Medford Planning Commission

Agenda

Special Study Session

April 6, 2015
12:00 noon

Medford Room
Room 330, City Hall
411 West Eighth Street, Medford, Oregon

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10. Roll Call

20. Urban Growth Boundary Amendment file no. CP-14-114

Topic: Discuss the 3/12/2015 hearing

a. Introduce materials received during the two-week period the record was left open.

b. Staff to respond to technical questions from Commissioners.

c. Review the question of the 175 acre surplus (see 3/12 agenda packet, pp. 355–60); provide direction to staff.

d. Direct staff on what material (maps, print-offs, etc.) the Commission will need to craft a recommendation.

e. Set a date to continue the meeting.

30. Other information from staff

40. Adjourn

MEMORANDUM

SUBJECT UGB AMENDMENT Project—for April 6, 2015 Study Session
FILE NO. CP-14-114
TO Planning Commission
FROM Joe Slaughter, Planner IV, Comprehensive Planning
DATE April 2, 2015

The Planning Commission considered City File number CP-14-114 (UGBA Phase 2: ESA Boundary Amendment) at its March 12, 2015 meeting. The Planning Commission heard a presentation of the staff report and opened the public hearing. More than 40 people testified in response to this item.

The Commission closed the hearing after 4 ½ hours of testimony but kept the record open for the next 14 days. Anyone wishing to submit written comment to the Planning Commission was welcome to do so up until the March 26 deadline.

At the end of the meeting, the Planning Commission voted to meet with staff at a special study session, to be held April 6, 2015, to further discuss the proposal prior to making a recommendation to City Council.

Staff has compiled all of the written testimony submitted at the hearing and all of the written testimony submitted after the hearing through March 26, 2015.

Staff has also created a table to help track challenges to the land need figures, a table showing acreage figures for each of the urban reserve subareas, a table and a map to help track the requests for inclusion that were received at the hearing, and drafted a memo to better explain how transportation was scored based on a memo from Kittelson and Associates.

At the April 6 study session, staff from Planning, Public Works, Water Commission, and Parks Department will be available to answer questions for the Commission. Staff will be looking for direction on materials to prepare for the Commission to help them make a recommendation to the City Council.

ATTACHMENTS

- Exhibit A: Table of challenges to land need
- Exhibit B: Table and map of inclusion requests
- Exhibit C: Table showing acreage figures for each of the urban reserve subareas
- Exhibit D: Transportation scoring memo
- Exhibit E: Testimony submitted at the Mach 12 hearing
- Exhibit F: Testimony submitted after the March 12 hearing

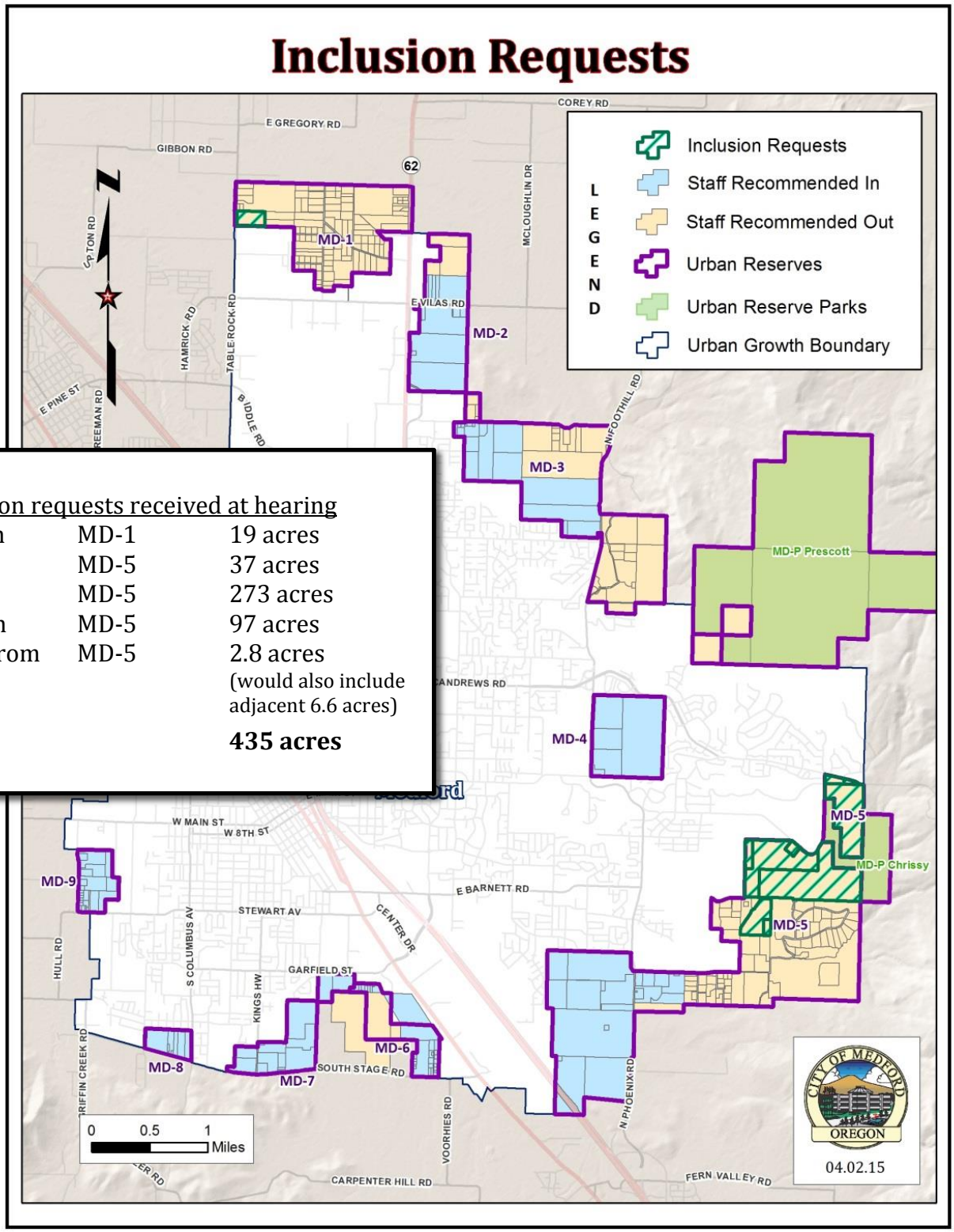
Exhibit A: Table of challenges to land need

Challenges		
OSU	Unbuildable to Developable	22 acres
1000 Friends	Golf course and schools	18 acres
1000 Friends	Double count public administration	135 acres
Total		**175 acres**

If all challenges are upheld the numbers would be adjusted as follows:

	Number of Acres	
Total Expansion Proposal	~~3,948~~	**3,773**
Developed or Unbuildable Land	~~402~~	**380**
Prescott Park and Chrissy Park	1,877	
Land for Future Development (Residential + Employment)	~~1,669~~	**1,516**
Residential Land Amount	~~1,032~~	**879**
Low-Density Residential (UR)	~~885~~	**778**
Medium-Density Residential (UM)	~~27~~	**17**
High-Density Residential (UH)	~~120~~	**84**
Employment Land Amount	637	
Service Commercial (SC)	222	
Commercial (CM)	318	
General Industrial (GI)	90	
Heavy Industrial (HI)	7	

Exhibit B: Table and map of inclusion requests



Inclusion requests received at hearing

Carlton	MD-1	19 acres
Grant	MD-5	37 acres
Mahar	MD-5	273 acres
Hansen	MD-5	97 acres
Bergstrom	MD-5	2.8 acres (would also include adjacent 6.6 acres)
Total		**435 acres**

Exhibit C. Table of acreages in Medford urban reserve and the amounts and types in staff recommendation

urban reserve subarea	Acres total	Acres in staff recommendation	Acres in staff recommendation **Residential**			Acres in staff recommendation **Employment**		
			UR	UM	UH	Industrial	Service Commercial	Commercial
MD-1	596	0	0	0	0	0	0	0
MD-2	380	285	142	0	0	60	11	72
MD-3	953	358	204	11	70	0	11	62
MD-4	274	274	195	0	14	0	25	40
MD-5	1790	670	319	17	28	64	144	81
MD-6	145	85	0	0	0	29	12	44
MD-7	209	209	124	0	0	0	51	34
MD-8	55	55	39	0	0	0	0	16
MD-9	132	132	95	5	16	0	0	16
Totals	2069	1669	885	27	120	97	222	318

PC STUDY SESSION APRIL 6, 2015 EXHIBIT D

SUBJECT	UGB Amendment Project—Supplement to March 12, 2015 staff report Additional explanation of how staff translated transportation analyses into scoring maps
FILE NO.	CP-14-114
TO	Planning Commission
FROM	Joe Slaughter, Planner IV, Comprehensive Planning
DATE	April 6, 2015

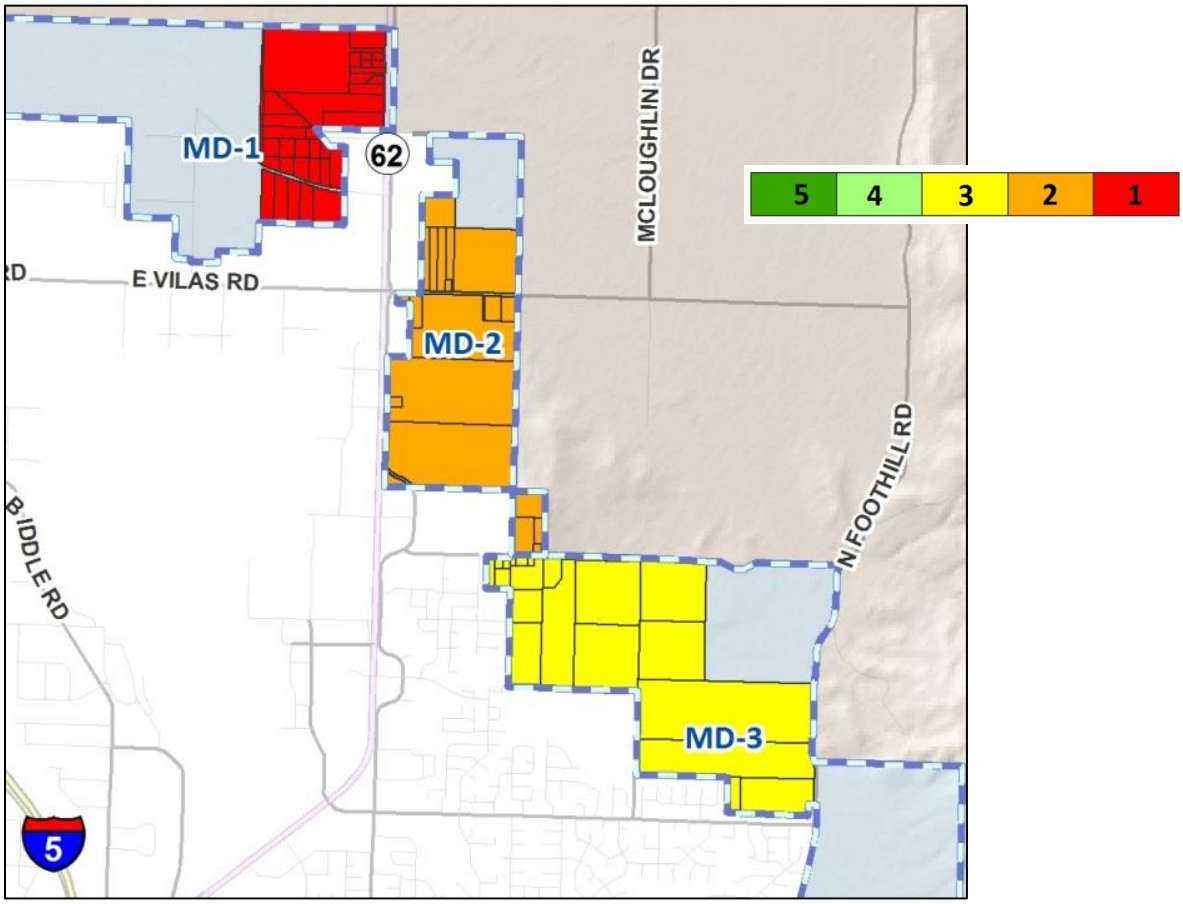
PROCESS

Staff asked the consultant, Kittelson and Associates, and ODOT's Transportation Planning Analysis Unit (TPAU) to model four different growth scenarios within the external study areas (ESAs). Maps of the four scenarios are on page 110 of the March 12 hearing packet; they are part of draft technical memorandum no. 8 (TM-8) from Kittelson. Note that the models incorporated both the South Stage Road I-5 overpass and the new Highway 62 route. However, although Owen Drive was included in the model as an east–west connection to Foothill Road, Springbrook Road was not included as a north–south connection to East Vilas Road.

The scenario evaluations on pages 111–117 have one common message: growth at the current level of service will require a lot of system upgrades no matter where it happens. Given that, a number of differences stand out from the evaluations:

- The east side lacks a dense grid of streets; with fewer interconnections there are fewer route choices, forcing traffic onto just a few streets.
- New north–south routes parallel to Highway 62 are needed in the northeast.
- A north–south collector route parallel to Foothill–North Phoenix Road would be advisable on the east side.
- The west side has a dense enough grid of streets to handle growth in vehicular traffic pretty well, but improvements to multi-modality are needed.

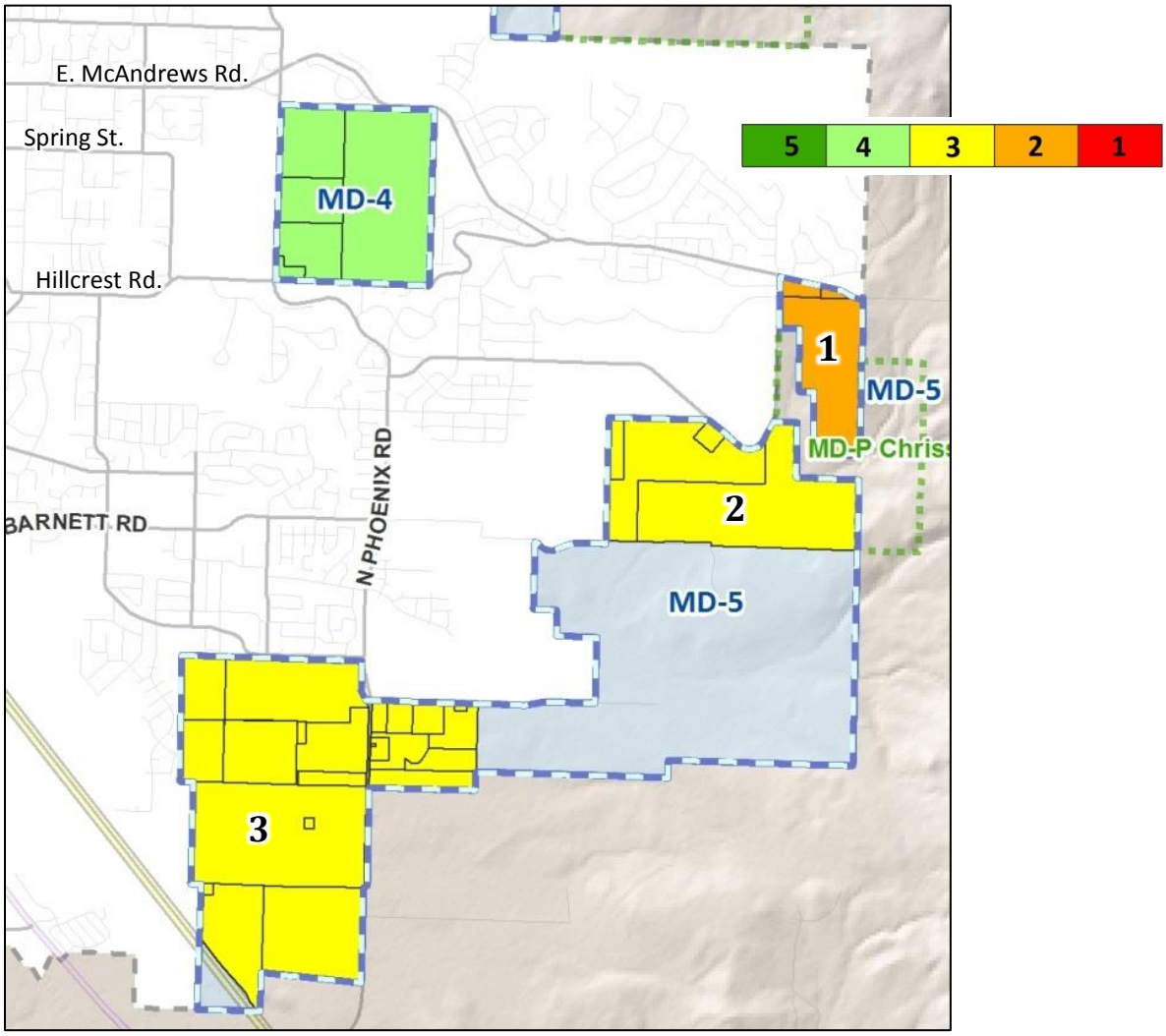
With the evaluations in hand, staff worked around the map and scored large blocks of the ESAs on a five-tiered scale. The process involved a lot of backing up and re-evaluating, a lot of looking at areas again and again in light of conclusions about other areas; in short, there were many iterations over a number of meetings. The next few sections summarize staff's thinking about various sectors.



NORTHEAST

The Highway 62 corridor is more sensitive to growth than some other facilities. Staff originally considered giving both MD-1 and MD-2 the lowest score, but MD-2 was bumped up slightly because a Springbrook Road extension to East Vilas Road would provide an alternative to Crater Lake Highway (Hwy. 62). The MD-3 area was given a moderate score because connections through it would relieve pressure on Delta Waters Road.

Staff continually wrestled with the inherent irony in these discussions: bringing in land to help alleviate a transportation problem also creates further demands on the transportation system. However, the urban reserve is exactly where the City decided it wanted to grow in the future, so staff concentrated on where extending the boundary would provide some capacity benefit, and not just put additional traffic on existing streets.

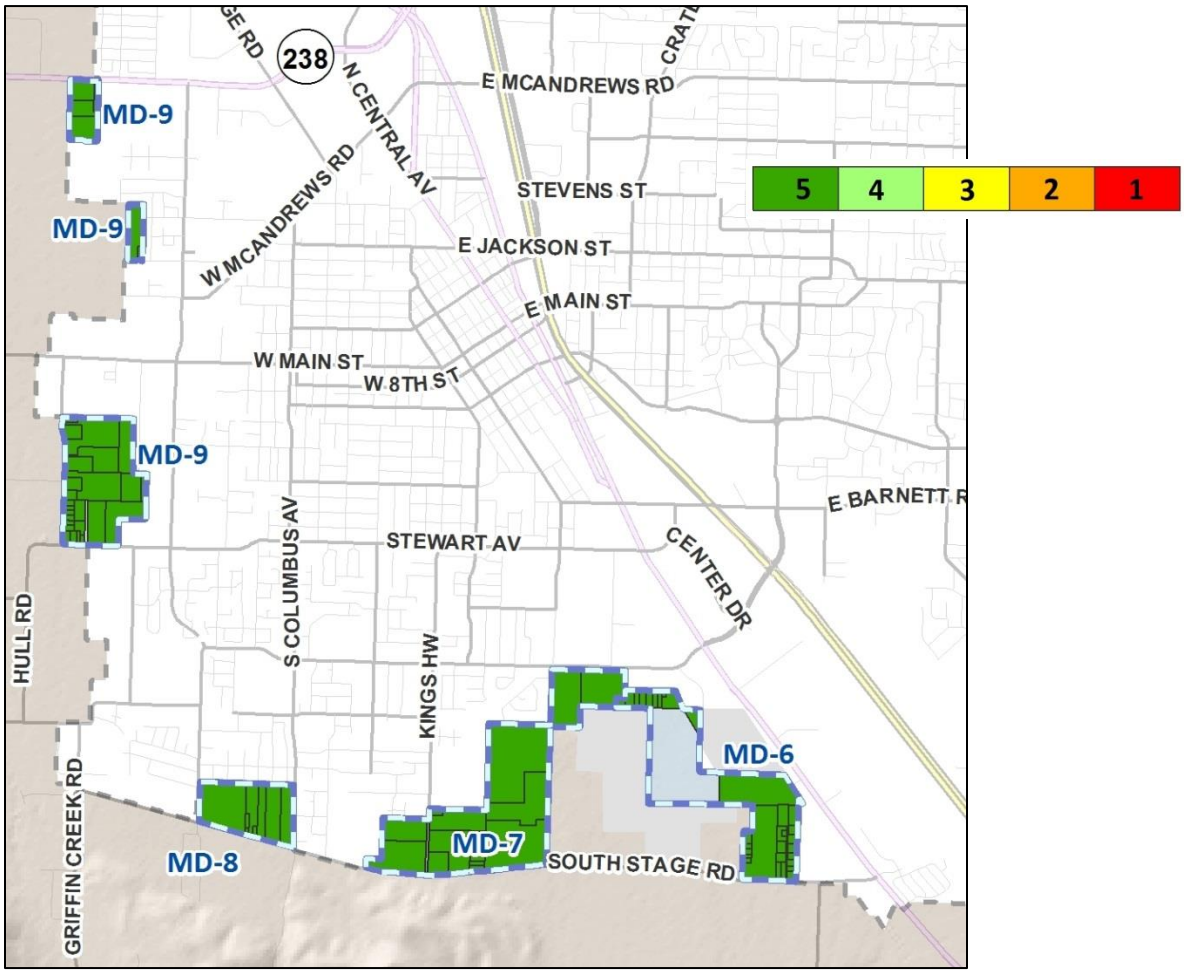


SOUTHEAST

Most of the areas in the southeast received low scores in the first go-around. It was obvious that North Phoenix Road will experience congestion no matter where development takes place in the urban reserve; it is an inevitable result of the growth that will occur in Medford and the surrounding communities as well. Note that the separate ESA parts of MD-5 are labeled 1–3 on the map for easier reference.

Staff reasoned that MD-4 (Hillcrest Orchards) would benefit from an extension of Spring Street eastward to join a collector coming north off Hillcrest Road through MD-4. Instead of just putting more traffic on East McAndrews Road and Hillcrest Road, it would provide an alternative route through its own development and the development of Dunbar Farm.

MD-5.1 would likely not be able to provide through-connections due to topography, hence the moderate-low score. MD-5.2 would include an extension of East Barnett Road that would bend northward to join Cherry Lane where it oxbows southward, so staff assigned it a moderate score. MD-5.3, comprising the Centennial golf course and the parcels south of it, also received a moderate score on the assumption that the South Stage overpass of the interstate highway would draw off pressure from North Phoenix Road and East Barnett Road.



SOUTHWEST

Except for the segment of South Columbus Avenue between West 10th Street and Stewart Avenue, all the higher-order streets in this quadrant proved to have sufficient capacity for motor vehicles in all the modeling scenarios. In addition, MD-7 would allow the extension of South Holly Street to South Stage Road. Giving all the areas in this quadrant a high transportation score was an obvious choice for staff.

Exhibit E: Received at the 3/12/15 meeting

Person/Group	Area	Page Number
Order of speakers	n/a	11
Sign-in for meeting	n/a	12
Carlton	MD-1	19
Savage	MD-3	20
Hashimoto	MD-4	22
Vincent	MD-5	23
Hanson	MD-5	25
Hanson	MD-5	29
Hansen	MD-5	33
Hansen	MD-5	36
Hall	MD-5	38
Jones	MD-5	39
Group	MD-9	52
Galpin	MD-9	63
Brooks	MD-9	68

List of speakers for City File Number 14-114 from the March 12, 2015 Planning Commission Hearing

MD-1
Mark Carlton

MD-2
Megan LaNier
Brad Earl

MD-3
Mike Savage
Dunbar Carpenter
Clark Stevens
Laz Ayala

MD-4
Karen Allan
Raul Woerner
Carol Parsons Hashimoto

MD-5
Chris Hearn
Carl Bartlett
Mike Montero
Debbie Vincent
John Hanson
Greg Hathaway
Bruce Bauer
John Hanson
Roy Bergstrom
Darlene Hansen
Suzanne Hawley
Raul Woerner
Dave Wright
Roger Hall
Dennis Weiler
Donna Andrews
Craig Stone
Mike Mahar
Randy Jones

MD-6
Matt Sekreta
Clark Stevens
Elena Broadway

MD-7 and MD-8
Mark Knox
Laz Ayala

MD-7
Mike Naumes

MD-9
Tim Cummings
Deb Ruberto
Joe Brooks
Nick Lazzareschi
Charlie Smith
Jim Zundel

GENERAL COMMENTS
Greg Holmes

PLANNING COMMISSION MEETING

Sign-in sheet for 12 March 2015 hearing

Please print legibly

UGB Amendment Project (file no. CP-14-114)

12		11	
Name	CHRIS HEARN (5)	Name	Raul Woerner (4)
Phone	541-482-3111	Phone	541 ~~381~~ 779-0569
Address	515 E. MAIN ST.	Address	4497 Brownridge
City, State	ASHLAND, OR 97520	City, State	Medford OR 97504
UR area	MD-5	UR area	MD-4
13		15	
Name	Ray Kistler (5)	Name	Debbie VINCENT (5)
Phone	541-488-8200	Phone	541-840-0479
Address	66 WATER ST	Address	3570 SHAMROCK DR.
City, State	ASHLAND OR	City, State	MEDFORD, OR 97504
UR area	MD-5	UR area	MD-5
~~27~~ 28 +32			
Name	MARK KNOX (7) (8)	Name	~~Stan Solmonson~~
Phone	541-821-3752	Phone	~~541-621-1901~~
Address	485 W NEVADA ST.	Address	~~317 Havana Ave.~~
City, State	Ashland, OR	City, State	~~Medford, OR 97504~~
UR area	MD-7, MD-8	UR area	
2		36	
Name	Meegan LaNier Wattra (2)	Name	Steve Kircher (10)
Phone	(541) 773-2646	Phone	541-292-2152
Address	PO Box 4368	Address	1211 Justice Road
City, State	Medford OR 97501	City, State	Central Point, OR
UR area	MD-2	UR area	
14		37	
Name	MIKE MONTERO (5)	Name	Nick LAZZARESCHI (10)
Phone	541 944-4376	Phone	541-324-0700
Address	4497 BROWNRIDGE TERR	Address	196 Clover Ln.
City, State	MEDFORD, OR 97504	City, State	Medford
UR area	MD5	UR area	

PLANNING COMMISSION MEETING

Sign-in sheet for 12 March 2015 hearing

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UGB Amendment Project (file no. CP-14-114)

34
- Name: Leo Julie Engleson
- Phone: 541 779 1892
- Address: 2411 Sunset Ct
- City, State: Medford OR
- UR area: MD 9

40
- Name: DONNA ANDREWS
- Phone: 541-210-0374
- Address: 3921 FIELDBROOK AVE
- City, State: MEDFORD OR
- UR area:

38
- Name: Charla Smith
- Phone: 541-507-7874
- Address: 8484 RR HWY
- City, State: GRANTS PASS
- UR area:

7
- Name: Dunbar Carpenter
- Phone: 503-956-6528
- Address: 4365 SW Patrick Place
- City, State: Portland, OR 97239
- UR area: MD-3

25
- Name: Matt Sekreta
- Phone: 541-821-0633
- Address: 118 S. Stage Rd
- City, State: Medford OR 97501
- UR area: MD-6

6
- Name: Mike Savage, CSA Planning Ltd
- Phone: 541 779-0569
- Address: 4497 Brownridge
- City, State: Medford OR
- UR area: MD-3

1
- Name: MARK CARLTON
- Phone: 541-890-5123
- Address: 4350 Griffin Cr.
- City, State: Med. ORE 97501
- UR area: MD-1

9 + 26
- Name: Clark Stevens
- Phone: 541-773-2646
- Address: PO Box 4368
- City, State: Medford
- UR area: MD-3 + MD-6

39
- Name: Dennis Weiler
- Phone: 541-773-9631 Business
- Address: 4935 E Henry Lane
- City, State: MEDFORD, ORE 97504
- UR area:

16
- Name: John R Hansons
- Phone: 541-776-3405
- Address: 23 NEWTOWN
- City, State: Medford, OR 97501
- UR area: MD 5

PLANNING COMMISSION MEETING

Sign-in sheet for 12 March 2015 hearing

Please print legibly

UGB Amendment Project (file no. CP-14-114)

10

Name: Karen Allan
Phone: 541-773-4409
Address: 2895 Hillcrest Rd
City, State: Medford, OR
UR area: MD-4

43

Name: Chris Galpin
Phone: 541 8217200
Address: 744 Gardley Av
City, State: Medford OR
UR area:

9 + 29 + 31

Name: Luz Ayala
Phone: (541)944-9561
Address: 132 W. Main St
City, State: Medford, OR 97501
UR area: MD7, MD8 & MD3

27

Name: Elena Broadway
Phone: 541-535-2661
Address: 2400 Starlite LN
City, State: Medford OR
UR area: MD 6

Name: ~~BOB WATERS~~
Phone: ~~541-944-1100~~
Address: ~~4890 Hwy 66~~
City, State: ~~ASHLAND OR 97520~~
UR area:

21

Name: Daralene Hansen
Phone: 773-9497
Address: 5500 Hillcrest Rd
City, State: Medford, OR 97504
UR area: MD-5

41

Name: JIM STOCKER
Phone: 541-857-6399
Address: 1506 VILLAGE CIR, DRIVE
City, State: MEDFORD OR 97504
UR area:

22

Name: Suzanne Hawley
Phone: 541-890-7811
Address: Chrissy Park
City, State: Medford, OR
UR area: MD-5

42

Name: Jeff Elliott
Phone: (541) 732-1624
Address: 185 Clover Ln
City, State: Medford, Or 97501
UR area:

Name:
Phone:
Address:
City, State:
UR area:

PLANNING COMMISSION MEETING

Sign-in sheet for 12 March 2015 hearing

Please print legibly

UGB Amendment Project (file no. CP-14-114)

Name	Carole Parsons Hashimoto
Phone	775-721-1602
Address	3285 Hillcrest Rd.
City, State	Medford, OR 97504
UR area	MD-4

Name	MIKE MAHAR
Phone	776-4200
Address	815 ALDER CREEK DR
City, State	MEDFORD OR
UR area	MD-5

Name	35 Dr. Roberto
Phone	779-1771
Address	157 Clover Lane
City, State	Medford, OR
UR area	MD-9

Name	RICK JONES
Phone	776-4200
Address	815 ALDER CREEK
City, State	MEDFORD OR
UR area	MD-5

Name	Greg Holmes
Phone	541-474-1155
Address	Box 2442
City, State	Grants Pass OR 97528
UR area	General comments

Name	Jim Zundel
Phone	541 944 7154
Address	744 Crowley Ave
City, State	Medford OR
UR area	MA-9

Name	Joe Brooks
Phone	772-2636
Address	2704 Stearns Way
City, State	Medford, OR
UR area	MD-9

Name	
Phone	
Address	
City, State	
UR area	

Name	CRAIG STOPS
Phone	
Address	CSA Planning
City, State	MEDFORD
UR area	MD5

Name	
Phone	
Address	
City, State	
UR area	

PLANNING COMMISSION MEETING

Sign-in sheet for 12 March 2015 hearing

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UGB Amendment Project (file no. CP-14-114)

Name	Robert TRACY	Name	Kim PARDUCCI (2) not speaking
Phone	541-210-3595	Phone	541-608-9923
Address	651 OAK GROVE Rd.	Address	112 Monterey Dr.
City, State	Medford OR 97501	City, State	Medford, OR. 97504
UR area	MD-9	UR area	MD-2

Name	[redacted]	Name	44 Roger Hall (10)
Phone		Phone	541-772-1199
Address		Address	35411 Princeton Way
City, State		City, State	Medford, OR 97504
UR area		UR area	

(5) Name	17 GREG HATHAWAY	Name	
Phone	503-205-8403	Phone	
Address	520 SW Yamhill ST.	Address	
City, State	PORTLAND OREGON	City, State	
UR area	MD-5	UR area	

(5) Name	18 John R. HANSON	Name	
Phone	541-776-3405	Phone	
Address	23 NEWTOWN	Address	
City, State	Medford, OR	City, State	
UR area	MD-5	UR area	

(5) Name	Mark Bartholomew not speaking	Name	
Phone	779-8906	Phone	
Address	717 Murphy Rd	Address	
City, State	MFR	City, State	
UR area	MD-2	UR area	

PLANNING COMMISSION MEETING

Sign-in sheet for 12 March 2015 hearing

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UGB Amendment Project (file no. CP-14-114)

5	23		
	Name	Raul Woerner ✓	Name
	Phone	(541) [redacted] 779 0569	Phone
	Address	3965 Fieldbrook Ave	Address
	City, State	Medford OR 97504	City, State
	UR area	MD-5	UR area
7	30		
	Name	Mike Naumes	Name
	Phone	(541) 608-1723	Phone
	Address	1899 Carpenter Hill Rd	Address
	City, State	Medford, OR	City, State
	UR area	MD-7	UR area
10	35		
	Name	Carl Bartleta	Name
	Phone	772 5715	Phone
	Address		Address
	City, State	medford	City, State
	UR area		UR area
2 ✓	3		
	Name	BRAD EARL	Name
	Phone		Phone
	Address		Address
	City, State	MEDFORD OR	City, State
	UR area	MD-2	UR area
5	24		
	Name	Dave Wright	Name
	Phone	541-301-7125	Phone
	Address	4036 Fieldbrook	Address
	City, State	Medford, OR	City, State
	UR area	MD-5	UR area

PLANNING COMMISSION MEETING

Sign-in sheet for 12 March 2015 hearing

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UGB Amendment Project (file no. CP-14-114)

33

(9)

Name	Tim Cummings
Phone	541-659-5033
Address	141 NW C St.
City, State	Grants Pass, OR 97526
UR area	MD-9

Name	
Phone	
Address	
City, State	
UR area	

19

(5)

Name ✓	BRUCE BAUER
Phone	541-821-1823
Address	PO Box 1604
City, State	Medford, Oregon
UR area	MD-5

Name	
Phone	
Address	
City, State	
UR area	

20

(5)

Name	Roy Berstrom
Phone	~~541~~ 707-845-8673
Address	5480 Hillcrest Road
City, State	Medford, OR 97504
UR area	MD-5

Name	
Phone	
Address	
City, State	
UR area	

Name	
Phone	
Address	
City, State	
UR area	

Name	
Phone	
Address	
City, State	
UR area	

Name	
Phone	
Address	
City, State	
UR area	

Name	
Phone	
Address	
City, State	
UR area	

City of Medford Planning Department

March 13, 2015

Re: Public Hearing
UGB amending process
Property address: 5708 Table Rock Rd. Central Point, OR 97502 (MD-1)

Good Evening,

On Tuesday, October 28th we attended an open house to obtain information regarding the UGB amendment process. We studied each map, spoke with several individuals from different city departments, asked questions, and had most of them answered. Though the ranking scores for our property listed above were good, our approximately 20 acre parcel was not included in the study area. No one was able to clarify why that might be, and we were encouraged to write this letter and attend any future discussions that will be held on this process. This is the reason we are here tonight and will speak on our own behalf.

