



Oregon

Kate Brown, 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: December 16, 2015

Jurisdiction: City of Medford

Local file no.: ZC-15-127

DLCD file no.: 020-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 12/15/2015. 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 less than 35 days prior to the first evidentiary hearing.

Appeal Procedures

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

A notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR chapter 661, division 10).

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

DLCD Contact

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



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

FOR DLCD USE
File No.: 020-15 {24089}
Received: 12/15/2015

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

Jurisdiction: City of Medford

Local file no.: **ZC-15-127**

Date of adoption: 12/10/15

Date sent: 12/15/2015

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

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 10/15/15

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:

No

Local contact (name and title): Sarah Sousa

Phone: 541.774-2380

E-mail: sarah.sousa@cityofmedford.org

Street address: 200 S. Ivy Street

City: Medford

Zip: 97501-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

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

For a change to a comprehensive plan map:

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

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

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

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

BEFORE THE MEDFORD PLANNING COMMISSION
STATE OF OREGON, CITY OF MEDFORD

IN THE MATTER OF PLANNING COMMISSION FILE 20-15-127 APPLICATION
FOR A ZONE CHANGE SUBMITTED BY HOUSING AUTHORITY OF
JACKSON COUNTY

}
}
} ORDER

ORDER granting approval of a request for changing the zoning from SFR-6 (Single Family Residential - 6 dwelling units per gross acre) to MFR-20 (Multi-Family Residential - 20 dwelling units per gross acre) on two parcels on the west side of Orchard Home Drive approximately 400 feet north of Westwood Drive.

WHEREAS, the City Planning Commission in the public interest has given consideration to changing the zoning of real property described below from SFR-6 (Single Family Residential - 6 dwelling units per gross acre) to MFR-20 (Multi-Family Residential - 20 dwelling units per gross acre) on two parcels on the west side of Orchard Home Drive approximately 400 feet north of Westwood Drive; and

WHEREAS, the City Planning Commission has given notice of, and held, a public hearing, and after considering all the evidence presented, finds that the zone change is supported by, and hereby adopts the Planning Commission Staff Report dated November 5, 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 areas within the City of Medford, Oregon:

37 2W 35DA Tax Lot 1300
37 2W 35DA Tax Lot 1400

is hereby changed from SFR-6 (Single Family Residential - 6 dwelling units per gross acre) to MFR-20 (Multi-Family Residential - 20 dwelling units per gross acre) on two parcels on the west side of Orchard Home Drive approximately 400 feet north of Westwood Drive.

Accepted and approved this 10th day of December, 2015.

CITY OF MEDFORD PLANNING COMMISSION



Planning Commission Chair

ATTEST:



Planning Department Representative



Planning Department

Working with the community to shape a vibrant and exceptional city

STAFF REPORT

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

PROJECT Housing Authority of Jackson County Zone Change
Applicant: Housing Authority of Jackson County Agent
Agent: Scott Sinner Consulting, Inc.

FILE NO. ZC-15-127

TO Planning Commission *for November 12, 2015 hearing*

FROM Sarah Sousa, Planner IV

REVIEWER Kelly Akin, Principal Planner *ka*

DATE November 5, 2015

BACKGROUND

Proposal

Request for a zone change from SFR-6 (Single Family Residential – 6 dwelling units per gross acre) to MFR-20 (Multi-Family Residential – 20 dwelling units per gross acre) on two parcels on the west side of Orchard Home Drive approximately 400 feet north of Westwood Drive (372W35DA Tax Lots 1300 & 1400).

Subject Site Characteristics

Zoning	SFR-6
GLUP	UH (Urban High Density Residential)
Use	Vacant

Surrounding Site Characteristics

North	SFR-00	Vacant
South	SFR-6	Single family homes
East	SFR-6	Single family homes
West	SFR-6	Single family homes

Related Projects

A-04-270 Annexation
ZC-05-263 Zone Change (SFR-00 to SFR-6)
LDS-07-112 Subdivision (expired)
CP-13-032 GLUP Map Amendment (UGBA)

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

At the time of annexation in 2005, the subject property was given a holding zone of SFR-00 (Single Family Residential, one dwelling unit per existing lot) (A-04-270). Following annexation, two land use applications were submitted and approved: a zone change to the current SFR-6 zone in 2005 (ZC-05-263) and a 16-lot subdivision in 2007 (LDS-07-112). The subdivision approval has since expired.

