



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: (503) 373-0050

Fax: (503) 378-5518

www.oregon.gov/LCD



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

Date: July 10, 2015
Jurisdiction: City of Medford
Local file no.: ZC-15-058
DLCD file no.: 008-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 06/25/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office. This amendment was submitted without a signed ordinance.

Notice of the proposed amendment was submitted to DLCD 45 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

DLCD FORM 2



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



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-15-058**

Date of adoption: 6/25/15 Date sent: 6/30/2015

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): 04/23/15
 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:

Local contact (name and title): Praline McCormack, Planner II

Phone: 541-774-2380 x2397 E-mail: praline.mccormack@cityofmedford.org

Street address: 200 S. Ivy Street, 2nd Floor City: Medford Zip: 97501-

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:

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):

If the change is a UGB amendment including over 50 acres by a city with a population greater than 2,500, 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 change is an urban reserve establishment or amendment, 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 SFR-00 to MFR-20. Acres: 0.22

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:

Location of affected property (T, R, Sec., TL and address): 372W26DA TL 2201, 233 Lozier Lane, Medford, OR 97501

List affected state or federal agencies, local governments and special districts: Jackson County Roads,. Rogue Valley Sewer Services

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-15-058 APPLICATION FOR A ZONE CHANGE SUBMITTED) **ORDER**
BY DAVID AND CATHIE JOHNSON)

ORDER granting approval of a request for a change of zone from SFR-00 (Single Family Residential, one dwelling unit per existing lot) to MFR-20 (Multiple-Family Residential, 20 dwelling units per gross acre) of 0.22 acres located on the east side of Lozier Lane, south of West Main Street.

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, one dwelling unit per existing lot) to MFR-20 (Multiple-Family Residential, 20 dwelling units per gross acre) of 0.22 acres located on the east side of Lozier Lane, south of West Main Street; 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 Staff Report dated June 2, 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 2W 26DA Tax Lot 2201

is hereby changed from SFR-00 (Single Family Residential, one dwelling unit per existing lot) to MFR-20 (Multiple-Family Residential, 20 dwelling units per gross acre) of 0.22 acres located on the east side of Lozier Lane, south of West Main Street.

Accepted and approved this 25th day of June, 2015.

CITY OF MEDFORD PLANNING COMMISSION


Planning Commission Chair

ATTEST:


Planning Department Representative



STAFF REPORT

for a Type-C quasi-judicial decision: Zone Change

PROJECT Johnson Zone Change
 Applicant: David/Cathie Johnson

FILE NO. ZC-15-058

TO Planning Commission *for 6/11/15 hearing*

FROM Praline McCormack, Planner II *PM*

REVIEWER Kelly Akin, Principal Planner *KA*

DATE June 2, 2015

BACKGROUND

Proposal

Consideration of a request for a change of zone from SFR-00 (Single Family Residential, one dwelling unit per lot) to MFR-20 (Multi Family Residential, 20 dwelling units per gross acre) of 0.22 acres located on the east side of Lozier Lane, south of West Main Street.

Subject Site Characteristics

Zoning SFR-00
 GLUP UH (Urban High Density Residential)
 Use Existing single family home

Surrounding Site Characteristics

North SFR-00 Single family homes
 South SFR-00 Single family homes
 East SFR-00 Vacant
 West Outside City Limits Single family homes
 MFR-15 (Multi Family Residential, 15 dwelling units per gross acre), Vacant

Related Projects

A-03-092 Annexation
 CP-13-032 UGBA Phase 1: Internal GLUP Amendment

Applicable Criteria

ZONE CHANGE APPROVAL CRITERIA – MEDFORD LAND DEVELOPMENT CODE SECTION 10.227

The zone change criteria that are not relevant to this particular application are hereby omitted from the following citation and noted by ***.

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

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

- (2) It shall be demonstrated that Category A urban services and facilities are available or can and will be provided, as described below, to adequately serve the subject property with the permitted uses allowed under the proposed zoning, except as provided in subsection (c) below. The minimum standards for Category A services and facilities are contained in the MLDC and Goal 3, Policy 1 of the *Comprehensive Plan* "Public Facilities Element."
 - (a) Storm drainage, sanitary sewer, and water facilities must already be adequate in condition, capacity, and location to serve the property or be extended or otherwise improved to adequately serve the property at the time of issuance of a building permit for vertical construction.
 - (b) Adequate streets and street capacity must be provided in one of the following ways:
 - (i) Streets which serve the subject property, as defined in Section 10.461(2), presently exist and have adequate capacity; 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.
- (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 of 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.

ISSUES AND ANALYSIS

Background

The subject property was annexed into the City in 2006 as part of a three-parcel enclave of approximately 1.31 total acres. At the time of annexation the property was given a holding zone of SFR-00, which was most comparable to the County's RR-2.5 zoning district.