We purchased this property 9 years ago with the intent to develop it as soon as possible. It is located on a main arterial street, is already hooked up to Rogue Valley sewer, is adjacent to current city limits, and has city water on the adjacent commercial property (TP Trucking).

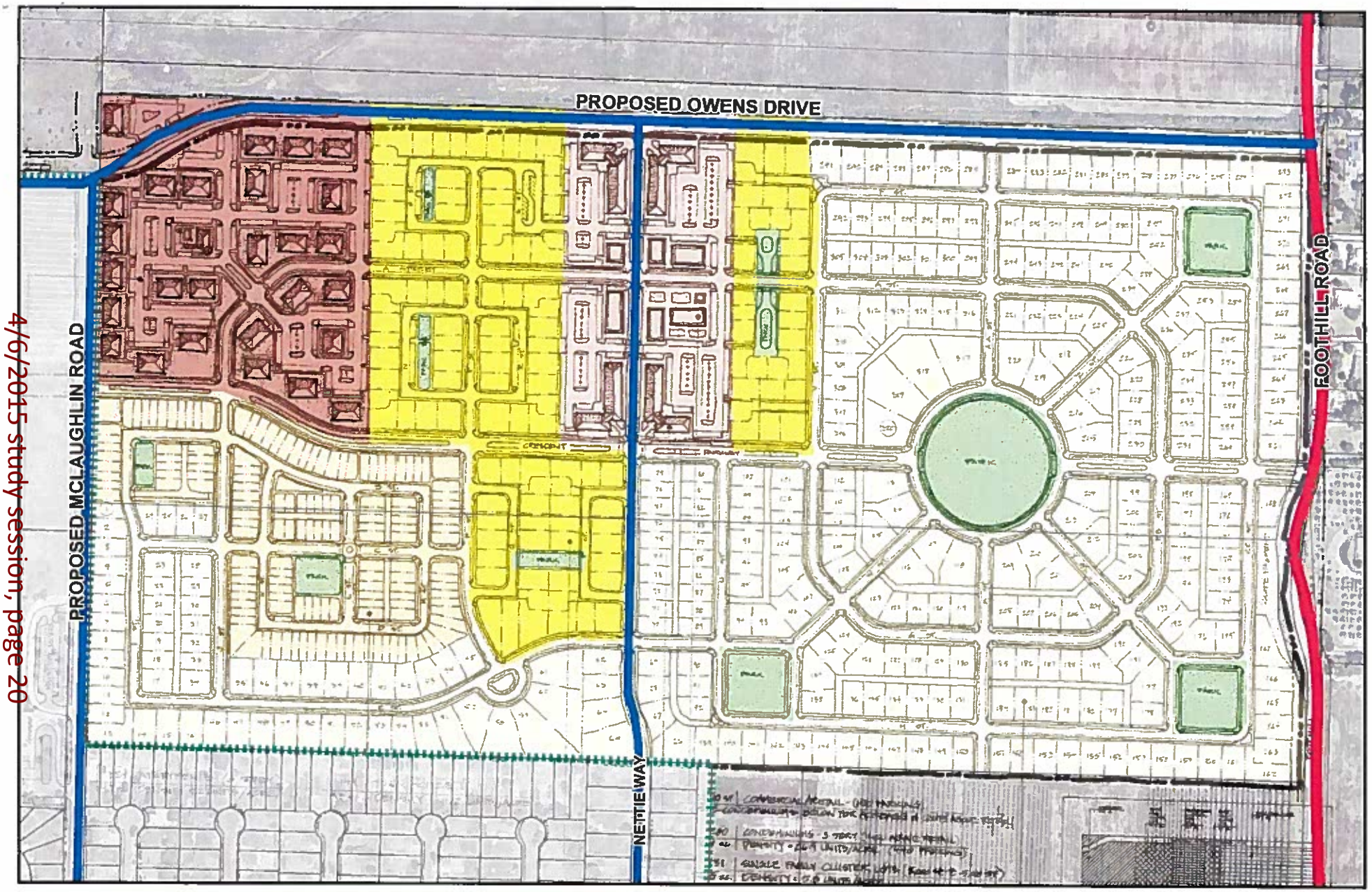
Land was purchased many years ago for the eventual widening of Table Rock Rd. and the first stage of the widening was just completed. Sewer is in and city water is next door, so the infrastructure is in place for development. We would like to develop this land for commercial or light industrial, similar to the commercial business adjacent to the parcel we own. We understand that there is moderate traffic at this location. Therefore, we intend to develop the land for uses that would minimize an increase in traffic.

We are more than willing to work with the city to develop the land consistent with the current demands, and we hope this land is included in the UGB. Please call if there are any questions you may have or suggestions you may provide to facilitate this inclusion.

Thank you for your time and consideration.

Mark and Beverly Carlton
4350 Griffin Creek Rd.
Medford, OR 97501
(541)890-5123/Mark cell

3-12-15 Submitted at meeting



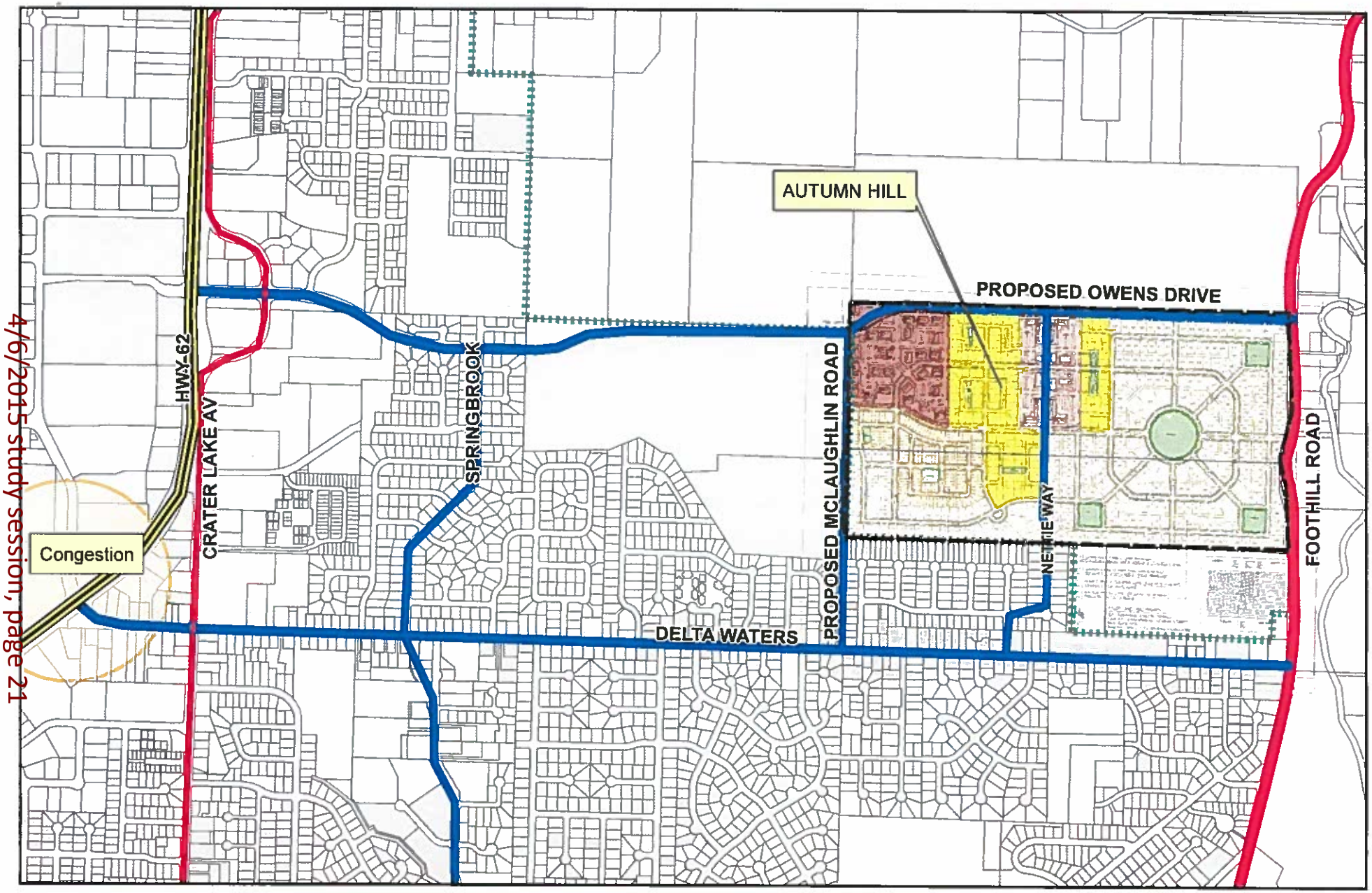
4/6/2015 study session, page 20

Autumn Hill
CONCEPTUAL PLAN

N
1 inch = 400 feet

Possible Land-Use

- Multi-Family
- Mixed Commercial and Condos
- Townhomes
- SFD Clustering
- SFD
- Park
- Urban Growth Boundary
- Tax Lots



Autumn Hill
CONCEPTUAL PLAN

N
1 inch = 1,100 feet

Possible Land-Use

- Multi-Family
- Mixed Commercial and Condos
- Townhomes
- SFD Clustering
- SFD
- Park
- Urban Growth Boundary
- Tax Lots

4/6/2015 study session, page 21

HILLCREST CORPORATION
GENERAL PARTNER:
COGSWELL LIMITED PARTNERSHIP

March 12, 2015

Mr. David McFadden, Chairman
Medford City Planning Commission
200 South Ivy Street
Medford, OR 97501

RE: Hillcrest Orchard Property (MD4)

Dear Mr. McFadden,

As authorized by the Hillcrest Corporation Board of Directors, I submit to the record this letter affirming that the Hillcrest Orchard Property (ie: MD4) will be available to meet the future urban needs of the City of Medford should MD4 be included within the Urban Growth Boundary.

Respectfully Submitted,

Carole Parsons Hashimoto

Carole Parsons Hashimoto, President
Hillcrest Corporation

3285 HILLCREST ROAD, MEDFORD, OR 97504
TEL (541) 608-3898 FAX (541) 779-2043

3-12-15 Submitted at meeting

LAW OFFICE OF
DEBORAH K. VINCENT
Attorney at Law

March 12, 2015

City of Medford Planning Commission
411 W. 8th Street
Medford, Oregon 97501

RE: UGBA Phase 2: ESA Boundary Amendment (file no. CPA-14-114) - 5/12/2015 Hearing

Dear Commissioners:

I have reviewed the entire staff report regarding this UGB amendment. I am writing to you to request that the private parcel of land in the northeastern portion of MD-5, that is adjacent to Chrissy Park, depicted on page 398 of the report, and that has been excluded by planning staff in this UGB proposal, be included into the proposed UGB for the following reasons.

On March 7, 2013, the City of Medford City Council adopted Ordinance Number 2013-041 which was the Southeast Plan. In the 17 years I have lived in my primary residence at 3570 Shamrock Drive, Medford, Oregon, I have always paid attention to land use actions in my area. I was elated to see the approval of the Southeast Plan. When that plan was approved planning staff designated southeast Medford as "Medford's primary future growth area." I agree. I was also happy when the Barnett freeway exchange was funded and developed to serve the residents of the 10,000 plus homes planned for the Southeast Plan. The Southeast Plans also includes the commercial center known as The Village. That commercial center is located one block from my subdivision and Shamrock Drive where I live. I have looked forward to being able to walk my dogs down to the Village to partake of the coffee outlets, stores, seating areas, pedestrian walkways, trails and biking that has been planned for this area. More recently, the development of Chrissy Park has been exciting to me, as a place to walk to from my home. Cherry Lane is so dangerous with no sidewalks and narrow, that you can't walk there to Chrissy Park.

With the major improvements and changes to the Phoenix freeway exchange, along with the Barnett freeway exchange, the transportation routes to southeast Medford is supportive in focusing development of Medford in the southeast corridor along North Phoenix road. Development of land in the low-land and foothills of southeast Medford keeps development away from the farmlands of west and north Medford. I believe this was the historic plan of prior planning commissions as far back as 1910 in Medford.

I was a former Assistant County Counsel for Jackson County, and I can appreciate staff preparing such a long and detailed document, for which I have respect, but I object to their exclusion of the very parcel of land that provides for access to Chrissy Park and the completion of the trails, biking trails, etc. to provide access to Prescott Park. The staff was correct on page

P.O. Box 4606, Medford, Oregon 97501 Phone/Fax (541) 840-0479

3-12-15 Submitted at meeting

47 of the staff report when they said, "Prescott Park and Chrissy Park present a tremendous recreational and open space asset to the city and the region." There is no question that statement is a true fact. As planning staff states, "A more compact urban area with mixed-use neighborhoods helps to reduce the amount of pollution caused by motor vehicle traffic by reducing the number of motor vehicle miles traveled." In evaluating the criteria for selecting parcels of land to be included verses parcels of land to be excluded, how could they NOT include the private parcel of land that is right next door to the "tremendous recreational and open space asset" where residents of this well planned mixed use neighborhood would utilize the park without vehicle trips! In addition, why would planning staff exclude this parcel that is vital to provide both local and regional citizens the ability to ride their bikes to these parks? Many people have worked VERY hard to develop the Greenway bike path and the Larson Creek bike path, which will connect to the bike path and trails through the Village (southeast plan) and onto Chrissy Park and Prescott Park. What a wonderful asset to the community to have such a biking and pedestrian trail. This decision of staff to exclude this approximately 266 acre private parcel next to Chrissy Park is a huge departure from prior planning sessions and discussions about the development of southeast Medford. I believe it is a huge oversight.

I understand planning staff's intention to have an objective standard in evaluating the parcels to include in the UGB and that this parcel of land received low scores for the sewer, but do we really want to do planning based on sewer infrastructure? Isn't it better to do planning based on making a community where citizens can enjoy the tremendous assets available to us in Medford, and the development of those amenities? The SDC's received from housing development on this private parcel, and the certain SDCs for development of housing in the Southeast Plan area could certainly provide the funding to improve the city's sewer system. The letter from Roger Thom on page 120 of the staff report indicates that, "if funding was available to upsize for the current UGB, the incremental cost to accommodate the new Southeast area would be low." The city has already annexed many Cherry Lane properties that do not have city sewer. Those Cherry Lane properties could be serviced by the development of the excluded parcel next to Chrissy Park. Isn't it important to provide sewer services for property that is already annexed inside the city limits before we bring in more property into the UGB in north Medford?

I think the focus should be that the staff, planning commission and the citizens work together to shape a vibrant and exceptional city. I urge you to direct staff to modify the proposal and findings and return with modifications that include the private parcel of land adjacent to Chrissy Park that is currently excluded from their proposal. I cannot think of a better asset for the City of Medford, than a biking trail that leads all the way from Ashland, along the Greenway trail, to Larson Creek trail, through the Village and up to Chrissy Park and continue to Prescott Park. That trail would bring in bikers from all over the state, provide customers for the Village businesses and improve the economy of Medford in substantial ways. Thank you for your time and consideration.

Sincerely,

Deborah K. Vincent

Deborah K. Vincent
3570 Shamrock Drive
Medford, Oregon 97504

KELLINGTON, RICHMOND, HANSON & THARP, LLP

John R. Hanson, P.C.
Kenneth M. Tharp

Law Offices
23 Newtown Street
Medford, Oregon 97501

Telephone: (541) 776-3405
Facsimile: (541) 734-7465
Email: jrhlaw@hotmail.com

Bruce Kellington - Retired
Douglas J. Richmond - Retired

March 12, 2015

City of Medford Planning Commission
Lausmann Annex
200 South Ivy Street, 2nd Floor
Medford, OR 97501

RE: **MEDFORD URBAN GROWTH BOUNDARY**

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

SUBJECT: **INCLUSION IN URBAN GROWTH BOUNDARY**

Dear Medford Planning Commissioners,

My wife and I own real property (hereafter referred to as "Tax Lot 300") which should 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 Planning Commission to consider the following:

1. **BIG PICTURE**. 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.

Medford seeks to attract clean and profitable businesses. I suggest that professionals and business leaders considering establishment or relocation of a business also 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.

3-12-15 submitted at meeting

2. ***TRANSPORTATION CONNECTIVITY AND VIABILITY***. *One of the stated primary purposes of the Southeast Plan is to emphasize transportation connectivity and viability. Please note that Chrissy Park and Prescott Park are integral to the Southeast Plan and greatly contribute to the Plan's enhancement of Southeast Medford. There is no pedestrian or bicycle access to Chrissy Park or Prescott Park without the inclusion of the above property.*

3. ***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.*

4. ***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.*

5. ***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.*

6. ***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.*

7. ***TRAIL, PEDESTRIAN AND BICYCLE ACCESS***. *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 countless funds to develop Chrissy Park and Prescott Park. It is not economical, reasonable or logical to state a primary purpose, spend large sums of money toward that purpose and then defeat the stated purpose 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.*

8. ***PUBLIC SAFETY.*** *The development of Chrissy Park, Prescott Park and the Eastside plan is intended (one of the stated primary goals) to encourage alternative means of transportation including pedestrian and bicycle usage. Unless the above referenced properties are included, pedestrians and bicycles will be required to use Cherry Lane which is presently a narrow road with no accommodations for pedestrian or bicycle use. This creates a dangerous public safety issue Further, it defeats one of the stated goals of implementing the Southeast Plan and the Urban Growth Boundary which is to enhance the livability and access to the neighborhoods and the parks.*

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 will 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.

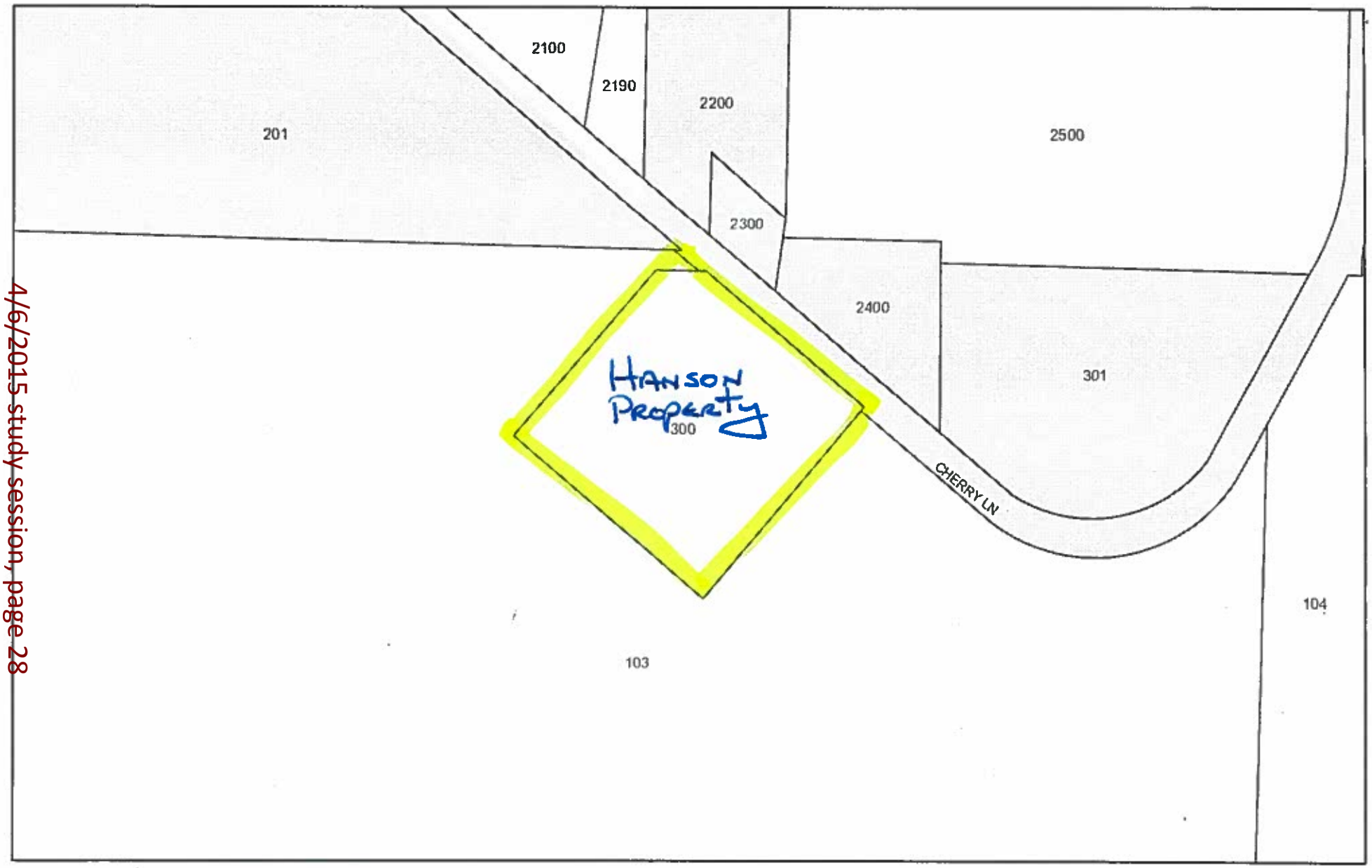
For the above reasons, we respectfully request that as a matter of logic and fairness, that the above-described lands be included within the Urban Growth Boundary.

Respectfully submitted,

JOHN R. HANSON

JRH/tc
Enclosure

Jackson County GIS



March 11, 2015

- County Line
- Streets - Label Only
- Taxlots

1:3,285

0 0.0275 0.055 0.11 mi

0 0.0425 0.085 0.17 km

Jackson County Gis

4/6/2015 study session, page 28

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Bruce Kellington - Retired
Douglas J. Richmond - Retired

March 12, 2015

City of Medford Planning Commission
Lausmann Annex
200 South Ivy Street, 2nd Floor
Medford, OR 97501

RE: **MEDFORD URBAN GROWTH BOUNDARY**

REPRESENTED PARTIES:

DR. ROGER AND ROZANNE HALL
PROPERTY DESCRIPTION: 37-1W-26 TAX LOT 201

DENNIS AND MARLENE WEILER
PROPERTY DESCRIPTION: 37-1W-26B TAX LOT 2200

DR. DAVID YOUNG, TRUSTEE OF THE YOUNG FAMILY TRUST
PROPERTY DESCRIPTION: 37-1W-26 TAX LOT 301

TRUSTEE OF THE MONITOR ORCHARD
PROPERTY DESCRIPTION: 37-1W-26B TAX LOT 2500

SUBJECT: **INCLUSION IN URBAN GROWTH BOUNDARY**

Dear Medford Planning Commissioners:

I represent the above-named parties. A plat showing the location of each parties' property is attached. The parties own land in the Southeast Area of Medford that the City has planned for future urban development under the Southeast Plan. My clients' properties were brought into the Urban Growth Boundary (UGB) in the City's last UGB amendment in 1993. Mr. and Ms. Dennis Weiler's property was annexed to the City of Medford in 2007.

The above-referenced property owners strongly urge the Planning Commission to include the property owned by Mahar Homes and John Hanson (Tax Lots 300 and 103) in the Urban Growth Boundary. The above property owners, who are already within the Urban Growth Boundary and the City Limits, cannot develop their respective properties until the sanitary sewer system is constructed. It is necessary to include the Mahar/Hanson properties in order to construct a gravity sanitary sewer system to serve the above-referenced properties.

3-12-15 submitted at meeting

The City of Medford Public Works Department undertook a Sewer Service Master Plan update that was completed in 2003. The Master Plan identified downstream capacity deficiencies that would arise during the build-out of the Southeast Plan. The 2003 Master Plan analysis to identify downstream deficiencies was an important step in the process to plan public facilities for the area. However, the Master Plan is functionally incomplete. A complete Capital Improvement Plan needs to identify all the needed system improvements and establish a mechanism to finance the construction in a timely manner.

The Master Plan alerted property owners in the Southeast Area that downstream sewer upgrades would be required to serve the ultimate build-out of the Southeast Plan. Property owners in this area have been waiting patiently for the extension of infrastructure and improvements to deficient facilities. There was also an understanding that the 2003 Master Plan was limited in its analysis to growth within the existing UGB.

The RPS Plan designated a significantly larger area beyond and up-gradient from the existing Southeast Plan Area. This entire area is planned to eventually be urbanized over the next 30 to 50 years. Because growth in this Urban Reserve area was not included in the 2003 Master Plan, the downstream pipe size improvements need to be planned for the full build-out of the Urban Reserve to avoid future downstream deficiencies such as the ones the City is currently facing. The RPS planning process was well underway in 2003. Then, the Great Recession ground development to a near halt at the same time RPS plan was being finalized, from about 2007 through 2012.

Also during this period, the City was working to complete the Southeast Commercial Core Master Plan which is near the bottom elevation of the entire Southeast Plan at the corner of North Phoenix Road and Barnett Road. Given the real-world and in-process planning projects at the time, it was perfectly prudent that the City delayed completing the Capital Improvement Planning during this period so that actual improvements could be designed and appropriately sized to serve the entire planned growth over the next 50 years in this area.

Once the RPS Plan was acknowledged and the Southeast Commercial Core Master Plan was going through the adoption process, one would have expected the City to focus its efforts to assure that sewer service planning for such a large area would be a top priority. This has not been the case. The City has been busy planning to add more lands to its UGB instead of figuring out how to serve lands that have been inside the UGB with adequate sewer services in an economical fashion. No update to the 2003 Sewer Master Plan has been published, let alone adopted, that explains how needed improvements will be funded

and when the improvements are projected to be completed. Based upon recent zone changes in the area, it appears the City's approach is to require a separate analysis and apply individual sanitary sewer improvement conditions on successive zone changes. This approach is not logical nor in the City's best interest.