On December 4, 2014, the City Council adopted an ordinance changing the General Land Use Plan (GLUP) designation of approximately 500 acres throughout 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).

Issues/Analysis

Staff has reviewed the zone change request and finds that it meets the approval criteria in Medford Land Development Code Section 10.227. The proposed MFR-20 zone district is permitted within the UH GLUP designation, and the proposal is consistent with the Transportation System Plan (TSP). In regards to facility adequacy, the agency reports in Exhibits B, D, and E demonstrate that Category A Urban Facilities are available or can and will be made available to serve the site.

FINDINGS AND CONCLUSIONS

Staff has reviewed the Applicant's Findings (Exhibit A) and recommends the Commission adopt the findings as presented.

RECOMMENDED ACTION

Adopt the Applicant's Findings and direct staff to prepare a Final Order for approval of ZC-15-127 per the staff report dated November 5, 2015, including Exhibits A through I.

EXHIBITS

- A Applicant's Findings of Fact received September 11, 2015
- B Public Works Department Staff Report received October 21, 2015
- C Medford Fire Department Report received October 21, 2015
- D Medford Water Commission memo received October 22, 2015
- E Letter from Rogue Valley Sewer Services received October 9, 2015
- F Email from the Oregon Department of Transportation received October 14, 2015
- G General Land Use Map
- H Southwest Medford Circulation Map received September 11, 2015
- I Jackson County Assessor's Map received September 11, 2015
Vicinity map

PLANNING COMMISSION AGENDA:

NOVEMBER 12, 2015

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

IN THE MATTER OF AN APPLICATION FOR)
A ZONE CHANGE FOR THE PROPERTIES IDENTIFIED AS)
T372W35DA TAX LOTS 1300, 1400,)
HOUSING AUTHORITY OF JACKSON COUNTY)
SCOTTSINNER CONSULTING, INC. AGENT)

FINDING OF FACT **RECEIVED**
AND
CONCLUSIONS SEP 11 2015
OF LAW PLANNING DEPT.

I. BACKGROUND INFORMATION

Applicant:

Housing Authority of Jackson County
Jason Elsey
2251 Table Rock Road
Medford, OR 97501
Jason@haic.net

Agent:

Scott Sinner Consulting, Inc.
4401 San Juan Dr. Suite G
Medford, OR 97504
scottsinner@yahoo.com

Property 1:

37 2W 35 DA TL 1300
Housing Authority of Jackson County
1634 Orchard Home Drive
Medford, OR 97501
SFR-6 current zoning
2.32 net acreage

Property 2:

37 2W 35 DA TL 1400
Housing Authority of Jackson County
Adjacent to 1634 Orchard Home Drive
Medford, OR 97501
SFR-6 current zoning
.35 net acreage

CITY OF MEDFORD
EXHIBIT # A
File # ZC-15-127

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

Project Summary:

The subject properties are currently zoned SFR-6 units per acre and the applicant seeks approval for this application to rezone the properties to the MFR-20 zoning district. The net acreage of the subject properties totals 2.67 acres and the gross acreage is 2.74 acres.

The General Land Use Plan Map designation for the property was changed from Urban Residential (UR) to Urban High Density (UH) in 2015 through City Council action. The approval of this application would rezone the property to the MFR-20 zoning district.