On December 4, 2014, the City Council adopted an ordinance changing the General Land Use Plan (GLUP) designation of lots within the Urban Growth Boundary in order to increase development capacity. At that time the GLUP designation for the subject property was changed from Urban Residential (UR) to Urban High Density Residential (UH).

Agency Comments

Public Works Department

The Public Works Staff Report (Exhibit C) states that a Traffic Impact Analysis was not required as part of the subject application. The City will be constructing street and storm drain improvements on Lozier Lane in 2016. It is important to note that after completion of the Lozier Lane improvements the City will impose a five-year pavement cutting moratorium on Lozier Lane. At the time of future development this site will be required to provide stormwater quality and detention.

Medford Water Commission

Water facilities have adequate capacity to serve the subject property at the proposed density, according to the Medford Water Commission (Exhibit E).

Rogue Valley Sewer Services

Rogue Valley Sewer Services indicates that there is adequate capacity to serve the subject property (Exhibit F).

No other issues were identified by staff.

FINDINGS AND CONCLUSIONS

Staff has reviewed the applicant's findings and conclusions (Exhibit A).

The criteria for zone change approval are: the proposed zone is consistent with the Oregon Transportation Rule (OAR 660), the General Land Use Plan (GLUP) Map designation and that it shall be demonstrated that Category "A" urban services and facilities are or can and will be provided to adequately serve the subject property.

Finding – Oregon Transportation Planning Rule

OAR 660 is designed to assure local agencies comply with State goals and regulations regarding transportation issues and provides an explanation to local agencies to demonstrate compliance with a Transportation System Plan (TSP). The City of Medford has an approved TSP consistent with the requirements of the State. The TSP requires all modes of transportation be considered, including rapid transit, air, water, rail, highway, bicycle and pedestrian.

A review of the subject property determines water and rail transportation are not available. The parcel has frontage and access on Lozier Lane, which is designated as a Major Collector on the TSP's Street Functional Classification Map (Figure 1-2 in the TSP). In addition, the subject property is located within the West Medford Transit Oriented District (TOD). The primary purposes of the TOD are facilitating mixed-use development and focusing development in TODs in order to implement the Regional Transportation Plan's strategy of increasing investment in alternative modes (including facilities for pedestrians, bicyclists, and transit users) and promoting land use patterns that will complement investment in alternative modes as the locally preferred approach to reducing reliance on the automobile. Creating a pedestrian-friendly TOD in West Medford is significantly challenging because the area consists mainly of low density, auto-oriented commercial uses. The requested zone change to a higher density zone will contribute to the creation of the West Medford TOD.

Rogue Valley Transportation District does not provide transportation direct access to the subject site. There is currently service on West Main Street, approximately 1000 feet to the north.

Interstate 5 is approximately 4.48 miles to the east of the subject property. Rogue Valley International Medford Airport is approximately 4.27 miles to the north.

Conclusion – Oregon Transportation Planning Rule

The Planning Commission can find the property is currently served with adequate transportation facilities as required by Oregon Transportation Rule (OAR 660 Division 12).

Finding – General Land Use Plan Map Designation

The General Land Use Plan (GLUP) Map designation for the subject property is Urban High Density Residential (UH). The General Land Use Plan in the Comprehensive Plan specifies that the requested MFR-20 zoning is an appropriate zone under the UH designation.

Conclusion – General Land Use Plan Map Designation

The Planning Commission can find that the requested zone change to MFR-20 is consistent with the Comprehensive Plan General Land Use Plan Map designation.

Finding – Availability of Category A Urban Services and Facilities

The property is within the Little Elk Creek Drainage Basin. At the time of future development, the subject property will be able to connect to these facilities. Also at the time of future development, the subject property will be required to provide stormwater quality and detention.

The subject property is served by Rogue Valley Sewer Services via an existing 4-inch service line connected into an 18-inch mainline located within Lozier Lane. Future development of the subject parcel will require connection to this facility. Sanitary sewage collection and treatment is adequate to serve the proposed zoning designation.

The subject property can be served by the Medford Water Commission via an existing 6-inch water line located along the west side of Lozier Lane. There is adequate capacity to serve this property at the proposed density.

The property currently takes access from Lozier Lane, which is designated as a Major Collector Street. According to the Engineering Division, the MFR-20 zone generates 6.65 average daily trips (ADT). The net increase will be approximately 29 ADT. Because the net increase in vehicle trips is not more than 250 net ADT a Traffic Impact Analysis is not required for the zone change from SFR-00 to MFR-20.

Conclusion – Availability of Category A Urban Services and Facilities

The Planning Commission can find that Category A urban services and facilities are currently available or can and will be available at the time of development to adequately serve the subject property with the permitted uses under the proposed MFR-20 zoning designation.

The conclusion can be made that all of the zone change criteria have been met.

RECOMMENDED ACTION

Adopt the findings as recommended by staff and direct staff to prepare a Final Order for approval of ZC-15-058 per the staff report dated June 2, 2015, including Exhibits A through G.

