

**STARK AND HAMMACK, P.C.**  
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November 18, 2015

Medford City Council  
City of Medford  
411 W. Eighth St.  
Medford, OR 97501

RECEIVED  
NOV 18 2015  
PLANNING DEPT

RE: Request for inclusion within UGB Amendment of a portion of 371W08 tax lot 1000 located in area MD-3.  
Property Owner: Steven W Skinner

Dear Mayor and City Council:

I am writing on behalf of my client Steven W. Skinner, owner of 40.27 acres of property located in MD-3. This entire property was originally included and recommended by staff to the Planning Commission for inclusion into the Medford UGB. The rationale for inclusion was the property's high ESA scoring in all aspects for the future development of the property. I entered a letter into the record (Exhibit GG) setting forth the property's ESA scoring and rationale for inclusion into the UGB dated August 6, 2015, a copy of which is enclosed.

It is understood how important this process is to the future of the City, and the diligent review and analysis taken on by the Council to develop a UGB, which meets the future buildable land needs of the City for the next 20 years, is appreciated. It is also understood a need for the City to determine a UGB which meets state laws and requirements, and is defensible to the State. As such, my client would be willing to reduce the amount of acreage to be included in the UGB, to only including the southerly portion, where is appropriate, to an amount which allows the City to have the most beneficial and defensible UGB possible in the MD-3 area. This would allow the property to be developed in conjunction, not as a part of, but as a adjacent property, to the Autumn Hill development to the east, currently scheduled to be included in the UGB. The reduced acreage would be directly adjacent to the commercial area of the plan and would allow continued high density residential areas to continue to connect to the existing west residential development, and also to developing property to the south. This connectivity will be greatly increased by the extension of Owen Drive. This reduced acreage is appropriate for inclusion within the UGB for the following reasons:

1. Meets future City residential density requirements for this area;
2. Is ideally situated for inclusion with City's utilities and transportation facilities; and
3. Would be developed in a short period of time, well within the 20 year UGB period.

I would respectfully request the Council inclusion of a determined, reduced acreage, located on the southerly portion of property identified as 371W08 tax lot 1000 located in area MD-3.

Thank you for your continuing hard work and commitment to the future of the City of Medford.

Respectfully submitted,

STARK and HAMMACK, P.C.



Eric R. Stark

ERS:  
Enclosure as stated

EXHIBIT 66

**STARK AND HAMMACK, P.C.**  
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August 6, 2015

RECEIVED

AUG - 6 2015

CITY OF MEDFORD  
CITY RECORDER'S OFFICE

Medford City Council  
City of Medford  
411 W. Eighth St.  
Medford, OR 97501

RE: Request for inclusion within UGB Amendment of 371W08 tax lot 1000 located in area MD-3.  
Property Owner: Steven W Skinner

Dear Mayor and City Council:

This submission is to request consideration of including within the Medford Urban Growth Boundary ("UGB") a 40.27 acre parcel of MD-3 that was excluded from the Planning Commissions' recommendation. Please see attached map identifying subject parcel and entire MD-3 area. This subject property is owned by Steven Skinner. This area that was excluded is located south of Coker Butte Road and west of McLoughlin Drive. This area is currently abutting the Medford UGB to the south and west and the entire MD-3 area consists of approximately 167 acres. This 40.27 acre parcel was included within staff's initial recommendation to the Planning Commission as well as Staff's preferred Alternative #1 recommendation to the Planning Commission.

The current uses within the portion of MD-3 are rural residential (Rural Residential-5) and Exclusive Farm Use (EFU) as Jackson County zones.

INCLUSION RATIONALE

The inclusion of this 40.27 acres as well as the entire 167 acre MD-3 area will enhance public health and safety for the vicinity of employment lands and future residential lands. Specifically, additional public street connectivity, benefitting the City, can be provided with these lands. The additional collector streets as well as residential streets can connect to Coker Butte Road toward the north and several east/west streets can be provided to connect with the lands to the east. Further, the existence and availability to expand existing utilities will provide for a master plan for streets, public facilities and potential uses, all which

can potentially be developed and utilized well within the 20 year supply and development plan for the City.