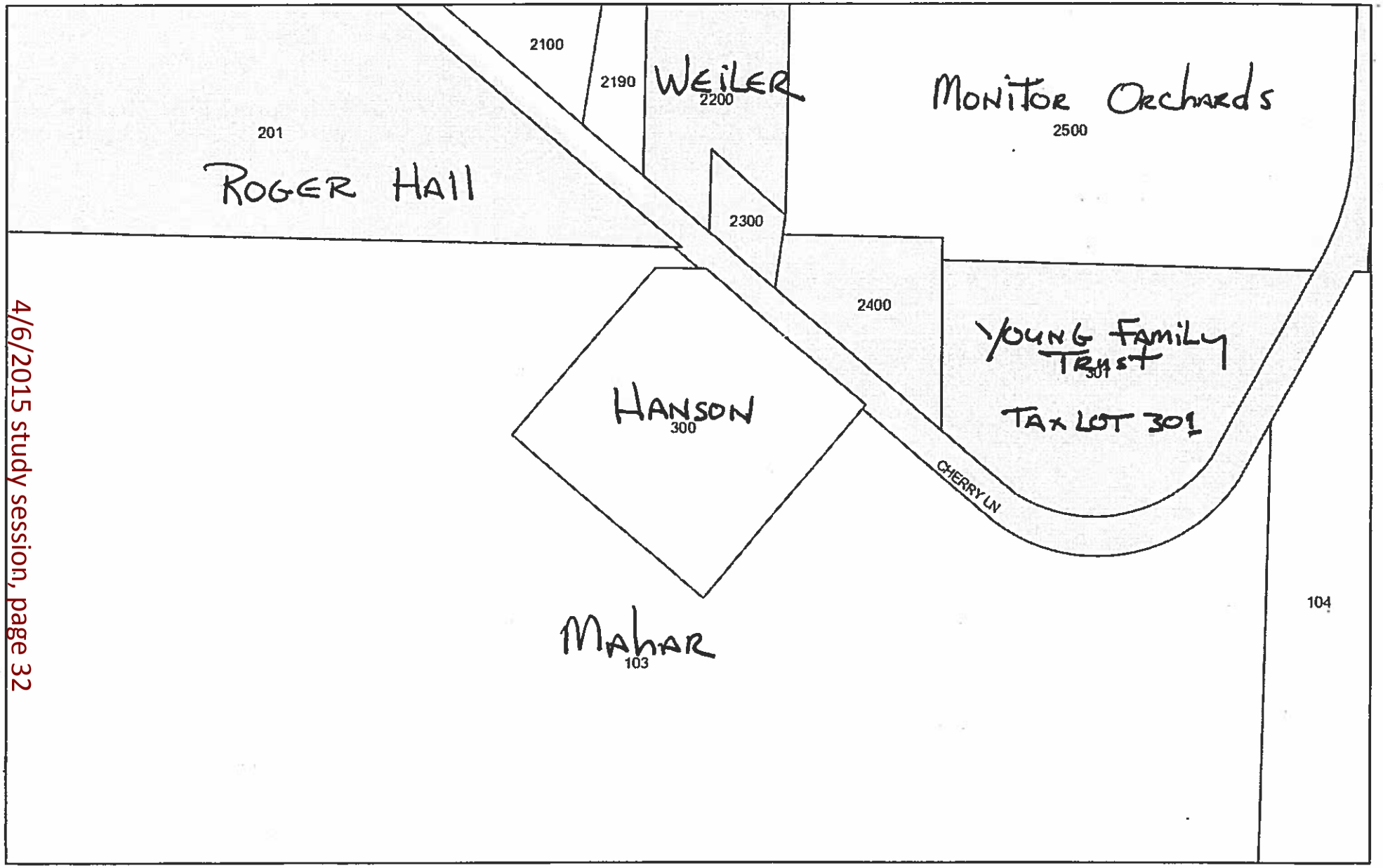
The City needs to determine what the needed sewer improvements for this area are and decide how to pay for them. No UGB expansion should be completed without this Capital Facility Planning being completed. Inclusion of lands into the UGB should be prioritized that will help pay for the needed upgrades and defer the costs for everyone. Existing property already in the UGB and in the City should be given priority when including additional property into the UGB. For this and additional reasons and toward that end, it is logical, reasonable and only fair that the Mahar/Hanson land be included.

Respectfully submitted,

JOHN R. HANSON

JRH/tc
Enclosure

Jackson County GIS



4/6/2015 study session, page 32

March 11, 2015

- County Line
- Streets - Label Only
- Taxlots

1:3,285

0 0.0275 0.055 0.11 mi

0 0.0425 0.085 0.17 km

Jackson County Gis
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Technical Memorandum

CSA Planning, Ltd
4497 Brownridge, Suite 101
Medford, OR 97504
Telephone 541.779.0569
Fax 541.779.0114
Craig@CSAplanning.net

To: City of Medford Planning Commission

Date: March 9, 2015

Subject: Hansen UGB Proposal

Our clients, Allen and Daralene Hansen, requested CSA Planning provide a technical memorandum that responds to the UGB amendment recommended by the City of Medford planning staff. The Hansen Property was assigned ESA numbers of 5101 and 5201. The planning staff's proposal does not propose inclusion of the Hansen property but does propose inclusion of Chrissy Park. This memo provides CSA's initial review and response to the staff proposal to exclude the Hansen's property. Four technical issues were identified during this preliminary review. These issues warrant a response because they are significant enough that policy makers should consider them in full detail before deciding to virtually surround the Hansen property without including it:

Transportation Scoring: Staff prepared *Map 12.3 ESA Scoring Transportation*. The colors on the map and associated scoring are not consistent with the results of Technical Memorandum 8 prepared by Kittelson and Associates and provided as the technical foundation for the scoring map. The Kittelson analysis evaluated four scenarios, as follows:

- *Baseline Scenario*: This scenario assumes growth all around the City and appears to assume little improved land use efficiency inside the UGB. This is the worst performing scenario. The scattergram nature of this scenario provides little guidance on the benefits and challenges associated with growth in a particular direction.
- *Scenario 1*: This scenario evaluates a primary growth direction to the north and northeast. This scenario was the most problematic of the three directional growth scenarios in the Kittelson analysis.
- *Scenario 2*: This scenario evaluates the primary growth direction to the east. Scenario 2 and Scenario 3 were deemed substantially equivalent by Kittelson and the best of the four scenarios evaluated.
- *Scenario 3*: This scenario evaluates the primary growth direction to the west and southeast. As above mentioned, Scenarios2 and 3 were deemed substantially equivalent by Kittelson and the best of the four scenarios evaluated.

Based upon the Kittelson analysis, the planning staff assigned a scoring of 1 to 5 (five being the least challenging and one being the most challenging). The Kittelson analysis is a regional analysis. Regional implications are the most relevant transportation considerations at the time of UGB amendment evaluation. The other factor that appears to have been included in the scoring analysis for transportation was support for future needed regional street connections. This is certainly appropriate even if it was not explicitly included in the Kittelson Analysis. Other than a brief allusion in the staff report, this factor is not discussed and specific needed connections are not detailed. Nevertheless, assuming these are the two major factors that resulted in the Staff scoring at Map 12.3, the actual assigned numbers cannot be reconciled with the Kittelson analysis and no logical explanation of the translation method from transportation analysis to ESA scoring assignment is provided in anywhere in the report.

For example, a logical method would be to assign a number from 1-3 based upon Kittelson's regional analysis with an additional bonus point for ESA's with the potential to support future transportation connectivity and an additional point for having frontage on a public street. Under such a logical scoring assignment, lands in the north and northeast would start out as a 1 and lands in the east a 2 and the southeast and west would start out as a 3. Then you would score from there. This type of method would result in a very different map than what is depicted on Map 12.3 and the worst possible transportation score that could be assigned to the Hansen property would be a "4" not a "2". If it was given credit for the potential to connect a valuable regional trail component it might rise to a 5.

The source of the inconsistencies between the input analysis and the scoring outcomes is unknown because the logic used to translate Kittelson's technical analysis into the scoring depicted on the Map is not provided in the staff report. Whatever scoring method is applied, the regional analysis should be heavily weighted with minor adjustments due to localized factors. No logical scoring method should result in the outcome depicted for the Hansen property. The Hansen property scored well in the regional growth direction analysis and has frontage on two public roads and will create a connection for a regional trail system. It is an absurd result that the scoring method would place the Hansen property in the second lowest category where it is ranked with or below lands identified as the most challenging from a regional growth perspective in the Kittelson analysis.

Sewer Scoring: The sewer scoring methodology is flawed in several ways. The analysis appears to assume that all of the Hansen property must drain to the southeast. This is one possible alternative. However, Hansens engaged Dew Engineering to evaluate sewer service potential by extension to Hillcrest Road. By elevation, approximately 52 of the

Ppt Hansen 3-12-15 submitted at meeting

96.86 acres of the Hansen property can physically gravity flow to Hillcrest Road and connect to existing service lines. This portion of the property should receive the same score as did Hillcrest, a "2".

Moreover, the remaining acreage would gravity flow through the land in the Mahar Homes proposal and into lines being extended through the Southeast Plan as development progresses in that area. As City of Medford engineer Roger Thom rightly points out in his memo, the Southeast area can be considered two ways. The planning staff only scored sewer one way — as depicted on Map 12.2. The second way is to score the sewer assuming the City actually fulfills its Goal 11 responsibilities to provide a plan for needed sewer improvements to serve lands ***already within*** the UGB. This is the appropriate methodology and is required by Goal 14. Once the City plans appropriate sewer upgrades to serve the Southeast Area, then the marginal costs to install these upgrades with sufficient sizing to serve the entire Hansen property becomes negligible. With proper accounting for required sewer upgrades, the Hansen property should score no worse than a 3 and possibly a 4 or 5. Adding more land to this sewer service area while the needed improvements are being planned will distribute the project costs across more property.

The sewer scoring is also deeply flawed because it is the same facility type being scored by two different agencies using completely different methodologies. The RVSS analysis clearly allows pump stations while Medford does not. The RVSS analysis specifically states that downstream capacity is unknown. Conversely, the City of Medford scoring analysis was almost completely based upon downstream capacity projections in the Sewer Master Plan. Without a reconciliation of these two service provider's methodologies, the sewer scoring is internally inconsistent and is inadequate to assess the orderly and economic extension of sewer service to potential UGB inclusion areas.

Capacity Analysis: The Capacity Analysis identified as Map 11.1 in the staff report depicts approximately one third of the Hansen parcel as unbuildable along its eastern edge. No explanation in the capacity analysis section of the staff report explains why this land was not considered buildable. The explanation appears to exist on Record Page 64 relating to Deer and Elk habitat. The eastern portion of the property is mapped by the ***County*** as being within the Grizzly Unit of the County's Big Game Winter Range Habitat area. For comparison purposes, the Grizzly Unit of the Big Game Winter Range habitat is about the size of Medford's entire UGB. This does not include the other 10 units in the County. Unlike riparian resources or wetlands, the City of Medford has never performed a Goal 5 analysis for Big Game Winter Range Habitat and it has no program to achieve Goal 5.

The County Map only functions to identify the potential presence of a significant resource (assuming the City wants to use the safe harbor in OAR 660-023-0110) for ***identification***. ODFW's role concerns the inventorying of Big Game Winter Range habitat and even that is a safe harbor mapping and not a mandatory inventory method. Big Game Winter Range habitat has no safe harbor provision for urban protection programs and the City is required to complete the full Goal 5 process. The staff findings go on to state that a plan to achieve Goal 5 will be completed within one year. This approach is internally inconsistent with a determination that the land is unbuildable. Until the City has completed the Goal 5 process to address this potential resource, it is unknown what the Goal 5 Big Game Winter Range implications may be from an urban development capacity standpoint. CSA Planning has many years of experience working with ODFW on Big Game Habitat issues throughout Jackson County and it is our expectation that a reasonable and appropriate balance under Goal 5 can be achieved that would allow for appropriate urbanization of land designated within an Urban Reserve to be available for future urban expansion.

Agricultural Lands. Goal 14 requires the City to evaluate the "compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB." The staff report treats all potential UGB lands in the same way, indicating that buffering must be applied to all peripheral lands so they are all the same. They are not and the short shrift attention paid this State requirement is insufficient to pass muster at the State level.

Land Need vs. Logical Boundary Configuration: The planning staff has characterized the City's buildable Urban Land Need based upon adopted components of the City's Comprehensive Plan. The identified urban land need of 1,669 buildable acres appears justifiable based upon adopted plans. However, the staff report treats this need as an inviolate maximum. OAR 660-024-0040(1) specifically states that land need shall not be held to an unreasonable level of precision. The case law does not provide precise guidance on what an unreasonable level of precision might be. However, Goal 14 Land Need provisions need not be read in isolation from the Goal 14 Boundary Location factors. Surrounding the Hansen property on 3½ sides with the UGB produces an absurd result when considering that the buildable land on Hansen represents just 4.3% of the total buildable land need of the City's UGB amendment. The illogical boundary in the staff proposal is driven by the land need estimate being applied with an unreasonable level of precision. The City has reasonable latitude under Goal 14 to explain why an additional 72.5 buildable acres is appropriate to create a logically configured boundary irrespective of other boundary location choices the City might make through the UGB amendment process.

CSA PLANNING, LTD.

Craig A. Stone

President

CAS/m

cc. Allen and Daralene Hansen
File

DEW engineering inc

A CIVIL & STRUCTURAL ENGINEERING FIRM

Feasibility Study – Sanitary Sewer
MD-5 (371W 26 TL100)
Medford, OR 97501

February 13, 2015
Project No 2014-025

Serviceable Area

The property located at 5500 Hillcrest Rd, Medford Oregon composes 96.86 acres and is under consideration for inclusion under a proposed Urban Growth Boundary (UGB) amendment designated within the MD-5 region.

Our firm was retained to evaluate the serviceability of this property for city services upon UGB inclusion and future development of the parcel. It was found that the City of Medford currently has an 8" sanitary sewer main at the intersection of Cherry Lane and Hillcrest Road. The finish grade at this intersection is 2048.0' and the invert of the sanitary sewer is 2041.0' (approximately 7' deep). Based upon the location and depth of the proposed point of connection to the *existing* sanitary sewer, a preliminary feasibility study determined that the serviceability of 5500 Hillcrest Road, with proper design, will yield approximately 52 acres of developable land.

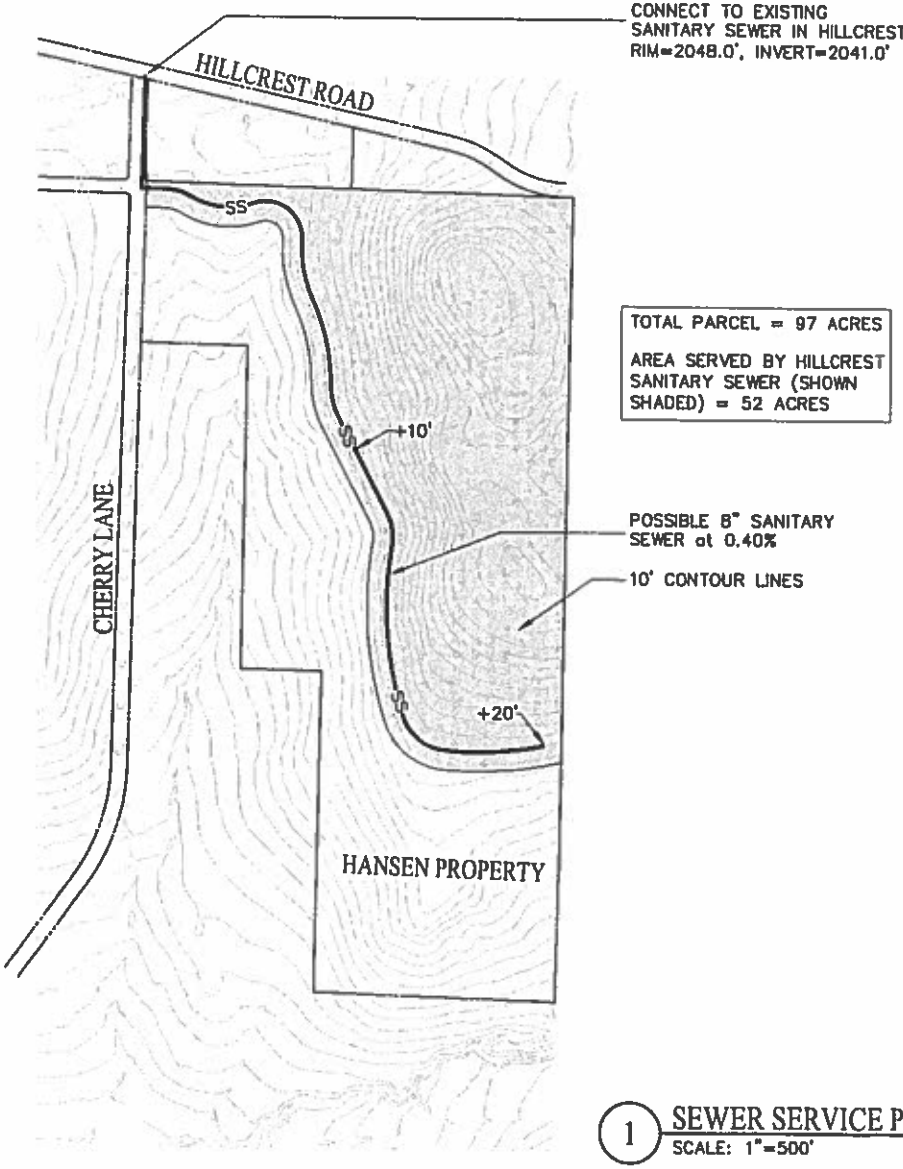
Respectfully submitted,

DEW ENGINEERING, INC

Mark R. Dew, P.E.

REGISTERED PROFESSIONAL ENGINEER
16,239
OREGON
DEC. 01, 1992
MARK R. DEW
EXPIRES 12/31/15

From ~~Roger Hall~~ Hansen 3-12-15 Submitted at hearing



1 SEWER SERVICE PLAN
SCALE: 1"=500'

REGISTERED PROFESSIONAL ENGINEER
16239
OREGON
DECEMBER 17, 1982
MARK R. DEW

SERVICEABLE AREA
HILLCREST SAN SEWER
HANSEN PROPERTY
CHERRY LANE
MEDFORD, OREGON

SHEET	DRAWN	PROJECT NO.
SS10F	MRD	14-025

DATE 2.13.15

DEW engineering inc
A CIVIL & STRUCTURAL ENGINEERING FIRM
815 BENNETT AVENUE
MEDFORD, OREGON 97504
PHONE 541 / 772-1399
FAX 541 / 772-1436

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Roger and Rozanne Hall

3351 Princeton Way

Medford, Oregon 97504

Dear Medford Planning Commission,

My wife and I own 36.80 acres south of Cherry Lane that is inside the UGB and planned for a mix of Urban High Density Residential Development and standard lot Urban Residential Development. The future build-out of our property as well as property to the east will be negatively impacted by the UGB boundary proposed by the Planning Staff. The UGB amendment proposed by the City of Medford staff does not account for needed sewer connectivity to our property. The staff proposal rates land proposed for inclusion that is owned by Mahar Homes with the worst possible score from a sewer service standpoint.

There is no analysis of needed sewer service extension outside the existing UGB to serve lands ***inside the existing UGB***. Attached is a map that depicts the approximate limitations for gravity feed sewer service for my property and lands across Cherry Lane. It does not seem appropriate to expand the UGB in other portions of the City while leaving approximately 26 acres of land ***already inside the UGB*** without any gravity feed sewer route. These 26 acres can accommodate approximately 144 rowhouses and 70 single family dwellings. Without a sewer extension solution, these properties would not be able to be urbanized over the next 20 years.

In addition, the Public Works memo on sewer from Roger Thom states, that, "currently there is approximately 500 acres of land in the UGB that is not serviceable without sewer upsizing". This statement indicates major system-wide issue in the Southeast area. The Planning Staff's scoring on the sewer for the UGB project gives the impression that the City of Medford's intention is to ignore sewer problems for a massive area that is ***already within the UGB.*** I do not understand how the City of Medford can justify an expansion of its boundary into numerous agricultural lands around the City while simultaneously stranding 500 acres of land already in the UGB because of no sewer solution for the area has been planned.

Respectfully,

Roger V. Hall

Roger Hall

2-17-15 submitted at meeting

2. Orderly and economic provision of public facilities and services;

Findings

The External Study Areas (ESAs) were made up of the properties that passed through the coarse filter. Since the "efficient accommodation of identified land needs" is set as the first priority, any area that did meet our measure for efficiency (the coarse filter) was eliminated from further consideration prior to further study on the ESAs. Once the ESAs were identified a capacity analysis was conducted (Exhibit F) similar to the Buildable Lands Inventory following the procedures of OAR 660-024-0050 and ORS 197.186 and 197.296 in determining buildable lands. Additional data were then collected for the ESAs regarding the serviceability for water, sewer, and transportation. This was done to measure the ability to provide public facilities and services in an orderly and economic fashion. Maps of the additional scoring results can be found in Exhibit H and the scoring memos provided by the service providers are attached as Exhibit I.

In the case of transportation there are major system improvements needed regardless of where the boundary is expanded. Some areas had a greater negative effect on the system than others based on existing infrastructure, network connections, and traffic patterns.

The scoring for water serviceability came from staff at the Medford Water Commission. The scoring memo they provided was very thorough and detailed and made for easy conversion to Planning staff's scoring map. There were a couple requests to change the water scoring map received by Planning after the map was made public at the October 2014 open house. The Medford Water Commission reviewed the requests and ultimately decided that the scores that were provided originally were consistent with the scoring methodology used for all of the ESAs and that those scores appropriately represented the comparative ease/difficulty of providing service based on current conditions. Their response is included with the scoring memos in Exhibit I.

The scoring of sewer serviceability was a little different because there are two service providers within the Urban Reserve. The comments received initially from the two providers were very different, which made comparative scoring difficult. Planning staff took those comments and attempted to rank all of the ESAs (both City and RVS service areas) based on those comments alone. Once Planning staff had a map done a meeting was held with the representatives from the City and RVS who provided the initial comments.

Planning staff and the representatives from both sewer service providers discussed the draft scoring map and found that Planning's scoring was off in many areas. In general RVS viewed all areas within the ESAs as either easy or relatively easy to serve. Even the need for additional pump stations was viewed as a minor part of the standard operations of the district. Conversely, the City of Medford sewer system is

4/6/2015 study session, page 39
From Randy Jones 3-12-15 Submitted at meeting

in need of major system upgrades that for the most part are not currently funded. Any additional demand on the system, regardless of where it is placed within the ESAs, will require additional investment to improve downstream capacity. Some areas were worse than others and so they were ranked from poor to moderate based on input from the City sewer representative. Both sewer representatives were satisfied with the new map before the meeting was over. The information obtained from the two services providers is the most accurate, up-to-date information available for our analysis. The ability for the two providers to discuss their system operations and needs in the same room provided the comparative analysis across both systems in all portions of the ESAs.

Policy differences between the two service providers were used in the analysis and helped to determine scores for the whole area. The willingness to use pump stations to provide service to an area is a good example in policy differences: RVS is much more willing to use pump stations in its system than the City of Medford is.

The results of the scoring for all five factors—proximity, parcelization, water, sewer, and transportation—were used to guide the decision on where to expand the City's UGB. In addition to the scoring of the properties for the five factors the City also had to consider the obligations of the Regional Plan Element. The Regional Plan requires the City to collaborate with the Rogue Valley Metropolitan Planning Organization, applicable irrigation districts, Jackson County, and other affected agencies to produce a conceptual land use plan for the area proposed to be added to the UGB. The conceptual land use plan must be used to demonstrate how the City is meeting targets for density, land use distribution, transportation infrastructure, and mixed-use/pedestrian-friendly areas. The scored properties were not ranked on a parcel-by-parcel basis, but rather, areas were selected based on their scores for the five factors and based on the area's ability to meet Regional Plan obligations. The mix of land uses in the area was an important consideration regarding the orderly and economic provision of public facilities and services.

Conclusions

By using the scores of the five factors, and considering an area's ability to meet the City's projected need by GLUP designation, and the Regional Plan obligations, rather than comparing properties on a parcel-by-parcel basis, the City proposes to expand its UGB in a way that will provide for the orderly and economic provision of public facilities and services.

CITY OF MEDFORD
Interoffice Memorandum

August 21, 2014

TO: Joe Slaughter

FROM: Roger Thom

SUBJECT: UGB – ESA Sanitary Sewer Study

Public Works has reviewed our sanitary sewer system with consideration to impacts from development under the current proposal for UGB – ESA. Within the ESA, there are three primary areas served by the City; Northeast, 435 acres with ID#'s 3101 to 3103, and 3202 to 3212, Hillcrest/Vista Point, 353 acres with ID#'s 4101, 4102, 4201, 4202, 3213, 3214, Southeast, 379 acres with ID#'s 5101, and 5201 to 5206.

Relatively, cost to upsize the sanitary sewer to accommodate ESA areas is as follows: Northeast is the least expensive, Hillcrest is next, Southeast area is the highest. Southeast area could be looked at in a different way; currently there is approximately 500 acres of land in the UGB that is not serviceable without sewer upsizing. If funding was available to upsize for the current UGB, the incremental cost to accommodate the new Southeast area would be low.

If you need further information or clarification, please contact me.

ESA

ESA SS Study for Planning
Roger Thom January 2014

	Id	Acres	Type	No. of DUs	Proposed gpdpa	Proposed Q gpd	Totals Q gpm
	1106	8.7	Commercial	0			0
	1105	10.4	Commercial	0			0
	1104	24.9	Commercial	0			0
	1103	45.2	Commercial	0			0
	1101	86.1	Commercial	0			0
	1102	12.9	Commercial	0			0
	2203	38.2	Residential	116			0
	2202	54.9	Residential	167			0
	2201	33.7	Residential	103			0
	2108	2.8	Commercial	0			0
	2101	6.8	Commercial	0			0
	2106	25.8	Commercial	0			0
	2107	27.9	Commercial	0			0
	2105	76.5	Commercial	0			0
	2102	6.2	Commercial	0			0
	2104	15.4	Commercial	0			0
COM	3210	2.9	Residential	9	4200	12014	8
COM	3208	28.6	Residential	87	4200	119956	83
COM	3211	60.7	Residential	185	4200	254760	177
COM	3212	68.2	Residential	208	4200	286628	199
COM	3207	9.9	Residential	30	4200	41609	29
COM	3204	25.1	Residential	77	4200	105557	73
COM	3205	26.7	Residential	81	4200	111992	78
COM	3206	34.5	Residential	105	4200	144904	101
COM	3202	36.8	Residential	112	4200	154419	107
COM	3203	49.2	Residential	150	4200	206464	143
	3201	20.2	Residential	61		0	0
COM	3103	11.1	Commercial	0	5950	66033	46
COM	3101	18.6	Commercial	0	5950	110486	77
COM	3102	21.6	Commercial	0	5950	128717	89
COM	3209	41.2	Residential	126	4200	173105	120
to Owen at Springbrook, Airport Pump Staton, Terminal Spur							1331
COM	3213	40.5	Residential	124	4200	170236	118
COM	3214	39.9	Residential	122	4200	167506	116
to Bordeaux in Vista Point, Hillcrest Orchard, Lone Pine Road, Terminal Spur							235

Facility ID	Down Gradient Conditions exist'g Q max	W/ ZC Q max	future Q max	W/ ZC Q max	Q man

435.1 ACRES
0 TO CURRENT UGB
$1,283,000 PROPOSED ESA - 3000/ACRE

FOR MODELING - NICK SEPARATED NE FROM HILLCREST, SO TERMINAL SPUR WOULD LIKELY MAX OUT WITH BOTH

3131 LF @ 250 = 782685 PIPE
500,000 PUMP STATIO

COM	4202	28.5	Residential	87	4200	119764	83
COM	4201	181.3	Residential	553	4200	761470	529
COM	4102	12.6	Commercial	0	5950	75067	52
COM	4101	50.7	Commercial	0	5950	301854	210
Hillcrest Orchards, to Lone Pine Road, Terminal Spur							874
	5212	16.6	Residential	51		0	0
40% COM	5208	31.1	Residential	38 units	4200	130420	91
50% COM	5210	51.9	Residential	79 units	4200	217841	151
20% COM	5209	117.3	Residential	72 units	4200	492779	342
RVS area, but could go to Juanipero at Murphy, or Juanipero at Laloma, then to Barn							584
	5211	118.3	Residential	360		0	0
	9204	61.4	Residential	187		0	0
COM	5203	7.9	Residential	24	4200	33378	23
COM	5206	38.8	Residential	118	4200	162975	113
COM	5204	61.5	Residential	187	4200	258136	179
COM	5201	95.8	Residential	292	4200	402511	280
COM	5205	51.5	Residential	157	4200	216223	150
COM	5202	113.4	Residential	346	4200	476356	331
COM	5101	9.9	Commercial	0	5950	58942	41
to Barnett.							1117
	5207	57.8	Residential	176		0	0
	5105	22.7	Commercial	0		0	0
	5102	25.1	Commercial	0		0	0
	5104	33.4	Commercial	0		0	0
	5107	79.4	Commercial	0		0	0
	5101	9.9	Commercial	0			
	5103	37.4	Commercial	0		0	0
	5106	71.3	Commercial	0		0	0
	2103	25.7	Commercial	0		0	0
	6302	27.5	Industrial	0		0	0
	6301	2.9	Industrial	0		0	0
	6101	43.7	Commercial	0		0	0
	7202	20.9	Residential	64		0	0
	7201	33.5	Residential	102		0	0
	7203	82.8	Residential	252		0	0
	7102	29.4	Commercial	0		0	0
	7101	48.8	Commercial	0		0	0
	8201	48.2	Residential	147		0	0

1109 353.4 ACRES
496,000 TO CURRENT UGB
3311,000 PROPOSED ESA -9,000/ACRE

11,036 LF @ 300 = 3,310,854

378.8 ACRES
6,408,000 TO CURRENT UGB — 17,000/ACRE
7,064,000 PROPOSED ESA

25,067 LF @ 300 = 7,520,238

9/29/14
DE PLAN LOOKS MORE LIKE 600+ ACRES NEEDING SS PRIOR TO DEVELOPMENT.
SDC'S FROM 600 ACRES, GUESSING SFR 6 AVG.
600 ACRES × $\frac{6 \text{ LOTS}}{\text{ACRE}}$ × $\frac{\$6013}{\text{LOT}}$ = 2,207,000

CENTENNIAL GC/NPR SS CUTOFF

CENGC
10,600 LF 30" @ 350 = 3.7 MIL

NPR
6500 LF 24/12 @ 300 2.0 MIL

5.7 MIL

8101	7.4	Commercial	0		0	0
9202	9.6	Residential	29		0	0
9201	20.8	Residential	63		0	0
9203	43.2	Residential	132		0	0

UR	6 upa	@ 200gpd	3.5	4200
GI	1000gpdpa		3.5	3500
CM	1700gpdpa		3.5	5950

Per John Adams, go with 6 units per acre

40% COM	5208	31.1 Residential	95 38 units
50% COM	5210	51.9 Residential	158 79 units
20% COM	5209	117.3 Residential	358 72 units

ROGUE VALLEY SEWER SERVICES
Location: 138 West Vilas Road, Central Point, OR - Mailing Address: P.O. Box 3130, Central Point, OR 7502-0005
Tel. (541) 664-6300, Fax (541) 664-7171 www.RVSS.us

April 10, 2013

John Adams
City of Medford Planning
200 S. Ivy St
Medford, OR 97501

RE: UGB Sewer Service Availability

John,

The following document is a summary of the availability of sewer to serve the proposed UGB expansion. Please note that estimating the potential cost would not provide an accurate means to evaluate the cost of serving the growth area. A more accurate means to measure the impact is to base the feasibility of utilizing the growth area based on the distance required to provide sewer mainline to serve the growth area. Also, the exact downstream impacts from commercial type uses are difficult to determine due to the variety of system demand from commercial properties.

Please review this summary and feel free to contact me with any questions concerning the availability study.

Sincerely,

Wade Denny, PE

Wade Denny, P.E.
District Engineer

Summary of Sanitary Sewer Availability to ESA

1101: Sewer is available to serve the proposed growth area as follows.

- South half of area can be served by extending 8 inch mainline from existing 8 inch gravity sewer located in Justice Road. The existing 8 inch gravity line flows into a pump station at the corner of Peace and Justice Road. Depending on the type of commercial development, the pump station may need to be upsized to handle the demand.
- North half of area will require a 450' 8 inch mainline from the east.
- Due to the variety of commercial property use, exact downstream impacts are difficult to determine.
- Internal mainline extensions will be required to serve the parcels. Determining the footage of mainline required will depend on the parcel configuration.

1102-1103: Sewer is available within the proposed growth area from the 8 inch and 10 inch mainlines within the growth areas.

- Internal mainline extensions will be required to serve the parcels. Estimating the footage of mainline required will depend on the parcel configuration, thus an estimate will not be provided.

1106-1105: Sewer is available from the existing 8 inch sewer within Justice Road.

- Internal mainline extensions will be required to serve the parcels. Estimating the footage of mainline required will depend on the parcel configuration, thus an estimate will not be provided.
- The existing 8 inch gravity line flows into a pump station at the corner of Peace and Justice Road. Depending on the type of commercial development, the pump station may need to be upsized to handle the demand.
- Due to the variety of commercial property use, exact downstream impacts are difficult to determine.

