

Planning & Zoning Board
City of Medford
Public Hearing for Nevils Lot Combination Request
May 14, 2018 -- 7:00 PM

Chairman Quiring opened the hearing at 7:00 PM.

Members present: Rich Quiring, Rob Barbeau, Mary Brandvold, and Dennis Luebbe

Members absent: Matthew Rosenbaum

Others Attending: Andy Welti, Judy Bauer, Brian Paulson, Matt Dempsey, Andrew Nevils, Charles Speiker

Introduction:

The purpose of this public hearing is for the citizens of Medford to address any questions or concerns regarding Andrew Nevils' lot combination request for the property located at 210 3rd Ave SW; Lot 7, Block 40, Johnson & Company's Addition (Parcel No. 16-101-4007), and Lot 1, Block 3, Jones First Addition (Parcel No. 16-105-0301).

Chairman Quiring explained the formal procedure and that everyone will be given the opportunity to participate and ask questions.

1. Staff presentation-Andy Welti presented background information about Andrew Nevils' lot combination request. City code requires a principal structure be built upon a parcel before an accessory structure. Mr. Nevils intends to build a garage on the parcel that does not contain a home or principal structure. An administrative land survey has been conducted to create one lot from the two existing lots. The newly created lot would meet the City's minimum lot size for a buildable residential lot (75' X 120'). The land is currently zoned R-1.

Two other property owners in this area of the City with the similar lot layouts have applied for and been granted approval to combine lots through an administrative land survey for the purpose of building accessory structures.

2. Applicant's presentation-Andrew Nevils stated that he intends to build a garage or shed upon the parcel that does not contain a principal structure or home. He asked Planning & Zoning to approve the administrative land survey and lot combination request so that he could build the garage or shed. He intends to store his hobby items in the shed, so fewer items would be placed in his yard.
3. Statements from the public-Chair Quiring opened the public hearing for public comments. Bryan Paulson and Charles Speiker, neighbors of Andrew Nevils, were present to voice their support for the Nevils' request for a lot combination.

Judy Bauer asked why the City hasn't combined all of the lots that are of a similar layout in this area of the City. Administrator Welti informed Ms. Bauer that it is the choice of the private land owner as to whether lots are combined, sold, etc. The cost of the administrative land survey and lot combination process is the responsibility of the individual land owner.

4. Concluding the public hearing-Chairman Quiring asked for a motion to conclude the public hearing.

Motion by Luebbe, seconded by Brandvold to conclude the public hearing.

Discuss the proposal among board members-

Luebbe said he supported the lot combination request.

5. Action-Recommendations made to City Council.

A. Motion by Brandvold, seconded by Barbeau to recommend to the Council to approve the lot combination request for Andrew Nevils' property located at 210 3rd Ave SW; Lot 7, Block 40, Johnson & Company's Addition (Parcel No. 16-101-4007), and Lot 1, Block 3, Jones First Addition (Parcel No. 16-105-0301). Motion Carried.

Motion by Barbeau, seconded by Brandvold to adjourn the public hearing. Motion carried.
Public hearing adjourned at 7:15 p.m.