As part of the UGB Amendment process, the City of Medford established an analysis of candidate lands for evaluation, ("ESA Scoring"). The public facilities and utilities are either already existing within the proposed inclusion area or are in close proximity to be extended to the area to serve the future development of this residential and employment area. Please see attached ESA scoring analysis of MD-3 subject area compared with both MD-2 and MD-5 areas. The jurisdictional departments for the City of Medford have analyzed the public facilities for this area as follows:

#### TRANSPORTATION

The Public Works Department scored the subject area as very feasible for future development and not having a significant impact on the local transportation system. In fact, the potential for greater street connectivity can be accomplished with the identified inclusion properties, enhancing public safety for alternative routes to and from Abraham Lincoln School facilities and the residential properties to the west. The transportation ESA score for this MD-3 area was a 3. In comparison, the MD-2 area directly north, currently to be included within the UGB, received a lower ESA Scoring of 2. This low ranking for MD-2 is due to the transportation and access difficulties along Highway 62, which are unlikely to be resolved within the UGB required 20 year time line.

#### SEWER

The Public Works Department also analyzed the public sanitary sewer for the subject area, and determined that providing sewer service is very feasible. There is currently sanitary sewer service provided to properties that are developed within the City Limits directly adjacent to the MD-3 area. The extension of these service lines are available for the future development of this area, with no identified capacity concerns or issues, compared with other candidate lands such as MD-4 and the northern area of MD-5. The Public Works Department scored this area of MD-3 with a 3 for inclusion, with a very feasible rating for providing public sanitary sewer.

## WATER

The Medford Water Commission analyzed this MD-3 inclusion area for providing domestic water service. The analysis concluded that the system was excellent to good for future development and majority of area, specifically the 40.27 acre Skinner property received a 3-5 range ESA Scoring. The water system is planned and proposed to be extended along McLoughlin Drive with a 12-inch main line north to Coker Butte Road. In addition, there is a 12 inch main line in Hollyhock Drive that can be extended east to McLoughlin Drive. With the inclusion of this identified area of MD-3, it is very feasible to provide a looped water system to ensure sufficient water supply and pressure.

## ADDITIONAL UTILITIES

Other utilities such as natural gas, electrical power, telephone/cable are also present nearby or fronting the properties along Coker Butte Road. It is very achievable to extend and supply these utilities to the inclusion area for the future urban uses.

The location of this 167 acre area planned for future urban opportunities is situated adjacent to other residential areas. The potential for future development as a master plan with neighboring lands or a joint venture are endless and could be well served with the inclusion of MD-3 into the Medford UGB, as Planning staff initially recommended. The property owner, Steven Skinner has been in contact and is collaborating with adjacent property owners, Dunbar Carpenter and Coker Butte Orchards, LLC for development of this MD-3 area. The conceptual site plan demonstrates that this portion of MD-3 is very feasible and provides for an orderly Medford UGB expansion request, based on the existing development in the area. In comparison to other recommended inclusion areas, this MD-3 area provides a much more efficient and orderly City expansion than the easterly MD-5 area which Planning Commission at last minute included into the UGB. There are significant vacant and buildable lands within the City which will need to be developed prior to even reaching the easterly MD-5 area. Specifically, significant street, water and sewer lines will need to be constructed and developed before the MD-5 east area can be developed. It is questionable whether the easterly MD-5 area will be available for development within the UGB 20 year time frame. It should also be noted that the majority Planning Commissioners voting in favor of inclusion of this MD-5 east area, specifically stated, that they were including the area for availability of a trail system within the City connecting to Chrissy Park

and Prescott Park. Although, a trail system, is an aesthetic and quality of life benefit to residents, it is not a factor within city, county and state law regarding the City's expansion of the UGB. There was no criteria or ESA scoring developed for availability of trail systems within considered properties for inclusion into the UGB. Accordingly, it should not have been a factor for including a property within the UGB, as the Planning Commission made clear it was a factor for including the easterly MD-5 area within the UGB expansion.

The inclusion of the MD-3 area within the UGB will provide relief in the identified development area, such as traffic congestion, by providing alternative routes, and the retention of the City's aesthetic and environmental qualities by providing multi-modal transportation opportunities that are close to shopping opportunities and within close proximity of the public school. The inclusion of this MD-3 area will also provide much needed affordable housing to the City. The favorable consideration of these public facilities and utilities will also enhance the public safety of the existing businesses, the future commercial opportunities and surrounding residential areas.

Based on the information prepared by the City of Medford for the evaluation of public facilities, the subject area of MD-3 received the highest ratings; therefore, this area should remain as a top candidate and be included for inclusion into the Medford Urban Growth Boundary. This proposed MD-3 inclusion area should be included within the Medford UGB for future, orderly and achievable urban development opportunities.

Very truly yours,

STARK and HAMMACK, P.C.

A handwritten signature in black ink, appearing to read "Eric R. Stark". The signature is fluid and cursive, starting with a large "E" and ending with a long, sweeping tail.

