

MD-5
Exhibit UUU

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August 13, 2015

RECEIVED
AUG 13 2015
PLANNING DEPT

Medford City Council
411 West 8th Street, #310
Medford, OR 97501

RE: NORTHEAST PORTION OF MD-5 - MEDFORD URBAN GROWTH BOUNDARY

**PROPERTY ADDRESS: 4950 CHERRY LANE, MEDFORD, OREGON
371W26 TAX LOT 300**

SUBJECT: REQUEST TO INCLUDE MD-5 IN URBAN GROWTH BOUNDARY

Dear Medford City Council Members:

My wife and I own real property (hereafter referred to as "Tax Lot 300") which is part of Northeast portion of MD-5. We request that the above-described property be included in the Urban Growth Boundary. The property is immediately adjacent to the Medford city limits. A copy of a Plat showing the location of our property is attached. Our parcel contains approximately six acres. As a matter of fairness and logic, we believe that our property and the surrounding property should be included in the Urban Growth Boundary. We request the City Council to consider the following:

1. **WORLD CLASS COMMUNITY.** *The Medford Planning Commission, staff, numerous experts, agencies and property owners have spent more than 20 years and countless dollars creating the Southeast Plan. The Southeast Plan is a development which the Planning Commission members and community members can look on with considerable pride and accomplishment. The inclusion of MD-5 is the logical extension of the City's extensive time and money already expended in helping to create a world class community. The creation and continuation of a world class community (MD-5 and the Southeast Plan) will fuel local economic development. The reason is that many companies will only establish roots in a community which offers amenities such as those available through the Southeast Plan.*

Medford seeks to attract clean and profitable businesses. Professionals and business leaders considering establishment or relocation of a business certainly study and consider an area's neighborhoods. It has been my experience that business people, their spouses and families will visit the neighborhoods prior to making a decision to establish or relocate a business. This is why it is very important that the

Southeast Plan be allowed to complete its natural progression. As part of the bigger picture, I suggest that the inclusion of the above-described land will enhance the Southeast Plan and enhance the desirability of Medford as a place to live, work and recreate.

2. **MARGINAL USELESS LAND.** *This land is marginal useless land. It grows Star Thistle. There is no water. The land adjoins the Medford City limits. My wife and I have spent over \$40,000.00 in our attempts to get water for the property. We have drilled four dry wells. The inclusion of marginal useless land into the UGB should have priority over more productive agricultural land.*

3. **TRANSPORTATION CONNECTIVITY AND VIABILITY.** *One of the stated primary purposes of the Southeast Plan is to emphasis transportation connectivity and viability. Please note that Chrissy Park and Prescott Park are important to the Southeast Plan and enhance the livability of Medford. There is no pedestrian or bicycle access to Chrissy Park or Prescott Park without the inclusion of the above property.*

4. **PEDESTRIAN AND BICYCLE TRAVEL.** *The other primary purpose of the Southeast Plan is the provide "routes for pedestrian and bicycle travel." The Planning Commission and/or City Counsel have already determined that the primary purpose is to include Chrissy Park and Prescott Park. Consistent with these goals is the establishment of routes for pedestrian and bicycle travel. In other words, what is the point of creating a pedestrian-oriented, bicycle-friendly development, complete with parks and greenways, and then eliminating or blocking access to those amenities? By omitting the above-described parcel of property, the stated primary purposes of the Southeast Plan and the inclusion of Chrissy Park and Prescott Park are compromised.*

5. **PROPERTY COMMITTED TO URBAN GROWTH.** *The above-described property has been committed to urban growth for more than 20 years. As to Tax Lot 300, consider the fact that no water exists on this parcel of property. The soil is "East Medford Gumbo." The property lacks water and there exists no use for the property other than development consistent with the Southeast Plan. Also consider the fact that the City will require (1) sewer service, (2) water service, and (3) trail access in order to construct the infrastructure for the surrounding properties.*

6. **SEWER SERVICE.** *The properties immediately to the north of the above-described properties are in the City limits. In order to develop these properties the City will require sewer service. The above-described properties (my property and the adjacent property) are "down hill" from the adjacent properties to the north. This means that the properties currently inside the City limits will require access across my property for sewer service. I suggest that this is not an efficient or economic use of City services. In other words, the City and/or the adjacent property owners to the north will require*

access across my property (Tax Lot 300 and the adjoining property) in order to develop their property. This is not logical.

7. **WATER SERVICE.** Similarly, my property (Tax Lot 300) and the adjoining property will be required to provide access to the Medford Water Commission (perhaps adjacent property owners also) in order to provide water service. It is my understanding that the City plans to install water storage tanks on Water Commission property in Chrissy Park. My property and the adjacent property are down hill from the new water system.

8. **TRAIL, PEDESTRIAN AND BICYCLE ACCESS.** As previously stated, one of the primary purposes of the Southeast Plan, and among the criteria for inclusion within the Urban Growth Boundary, is the establishment of pedestrian and bicycle access. Please consider the fact that the Planning Commission is recommending the inclusion of Chrissy Park and Prescott Park. Large amounts of money are being spent on the development of these two parks. Without the inclusion of Tax Lot 300 and the adjacent property, there is no bicycle or pedestrian access.

