



# Oregon

Kate Brown, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

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[www.oregon.gov/LCD](http://www.oregon.gov/LCD)



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

Date: January 28, 2016

Jurisdiction: City of Medford

Local file no.: ZC-15-147

DLCD file no.: 022-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 01/27/2016. 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 50 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](mailto:plan.amendments@state.or.us)



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

<b>FOR DLCD USE</b>	
File No.:	022-15 {24149}
Received: 1/27/2016	

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-15-147

Date of adoption: 01/14/2016                      Date sent: 1/27/2016

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): 11/25/2015  
 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): Tracy Carter, Planner II

Phone: 541-774-2380

E-mail: [tracy.carter@cityofmedford.org](mailto:tracy.carter@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<br>change. | to | acres. | A goal exception was required for this         |
| Change from<br>change. | to | acres. | A goal exception was required for this         |
| Change from<br>change. | to | acres. | A goal exception was required for this         |
| Change from            | to | acres. | A goal exception was required for this change. |

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

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

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

Exclusive Farm Use – Acres:

Non-resource – Acres:

Forest – Acres:

Marginal Lands – Acres:

Rural Residential – Acres:

Natural Resource/Coastal/Open Space – Acres:

Rural Commercial or Industrial – Acres:

Other: – Acres:

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

Exclusive Farm Use – Acres:

Non-resource – Acres:

Forest – Acres:

Marginal Lands – Acres:

Rural Residential – Acres:

Natural Resource/Coastal/Open Space – Acres:

Rural Commercial or Industrial – Acres:

Other: – Acres:

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

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

**For a change to a zoning map:**

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

Change from SFR-00	to SFR-6	Acres: 0.25
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): 1840 & 1844 Orchard Home Ct (382W02AA TL 600)

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

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

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

IN THE MATTER OF PLANNING COMMISSION FILE ZC-15-147 APPLICATION )  
FOR A ZONE CHANGE SUBMITTED BY SUSAN CAMPBELL CALZARETTA ) O R D E R

ORDER granting approval of a request for a change of zone from SFR-00 (Single Family Residential, one dwelling unit per existing lot) to SFR-6 (Single Family Residential, six dwelling units per gross acre) on approximately 0.25 acres located on the north side of Orchard Home Court approximately 275 feet east of Orchard Home Drive.

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 SFR-6 (Single Family Residential, six dwelling units per gross acre) on approximately 0.25 acres located on the north side of Orchard Home Court approximately 275 feet east of Orchard Home 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 January 7, 2016, 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:

38 2W 02AA Tax Lot 600

is hereby changed from SFR-00 (Single Family Residential, one dwelling unit per existing lot) to SFR-6 (Single Family Residential, six dwelling units per gross acre) on approximately 0.25 acres located on the north side of Orchard Home Court approximately 275 feet east of Orchard Home Drive.

Accepted and approved this 14th day of January, 2016.

CITY OF MEDFORD PLANNING COMMISSION



Planning Commission Chair

ATTEST:



Planning Department Representative



## STAFF REPORT

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

**PROJECT** Susan Campbell Calzaretta - Zone Change  
Applicant/Agent: Susan Campbell Calzaretta

**FILE NO.** ZC-15-147

**TO** Planning Commission *for January 14, 2016 hearing*

**FROM** Tracy Carter, Planner II

**REVIEWER** Kelly Akin, Principal Planner *h.*

**DATE** January 7, 2016

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### BACKGROUND

#### Proposal

Consideration of a request for a change of zone from SFR-00 (Single Family Residential, one dwelling unit per existing lot) to SFR-6 (Single Family Residential, six dwelling units per gross acre) on approximately 0.25 acres located on the north side of Orchard Home Court approximately 275 feet east of Orchard Home Drive.

#### Subject Site Characteristics

Zoning SFR-00  
GLUP UR (Urban Residential)  
Use Single Family Residence and Accessory Dwelling Unit

#### Surrounding Site Characteristics

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

#### Related Projects

PIA-15-132 Susan Campbell Calzaretta Property Line Adjustment

### 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**

### **Project Summary**

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 SFR-6 zone district is permitted within the UR GLUP designation, and the proposal is consistent with the Transportation System Plan (TSP). In regards to facility adequacy, the agency reports in Exhibits B, C, and D demonstrate that Category "A" Urban Services and Facilities are available or can and will be made available to serve the site at the time of issuance of building permits.

## **FINDINGS AND CONCLUSIONS**

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

## **RECOMMENDED ACTION**

Adopt the findings as recommended by staff and adopt the Final Order for approval of ZC-15-147 per the staff report dated January 7, 2016, including Exhibits A through E.

