



MEDFORD
PLANNING

Date of Notice: December 18, 2025

File No.: TF-25-263

Contact: Kayla Parr

NOTICE OF PUBLIC HEARINGS – PLANNING COMMISSION AND CITY COUNCIL

Planning Commission

Hearing Date: Thursday – January 8, 2026
Hearing Time: 5:30 pm
Hearing Location: Medford City Council Chambers
City Hall, 411 W 8th Street, Third Floor

City Council

Hearing Date: Wednesday – February 4, 2026
Hearing Time: 6:00 pm
Hearing Location: Medford City Council Chambers
City Hall, 411 W 8th Street, Third Floor

This notice is to inform you of upcoming opportunities to participate in public hearings before the Medford Planning Commission and Medford City Council regarding the proposed street improvements along Stevens Street, portions of Wabash Avenue, and Pearl Street. Oregon Terrace is no longer being considered for improvements.

What is being considered: *Consideration of approval of a Transportation Facility application to upgrade Stevens Street and Wabash Avenue, extending from Crater Lake Avenue to Ridge Way. On-street parking has been eliminated, and both sidewalk and bike lane widths have been reduced throughout most of the project area. The design also introduces sidewalk improvements along Pearl Street, which would serve as the primary ADA-compliant, pedestrian access route in place of the Oregon Terrace pedestrian connection. Public Works does not recommend proceeding with construction of the originally proposed Oregon Terrace improvements. The project seeks to modify the Minor Collector Street cross section standards.*

How do I obtain additional information? You may visit the Planning Department on the second floor of the Lausmann Annex, 200 S. Ivy Street, between the hours of 8 a.m. and 5 p.m. weekdays to review the application, all documents and evidence submitted, and the criteria relating to this proposal. The agenda and the staff report for this project will be available seven days prior to the public hearings and can also be viewed on the City web site (www.medfordoregon.gov). Copies may be obtained at the Planning Department at reasonable cost.

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Who do I contact? Questions can be directed to the contact listed above at 541-774-2380, or by visiting the Planning Department in person.

How do I participate? The Planning Commission and City Council encourage written comments. Public comments will be accepted via first class mail or email until 12:00 noon on Thursday, January 8, 2026, and 12:00 noon on Wednesday, February 4, 2026. Please email comments or public hearing testimony pertaining to this agenda item to kayla.parr@cityofmedford.org. Be sure to include your name, address and phone number. All comments pertaining to this item, received by 12:00 noon, will be provided to the Planning Commission and City Council at their respective meetings.

If you would like to watch the meeting, the meetings are televised live on the RVT Civic – Jackson County & Medford Government Access Channel (antenna channel 14, cable channel 181) and live streamed on the city website. To access the live stream, go to www.medfordoregon.gov and click on the *Meetings* tab in the middle of the page. Click on the meeting you're interested in and scroll to *Related Information* at the bottom of the page. Click on the *Watch Live and Recorded Meetings* link.

What happens at a Public Hearing? At the public hearing, the Chair/Mayor will open the hearing and invite all interested parties to direct their testimony and evidence toward the regulations found in the Medford Land Development Code, specifically the criteria that apply to this project. The applicable criteria are included with this notice. You are invited to speak at the hearing stating why you favor or oppose this proposal. You may also write a letter to the Commission/Council prior to the hearing that can be submitted as a part of the public record. You must provide oral or written testimony to have standing; standing gives you the legal ability to appeal a decision that is made by the Council on this project. Oregon Revised Statutes state that failure to raise an issue in a hearing, either in person or by letter, or failure to provide statements or evidence sufficient to afford the Commission/Council an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

If you would like to testify but are unable to attend in person or submit written comments, you may participate via Zoom. Please contact the Planning Department at 541-774-2380 at least three business days in advance of the hearing to make arrangements.

Please be aware that communications made through Email and Messaging systems shall in no way be deemed to constitute legal notice to the City of Medford or any of its agencies,

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officers, employees, agents, or representatives, with respect to any existing or potential claim or cause of action against the City or any of its agencies, officers, employees, agents, or representatives, where notice to the City is required by any federal, state or local laws, rules, or regulations.

Respectfully,



Michelle King
Planning Director

ko/Attachments (criteria and maps)

10.226 Transportation Facility Development.

(2) *Transportation Facility Development Approval Criteria.* Preliminary plans for transportation facility development projects shall be consistent with the following criteria:

- (a) Transportation facility development projects shall be consistent with the Transportation Goals and Policies of the Comprehensive Plan.
- (b) Transportation facility projects should not prevent development of the remainder of the property under the same ownership or development of adjoining land.
- (c) If the project includes the creation of new streets, such streets should be laid out to conform to the plats of land divisions already approved for adjoining property.
- (d) All transportation projects must be consistent with the adopted Transportation System Plan (TSP).