2101: Sewer is available within the proposed growth area.

- Development within this area will require a STEP system to connect to the existing 4 inch pressure line within the growth area.

2102: Sewer is available with the proposed growth area

- Development will require an internal 8 inch mainline extension from the existing mainline located mid growth area.

2103: Sewer is available from a mainline extension of +/- 50' from the 15" sewer main just west of the area in Vilas Road.

- Due to the variety of commercial property use, exact downstream impacts are difficult to determine.
- Internal mainline extensions will be required to serve the parcels. Estimating the footage of mainline required will depend on the parcel configuration, thus an estimate will not be provided.

2104: Sewer is available from a mainline extension of +/-600' from the 15" sewer main just west of the area in Vilas Road.

- Due to the variety of commercial property use, exact downstream impacts are difficult to determine.
- Internal mainline extensions will be required to serve the parcels. Estimating the footage of mainline required will depend on the parcel configuration, thus an estimate will not be provided.

2201: Sewer is available from a mainline extension of +/-1050' from the 15" sewer main just west of the area in Vilas Road.

- Internal mainline extensions will be required to serve the parcels. Estimating the footage of mainline required will depend on the parcel configuration, thus an estimate will not be provided.

2105: Sewer is available from a mainline extension of +/-50' from the 15" sewer main just north of the area in Vilas Road.

- Due to the variety of commercial property use, exact downstream impacts are difficult to determine.
- Internal mainline extensions will be required to serve the parcels. Estimating the footage of mainline required will depend on the parcel configuration, thus an estimate will not be provided.

2106: Sewer is available from a mainline extension of +/-750' from the 15" sewer main just west of the area in Vilas Road.

- Due to the variety of commercial property use, exact downstream impacts are difficult to determine.
- Internal mainline extensions will be required to serve the parcels. Estimating the footage of mainline required will depend on the parcel configuration, thus an estimate will not be provided.

2202: Sewer is available from an 8 inch mainline extension of +/-1100' from the 15" sewer main just west of the area in Vilas Road.

- Internal mainline extensions will be required to serve the parcels. Estimating the footage of mainline required will depend on the parcel configuration, thus an estimate will not be provided.

2108: Sewer is available from an 8 inch mainline extension of +/-366' from the 10" sewer main just south of the area and located on the east side Crater Lake Hwy.

- Due to the variety of commercial property use, exact downstream impacts are difficult to determine.
- Internal mainline extensions will be required to serve the parcels. Estimating the footage of mainline required will depend on the parcel configuration, thus an estimate will not be provided.

2203: Sewer is available from an 8 inch mainline extension of +/-1800' from the 10" sewer main southwest of the area and located on the east side Crater Lake Hwy.

- Internal mainline extensions will be required to serve the parcels. Estimating the footage of mainline required will depend on the parcel configuration, thus an estimate will not be provided.

2107: Sewer is available from an 8 inch mainline extension of +/-450' from the 10" sewer main just south of the area and located on the east side Crater Lake Hwy.

- Due to the variety of commercial property use, exact downstream impacts are difficult to determine.
- Internal mainline extensions will be required to serve the parcels. Estimating the footage of mainline required will depend on the parcel configuration, thus an estimate will not be provided.

3201: Sewer is available from an 8 inch mainline extension of +/-100' from the 8" sewer main west of the area and located in Coker Butte Road.

- Internal mainline extensions will be required to serve the parcels. Estimating the footage of mainline required will depend on the parcel configuration, thus an estimate will not be provided.

3202: Sewer is available from an 8 inch mainline extension of +/-100' from the 8" sewer main west of the area and located in Coker Butte Road.

- Internal mainline extensions will be required to serve the parcels. Estimating the footage of mainline required will depend on the parcel configuration, thus an estimate will not be provided.

3203: Sewer is available from an 8 inch mainline extension of +/-1150' from the 8" sewer main west of the area and located in Coker Butte Road.

- Internal mainline extensions will be required to serve the parcels. Estimating the footage of mainline required will depend on the parcel configuration, thus an estimate will not be provided.

3205,3206,3101,3204,3207,3102,3103,3208,3211,3209,3210,3212: Service to these areas will require a combination of mainline extensions of varying length and the installation of a minimum of one pump station to be served by RVSS. Some of these areas may be best served by the City.

9201: Service to this area can be obtained by a combination of sewer taps and or mainline extensions from the existing 10 inch mainline in Rossanley Drive.

9202: Sewer is available from existing 8 inch mainline fronting this area in Maple Park Drive and Finley Lane.

- Internal mainline extensions will be required to serve the parcels. Estimating the footage of mainline required will depend on the parcel configuration, thus an estimate will not be provided.

9203: Sewer is available from the existing 18 inch mainline fronting the area in Oak Grove Rd.

- Internal mainline extensions will be required to serve the parcels. Estimating the footage of mainline required will depend on the parcel configuration, thus an estimate will not be provided.

9204: Sewer is available from the existing 18 inch mainline in Oak Grove Rd and the existing 8 inch mainline in Stewart Ave.

- Internal mainline extensions will be required to serve the parcels. Estimating the footage of mainline required will depend on the parcel configuration, thus an estimate will not be provided.

7102: Sewer is available from 8 inch sewer mains in S. Stage Rd and Lillian St.

- Internal mainline extensions from one or more of these mains will be required to serve the parcels. Estimating the footage of mainline required will depend on the parcel configuration, thus an estimate will not be provided.
- Due to the variety of commercial property use, exact downstream impacts are difficult to determine.

7203: Sewer fronts this area at the corners of Kings Hwy. and S Stage Rd, Experiment Station Rd and Kings Hwy, and on Marsh Lane.

- Internal mainline extensions from one or more of these mains will be required to serve the parcels. Estimating the footage of mainline required will depend on the parcel configuration, thus an estimate will not be provided.

7202: Sewer fronts this area at the intersection of Experiment Station Rd and Marsh Ln.

- Internal mainline extensions from one or more of these mains will be required to serve the parcels. Estimating the footage of mainline required will depend on the parcel configuration, thus an estimate will not be provided.

7201: Sewer is available from existing 8 inch mainline stubbed out along the westerly edge of this area.

- Internal mainline extensions from one or more of these mains will be required to serve the parcels. Estimating the footage of mainline required will depend on the parcel configuration, thus an estimate will not be provided.

7101: Sewer is available from the existing 12 inch mainline stubbed out near the intersection of Myers Lane and Garfield Avenue.

- Internal mainline extensions from this main will be required to serve the parcels. Estimating the footage of mainline required will depend on the parcel configuration, thus an estimate will not be provided.

6301: Sewer is available from the existing 18 inch mainline located at this area northeast corner.

- Internal mainline extensions from this main will be required to serve the parcels. Estimating the footage of mainline required will depend on the parcel configuration, thus an estimate will not be provided.

6302 and 6101: Sewer is currently serving properties within these areas.

- Internal mainline extensions from this main will be required to serve the parcels. Estimating the footage of mainline required will depend on the parcel configuration, thus an estimate will not be provided.
- Due to the variety of commercial and industrial property uses the exact downstream impacts are difficult to determine.

5106: Sewer service is available from a 15 inch sewer extension of +/- 1000' from the south.

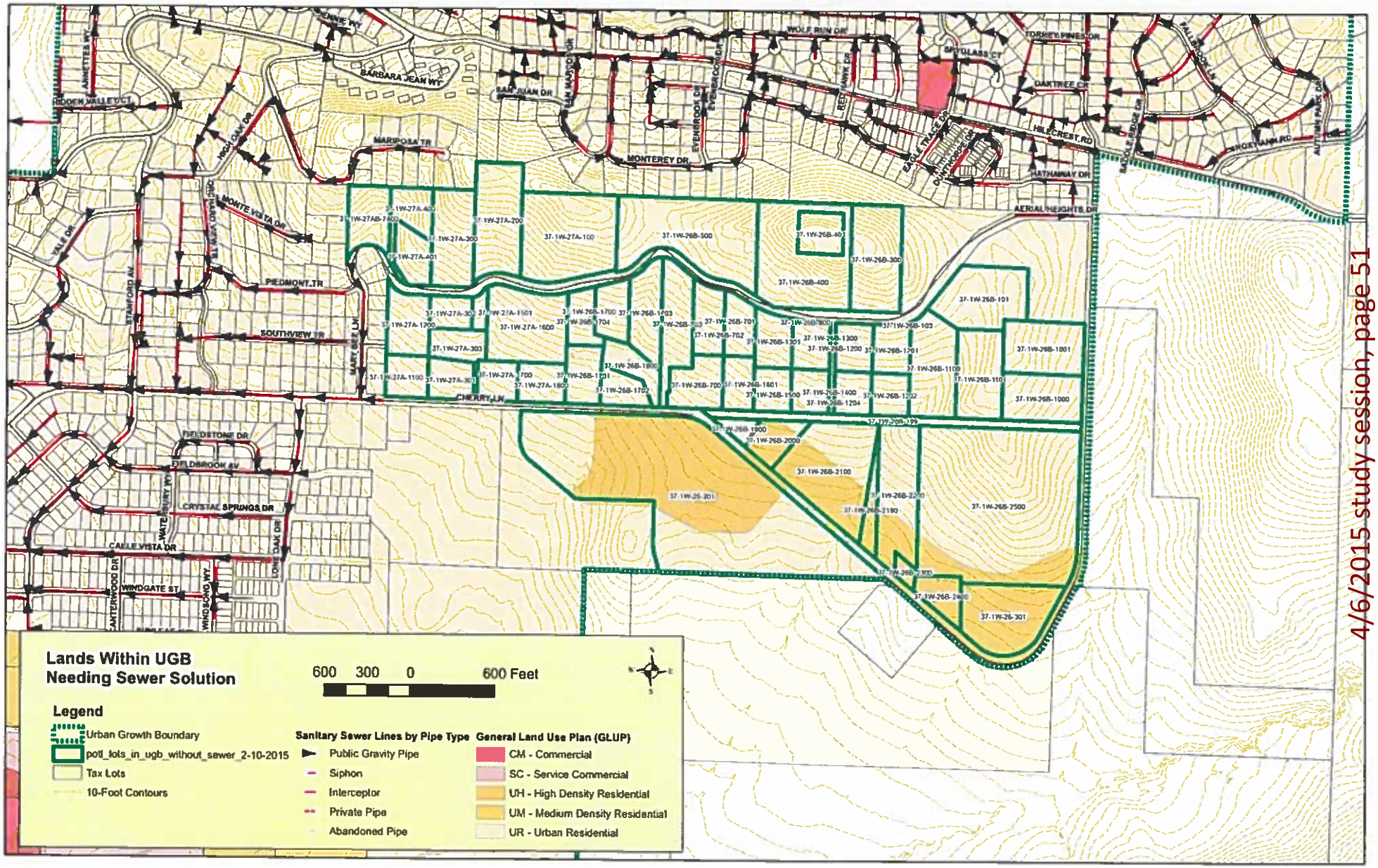
- Internal mainline extensions from this main will be required to serve the parcels. Estimating the footage of mainline required will depend on the parcel configuration, thus an estimate will not be provided.
- Due to the variety of commercial and industrial property uses the exact downstream impacts are difficult to determine.

5107: Sewer service is available from a 15 inch sewer extension of +/- 2200' from the south.

- If sewer is extended to area 5106, the sewer extension would be only about 500 feet.
- Internal mainline extensions will be required to serve the parcels. Estimating the footage of mainline required will depend on the parcel configuration, thus an estimate will not be provided.
- Due to the variety of commercial and industrial property uses the exact downstream impacts are difficult to determine.

5105, 5104, 5212, 5211, 5209, 5208, 5210, 5102, 5103, and 5207: Sewer is available from a combination of +/- 1500' of 15 inch, 3800' of 12", 1500' of 8" from the south.

- If sewer is extended to area 5106 or 5107, the above mentioned extension distances will be reduced.
- Internal mainline extensions will be required to serve the internal area parcels. Estimating the footage of mainline required will depend on the parcel configuration, thus an estimate will not be provided.
- Due to the variety of commercial and industrial property uses the exact downstream impacts are difficult to determine.



4/6/2015 study session, page 51

MD-9 South Group

Lot: 5100 ROWBOTTOM MICHAEL D X_____

Lot: 5301 STEADMAN CONSTRUCTION INC X_____

Lot: 5300 FOSTER CHERYL X_____

Lot: 5304 TRACY ROBERT A X_____

Lot: 5302 CLAUS FAMILY TRUST X_____

Lot: 5401 GILLETTE FAMILY TRUST X_____

Lot: 5400 TS& D DEVELOPMENT X_____

Lot: 800 ~~CHANCLER~~ DORIGAN FAMILY X_____

Lot: 700/701 MARTIN LINDA OAKES X_____

Lot:400\100\3800 WHITE LIVING TRUST X_____

Lot: 600 FREEMAN DEBRA JO X_____

Lot: 301 HANNAH JOHN W/MARY L X_____

Lot: 500 FOWLER FAMILY TRUST X_____

Lot: 4100 SULLIVAN RITA X_____

Lot: 700 ENGLESON LEO L/JULIE M X_____

Lot: 1300 DAVIDSON LEROY DALE TRUSTEE X_____

Lot: 1200 KELLOGG DONALD A JR X_____

Lot: 1100 TAPIA JOSE SOTO X_____

Lot: 1000 BOKISH MARC/CINDY X_____

Lot: 300 ROCK WARREN C/SHARON L X_____

Lot: 200 TAFT FAMILY TRUST X_____

Lot 800 Chancler Family

All the signed above want to be in the City of Medford

3-12-15 Submitted at Meeting

Lot #	Owner	Phone #	Signature
		(821-8	x
1)	Debra Freeman	(1887	x 541-773-8175
2)		( )	x
3)	Tim Kenyon	(531 96-34	x
	Tom & Diane Dorigan	(541) 779-2857	x
	George Longie	(541) 778-2725	x George Longie
		( ) -	x
		( ) -	x
		( ) -	x
		( ) -	x
		( ) -	x
		( ) -	x
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		( ) -	x
		( ) -	x
		( ) -	x
		( ) -	x
		( ) -	x
		( ) -	x
		( ) -	x

RECEIVED
OCT 07 2014
PLANNING DEPT.

AC	Map/Tax Lot #	Name	Phone #	Mailing Address	Signature
24.1	3500/100/900	Tom White	9419440143		[illegible]
4.98	5302	Wilbur Clauss	541-857-8907		Wilbur H. Clauss
6.64	900	Anne Chamden	541-621-7123		[illegible]
16.04	5301	Allen Steadman	541-727-2400		[illegible]
9.27	5304	Robert Tracy	541-2103595	651 Oak Grove Med	[illegible]
2.45	5401	Patrick Gillette	541-776-4958	785 Oak Grove Med	[illegible]
3.01	5300	Cheryl Foster	541 601 6954	270 Mt Echo Dr, Med	[illegible]
14.43	5400	TS&D Develop	" 471-8231	141 NW. CST Grant Pk	[illegible]

The above property owners support the addition of their property into the expansion of the Medford UGB.

80.94

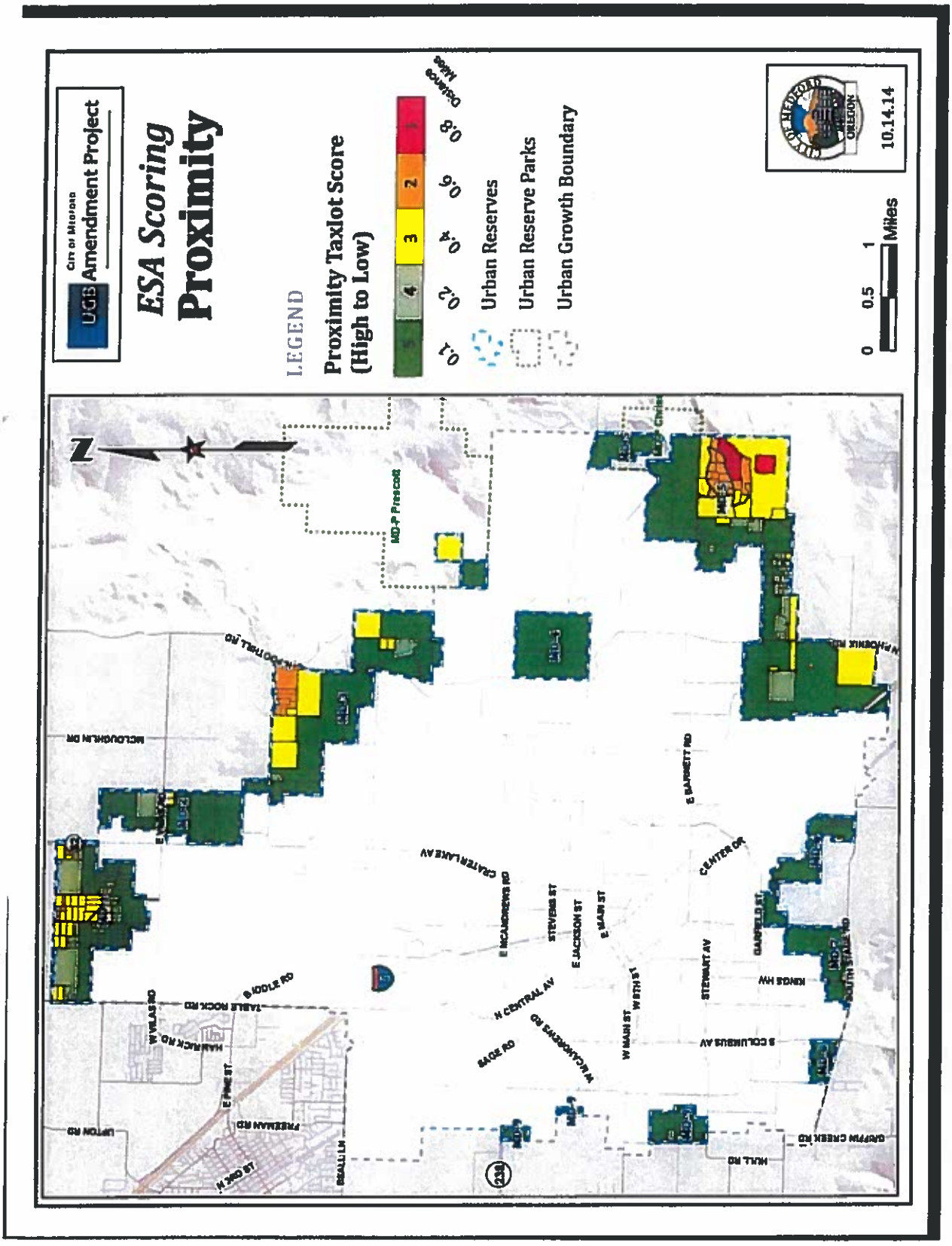
MD-9

MD-9:

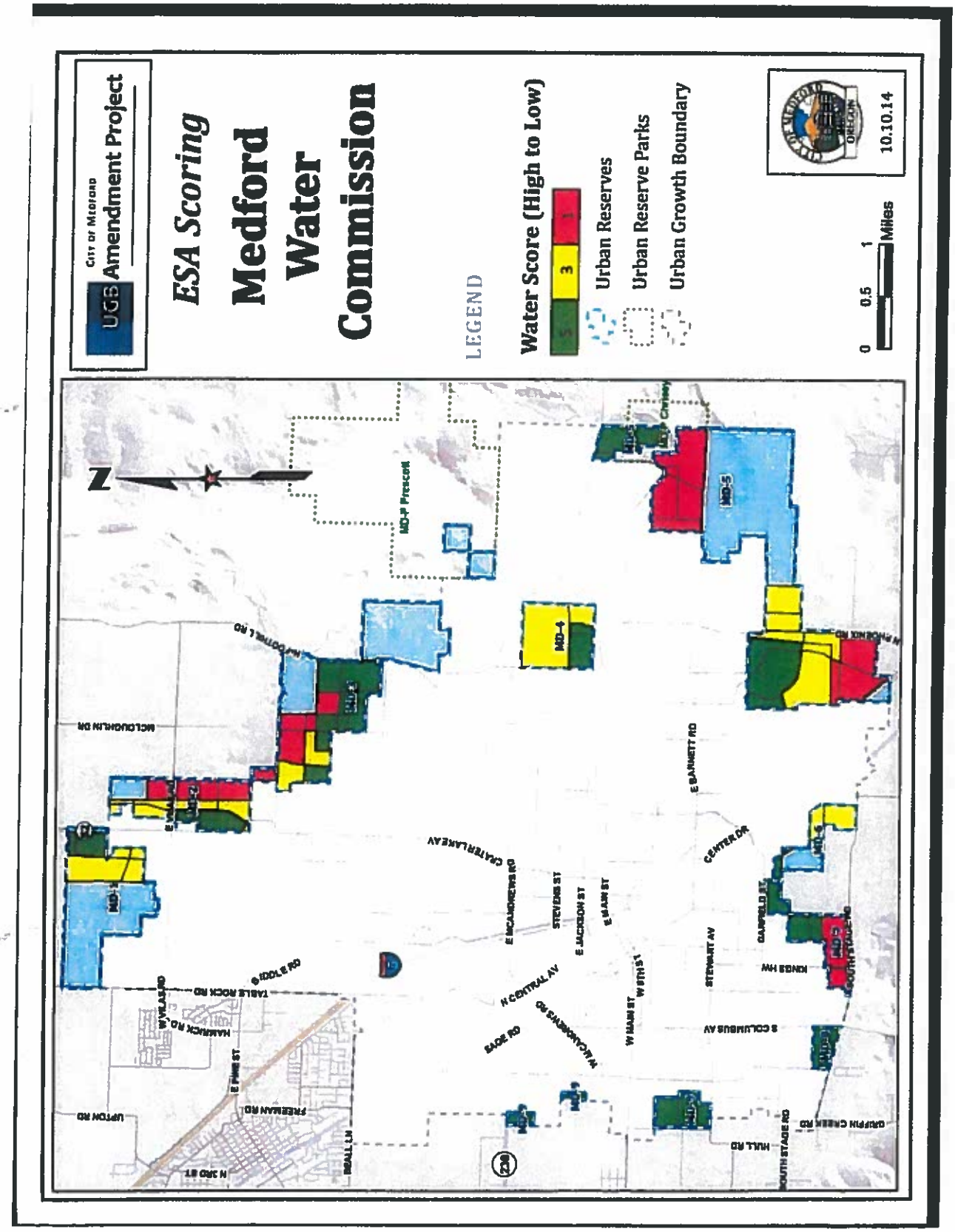
MD-9 comprises two sites in west Medford that are the only two exceptions to general conclusions regarding growth to the west analyzed in the coarse filter for MD-A and specific determinations of unsuitability at MD-A and MD-A.b. The larger site, at 103 acres, is roughly bound by Stewart Avenue and City UGB to the south, Oak Grove Road to the west, Prune Street and City UGB to the north, and Clover Lane and City UGB to the east. This property has been identified as a suitable growth area by the City because its former agricultural uses have been discontinued as a result of urbanization pressures from urban development and increases in resulting traffic. MD-9 already contains residential development, some urban services, and parcels that are undersized for significant agricultural operations.

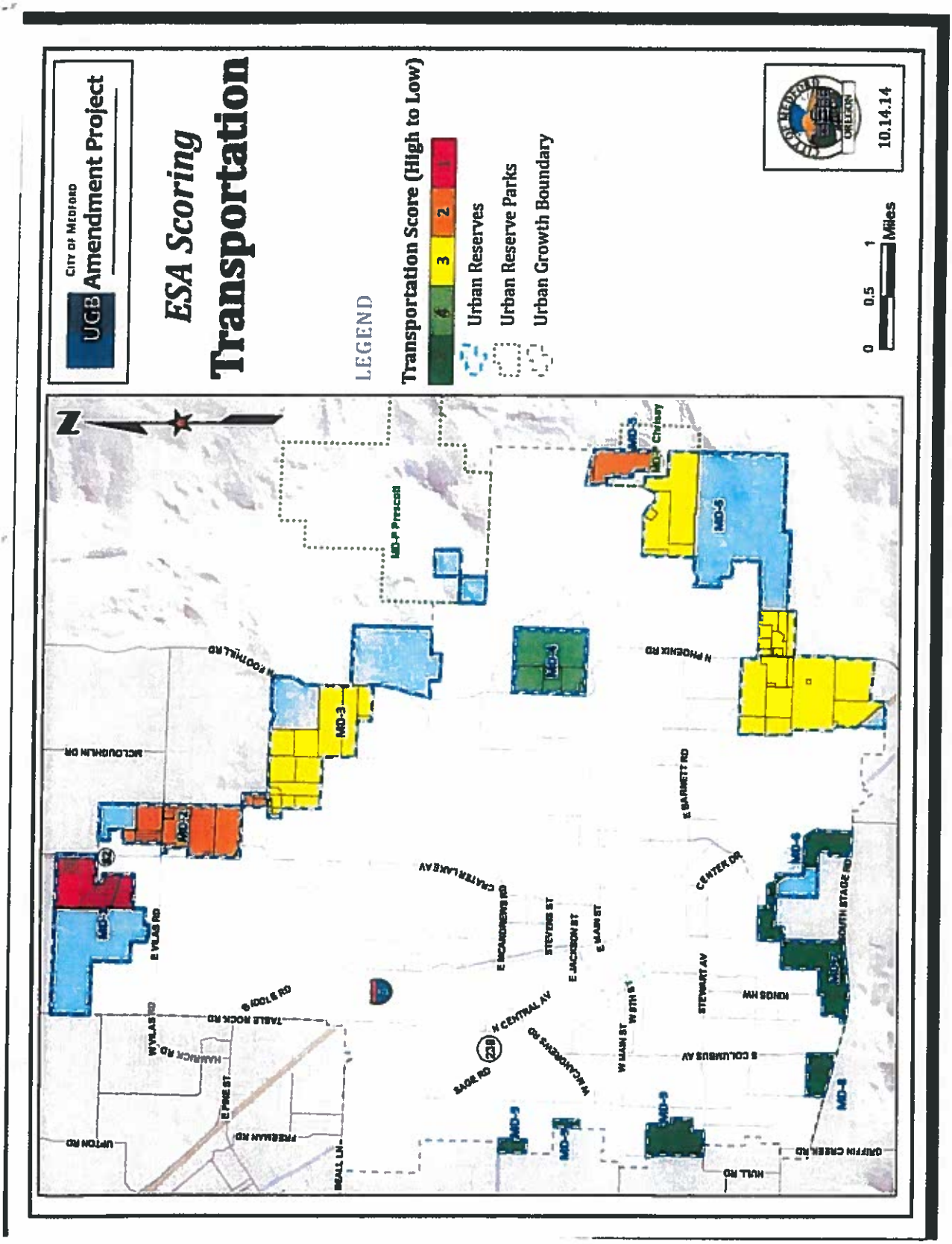
Unlike other lands along Medford's west border, this land is impacted on three sides by the existing Urban Growth Boundary, in addition to significant development along Oak Grove Road to the west. Oak Grove Road is the City's western-most north-south connection, tying West Main Street to South Stage Road, via connection with Stewart Avenue and Hull Road. As the city infills around MD-9, growth pressures are expected to continue to increase impacts on MD-9, making continued agricultural practices difficult, despite agricultural soils.

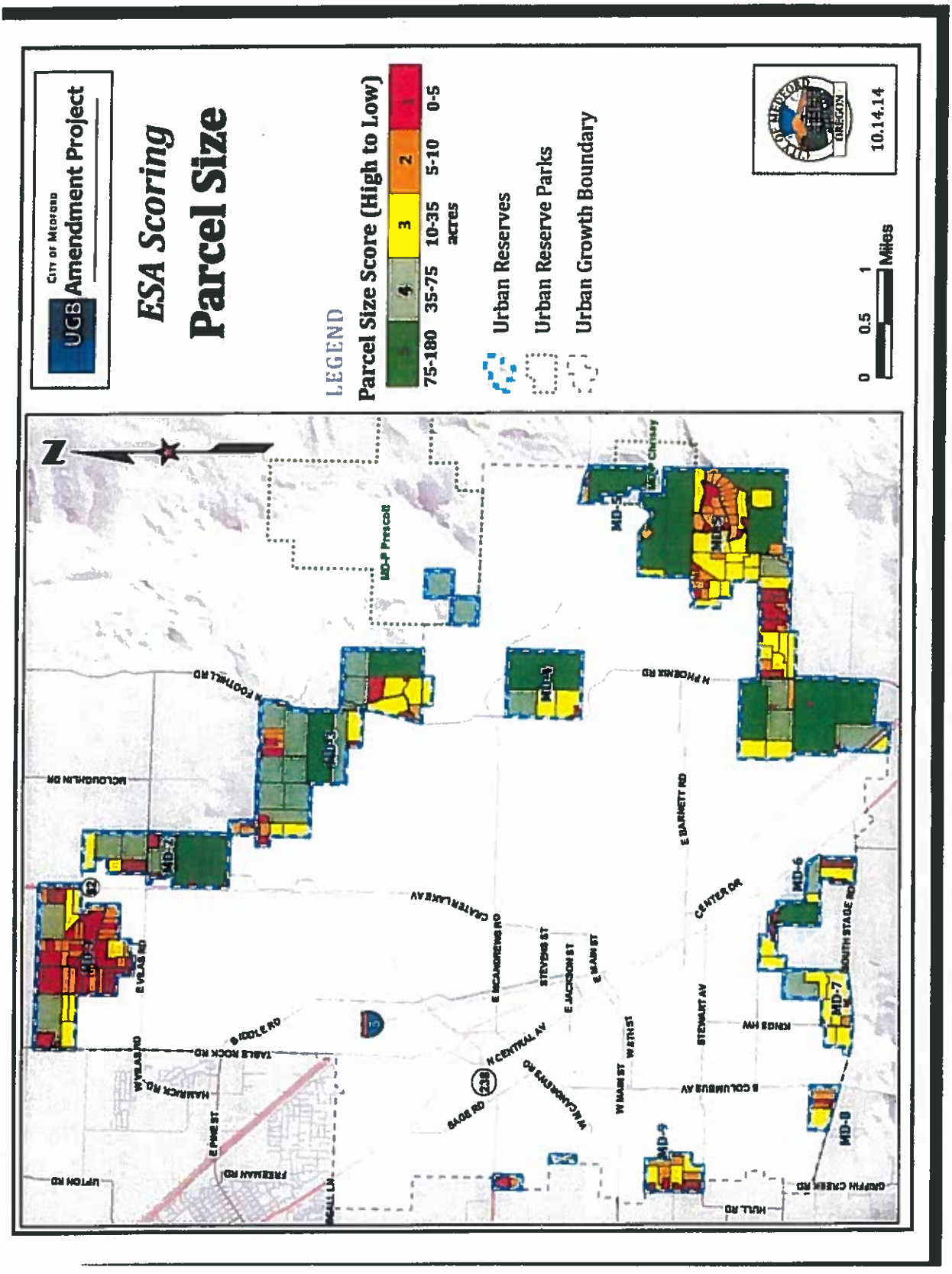
The smaller 10-acre northerly portion of MD-9 is a narrow strip of land north of Finley Lane. This area has been identified as a growth area as a logical revision to the City's boundary. Similar to the portion of MD-9 described above, it is impacted on three sides by Medford's Urban Growth Boundary, and by urban development.

