

EXHIBIT MM



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Mayor and City Council
200 South Ivy Street,
Lausmann Annex, Room 240
Medford, OR 97501

RE: **UGB Amendment Scoring Concerns**

Dear Mayor and City Council:

There appear to be some discrepancies and potential inconsistencies in the underlying Goal 14 scoring of lands considered for inclusion in the Urban Growth Boundary (UGB). I point out the following examples as constructive criticism on a highly complicated project so that the entire project as a whole will be significantly more defensible.

Coarse Filter: I am fairly certain a Coarse Filter used in the manner that does not consider all Goal 14 factors is not allowed under Goal 14. The city must consider and balance ALL goal 14 factors and not use individual factors to artificially decrease the size of the study area. If there are legitimate 'obvious' reasons for excluding lands from further review, those reasons must be fully explained and related to goal 14 and adopted plans and policies.

Proximity and Parcel size: While these may be considered legitimate components included in a Goal 14 analysis, the way in which they were applied appears inconsistent. Further, it appears that Proximity and Parcel size were only used in the Coarse Filter. The Planning Commission report correctly identifies some reasons for which proximity are valid factors. The identified reasons should however be related to adopted plan policies. Because Parcel Size and Proximity are legitimate Goal 14 factors, they must be evaluated for ALL candidate lands.

Errors or discrepancies: The report states in part that parcel size and proximity were used to exclude lands from further review and the scoring maps were the basis for this analysis. The maps reflect multiple areas where properties scored HIGH but were excluded and multiple properties that scored LOW but were included. The report at pages 40-41 briefly provide incomplete reasons (other than parcel size and proximity) for some of these exclusions but those reasons are not fully flushed-out and supported by adopted plan policies. Further, if there are other legitimate evaluation factors used in the Coarse Filter other than parcel size and proximity - they must be uniformly and consistently applied.

Parcel Size, generally: The reasons for evaluating parcel size in the report at pages 40-41 are not fully related to adopted plan policies. For example, highly parcelized 'may' present obstacles in accommodating urban development. An actual analysis of those parcels compared to specific land types and needs must be performed, however. For example, a 0.25 acre site, according to the adopted Housing Element is of sufficient size for certain land types. Further, just because an area is comprised of several tax lots does not necessarily mean those areas are more difficult to meet a particular land need than a single large lot. For example, if one owner has fifty flat contiguous one acre parcels (a tract) that are all: vacant, fully serviceable with utilities and right next to the



UGB, shouldn't that area score higher than another 50-acre lot that is removed from the UGB, includes structural and environmental constraints, is next to intensive farm uses and has difficulty being supplied with services? Simply looking at tax lot sizes without considering all the other Goal 14 factors is problematic.

Water: Based on the Planning Commission report, properties that were adjacent to water service were scored the highest receiving a "3". There are properties that abut water service that did not receive scores of 3. If there are other reasons for a reduced score, those reasons are not stated in the record. If there are legitimate reasons, they must be uniformly applied to all candidate lands.

Farm Impacts: The record is void of a comparative Farm Impacts analysis. This Fourth prong of Goal 14 must be considered and balanced with the remaining factors. The Urban Reserves and City Ag Buffering provisions do not allow a 'pass' on evaluation of farm and forest impacts.

ESEE: The City's ESEE component of the Planning Commission report is incomplete. Each of the ESEE components must be properly evaluated for ALL candidate lands so that appropriate decisions can be made. Providing ESEE findings and conclusions after lands have been selected is in conflict with the balancing provisions of Goal 14.

I understand the complexities associated with amending the City's UGB and hope you find the above concerns useful in the development of a defensible plan that will benefit the project as a whole. The above information is intended to provide summary examples of specific issues recommended for further review. Your consideration is appreciated.

Very truly yours,

CSA Planning, Ltd.

A handwritten signature in blue ink, appearing to read 'Michael Savage', is written over the typed name.