## **EXHIBITS**

- A Applicant's Findings of Fact received October 22, 2015
- B Rogue Valley Sewer Services Report received December 8, 2015
- C Public Works Department Staff Report received December 16, 2015
- D Medford Water Commission Staff Memo received December 16, 2015
- E Oregon Department of Transportation email received December 23, 2015  
Vicinity map

**PLANNING COMMISSION AGENDA:**

**JANUARY 14, 2016**



OCT 22 2015

PLANNING DEPT.

**FINDINGS OF FACT BEFORE THE PLANNING COMMISSION OF THE CITY OF MEDFORD, OREGON, OF AN APPLICATION FOR A ZONE CHANGE OF PROPERTY DESCRIBED ON THE JACKSON COUNTY ASSESSORS MAP AS:**

**T38-R2W- Section 02AA Tax Lot 600 located on the north side of Orchard Home Court approximately 250 feet east of Orchard Home Drive.**

**APPLICANT:** Susan Campbell Calzaretta  
1840 Orchard Home Court  
Medford, Oregon 97501

**I. BACKGROUND INFORMATION**

**Acreage:** 0.25 acres

**Current Zoning:** City SFR-00 (Single-Family Residential – 1 dwelling unit per existing lot.

**Proposed Zoning:** City of Medford SFR-6 (Single-Family Residential -6 units per acre)

**Present Use:** Residential. The property is developed with a single family residence and an accessory dwelling unit.

**Proposed Use:** SFR-6. The owner proposes to continue the current use as a single-family residence and an accessory dwelling unit.

**Comprehensive Plan Designation:** Urban Residential (UR)

**Access:** Current access to the subject property is from Orchard Home Court.

**Scope and Purpose of the Application:**

This application will demonstrate compliance with the relevant zone change criteria for a zone change from City of Medford zoning district SFR-00 (Single-Family Residential – 1 dwelling unit per existing lot) to City of Medford zoning district SFR-6 (Single-Family Residential - 6 units per acre) consistent with the requirements of City of Medford Land Development Code Section 10.227.

The applicant is pursuing a Lot Line Adjustment for the purpose of adding a 25' X 109' strip to the subject tax lot. This strip of land is zoned SFR-6. This zone change is required because lot line adjustments require that each parcel have the same zoning designation. This zone change application will facilitate a pending lot line adjustment.

**Public Facilities:**

The property has access to the full spectrum of public facilities. These findings detail the availability of Category "A" public facilities and compliance with the Oregon Transportation Planning Rule.

**II. RELEVANT APPROVAL CRITERIA:**

Medford Land Development Code (MLDC) Section 10.227 requires that a request for zone change must demonstrate that the request conforms to the following criteria prior to approval by the Planning Commission.

**The Criteria for approval are:**

1. The proposed zone is consistent with the Oregon Transportation Rule (OAR 660) and the General Land Use Plan Map Designation. Where applicable, the proposed zone shall also be consistent with the additional locational standards. Where a special area plan requires a specific zone, any conflicting or additional requirements of the plan shall take precedence over the locational criteria.
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. 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."

**Finding -Oregon Transportation Rule**

The proposed zone must be consistent with the Oregon Transportation Rule (OAR 660 Division 12). 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).

"Cities and counties shall prepare, adopt and amend local TSPs for lands within their planning jurisdiction in compliance with this division: Local TSPs shall establish a system of transportation facilities and services adequate to meet identified local transportation needs and shall be consistent with regional TSPs and adopted elements of the state TSP"

The City of Medford has approved a TSP consistent with the requirements of the State of Oregon. 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 has determined that water and rail transportation are not available to this property. The subject property has frontage on Orchard Home Court (a minor residential street).

Orchard Home Court was developed as a county road and does not have sidewalks and is not designated as a bicycle transportation facility.

Rapid transit may be available from Rogue Valley Transportation District. It should be noted that due to continuous changing in routing by the transportation district, stops may be added or discontinued depending on district planning.

Interstate 5 is approximately 4.5 miles from the subject property. Rogue Valley International Airport is approximately 7.5 miles from the subject property.

### **General Land Use Plan Map Designation**

"The proposed zone is consistent with the Oregon Transportation Rule (OAR 660) and the General Land Use Plan Map Designation.

The General Land Use Plan Map (GLUP) designation for the subject property is Urban Residential (UR). The General Land Use Plan contained in The Medford Comprehensive Plan specifies the requested SFR-6 (Single-Family Residential -6 units per acre) zoning district is appropriate within the Urban Residential (UR) designation. A GLUP map is included as part of this application.

