zone change is consistent with the City's Transportation System Plan and the General Land Use Plan designation.
2. The Freeway Overlay designation does not change the types of uses permitted or increase the amount of density allowable so that there are no additional infrastructure capacity demands.

**Fred Meyer Zone Change (ZC-09-095)
Staff Report**

December 3, 2009

3. There are adequate infrastructure facilities to serve the site.

RECOMMENDED ACTION

Adopt the Final Order for approval of ZC-09-095 per the Staff Report dated December 3, 2009, including Exhibits A through G.

EXHIBITS

- A Approval Criteria
- B Applicant's Findings of Fact received September 30, 2009
- C Memorandum from Medford Engineering Division received November 18, 2009
- D Memorandum from Medford Water Commission received November 18, 2009
- E Memorandum from Medford Fire Department received November 18, 2009
- F Medford Zoning Map
- G Jackson County Assessor's Map
Vicinity Map

PLANNING COMMISSION AGENDA: DECEMBER 10, 2009

**EXHIBIT A
ZONE CHANGE CRITERIA
Section 10.227**

Medford Land Development Code

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

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

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

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

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

- (2) It shall be demonstrated that Category A urban services and facilities are available or can and will be provided, as described below, to adequately serve the subject property with the permitted uses allowed under the proposed zoning, except as provided in subsection (c) below. The minimum standards for Category A services and facilities are contained in the MLDC and Goal 3, Policy 1 of the Comprehensive Plan "Public Facilities Element."

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

OFFICE OF COMMUNITY DEVELOPMENT
CITY OF MEDFORD
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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.

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Findings of Fact

1. **Property Location:** The property is made up of several tax lots located at the Northwest corner of Crater Lake Highway and Poplar Drive. The Fred Meyer site is addressed 2424 Crater Lake Highway. The property is within the corporate limits of the City of Medford and its adopted and acknowledged urban growth boundary.
2. **Subject Property Description, Acreage and Ownership:** The subject property is identified in the records of the Jackson County Assessor as Tax Lot 502 and 602 on assessor map 37S-1W-18C and 1400 on assessor map 37S-1W-18BC. The property has approximately 14.26 acres and is owned by Metropolitan Life Insurance Company.
3. **Existing Land Use:** The subject property contains one existing and one proposed building. The existing Fred Meyer store (approximately 163,853 square feet) and the proposed fuel center that contains a small kiosk (112 square feet) and overhead canopy 43'x126' (5,418 square feet). Fred Meyer utilizes a one stop shopping model that incorporates groceries, retail, and fuel center on the same site. The store and fuel center operate from 7 AM-11 PM. The fuel center closes at night when not fully attended pursuant to Oregon State law. The property is zoned Regional Commercial (C-R).
4. **Intended Land Use:** A minor Zoning Map amendment is requested to change the zoning from Regional Commercial (C-R) to Regional Commercial/Freeway Overlay (C-R/F). Applicant intends to add additional ground signage according to the Medford Land Development Codes sign specification for properties along the Crater Lake Highway corridor.
5. **Topography:** The site does not contain significant relief and there are no topographic constraints present.
6. **Surrounding Land Uses:** The zoning map accurately depicts the pattern of land partitioning and development in the surrounding area (previously submitted).
 - A. North: Highway 62 (Crater Lake Highway).
 - B. East: Zoned Community Commercial (C-C).
 - C. South: Zoned Regional Commercial with Freeway Overlay (C-R) and Multi-Family – 30 Units/Acre (MFR-30)
 - D. West: Biddle Road and Crater Lake Highway Interchange.

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

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

8. **Signage:** *MLCD 10.1710 Community Commercial District (C-C) Heavy Commercial District (C-H) and Regional Commercial (C-R): Additional Special Signs: (1) Freeway Signs: One (1) sign not exceeding 250 square feet in area and 50 feet in height, and one (1) sign not exceeding 150 square feet in area and 20 feet in height are permitted on each parcel of land located within the Freeway Overlay Zone.* Tax Lots 502, 602, 1400 currently has one free standing sign for the Fred Meyer Store.

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20-09-095
2 of 2

CITY OF MEDFORD
INTER - OFFICE MEMORANDUM

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NOV 18 2009
PLANNING DEPT.

TO: Planning Department

FROM: Engineering Division

SUBJECT: Zone Change Request, File No. ZC-09-095

DATE: November 5, 2009

1. Sanitary Services:

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

2. Streets:

A. Current condition of nearest streets:

Poplar Drive is a Major Collector Street, paved with curb, gutter and sidewalk along the frontage of this site and is to current City Standards.