EXHIBITS

- A Applicant's Findings of Fact received April 14, 2015
- B General Land Use Plan Map and Zoning Map with subject site highlighted
- C Public Works Department Staff Report received May 13, 2015
- D Medford Fire Department Land Development Report received May 13, 2015
- E Medford Water Commission Staff Memo received May 13, 2015
- F Letter from Rogue Valley Sewer Services received May 7, 2015
- G Memo from Building Department received May 13, 2015
Vicinity map

PLANNING COMMISSION AGENDA:

JUNE 11, 2015

APR 14 2015

THE PROPOSED ZONE CHANGE FROM SFR-00 TO MFR-20 IS CONSISTENT WITH THE TRANSPORTATION SYSTEM PLAN (TSP) AND THE GENERAL LAND USE MAP DESIGNATION.

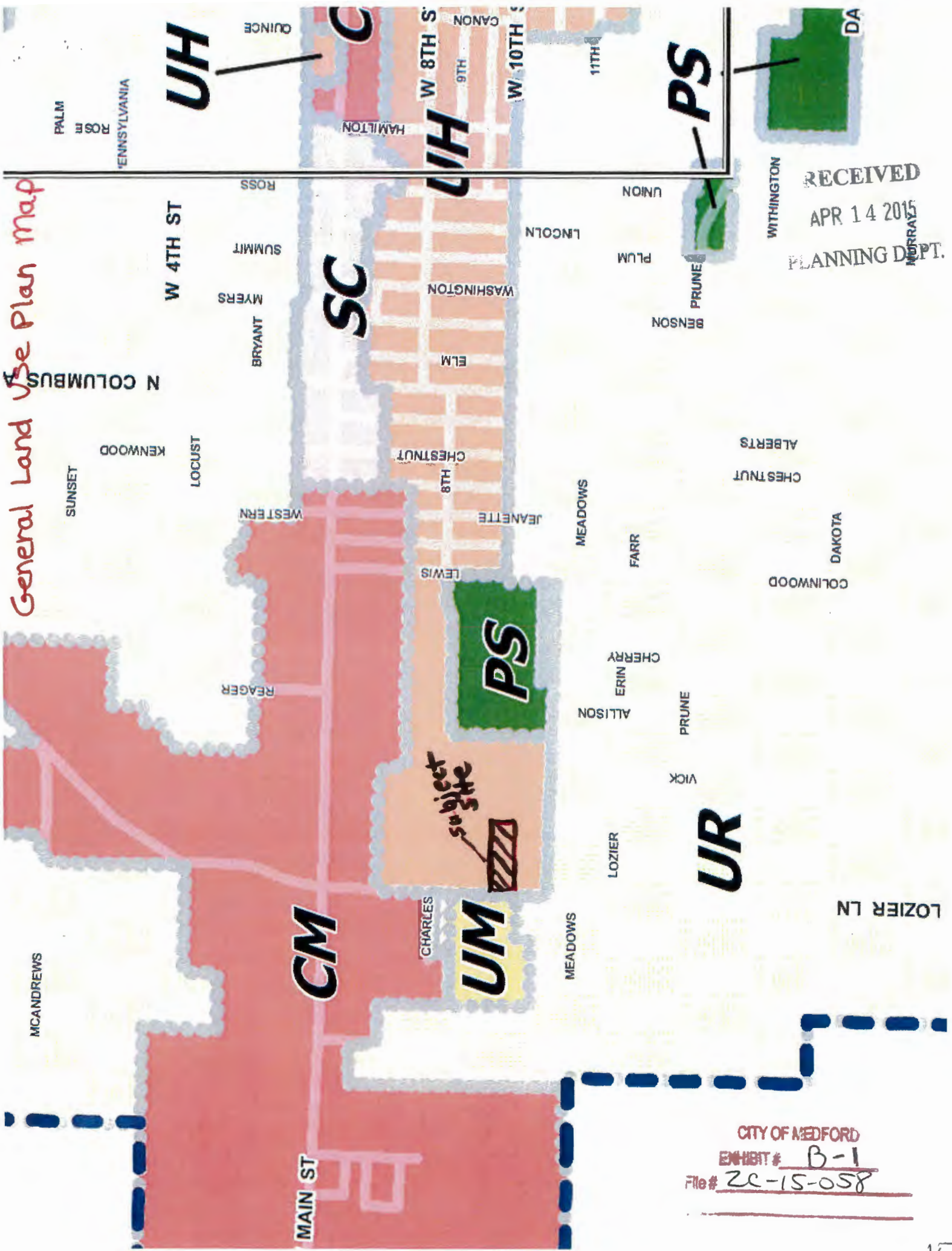
A REVIEW OF THE PROPERTY PROPOSED FOR A ZONE CHANGE INDICATES THAT THE PROPERTY WAS ANNEXED INTO THE CITY OF MEDFORD AND IS LOCATED WITHIN THE CITY LIMITS AND THE URBAN GROWTH BOUNDARY FOR THE CITY OF MEDFORD.

