

August 13, 2015

Mayor Wheeler and Medford City Council

Re: File No.: CP 12-114, UGB Amendment
MD-9N (Rossanley Drive)

RECEIVED

AUG 13 2015

Planning Dept.

Dear Mayor Wheeler and Councilors:

I am writing to you in support of the inclusion of URA MD-9 in the Planning Commission recommendation for the Proposed Urban Growth Boundary Amendment. I am the Managing Member of Weldon Mobile Home Park, LLC, which owns most of the land that is included in the part of MD-9 that borders on Rossanley Drive, as well as the land to the south, which is inside the UGB.

Planning staff developed its recommendation for the UGB amendment through a series of coarse and fine filters.

UGB Amendment Selection Criteria

FILTER CRITERIA	URA MD-9N SCORE
Proximity	5
Parcel Size	1 or 2 *see note
Water Score	5
Sewer Facilities	5
Transportation	5

* Note: Parcel Size score was based on tax lot size. Our 18 acre parcel is in three tax lots. Taken together as one parcel the Parcel Size score would be 3.

The total score for MD-9N is 22 (23 if three tax lots are considered to be one parcel). I do not believe any URA scored higher than that. A "Perfect" score would be 25.

The north boundary of MD-9N is adjacent to all services needed for development. The land is ready to develop. The area is relatively uncongested and the roads have plenty of capacity.

There is a shortage of affordable housing in Medford. As has been noted in other testimony, average home prices on the East side of Medford are significantly higher than

the West and South. It is important that the city accommodate middle class housing needs in its Urban Growth Boundary. I urge you to accept the Planning Commission's recommendation to include URA-9 in the new Urban Growth Boundary.

Best Regards,
Joe Brooks
Weldon Mobile Home Park, LLC