



# MEDFORD PLANNING

Date of Notice: April 2, 2026

File No.: PUD-22-092/LDS-22-093/ZC-23-094

Contact: Kelly Akin

## NOTICE OF PUBLIC HEARING – PLANNING COMMISSION

**Hearing Date:** Thursday – April 23, 2026

**Hearing Time:** 5:30 pm

**Hearing Location:** Medford City Council Chambers  
City Hall, 411 W 8<sup>th</sup> Street, Third Floor

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

**What is being considered:** *Consideration of a request to remove conditions of approval from the Stewart Meadows PUD and subdivision requiring the extension of Myers Lane and the extension of a public pedestrian easement to Myers Lane from the westerly property line. The subject area is south of Garfield Street and west of Anton Drive and is zoned Community Commercial (C-C) and Light Industrial (I-L) and includes an R-Z (Restricted Zoning) Administrative Mapping overlay. (371W1D2900 and 371W32C5503).*

**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 website ([www.medfordoregon.gov](http://www.medfordoregon.gov)). Copies may be obtained from 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 Planning Commission encourages written comments. Public comments will be accepted via first class mail or email until **12:00 noon on Thursday, April 23, 2026**. Please email comments or public hearing testimony pertaining to this agenda item to [Planning@cityofmedford.org](mailto:Planning@cityofmedford.org). Be sure to include your name, address, phone number and file number. All comments pertaining to this item, received by 12:00 noon, will be provided to the Planning Commission at the meeting.

If you would like to watch the meeting but not attend in person, the meetings are televised live on the RVTV 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](http://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 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 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, 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 map)

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10.190 Planned Unit Development (PUD) – Application and Approval Provisions.

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(4) *Approval Criteria for Preliminary PUD Plan.* The Planning Commission shall approve a Preliminary PUD if it concludes that compliance exists with each of the following criteria:

- (a) The proposed PUD:
    - (i) preserves an important natural feature of the land; or
    - (ii) includes a mixture of residential and commercial land uses; or
    - (iii) includes a mixture of housing types in residential areas; or
    - (iv) includes open space, common areas, or other elements intended for common use or ownership; or
    - (v) is otherwise required by the Medford Land Development Code.
  - (b) The proposed PUD complies with the applicable requirements of this Code, or
    - (i) the narrative describes the proposed modified standards of the Code and how they are related specifically to the implementation of the rationale for the PUD as described in the application, and
    - (ii) the proposed modifications enhance the development as a whole resulting in a more creative and desirable project, and
    - (iii) the proposed modifications to the limitations, restrictions, and design standards of this Code will not materially impair the function, safety, or efficiency of the circulation system or the development as a whole.
  - (c) The property is not subject to any of the following measures or if subject thereto the PUD can be approved under the standards and criteria thereunder:
    - (i) Moratorium on Construction or Land Development pursuant to ORS 197.505 through 197.540, as amended.
    - (ii) Public Facilities Strategy pursuant to ORS 197.768 as amended.
    - (iii) Limited Service Area adopted as part of the Medford Comprehensive Plan.
  - (d) The location, size, shape and character of all common elements in the PUD are appropriate for their intended use and function.
  - (e) If the Preliminary PUD Plan includes uses not allowed in the underlying zone pursuant to Subsection 10.192(2)(g)(iii), the applicant shall alternatively demonstrate that either:
    - (i) Demands for the Category “A” public facilities listed below are equivalent to or less than for one or more permitted uses listed for the underlying zone, or
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(ii) By the time of development the property can be supplied with the following Category "A" public facilities in sufficient condition and capacity to support development of the proposed use:

- (A) Public sanitary sewerage collection and treatment facilities.
- (B) Public domestic water distribution and treatment facilities.
- (C) Storm drainage facilities.
- (D) Public streets.

Determinations of compliance with this criterion shall be based upon standards of public facility adequacy as set forth in this Code and in goals and policies of the comprehensive plan which by their language and context function as approval criteria for comprehensive plan amendments, zone changes or new development. In instances where the Planning Commission determines that there is insufficient public facility capacity to support the development of a particular use, nothing in this criterion shall prevent the approval of early phases of a phased PUD which can be supplied with adequate public facilities.

(f) If the Preliminary PUD Plan includes uses proposed under Subsection 10.192(2)(g)(iii), approval of the PUD shall also be subject to compliance with the conditional use permit criteria in Section 10.184.

(g) If approval of the PUD application includes the division of land or the approval of other concurrent land use applications as authorized in Subsection 10.190(2), approval of the PUD shall also be subject to compliance with the substantive approval criteria in Article II for each of the additional land use applications.

