



# 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

## AMENDED NOTICE OF ADOPTED AMENDMENT

November 20, 2007

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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Medford Plan Amendment  
DLCD File Number 009-07



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: November 30, 2007**

This amendment was submitted to DLCD for review 45 days 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 THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist  
John Renz, DLCD Regional Representative  
Praline McCormack, City of Medford

<paa> ya/

FORM 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

DATE STAMP

**DEPT OF**  
**NOV 13 2007**  
**LAND CONSERVATION AND DEVELOPMENT**

For DLCD Use Only

Jurisdiction: **City of Medford**

Local file number: **ZC-07-190**

Date of Adoption: **10/25/2007**

Date Mailed: **11/07/07**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: **8/24/2007**

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".

ORDER granting approval of a request for a change of zone to a 0.28-acre portion of a 1.07-acre parcel from SFR-00 (Single-Family Residential – 1 unit per lot) to SFR-6 (Single-Family Residential – 6 units per acre); located on the west side of Colinwood Court, north of Dakota Avenue. 372W25CC Tax Lot 5500.

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

Plan Map Changed from:

to:

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

to: **SFR-6**

Location: **805 Cherry Street, Medford, OR**

Acres Involved: **0**

Specify Density: Previous: **1 unit per lot**

New: **6 units per acre**

Applicable statewide planning goals:

<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>
<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 # 009-07 (16338)*



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

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

DLCD File No. 009-07

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Local Contact: **Praline McCormack, Planner II**

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

Address: **200 S. Ivy Street**

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

City: **Medford**

Zip: **97501-**

E-mail Address:

**praline.mccormack@cityofmedford.org**

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### **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-07-190 APPLICATION FOR A ZONE CHANGE SUBMITTED ) **ORDER**  
BY PACIFIC CREST PROPERTIES )

ORDER granting approval of a request for changing the zoning to a portion of one parcel from SFR-00 (Single-Family Residential – 1 unit per lot) to SFR-6 (Single-Family Residential – 6 units per acre); located at the northwest corner of Dakota Avenue and Colinwood Court within an SFR-6 zoning district.

WHEREAS, the City Planning Commission in the public interest has given consideration to changing the zoning of real property described below from SFR-00 (Single-Family Residential – 1 unit per lot) to SFR-6 (Single-Family Residential – 6 units per acre); located at the northwest corner of Dakota Avenue and Colinwood Court within an SFR-6 zoning district; 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 Planning Commission Report dated October 11, 2007, 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 2W 25CC Tax Lot 550

is hereby changed from SFR-00 (Single-Family Residential – 1 unit per lot) to SFR-6 (Single-Family Residential – 6 units per acre) zoning district.

Accepted and approved this 25th day of October, 2007.

CITY OF MEDFORD PLANNING COMMISSION

  
Planning Commission Chair

ATTEST:

  
Planning Department Representative





# City of Medford

## PLANNING COMMISSION REPORT

Date: October 11, 2007

Subject: Partition w/Exception & Zone Change (LDP-07-189, ZC-07-190 & ~~E-07-220~~)  
Pacific Crest Properties (Herb Farber, Farber Surveying, Agent)

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### Background

#### Proposal

Consideration of a zone change to a portion of one parcel from SFR-00 (Single-Family Residential – 1 unit per lot) to SFR-6 (Single-Family Residential – 6 units per acre); tentative plat approval for a 3-lot partition on one parcel and a portion of another parcel; ~~and an exception request from the lot depth for Lot 3~~, located at the northwest corner of Dakota Avenue and Colinwood Court within an SFR-6 zoning district.

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

The subject site is comprised of two parcels described on Jackson County Assessor's Map as 37-2W-25CC Tax Lots 5500 and 5913 (Exhibit "N"). Only the easterly portion of Tax Lot 5500 is included in this project, and the applicant is requesting a change of zone from SFR-00 to SFR-6 on this easterly portion (Exhibit "L"). Tax Lot 5913 is already zoned SFR-6 (Exhibit "N"). The Medford General Land Use Plan (GLUP) Map designation for both properties is UR (Urban Residential) (Exhibit "N"). The eastern portion of Tax Lot 5500 is vacant, as is Tax Lot 5913 (Exhibit "O").

