



MEDFORD PLANNING

Date of Notice: August 11, 2026

File No.: E-26-224

Contact: Kelly Akin

NOTICE OF PUBLIC HEARING – LANDMARKS & HISTORIC PRESERVATION COMMISSION

Hearing Date: Tuesday – September 1, 2026
Hearing Time: 5:30pm
Hearing Location: Lausmann Annex Building / Room 151
200 S. Ivy Street

This notice is to inform you of an upcoming opportunity to participate in a public hearing before the Medford Landmarks and Historic Preservation Commission.

What is being considered? Landmarks and Historic Preservation Commission consideration to review a request for relief from the street standards in the Central Business District overlay, including omission of required street trees, installation of smooth rather than scored concrete, and the addition of brick inlays on the easterly side of Front Street between 8th and 10th Streets. The property is located within the C-C (Community Commercial) zoning district and the H (Historic Preservation) and CB (Central Business District) Overlays (372W25AA1500 & 1600).

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 hearing, and can also be viewed on the City web site (www.medfordoregon.gov). Copies may be obtained at the Planning Department at reasonable cost.

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 Landmarks and Historic Preservation Commission is encouraging written comments. Public comments will be accepted via first class mail or email until noon on Tuesday, September 1, 2026. Please email comments or public hearing testimony pertaining to this agenda item to planning@cityofmedford.org. Be sure to include your name, address and phone number. All comments pertaining to this item,

received by noon, will be provided to the Landmarks and Historic Preservation Commission at the meeting.

What happens at a Public Hearing? At the public hearing, the Chair 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 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 Commission 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 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 by telephone. Please contact the Planning Department at 541-774-2380 at least one business day 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, 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

AG:MK

Attachments (map and criteria)

10.186 Exception.

(2) *Criteria for an Exception.* No exception, in the strict application of the provisions of this chapter, shall be granted by the approving authority having jurisdiction over the land use review unless it finds that all of the following criteria and standards are satisfied. The power to authorize an exception from the terms of this code shall be sparingly exercised. Findings must indicate that:

- (a) The granting of the exception shall be in harmony with the general purpose and intent of the regulations imposed by this code for the zoning district in which the exception request is located, and shall not be injurious to the general area or otherwise detrimental to the health, safety, and general welfare or adjacent natural resources. The approving authority shall have the authority to impose conditions to assure that this criterion is met.
 - (b) The granting of an exception will not permit the establishment of a use which is not permitted in the zoning district within which the exception is located.
 - (c) There are unique or unusual circumstances which apply to this site which do not typically apply elsewhere in the City, and that the strict application of the standard(s) for which an exception is being requested would result in peculiar, exceptional, and undue hardship on the owner.
 - (d) The need for the exception is not the result of an illegal act nor can it be established on this basis by one who purchases the land or building with or without knowledge of the standards of this code. It must result from the application of this chapter, and it must be suffered directly by the property in question. It is not sufficient proof in granting an exception to show that greater profit would result.
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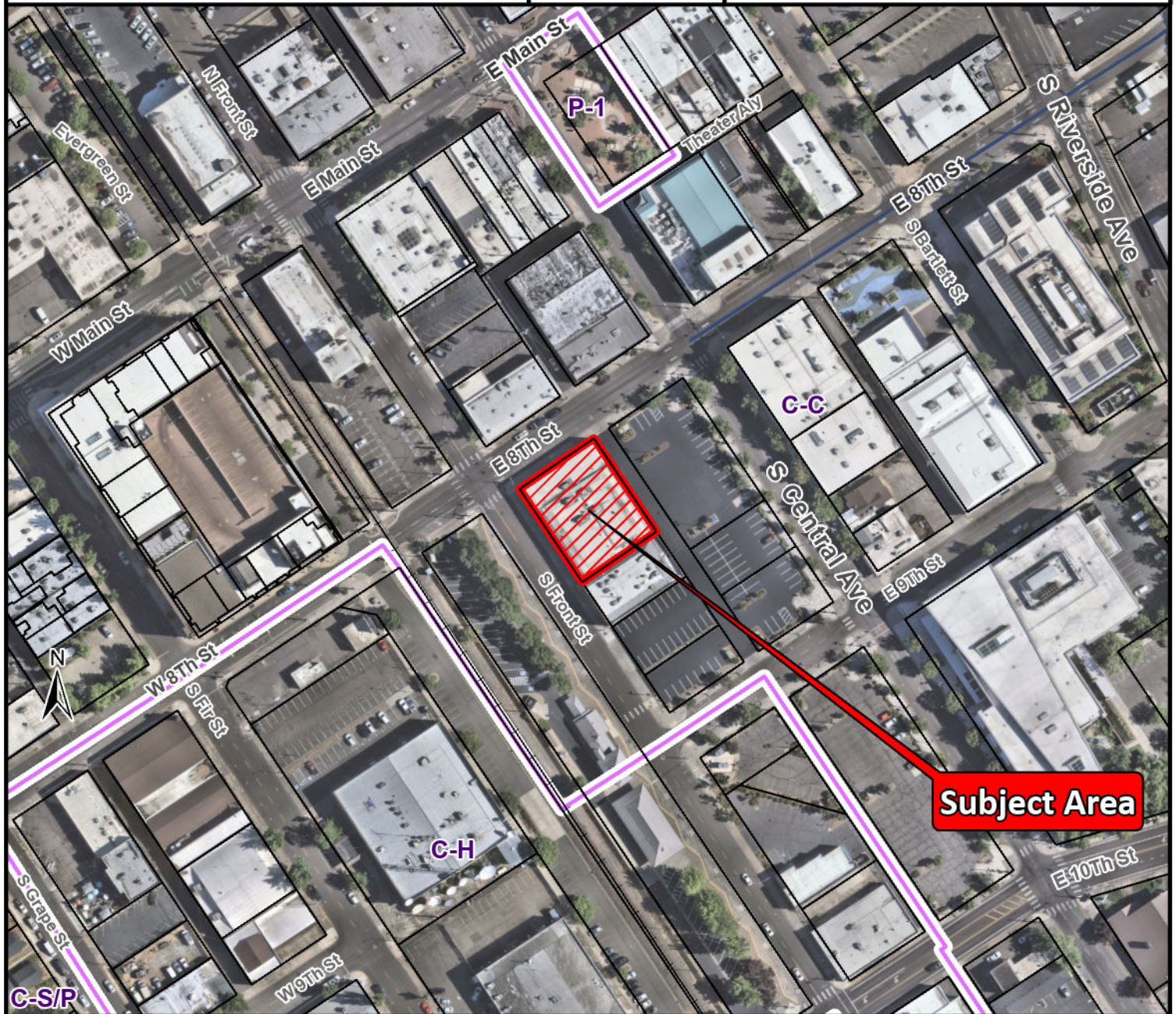


MEDFORD
PLANNING

Vicinity Map

File Number:

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Project Name:

RVTD Sidewalk & Bus Lane Improvement

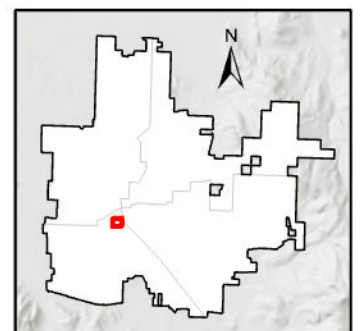
Map/Taxlot:

371W30BC TL 9200

Legend

-  Subject Area
-  Tax Lots
-  Zoning Districts

Date: 8/5/2026



0 125 250
Feet