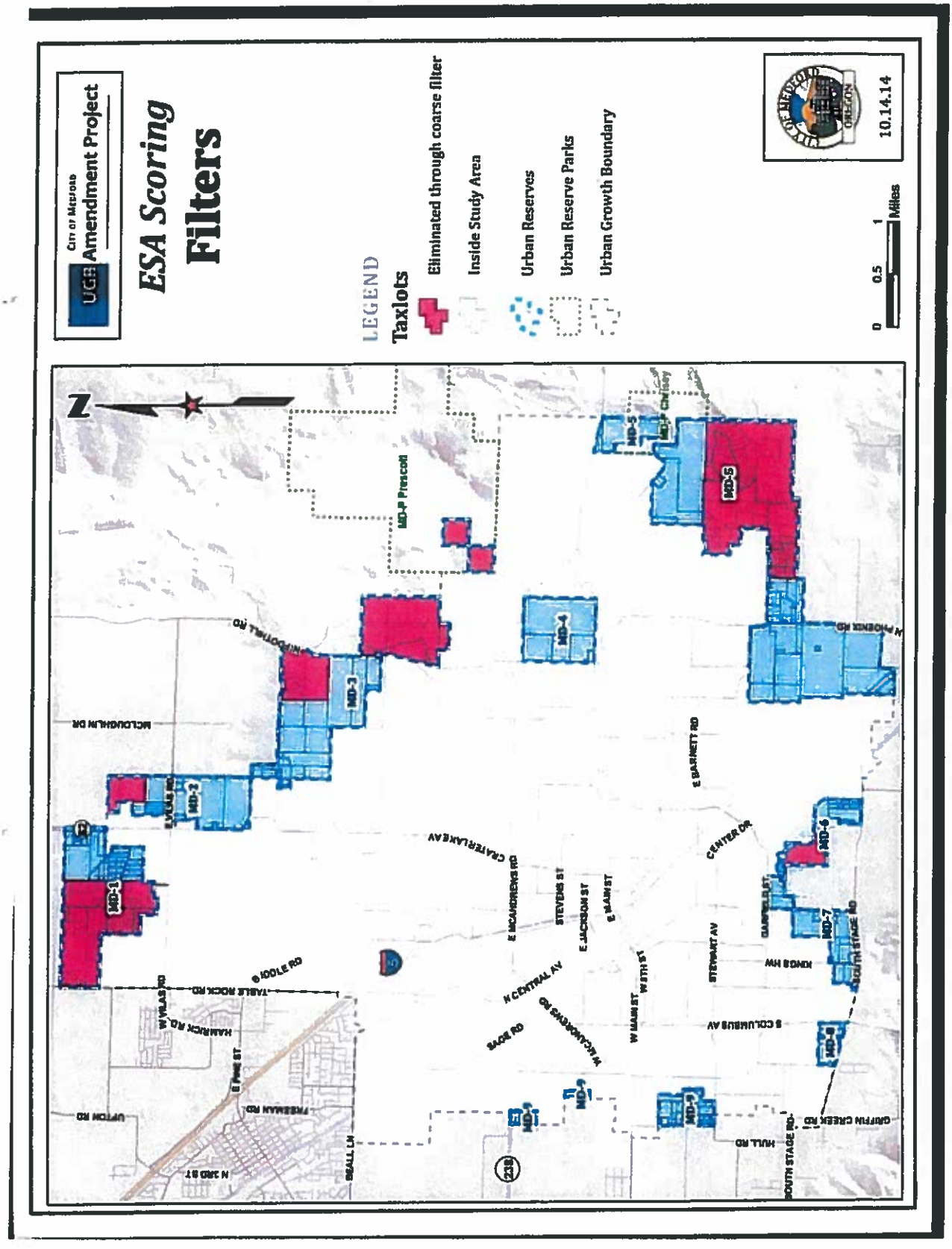

City of Medford
UGB Amendment Project
ESA Scoring
Proximity
LEGEND
Proximity Taxlot Score
(High to Low)
5
4
3
2
1
0.1
0.2
0.4
0.6
0.8
Distance Miles
Urban Reserves
Urban Reserve Parks
Urban Growth Boundary
0
0.5
1
Miles
10.14.14
MD-P Prescott
CRATERLAKE AV
E MCANDREWS RD
STEVENS ST
E JACKSON ST
E MAIN ST
CENTER DR
E BARNETT RD
N CENTRAL AV
SAGE RD
W MCANDREWS RD
W MAIN ST
W 8TH ST
STEWART AV
GARFIELD ST
KINGS HW
S COLUMBUS AV
SOUTH STATE RD
GRIFFIN CREEK RD
HULL RD
B IDDLE RD
TABLE ROCK RD
W VILAS RD
HAMRICK RD
E PINE ST
FREEMAN RD
N 3RD ST
BEALL LN
LIPTON RD
MCLOUGHLIN DR
N PHOENIX RD
238

UGB
City of Medford
Amendment Project
ESA Scoring
Sewer
Facilities
LEGEND
Sewer Score (High to Low)
5
4
3
2
1
Urban Reserves
Urban Reserve Parks
Urban Growth Boundary
0
0.5
1
Miles
10.10.14
MD-P Prescott
MD-4
MD-3
MD-2
MD-1
MD-5
MD-6
MD-8
N PHOENIX RD
E BARNETT RD
CRATER LAKE AV
N FOOTHILL RD
MCLOUGHLIN DR
E VILAS RD
TABLE ROCK RD
N CENTRAL AV
STEVENS ST
E JACKSON ST
E MAIN ST
W MAIN ST
CENTER DR
STEWART AV
KINGS HWY
S COLUMBUS AV
SAGE RD
BEALL LN
HILL RD
SOUTH STAGE RD
GRIFFIN CREEK RD
UPTON RD
N 3RD ST
FREEMAN RD
E PINE ST
W PINE ST
HAMRICK RD

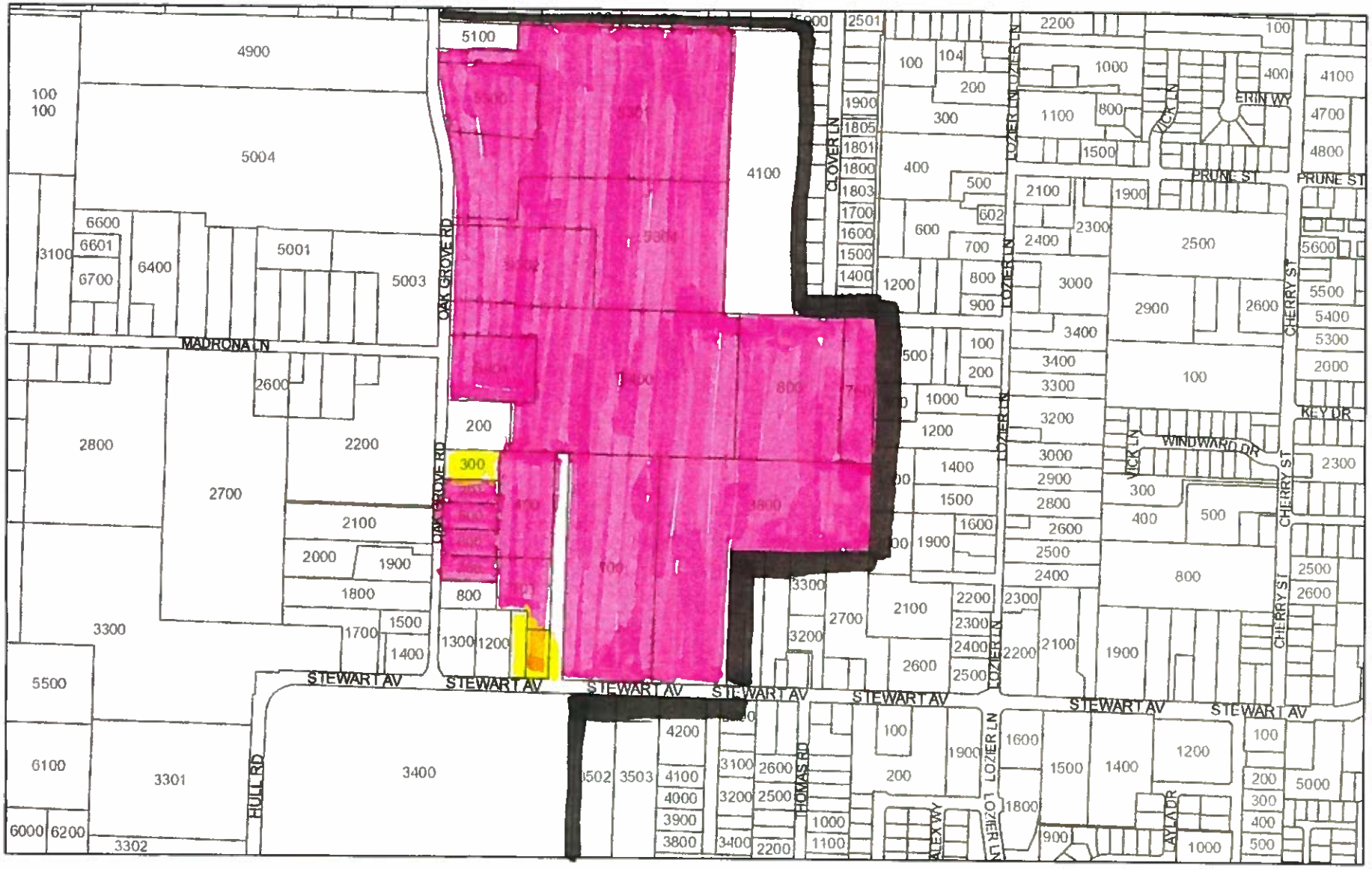

City of Medford
UGB Amendment Project
ESA Scoring
Medford Water Commission
LEGEND
Water Score (High to Low)
5
3
1
Urban Reserves
Urban Reserve Parks
Urban Growth Boundary
0
0.5
1
Miles
10.10.14
MD-P Prescott
MD-4
MD-5
MD-3
MD-2
MD-1
MD-6
MD-7
MD-8
MD-9
MD-10
MD-11
MD-12
MD-13
MD-14
MD-15
MD-16
MD-17
MD-18
MCLOUGHLIN DR
N FOOTHILL RD
N PHOENIX RD
E BARNETT RD
CENTER DR
CRATER LAKE AV
E MCANDREWS RD
STEVENS ST
E JACKSON ST
E MAIN ST
W MAIN ST
W 8TH ST
STEWART AV
GARFIELD ST
KINGS HW
S COLUMBUS AV
N CENTRAL AV
SAGE RD
W MCANDREWS RD
GIDDLE RD
TABLE ROCK RD
W VILAS RD
HAMRICK RD
E PINE ST
FREEMAN RD
UPTON RD
N 3RD ST
BEALL LN
HULL RD
SOUTH STAGE RD
GRIFFIN CREEK RD
230


City of Medford
UGB Amendment Project
ESA Scoring
Transportation
LEGEND
Transportation Score (High to Low)
4
3
2
1
Urban Reserves
Urban Reserve Parks
Urban Growth Boundary
0
0.5
1
Miles
10.14.14
MD-P Prescott
MD-P Chrisey
MD-2
MD-3
MD-4
MD-5
MD-6
MD-7
MD-8
MD-9
N FOOTHILL RD
N PHOENIX RD
MCLOUGHLIN DR
E BARNETT RD
CRATER LAKE AV
CENTER DR
E VILAS RD
E MCANDREWS RD
STEVENS ST
E JACKSON ST
E MAIN ST
SOUTH STAGE RD
STEWART AV
KINGS HW
S COLUMBUS AV
W MAIN ST
W 8TH ST
N CENTRAL AV
W MCANDREWS RD
SAGE RD
TABLE ROCK RD
W VILAS RD
HARRICK RD
E PINE ST
FREEMAN RD
UPTON RD
BEALL LN
HULL RD
GRIFFIN CREEK RD


City of Medford
UGB Amendment Project
ESA Scoring
Parcel Size
LEGEND
Parcel Size Score (High to Low)
5
4
3
2
1
75-180
35-75
10-35
5-10
0-5
acres
Urban Reserves
Urban Reserve Parks
Urban Growth Boundary
0
0.5
1
Miles
10.14.14
MD-P Prescott
MD-P Chrisay
MD-1
MD-2
MD-3
MD-4
MD-5
MD-6
MD-7
MD-8
MD-9
N FOOTHILL RD
N PHOENIX RD
MCLOUGHLIN DR
E BARNETT RD
CRATER LAKE AV
CENTER DR
SOUTH STAGE RD
E VILAS RD
E MCANDREWS RD
STEVENS ST
E JACKSON ST
E MAIN ST
STEWART AV
KINGS HW
TABLE ROCK RD
N CENTRAL AV
W 8TH ST
W MAIN ST
E COLUMBUS AV
SAGE RD
W MCANDREWS RD
W VILAS RD
HAMRICK RD
E PINE ST
FREEMAN RD
UPTON RD
HULL RD
GRIFFIN CREEK RD


City of Medford
UGB Amendment Project
ESA Scoring
Filters
LEGEND
Taxlots
Eliminated through coarse filter
Inside Study Area
Urban Reserves
Urban Reserve Parks
Urban Growth Boundary
0 0.5 1 Miles
10.14.14
MD-1
MD-2
MD-3
MD-4
MD-5
MD-6
MD-7
MD-8
MD-9
MD-P Prescott
MD-P Chrissy
N PHOENIX RD
E BARNETT RD
CENTER DR
CRATERLAKE AV
E MCANDREWS RD
STEVENS ST
E JACKSON ST
E MAIN ST
W 8TH ST
W MAIN ST
N CENTRAL AV
SAGE RD
W MCANDREWS RD
STEWART AV
GARFIELD ST
KINGS HW
S COLUMBUS AV
SOUTH STAGE RD
GRIFFIN CREEK RD
HULL RD
BEALL LN
FREEMAN RD
E PINE ST
UPTON RD
HAMRICK RD
W VILAS RD
TABLE ROCK RD
B IDDLE RD
E VILAS RD
MCLOUGHLIN DR
N FOOTHILL RD
238

Jackson County GIS



March 11, 2015

- County Line
- Streets - Label Only
- Taxlots

Yes 87.97 Ac.

Don't care

1:7,058

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

Jackson County Gis

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4/6/2015 study session, page 62

TO: CITY OF MEDFORD
PLANNING DEPARTMENT

FROM: C. A. GALPIN

RE: UGB EXPANSION

DATE: MARCH 12, 2015

Dear Planning Members:

We request that you consider the following in reference to the extension of the UGB in Medford.

1. **Price:** I enclose examples of asking prices of land in different sectors of Medford. Example 1 is located in east Medford and is currently for sale and is typical of east Medford raw land values. The price is $5,258,400 for 87.64 acres with "higher" projected development costs created by the topography and wetlands. Example 2 is land located in North Medford and is currently for sale and is typical of north Medford raw land values. The price is $1,980,000 for 100 acres with "no" projected increases in development costs.

   Due to the radical difference in raw land values, it is extremely difficult develop affordable lots to support affordable housing in the southeast part of Medford. The average home cost in southeast Medford is $349,000 while north Medford is $199,000 (exhibits enclosed). Furthermore, there is a large amount of available inventory in these upper-end housing areas, while due to costs, upper-end housing, especially gated communities, serve a very small portion of our community. Therefore, we ask that you enlarge areas like MD3 to better balance the available inventory for affordable and moderate housing.

2. **Location:** Area MD3 is also located close to our biggest industrial base where a large number of our workers who depend on affordable housing are employed. This shorter commute improves air quality and traffic issues as this area is located on the employment side of the freeway and City, which greatly reduces V.M.T.

3. **Services:** MD3 is 100% serviceable by gravity sewer. It is also 100% serviceable by Medford water, and with the connection of the Owens arterial which travels through MD3, will have excellent transportation capacity.

4. **Circulation:** MD3 is a critical part of Medford's future circulation plan. If MD3 is not expanded, it would exclude the completion of Owens Drive which is the major arterial for this area. The Owens arterial connection is the future bypass from Foothill Road to Interstate 5 and Highway 62. Foothill Road is rated as "highest priority" by Medford Public Works which recently scheduled $10,000,000 to start the first phase of the Foothill improvement. Furthermore, the expansion of MD3 is needed in order to generate the SDCs in this area to finance this much needed Owens arterial bypass. It is extremely important that this arterial and circulation plan be part of the UGB expansion in order to prevent the arterial from becoming a dead end street. Development should occur parallel to an arterial, including the arterial, to insure circulation. Putting all of the UGB at one end will create a box canyon effect with gridlock at the only exit. Growth should ensure circulation. Therefore, lands included in the UGB expansion should first be located along the proposed arterial, not just at one end of it. However, the resolve of this matter is the expansion of MD3 for the sake of affordable housing, traffic, V.M.T., and the future bypass which is not attainable with the expansion areas as currently proposed.

Please accept this as part of the record. Thank you for your efforts in the process of good planning.

Respectfully yours,

C. A. Galpin
Enclosures

3-12-15 Submitted at meeting

Property History | Listing Summary | Interactive Map | Report Violation

Listing #2946989
$5,258,400 (LP)
Price/Acre: 60000.00

E Barnett Rd,Medford, OR 97504 Active (05/16/14) **DOM/CDOM:** 301/301
Acres: 87.6400 **Lot Sz:** 3817598
Area : E Med

Remarks

Price Reduced!! Prime development land consisting of 87.64 acres situated on six tax lots. This fabulous tract of raw undeveloped land lies within Medford's City limits and is part of Medford's well studied Southeast Plan. Tax Lots 1100 and 1200 are accessed on Harbrooke Street and Tax Lots 300, 200, 201 and 2700 stretch between East Barnett Road and Coal Mine Road. This site is characterized by level terrain as well as south and west facing slopes which produce magnificent vistas.

Agent	John W Hamlin (ID: 1702) Primary:541-779-4466 Secondary:541-773-4961		
Co-Agent	Tom Fischer (ID: 3198) Primary:541-646-7840 Secondary:541-944-8174		
Office	Coldwell Banker Commercial NW (ID:CBCNW) Phone: 541-779-4466, FAX: 541-772-1168		
Co-Office	Coldwell Banker Commercial NW (ID:CBCNW) Phone: 541-779-4466, FAX: 541-772-1168		
Property Type	Lots & Land	**Property Subtype(s)**	Vacant Land
Home & Lot Pkg Only	No		
Status	Active (05/16/14)		
Agreement Type	Excl. Right to Sell		
Agency Represent	Yes		
Area	East Medford		
Township/Range	37 1W 34		
Commission	**Buyers Agency** 2.0	**Variable Rate** No	
Short Sale	No		
REO	No		
Other 3rd Party	No		
Lot Sq Ft (approx)	3817598	**Lot Acres (approx)** 87.6400	**Lot Size Source** (Assessor)
Price / Acre	60,000.00		
County	Jackson	**Tax Acct N**	10039401
Cross Street	Harbrooke		
Entry Date	05/16/14		
Expiration Date	03/15/15		
Directions to Property	call listing agent		
Occupant Name	Vacant Land	**Phone To Show**	541-779-4466
Agent Remarks	Sale includes six (6) Tax Lots (Map 37-1W-34, Tax Lots 300, 1100, 1200, 201, 200, 2700). Buyer to verify all material information provided by Seller and/or Seller's agent. Neither Seller, nor Seller's agent makes any representations other than those contained in a formal Purchase and Sale Contract.		

General Information

Tax Years	2013

4/6/2015 study session, page 64

Revise Listing | Property History

Listing Summary

Interactive Map | Report Violation

Listing #2954037
$1,980,000 (LP)
Price/Acre: 19891.50

3721 Foothill,Medford, OR 97504 Active (03/12/15) **DOM/CDOM: 0/0**
Acres: 99.5400 **Lot Sz:** 4335962
Area : E Med

Remarks

This property is in the MD-3 Section of the Medford Urban Reserve. The price includes a home and outbuildings.

Pictures (3)

Agent	Jim Zundel (ID: 2840) Cellular:541-944-7159 Cellular:541-944-7159		
Office	Leland James Zundel Realty (ID:LJZ) Phone: 541-944-7159		
Property Type	Lots & Land	**Property Subtype(s)**	Vacant Land
Home & Lot Pkg Only	No		
Status	Active (03/12/15)		
Agreement Type	Excl. Right to Sell		
Agency Represent	Yes		
Area	East Medford		
Township/Range	37 1W 9		
Commission	Buyers Agency 2	**Variable Rate** No	
Short Sale	No		
REO	No		
Other 3rd Party	No		
Lot Sq Ft (approx)	4335962	**Lot Acres (approx)** 99.5400	**Lot Size Source** (Assessor)
Price / Acre	19,891.50		
County	Jackson	**Tax Acct N**	10423295
Cross Street	Coker Butte		
Entry Date	03/12/15	**Listing Date**	03/12/15
Original Price	1,980,000	**Expiration Date**	03/12/16
Directions to Property	Coker Butte to Foothills take a right and watch on the right for address.		
Occupant Name		**Phone To Show**	541-944-7159
Agent Remarks	The residence is rented if you drive by please don't disturb the tenant if you want a tour give me a call @ 541 944-7159		

General Information

Tax Years	2014
Taxes	1063.31
Tax Lot #	900

CMA Report

Sorted by Status (asc), Price (asc), Price/SqFt (asc)

Listings as of 3/12/2015 3:56:54 PM

Property Type: Residential County: Jackson Statuses: Active, Pending, Sold (9/13/2014 or after) Radius

Address: 405 stanford, Medford, or 97504 Radius: 0.25 Miles

Residential

Active

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	$/SqFt	DOM/ CDOM	Orig Price	List Price
3844 Calle Vista Dr	Medford		3	2 (2 0)	1562	4460 sf	2014	05/28/14	195.20	288/288	304,900	304,900
3671 Fieldbrook	Medford		3	3 (2 1)	2060	0.1900 ac	2004	07/15/14	164.56	220/220	385,000	339,000
3901 Bridgeport Dr	Medford		3	3 (2 1)	2786	0.3300 ac	1994	07/11/14	131.01	244/244	410,000	365,000
241 Fieldbrook Ct	Medford		4	3 (2 1)	2305	0.2600 ac	2003	10/01/14	170.93	162/162	412,000	394,000
3715 Princeton Way	Medford		4	3 (3 0)	2960	0.7000 ac	1967	08/29/14	145.24	195/195	494,800	429,900
3939 Fieldbrook Ave	Medford		4	3 (2 1)	2590	0.1900 ac	2006	02/26/15	173.71	14/14	449,900	449,900
4040 Southview Ter	Medford		6	6 (3 3)	6648	0.3300 ac	2004	02/23/15	157.94	17/17	1,050,000	1,050,000
Listing Count	7	**Averages**			2987				162.66	163/163	500,943	476,100
					High	1,050,000		**Low**	304,900		**Median**	394,000

Pending

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	$/SqFt	DOM/ CDOM	Orig Price	List Price
517 Windsong Dr	Medford		3	2 (2 0)	1606	4818 sf	2014	01/29/15	196.08	32/32	314,900	314,900
382 Stanford	Medford		3	3 (3 0)	2976	0.4400 ac	1983	01/30/15	140.79	239/239	461,300	419,000
3910 Cherry Ln	Medford		4	3 (3 0)	2967	0.3400 ac	1999	03/02/15	143.21	159/159	455,900	424,900
3955 Calle Vista	Medford		4	3 (2 1)	2351	0.1900 ac	2015	01/20/15	180.77	12/12	415,000	425,000
3761 Windgate St	Medford		4	2 (2 0)	2468	0.1800 ac	2012	03/10/15	174.03	67/67	429,500	429,500
420 Lone Oak Dr	Medford		4	3 (2 1)	3196	10674 sf	2014	12/30/14	172.09	175/175	550,000	550,000
4006 Fieldbrook Ave	Medford		3	3 (2 1)	2582	16233 sf	2015	02/24/15	213.01	0/0	550,000	550,000
381-385 Stanford Ave	Medford		6	3 (3 0)	3724	0.4300 ac	2005	03/02/15	161.09	7/7	599,900	599,900
3918 Piedmont Ter	Medford		4	5 (4 1)	5012	0.3400 ac	2002	02/08/15	149.44	279/279	895,000	749,000
Listing Count	9	**Averages**			2987				170.06	108/108	519,056	495,800
					High	749,000		**Low**	314,900		**Median**	429,500

Sold

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	$/SqFt	DOM/ CDOM	Orig Price	List Price	Sale Price	SP % LP
3854 Calle Vista Dr	Medford		3	2 (2 0)	1593	4480 sf	2014	01/30/15	191.40	199/199	304,900	304,900	304,900	100.00
3850 Calle Vista Dr	Medford		3	2 (2 0)	1556	4460 sf	2014	11/05/14	195.95	0/0	304,900	304,900	304,900	100.00
507 Windsong Dr	Medford		3	2 (2 0)	1606	4818 sf	2014	02/24/15	196.08	55/55	314,900	314,900	314,900	100.00
511 Windsong Dr	Medford		3	2 (2 0)	1570	4818 sf	2014	03/06/15	200.57	39/39	314,900	314,900	314,900	100.00
3815 Windgate St	Medford		3	2 (2 0)	1593	4725 sf	2014	01/29/15	199.62	0/0	314,900	314,900	318,000	100.98
3742 Windgate St	Medford		3	2 (2 0)	1864	0.1700 ac	2014	12/04/14	177.14	35/35	335,000	335,000	330,185	98.56
3841 Calle Vista Dr	Medford		3	2 (2 0)	1930	7841 sf	2012	09/22/14	178.76	32/32	349,900	349,900	345,000	98.60
3775 Sunleaf Ave	Medford		3	2 (2 0)	1888	7918 sf	2014	09/17/14	184.06	0/0	347,500	347,500	347,500	100.00
3881 Crystal Springs Dr	Medford		4	3 (2 1)	2472	0.2000 ac	2005	11/26/14	141.59	72/72	399,000	359,000	350,000	97.49
3872 Crystal Springs Dr	Medford		3	2 (2 0)	2036	0.1900 ac	2005	10/16/14	178.78	106/106	383,900	369,000	364,000	98.64
3737 Windgate St	Medford		3	2 (2 0)	2272	0.1600 ac	2014	03/11/15	164.35	187/187	380,000	375,000	373,400	99.57
3780 Fieldbrook	Medford		3	3 (2 1)	2455	0.2200 ac	2005	03/10/15	152.75	0/0	380,000	380,000	375,000	98.68
3747 Sunleaf Ave	Medford		3	2 (2 0)	2015	0.1600 ac	2014	11/19/14	187.11	0/0	367,000	377,031	377,031	100.00
3955 Fieldbrook Ave	Medford		4	3 (2 1)	3043	0.1900 ac	2006	01/16/15	155.65	86/86	490,000	490,000	473,650	96.66
Listing Count	14	**Averages**			1992				178.84	58/58	356,200	352,638	349,526	99.23
					High	473,650		**Low**	304,900		**Median**	346,250		
Property Type Count	30	**Averages**			2523				172.43	97/97	438,830	424,394	349,526	

CMA Report
Sorted by Status (asc), Price (asc), Price/SqFt (asc)

Listings as of 3/12/2015 3 50 48 PM

County: Jackson Statuses: Active, Pending, Sold (9/13/2014 or after) Radius Address: 3185 springbrook, Medford, or 97504 Radius: 0.50 Miles

Residential

Active

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	$/SqFt	DOM/ CDOM	Orig Price	List Price
2190 Delta Waters Rd	Medford		3	2 (2 0)	1204	0.1800 ac	1974	11/14/14	140.37	118/118	169,000	169,000
2049 Bradbury St	Medford		3	2 (1 1)	2214	0.4100 ac	1960	07/06/14	85.37	249/249	210,000	189,000
2102 Delta Waters Rd	Medford		3	3 (2 1)	1936	6534 sf	2008	07/24/14	107.95	234/234	235,000	209,000
3319 Sharman	Medford		3	2 (2 0)	1653	0.1800 ac	1993	11/03/14	130.01	129/129	229,900	214,900
1750 Pearl Eye Ln	Medford		3	2 (2 0)	1402	0.1100 ac	2012	11/03/14	156.85	124/124	219,900	219,900
1627 Monarch Ln	Medford		3	2 (2 0)	1558	0.1300 ac	2006	01/22/15	150.64	51/51	237,000	234,700
3003 Cheltenham Way	Medford		3	2 (2 0)	1647	0.2300 ac	2014	11/24/14	148.15	111/111	249,900	244,000
3019 Edgewood Dr	Medford		3	2 (2 0)	2003	0.2700 ac	1994	01/22/15	123.56	50/50	259,000	247,500
2049 Temple Dr	Medford		4	3 (3 0)	2399	0.5400 ac	1992	07/11/14	112.55	226/226	299,900	270,000
Listing Count	9	**Averages**			1780				128.38	144/144	234,400	222,000
					High	270,000		**Low**	169,000		**Median**	219,900

Pending

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	$/SqFt	DOM/ CDOM	Orig Price	List Price
3204 Springbrook Rd	Medford		3	2 (2 0)	1441	0.2100 ac	1988	07/28/14	83.28	0/0	120,000	120,000
3169 Forest Hills Dr #B	Medford		3	2 (2 0)	1382	0.0700 ac	2004	01/21/15	106.58	6/6	147,300	147,300
2323 Silver Palm Dr	Medford		3	2 (2 0)	1464	0.1900 ac	1987	03/06/15	136.61	88/88	215,000	199,999
3633 Mallard Ln	Medford		3	2 (2 0)	1626	0.1400 ac	2008	02/23/15	147.60	33/33	240,000	240,000
3015 Cheltenham Way	Medford		4	3 (3 0)	2669	0.4600 ac	1956	03/06/15	97.04	105/105	259,000	259,000
3254 Dearborn Ln	Medford		3	2 (2 0)	1686	0.1500 ac	2015	03/02/15	161.86	31/31	272,900	272,900
2621 Hayden Pl	Medford		3	2 (2 0)	1910	0.2500 ac	1978	02/09/15	146.54	20/20	289,900	279,900
Listing Count	7	**Averages**			1740				125.64	40/40	220,586	217,014
					High	279,900		**Low**	120,000		**Median**	240,000

Sold

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	$/SqFt	DOM/ CDOM	Orig Price	List Price	Sale Price	SP % LP
2222 Delta Waters Rd	Medford		3	2 (2 0)	1152	0.1800 ac	1974	12/12/14	117.19	72/72	149,900	139,900	135,000	96.50
2020 Delta Waters Rd	Medford		3	2 (2 0)	1104	0.2800 ac	1973	11/03/14	128.62	142/142	155,000	155,000	142,000	91.61
2431 Somerset	Medford		3	2 (2 0)	1128	0.2100 ac	1981	12/08/14	128.55	7/7	137,000	137,000	145,000	105.84
3102 Springbrook Rd	Medford		3	2 (2 0)	1128	0.1800 ac	1980	02/27/15	140.87	99/99	169,900	159,900	158,900	99.37
3113 Springbrook	Medford		3	2 (2 0)	1240	0.1900 ac	1989	02/26/15	143.55	124/124	188,000	178,000	178,000	100.00
2974 Barclay Rd	Medford		4	2 (2 0)	1829	0.1800 ac	1980	10/09/14	97.59	2/2	175,000	175,000	178,500	102.00
3099 Tahitian Ave	Medford		3	2 (2 0)	1336	0.1900 ac	1979	01/30/15	141.28	71/71	199,000	194,000	188,750	97.29
2444 Pheasant Ln	Medford		3	2 (2 0)	1475	0.1700 ac	1995	02/26/15	130.85	102/102	215,000	200,000	193,000	96.50
3293 Blackthorn Dr	Medford		3	2 (2 0)	1668	0.1600 ac	1991	09/30/14	116.31	26/26	210,000	200,000	194,000	97.00
3063 Waterford Ct	Medford		3	2 (2 0)	1510	0.2100 ac	1990	12/19/14	129.14	0/106	197,000	197,000	195,000	98.98
2378 Windermere Dr	Medford		3	2 (2 0)	1227	0.1800 ac	1981	11/14/14	161.21	26/26	199,000	199,000	197,800	99.40
3069 Heartwood	Medford		3	2 (2 0)	1502	7405 sf	1992	11/26/14	132.49	8/63	199,900	199,900	199,000	99.55
3360 Tahitian Ave	Medford		3	2 (2 0)	1648	0.2000 ac	1981	09/22/14	121.30	66/66	199,900	199,900	199,900	100.00
3277 Springbrook Rd	Medford		3	2 (2 0)	1368	0.2300 ac	1993	11/10/14	147.37	34/34	212,000	212,000	201,600	95.09
2911 Stacie Way	Medford		3	2 (2 0)	1893	0.1900 ac	1988	11/19/14	109.88	199/199	225,000	212,000	208,000	98.11
2900 Songbird Ln	Medford		3	3 (3 0)	1821	0.2800 ac	1980	09/19/14	116.42	28/28	218,500	214,900	212,000	98.65
3245 Springbrook	Medford		3	2 (2 0)	1331	0.2300 ac	1994	11/26/14	160.03	17/17	213,000	213,000	213,000	100.00
2454 Pheasant Ln	Medford		3	2 (2 0)	1776	0.1900 ac	1994	12/05/14	123.87	52/52	229,000	229,000	220,000	96.07
3160 Cheltenham	Medford		3	2 (2 0)	1634	0.1700 ac	1994	10/02/14	137.70	7/7	230,000	230,000	225,000	97.83
2464 Pheasant Ln	Medford		3	2 (2 0)	1729	0.2300 ac	1992	02/12/15	132.45	2/2	229,900	229,900	229,000	99.61
3053 Woodbriar	Medford		3	2 (2 0)	1906	0.2100 ac	1981	11/26/14	132.48	86/86	269,900	257,000	252,500	98.25
3248 Dearborn Ln	Medford		3	2 (2 0)	1630	0.1500 ac	2014	02/27/15	161.96	143/143	269,900	264,700	264,000	99.74
3262 Dearborn Way	Medford		3	2 (2 0)	1631	0.1500 ac	2014	10/02/14	162.42	25/25	264,900	264,900	264,900	100.00
Listing Count	23	**Averages**			1507				133.63	58/65	206,813	202,696	199,776	98.58
					High	264,900		**Low**	135,000		**Median**	199,000		
Property Type Count	39	**Averages**			1612				130.99	75/79	215,651	209,720	199,776	

March 12, 2015

Joe Slaughter
Medford Planning Department
200 S. Ivy
Medford, OR 97501

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

Dear Mr. Slaughter:

I am writing to you in support of the inclusion of URA MD-9 in the staff 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. I have two points I would like to make in addition to those made in the Staff Report.