#### Surrounding Property Zoning and Uses

- North:* Residentially developed SFR-6, including Colinwood Estates Subdivision Phase II, and residentially developed SFR-10 (Single-Family Residential – 10 units per acre), including Cherry Park Subdivision
- South:* Residentially developed SFR-00, and SFR-6, including Colinwood Estates Subdivision Phase IV
- East:* Residentially developed SFR-6, including Colinwood Estates Subdivision Phase II

*Storm Drain Easement*

Public Works has indicated that there is a 10-foot storm drain easement from Colinwood Court to the storm retention pond on proposed Parcel 1. This easement needs to be indicated on the Tentative Plat. Such a condition is included.

*Property Line Adjustment*

In order to accommodate this partition, the applicant has submitted a property line adjustment (PLA-07-188) involving the 60-foot wide strip of land at the east side of Tax Lot 5500. Prior to final plat approval, the applicant shall complete the property line adjustment. Such a condition is included.

Exception for Lot Depth

Staff has reviewed the proposed exception regarding the reduction in lot depth for proposed Parcel 3 and concurs with the applicant's request. The requested exception would modify the lot depth from the required 90 feet to 45.49 feet. In their *Findings* (Exhibit "F") the applicant states that the exception is temporary "with the expectation that sufficient property will be obtained from the adjoining property."

Staff finds that the request complies with the exception criteria in Section 10.253 in that the proposal does not include the establishment of a use which is not permitted in the SFR-6 zoning district and the need for the exception is not the result of an illegal act. Proposed Parcels 1 and 2 do meet all site development standards. Staff has determined that given the temporary nature of the exception, that the exception can be granted.

**Decision:** At the Planning Commission meeting of October 11, 2007, Mr. Herb Farber, the applicant's agent, withdrew the exception request (see Exhibit "P", received October 12, 2007). The applicant stipulates that Parcel 3 is reserve acreage and will not be developed as a result of the partition. It was the decision of the Planning Commission to add a condition requiring that Parcel 3 be identified as reserve acreage on the final plat.

No other issues were identified by staff.

**Action Taken**

Directed staff to prepare a Final Order for **approval** of LDP-07-189 and ZC-07-190 per the Planning Commission Report dated October 11, 2007, including Exhibits "A-1" through "P".

**Exhibits**

- "A-1" Conditions of Approval dated October 11, 2007
- "B" Tentative Plat received September 10, 2007
- "C" Approval Criteria



