

Exhibit W

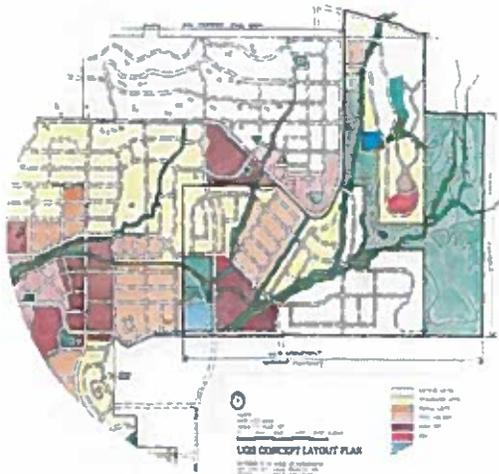
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PLANNING DEPT.

**Jointly Before
City Council and Planning Commission
City of Medford, Oregon
and
Board of Commissioners and Planning Commission
Jackson County, Oregon**

A Proposal to Include Certain Lands In the City of Medford Urban Growth Boundary



Proposal tendered by and on behalf of:

**Allen and Daralene Hansen
Lee Harker and Steven Switzer
Roy Bergstrom**

with permission of the
Medford Parks and Recreation Department

Proposal prepared by:

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Proposal

Summary Proposal

This Proposal has been coordinated with other lands to the south and west owned by Mahar Homes, Inc. and both proposals are compatible and deliver positive benefits to the City of Medford. Both proposals include Chrissy Park. Proposers assert that the following features of the Proposal lands argue for its inclusion in the UGB because:

- The Proposal lands containing 81 buildable acres (106 gross acres exclusive of Chrissy Park) with the Mahar Proposal, represents a logical extension of Medford's Southeast Area and supporting public parks, trails and infrastructure, and will provide needed land for housing of all types without significant impacts to the transportation system.
- The Proposal lands provide a means to connect pedestrian/bicycle trails from the Bear Creek Greenway to the Southeast Area's Commercial Core to the Mahar Proposal lands and beyond to Chrissy Park at virtually no cost to the City.
- Inclusion of the Proposal lands will facilitate a logical boundary under Statewide Planning Goal 14. If the City includes Chrissy Park in the UGB, then the proposal properties are virtually surrounded by the Urban Growth Boundary (all but a ¼ mile boundary of the Hansen property in the northeast which borders County exception lands).

Background

Medford's UGB was last legislatively amended in 1993. It then included land sufficient for a 20-year supply. During the past 22 years, Medford has seen periods of housing growth and slow-downs. There are significant land deficiencies pointed out in Medford's Housing and Economic comprehensive plan elements. Also during the period, Medford and other nearby cities agreed to undertake the construction and adoption of a Regional Plan. During the many years that the Regional Plan was being constructed, the various cities agreed not to enact any UGB amendments until the Regional Plan was adopted. That plan was ultimately approved and adopted by Jackson County and various cities, including the City of Medford. The Regional Plan was later acknowledged by the State of Oregon and was not appealed. The Plan selected lands for future urbanization, establishing as *first priority* under law the inclusion of land therein identified. The properties included in this Proposal are included in the Regional Plan as first priority Urban Reserves.

Parties to the Proposal; Proposed Acreage

The following are parties to this Proposal and total *gross* 384 acres¹, exclusive of Chrissy Park and its 164 acres (*which will not count against the City's land requirements for housing nor employment*).

- Allen and Daralene Hansen
- Lee Harker and Steven Switzer
- Roy Bergstrom
- Chrissy Park included with permission of City of Medford Parks and Recreation Department

Overarching Theme

This Proposal, including Chrissy Park, represents a planned and logical extension of Medford's highly successful Southeast Area. Beginning in 1994 the Southeast Area was jointly planned by a collaboration of City officials and private owners. Mahar Homes was a leader and instrumental in the planning and implementation of this complex plan comprising roughly one thousand acres. The Southeast Area is now well on its way to implementation, with single family housing, parks and greenway trails anchoring and leading the way for the recently approved Southeast Commercial Core, and plans for other types of housing. The Proposal is now to extend the Southeast

¹ Of the total 106 acres, approximately 25 additional acres is constrained by topography that exceeds 25 percent slopes and is not buildable.