Crater Lake Highway is a State Highway, paved with curb, gutter and sidewalk along the frontage of this site.

B: Who has maintenance responsibilities:

Poplar Drive - City of Medford

Crater Lake Highway - ODOT

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 C-R (Regional Commercial) to C-R/F (Regional Commercial/Freeway Overlay), on 14.38 acres has the potential to generate 21570 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.

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3. Drainage:

This site lies within the Bear Creek East Drainage Basin.

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BOARD OF WATER COMMISSIONERS

Staff Memo

TO: Planning Department, City of Medford

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

SUBJECT: ZC-09-095

PARCEL ID: 371W18C TL's 502, 602 & 371W18BC TL 400

PROJECT: Consideration of a request for a change of zone from C-R (Regional Commercial) to C-R/F (Regional Commercial/Freeway Overlay) zoning district on three parcels totaling approximately 14.38 acres located at Crater Lake Highway and Poplar Drive; Fred Meyer Stores, Applicant (Great Basin Engineering, Agent). Sarah Sousa, Planner

DATE: November 13, 2009

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

COMMENTS

1. The water facility planning/design/construction process will be done in accordance with the Medford Water Commission (MWC) "Regulations Governing Water Service" and "Standards For Water Facilities/Fire Protection Systems/Backflow Prevention Devices."
2. All parcels/lots of proposed property divisions will be required to have metered water service prior to recordation of final map, unless otherwise arranged with MWC.
3. The MWC system does have adequate capacity to serve this property.
4. Off-site water facility construction 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. Fred Meyers has a 3" water meter along the most westerly property line, and a 1" irrigation water meter located along Poplar Drive.
7. Access to MWC water lines for connection is available. A 10" water line located in Crater Lake Highway, near the sidewalk on the south side of the highway.

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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

LAND DEVELOPMENT REPORT - PLANNING

To: Sarah Sousa

LD Meeting Date: 11/18/2009

From: Kleinberg, Greg

Report Prepared: 11/11/2009

File #: ZC - 09 - 95

Site Name/Description:

Consideration of a request for a change of zone from C-R (Regional Commercial) to C-R/F (Regional Commercial/Freeway Overlay) zoning district on three parcels totaling approximately 14.38 acres located at Crater Lake Highway and Poplar Drive; Fred Meyer Stores, Applicant (Great Basin Engineering, Agent). Sarah Sousa, 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 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.

20-09-095

CITY OF MEDFORD ZONING MAP

Township, Range and Section: 371W18


































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Feet

 Railroad
 City Limits

 UGB
 Outside UGB



No guarantee or warranty is expressed or implied in this map. This product is intended for use as a planning and informational tool. The accuracy of the information and precise interpretation of the official record should be reflected from the Medford Planning Department.

MEDFORD CITY ZONES				COUNTY ZONES IN MEDFORD	
Residential				Residential	Commercial
 Multi-Family - 30 Units/Acre (MFR-30)	 Single Family - 6 Units/Acre (SFR-6)	 Suburban - 2.5 Acre Minimum (SR-2.5)		 General (GC)	
 Multi-Family - 20 Units/Acre (MFR-20)	 Single Family - 4 Units/Acre (SFR-4)	 Neighborhood (NC)			
 Multi-Family - 15 Units/Acre (MFR-15)	 Single Family - 2 Units/Acre (SFR-2)				
 Single Family - 10 Units/Acre (SFR-10)	 Single Family - 1 Unit/Lot (SFR-00)				
Commercial		Industrial		OVERLAYS	
 Heavy (C-H)	 Neighborhood (C-N)	 Heavy (I-H)	 Airport Approach	 Freeway	 Limited Service
 Regional (C-R)	 Services/Professional (C-S/P)	 General (I-G)	 Airport Radar	 Historic	 Planned Development
 Community (C-C)		 Light (I-L)	 Central Business District	 Limited Industrial	 Southeast Plan
			 Exclusive Agricultural		