Approval Criteria:

The relevant approval criteria for the requested zone change from SFR-6 to SFR-10 are within MLDC 10.227 as provided below:

10.227 Zone Change Criteria

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

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

(b) Adequate streets and street capacity must be provided in one (1) of the following ways:

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

(i) Streets which serve the subject property, as defined in Section 10.461(2), presently exist and have adequate capacity; or

(ii) Existing and new streets that will serve the subject property will be improved and/or constructed, sufficient to meet the required condition and capacity, at the time building permits for vertical construction are issued; or

(iii) If it is determined that a street must be constructed or improved in order to provide adequate capacity for more than one (1) proposed or anticipated development, the Planning Commission may find the street to be adequate when the improvements needed to make the street adequate are fully funded. A street project is deemed to be fully funded when one (1) of the following occurs:

(a) the project is in the City's adopted capital improvement plan budget, or is a programmed project in the first two (2) years of the State's current STIP (State Transportation Improvement Plan), or any other public agencies adopted capital improvement plan budget; or

(b) when an applicant funds the improvement through a reimbursement district pursuant to the MLDC. The cost of the improvements will be either the actual cost of construction, if constructed by the applicant, or the estimated cost. The "estimated cost" shall be 125% of a professional engineer's estimated cost that has been approved by the City, including the cost of any right-of-way acquisition. The method described in this paragraph shall not be used if the Public Works Department determines, for reasons of public safety, that the improvement must be constructed prior to issuance of building permits.

(iv) When a street must be improved under (b)(ii) or (b)(iii) above, the specific street improvement(s) needed to make the street adequate must be identified, and it must be demonstrated by the applicant that the improvement(s) will make the street adequate in condition and capacity.

(c) In determining the adequacy of Category A facilities, the approving authority (Planning Commission) may evaluate potential impacts based upon the imposition of special development conditions attached to the zone change request. Special development conditions shall be established by deed restriction or covenant, which must be recorded with proof of recordation returned to the Planning Department, and may include, but are not limited to the following:

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

(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.

(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.)

Findings of Fact:

The Oregon Transportation Planning Rule requires a jurisdiction considers all modes of transportation in a land use decision. A review of this property determines water and rail transportation are not available.

The subject properties are 7.1 miles from the Rogue Valley International Airport, and 2.64 miles from Interstate Highway 5 (I-5). The subject properties have frontage on Orchard Home Drive.

Referring to the adopted South West Circulation Plan within the adopted Transportation System Plan (TSP), Orchard Home Drive is classified as a Major Collector street. Orchard Home Drive, when fully improved to the standards identified in the MLDC will include bicycle lanes and sidewalks to promote both bicycle and pedestrian modes of transportation.

These standards are consistent with the adopted Medford Transportation System Plan, therefore also consistent with the Oregon Transportation Planning Rule.

The General Land Use Plan Map (GLUP) map designation for the subject properties is the UH Urban High Density Residential designation. The UH designation allows for the MFR-20 and MFR 30 zoning districts. The requested zone change proposed with this application is the MFR-20 zoning district and is consistent with the GLUP designation.

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

Conclusions of Law:

The Planning Commission can conclude this application is consistent with the adopted Medford Transportation System Plan and also the Oregon Transportation Planning Rule, and the MFR-20 zoning district is appropriate within the UR GLUP designation.

(2) It shall be demonstrated that Category A urban services and facilities are available or can and will be provided, as described below, to adequately serve the subject property with the permitted uses allowed under the proposed zoning, except as provided in subsection (c) below. The minimum standards for Category A services and facilities are contained in Section 10.462 and Goal 2 of the Comprehensive Plan "Public Facilities Element" and Transportation System Plan.

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

Findings of Fact:

In preparing this application the Medford Public Works Department was contacted to determine the ability to access the existing public storm drainage facilities in the area. According to Roger Thom of the Public Works Department the property has direct access to an existing storm drainage facility at the western side of the property. Future development will be subject to the current City requirements for storm water control and treatment and there is adequate capacity for the proposed zone change.

The subject property is within the Rogue Valley Sewer Service (RVS) territory. According to Carl Tappert of RVS the sanitary sewer facilities have adequate capacity for the purposes of the requested zone change. Future development of the properties will require the extension of facilities in accordance with the standards for development at the time of development.

