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PLANNING DEPT
JACKSON COUNTY
Oregon

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Roads, Parks and Planning Services
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April 11, 2005

RE: FILE NO. - PUD - 05 -25

TO: SCOTT ROGERS
Lausman Annex
200 S. Ivy Street - Rm. 240
Medford, OR. 97501

Legal: T37 - R1W - Sec.21A - TL's 200,201, 1000 & 1001; Section 22, TL 404.

Scott,

I am in receipt of a notice for the above case file for a Planned Unit Development. I have one point that I would like to make and maybe you have already noted the problem on the proposal. The buffer strip that is proposed along the southern boundary of Tax Lots 200 and 404 shows an Agricultural Buffer which does not meet the standards of Section 10.801- 10.805 of the Medford Land Development Code (January 29th, 2002 version). Unless this section has changed, I believe that the applicant would be required to meet these requirements. Modification of this section does not appear to be possible and no intent to modify was described in the Land Use Notice.

Aerial photos clearly indicate that property to the south of these tax lots is in "intensive" agricultural use as described in this section of the code and is outside of the Urban Growth Boundary at this time. The Land Development Code requires that an Agricultural Impact Assessment Report be completed as well as Mitigation measures depicted for fencing, landscaping with evergreen trees, 8 feet on center [See specifications in subsection 10.804 (2)(b)]. The plan proposal as noticed, indicates that only native grasses will be planted in the buffer area, in violation of the required mitigation. There is also the requirement for deed declarations for all lots within 200 feet of this boundary which would need to be made a condition of any approval of the final development plan. I would also suggest that the deed declaration indicate the responsibility of homeowners who are adjacent to the boundary to maintain the vegetation with replacement in like fast growing species, irrigation and natural growth.

It may be that one of the motivating marketing factors for the lots may be the view into adjacent agricultural lands. However, the buffer is required to minimize impacts to both the agricultural land and to mitigate adverse impacts on urban development. Please consider these comments when writing recommendations and conditions for this proposal.

Give me a call with any questions and or comments that you might have concerning the County's interest in this matter.

Sincerely,

Thomas Bizeau

CITY OF MEDFORD
EXHIBIT # "L"
File # PUD-05-25