CITY OF MEDFORD PLANNING DEPARTMENT

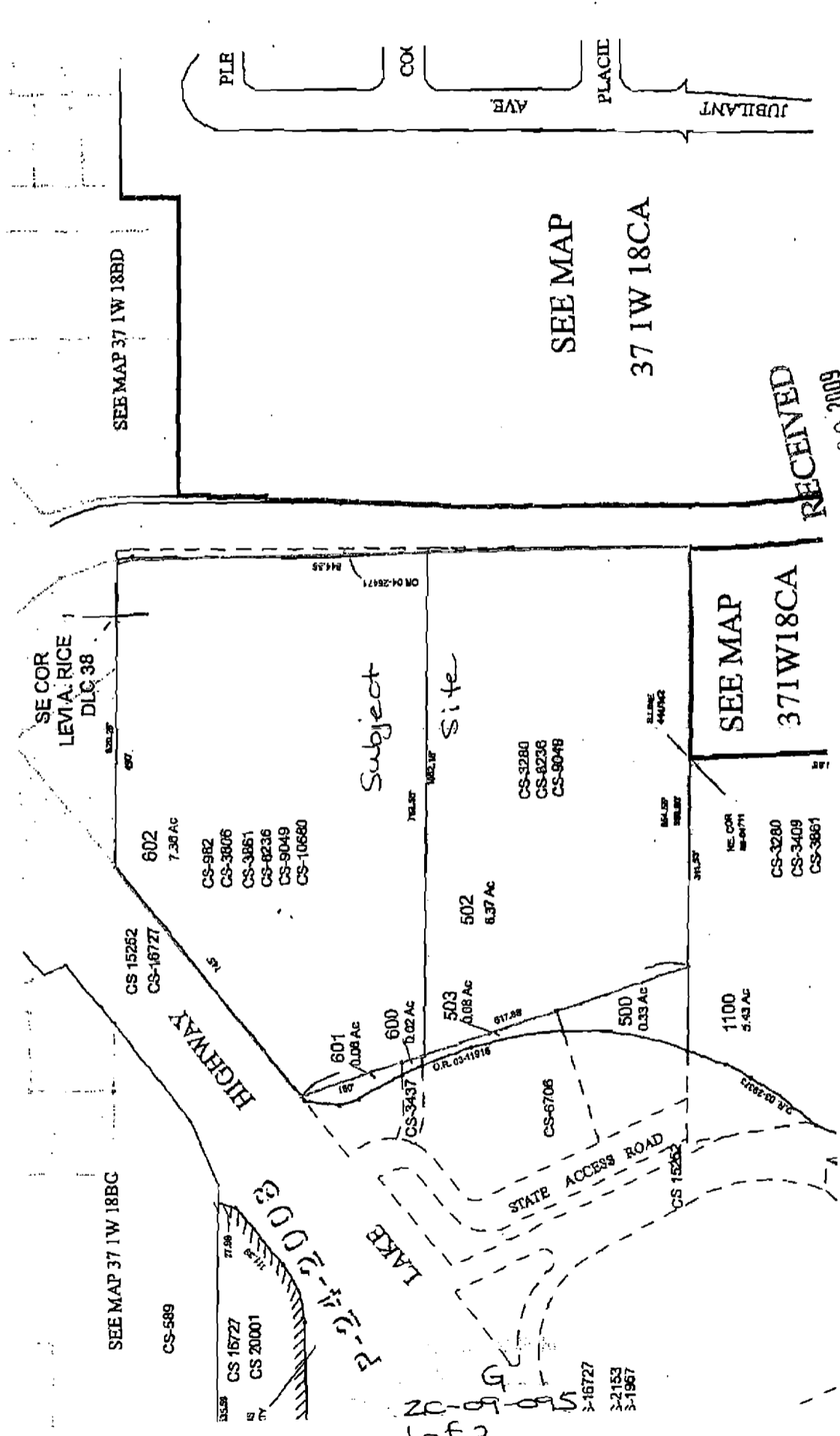
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S.W.1/4, SEC.18, T.37S., R.1W., W.M.