THE SUBJECT AREA IS DESIGNATED AS UH (HIGH-DENSITY RESIDENTIAL) ON THE GENERAL LAND USE PLAN MAP WHICH IS IN LINE WITH THE REQUESTED ZONE CHANGE. A COPY OF THE GLUP MAP #1 IS ATTACHED, INDICATING THE SUBJECT PROPERTY LINED IN BLACK.

CATEGORY A URBAN SERVICES AND FACILITIES ARE IN AND IN ADEQUATE CONDITION

CITY OF MEDFORD
 EXHIBIT A
 # 2015-058

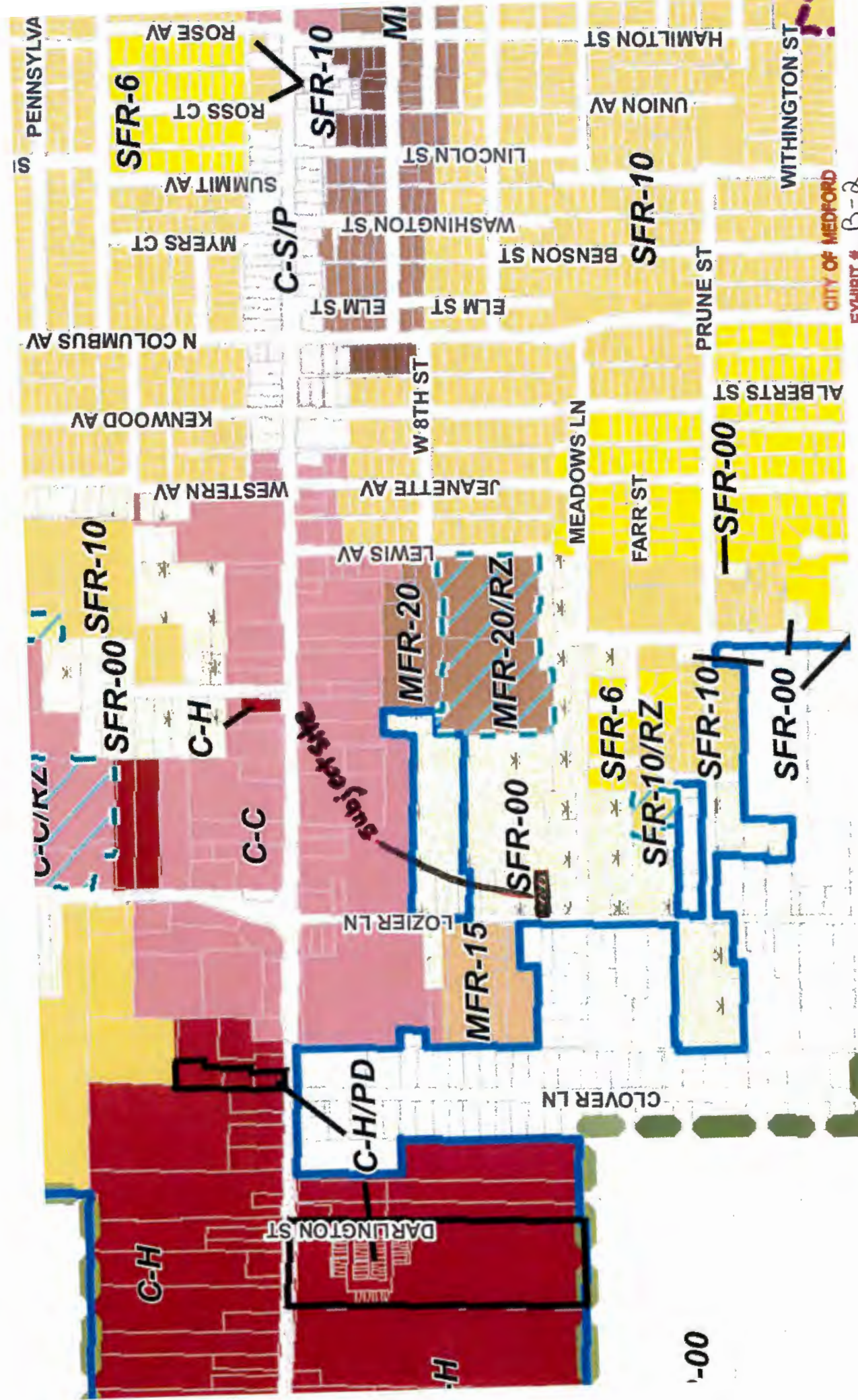
General Land Use Plan map



RECEIVED
 APR 14 2015
 PLANNING DEPT.
 MURRAY

CITY OF MEDFORD
 EXHIBIT # B-1
 File # 2C-15-058

Zoning Map



CITY OF MEDFORD

EXHIBIT # B-2

File # 20-15-058



Continuous Improvement Customer Service

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MAY 13 2015

PLANNING DEPT.