This application is requesting the SFR-6 for the subject property. This request can be found to be appropriate and consistent with the GLUP designation.

### **Locational Standards**

Where applicable, the proposed zone shall also be consistent with the City of Medford Land Development Code Section 10.227 (1)(b)(i) states:

*"At least one parcel that abuts the subject property is zoned the same as the proposed zone, either SFR-6 or SFR-10 respectively."*

### **Finding:**

The property directly west, east, and north of the subject property are zoned SFR-6 and therefore, subject parcel can be found to be consistent with Section 10.227 (1)(b)(i), as the parcel abuts properties within the SFR-6 zoning district to the north, west, and east. Please see the current zoning map attachment.

### **Conclusion**

The Planning Commission can find the property is currently served with adequate transportation facilities as required by Oregon Transportation Rule (OAR 660 Division 12). As required in the TPR, the Planning Commission can find the change to the transportation plan is not substantial as a result of approval of the requested zone change.

Approval of the proposed zone change will not create a negative impact that was not anticipated by the Urban Residential designation indicated on the GLUP map.

As described in the Medford Land Development Code, the requested SFR-6 zoning district is an appropriate zoning district for the Urban Residential (UR) GLUP designation. The requested zone change is consistent with the approval criteria 10.227 (I) (b)(i) of the City of Medford Land Development Code requiring the rezoned parcels to abut a parcel within the requested zoning district. The subject parcel abuts the property to the west, north and east with the SFR-6 zoning designation.

#### **Relevant Approval Criteria -Category "A" Urban Services**

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 properties 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 I 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) 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.

### **Findings- Category "A" Urban Services**

#### **Storm Drainage:**

The property is within the Crooked Creek Drainage Basin. The subject property is currently served by a drainage ditch on the Orchard Home Court frontage that drains toward Orchard Home Drive. According to the City of Medford Engineering Department, the existing storm drainage facilities meet the City's storm sewer requirements. At the time for development the applicants shall demonstrate that the following conditions can be met:

- A. Downstream facilities shall be improved to carry the additional flows resulting from the development under the new zoning district; or
  
- B. An engineer licensed in the State of Oregon shall perform a study, including modeling and/or calculations subject to the approval of the City of Medford Engineering Division, to demonstrate that the downstream facilities are adequate to accommodate the additional flows from the development; or
  
- C. An engineer licensed in the State of Oregon shall prepare a report, which includes testing, plans and calculations necessary to demonstrate post-construction runoff would be limited to the current or predeveloped runoff rate. The report shall be submitted to the City of Medford Engineering Division for review and approval.

**Finding:**

At the time of development, conditions will be required in compliance with all applicable City of Medford Drainage Master Plan and Building Division Codes, Area Codes, and Storm and Ground Water Drainage requirements of Chapter 11 of the Uniform Plumbing Code. The subject parcel is fully developed with a residence and an accessory dwelling unit.

**Conclusion:**

The existing storm drainage system meets the requirements for the City of Medford, and new development will comply with the requirements of the Code and as stipulated by the City of Medford Engineering Division.

**Sanitary Sewer Service:**

The subject property is served by the Rogue Valley Sanitary Service via existing 8-inch sanitary sewer line located in Orchard Home Court. Future development of the subject property will require connection to this facility consistent with the construction requirements of Rogue Valley Sanitary Service.

The City of Medford Regional Waste Water Treatment Plant provides sewage treatment.

**Finding:**

The property is currently served by an 8-inch sanitary sewer line in Orchard Home Court with adequate capacity supplied by Rogue Valley Sewer Services facilities. Sanitary sewage collection and treatment is adequate for the purpose of the proposed zone change.

**Conclusion:**

The information above demonstrates that existing sanitary sewage collection and treatment services and capacities are available for the proposed zone change.

**Water Service:**

The subject property is currently served by the Medford Water Commission by an 8-inch water line located in the Orchard Home Court right-of-way. There is also a 12-inch water line located within the right-of-way of Orchard Home Drive.

**Finding:**

The Medford Water Commission has an adequate supply of water and requisite facilities to serve the subject property via an 8-inch waterline in Orchard Home Court and a 12-inch line in Orchard Home Drive at the time of development.

**Conclusion:**

There is adequate water capacity from the Medford Water Commission is available.

**Streets:**

The property takes access from Orchard Home Court. According to the City of Medford Traffic Department, Orchard Home Court is classified as a minor residential street.