First, In the Coarse Filter and ESA Scoring results my land received top score in all categories except Parcel Size. I want to point out that we own 18 acres, which would give us a score of "3" if it was all one tax lot. In addition to the MD-9 property we also own the 18 acres to the south, which provides the connection to the current city limit. This makes the effective size of the annexable parcel 36 acres which would make the parcel size score a "4".

In order to annex the north portion of MD-9, it would be necessary to annex the 18 acres owned by Weldon Mobile Home Park, LLC to the south of MD-9. From a tax base standpoint the 18 acres of MD-9 yields 36 acres of tax revenue. The only reason I would consider annexing the land inside the current UGB would be to give me access to the land in MD-9.

Best Regards,
Joe Brooks
Weldon Mobile Home Park, LLC

submitted at meeting 3-12-15

Exhibit F: Received after the 3/12/15 meeting

Person/Group	Area	Page Number
Elliott	MD-9	70
Seeman	MD-5	72
Casebier	MD-2	73
Stevens	MD-6	74
Parks and Rec. Foundation	MD-2	76
Bauer	General	77
Gurschke	General	79
Andrews	MD-5	80
Witten	MD-5	81
Donneaud	MD-5	82
Savage	Land Need	83
Moro	Land Need	85
Medford Schools 549C	MD-2	86
Freel	MD-8	87
LaNier Wattier	MD-2	91
Fakhoury	MD-5	107
Desmond	MD-7	110
Desmond	MD-3	113
Ayala	MD-7 & MD-8	115
Knox	MD-7 & MD-8	118
Louks	MD-5	128
Hadrian	MD-5	132
Bowers	MD-5	135
Hathaway	MD-5	137
Kupillas et al (six letters)	MD-5	140
Woerner	MD-4	155
Woerner	Density	187
Thomas	MD-8	191
Savage	MD-3	192
Stone	MD-5	195
Mahar	MD-5	200
Brooks	MD-5	203
Mahar	MD-5	208
Jones	MD-5	209
Dew	MD-5	210

Joseph T. Slaughter

From:	Planning Department
Sent:	Friday, March 13, 2015 7:43 AM
To:	John K. Adam; Joseph T. Slaughter
Cc:	Jim E. Huber; Bianca L. Petrou; Terri L. Rozzana
Subject:	FW: CP-14-114 (From MD9) - Comments against.
Importance:	High

RECEIVED
MAR 13 2015
PLANNING DEPT.

From: Jeff Elliott [mailto:jeefelliott1@yahoo.com]
Sent: Thursday, March 12, 2015 7:57 PM
To: Planning Department
Cc: Leslie Elliott
Subject: CP-14-114 (From MD9) - Comments against.

Dear Planning Commission,

I arrived early for the meeting held on March 12, 2015. I signed in to speak about the affect on our neighborhood (MD-9). Unfortunately, I was never asked to put my district on the sign-up sheet and after listening to public testimony for over an hour I heard the announcement that you would be going in order of district. This put my family in a bind, I signed up early, and then was relegated to the last speaking positions.

Our street consists of single family dwellings that sit on properties ranging from 1/3 to 1/2 of an acre. We obviously don't fit into the 6.6 homes per acre module that the city envisions. Would our houses (approximately 50) be required by the city to be demolished to meet your agenda? Have you done an environmental impact study on the wetlands surrounding our street? Did you know that 75% of the home owners on Clover Lane do not want to be incorporated into Medford? As a 14 year resident and home owner of 185 Clover Lane I need to tell you that I moved hear solely to be part of County land.

Unfortunately, I wasn't able to express my concerns. What I did hear were from those folks in the northern sections of Medford asking you to add them into your plan. So it seems you don't need Clover Lane. We already have County sewer services, we have public transportation, we have a quiet safe neighborhood. What we don't have are the problems that exist on the other side of Lozier Lane (higher crime, cars speeding down the streets, and higher taxes). Add that to the fact that you need to fix Lozier Lane and remove the barrier that prevents flow of traffic from Plum Street; it's extremely short sighted to plan on having an adverse affect on long time home owners who opted for a peaceful life.

It seemed the only justification given for MD-9 was to "balance out the averages." In other words, you want our money for City services. **I would highly suggest you hold a public meeting just to address the area know as MD-9.**

Again, I'm happy to see those neighbors who endorse your plan for their own areas, but throwing all areas into one vote is extremely unwise.

Sincerely,

Jeffrey P Elliott
185 Clover Lane

Heide Seeman
3472 Blue Blossom Dr.
Medford Or 975004

March 15.2015

RECEIVED
MAR 18 2015
PLANNING DEPT.

Medford Planning Department / Commissioners.
200 South Ivy Street,
Medford, OR 97501

Growing Pains?

Some twenty years ago lot of time and money had gone into the South East Study Plan.
A school, bike paths, a wonderful Main street concept with living quarters above shops and walkable neighborhoods with connectivity to green spaces, an overall very livable and desirable neighborhood plan within a limited agricultural area South of Cherry-Lane.
Unfortunately that plan seems to have gone by the wayside, looking at what has sprung up instead in form of a typical subdivision just South of Cherry Lane.
" The South East Plan would compete with downtown Medford!" we planning commissioners were finally told.
Naumes sold their "none producing" orchard West of North Phoenix road to PRS (Manor). They in turn planned to build a golf course pending a "conditional use permit!"
Planning departments know what that means: Golf courses are only built because they produce expensive building lots along the way. (Cedar Links comes to mind)
Do we really want a sea of more manor like housing and an almost gated community in this lovely valley?

Heide Seeman

Heide Seeman

Joseph T. Slaughter

From: Planning Department
Sent: Thursday, March 19, 2015 7:32 AM
To: Joseph T. Slaughter
Cc: John K. Adam
Subject: FW: Urban expansion

RECEIVED
MAR 19 2015
PLANNING DEPT.

From: Rob [mailto:vspproducts@gmail.com]
Sent: Wednesday, March 18, 2015 3:50 PM
To: Planning Department
Subject: Urban expansion

Sirs,

I own property on the North side of Vilas Road across from the proposed Coker Butter Project and would like to approve of my property being included within the upcoming ugb expansion. I would strongly oppose removal from the expansion per Corey Crebbin's remarks "the boundary should not end on a street or road resulting in a half improved roadway" and my concerns of our agricultural activities being within close proximity of a residential housing development. Currently we are subject to extreme light pollution from the Butler car lots located at the corner of Hwy 62 and Vilas and suspect that a housing development to the South would add to this inconvenience.

Sincerely,

Rob Casebier
1835 East Vilas Road
Central Point, Oregon

rob@vspproducts.com

VSP Products Co., Inc
541-608-4082
Fax 541-608-4083

RICHARD STEVENS & ASSOCIATES, INC.

P.O. Box 4368
Medford, OR 97501

100 E. Main St., Suite O
Phone: (541) 773-2646
Fax: (541) 858-8947

E-mail: cstevens@mind.net
Website: rsaoregon.com

Medford Planning Commission
City of Medford
411 W. Eighth Street
Medford, OR 97501

March 24, 2015

RECEIVED
MAR 24 2015
PLANNING DEPT.

RE: CP-14-114 (MD-6)

Dear Commissioners,

This letter is provided to further clarify comments made at the public hearing by the residents along Starlight Lane. First the Planning Commission was correct in their response that there will be no changes to their individual properties along Starlight Lane until they apply for annexation and then a change of zoning. In addition, Starlight Lane can not and will not be improved to urban standards until those properties are within the City of Medford jurisdiction. The owners of Tax Lot 4800 and the Harry & David Packing facility will not need to use Starlight Lane for any future development plans.

Another comment made was regarding Gore Creek that traverses the property to the east of the proposed inclusion area. This site, Tax Lot 2900, is currently within the Urban Growth Boundary for the City of Medford. There will be no impact on the creek with the inclusion of this area of MD-6 and any future development. The future development of Tax Lot 2900 and possibly any improvements for the Harry & David properties will have to address this matter with any development plans.

The proposed area for inclusion represents approximately 71 acres for future commercial and industrial opportunities. The inclusion of this 71 acres will enhance public health and safety for the vicinity of employment lands. Additional public street connectivity can be provided with these lands. A new commercial street can connect to Anton Drive toward the north and an east/west commercial street can be proposed to connect with the lands to the east.

The City of Medford established an analysis of candidate lands for evaluation, "ESA Scoring". The applicable ESA identifications are ESA 6101 and ESA 6302. The public facilities and utilities are either already existing within the proposed inclusion area or are in close proximity to be extended to the area to serve the future development of this employment area.

The Public Works Department scored this area as very feasible for future development and not having a significant impact on the local transportation system. Street connectivity can be accomplished with the identified inclusion properties, enhancing public safety for alternative routes to and from the Harry and David facilities and the properties to the east. The Public Works Department scored this area with the highest rating for safety and capacity.

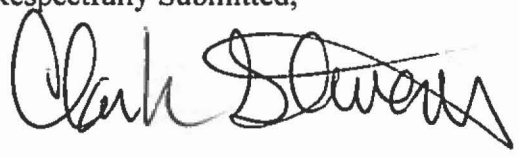
The Public Works Department also analyzed the public sanitary sewer for the subject area and determined that providing sewer service is very feasible. There is currently sanitary sewer service provided within the inclusion area and to the Harry and David Operations. The Public Works Department scored this area for inclusion with the highest rating being able to provide sanitary sewer.

The Medford Water Commission also analyzed this inclusion area for the existing potable water system. With the inclusion of the identified area of MD-6, it is very feasible to provide a looped water system from South Stage Road to Anton Drive to ensure adequate water pressure and delivery for this future employment area.

This 71 acre area planned for future employment opportunities is situated adjacent to other industrial and commercial operations. The potential for future development as a master plan with neighboring lands or a joint venture is very feasible. The conceptual site plan demonstrates that this portion of MD-6 is very feasible and an orderly Medford UGB expansion request.

Based on the information prepared by the City of Medford for the evaluation of public facilities, the subject inclusion area received the highest ratings. Based on this information, the applicants are in agreement with Planning Staff that this portion of MD-6 should remain as proposed for inclusion into the Medford Urban Growth Boundary. This proposed inclusion area is an excellent area that should be included within the Medford UGB for future commercial and industrial development opportunities, for the next 20-year planning horizon.

Respectfully Submitted,



Richard Stevens & Associates, Inc.
Clark Stevens

Medford Parks
& RECREATION FOUNDATION

RECEIVED
MAR 25 2015
PLANNING DEPT.

March 25, 2015

Jim Huber, Planning Director
City of Medford – Planning Department
Lausmann Annex

Dear Mr. Huber,

The Medford Parks and Recreation Foundation Board approved a Gift Pledge Agreement with Coker Butte Development, LLC (Coker Butte) on February 18, 2015. This agreement would provide to the Foundation approximately 23.5 acres of real property that eventually would be developed into parks for the City of Medford.

The Foundation would pass this gift to the City of Medford upon receiving title from Coker Butte and construction of the parks and trails would become the responsibility of the Parks and Recreation Department.

As mentioned in a previous letter, the Foundation Board voted to support the inclusion of the Coker Butte project within the City of Medford's current Urban Growth Boundary process.

The Foundation is a non-profit 501 (c)(3) that's mission is to support the City of Medford's Leisure Services Plan. The proposed 23.5 acres of open space that can serve as parks and trails are identified within this plan.

Sincerely,

Joe Brett

Joe Brett, President
Medford Parks and Recreation Foundation

P.O. Box 124 ⌘ Medford, OR 97501 ⌘ 541-774-2400
www.medfordparksfoundation.org ⌘ parks@medfordparksfoundation.org

RECEIVED
MAR 25 2015
PLANNING DEPT.

Medford Planning Commission
John Adams and Joe Slaughter
Subject: Urban Growth Boundary.

I have several concerns about opening up the Urban Growth Boundary. I am concerned about traffic and crime, climate change and pollution, water supply, wildlife and wetlands. These concerns come from a position of quality of life issue. How is this expansion of the urban growth boundary going to make the lives of the residents of Medford better. I have not heard any benefits. Many of these problems are not just in Medford, but all over the USA.

The traffic and crime issue should be addressed by the Tim George, Medford's Police Chief. If he has given his response I have not heard it. Right now on any week day between 4PM and 6PM, all over our town you can witness traffic hazards made by reckless drivers. I was at the corner of McAndrews and Crate Lake and the signal went out for about 30 minutes. The people just crazy. They were driving on people's front yards, they were making right turns in a left turn only lane, some were not stopping at all. How a accident did not happen is a miracle. Today I was on Highland and Barnett and here comes these guys doing 60 miles per hour. This is a difficult issue to solve because you can not have a officer at every corner in the city. Is more cars going to make this situation any better? At the very least, a independent traffic study is needed.

The crime issue might be highlighted by the recent national listing of Medford has one of the highest crime increase rates in the country. I know that statistics can be skewed in different directs, but it does mean we do have a problem of which I do not have a solution, but does increasing the population make this any better?

The Climate Change issue is hotly debated, but have you noticed our winters are not getting as cold as they used get? The past few summers have been as hot as they usually are either and we not getting our usual snow pack in the mountains. How about we side with caution and make sure each new house has solar cells as well as lot of trees in between the houses. What would be wrong with that? Last year the United States Environment Protection Agency has predicted that California, Nevada, New Mexico, Arizona will be in a Mega Drought for the next few years. The Southern Oregon region is very close to California and look what happened to our snow pack. Also, look what happened to the Ashland snow pack. Does increasing the population help with this issue?

On a similar issue is air pollution. As you know we are in a valley and mountains around us trap the pollution. Some days we have **"Bad Air Days!"** and this is a complicated issue too. I suggest none of these new homes have wood burning fireplaces because that is a huge source of pollution. My suggestion of trees and solar cells would help that issue, but we need more solutions. How many elderly people in this valley all ready have breathing problems? I know some of the sport coaches have some of their kids have asthma. Just talk with the American Lung Association. One solution might be make more stringent smog test, but that would have to come from the state.

Another problem is forest fires. You have the air pollution problem and you have a possible fir problem. Has the fire Chief been consulted with this potential problem. A solution might be make a fire break in between some of the houses. With the Bad Air Days and then forest fires, do you really think a lot tourists will come to Medford?

The next problem is water supply. I know the Medford Water Commission has signed off on a lot of these projects, but have they signed off on all these projects put together. I have no idea. Another problem of low density housing causes more use of watering.

I live next to marsh area and then the Centennial Golf course. They are lot of birds (Quail, Pheasant, Canadian Geese and a few hawks,) coyotes at night and a few jack rabbits. I mentioned in March 12 meeting that these creatures would be lost and you agreed. Can anything be done so that very few of these creatures lose their lives and their habitat? Our area has a wide variety of plant and animal life, but development will cause a negative effect. This is a problem for all of the USA and not just Medford.

Also, because I live so close to the marsh area (actually a rain runoff pipe runs under my property and then a neighbors property as well and empty"s into the marsh only a few feet from our property. What happens to this pipe? Unfortunately I was not notified of a meeting on March 18 2015 of the planning Commission or I would have presented this problem to them. I do not know their plans.

One last it is the Pacific Retirement Service is planning a large development on the marsh area. Are there any plans of including the Larson Creek path? I have heard Pacific Retirement Service is objecting to increasing the lower end of the path. How about making that a requirement that they stop blocking that path? One last issue is few areas at the end honor and Misty lanes that abuts the Manor properties. These few acres could be developed a lot easier because they are within the city limits. Why is the Manor not forging ahead with this property?

The last subject is urban sprawl. I moved here from the San Francisco Bay area and many places you can not tell one town from another. They have developed all the space in between each town. Do we want Medford, Ashland, Talent, Phoenix, Central Point, Eagle Point to become one long town? It causes more people to make longer commutes (according to the Sierra Club, the average American is behind the wheel for eight 55 hour work weeks a year.

In conclusion, I do have a few suggestions, but not many answers. I look forward in working together.

Bruce Bauer

Bruce Bauer
1249 La Loma
Medford, Oregon 97504
PO Box 1604
Medford, Oregon 97501
541-821-1823

RECEIVED
MAR 25 2015
PLANNING DEPT.

Medford Planning Commission
Subject: Urban Growth Boundary

I'm writing this letter because I'm concerned about the development that will be taking place and wanted to bring to attention as concerns of polluted water consumption that is to be used to build and construct all these homes and businesses and then since we have had problems with drought each year is getting worse. I think you should take concerns over private land use that farmers need to produce crops and not take that away and make sure that not everything in this City so condensed that there will be running out of water even for the salmon runs and will not be protected. I went to one of the meetings the first of development but I did not get to go to the wetland meeting and I was very concerned about pushing the wild life out and nothing to contribute to that situation also.

I have noticed that in some cases that air Quality of pollution build up has set in and when so many people come into the valley it is hard to control all situations on that level. I lived in LA and I know what impact that seemed to case and smog so thick and then more gangs taking over in areas where police will have a hard time trying to stop gangs and violence. This City now has the reputation of crime rising. I moved to Oregon to get away from the smog and violence and feel now not safe and concern over clear air or water and water ways for fish might be destroyed if to many people move into the valley and there so vulnerable now how can you assure that people will follow the rules and not try to destroy what is beautiful. I thought that Solar could possibly help when the businesses come that would be built so that it insures to keep cleaner air quality.

What is done now has to do with the future of all of Oregon's and we need to be a partner in showing that this City will conserve all that we can to protect our quality of life. I know that the marsh land that is to be part of the Urban Growth Boundary and to be subject to construction all that is taken away and made to planning and development. Then coyotes and Quail, Doves, pheasants, will be pushed off the land we have many a wildlife now in danger. I wish you would consider and help protect these things and that is why I'm writing you. Climate Change, Pollution, smog, water ways ,and fish, violence, wildlife, over development and mountains being homes taking over all the beauty in sight. The police are having a hard time now trying to keep up with the crimes here and traffic control. I like the dog park and hopes that that to will not be taken out for the public does want that to stay also Some of the public wanted to know when the meetings were and did not get the chance to go to them, so I hopes that the public will be notified. I to have concerns over homeless and nothing so far mentioned and need some shelters for them.

Thank you for taking time out to read my letter,

Barbara Gurschke

Barbara Gurschke

1242 La Loma Drive,
Medford, Oregon
P.O. Box 4134
Medford, Oregon, 97501

RECEIVED
MAR 25 2015
PLANNING DEPT.

March 23, 2015

Dear Planning Commission:

I previously testified at the Planning Commission Meeting last week but felt compelled to enter something in writing emphasizing my concerns about the M5 Section of Medford being omitted from the Urban Growth Boundary.

I live in Summerfield and enjoy it for the location in East Medford, the quality of development and the part it plays in the overall Southeast Plan. Medford is lacking developments master planned to the extent this Southeast plan is. People are drawn here for the existing quality of life AND desire to be part of the connection to Chrissey Park.

We have a unique opportunity to have something even more special than what we currently have, but without inclusion into the Urban Growth Boundary, I understand it will be 25 years before this could be reconsidered . This would be a tragically missed opportunity for all the current and future residents living in Summerfield. I sincerely hope this is not the path you choose to take.

Donna Andrews

Donna Andrews

3821 Fieldbrook Ave.

Medford, OR 97504

RECEIVED
MAR 25 2015
PLANNING DEPT.

Dear Planning Commissioners

My name is Mike Witten. I am a real estate broker in Medford and live in the South East Planned Community of Summerfield.

When we bought our home in Summerfield, our understanding was that the South East Plan would include various residential developments that would extend east on Cherry Lane to the future planned Chrissey Park. We also understood with that plan, to include walking/hiking path ways from the existing development of the South East Plan to the Chrissey Park area, thus forming a continuity to all the residential developments of the South East Plan.

I now hear that a portion of the land to the east of the existing Summerfield Development is not within the Urban Growth Boundary of Medford and cannot be developed to allow that continuity. Medford is in the process of expanding their Urban Growth Boundary to allow room for growth for the next 25 years. I understand that the developer/owner of that connective land has applied for inclusion into the Medford Urban Growth Boundary.

As a real estate broker I hear with enthusiasm from home buyers about the desirability of the Summerfield area and the existing and future amenities of the South East Plan. Without the connective continuity to the lands to the east and to the Chrissey Park area the developments of the South East Plan will not realize their full potential.

I strongly encourage your recommendation to include this property into the Urban Growth Boundary. It's an integral part of a proven plan demonstrated by the highly successful and desirable Summerfield subdivision.

Thank you for your consideration.

Mike Witten

3821 Fieldbrook Ave.

Medford, Or 97504

RECEIVED
MAR 25 2015
PLANNING DEPT.

March 24, 2015

To: Medford Planning commision

My husband and I bought our home in Summerfield in 2005. He had been diagnosed with advanced prostate cancer and wanted to leave me as comfortable and secure as possible. One of the factors influencing our decision was certainly location and easy access to the amenities in this part of Medford as well as the development itself. Mahar Inc. has a stellar reputation in the development of his properties and the value included in the neighborhood.

My main form of exercise is walking. Our streets are quiet and uncluttered. Chrissy Park was on the drawing board when we bought our home. Along with the park there are plans for walking trails and some open space. When I am out walking I meet lots of neighbors for the first time. The neighborhood is always the first topic of conversation. As we exchange information it usually comes up that they told their agent that they wanted to see everything for sale in Summerfield. Our reputation has proceeded us in the valley.

I read the recent article in the Mail-Tribune concerning future growth, the urban growth boundry, along with a map of my area. Now it appears uncertain that the original plan for southeast Medford will come to fruition if some parts are excluded from the UGB. I don't understand the reasoning behind this decision. We are privilaged to have a first rate developer/builder who is committed to improving our standard of living while expanding this area. Please don't let this plan die. I also look forward to the retail village across from the fire station.

Please remember that real people, friends and neighbors, inhabit those little grid marks on a map.

Thank you for your consideration, your time, and your service to the citizens of Medford.

Sincerely,

Barbara Donneaud

Barbara Donneaud

CSA Planning, Ltd
4497 Brownridge, Suite 101
Medford, OR 97504
Telephone 541.779.0569
Fax 541.779.0114
Mike@CSAplanning.net

RECEIVED
MAR 26 2015
PLANNING DEPT.

March 26, 2015

City of Medford Planning Commission

RE: ***UGB Amendment Land Need / Acreages***

Dear Commissioners,

Please accept this letter into the record for the City of Medford Proposed Legislative Amendment to include lands within the Urban Growth Boundary.

At pages 353 through 361 of the Planning Commission record, a letter submitted by 1000 Friends of Oregon questions whether the numbers relied upon in the proposed amendment are to some degree double-counted. The letter also raises questions about whether comprehensive plan elements adopted already by the City are properly considered as acknowledged by the State. In particular, the letter states that DLCD by letter rejected as incomplete Housing Element - adopted by the City in 2010. This firm was contracted by City to assist in preparing and Economic Opportunities Analysis and the resulting Economy Element as adopted in 2008 as well as with its 2010 Housing Element Update. The following should be of assistance in considering at least some of the questions:

- As a city with a population of over 25,000, Medford could not utilize the "safe harbor" assumptions available for smaller cities at OAR 660-024-0040(10). A larger city such as Medford required to study the actual development patterns and trends to form the basis for future land need projections. A comparison to uniform "safe harbor" rules was not a relevant standard of review.

- The letter states that some of the employment needs have been double-counted. In particular, the letter questions the identified land need in residential area to accommodate places of employment (city, county, state, federal, and other public agency lands). The letter asserts that such need was already captured in the Economic Element. That is incorrect. Both the Housing Element and the Economy Element properly recognize existing development patterns where some commercial uses occur in residential lands and some residential uses occur in commercial lands. Indeed, among the largest employers in the region - in fact in any region - are the school districts. Much employment occurs in residential areas besides schools. There are non-profit groups, day care centers, religious institutions, fire station, and more in abundance that are not fully accommodated - or even principally in many cases - within traditional employment land designations. In fact, it is only recently that the City of Medford updated its code to allow for public schools to consider siting in commercial zones through conditional use permitting. Even then, the local school district's site selection standards would not normally allow siting in commercial areas for standard schools. The recent revisions were really directed at charter schools that serve a wider geographic base than a neighborhood public school.

- It is not unlikely that there will be a need for additional civic buildings. Several have been constructed or are now underway - projects that were initiated after the comprehensive plan elements in question were already adopted. The public sector is, in fact, amongst the largest sources of land development project in any community. Some of these projects occur in commercial and industrial lands, and a fair amount also occur in residential lands. These were not double-counted but appropriately accounted for in each of the respective elements.

- The Housing Element was adopted by Ordinance 2010-250 through a Post Acknowledgement Plan Amendment (PAPA) process and was properly noticed in that manner. It was not adopted and forwarded to DLCD for review and acknowledgment in the manner of Periodic Review as is indicated in the reference heading of DLCD letter (referring to DLCD File No. Medford PAPA 008-09). The DLCD Director's assertion in the letter that it should have been combined with an Urban Growth Boundary Amendment and forwarded to DLCD for review in the manner of Periodic Review did not change the

fact that the adoption and notice of decision as a PAPA had already occurred, triggering a 21 day appeal period that neither DLCD nor any other party bothered to appeal to LUBA. In that situation, it is my understanding that a PAPA is considered acknowledged by operation of statute as then in effect if the appeal period lapses without any notice of intent to appeal being filed. I recommend that you request that the City's legal counsel review the manner of adoption and notice for the projects in question and consider the distinction between a PAPA and a Periodic Review task completion. If these elements are in fact acknowledged as final PAPA actions, the City would still retain the ability to amend them again as part of the current process - but it behooves all concerned to have a full and accurate understanding of the actual current status of those "foundation" elements. The DLCD and 1000 Friends letters do not provide a full explanation on that matter.

- Statewide Planning Goal 2 otherwise requires land use decision to be based on a jurisdictions adopted and acknowledged comprehensive plan provisions. Reliance on the adopted comprehensive plan element is both appropriate and necessary unless they too are being revised. To challenge adopted components of the Housing Element appears to be an untimely collateral attack on a final land use decision.

- The City's recent process to increase efficiencies within the existing UGB by amending various Selected Area Lands (SAL's) was also adopted by Ordinance and noticed as a post-acknowledgment plan amendment. Because those changes were not appealed, it is my understanding that they can and should be relied upon as well.

In short, the City's numbers relied upon for the proposed Urban Growth Boundary Amendment are not over-estimated. In-fact, it is very possible that the numbers actually underestimate the amount of land need. For example, the Housing Element is based on development that occurred through 2008. Based on a cursory examination of Assessment records, approximately 680 lots (on some 132 acres) have a year-built value greater than or equal to 2009. While it is likely that some of the improvements were replacement improvements, it is also likely that most of the improvements were new. I only point this out as an example. I do not suggest the City undergo a new study to account for or re-evaluate their buildable lands inventory. I strongly recommend the city rely on their current adopted Comprehensive Plan.

Very truly yours,

CSA Planning, Ltd.

Michael Savage
Associate

TONIA L MORO
ATTORNEY AT LAW PC

19 South Orange Street
Medford, OR 97501
(541) 973-2063

March 26, 2015

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Medford Planning Commission
200 South Ivy Street
Medford, OR 97501

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

Dear Medford Planning Commission:

I am writing regarding the UGB amendment under consideration and would like you to include this letter in the record.

I have had the opportunity to review the comments submitted by Greg Holmes of 1000 Friends of Oregon and I join those comments. I urge the commission to correct the errors he identifies. As understood the errors have resulted in the proposed amendment's inclusion of more land than can be justified. Moreover, at minimum the proposed expanded boundary should not include more than 40% of the 7,840 acres within the current UGB and urban reserves (the 50 year projected need). As a result, some land will need to be removed from the proposal.

Thank you for your attention and please notify me at the address above of any decisions or future hearings or meetings on this amendment proposal.

Yours truly,

Tonia Moro

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Office of the
Chief Operations Officer

March 19, 2015

Dear City Councilors, Planning Commissioners, and Staff:

On behalf of Medford School District 549C, I want to again express the District's support for the inclusion of MD-2 in the urban growth boundary.

