

September 1st, 2015

Medford City Council
City of Medford, Lausmann Annex
200 Ivy Street
Medford, OR 97501

RECEIVED
SEP 11 2015
PLANNING DEPT.

RE: MD-5 “East” should NOT be included in UGB

Dear Honorable Mayor and Members of the City Council,

I'm a resident of Medford and advocate of Oregon's highly regarded land use system. I've been following with interest the Regional Problem Solving progress and specifically the City of Medford's ISA and ESA discussions. I've reviewed the various materials provided by our Planning Department staff and have also attended and / or watched the various meetings, including the most recent meeting on August 20th, 2015.

I feel confident in my assertion MD-5 should NOT be included in the Urban Growth Boundary expansion, or at least the area originally recommended by the Planning Department staff to be excluded. The original expansion area delineated by City staff and the adjustments presented by 1000 Friends of Oregon clearly comply with Oregon Administrative Rule 660-015-0000 (www.oregon.gov/LCD/docs/goals/goal14.pdf) as well as City Comprehensive Plan Goals and Policies.

Since the beginning of the process, this area has been heavily lobbied for by the development company, Mahar Homes. To no one's surprise, the Mahar group has blown more nauseating smoke than the recent fires. In fact, on the night of the August 20th Council meeting, it appeared a fire on the other side of the east hills was approaching Medford and all my husband I could think about was the 1991 Oakland Hills fire in the Bay Area. Fires are inevitable and when they ravage through an area with the same physical characteristics, people are going to be seriously hurt and millions of dollars and precious resources wasted because of bad planning and greed.

MD-5 East does NOT comply with Goal 14 or our own Comprehensive Plan Policies and is simply suburban sprawl and an excessive land grab by an entity who touts themselves as Medford's largest homebuilder whom by all appearances have already biased members of the Planning Commission and City Council by direct and *unethical* contact through their representatives, Craig Stone & Associates. Although permissible from a legal perspective, the perception to the average citizen of Medford is “politics as usual” and “sprawl baby sprawl”.

Councilman Gordon is obviously a close associate of the Mahar strong-arm group and should be embarrassed of his blatant responses and comments. I believe in the process, but only when the integrity of the process is abided by and because of the real and perceived collusion by Mr. Gordon, I would like to request our Honorable Mayor, John Wheeler, with the support of the rest

of the City Council, publically request Councilor Gordon remove himself from further deliberations.

The MD-5 East developers, their legal representatives and their biased interest group have touted the inclusion of these lands as critical trail connectivity to Chrissy and Prescott Parks, but they have failed to realize these properties can still be accessed by alternative and inexpensive means without having to forgo the numerous long term benefits of urban planning and Oregon's land use laws. In my opinion, access to these areas can be achieved by a widened shoulder, from the eastern edge of the Southeast Plan, along Cherry Lane which has a right-of-way of more than 60', but a roadway width of only 20'.

This is an inexpensive and temporary approach until the Southeast Plan is first *fully* developed. To not make reasonable and rational decisions at this point is bad land use planning for all of Medford's citizens and against the very conscientious approach staff has proposed as an alternative to suburban sprawl. For the developers to now hold hostage a trail system for an additional surplus of 271 acres beyond 600 acres of vacant land they already control is unsettling and the City Council should know. To this point, I would like to request from the City Council to publically inquire with each of the City's department heads and service providers in order to fully investigate and make transparent the ESA rankings and circumstances behind them. Review the technical memorandums, listen to staff and do not be swayed by threats of "fatal flaw" by those individuals clearly acting like biased petulant children.

The Council's final decision should be based on the livability of future generations and not on a certain developer's needs because they will "run out" of land to develop. Based on the testimony of others, including the staff, there is plenty of land available within the City's limits, Urban Growth Boundary and many of the other ESA area's Mahar Homes should now be coveting. Those areas are more logical, affordable and address the purpose of Goal 14 and the City's Comprehensive Plan Policies.