The City of Medford Engineering Division does not monitor traffic counts on Orchard Home Court but has indicated that adequate street capacity exists to serve the subject property.

**Finding:**

According to the City of Medford Engineering Department, the street system has adequate street capacity for the zone change and future development of the subject property.

**Conclusion:**

Adequate street capacity exists to accommodate future development of the subject property.

**Traffic Impact Analysis**

The acreage of the property is 0.25 acres plus 0.07 acres along the Orchard Home Court frontage to yield a gross acreage of 0.32 acres. Therefore, the gross acreage would yield a maximum of 6 units (6 units per acre x 0.32 acres = 1.92 units rounded to 2 units) that would generate approximately (2 units x 9.57 trips/unit) = 19 ADT. The net increase in vehicle trips is 19 ADT. Typically, a traffic impact analysis is required for more than 250 average daily trips per day. Because the number of vehicles does not exceed the requirement of 250 ADT threshold, a traffic study is not required.

**Finding:**

The Planning Commission can find that the applicant has demonstrated that Category "A" urban services and facilities are currently available, or will be available at the time of development, to adequately serve the subject parcel with the permitted uses allowed under the proposed SFR-6 zoning designation.

**Conclusion:**

Based on the information above, it can be found that the water, storm sewer and sanitary sewer facilities, and streets is currently available to the subject property.

**Summary and Conclusion**

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

proposed zone change will not create an impact that was not anticipated by the Urban Residential designation indicated on the GLUP map.

As required in the TPR, the Planning Commission can find the impacts to the transportation plan are not substantial as a result of approval of the requested zone change.

The requested zone change is consistent with the locational approval criteria 10.227 (1)(b)(i) requiring the rezoned parcel abuts parcels within the requested zoning district of SFR-6.

As described in the Medford Land Development Code, the requested Urban Residential zoning district is an appropriate zoning district for the Urban Residential (UR) GLUP designation. The subject parcel is within the UR designation.

The Planning Commission can also find the applicant has demonstrated that Category "A" urban services and facilities are currently available, or can be made available at the time of development, to adequately serve the subject property with the permitted uses allowed under the proposed SFR-6 zoning district and the traffic impact is not substantial.

I respectfully request the approval of this request for a zone change of the subject property to the City of Medford SFR-6 (Single-Family Residential -6 units per acre) zoning district as demonstrated in the findings included.

Respectfully,

  
Susan Campbell Calzaretta





# 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

**RECEIVED**

DEC 08 2015

**PLANNING DEPT.**

December 8, 2015

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

**Re: ZC-15-147, Campbell Zone Change (382w02AA - 600)**

ATTN: Tracy,

The subject property is currently served by a connection to an 8 inch sewer main on Orchard Home Court. There is adequate capacity in this pipe to serve the proposed density.

Future development must be reviewed for compliance with RVSS standards.

Sincerely,

*Carl Tappert*  
Carl Tappert P.E.  
Manager

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**CITY OF MEDFORD**  
**EXHIBIT # B**  
**File # ZC-15-147**

17



Continuous Improvement Customer Service

RECEIVED

DEC 13 2015

PLANNING DEPT.

**CITY OF MEDFORD**

LD Meeting Date: 12/16/2015

File Number: ZC-15-147

**PUBLIC WORKS DEPARTMENT STAFF REPORT  
Campbell-Calzaretta 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 SFR-6 (Single Family Residential, six dwelling units per gross acre) on approximately 0.25 acres.

**Location:** Located on the north side of Orchard home Court, approximately 275-feet east of Orchard Home Drive.

**Applicant:** Susan Campbell-Calzaretta, Applicant. Tracy Carter, 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 Crooked Creek Drainage Basin. The City of Medford has existing storm drain facilities in Orchard Home Court. This site would be able to connect to these facilities at the time of development. This site may be required to provide stormwater quality and detention at time of development.

### 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. Orchard Home Court is designated as a "local access only" roadway.

At the time of future *adjacent* land division or development permit (i.e., Maplot 382W02AA100), 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

**The above report is based on the information provided with the Zone Change Application submittal and is subject to change based on actual conditions, revised plans and documents or other conditions. A full report with additional details on each item as well as miscellaneous requirements for the project, including requirements for public improvement plans (Construction Plans), design requirements, phasing, draft and final plat processes, permits, system development charges, pavement moratoriums and construction inspection shall be provided with future Development Permit Applications.**



BOARD OF WATER COMMISSIONERS

**Staff Memo**

RECEIVED

DEC 15 2015

PLANNING DEPT.