Rodney Grehn of the Medford Water Commission indicated the Medford Water Commission provides municipal water for this area and there is adequate capacity for the requested zone change. Future development of the properties will require the extension of facilities in accordance with the standards for development at the time of development.

Conclusions of Law:

The Planning Commission can conclude the subject property has access to public facilities for stormwater, sanitary sewer, and domestic water, and these facilities have adequate capacity for the approval of the proposed zone change.

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

(b) Adequate streets and street capacity must be provided in one (1) of the following ways:

(i) Streets which serve the subject property, as defined in Section 10.461(2), presently exist and have adequate capacity; or

(ii) Existing and new streets that will serve the subject property will be improved and/or constructed, sufficient to meet the required condition and capacity, at the time building permits for vertical construction are issued; or

(iii) If it is determined that a street must be constructed or improved in order to provide adequate capacity for more than one (1) proposed or anticipated development, the Planning Commission may find the street to be adequate when the improvements needed to make the street adequate are fully funded. A street project is deemed to be fully funded when one (1) of the following occurs:

(a) the project is in the City's adopted capital improvement plan budget, or is a programmed project in the first two (2) years of the State's current STIP (State Transportation Improvement Plan), or any other public agencies adopted capital improvement plan budget; or

(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.

Findings of Fact:

The subject properties currently have frontage and access from Orchard Home Drive. Orchard Home Drive is classified as a major collector on the Adopted Southwest

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

Medford Circulation Plan. The adopted Transportation System Plan for the City of Medford indicates a Major Collector street section requires a total Right of Way width of 74 feet at full development.

Attached with this application is the required Traffic Impact Analysis Form completed by Peter Mackprang of the Public Works Department. The form indicates there are no requirements for an additional Traffic Impact Analysis.

Further development of the property will included conditions to improve the public street frontages to the current standards contained in the MLDC and the TSP.

The higher order streets in the vicinity are improved or have adequate capacity as defined by MLDC 10.225 (2) (b) (i) and the frontage streets will be improved to the current city standards with future development consistent with MLDC 10.225 (2) (b) (ii).

Conclusions of Law

The Planning Commission can conclude the streets in the vicinity of the requested zone change have adequate capacity as defined in MLDC 10.227 (2).

(c) In determining the adequacy of Category A facilities, the approving authority (Planning Commission) may evaluate potential impacts based upon the imposition of special development conditions attached to the zone change request. Special development conditions shall be established by deed restriction or covenant, which must be recorded with proof of recordation returned to the Planning Department, and may include, but are not limited to the following:

(i) Restriction of uses by type or intensity; however, in cases where such a restriction is proposed, the Planning Commission must find that the resulting development pattern will not preclude future development, or intensification of development, on the subject property or adjacent parcels. In no case shall residential densities be approved which do not meet minimum density standards,

(ii) Mixed-use, pedestrian-friendly design which qualifies for the trip reduction percentage allowed by the Transportation Planning Rule,

(iii) Transportation Demand Management (TDM) measures which can be reasonably quantified, monitored, and enforced, such as mandatory car/van pools.

Findings of Fact:

BEFORE THE PLANNING COMMISSION FOR THE CITY OF MEDFORD:

In preparing this application for a zone change from the SFR-6 zoning district to the MFR-20, the agencies were queried and the replies indicated any limitations identified in MLDC 10.227 (2) (c) will not be necessary as the facilities are available for the requested zone change from SFR-6 to SFR-10.

Conclusions of Law

The Planning Commission can conclude the Category A public facilities are available without limitations or restrictions for the requested zone change.

Application Summary and Conclusion:

This application identifies the relevant approval criteria contained in the MLDC for a zone change from the SFR-6 zoning district to the MFR-20 zoning district.

The Findings of Fact demonstrate consistency with the Oregon Transportation Planning Rule, the Medford Transportation System Plan and the General Land Use Plan Map.

The Category A Facilities are currently available or can be made available as described in the MLDC for the purposes of approval of the requested zone change.

On behalf of the applicant, I respectfully request the approval of this application.