EXHIBIT "A-1"  
Conditions of Approval

**CODE REQUIREMENTS:**

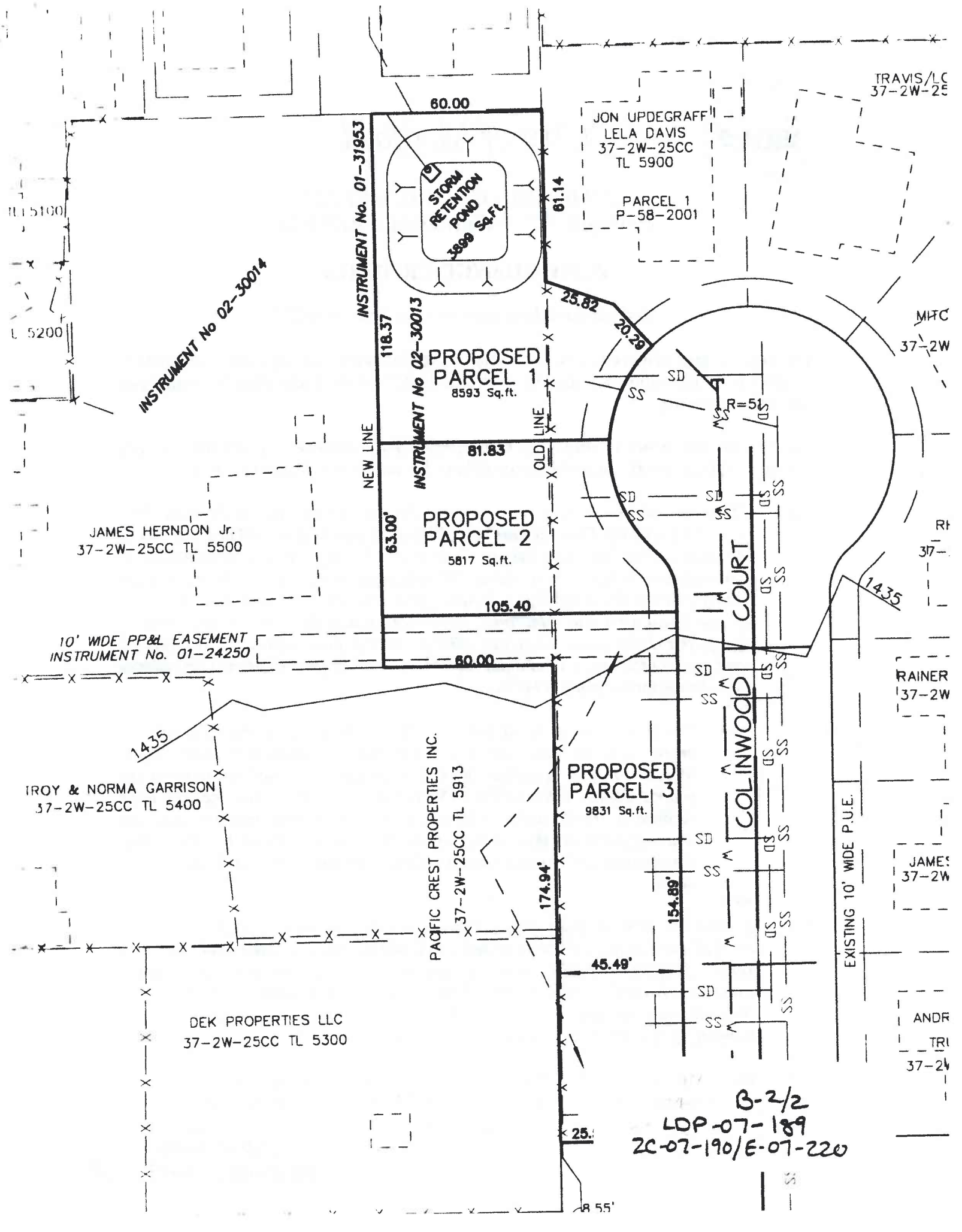
**ZONE CHANGE**

1. Comply with the Memorandum from the Engineering Division (Exhibit "G").

**TENTATIVE PLAT**

2. Prior to final plat approval, the following shall be completed:
  - a. Comply with conditions listed in the Recommendations from the Public Works Department (Exhibit "H").
  - b. Comply with conditions listed in the Memorandum from the Medford Water Commission (Exhibit "I").
  - c. Comply with the letter from Rogue Valley Sewer Services (Exhibit "K").
  - d. Record a property line adjustment (PLA-07-188) with Tax Lot 5500 for the 60-foot wide strip of land at the east side of said Tax Lot.
3. The final plat shall show:
  - a. The 10-foot storm drain easement from Colinwood Court to the storm retention pond on Parcel 1 that exists per Public Works.
  - b. Parcel 3 shall be identified as reserve acreage.

CITY OF MEDFORD  
EXHIBIT # A-1  
File # LDP-07-189  
EC-07-190







## City of Medford

### LDP-07-189, ZC-07-190, E-07-220 EXHIBIT "C" – APPROVAL CRITERIA

*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.*

*\*\*\**



## City of Medford

LDP-07-189, ZC-07-190, E-07-220  
EXHIBIT "C" – APPROVAL CRITERIA

### LAND DIVISION

*Medford Land Development Code Section 10.270*

*The approving authority (Planning Commission) shall not approve any tentative plat unless it first finds that, the proposed land division together with the provisions for its design and improvement:*

