

Freel & Associates, L.L.C.

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March 26, 2015

RECEIVED

AUG 13 2015

Planning Dept.

Honorable Mayor and City Council
City of Medford
200 South Ivy Street
Medford, OR 97501

RE: File No. CPA-14-114, UGB Boundary Amendment

Dear Honorable Mayor and Council:

The purpose of this letter is to submit my support regarding the UGB amendment that is currently in front of you. My property is located in MD-8 and as of June 11, 2015 the Medford Planning Commission recommended our inclusion into your UGB.



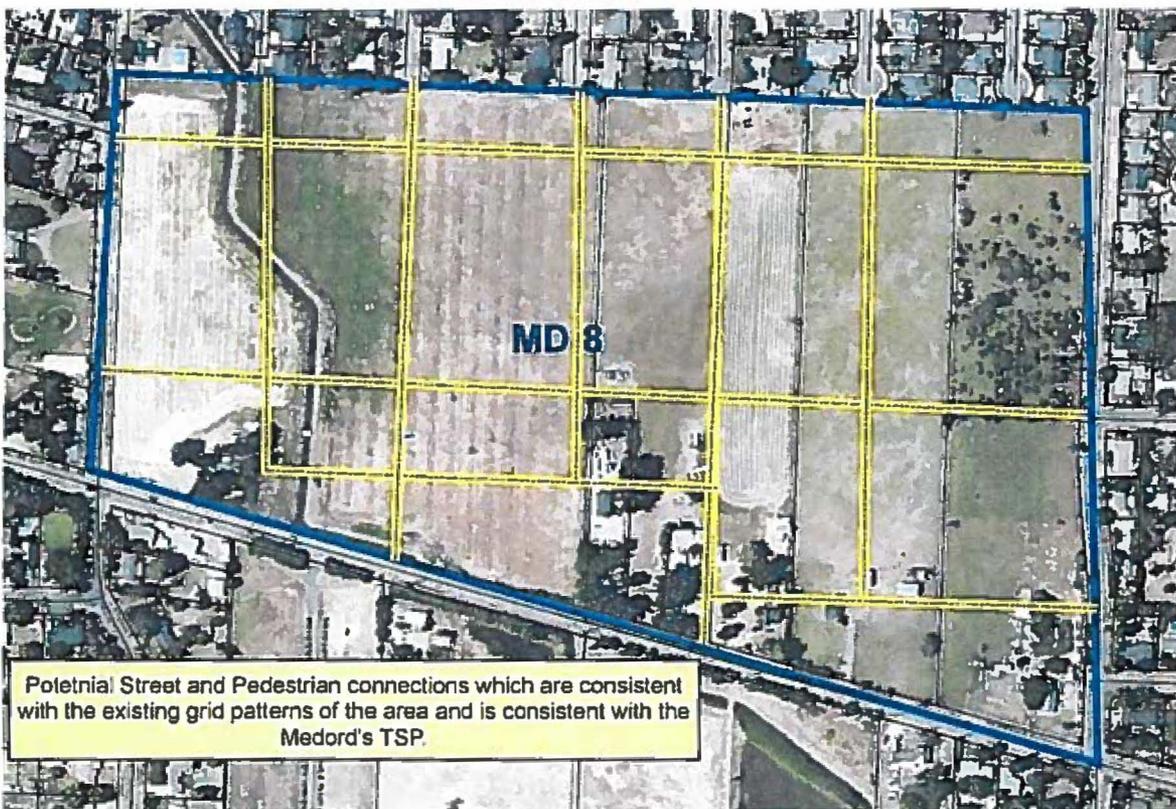
I wanted to take this opportunity to express my undeniable support for the inclusion of MD-8. Staff has done a great job sifting through enormous amounts of data to provide to you a sound recommendation that can be defended. It

appeared to be a common consensus at that meeting that the amount of land that can be brought into the UGB is based on objective quantitative data. We also understand an additional 175 acres has to be removed from the existing proposed inclusion areas. MD-8 should not be one of the areas to be considered for removal.

