



Exhibit X

LAW OFFICE OF
DEBORAH K. VINCENT
Attorney at Law

RECEIVED
AUG 03 2015
PLANNING DEPT.

August 3, 2015

City of Medford
Attention: City Councilors
411 W. 8th Street
Medford, Oregon 97501

RE: UGBA Phase 2: ESA Boundary Amendment (File No. CPA 14-114) - 8-6-2015 Hearing

Dear Medford City Council:

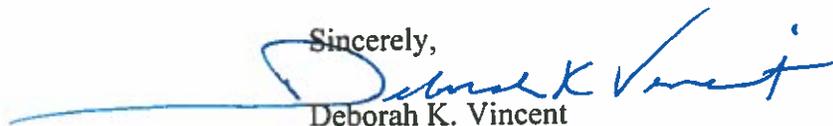
I have reviewed the Planning Commission Report dated July 21, 2015 and urge the City Council to adopt the recommendation of the Planning Commission as amended by staff. The Planning Commission has obviously spent considerable time to prepare the staff report and have made well considered findings as required for each of the criteria. I am pleased that they have included sufficient land in MD-5 so that the trails to Chrissy Park and onto Prescott Park can be developed and utilized by many of Medford's citizens, including myself. My interests in this area are strictly personal. I am not representing any of the landowners, and I am only representing myself and my interests. I live one block from the proposed "Village" of the Southeast Plan.

I previously submitted a letter, dated March 12, 2015, and submitted it into the Planning Commission record after my oral testimony at the March 12, 2015 hearing. I am resubmitting the March 12th letter to make a correction on a date contained in the subject line.

Please also include this letter dated August 3, 2015 into the City Council record.

Thank you for the opportunity to provide my input into this process.

Sincerely,



Deborah K. Vincent



LAW OFFICE OF
DEBORAH K. VINCENT
Attorney at Law

March 12, 2015

City of Medford Planning Commission
411 W. 8th Street
Medford, Oregon 97501

RE: UGBA Phase 2: ESA Boundary Amendment (file no. CPA-14-114) - ³3/12/2015 Hearing

Dear Commissioners:

I have reviewed the entire staff report regarding this UGB amendment. I am writing to you to request that the private parcel of land in the northeastern portion of MD-5, that is adjacent to Chrissy Park, depicted on page 398 of the report, and that has been excluded by planning staff in this UGB proposal, be included into the proposed UGB for the following reasons.

On March 7, 2013, the City of Medford City Council adopted Ordinance Number 2013-041 which was the Southeast Plan. In the 17 years I have lived in my primary residence at 3570 Shamrock Drive, Medford, Oregon, I have always paid attention to land use actions in my area. I was elated to see the approval of the Southeast Plan. When that plan was approved planning staff designated southeast Medford as "Medford's primary future growth area." I agree. I was also happy when the Barnett freeway exchange was funded and developed to serve the residents of the 10,000 plus homes planned for the Southeast Plan. The Southeast Plans also includes the commercial center known as The Village. That commercial center is located one block from my subdivision and Shamrock Drive where I live. I have looked forward to being able to walk my dogs down to the Village to partake of the coffee outlets, stores, seating areas, pedestrian walkways, trails and biking that has been planned for this area. More recently, the development of Chrissy Park has been exciting to me, as a place to walk to from my home. Cherry Lane is so dangerous with no sidewalks and narrow, that you can't walk there to Chrissy Park.

With the major improvements and changes to the Phoenix freeway exchange, along with the Barnett freeway exchange, the transportation routes to southeast Medford is supportive in focusing development of Medford in the southeast corridor along North Phoenix road. Development of land in the low-land and foothills of southeast Medford keeps development away from the farmlands of west and north Medford. I believe this was the historic plan of prior planning commissions as far back as 1910 in Medford.

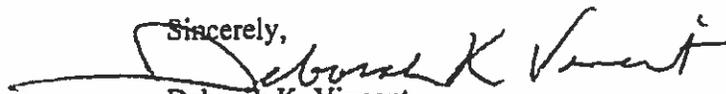
I was a former Assistant County Counsel for Jackson County, and I can appreciate staff preparing such a long and detailed document, for which I have respect, but I object to their exclusion of the very parcel of land that provides for access to Chrissy Park and the completion of the trails, biking trails, etc. to provide access to Prescott Park. The staff was correct on page

47 of the staff report when they said, "Prescott Park and Chrissy Park present a tremendous recreational and open space asset to the city and the region." There is no question that statement is a true fact. As planning staff states, "A more compact urban area with mixed-use neighborhoods helps to reduce the amount of pollution caused by motor vehicle traffic by reducing the number of motor vehicle miles traveled." In evaluating the criteria for selecting parcels of land to be included verses parcels of land to be excluded, how could they NOT include the private parcel of land that is right next door to the "tremendous recreational and open space asset" where residents of this well planned mixed use neighborhood would utilize the park without vehicle trips! In addition, why would planning staff exclude this parcel that is vital to provide both local and regional citizens the ability to ride their bikes to these parks? Many people have worked VERY hard to develop the Greenway bike path and the Larson Creek bike path, which will connect to the bike path and trails through the Village (southeast plan) and onto Chrissy Park and Prescott Park. What a wonderful asset to the community to have such a biking and pedestrian trail. This decision of staff to exclude this approximately 266 acre private parcel next to Chrissy Park is a huge departure from prior planning sessions and discussions about the development of southeast Medford. I believe it is a huge oversight.

I understand planning staff's intention to have an objective standard in evaluating the parcels to include in the UGB and that this parcel of land received low scores for the sewer, but do we really want to do planning based on sewer infrastructure? Isn't it better to do planning based on making a community where citizens can enjoy the tremendous assets available to us in Medford, and the development of those amenities? The SDC's received from housing development on this private parcel, and the certain SDCs for development of housing in the Southeast Plan area could certainly provide the funding to improve the city's sewer system. The letter from Roger Thom on page 120 of the staff report indicates that, "if funding was available to upsize for the current UGB, the incremental cost to accommodate the new Southeast area would be low." The city has already annexed many Cherry Lane properties that do not have city sewer. Those Cherry Lane properties could be serviced by the development of the excluded parcel next to Chrissy Park. Isn't it important to provide sewer services for property that is already annexed inside the city limits before we bring in more property into the UGB in north Medford?

I think the focus should be that the staff, planning commission and the citizens work together to shape a vibrant and exceptional city. I urge you to direct staff to modify the proposal and findings and return with modifications that include the private parcel of land adjacent to Chrissy Park that is currently excluded from their proposal. I cannot think of a better asset for the City of Medford, than a biking trail that leads all the way from Ashland, along the Greenway trail, to Larson Creek trail, through the Village and up to Chrissy Park and continue to Prescott Park. That trail would bring in bikers from all over the state, provide customers for the Village businesses and improve the economy of Medford in substantial ways. Thank you for your time and consideration.

Sincerely,



Deborah K. Vincent
3570 Shamrock Drive
Medford, Oregon 97504