Eric R. Stark

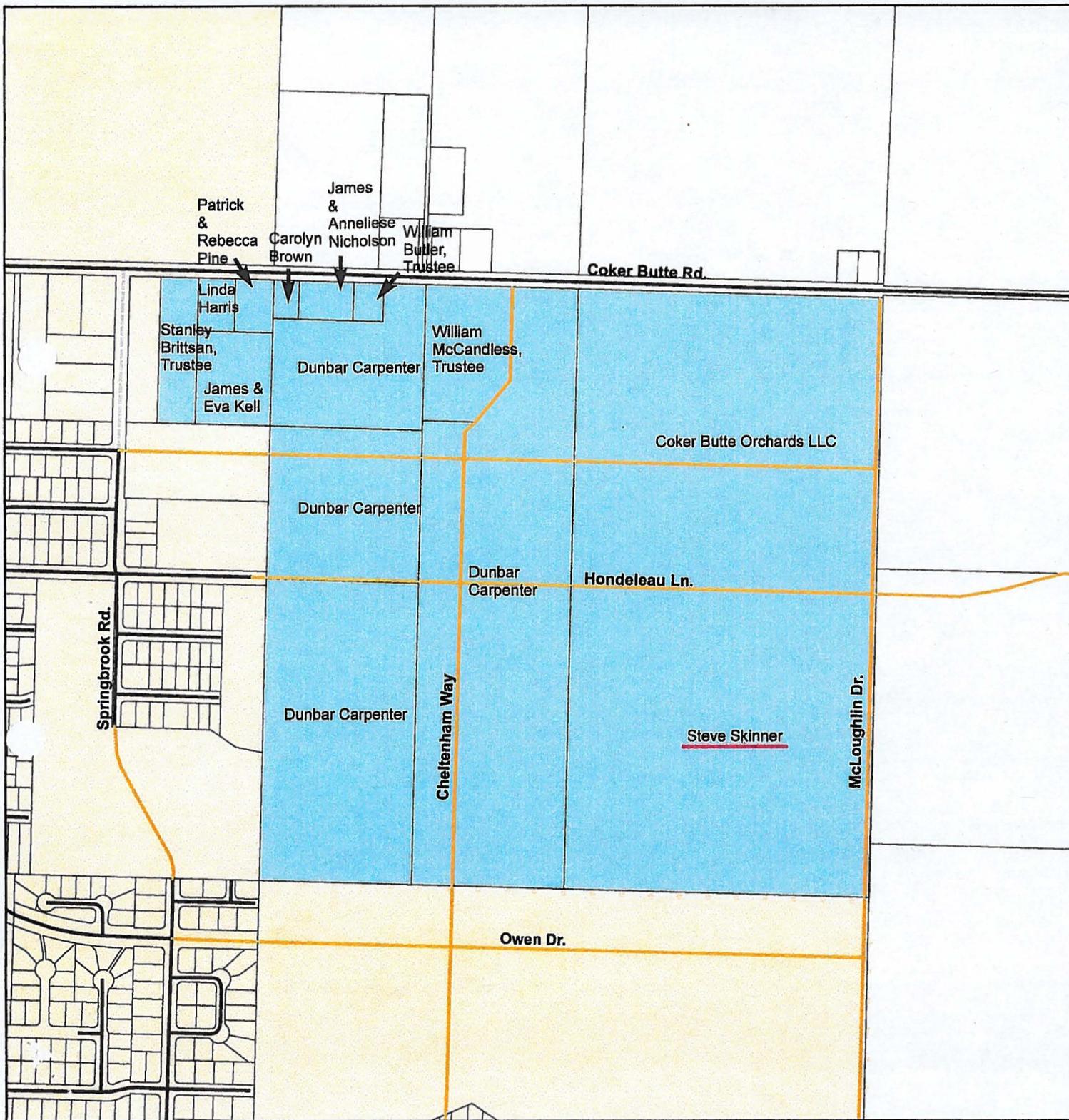
ERS:  
Enclosure as stated

## **ESA Scoring**

	Transportation	Medford Water Commission	Sewer	Totals
<b>MD-2</b>	2	4-5*	1-5*	<b>7-12*</b>
<b>MD-3</b>	3	3-5*	3	<b>9-11*</b>
<b>MD-5</b>	3	1	1	<b>5</b>

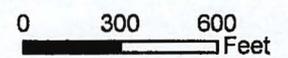
\*Since some MDs have multiple ESA Scores within them I have included the high and low scores to create a range.

# MD-3 Property Owners



**Legend**

- UGB
- MD-3 (W)
- Proposed Streets
- Paved
- Gravel
- Dirt
- Primitive



1 inch = 600 feet