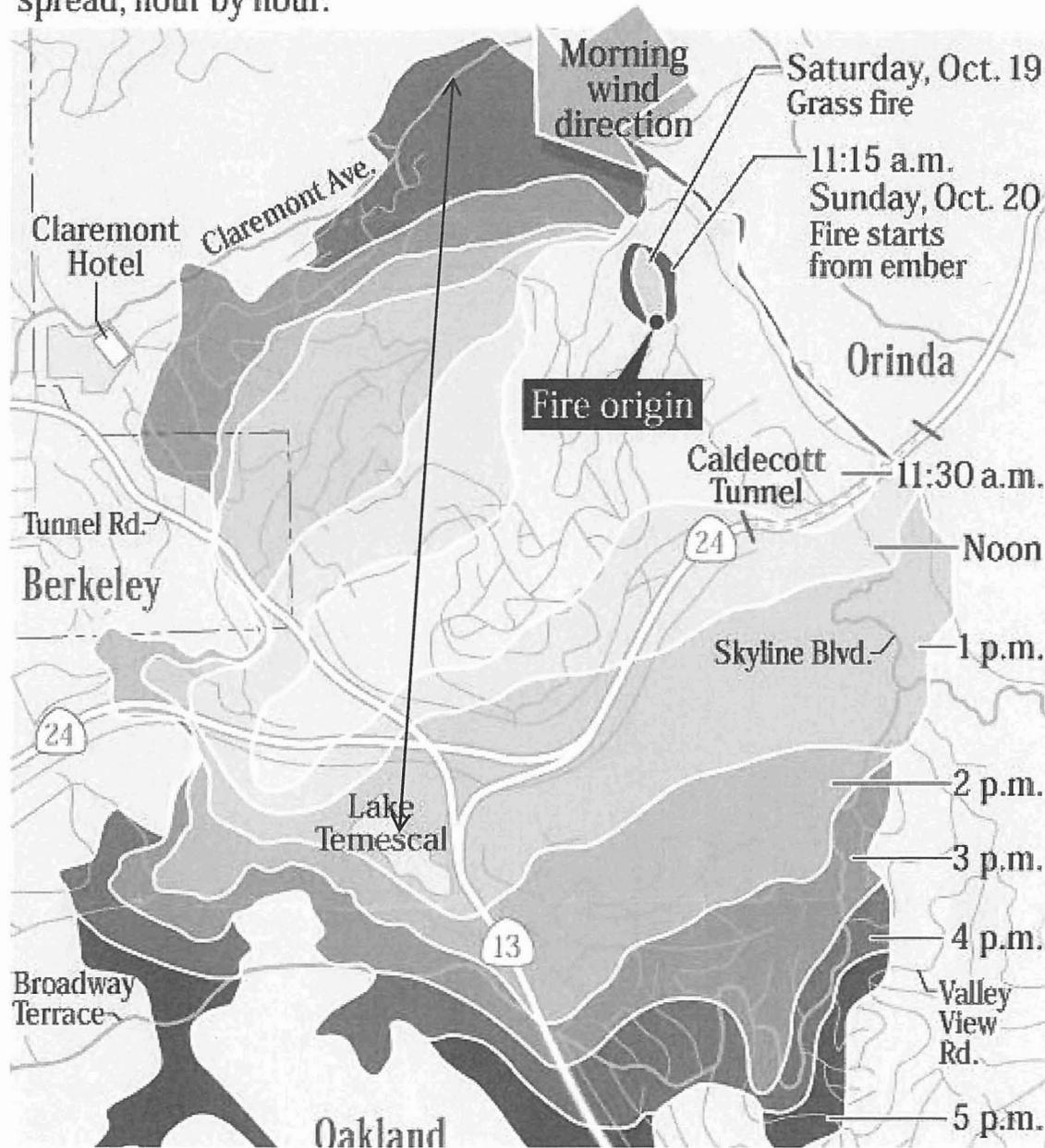
Please, let's do this with some purpose and dignity!

Sincerely,

Melanie Hadrian
406 N. Ivy Street, Medford

The fire's rapid spread

On Oct. 19, 1991, a grass fire in the Oakland hills was extinguished. Hoses were left in place, and the area was checked during the night. The next morning, according to eyewitness accounts, a single ember blew from the ashes into a tree outside the burn area, and the resulting fire quickly became out of control. Here's where the fire spread, hour by hour:



In 1991, a grass fire in the Oakland Hills spread into a firestorm, largely contributed by wind gusts and sloping hillsides similar to the Medford Southeast Plan area. The fire ultimately killed 25 people and injured 150 others. The 1,520 acres (620 ha) destroyed, included 2,843 single-family dwellings and 437 apartment and condominium units. The economic loss has been estimated at \$1.5 billion. The map above describes the fire's rapid growth over roughly a 1,000' elevation climb.