I have heard testimony from other property owners stating that their properties are ideal for school sites. However, the only property currently located within the City's urban reserves with a binding and executed agreement for the donation of a school site to the Medford School District is the Coker Butte Development, LLC property in MD-2. Simply put, if the entirety of the property identified as Map 371W05 Tax Lots 202, 300, 600 and 900 is included in the UGB, then the District receives 20 acres for a school site. This is very important to the District because our projected growth patterns identify a need for a school in that area in the near future. If we are unable to procure this site as a donation, we will likely need to seek a bond to pay for a land acquisition. Land acquisitions generally become cost prohibitive to us once they are brought into the city boundary. The site is important enough to the District that the District adopted it into the District's facilities plan. The District is open to considering additional suitable site locations in the future, if they become available.

It should be noted that other property owners with land currently included in the City's urban reserves have verbally offered to donate a school site to the District. We evaluated this potential site, but found it did not meet the District's needs, and politely declined to negotiate an agreement with them. We are not interested in entering into donation agreements for school property when the proposed property is not a good fit for the District. Inclusion of the Coker Butte Development, LLC property in the UGB provides a public benefit by meeting our needs in that area.

Sincerely

Brad L. Earl
Chief Operations Officer
Medford School District 549C
815 S Oakdale
Medford OR 97501

cc: Dr. Brian T. Shumate, Superintendent
Thaddeus G. Pauck, Attorney

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Freel & Associates, LLC

C. David Freel
P.O. Box 587
Shady Cove, Oregon 97539
541-830-3930 Office
541-830-3917 Fax

Medical Arts Building
691 Murphy Road, Suite #206
Medford, Oregon 97504
541-770-7454 Office
541-770-3174 Fax

March 26, 2015

Medford Planning Commission
200 South Ivy Street
Medford, OR 97501

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

Dear Medford Planning Commission:

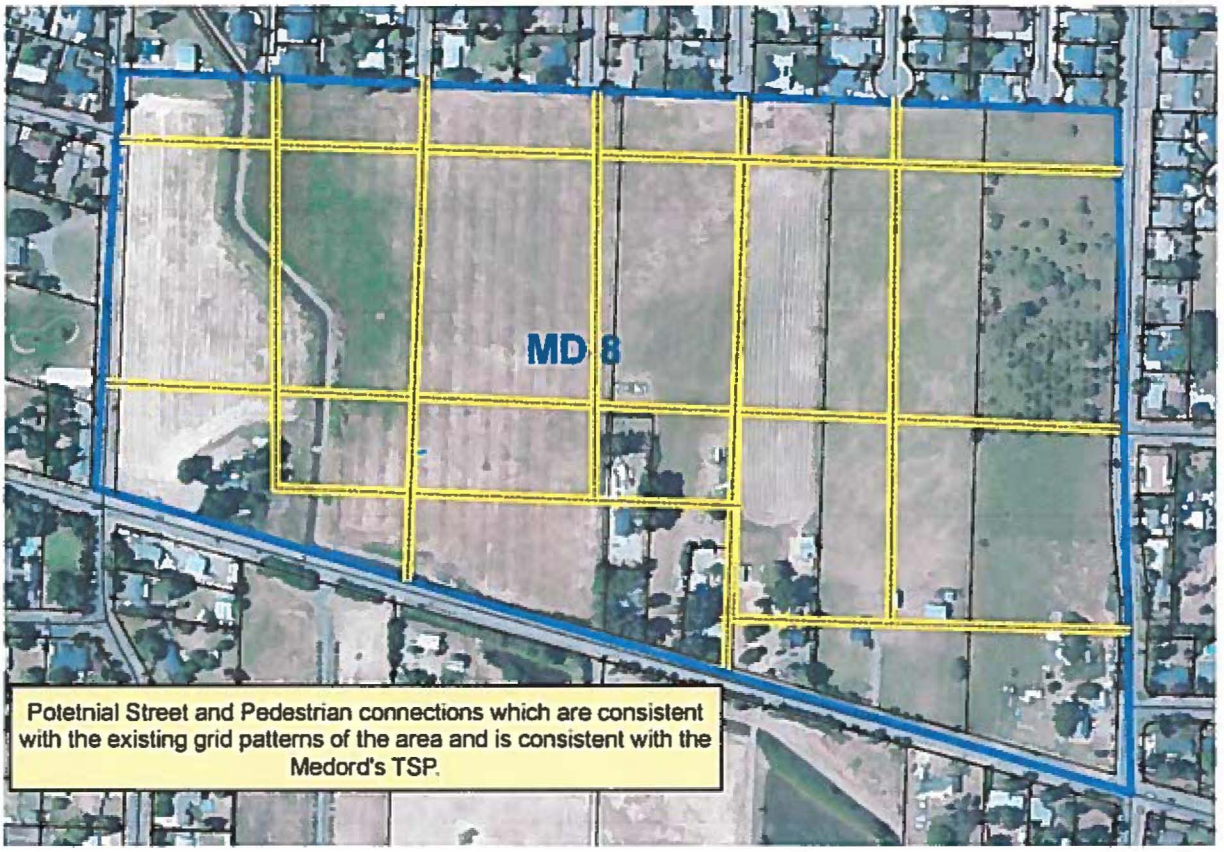
The purpose of this letter is to submit my support regarding the UGB amendment that is currently in front of you. My property is located in MD-8 and as of March 12, 2015 the Medford Planning Staff has recommended our inclusion into your UGB.

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.

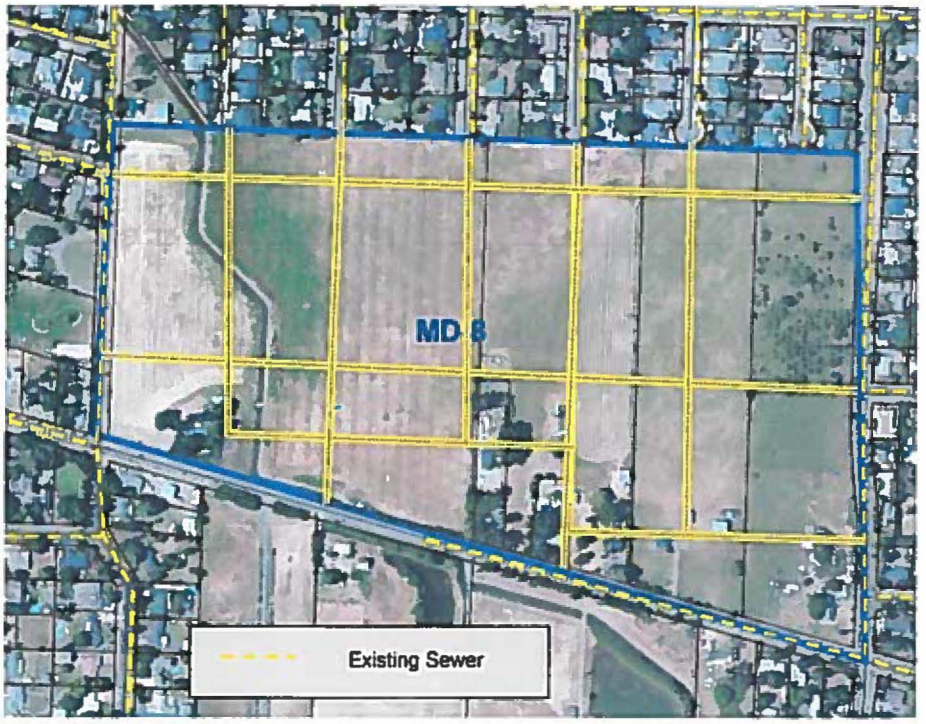
According to the staff report, statewide regulations require that plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are appropriate with the financial capabilities of Oregon households and allow for flexibility of housing location, 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 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 undated 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 of your Comprehensive Plan and meets the state requirements for inclusion into the UGB. 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 Staff'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,

Dave Freel
Freel & Associates
PO Box 587
Shady Cove, OR 97539

RICHARD STEVENS & ASSOCIATES, INC.

P.O. Box 4368
Medford, OR 97501

100 E. Main St., Suite O
Phone: (541) 773-2646
Fax: (541) 858-8947

E-mail: meganrsa@mind.net
Website: rsaoregon.com

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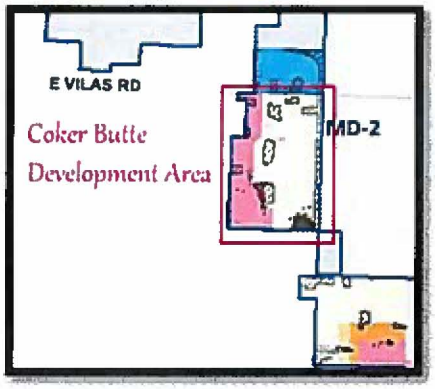
March 26, 2015

Medford Planning Commission
City of Medford, Lausmann Annex
200 South Ivy Street
Medford, OR 97601

RE: File No. CPA-14-114
Phase 2 - UGB Amendment

Dear Chairman McFadden and Planning Commissioners,

The purpose of this letter is for Coker Butte Development LLC to respectfully request that the Planning Commission support the recommendations prepared by the Planning Department Staff in regards to the Urban Reserve Area identified as MD-2. A complete discussion and support of our proposal is found on pages 193 – 234 of the record and attached to this letter.



This area has a very well thought out and engineered design plan that meets the applicable urbanization criteria in the UGB amendment process. Furthermore, the property owners are determined to uphold their commitments for donating a 20-acre school site[1] and donating approximately 23.5 acres of land to the Parks Foundation (attached as Exhibit A), as can be seen by the adopted agreements signed by all parties for these donations.

[1] School Agreement is found on pages 228-234 of the record.

It should be noted that our agreement with the Medford Parks Foundation was submitted to Staff on March 3, 2015, and for whatever reason was not included into the Agenda Packet as was requested by our Firm. Therefore, attached as Exhibit A is a copy of the letter given to Staff and the Agreement for the park land.

The purpose for these agreements was to ensure that these commitments would be carried out in the event the property is to ever change ownership. To date, we understand that ours is the only property that has these agreements in place, which have been adopted by the Medford School District 549C and the Medford Parks Foundation.

Currently, the Medford Parks Leisure Service Plan shows a need for parks in this area and also a need for a trail system for connectivity throughout this project and beyond[2].

With the type of development proposed in the Conceptual Plan, a school location in this area would be very beneficial. With the integrated trail system proposed by Medford Parks in the eastern boundary of the subject tract, walking and biking to school will be a safe accessible option for everyone within this area.

As for the appropriate scoring Staff prepared, the subject tract scored very well for proximity, parcel size and sewer connections. As seen on the Conceptual Plan in Exhibit B, there is a sewer connection approximately 200 feet from the property boundary along East Vilas Road and gas connectivity 50 feet from the property.

As for transportation, our traffic engineer Kim Parducci with Southern Oregon Transportation Engineering, LLC, evaluated our property and scored it as a 3 or 4, not 2 as identified on Staff's maps. Medford Public Works clarified that the evaluation they relied on was done for a larger area (MD-1, MD-2 and MD-3), not specific areas, which would more accurately determine the true scoring for each area. Furthermore, Ms. Parducci' s analysis of our property determined:

> "*Its* [the area] *only deduction is its close proximity to OR 62 and Vilas Road, but its reliance on those facilities is reduced because of the strong additional north south connectivity of the re-aligned Crater Lake Avenue and Springbrook Road through the site. This will help alleviate the need to use OR 62 and still allow connection to Coker Butte Road, Vilas Road, Owens Drive and Delta Waters."*[3]

An RVTD Bus Route[4] is also very close-by with a bus stop located just north of East Vilas Road for additional transportation options.

---

[2] See Exhibit B for the Medford Parks Trail Map with the subject property identified, and for the Conceptual Plan Map.

[3] Technical Memo found on pages 218-219 of the record.

[4] Exhibit B

Water is also readily available, and a new 12" water main is located within 100 feet of the property line.

As can be seen on the Conceptual Plan as discussed herein, our site is "shovel ready" for development once the property comes into the City. This project has so many key components that are a benefit for the City, and is an ideal candidate for inclusion into the Medford UGB because of its mixed-use design, compliance with residential densities, and conformity with the allocated percentages of uses for the MD-2 area, along with the formal agreements with Medford's Parks and Recreation Foundation, and School District 549C to gift land for an adopted future school site, neighborhood and community parks, and a Parks connective trail system[5].

Again, we encourage you to support Staff's recommendation in regards to MD-2, and we appreciate you time and efforts in this matter.

Sincerely,

Richard Stevens & Associates, Inc.
Megan LaNier Wattier - *Principal*

[5] Please refer to letters of support from City of Medford Parks and Medford Park Foundation on pages 214-216 of the record.

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Exhibit A

Parks Agreement

Letter to Staff for inclusion into the Record

RICHARD STEVENS & ASSOCIATES, INC.

P.O. Box 4368
Medford, OR 97501

100 E. Main St., Suite O
Phone: (541) 773-2646
Fax: (541) 858-8947

E-mail: meganrsa@mind.net
Website: rsaoregon.com

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February 24, 2015

Joseph Slaughter, Planner IV
City of Medford Planning Department
200 South Ivy Street
Medford, Oregon 97501

RE: File No. CPA-14-114

Dear Mr. Slaughter,

On February 5, 2015 we met to discuss our project in MD-2 south of Vilas Road and we submitted our narrative and conceptual plan to be entered into the record for the above file. The purpose of this letter is to supplement that plan with the signed agreement to donate all 23.5 acres of our open space to Medford Parks and Recreation Foundation and eventually to City of Medford Parks and Recreation.

Attached is a copy of that signed agreement. Should you have any questions please do not hesitate to call or email me. Thank you for your time in this matter, you have all done a great job on an important and complex project.

Sincerely,

Richard Stevens & Associates, Inc.
Megan LaNier Wattier – *Principal*

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GIFT PLEDGE AGREEMENT

This Gift Pledge Agreement is entered into this 25 day of February, 2015, by and between Coker Butte Development, LLC, an Oregon limited liability company and O'Side Industry, LLC, a California Limited Liability Company (Coker Butte Development, LLC and O'Side Industry, LLC are hereinafter collectively referred to as "Coker Butte"), and Medford Parks and Recreation Foundation, Inc. (hereinafter referred to as the "Foundation").

WHEREAS, Coker Butte owns real property in Jackson County, Oregon that would be beneficial for future park land;

WHEREAS, Coker Butte desires to convey real property to the Foundation as a gift on certain conditions and following certain conditions precedent;

WHEREAS, the Foundation desires to receive a gift of real property from Coker Butte in accordance with the terms of this agreement;

WHEREAS, the parties acknowledge that there are various conditions precedent that must occur prior to any gift conveyance to the Foundation and that Foundation's cooperation and support for those conditions shall be necessary;

NOW, WHEREFORE, the parties agree as follows:

1. As provided herein, Coker Butte agrees to gift approximately 23.5 acres of real property (the "Gift Property") to the Foundation within one year of the completion of all Conditions Precedent. For purposes of this Agreement, "Conditions Precedent" shall mean all of the following: a) Foundation support as provided in Paragraph 3; b) inclusion of the entire 210-acre Coker Butte property, described on Exhibit B, into the Urban Growth Boundary of the City of Medford; c) annexation to the City of Medford and zone change of the Gift Property and any partition, subdivision, or property line adjustment necessary to convey the Gift Property in substantially the location and dimensions shown on Exhibit A. Coker Butte shall have the right, but not the obligation, to apply for a zone change on the Gift Property prior to conveyance to the Foundation. Coker Butte may seek any zoning designation, so long as parks are a permitted use in the new zone. The Coker Butte property on Exhibit B, less the Gift Property, shall be referred to herein as the "Coker Butte Property."
2. The Foundation shall cooperate with any efforts of Coker Butte to secure entitlements on its property described on Exhibit B, including the Gift Property, and/or to establish the value of the Gift Property by appraisal, but such efforts are not required of Coker Butte.
3. The Foundation shall publicly express support for the inclusion of Coker Butte's portion of urban reserve area MD-2 into the Urban Growth Boundary of the City of Medford. Expression of support shall, at a minimum, include written and verbal support at each City of Medford public hearing regarding Urban Growth Boundary expansion. Coker Butte shall provide reasonable advance notice to the Foundation for each such public

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hearing. However, the Foundation shall not have any direct financial responsibilities and shall not be responsible for making any formal land use applications. All letters of support from the Foundation shall be on Foundation letterhead. Verbal expressions of support shall identify the speaker as a representative of the Foundation.

4. Coker Butte shall gift the Gift Property to the Foundation via bargain and sale deed. The Gift Property shall be free and clear of all encumbrances other than the normal standard exceptions.
5. The Gift Property shall consist of approximately 23.5 gross acres of raw land. Coker Butte makes no promises or warranties regarding any development rights on the Gift Property.
6. After the conveyance of the Gift Property, the Foundation shall cooperate with Coker Butte in granting reasonable requests for easements for access, drainage, and utilities on the Gift Property for the benefit of the Coker Butte Property. The foregoing cooperation shall mean that the Foundation shall work with Coker Butte to assist in any conditions of approval of development of the Coker Butte Property, including permitting storm water detention ponds or swales on the Gift Property as may be required as a condition of approval of development entitlements on the Coker Butte Property. Furthermore, the Gift Property shall count toward any open space requirements that may be a condition of approval for development entitlements on the Coker Butte Property.
7. The Foundation shall cooperate with and shall waive remonstrance against any reimbursement district that may affect the Gift Property.
8. Contemporaneous with the conveyance of the Gift Property or as soon as practicable thereafter, the Foundation shall execute Covenants, Conditions, & Restrictions ("CC&Rs"), requiring that the Gift property be used for Park Purposes. "Park Purposes" shall mean that the primary use of the Gift Property is for a city park, which may consist of open space, play areas, or ball fields. Following conveyance of the Gift Property to the Foundation, the Foundation shall have 10 years to put the Gift Property to use for Park Purposes. The Foundation may unilaterally extend its timeframe for use of the Gift Property for Park Purposes for an additional 10 years by notifying Coker Butte in writing within 90 days of the expiration of the original 10 year period following conveyance of the Park Property to the Foundation. In the event the Foundation fails to use the Gift Property for Park Purposes within the timeframes specified herein, the Foundation shall offer to sell the Gift Property to Coker Butte for market value at the time of the sale, based on an appraisal by a licensed appraiser acceptable to both parties. In the event Coker Butte does not purchase the Gift Property following the Foundation's nonuse for Park Purposes, the Foundation may convey the Gift Property to another public entity, so long as it is used for park purposes. All of the foregoing shall be memorialized in the CC&Rs. The CC&Rs shall further provide for the Foundations obligations in paragraphs 6 and 7 and shall require that the Gift Property be covered by liability insurance, mowed, watered, and otherwise be maintained in an attractive fashion. The CC&Rs shall benefit the Coker Butte Property and shall run with the land.
9. In the event the conditions precedent are not completed within 5 years, this Agreement shall terminate and the parties shall have no obligations to each other. Notwithstanding the foregoing, Coker Butte shall have the unilateral ability to extend the Agreement for

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additional terms, the sum of which shall not exceed 5 years beyond the initial term of this Agreement, provided that Coker Butte provide written notice of such extension to the Foundation prior to the expiration of the then-current term.

10. Nothing in this agreement shall be construed to limit the Foundation's ability to convey the Gift Property to the City of Medford at any time.

DATED the day and year first above written.

COKER BUTTE DEVELOPMENT, LLC

By: Douglas G Simpson
Its: manager

MEDFORD PARKS AND RECREATION FOUNDATION, INC.

By: Joe Brett
Its: President

O'SIDE INDUSTRY, LLC

By: Douglas G Simpson
Its: manager

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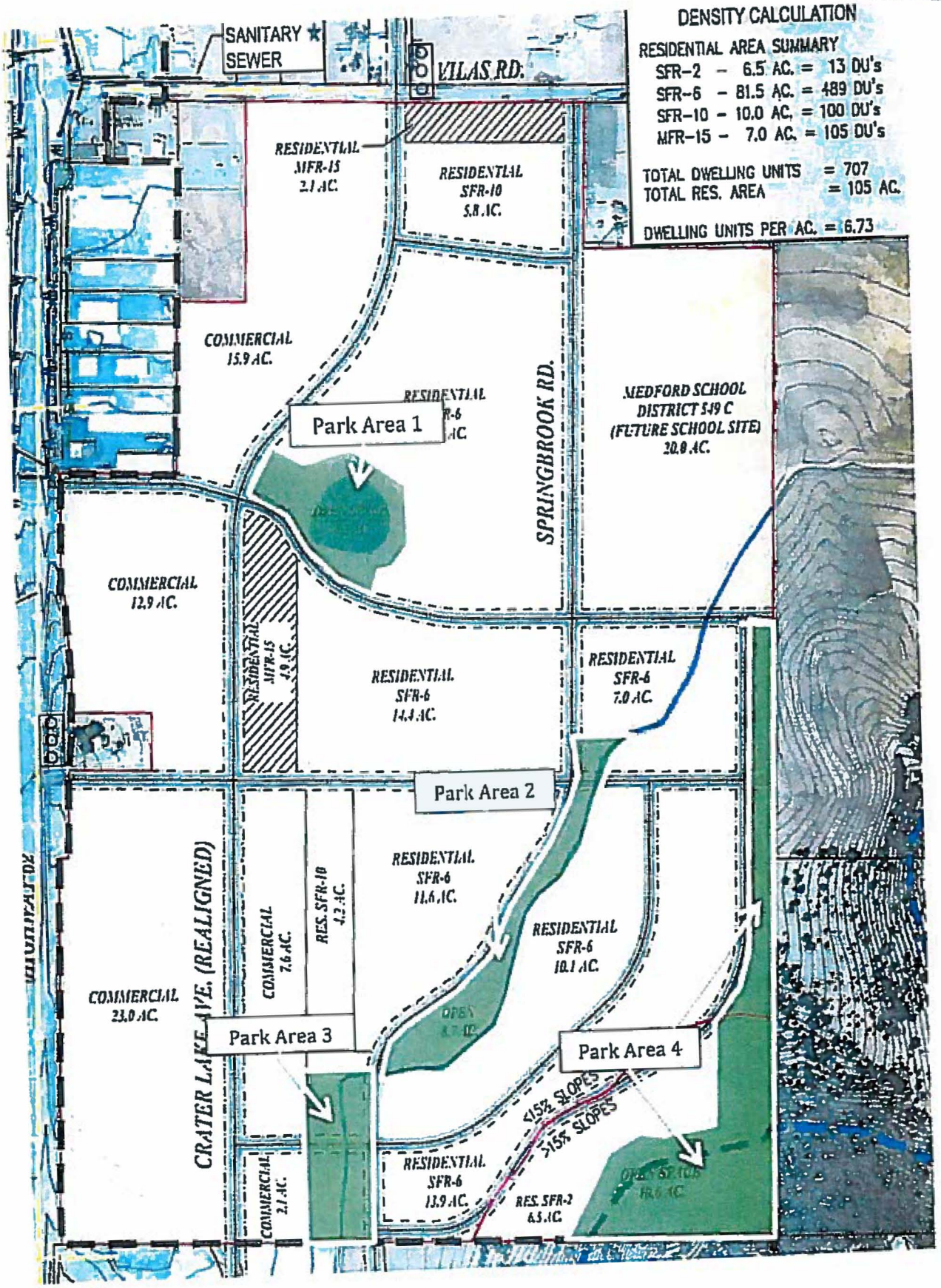
"Exhibit A"



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44g0440802

Exhibit B

Parcel No. Two (2) of Partition Plat No. P-56-1993 filed July 14, 1993, in Volume 4 Page 56, "Record of Partition Plats" in Jackson County, Oregon, as Survey No. 13567.

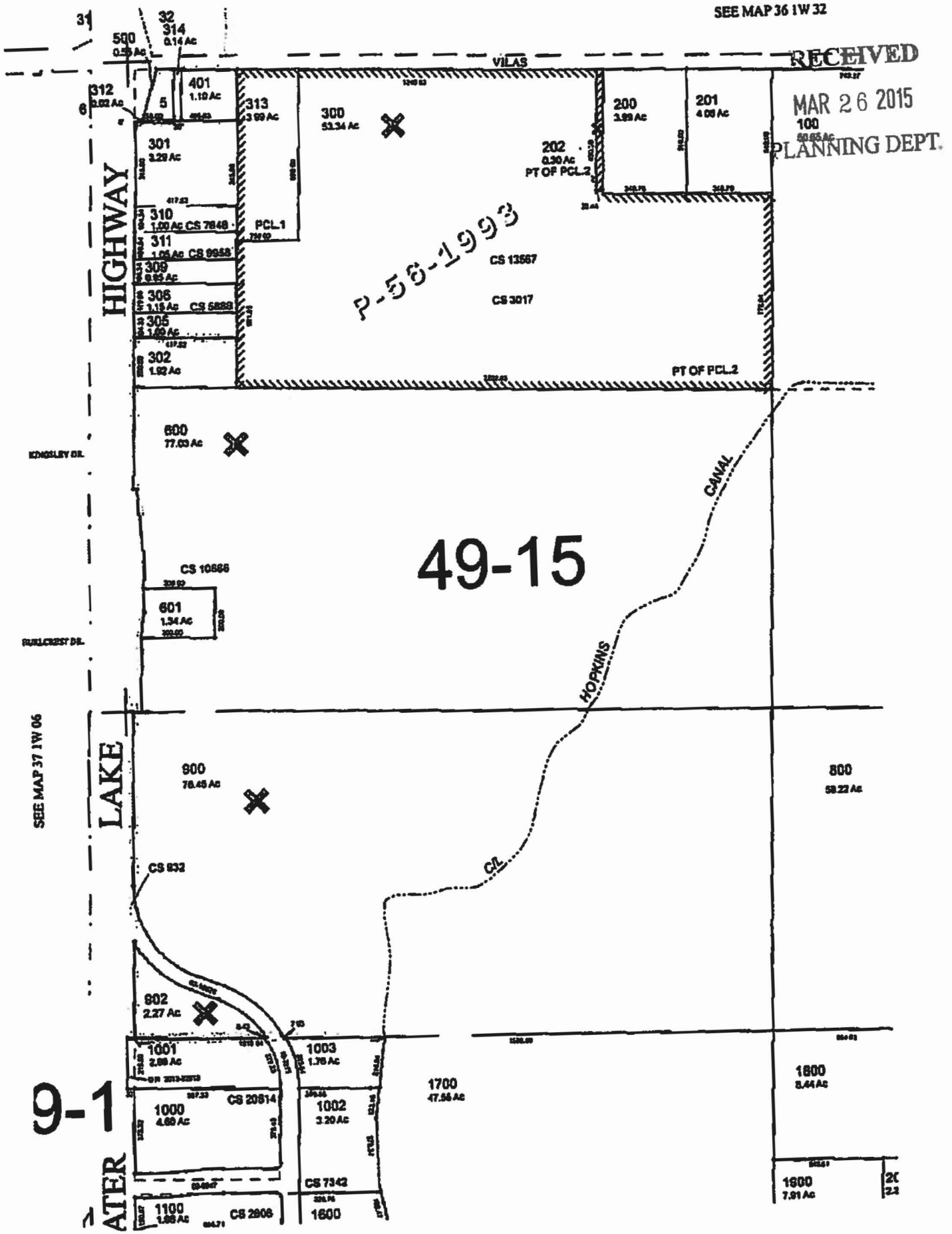
(Code 49-15, Account 01-046046-4, Map 371W05, Tax Lot 8300)
(Code 49-15, Account 01-046045-6, Map 371W05, Tax Lot 8202)

The North Half of the Southwest Quarter of Section 5 in Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon.

(Code 49-15, Account 01-046057-0, Map 371W05, Tax Lot 8900)

The South Half of the Northwest Quarter of Section 5 in Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon. EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded May 10, 1966 as No. 66-05568 of the Official Records of Jackson County, Oregon. ALSO, EXCEPTING THEREFROM the following: Beginning at a point on the easterly right of way line of the relocated Crater Lake Highway in Jackson County, Oregon (being the easterly boundary of the property described in No. 66-05568 of the Official Records of Jackson County, Oregon), said point being 300.0 feet North of the west quarter corner of Section 5 in Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon, thence East 300.0 feet; thence North 200.0 feet; thence West 300.0 feet, more or less, to the easterly right of way line of said Crater Lake Highway as relocated; thence South, along said right of way line, to the point of beginning.