- (1) Is consistent with the Comprehensive Plan, any other applicable specific plans thereto, including Neighborhood Circulation Plans, and all applicable design standards set forth in Article IV and V;*
- (2) Will not prevent development of the remainder of the property under the same ownership, if any, or of adjoining land or of access thereto, in accordance with this chapter;*
- (3) Bears a name that has been approved by the approving authority and does not use a word which is the same as, similar to, or pronounced the same as a word in the name of any other subdivision in the City of Medford; except for the words "town", "city", "place", "court", "addition", or similar words; unless the land platted is contiguous to and platted by the same applicant that platted the land division bearing that name; or unless the applicant files and records the consent of the party who platted the land division bearing that name and the block numbers continue those of the plat of the same name last filed;*
- (4) If it includes the creation of streets or alleys, that such streets or alleys are laid out to be consistent with existing and planned streets and alleys and with the plats of land divisions already approved for adjoining property unless the approving authority determines it is in the public interest to modify the street pattern;*
- (5) If it has streets or alleys that are proposed to be held for private use, that they are distinguished from the public streets or alleys on the tentative plat, and reservations or restrictions relating to the private streets or alleys are set forth;*
- (6) Contains streets, if applicable, and lots which are oriented to make maximum effective use of passive solar energy; exceptions to this provision may be granted whenever it is impractical to comply due to (a) The configuration or orientation of the property; (b) The nature of surrounding circulations patterns, or other existing physical features of the site such as topography;*
- (7) Will not cause an unmitigated land use conflict between the land division and adjoining agricultural lands within the EFU (Exclusive Farm Use) zoning district.*

*[Amd. Sec. 4, Ord. No. 2004-259, Dec. 16, 2004.]*





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• OFFICE • 431 OAK STREET • CENTRAL POINT •

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**Colinwood Estates Subdivision and is zoned SFR-6.**

*(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) Not applicable**

*(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*

• HERBERT A. FARBER PRESIDENT / SURVEYOR • SUSAN M. FARBER BUSINESS MANAGER •  
PHONE: 541-664-5599 • FAX: 541-664-5603

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*(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, sanitary sewer, and water facilities of Collinwood Estates Subdivision, Phase 2, are adequate in condition, capacity, and location to serve the property.**

*(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.*

• HERBERT A. FARBER PRESIDENT / SURVEYOR • SUSAN M. FARBER BUSINESS MANAGER •  
PHONE: 541-664-5599 • FAX: 541-664-5603

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AUG 09 2007

Planning Dept

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## Findings of Fact Applicable Criteria

**Purpose:** To convey that the land division meets the applicable criteria and set forth in Section 10.270 of the City of Medford Municipal Code.

*City of Medford Requirements:*

*10.270*

*The approving authority (Planning Commission) shall not approve any tentative plat unless it first finds that, the proposed land division together with the provisions for its design and improvement:*

*(1) Is consistent with the Comprehensive Plan, any other applicable specific plans thereto, including Neighborhood Circulation Plans, and all applicable design standards set forth in Article IV and V;*

**Findings:**

**The land division is consistent with the Comprehensive Plan. The land division is a residential development in area designated for residential use. The land division does not fall in an adopted city of Medford Circulation Plan.**

*(2) Will not prevent development of the remainder of the property under the same ownership, if any, or of adjoining land or of access thereto, in accordance with this chapter;*

**Findings:**

**The entire property owned by the applicant is included in this land division. The adjoining property of this property line adjustment has been developed and is accessed from Cherry Street; therefore this land division is in compliance with subsection (2)**

*(3) Bears a name that has been approved by the approving authority and does not use a word which is the same as, similar to, or pronounced the same as a word in the name of any other subdivision in the City of Medford; except for the words "town", "city", "place", "court", "addition", or similar words; unless the land platted is contiguous to and platted by the same*

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PHONE: 541-664-5599 • FAX: 541-664-5603

LDP<sup>E</sup> 07-189

## Findings of Fact: 10.728 Conceptual Grading Plan

**Purpose:** To convey that the nature of this proposed partition does not warrant the time and expense needed to engineer a grading plan

City of Medford Requirements:

- Finding:** *1. Existing/proposed contours, or cut and fill locations and depths.*  
**Existing contours are shown on the tentative partition plat. No grading changes are being proposed. This is a three lot partition, the majority of which is in an existing subdivision that has already been developed and constructed to city standards.**
- Finding:** *3. Proposed lots/lot number and the proposed method of access.*  
**Proposed parcels and parcel numbers and are shown on the tentative partition plat. All access will be from Colinwood Court, an existing street.**
- Finding:** *4. Name and Location of existing and proposed rights of way*  
**There are no new rights of way. The existing rights of way shown are on tentative plat.**
- Finding:** *5. Direction of Storm Water*  
**Storm water run off direction shall not change from the existing conditions.**
- Finding:** *6. Preliminary system layout/location of detention facilities*  
**The detention facility shown on the Northerly portion of proposed parcel 1 is an existing facility; the storm drain system is in place as shown on map, to the subject parcels.**
- Finding:** *7. Location of proposed retaining walls*  
**There are no retaining walls being proposed.**
- Finding:** *8. Features adjacent to the development that could affect the project.*  
**Adjacent grades are all of a gently sloping nature, no adverse affects are foreseen.**
- Finding:** *9. Show how storm water runoff water will ultimately be disposed*  
**Storm water will run to the existing storm water facilities in Colinwood Court as does all of this phase of Colinwood Subdivision.**



**to maintained to City of Medford standards until such a time additional property to the west, can be acquired to bring said Parcel 3 into compliance with SFR-6 zoning criteria.**

*(3) There are unique or unusual circumstances which apply to this site which do not typically apply elsewhere in the City, and that the strict application of the standard(s) for which an exception is being requested would result in peculiar, exceptional, and undue hardship on the owner.*

**Findings: The existing parcel which was originally platted as reserve acreage (Lot 13) of Phase II of Colinwood Estates Subdivision (LDS-97-44) and modified by (LDP-00-188) dated December 6, 2000. The premise of the previous approvals is to work toward acquiring additional property to finish out the planned development. Not allowing the exception would deprive the applicant reasonable use of said parcel and to cause a non conforming parcel to continue to be so.**

*(4) The need for the exception is not the result of an illegal act nor can it be established on this basis by one who purchases the land or building with or without knowledge of the standards of this code. It must result from the application of this chapter, and it must be suffered directly by the property in question. It is not sufficient proof in granting an exception to show that greater profit would result.*

**Findings: The need for this exception is not the result of an illegal act. As previously stated this property is the result of previous approvals by the City of Medford Planning Commission.**

**Respectfully Submitted,**



**Herbert A Farber**

**August 27, 2007, edited September 18, 2007**

3. Drainage:

This site lies within the Elk Creek Drainage Basin. There is an existing storm drainage detention system for this development. The increased storm drainage flow for this zone change is mitigated.





BOARD OF WATER COMMISSIONERS  
**Staff Memo**

**TO:** Planning Department, City of Medford  
**FROM:** Rodney Grehn P.E., Water Commission Staff Engineer  
**SUBJECT:** LDP-07-189 & ZC-07-190  
**PROJECT:** Consideration of a zone change to a portion of one parcel from SFR-00 (Single-Family Residential – 1 unit per lot) to SFR-6 (Single-Family Residential – 6 units per acre) and tentative plat approval for a 3-lot partition of one parcel and a portion of another parcel located at the northwest corner of Dakota Avenue and Colinwood Court; Pacific Crest Properties, Applicant (Herbert Farber, Agent). Praline McCormack, Planner

**PARCEL ID:** 372W25CC TL's 5500 & 5913

**DATE:** September 4, 2007

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

**CONDITIONS**

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. Existing water meters were installed with Colinwood Estates Phase II and were originally installed with a proposed lot layout for the west side of this street. If the existing meter locations conflict with proposed driveway improvements the meters will be required to be abandoned and new meters will then be required to be installed outside of proposed driveway improvements.