Area further east into the foothills in the way shown on the attached Concept Master Plan (which can be denoted by comprehensive plan map designations and/or implemented as Planned Unit Developments). Every comprehensive plan adopted by the City of Medford since 1910 has directed city growth to the east foothills and away from the region's most valuable farmland.

Trail systems work best when they link origins and destination activity center destinations. The trail system planned in the Southeast Area would be extended to form (at little or no cost to the City) a continuous path that links the Bear Creek Greenway to the Southeast Area's Village Commercial Center, through the existing Southeast Area and the Mahar tract to Chrissy Park and north to connect to Prescott Park and its internal trail system. The sub regional trail system is well on its way as shown on the attached map. Walking and bicycling trails have become increasingly important as a matter of public health. Attached are letters addressed to former County Commissioner Don Skundrick and Mayor Gary Wheeler from the Jackson County Public Health Advisory Board which underscores the import of trails in meeting public health objectives with specific references to Chrissy Park in the expansion of Medford's UGB. Copies of the letters are attached. If this property is included in the UGB, it will also ultimately be included in Medford's Leisure Services Plan and the same will facilitate access to grants and other public monies.

Chrissy Park was bequeathed to the City under terms that contemplate its use for equestrian purposes. The Hansen tract portion of this Proposal adjoins Chrissy Park and links it with proposed equestrian trails which connect to equestrian trails that exist throughout Prescott Park. This presents opportunities to accommodate housing with equestrian features and amenities. The creation of new parcels that accommodate equestrian amenities are in short supply in unincorporated Jackson County and this Proposal will accommodate this underserved market segment. Chrissy Park and large lots planned at the UGB periphery creates an appropriate transition with unincorporated county rural lands immediately outside the UGB that are not included in an Urban Reserve.

If the City includes Chrissy Park in the UGB, inclusion of the Proposal lands is necessary and appropriate to create a logical boundary for the City's UGB. The proposal properties already border the City's UGB to the north and west. If the City were to add Chrissy Park to the City's UGB, the proposal lands will be surrounded by the UGB on all four sides and only a short ¼ mile property boundary at the northeast corner would not be within the UGB. Goal 14 should not, and arguably cannot, be interpreted to require such an illogical UGB boundary configuration.

Specific Proposals and Intentions of the Parties

The more specific intentions of the individual Parties to this Proposal are described below and in context of the above described Overarching Theme for the proposed lands. Their intentions are graphically depicted on the attached conceptual Master Plan prepared by Robert Foster and CSA Planning, Ltd.

Allen and Daralene Hansen

Allen and Daralene Hansen, caretakers for Dorothy Whittle, were bequeathed this property from Mrs. Whittle in the same action that brought Chrissy Park to the City of Medford. The Hansen's seek to plan and improve this property in ways shown on the attached Master Plan. This includes a mix of housing ranging from Estate, Standard and Small Lots to attached high density housing. Lots which adjoin Chrissy Park (or equestrian trails) may be planned with the option of locating stables to the rear of their homes. Larger lots are intended to accommodate casitas — separate quarters that can be used for many purposes. Hansen's desire to work with the Planning Department on special area regulations that would permit a range of uses for the casitas such as: guest accommodations, space for hobbies or professional home occupations, spaces for media or workouts, and other desirable uses. Trails on the Hansen Property and other adjacent lands in the Mahar Proposal will provide linkages from the Bear Creek Greenway to the Southeast Area's Commercial Center to Chrissy Park and beyond to Prescott Park for pedestrians and bicycles, with equestrian linkages to Chrissy Park and Prescott

Park's own network of equestrian trails. On the southerly part of this property is land contemplated to accommodate an equestrian-oriented Bed and Breakfast.