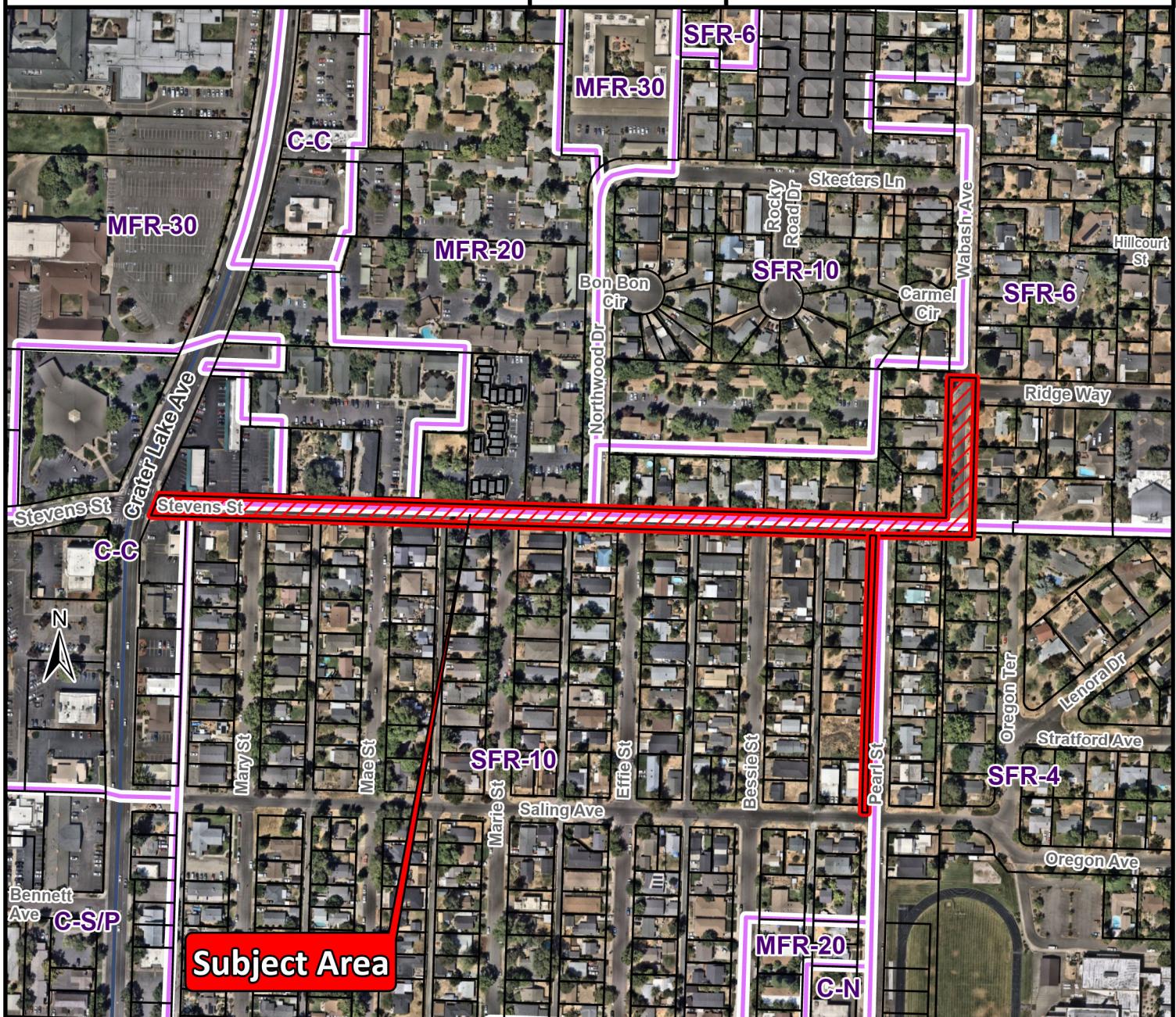


MEDFORD
PLANNING

Vicinity
Map

File Number:

TF-25-263



Project Name:

Stevens Street Transportation Facility Project

Map/Taxlot:

Right-of-Way

Legend

Tax Lots

Zoning Districts

0 250 500 Feet

Date: 12/23/2025