**COMMENTS**

1. The MWC system does have adequate capacity to serve this property.
2. Off-site waterline installation is not required.
3. On-site waterline installation is not required.
4. MWC-metered water service does exist to this property. A total of Five (5) water services are available on the west side of Colinwood Court for proposed and future parcels. (See Condition 3)
5. Access to MWC water lines is available. An 8" waterline is located in Colinwood Court.

I  
LDP-07-189/  
ZC-07-190



## ROGUE VALLEY SEWER SERVICES

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

September 7, 2007

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

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SEP 12 2007


PLANNING DEPT.

**Re: LDP-07-189, Pacific Crest Properties Partition, (37 2W 25CC - 5500 & 5913)**

ATTN: Praline,

The proposed lots are within the service area of Rogue Valley Sewer Services but would be better served by connecting to the City of Medford sewer main on Colinwood Court.

Sincerely,

  
Carl Tappert, PE  
District Engineer

file # <sup>K</sup> LDP-07-189  
2C-07-190

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CREST.DOC

## DENSITY CALCULATION FORM

For all residential LDP, LDS, PUD, and AC Application Files

File No.	LDP-07-189 & ZC-07-190
Planner	Praline McCormack
Date	September 6, 2007

GROSS ACREAGE	
Tax Lot Numbers	AC
372W25CC 5913 and portion of 5500	0.56
	AC
	AC
	AC
	AC
	AC
Existing ROW to Centerline	0.20
Gross Acres	0.76
Effective Acres (Gross - Subtracted)	0.76

SUBTRACTED ACREAGE	
Large Lots for Existing Development Reserved Acreage	- AC
Other <sup>1</sup>	- AC
	- AC
	- AC
	- AC
	- AC
	- AC
Subtracted Acres	- AC

DENSITY RANGE	
Zoning District	SFR-6
Density Range	Minimum 4.00 Maximum 6.00
No. DU Proposed	3.00
No. DU Permitted	Minimum 3.03 Maximum 4.55
Percentage of Maximum	65.94%

### EXISTING R-O-W CALCULATION

	LF	Width	SF	Acreage
Colinwood Court	281.51	27.50	7,741.53	0.18
Dakota Avenue (Street Name)	25.54	35.00	893.90	0.02
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	8,635.43	0.20

City of Fairbury  
 Planning Department  
 M  
 File # LDP-07-189

<sup>1</sup> Such as future ROW dedication, resource protection areas, common open space, other dedication areas, etc.