Lee Harker and Steven Switzer; Roy Bergstrom

Two properties owned individually by Harker/Switzer and Bergstrom exist as a comparatively small wedge of land lying between the existing UGB to the north and the Hansen tract to the south. Including this land (and the Hansen tract) produces a logical extension of the City's urban form and will enable future extensions of public infrastructure to serve lands already in Medford. The small parcels are owned by Harker/Switzer/Bergstrom are well suited, as proposed, to be Standard Lots.

John R. Hanson

One property of slightly less than six acres and located south off Cherry Lane is owned by John R. Hanson. This property is well suited and planned as for Small Lots and exists as a logical inclusion with other lands encompassed in this Proposal.

Public Facilities and Services

The following summarizes the availability of public facilities and services to the Proposed Lands:

Public Water: Representatives of the Medford Water Commission (MWC) indicate that all lands within the Proposal area are serviceable with municipal water through the orderly and economic extension of the water system using existing facilities, as follows:

- **Zone 4:** Lands to be served by Zone 4 are the properties owned by Allen and Daralene Hansen, Lee Harker /Steven Switzer, and Roy Bergstrom, and a portion of Chrissy Park. Water is available to serve these lands in Hillcrest Road and Cherry Lane. These lands can be served by the Existing Cherry Lane #1 reservoirs.
- **Zone 5:** Lands to be served by Zone 5 are the properties owned by Allen and Daralene Hansen. These lands can be served by the extension to the south of existing water lines that presently serve the nearby Saddle Ridge development. This land can be served by the existing Highlands Reservoir.
- It should also be noted that existing lands within the UGB require new reservoirs in Chrissy Park (being Cherry Lane Reservoir #2 and #3) to serve development within the existing UGB located in pressure Zones 2 and 3. As a trustee for Chrissy Park, the Daralene Hansen worked with the City of Medford Water Commission in a cooperative manner to allow the siting of the new water reservoirs in Chrissy Park under the terms of the bequest of Chrissy Park to the City of Medford. Thus, Hansen's have already worked cooperatively on the delivery of needed infrastructure to the City of Medford.

Sanitary Sewers: The northern half of the proposal area (approximately) can be served by existing gravity sewer in Cherry Lane and Hillcrest Road. The City's sewer master plan did not identify any downstream capacity deficiencies in this system in the existing conditions analysis. The future conditions analysis identified several downstream capacity issues. However, there are several potential solutions to these issues, as follows:

- Refined future hydraulic modelling may reveal there is no issue at all.
- Maintenance to the system may reduce inflow and infiltration that will change the capacity calculations going forward.
- It may be possible to reroute a the upper portion of the basin to avoid the downstream system from Basin B to basin E1 or E2 through the Carpenter

Property.. Additional hydraulic modelling would be need to evaluate this option.

In addition to the above potential solutions, the other option is to take most all of the sewer through the Southeast Plan Area. This plan has been coordinated with Mahar Homes and their proposal details the sewer issues in this area. The lower half of the Hansen property must be served by sewer this direction in any event. Thus, inclusion of these properties represents an additional funding source for a large-scale solution to the sewer issues in this southeast area.

Storm Drainage: Storm drainage for the Proposal lands is relatively straightforward. Most all of the area drains to Larson Creek. The City's policy and approach to storm drainage is essentially to limit drainage rates to pre-development conditions. Larson Creek is a relatively large drainage with a fair amount of capacity. On-site storm water detention on these properties can feasibly be engineered to limit storm-drainage run-off to predevelopment conditions. Hansen's would accept a condition of approval that requires them to work with the Parks Department and Public Worksto refine the concept plan presented herein to determine and establish locations for storm water detention to serve the Proposal lands prior to annexation.

