

FEB 08 2016

PLANNING DEPT.

**Dunbar S. Carpenter**  
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February 3, 2016

Mayor Gary Wheeler, Medford City Council  
City Hall  
411 W 8<sup>th</sup> St.  
Medford, OR 97501

Re: Medford Urban Growth Amendment Proposed Compromise  
MD-3 Coker Butte Property  
Tax Lots 300, 700, 800, 900

Dear Mayor Wheeler and Members of the Medford City Council:

I am the owner of a 73-acre parcel of land within the within the City of Medford's Urban Reserve. The land is part of western MD-3 and touches current city limits on its western and southern borders. I have previously requested, both individually and through counsel, that this land be included in Medford's 2015 Urban Growth Boundary amendment (see Exhibit Y, dated August 1, 2015, Exhibit HH, dated August 6, 2015). I have testified in support of that request before the Planning Commission and the City Council.

I wish to inform you that I am willing to accept partial inclusion of the subject property as part of a multiple-party agreement and compromise designed to allow a number of UGB applicants to fit within the expanded urban growth boundary acreage under consideration by the City Council. That compromise is set forth in the letter and accompanying maps submitted by Raul Woerner of CSA Planning Limited dated January 21, 2016 to John Adam, City Planner, on record as Exhibit QQQQQ of these UGB proceedings. Specifically, I am willing to accept the plan to include within the UGB 49.1 gross acres and 33.8 developable acres of the total of 73 acres I own. A map of the proposed 49.1/33.8 acres is attached as Exhibit A to this letter. This map is identical to the map attached to Raul Woerner's January 21, 2016 letter as Map E, F1 &G. The property attributes are summarized in Table F1 of Sheet 2 attached to Mr. Woerner's letter.

The property has a number of attractive qualities which I have set forth in previous testimony. It was previously recommended for inclusion by City Planning staff, it will meet the housing need for homes on the east side of the city which cost under \$300,000, and it will double-load a portion of Owen Drive, a major east-west arterial on the city's planning board which touches the property's southern boundary, when it is constructed in the near future.

I am interested in developing this property as soon as it is economically feasible to do so. Please note that there are currently two multiple-acre housing projects either being built or in the approval process on parcels immediately adjacent to the south and west of the subject property.

Thank you for your consideration.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Dunbar S. Carpenter', with a long horizontal line extending to the right.

Dunbar S. Carpenter

cc: John Adam, Principal Planner  
Medford Planning Department