In other words, the City and local property owners are spending countless dollars to develop alternate means of transportation, including pedestrian and bicycle traffic. The City and property owners are spending these funds to develop Chrissy Park and Prescott Park. It is not logical, economical or reasonable to state a primary purpose, spend large sums of money toward that purpose and then block access by land-locking access to Chrissy Park and Prescott Park. Without inclusion of the above-referenced properties, it will be difficult for pedestrians and bicyclists to access these public parks from the Southeast Plan.

CONCLUSION

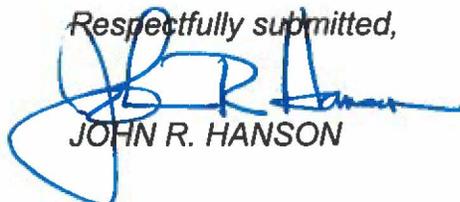
In summary, the City of Medford has established goals (primary purposes). These goals include developing pedestrian and bicycle access and installing infrastructure, including sewer and water services. The lands requested to be included are immediately adjacent to existing City limits and are necessary to complete the infrastructure.

Circumstances can be envisioned where difficulties and extraordinary costs could be incurred unless the above-described property is included in the Urban Growth Boundary. I believe the City of Medford has the foresight and comprehension to see the economic benefit to the City and its taxpayers by including these properties now and avoiding these issues in the future.

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For the above reasons, we respectfully request that as a matter of logic and fairness, that the above-described lands be included within the Urban Growth Boundary.

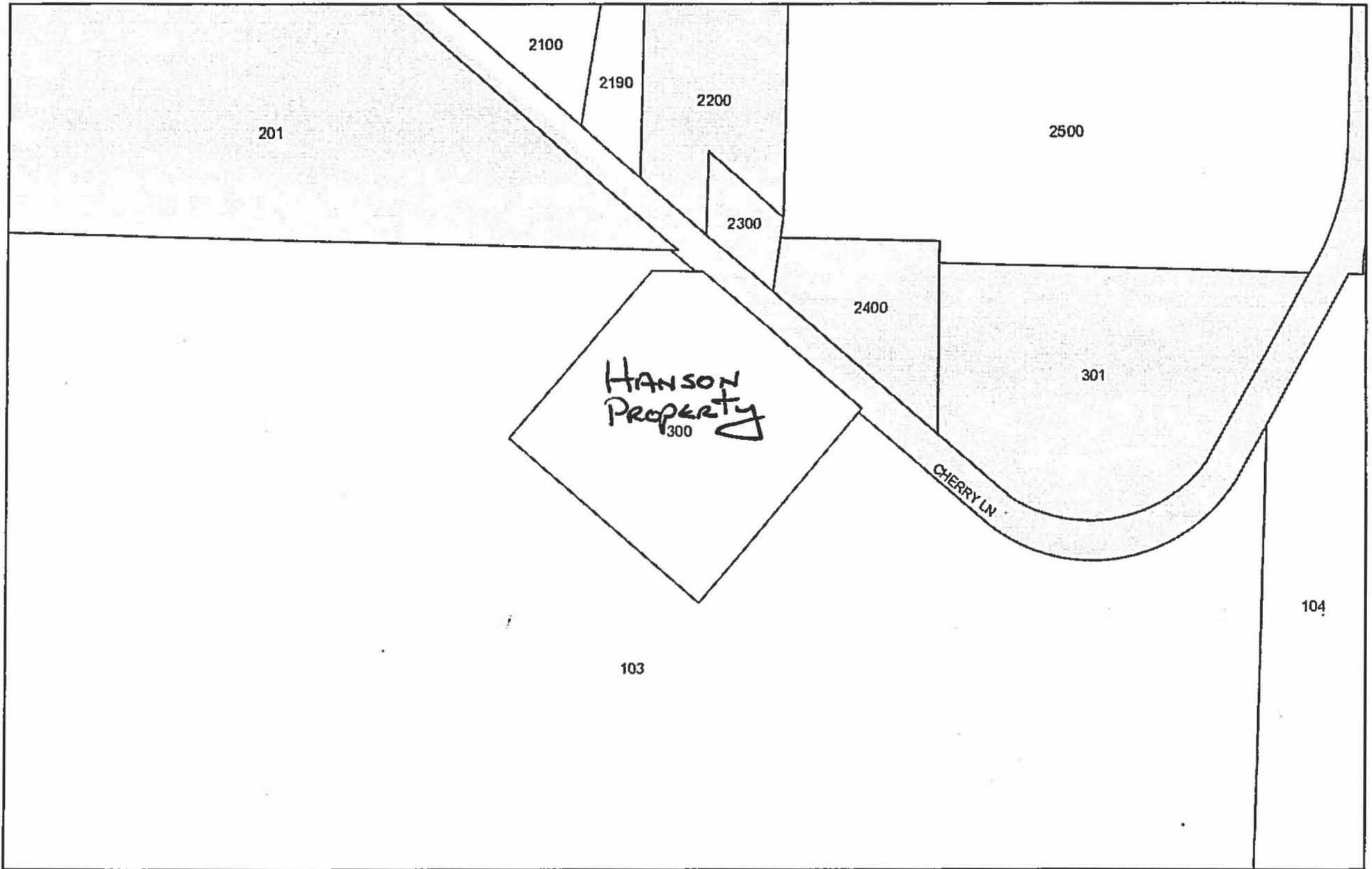
Respectfully submitted,



JOHN R. HANSON

JRH/tc
Enclosure

Jackson County GIS



March 11, 2015

- County Line
- Streets - Label Only
- Taxlots