Streets; Transportation: The properties can be served by existing public streets and the extension of planned streets in the adjacent Mahar proposal. As the Southeast Area develops, an orderly and economic extension of the gridded street network in the Southeast Area can be achieved and the same will serve most of the Proposal lands. This will create additional connectivity on City streets to Barnett Road for the area. The Hansen property is somewhat constrained from a street connectivity standpoint to the Mahar proposal because it is virtually surrounded by Chrissy Park; however the owners have developed a concept street plan that still provides several entrances to that property for vehicles and presents an attractive and functional street layout with connections to Cherry Lane, McAndrews Road and through the Mahar tract and Southeast Area to Barnett Road.

Regionally, growth in this area is the preferred alternative according to the analysis performed by the City's transportation consultant Kittelson and Associates when it evaluated the External Study Area concepts. Kittelson examined three scenarios — growth in the northeast, growth in the southeast, and growth to the southeast and west. Growth in the southeast and in the southeast and west were the best performing growth scenarios from a regional transportation perspective.

Growth in the southeast benefits from transportation improvements that are already in place, such as the South Medford Interchange and the new Fern Valley Interchange. It also benefits from improvements that must occur no matter what growth scenario the City might select, especially capacity improvements to North Phoenix and Foothills Roads. There are other land use interaction factors to consider as well. The major employment areas at the hospitals and downtown Medford can be reached entirely on the City's arterial street network. This is also true for planned employment and retail areas. The City's UGB proposal contemplates a new employment campus area south of Centennial Golf Course. This employment campus could be accessed from the Proposal area directly by way of City/County arterials without the need for travel on any State highways or Interstate 5. For retail services, the Southeast Area includes a retail center that was recently granted master plan approval by the City; additional customers in this area will strengthen development of the retail center and increase its ability to shorten service and retail trips for its service area.

In addition to the beneficial location from a regional transportation perspective, the Proposal lands include a unique and beneficial bicycle and pedestrian element that will allow a bike/pedestrian path connection that is continuous, except for a short stretch along North Phoenix Road, all the way from the Bear Creek Greenway to and through Chrissy Park to Prescott Park beyond. This is a logical extension of the City's non-motorized system that will create a great bicycle and pedestrian

amenity for the City when it is completed and the same will be almost exclusively funded by development without need for municipal expenditures.

Public Services and Utilities: Public services such as Police and Fire protection and public utilities which include electricity, natural gas and communications respond to growth and development and follow its path. These can and will be provided to the Proposal Lands.

Acreage Computations

The below Table reports acreages in accordance with the attached Concept Master Plan, including land that by law is considered constrained and undevelopable based upon slopes in excess of 25 percent. Land that is constrained/undevelopable does not count against the City's land requirements under terms of the laws and rules that regulate inventories of buildable land.

**Proposed Lands
Acreage Computations**
Source: CSA Planning, Ltd.

Owners	Land Use Category							Total Buildable Acres	Total Constrained Unbuildable Acres	Total Gross Acres
	Estate Lot	Standard Lot	Small Lot	High Density	Retail and Service	Parks and Open Space	Others			
Hansen	26.4	27.7	7.6	2.5	3.4	8.0	3.0	72.5	24.3	96.8
Harken/Switzer		8.0						8.0	0.8	6.5
Bergstrom		2.8						2.8	0.2	2.8
Chrissy Park						164.1		164.1		164.1
Totals	26.4	38.3	7.6	2.5	3.4	164.1	3.0	248.2	25.1	270.3

Table Notes:

1. All "Others" category includes Equestrian Facilities on Hansen and School property on Mahar
2. Constrained = Slopes 25% or greater and Note, slopes were not evaluated on Chrissy Park lands.

Plans, Maps, Information and Attachments

The following plans, maps and information are attached:

- Concept Master Plan Showing Existing Southeast Area and the Proposed Lands
- Municipal Trail System with Linkages Through the Proposed Lands
- Letters from addressed to former County Commissioner Don Skundrick and Mayor Gary Wheeler from the Jackson County Public Health Advisory Board which underscores the import of trails in meeting public health objectives with specific references to Chrissy Park and expansion of Medford's UGB

If additional information or materials are required, they of course will be provided.

Respectfully submitted of behalf of the parties,

CSA Planning, Ltd.



Craig A. Stone
President

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