CITY OF MEDFORD

L.D. Meeting Date: May 13, 2015

File Number: ZC-15-058

**PUBLIC WORKS DEPARTMENT STAFF REPORT
For Johnson Zone Change**

Project: Consideration of a request for a change of zone from SFR-00 (Single Family Residential, one dwelling unit per existing lot) to MFR-20 (Multiple-Family Residential, 20 dwelling units per gross acre) of 0.22 acres located on the east side of Lozier Lane, south of West Main Street;

Applicant: David and Cathie Johnson

The Medford Land Development Code (MLDC), Section 10.227 (2) requires a zone change application demonstrate Category A urban services and facilities are available or can and will be provided to adequately serve the subject property. The Public Works Department reviews zone change applications to assure the Category A urban services and facilities under its jurisdiction meet those requirements. The Category urban services and facilities the Public Works Department manages are sanitary sewers within the City's sewer service boundaries, storm drains, and the transportation system.

I. Sanitary Sewer Facilities

This site lies within the Rogue Valley Sewer Service (RVSS) area. The applicant shall contact RVSS to see if sanitary sewer services and facilities are available and have capacity to serve this property under the proposed zoning.

II. Storm Drainage Facilities

This site lies within the Little Elk Creek Drainage Basin. The City of Medford has funding available for the street and storm drain improvements on Lozier Lane. This site would be able to connect to these facilities at time of development. In addition, this site will be required to provide stormwater quality and detention at time of development.

III. Transportation System

Lozier Lane is a 40 foot wide right-of-way along the westerly boundary of this parcel and is currently improved with AC paving, approximately 22 feet in width. It is currently maintained by Jackson County, but will be improved to 44 feet wide with curbs, gutters, sidewalks, street lights, and then will be maintained by the City.

No traffic impact analysis (TIA) will be required for this zone change. The proposed application doesn't meet the requirements for a TIA, per MMC 10.461 (3).

Prepared by: Larry Beskow, 5-9-15



Medford Fire Department

200 S. Ivy Street, Room #180
Medford, OR 97501
Phone: 774-2300; Fax: 541-774-2514;
E-mail www.fire@ci.medford.or.us

RECEIVED

MAY 13 2015

PLANNING DEPT.

LAND DEVELOPMENT REPORT - PLANNING

To: Praline McCormack

LD Meeting Date: 05/13/2015

From: Fire Marshal Kleinberg

Report Prepared: 05/05/2015

File #: ZC - 15 - 58

Site Name/Description:

Consideration of a request for a change of zone from SFR-00 (Single Family Residential, one dwelling unit per existing lot) to MFR-20 (Multiple-Family Residential, 20 dwelling units per gross acre) of 0.22 acres located on the east side of Lozier Lane, south of West Main Street; David and Cathie Johnson, Applicants. Praline McCormack, Planner.

DESCRIPTION OF CORRECTIONS	REFERENCE
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Approved as Submitted

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 prior to the time of construction. The approved water supply for fire protection (hydrants) is required to be installed prior to construction when combustible material arrives at the site.

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 # D

File # ZC-15-058



BOARD OF WATER COMMISSIONERS

Staff Memo

~~RECEIVED~~

MAY 13 2015

PLANNING DEPT.

TO: Planning Department, City of Medford

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

SUBJECT: ZC-15-058

PARCEL ID: 372W26DS TL 2201

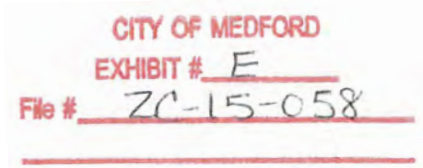
PROJECT: Consideration of a request for a change of zone from SFR-00 (Single Family Residential, one dwelling unit per existing lot) to MFR-20 (Multiple-Family Residential, 20 dwelling units per gross acre) of 0.22 acres located on the east side of Lozier Lane, south of West Main Street; David and Cathie Johnson, Applicants. Praline McCormack, Planner