Scott Sinner
Scott Sinner Consulting, Inc.





Continuous Improvement Customer Service

CITY OF MEDFORD

RECEIVED

OCT 21 2015

PLANNING DEPT

Revised Date: 10 21 2015

File Number: ZC-15-127

**PUBLIC WORKS DEPARTMENT STAFF REPORT
Housing Authority Zone Change**

Project: Request for a zone change from SFR-6 (Single Family Residential 6 dwelling units per gross acre) to MFR-20 (Multi-Family Residential 20 dwelling units per gross acre) on two parcels on the west side of Orchard Home Drive approximately 1150 feet north of Sunset Drive (372W35DA Tax Lots 1300 & 1400). Housing Authority of Jackson County, Applicant (Scott Sinner Consulting, Inc., Agent). Sarah Sousa, Planner.

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 existing storm drain facilities in Orchard Home Drive. In addition, Little Elk Creek runs in close proximity or possibly through this parcel. This site would be able to connect to these facilities at the time of development. Some locations may require easements. This site will be required to provide stormwater quality and detention at time of development.

P:\Staff Respons CP, DCA, & ZC\ZC 15 127 Orchard Home Dr Housing Authority ZC-15 127 Staff Report-Revised.docx Page 1

PUBLIC WORKS DEPARTMENT
ENGINEERING & DEVELOPMENT DIVISION

200 S IVY STREET
MEDFORD OREGON 97501
www.ci.medford.or.us

TELEPHONE (541) 774-2100
FAX (541) 774-2552

CITY OF MEDFORD
EXHIBIT # B
File # ZC-15-127

III. Transportation System

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).

No conditions pertaining to streets, street capacity, or access are requested by Public Works at this time.

At the time of future land division or development permit, Public Works may require additional right-of-way and public utility easement (PUE) dedications and will condition the developer to improve their street frontage to the City's current standards. Improvements shall include paving, drainage, and curb, gutter, street lighting, sidewalk, and planter strips.

Prepared by Doug Burroughs
Revised by Jodi K. Cope



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

OCT 21 2015

PLANNING DEPT.

LAND DEVELOPMENT REPORT - PLANNING

To: Sarah Sousa

LD Meeting Date: 10/21/2015

From: Fire Marshal Kleinberg

Report Prepared: 10/16/2015

File #: ZC - 15 - 127

Site Name/Description:

Request for a zone change from SFR-6 (Single Family Residential - 6 dwelling units per gross acre) to MFR-20 (Multi-Family Residential - 20 dwelling units per gross acre) on two parcels on the west side of Orchard Home Drive approximately 1150 feet north of Sunset Drive (372W35DA Tax Lots 1300 & 1400). Housing Authority of Jackson County, Applicant (Scott Sinner Consulting, Inc., 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 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.



BOARD OF WATER COMMISSIONERS

Staff Memo

RECEIVED

OCT 22 2015

PLANNING DEPT

TO: Planning Department, City of Medford

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

SUBJECT: ZC-15-127

PARCEL ID: 372W35DA TL's 1300 & 1400

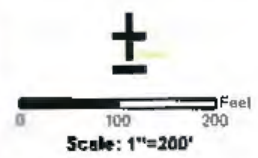
PROJECT: Request for a zone change from SFR-6 (Single Family Residential – 6 dwelling units per gross acre) to MFR-20 (Multi-Family Residential – 20 dwelling units per gross acre) on two parcels on the west side of Orchard Home Drive approximately 1150 feet north of Sunset Drive (372W35DA Tax Lots 1300 & 1400); Housing Authority of Jackson County, Applicant (Scott Sinner Consulting, Inc., Agent). Sarah Sousa, Planner.

DATE: October 21, 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. These parcels are currently located within MWC's "Gravity" Pressure Zone.
8. Access to MWC water lines for connection is available. There are existing "Gravity" pressure zone water lines in Orchard Home Drive and Cunningham Avenue.