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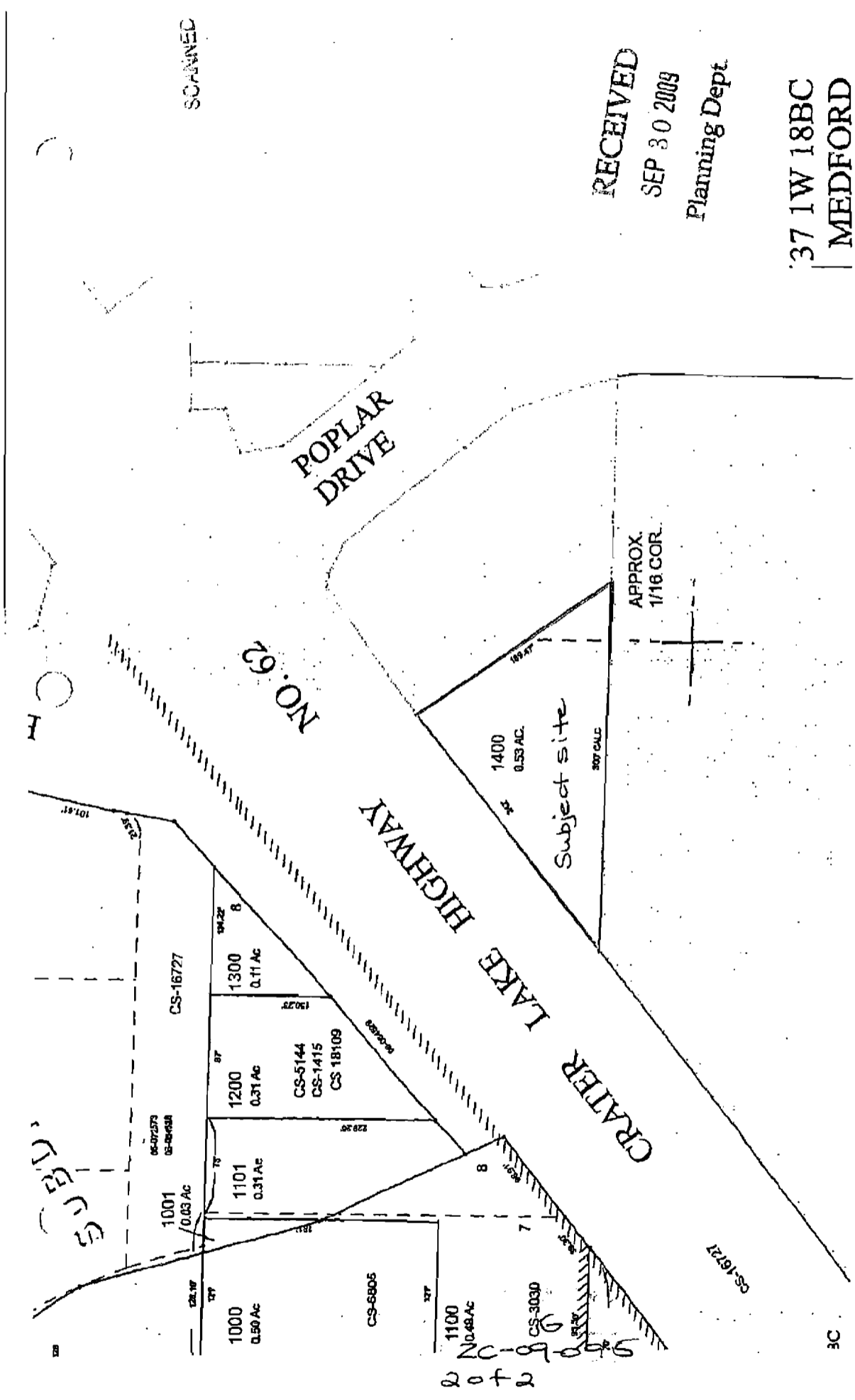
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 37 1W 18CA