Michael Savage
Associate

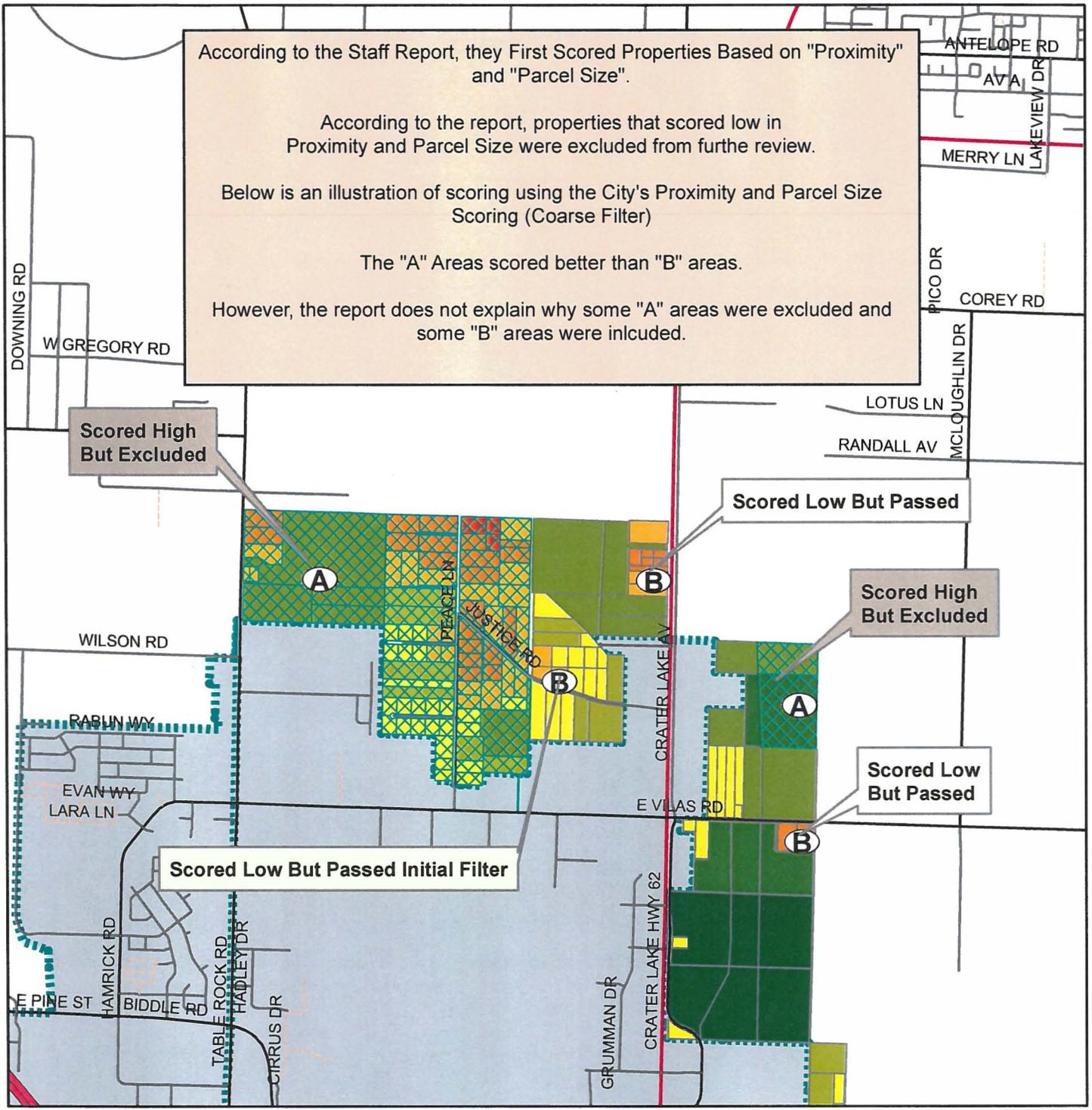
According to the Staff Report, they First Scored Properties Based on "Proximity" and "Parcel Size".

According to the report, properties that scored low in Proximity and Parcel Size were excluded from further review.

Below is an illustration of scoring using the City's Proximity and Parcel Size Scoring (Coarse Filter)

The "A" Areas scored better than "B" areas.

However, the report does not explain why some "A" areas were excluded and some "B" areas were included.