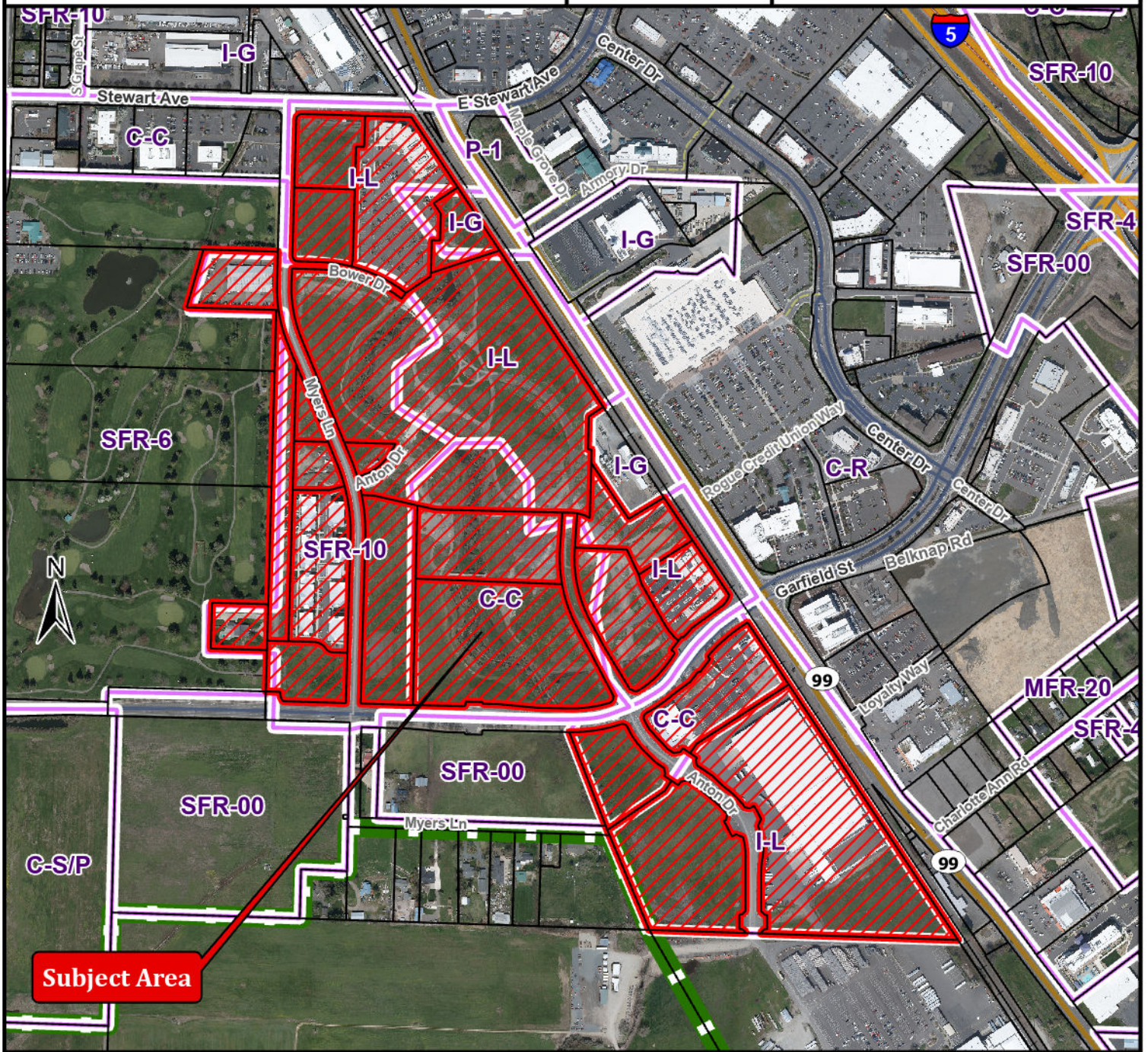
(5) *Conditions of Preliminary PUD Plan Approval.* If the Planning Commission approves a Preliminary PUD Plan, in addition to conditions of approval authorized under Section 10.200(6), it may attach conditions to the Preliminary PUD Plan approval which are determined to be reasonably necessary to ensure:

- (a) The Final PUD Plan will be substantially consistent with the approved Preliminary PUD Plan and specifications related thereto.
  - (b) Development of the PUD will be consistent with the approved Final PUD Plan and specifications related thereto. To ensure satisfactory completion of a PUD in compliance with the approved plans, the Planning Commission may require the developer to enter into an agreement with the City as specified under Section 10.200(9).
  - (c) The PUD will comply with the Comprehensive Plan, the Medford Municipal Code and all provisions of this Code except the specific provisions for which there are approved modifications.
  - (d) There are appropriate safeguards to protect the public health, safety and general welfare.
  - (e) There will be ongoing compliance with the standards and criteria in this Section.
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(f) To guarantee that streets, public facilities and utilities can be appropriately extended from one PUD phase to each successive future phase in accordance with the approved Preliminary PUD Plan, the City may require the conveyance of easements or other assurances.

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Project Name:

## Stewart Meadows PUD




Map/Taxlot:

371W31A TL 2000-2200, 2802, 3900, 4000

371W31D TL 200, 500, 900, 1000, 1001,  
2500, 2501, 2800-3000

371W32C TL 5400, 5503

Legend

-  Subject Area
-  Tax Lots
-  Zoning Districts



Date: 4/1/2026