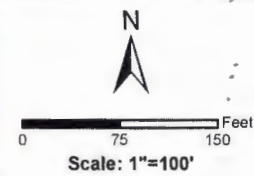
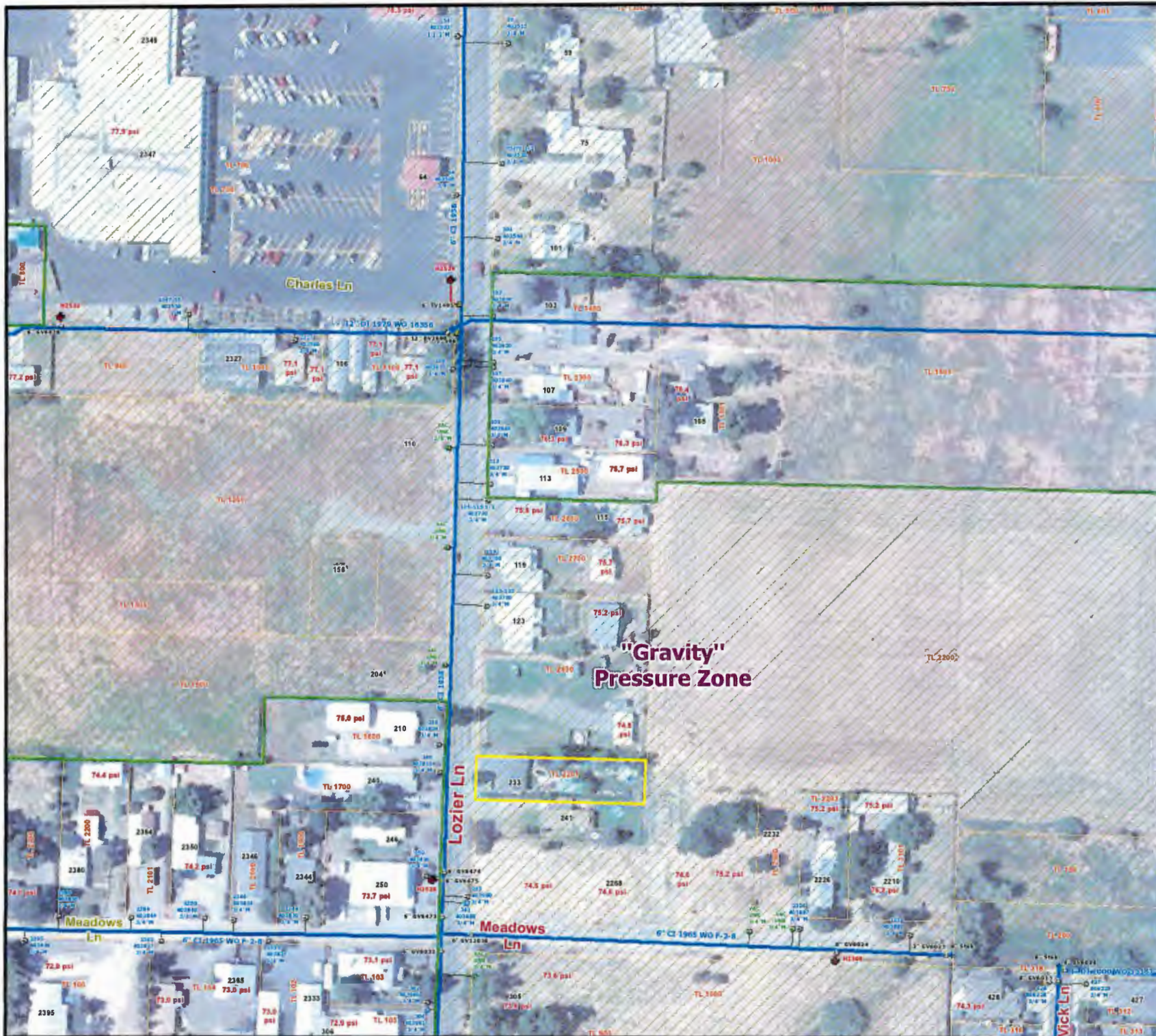
DATE: May 11, 2015

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 6-inch water line is located along the west side of Lozier Lane.





Water Facility Map for ZC-15-058

Legend

- Air Valve
- Sample Station
- Fire Service
- Hydrant
- Reducer
- Blow Off
- Plugs-Caps

Water Meters:

- Active Meter
- On Well
- Unknown
- Vacant

Water Valves:

- Butterfly Valve
- Gate Valve
- Tapping Valve

Water Mains:

- Active Main
- Abandoned Main
- Reservoir Drain Pipe
- Pressure Zone Line

Boundaries:

- Urban Growth Boundary
- City Limits
- Tax Lots

MWC Facilities:

- Control Station
- Pump Station
- Reservoir



This map is based on the latest data available. The Medford Water Commission does not assume any liability for errors or omissions. It is the user's responsibility to verify the accuracy of the information shown on this map.



ROGUE VALLEY SEWER SERVICES

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

May 7, 2015

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

RECEIVED
MAY 07 2015
PLANNING DEPT.

Re: ZC-15-058, Johnson (372W26D, TL 2201)
ATTN: Praline McCormack

The subject property is currently served by an existing 4 inch service line connected into the 18 inch mainline within Loizer Lane. Excess capacity exists within the 18 inch mainline to meet the demands of MRF-20 zoning.

Rogue Valley Sewer Services request the above named planning action be subject to the following conditions:

- Each tax lot must be served by a separate sanitary sewer service lateral. This may require the extension of sewer mainline. Rogue Valley Sewer Services must review and approval all sewer extension plans.
- System Development Charges will be due to Rogue Valley Sewer Services prior to connection into the sanitary sewer for each tax lot.
- Sanitary sewer tap permit must be obtained through Rogue Valley Sewer Services
- All sanitary sewer design and construction must comply with Rogue Valley Sewer Services and State Plumbing Code specifications.