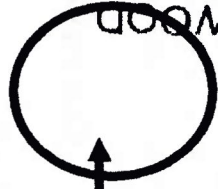


VICK

PRUNE

# UR

CHESTNUT  
ALBERTS



COLINWOOD

DAKOTA

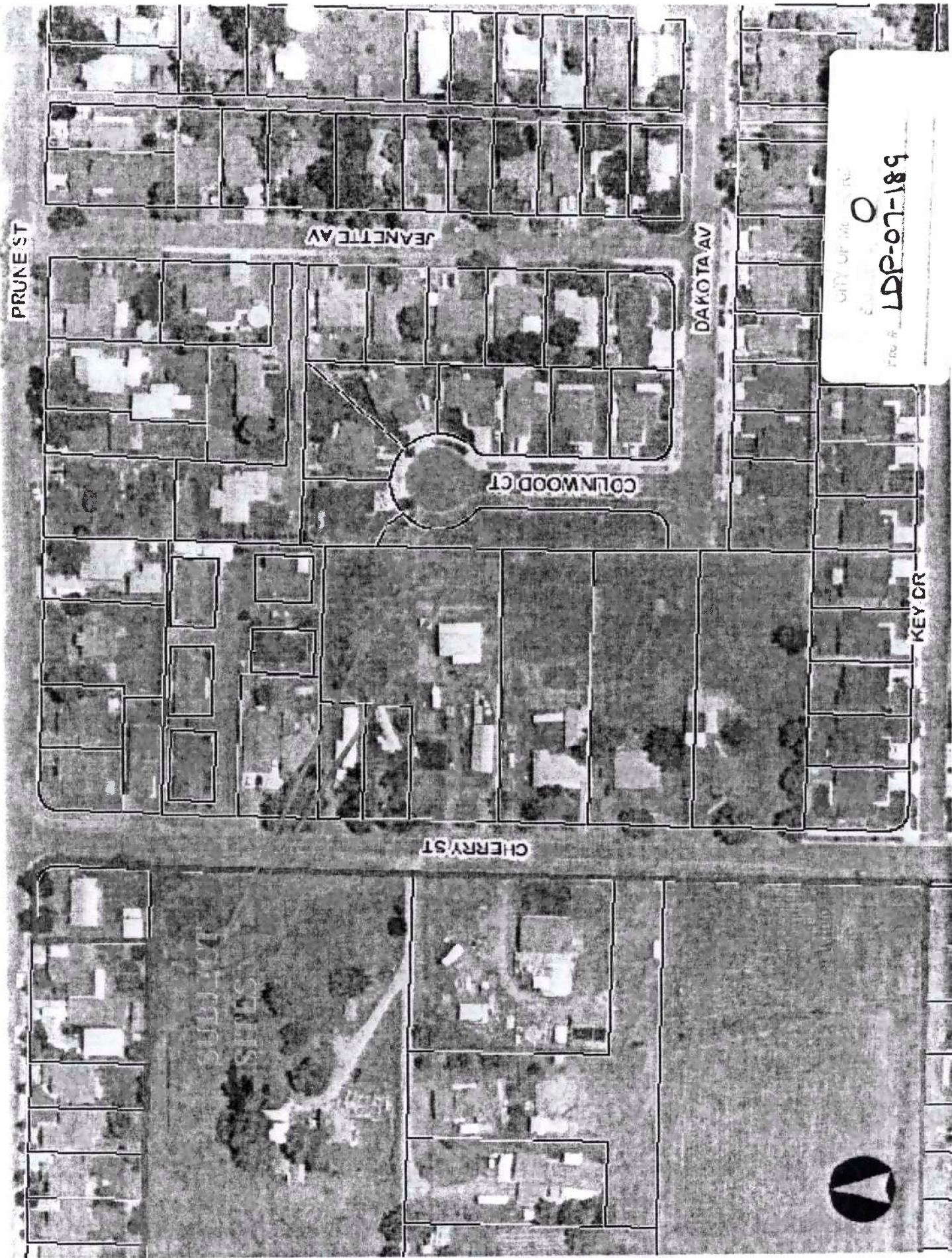
Approximate  
Site Location

LAND USE CLASSIFICATIONS			
	Urban High Density Residential (UH)		Commercial (CM)
	Urban Medium Density Residential (UM)		Service Commercial (SC)
	Urban Residential (UR)		General Industrial (GI)
	Limited Service Area Overlay (LS)		Heavy Industrial (HI)
			Airport (A)
			City Center (CC)
			Parks and Schools (PS)
			Greenways