Water Facility Map for ZC-15-127

Legend

- A Air Valve
- Sample Station
- Fire Hydrant
- G Hydrant
- R Reservoir
- T Blow Off
- G Plug-Caps

Water Meters:

- 4 Active Meter
- 4 On Web
- 4 Unknown
- 4 Vacant

Water Valves:

- E Butterfly Valve
- Gate Valve
- R Tapping Valve

Water Mains:

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

Boundaries:

- Urban Growth Boundary
- City Limits
- The Lots

MWC Facilities:

- Control Station
- Pump Station
- Reservoir



This map is based on a digital orthophoto, which may not be accurate. The map is for informational purposes only and should not be used for legal or engineering purposes. The map is not a warranty of any kind. Medford Water Commission.



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OCT 09 2015

PLANNING DEPT.

ROGUE VALLEY SEWER SERVICES

Location: 138 West Villas 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

October 9, 2015

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

**Re: ZC-15-127, Housing Authority of Jackson County Zone Change, Tax Lots 1300, 1400
Map 372W35DA (REF: LDS-07-112, ZC-05-263;)**

ATTN: Sarah,

The subject property is currently served by a connection to the 10 inch sewer main on Orchard Home Drive. There is adequate capacity to serve the proposed increased density.

Feel free to call me if you have any questions regarding this project.

Sincerely,

Carl Tappert

Carl Tappert P.E.
Manager

K: DATA\Agencies MEDFORD PLANNING\Zone Change\2015\ZC-15-127_Housing Authority.doc

CITY OF MEDFORD
EXHIBIT # E
File # ZC-15-127

Sarah K. Sousa

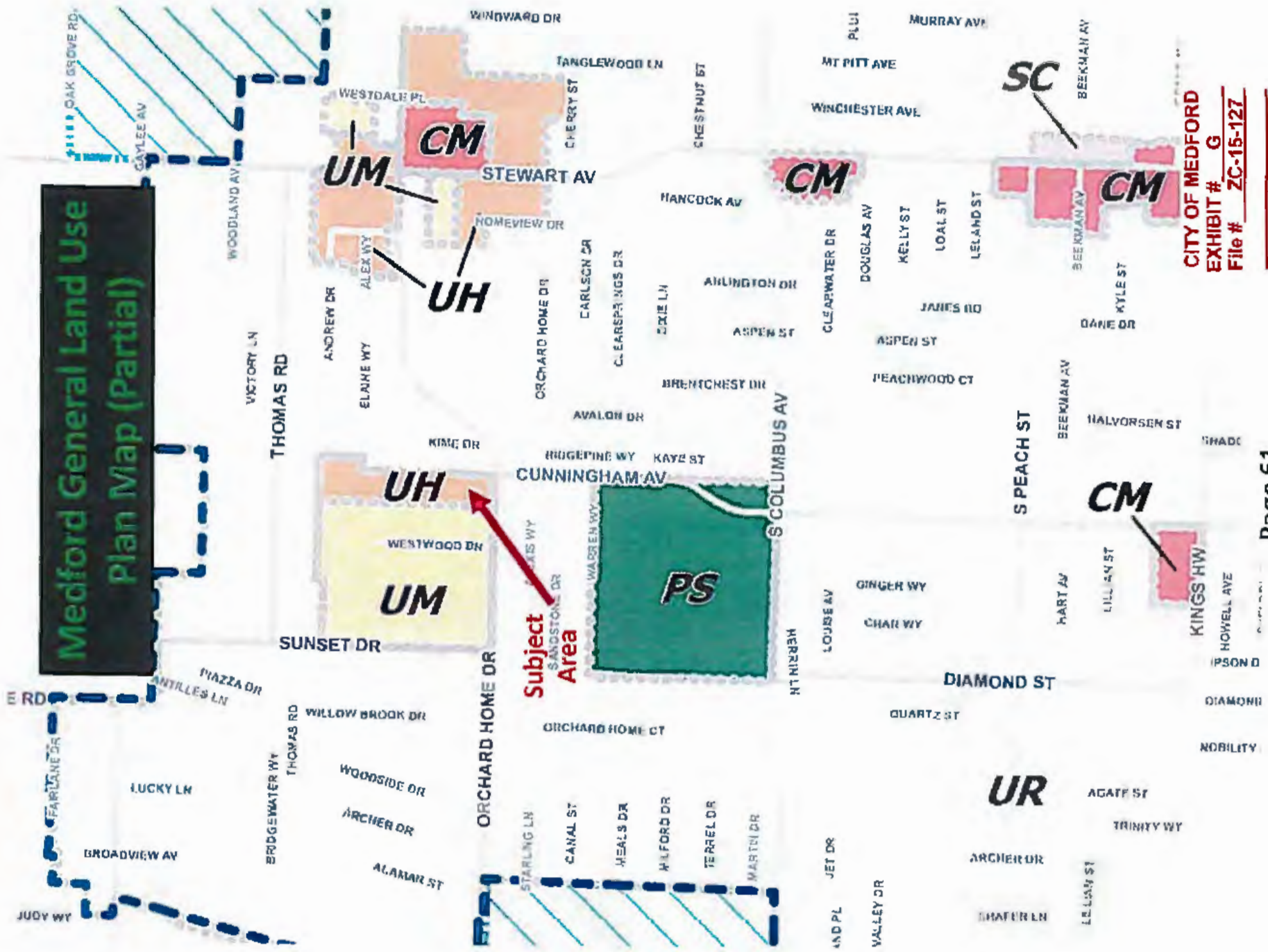
From: MOREHOUSE Donald <Donald.MOREHOUSE@odot.state.or.us>
Sent: Wednesday, October 14, 2015 2:42 PM
To: Sarah K. Sousa
Subject: ZC-15-127