Example of Potential Discrepancy in Scoring Methodology

Combined Parcel Size & Proximity Score From Report (10 Scored Best & 2 Scored Worst)

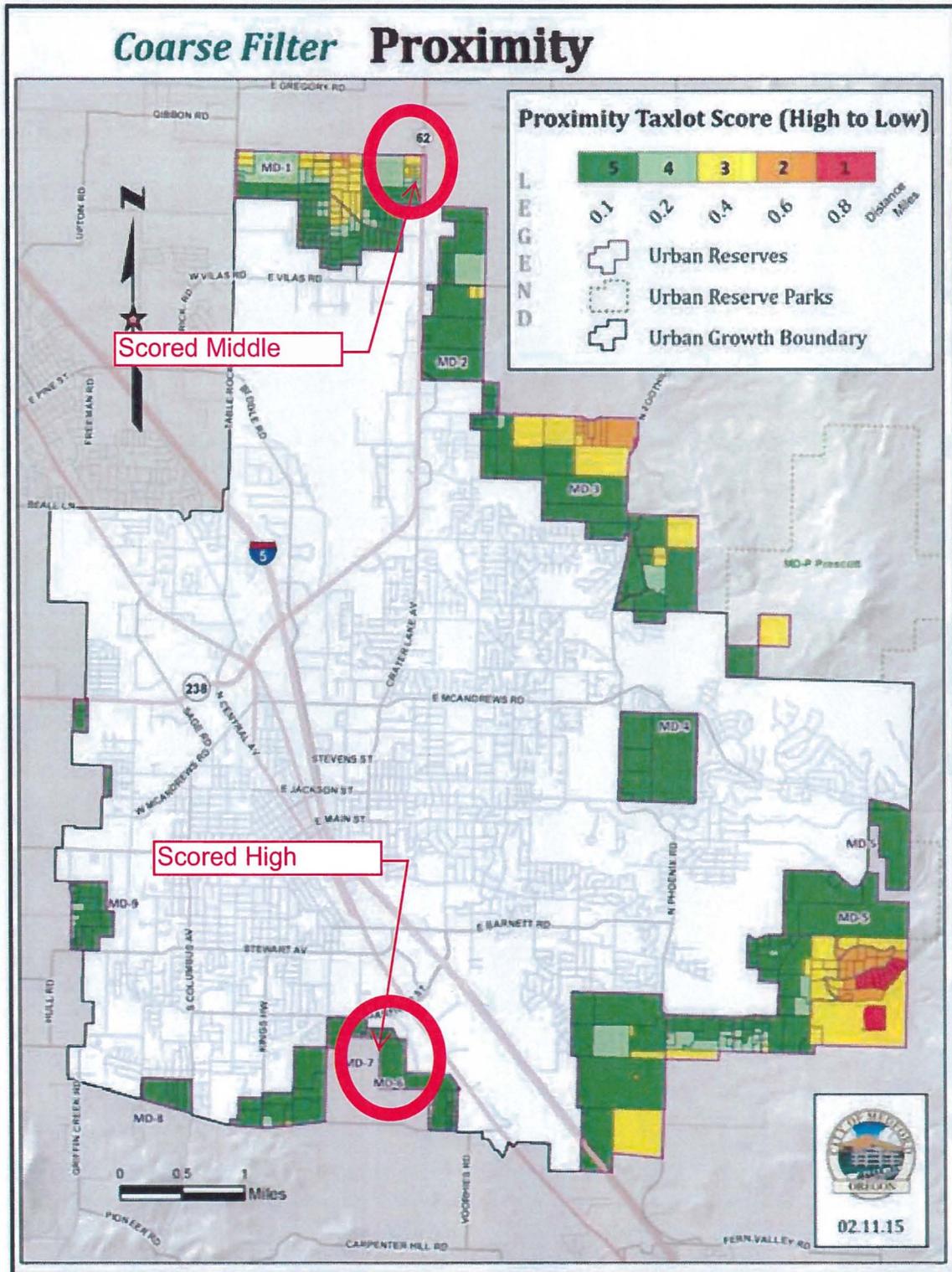


1 inch = 0.5 miles

Appendix F: Coarse Filter Maps