Feel free to contact me directly with any additional questions.

Sincerely,

Wade
Denny, PE

Wade Denny, PE
District Engineer

Digitally signed by Wade Denny, PE
DN: cn=Wade Denny, PE, o=Rogue
Valley Sewer Services, ou=District
Engineer, email=wdenny@rvss.us,
c=US
Date: 2015.05.07 14:31:06 -07'00'

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CITY OF MEDFORD
EXHIBIT # F
File # ZC-15-058

Memo



RECEIVED

MAY 13 2015

PLANNING DEPT

To: Praline McCormack, Planner, Planning Department
From: Tanner Fairrington, Building Department (541) 774-2352
CC: David and Cathie Johnson, Applicants
Date: May 12, 2015
Re: May 13, 2015 LDC Meeting: ZC-15-058 – Item #1

Please Note:

This is not a plan review. Unless noted specifically as Conditions of Approval, general comments are provided below based on general information provided per 2014 OSSC. Plans need to be submitted and will be reviewed by a commercial plans examiner, and there may be additional comments.

Fees are based on valuation. Please contact the front counter for estimated fees.

If you have questions, please contact the Building Department at (541) 774-2350 or building@cityofmedford.org. Tanner Fairrington can be contacted directly at (541) 774-2352 or tanner.fairrington@cityofmedford.org.

1. For list of applicable Building Codes, please visit the City of Medford website: www.ci.medford.or.us Click on "City Departments" at top of screen; click on "Building"; click on "Code and Design Information" on left side of screen; click on "Design Criteria"; and select the appropriate design criteria.
2. All plans are to be submitted electronically. Information on the website: www.ci.medford.or.us Click on "City Departments" at top of screen; click on "Building"; click on "Electronic Plan Review (ePlans)" on left side of screen for information.
3. A demolition permit will be required if structures are demolished.
4. The 2014 Oregon Structural Specialty Code (OSSC) will be applicable if apartments with 3 or more units will be constructed. If applicable, the 2014 OSSC has different requirements than the residential code including, but not limited to: a sprinkler system, accessibility, etc.

CITY OF MEDFORD
EXHIBIT # G
File # ZC-15-058



Vicinity Map

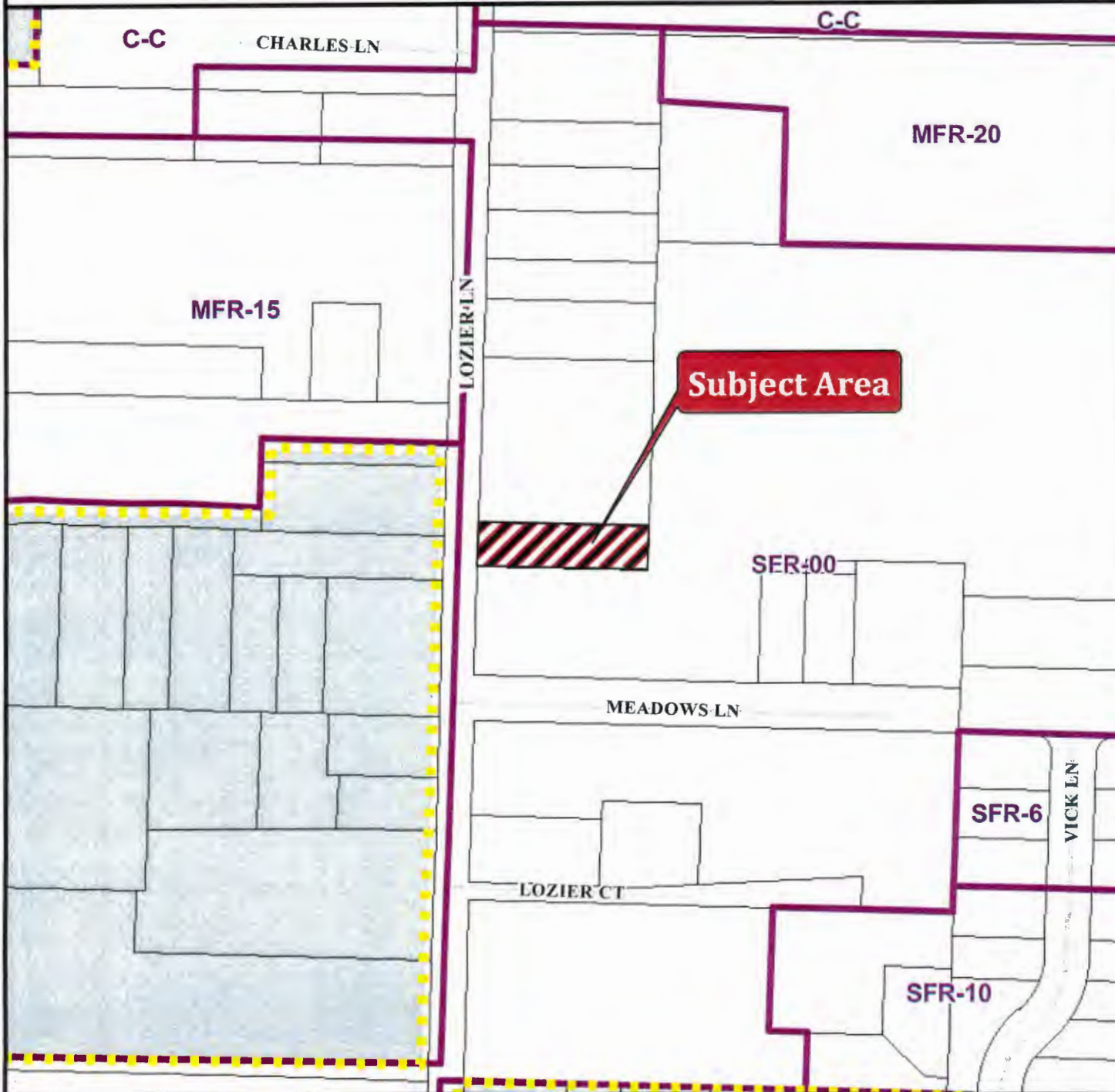
Application Name/Description:
Johnson Zone Change