SEE MAP
 37 1W 18CA

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 Planning Dept.



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 Planning Dept.

37 1W 18BC
 MEDFORD

DOR CONVERSION OCTOBER 06, 1999
 REV APRIL 14, 2008

AD

Vicinity Map

- Zoning Boundary
- UGB
- City Limits
- Taxlots

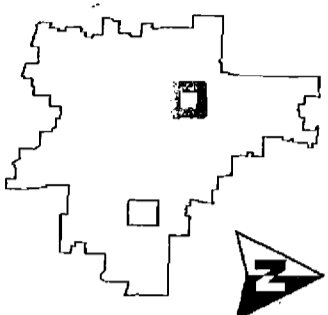
OVERLAY

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

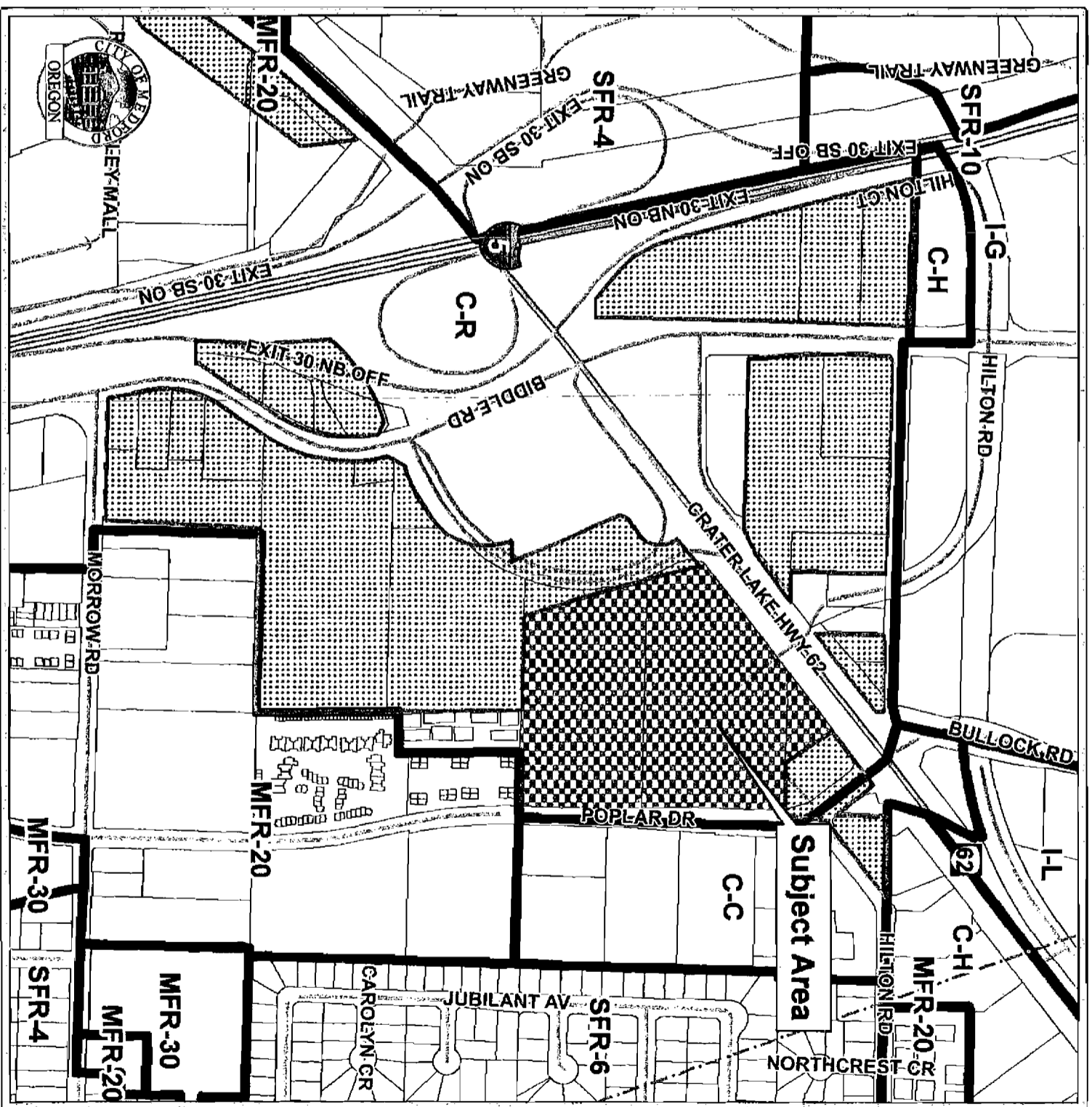
FILE NUMBER
ZC-09-095

APPLICANT:
Fred Meyer Stores

Map: 371W18C
 TL's: 502, 602
 Map: 371W18BC
 TL: 1400



10/7/2009



86-24945

EXHIBIT A

ME Merl Ford

The land referred to

is described as follows:

EXHIBIT "A"

Beginning at the southeast corner of Donation Land Claim No. 38 in Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon, said point being marked by a Jackson County Brass Cap; thence South 89°53'58" East, along the south line extended of said Donation Land Claim, a distance of 96.06 feet to a 5/8" iron pin on the westerly boundary of that tract conveyed to the City of Medford by deed recorded as Document No. 81-14783 of the Official Records of Jackson County, Oregon; thence, along said westerly boundary and the arc of a 175.00 foot radius curve to the right (the long chord to which bears South 04°06'05" East 25.05 feet), a distance of 25.07 feet; thence South 0°00'02" West 478.14 feet to a 5/8" iron pin; thence South 0°00'02" West 366.34 feet to a 5/8" iron pin; thence North 89°58'41" West 451.60 feet to a 5/8" iron pin; thence North 89°58'30" West 377.92 feet to a 5/8" iron pin; thence North 18°04'50" West 618.09 feet to the southerly right of way boundary of State Highway No. 62 (Crater Lake Highway), said point being marked by a P-K nail; thence North 50°58'00" East, along said right of way, 690.12 feet to a P-K nail with brass washer marked "LS 688" located in outside edge of curb marking the westerly corner of real property described in Volume 485 page 463, Jackson County, Oregon, Deed Records; thence South 36°18'12" East, along the southwesterly line of said real property, 189.44 feet to a 5/8" iron pin; thence South 89°53'58" East 75.27 feet to the point of beginning.

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SEP 30 2009

Planning Dept.

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

7007 0710 0001 0567 0445



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



Haster

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Medford, Oregon 97501
US POSTAGE

RETURN RECEIPT
REQUESTED