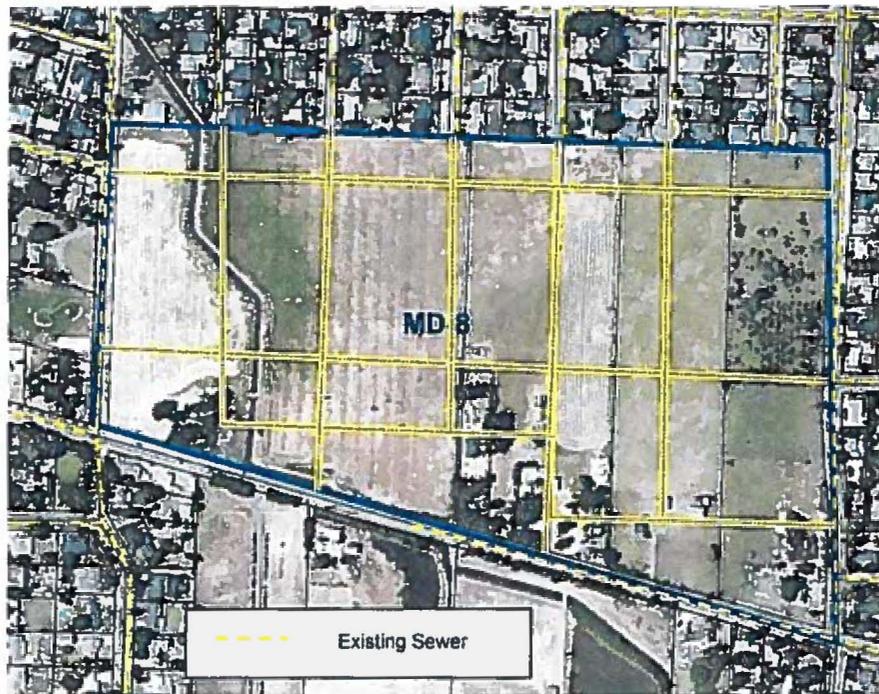
According to the staff report, statewide regulations require that plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are appropriate with the financial capabilities of Oregon households and allow for flexibility of housing location, type, and density. Not everyone can afford to live in the southeast/east area of Medford. The location of this project is close to South Medford High School and is within walking and biking distance of a multitude of other amenities near this area.

This property is also surrounded by the current UGB. On the scoring system provided by Staff this area scored the highest in EVERY category, with the exception of parcel size. However, that should not be the sole consideration for this area, as seen below much of this land is vacant, it's generally flat, and I can assure you that working together to achieve a cohesive plan can be achieved.

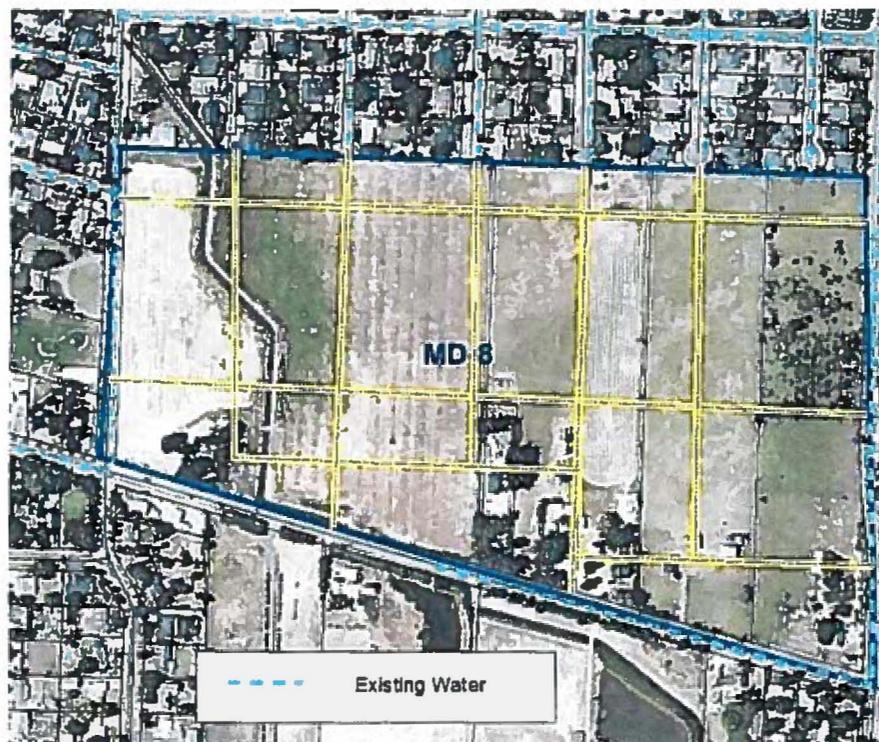
The inclusion of this area will provide for a more streamlined ability to continue street connectivity consistent with the grid pattern already in place.



This area can easily connect to existing sewer lines.



The area is also equipped to easily connect to existing water lines.



In an attempt to not have you inundated with information that has already been provided to you by Staff and other owners within this area, simply put, this area is ready for development today. This area is consistent with the density standards of the **Regional Plan Element (RPE) of your Comprehensive Plan**, which also describes why this area is suitable for inclusion before others, and meets the state requirements for inclusion into the UGB. The RPE shows MD-8 as a positive inclusion as seen in the discussion for the ESEE Consequences.

Economic – Positive

Social – Positive

Environmental – Neutral, due to no anticipated impacts

Energy – Neutral, as there are no identified significant costs or benefits with this area

Services are readily available as seen above and can provide for high density and affordable housing, which is much needed in the southwest area of Medford.

We respectfully request you continue to support City of Medford's Planning Commission's recommendation for the inclusion of MD-8. This area is an excellent candidate for inclusion due to its ability to be consistent with Statewide Planning Goals, RPS and the City's Comprehensive Plan.

Thank you for your consideration in this matter and for the opportunity to comment prior to your recommendation to the City Council.

Sincerely,

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

Dave Freel
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