Proposal:
**Zone Change:
SFR-00 to MFR-20**

File Numbers:
ZC-15-058

Applicant:
David & Cathie Johnson

Map/Taxlot:
372W26DA TL 2201



-  Subject Area
-  Medford Zoning
-  UGB
-  Tax Lots
-  City Limits
-  PUD



04/16/2015



CRATER TITLE

88-23686

9 Exhibit "B"

1147 37-2W-26DA (2261)
WARRANTY DEED

5.00
16.00

RECEIVED

APR 14 2015

PLANNING DEPT.

HELEN E. POWERS, grantor, conveys and WARRANTS to DAVID L. JOHNSON AND CATHIE A. JOHNSON HUSBAND AND WIFE, grantees, the following described real property, together with appurtenances, free of encumbrances except as specifically set forth herein, situated in JACKSON County, Oregon:

Commencing at the most Easterly Northeast corner of Donation Land Claim No. 76, Township 37 South, Range 2 West, of the Willamette Meridian, Jackson County, Oregon; thence South along the East boundary of said claim, 678.38 feet to a 3/4 x 35 inch iron pipe on the South line of tract described in Volume 251, Page 14, Deed Records of Jackson County, Oregon; thence South 89° 58' 24" East, 250.075 feet to the East line of tract described in Volume 251, Page 12, said Deed Records; thence South, 384.18 to the Southeast corner of said tract; thence West 250.075 feet to the East line of said Donation Land Claim No. 76; thence South along said East line, 95.42 feet; thence West 540.54 feet; thence North 160.74 feet to the true point of beginning; thence East 188.54 feet; thence South 50.0 feet; thence West 188.54 feet to the East line of Lozier Lane; thence North along said East line, 50.0 feet to the true point of beginning.

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

9:21 NOV 4 1988 A.M.

KATHLEEN S. BECKETT
CLERK and RECORDER

Kathleen S. Beckett, Deput.

1988-89 REAL PROPERTY TAXES; RIGHTS OF THE PUBLIC IN & TO ANY PORTION LYING WITHIN THE LIMITS OF PUBLIC ROADWAYS, IF ANY, AND/OR RIGHTS OF PRIVATE PARTIES OVER ANY PORTION LYING WITHIN EXISTING ROADWAYS OR DRIVEWAYS NOT DISCLOSED BY THE PUBLIC RECORDS; THE EFFECT OF BEING WITHIN THE JACKSONVILLE WATER DIST; THESE PREMISES ARE SITUATED IN THE REDFORD IRRIGATION DIST & SUBJECT TO THE LEVIES & ASSESSMENTS THEREOF, WATER & IRRIGATION RIGHTS, EASEMENTS FOR DITCHES & CANALS & REGULATIONS CONCERNING SAME; THE PREMISES HEREIN DESCRIBED IN WITHIN & SUBJECT TO THE STATUTORY POWERS OF THE BEAR CREEK VALLEY SANITARY AUTHORITY

The true consideration paid for this conveyance is THIRTY TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS () however the whole consideration includes other value given or promised. (check if other consideration statement applies.)

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate City or County Planning Department to verify approved uses. Dated this 1st day of November, 1988.

Helen E. Powers
HELEN E. POWERS

STATE OF OREGON)
)ss.
County of Jackson)

This instrument was acknowledged before me on the 1st day of November, 1988, by HELEN E. POWERS



Alison Crusey
Notary Public for OREGON
My Commission expires: 6-10-90

Until a change is requested,
return all tax statements to:
Mr and Mrs David L. Johnson
233 Lozier Lane
Redford, Or 97501

Return document to:

CITY OF REDFORD
EXHIBIT #
File # 2C-15-058