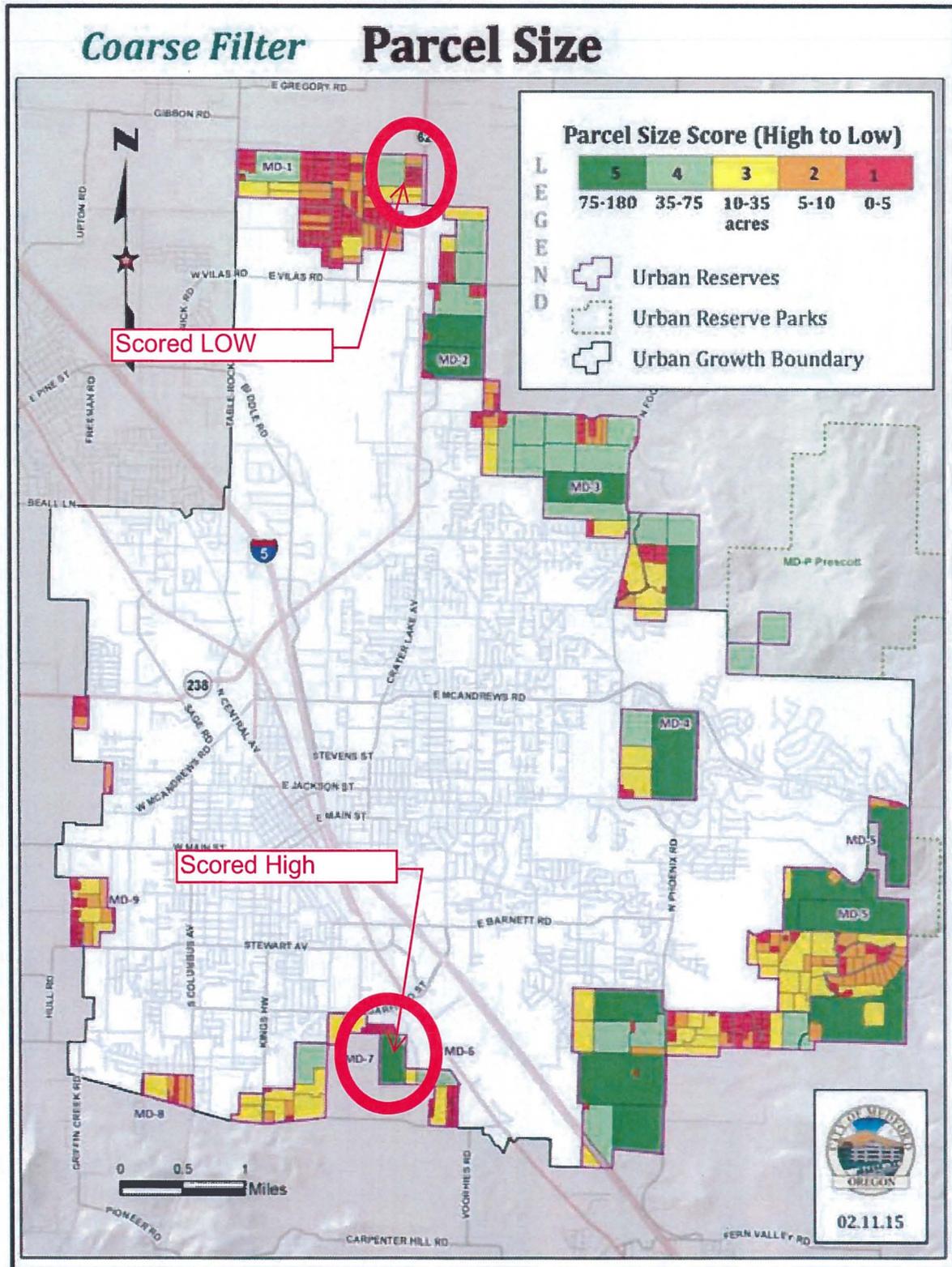
APPENDIX F. Coarse Filter Maps

Map 5.1. Proximity



Appendix F: Coarse Filter Maps

Map 5.2. Parcel Size



APPENDIX G. External Study Area (ESA) and Capacity in ESA maps
Map 6.1. External Study Areas (ESAs)