Sarah,

Thank you for sending agency notice of a request for a zone change from SFR-6 (Single Family Residential – 6 dwelling units per gross acre) to MFR-20 (Multi-Family Residential – 20 dwelling units per gross acre) on two parcels on the west side of Lozier Lane at the intersection of Cunningham Avenue and Lozier Lane (372W35DA Tax Lots 1300 & 1400) We reviewed this and determined that it would not significantly affect state transportation facilities under the State Transportation Planning Rule (OAR 660-012-0060) or State Access Management Rule (OAR 734-051-000). We have no further comments at this time.

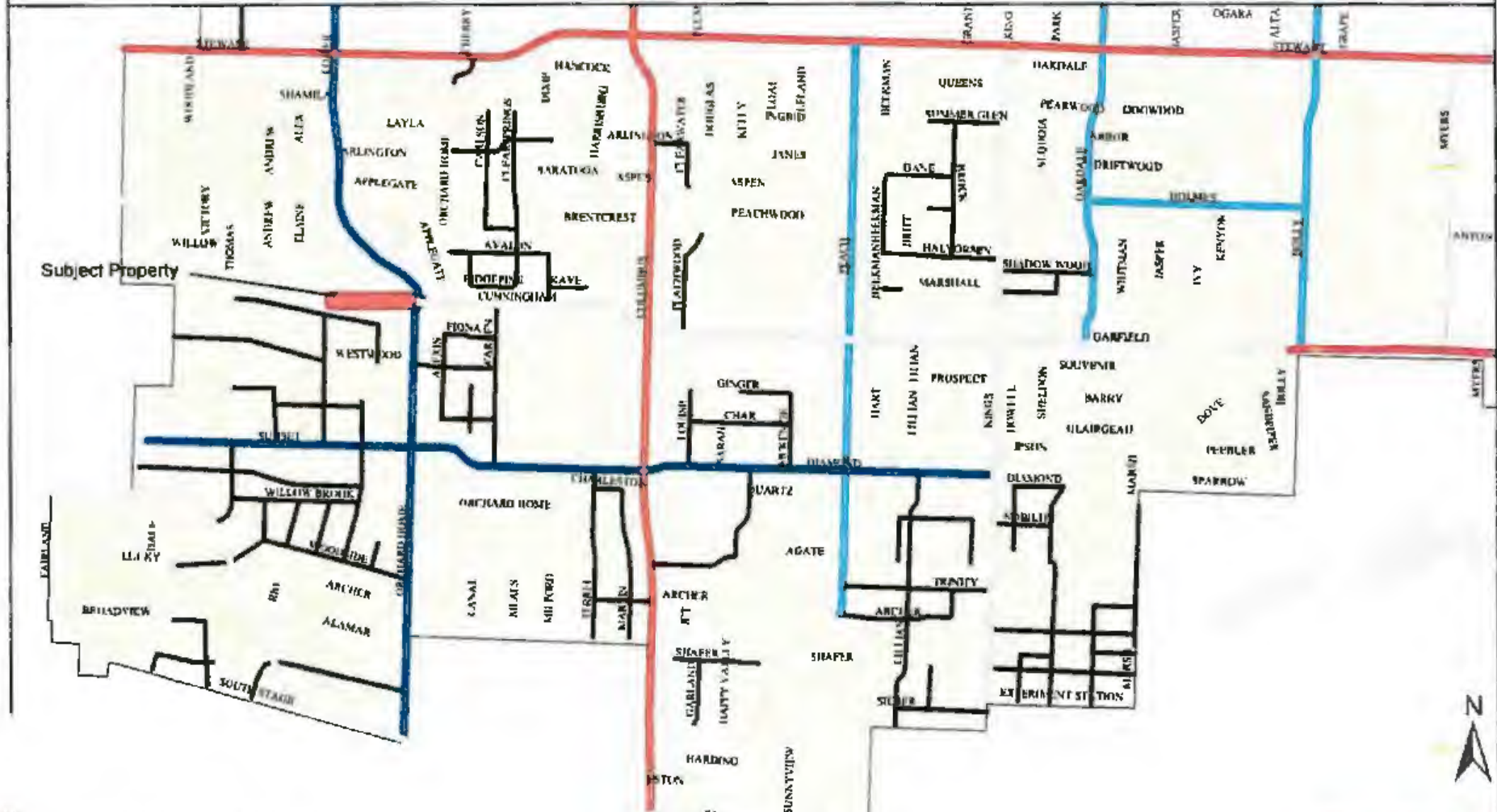
Don Morehouse
Senior Transportation Planner
ODOT Region 3, District 8 (Rogue Valley Tech Center)
Ph: (541) 774-6399
Fax: (541) 774-6349
Donald.Morehouse@odot.state.or.us

Medford General Land Use Plan Map (Partial)

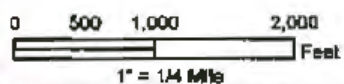


CITY OF MEDFORD
EXHIBIT # G
File # ZC-15-127

Adopted Southwest Medford Circulation Plan



Page 62



Map Adopted: 11-20-03
 Ord. # 2003-299
 Map Printed: 1-29-04

Street Classifications

- Major Arterial
- Major Collector
- Residential
- Minor Arterial
- Minor Collector
- Other Streets

- UGB
- Adopted Circulation Plan Area



The Geographic Information System (GIS) data was created by the City of Medford and is provided as is without representation or warranty of accuracy. The City of Medford is not responsible for any errors or omissions in the data. The user assumes all liability for any use of the data. THE CITY OF MEDFORD IS BEING PROVIDED BY THE CITY OF MEDFORD AS A PUBLIC SERVICE AND IS NOT BEING PROVIDED FOR ANY OTHER PURPOSE. THE CITY OF MEDFORD IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THE DATA. THE USER ASSUMES ALL LIABILITY FOR ANY USE OF THE DATA. THE CITY OF MEDFORD IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THE DATA.

2015
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City of Medford Planning Department

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Map

File Number:

ZC-15-127

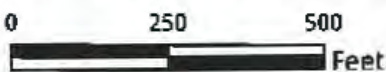


Project Name:

Housing Authority of J. Co. - Zone Change (SFR-6 to MFR-20)

Map/Taxlot:

372W35DA TL's 1300 & 1400



10/27/2015

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