LDP-07-189 & ZC-07-190  
GLUP Map

File # LDP-07-189  
N-2/3





PRUNE ST

JEANETTE AV

DAKOTA AV

COLNWOOD CT

CHERRY ST

KEY DR



CITY OF WILMINGTON  
LDP-07-189



**Vicinity Map**

- City Limits
- UGB

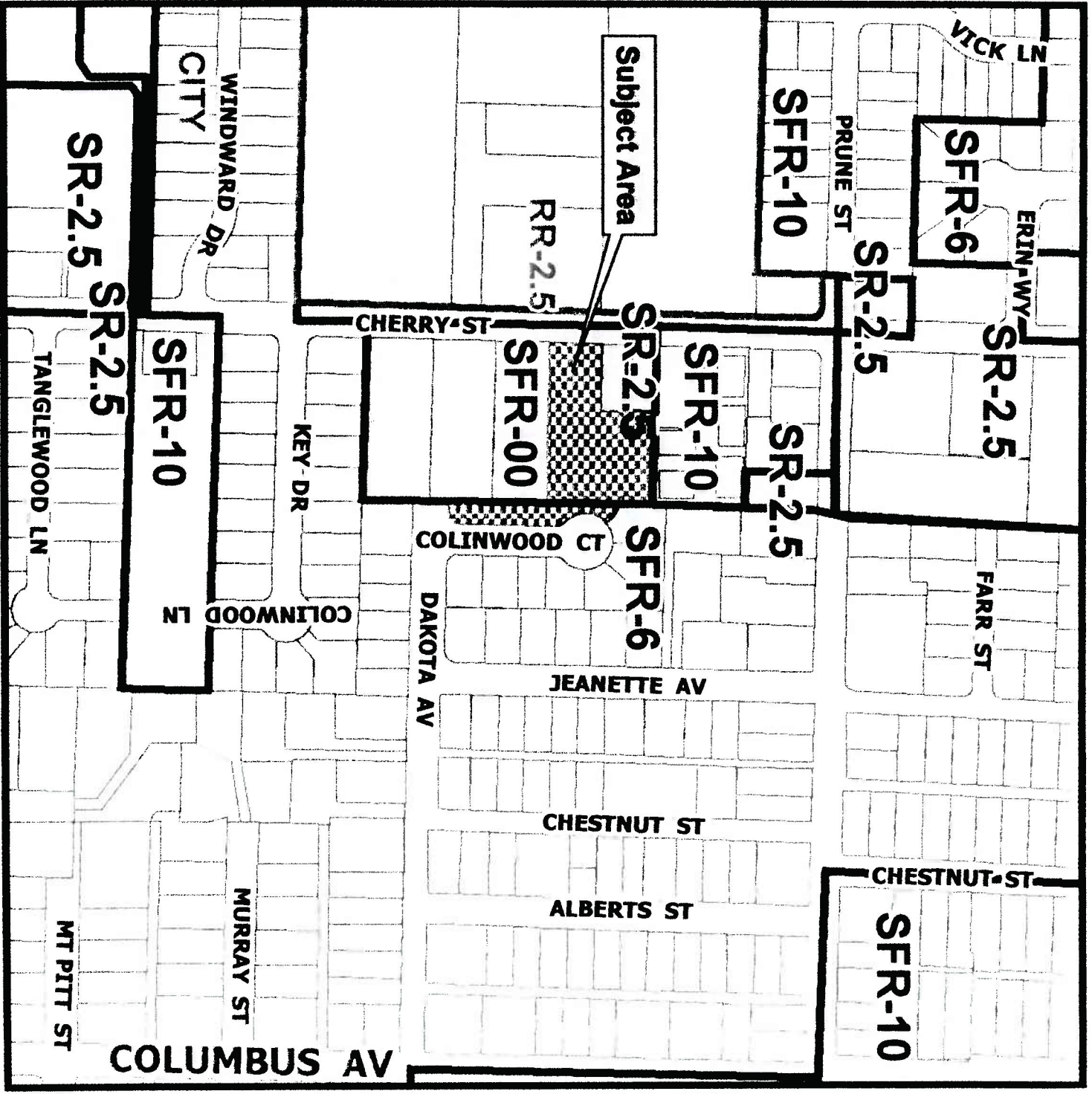
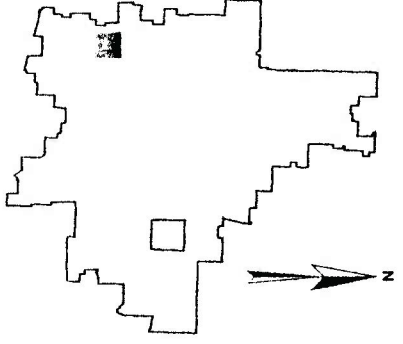
**OVERLAY**

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

**FILE NUMBER:**  
 LDP-07-189  
 ZC-07-190  
 E-07-220

**APPLICANT:**  
 Pacific Crest  
 Properties

Map: 372W25CC  
 TL's: 5500 & 5913



DATE: 8/24/2007

CITY OF MEDFORD  
PLANNING DEPARTMENT  
200 SOUTH IVY STREET  
MEDFORD, OR 97501

7007 0710 0001 0566 7360



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

RETURN RECEIPT  
REQUESTED



Hasler

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