**TO:** Planning Department, City of Medford  
**FROM:** Rodney Grehn P.E., Water Commission Staff Engineer  
**SUBJECT:** ZC-15-147  
**PARCEL ID:** 382W02AA TL 600  
**PROJECT:** Consideration of a request for a change of zone from SFR-00 (Single Family Residential, one dwelling unit per existing lot) to SFR-6 (Single Family Residential, six dwelling units per gross acre) on approximately 0.25 acres located on the north side of Orchard Home Court, approximately 275-feet east of Orchard Home Drive; Susan Campbell Calzaretta, Applicant. Tracy Carter, Planner.  
**DATE:** December 15, 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 exist to this property. There is one (1) ¾-inch water meter located in front of the existing home at 1840 Orchard Home Court. This water meter serves domestic water to both homes on this property located at 540 and 544 Orchard home Court.
7. Access to MWC water lines for connection is available. A 8-inch water line is located in Orchard Home Court.



**Tracy R. Carter**

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**From:** MOREHOUSE Donald <Donald.MOREHOUSE@odot.state.or.us>  
**Sent:** Wednesday, December 23, 2015 12:48 PM  
**To:** Tracy R. Carter  
**Subject:** ZC-15-147

Tracy,

Thank you for sending agency notice of the consideration of a request for a change of zone from SFR-00 (Single Family Residential, one dwelling unit per existing lot) to SFR-6 (Single Family Residential, six dwelling units per gross acre) on approximately 0.25 acres located on the north side of Orchard home Court, approximately 275-feet east of Orchard Home Drive. 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](mailto:Donald.Morehouse@odot.state.or.us)



# City of Medford Planning Department

Vicinity  
Map

File Number:

## ZC-15-147







Project Name:

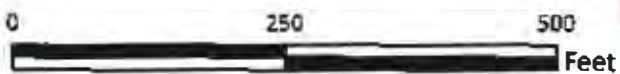
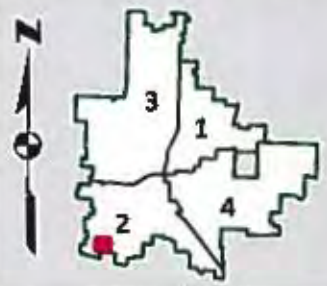
### Campbell Zone Change (SFR-00 to SFR-6)

Map/Taxlot:

**382W02AA TL 600**

-  Subject Area
-  Medford Zoning
-  Tax Lots
-  PUD

Medford UGB with Wards



10/27/2015

RECEIVED

OCT 22 2015

PLANNING DEPT.

EXHIBIT <sup>B</sup>~~A~~ TO FINAL ORDER EC 15-147

Commencing at the Northeast corner of Donation Land Claim No. 82, Township 37 South, Range 2 West, of the Willamette Meridian in Jackson County, Oregon; thence West 2852.3 feet; thence South 0°04' West 1248.1 feet; thence West, 821.2 feet; thence South 89°56' West, 1097.86 feet; thence South 0°04' East, 238.75 feet to the true point of beginning; thence South 0°04' East, 119.37 feet; thence North 89°56' West, 350 feet, more or less, to the West line of tract described in Volume 268, Page 485, Jackson County, Oregon, Deed Records; thence North 0°02' East, 119.06 feet; thence South 89°58' East, 350 feet, to the true point of beginning.

EXCEPTING THEREFROM the following: Commencing at the Northeast corner of Donation Land Claim No. 82 Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence West, 2852.3 feet; thence South 0°04' West 1248.1 feet; thence West, 821.2 feet; thence South 89°56' West, 1097.86 feet; thence South 0°04' East, 238.75 feet; thence North 89°58' West 212.00 feet, to the true point of beginning; thence continue North 89°58' West 138.60 feet, to the West line of premises described in Volume 268, Page 485, Jackson County, Oregon, Deed Records, thence South 0°02' West, 119.06 feet; thence South 89°56' East 138.00 feet, to a point South 0°04' East, of the true point of beginning; thence North 0°04' West, 119.37 feet, to the true point of beginning.

ALSO EXCEPTING THEREFROM: That portion conveyed for roadway purposes by instrument recorded August 7, 1969 as Document No. 69-07337, Official Records of Jackson County, Oregon.

ALSO EXCEPTING THEREFROM that portion conveyed to Hazel L. Bugg, et al, by instrument recorded as Document No. 94-41944, Official Records of Jackson County, Oregon.

(Map No. 382WBZAA, Tax Lot 600, Account No. 1-044298-7, Code 49-01)

CITY OF MEDFORD  
EXHIBIT # \_\_\_\_\_  
File # ZC-15-147