(Code 49-15, Account 01-046054-7, Map 371W05, Tax Lot 8600)


SEE MAP 36 1W 32
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VILAS
HIGHWAY
LAKE
49-15
9-1
SEE MAP 37 1W 06
P-56-1993
CS 13567
CS 3017
PT OF PCL.2
PCL.1
CANAL
HOPKINS
C/L
CS 10666
CS 932
CS 20814
CS 7342
CS 2806
300
53.34 Ac
200
201
202
0.30 Ac
301
3.29 Ac
310
311
309
306
305
302
1.92 Ac
600
77.03 Ac
601
1.34 Ac
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902
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1001
1003
1000
1002
1700
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1900
1100
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Exhibit B

Medford Parks Trail Maps

Conceptual Plan

RVTD Bus Routes

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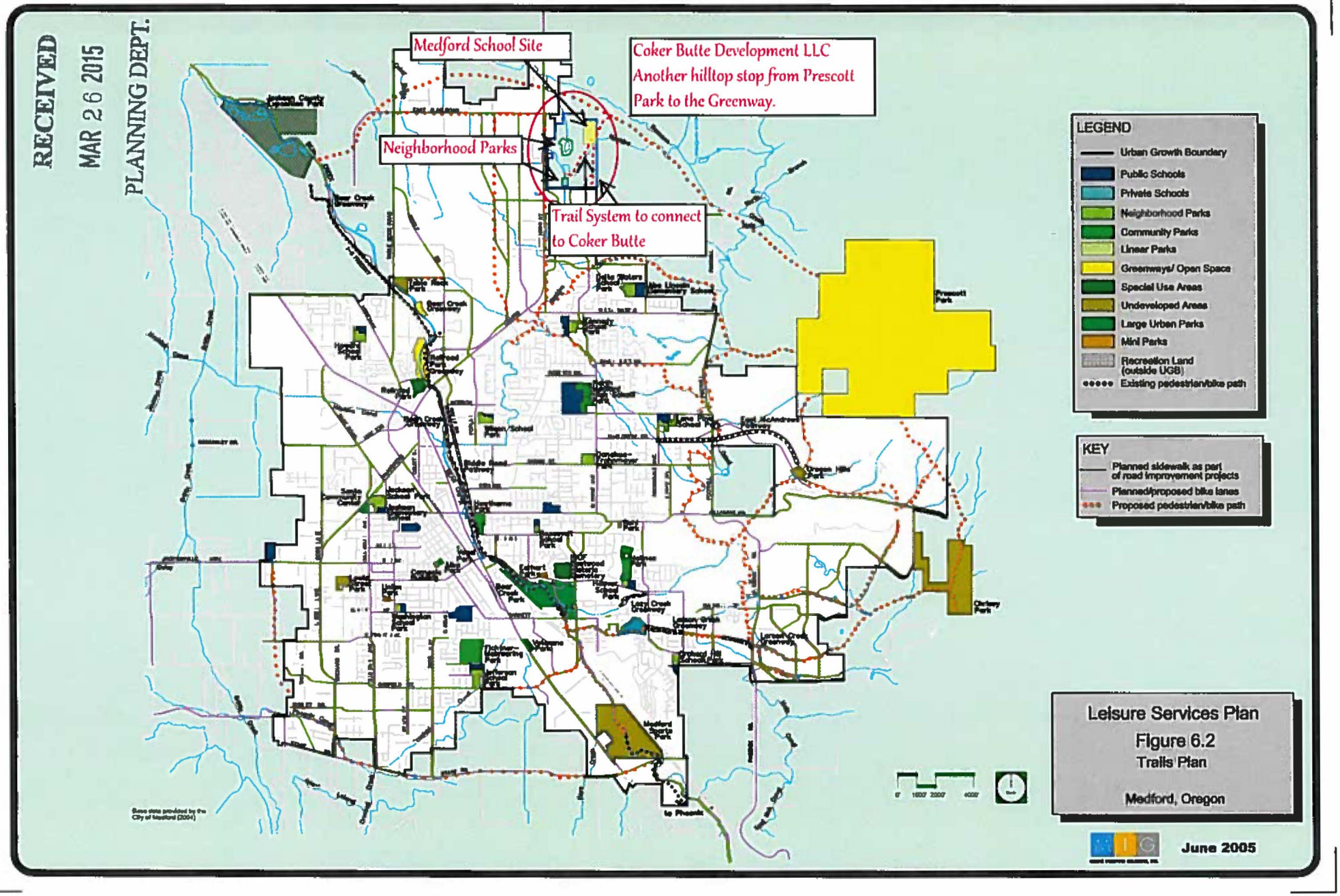

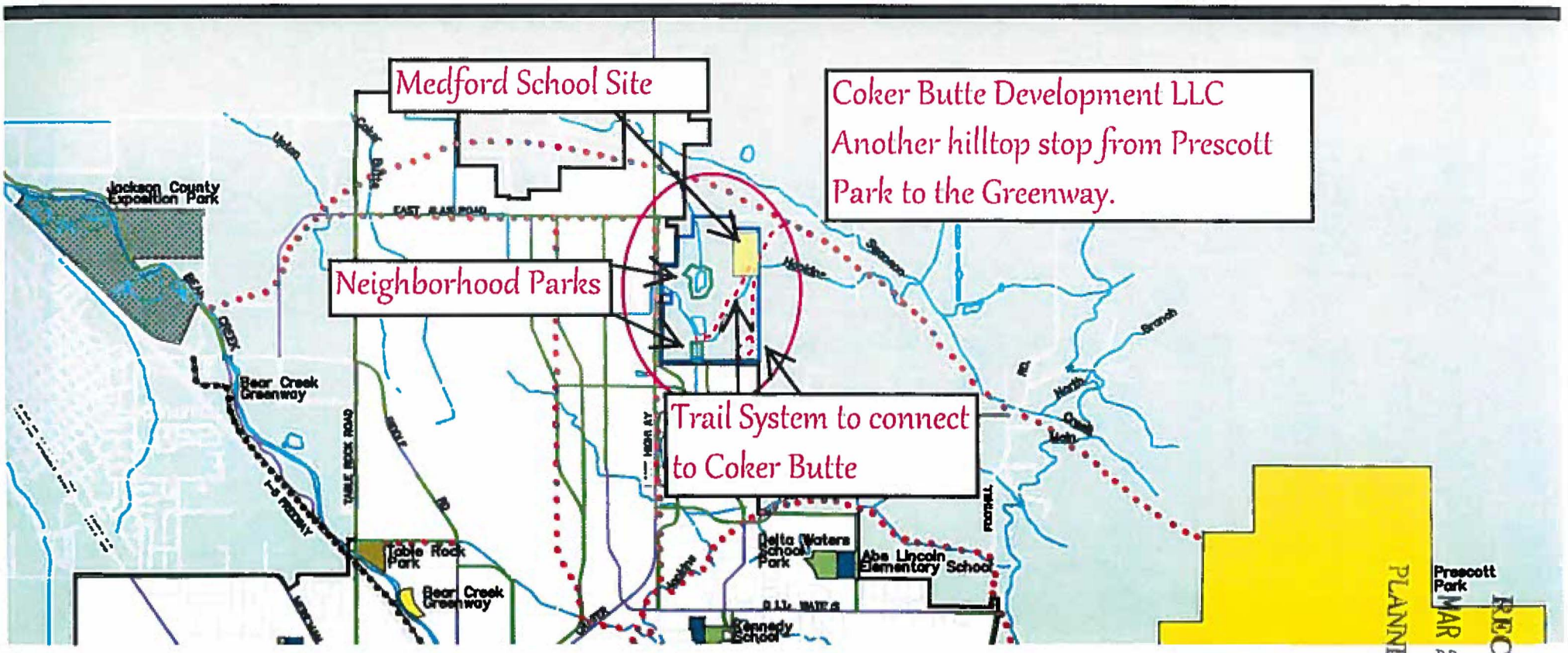

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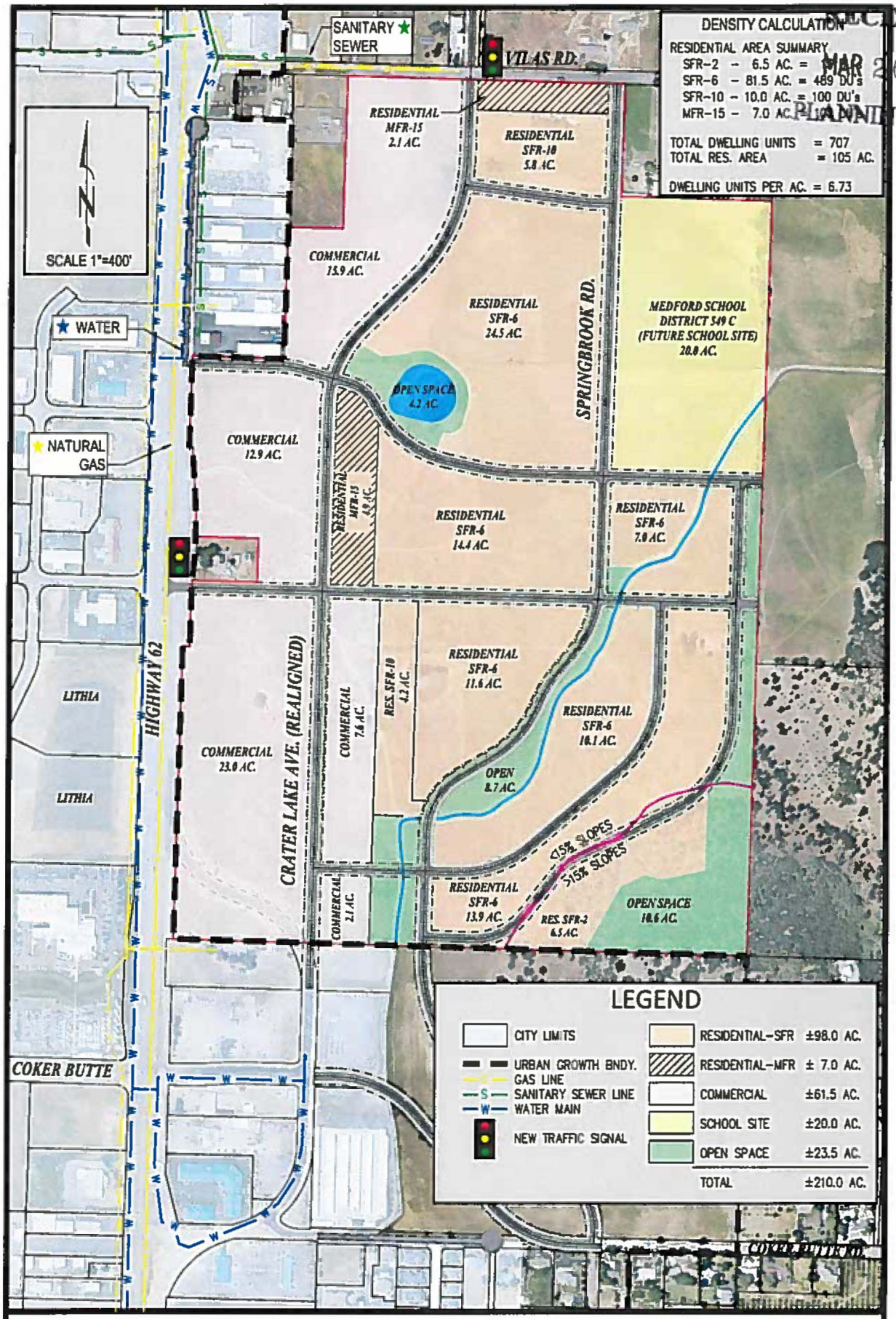

RH2 ENGINEERING PLANNERS

COKER BUTTE DEVELOPMENT
CONCEPTUAL SITE PLAN

Revised: 10-07-14 EHM

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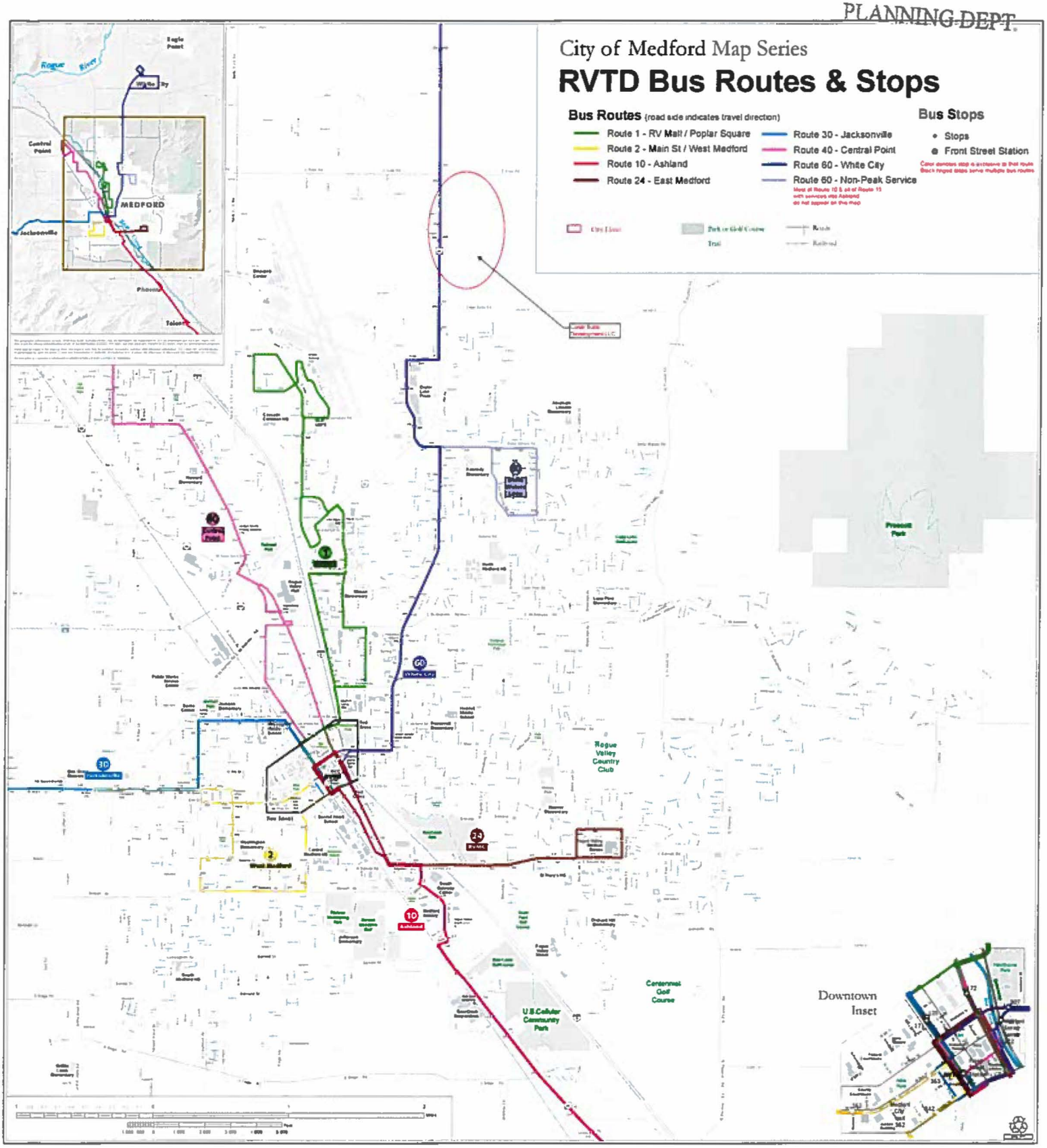

Joseph T. Slaughter

From: Ramzy <ramzyf@verizon.net>
Sent: Thursday, March 26, 2015 8:33 AM
To: Joseph T. Slaughter
Subject: MD -5 " East' should NOT be included in Recommendation to Council

March 25, 2015
Medford Planning Commission

City of Medford

200 Ivy Street

Medford,Oregon 97501

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MAR 26 2015
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RE: MD-5

Dear Chairperson McFadden and Planning Commissioners,

I am a property owner in the city of Medford. I have been highly intertested in the Regional Problem Solving process in the City of Medford for the last few years. I have closely followed the process and have attended various meetings, open houses and open discussions with city personal regarding the UGB expansion process.

Most recently I was in attendance at the March 12, 2015 meeting. As the meeting progressed, many members / land owners made presentations to the council, some which made sense and other which were just utterly unconventional. In particular the area MD-5 of Chissy and Prescott Park were discussed over and over. I believe that these area's are not crucial properties to the expansion process and should not be included in the UGB expansion process.

Although it may be alluring to have such parks and trails as progressive attraction sites, I believe that the council should recognize that there are many more available sites with in the

proposed areas that the staff has reccommended to provide these trails and services to the current and forthcoming population. Like greg holmes had mentioned, affordable housing are much important than finished park and trail 30 years from now.

The arguments, as I understood them for the MD-5 area by Chrissy Park was twofold. One people want the parks and are under the impression that to put in a trail it has to be in the City. Apparently the City process is a bit easier and quicker than the County process, but it doesn't preclude them from doing it through the County. The other issue is sewer and water. The folks inside the City Limits were saying that they need water and sewer connectivity. The only reason why they are encouraging to bring in Mahar's piece is that Mahar would bring the infostructure to them upon building that area out, so it would be cheaper for them to get water. Everyone inside the City Limits can get city water and sewer, but they would have to pay for it and they would rather ride the coat tails of Mahar. T**he sad part is that they've been misguided in thinking that if this area comes in that they will instantly get water/sewer or will get it in the next 10 years. However, the only way they can get services up there via Mahar is for Mahar to build out the entire 1,041 acres of the SE Plan and then build out the 273 acres he's trying to bring in.** It's hard to believe, even in this market or the 2006 market that in the next 20 years he will build out 1,314 acres of land, he'd be lucky to build it out in the next 30-40 years, so those folks are going to be waiting another 20-40 years for the water/sewer that they're fighting for. Meanwhile other areas that are ready to build right now that have the infostruture abutting or very close to them will have to wait another 20-30 years to come into the UGB. So if the City decides to bring in Mahar they will have brought in a bunch of land that will just sit there.

Sincerely,

Nayef Fakhoury
1845 north phenoix rd, Medford

March 25, 2015

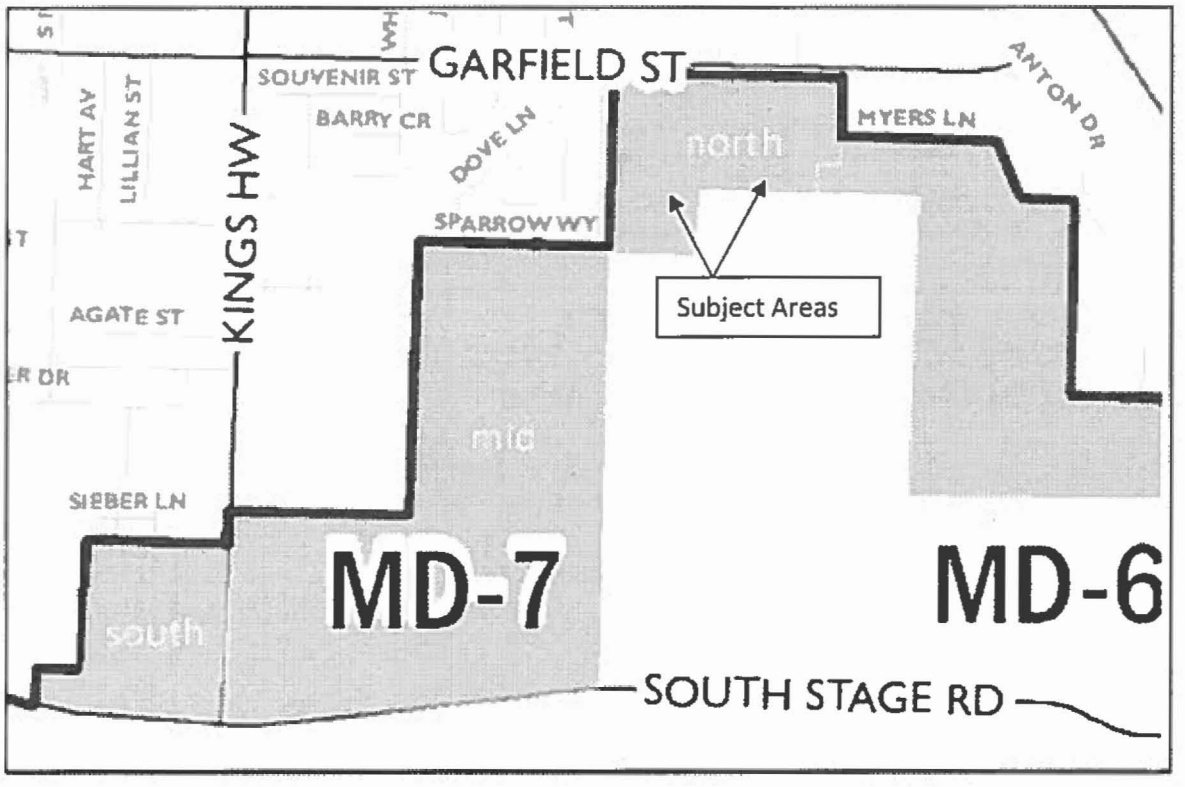
City of Medford
Planning Commission
200 S. Ivy Street, Lausmann Annex, Room 240
Medford, OR 97501

RECEIVED
MAR 26 2015
Planning Dept.

Subject: File No. CPA 14-114, Urban Growth Boundary Amendment MD7-n

Respected Chairman McFadden and Commissioners:

I own acres 18 located within proposed UGB area MD7-n (tax lot 371W31D as illustrated on the ma below. I would like to express my support and appreciation for staff's recommendation to include MD7-n in Medford's UGB.



Some of the various development attributes and characteristics offered by MD7-n in contrast to other areas are:

Proximity:

- *MD-7n* borders City limits along three sides;
- is less than ½ mile to Highway 99 and less than 1 mile to I-5;

- is 1½ miles to Downtown and Rogue Community College;
- is less than 1 mile from employment generators such as Harry & David, KOGAP's Stewart Meadow's Village, Wal-Mart and Fred Myer;
- is adjacent to Holly Street, a future Collector Street, intended to extend from Garfield Street to South Stage Road to the south;
- provides a regional balance for employment uses, thus limiting excessive commutes;
- its intended employment use is generally more suitable when adjacent to agricultural land (southern boundary) and tends to have less conflict with agricultural operations;

Transportation:
- *MD-7n* fronts along Garfield Street, a Major Arterial street;
- Garfield Street is a direct link to both Highway 99 and I-5;
- due to the rapid commercial, industrial and residential development of the southwest area, there is a need for more connectivity between existing east-west arterials such as the extension of Holly Street to South Stage Road. The Holly Street connection will improve circulation and congestion in this area;
- inclusion of MD-7n and its eventual development will assist in the realignment and safety improvements of the unimproved portion of Myers Lane (see attached Conceptual Street Pattern Map);
- is located within a well established transportation network easily incrementally extended;
- is located in the southwest area of the City, generally unencumbered by traffic constraints;

Parcel Size:
- *MD-7n* consists of two parcels totaling 37 acres. Based on the recent ESA scoring maps, the parcels individually have a moderate score (3 - yellow), but combined the score would be increased to moderate high (4 – green);
- no physical components or constraints delineate two parcels allowing for a seamless development pattern. *Note:* the attached Conceptual Street Pattern Plan identifies a street along the southern boundary of the property which is intended to provide for logical street connectivity, but also an agricultural buffering opportunity.

Infrastructure:
- *MD-7n* has excellent infrastructure overall, including a 24" "gravity fed pressure zone" within Garfield Street which can easily accommodate the intended uses and minimal expense or right-of-way disturbance;
- sewer services are sized to 12" mains which can easily accommodate the build-out of the for its intended employment use;
- with the inclusion of MD-7mid to the south and the incremental infrastructure improvements associated with the Holly Street connection to South Stage Road, the upsizing of water and sewer service lines within the Holly Street right-of-way to accommodate the southern half of MD-7n is logical and cost efficient.

Economic:
- *MD-7n* has numerous economic advantages over other identified Urban Reserve Areas, including those previously noted such as existing infrastructure, existing and planned street

connections, unencumbered transportation corridors, close proximity to major transportation corridors and existing commercial and employment centers;

- the parcel sizes, based on the attached MD7n Conceptual Street Pattern Map, illustrates possible large tracts of land appropriate to attract business professional offices and/or manufacturing technology space;
- is located in an area of the community with low to moderate income households often attractive to major employers and thus a reciprocal benefit for the community's job growth;
- is within close proximity to Rogue Community College, as well as Southern Oregon University, which can infuse inexpensive skilled labor to prospective employers;

Overall, the two subject property owners strongly believe MD-7n is an ideal candidate based on the various factors noted above as well as those identified in the City's adopted Regional Plan Element. The two property owners have worked together in the past and believe the attached Conceptual Street Pattern Plan, as well as their most recent discussions will lead to a comprehensive and well designed employment area for the City of Medford.

I respectfully ask that you include MD7-n in your UGB recommendation to the City Council.

Sincerely,

Diana Desmond

March 25, 2015

RECEIVED
MAR 26 2015
Planning Dept.

City of Medford
Planning Commission
200 S. Ivy Street
Medford, OR 97501

Regarding : File No. CPA 14-114, Urban Growth Boundary Amendment MD3

Dear Chairman McFadden and Planning Commissioners:

I own two parcels approximately 35 acres each located with proposed UGB area MD3 tax lot 371W09 tax lots 800 and 100 on Coker Butte Road. I've participated in the Greater Bear Creek Regional Planning process since its inception and I would like to express my support for staff's recommendation to include tax lot 100. I would also ask for your consideration to include tax lot 800 as it will facilitate the extension of McLaughlin Drive through to Coke Butter Road as shown on the attached map.

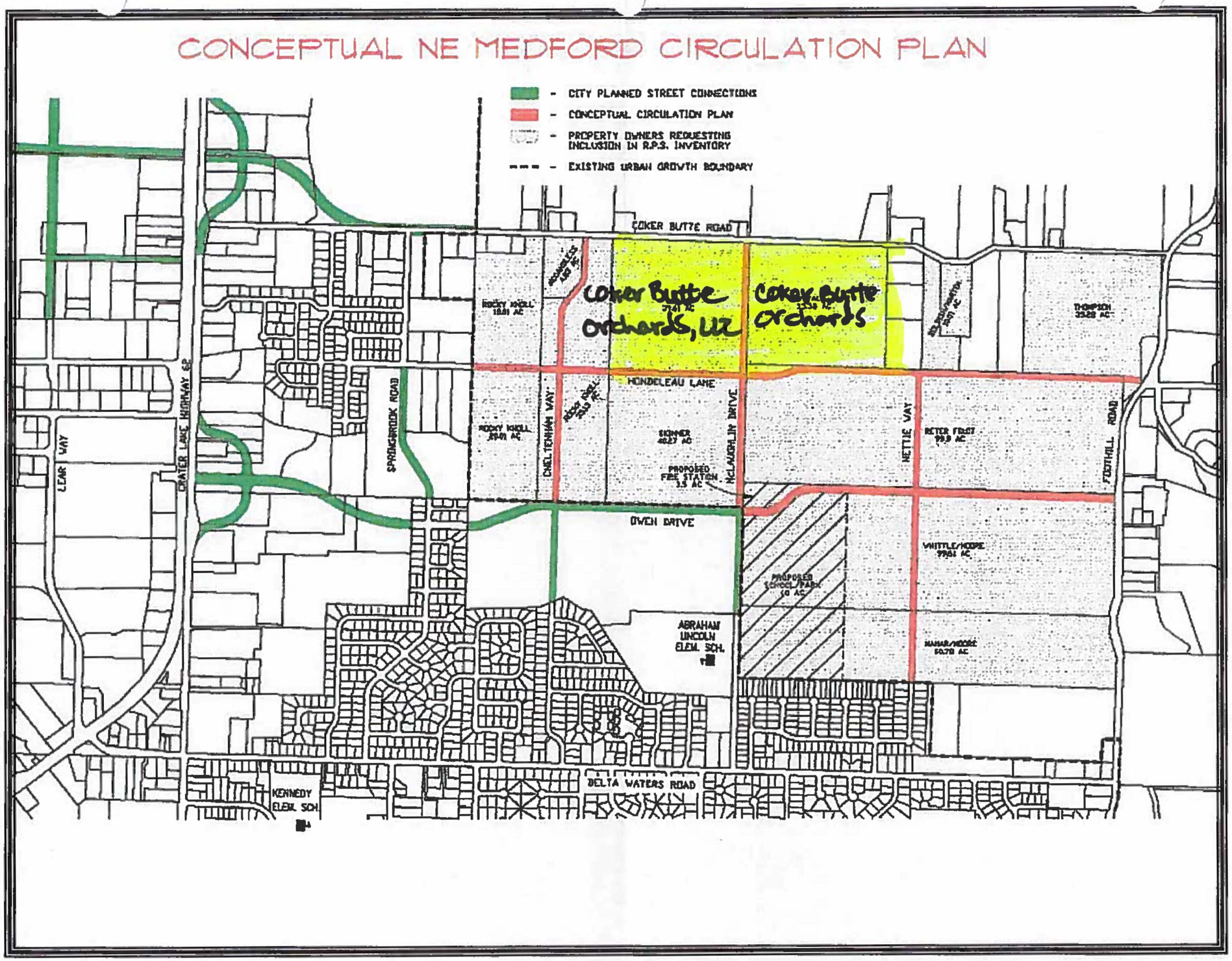
The property has considerable acreage, is level and does not pose any physical barriers that should exclude its consideration. The property is very accessible to major transportation corridors and was part of the attached North East Medford Circulation Plan generated by the City.

According to the ESA Scoring maps, the property received positive rankings for Sewer, Transportation, Proximity and Parcel Size. The property did receive a low ranking on Water, but I believe that issue is easily resolvable as water services will eventually be extended to the property as neighboring properties develop and extend their water lines.

I respectfully ask that you include tax lot 800 as recommended by staff and that you also consider including tax lot 100 as it may provide an easier extension of Mcloughlin to Coker Butter Road.

Diana Desmond

CONCEPTUAL NE MEDFORD CIRCULATION PLAN



AYALA PROPERTIES
132 W. Main St. Suite 201-A Medford, OR 97501 541.772.4198

RECEIVED
MAR 26 2015
Planning Dept.

March 25, 2015

Medford Planning Commission
City of Medford, Lausmann Annex
200 Ivy Street
Medford, Oregon 97501

Subject:File No. CPA 14-114, Urban Growth Boundary Amendment

Respected Chairman McFadden and Panning Commissioners:

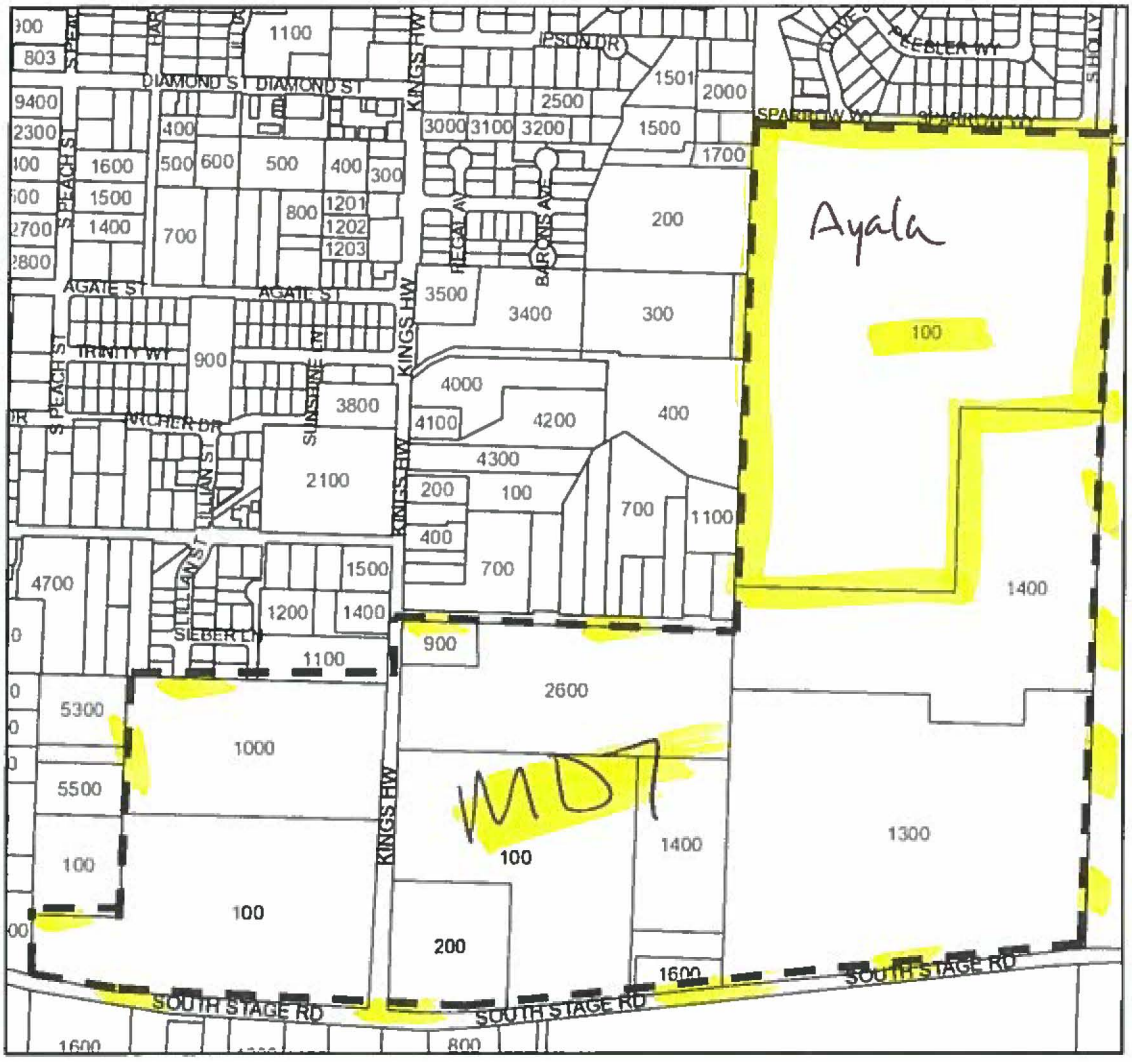
I own tax lots 381W06B 800 and 382W01BC 1200 (see attached maps) located within recommended UGB areas MD7 and MD8.

I concur with staff's recommendation for MD7 and MD8 and their objective recommendations and analysis. MD7 and MD8 offer a unique opportunity for UGB expansion. Both areas are located within Medford's most affordable housing sector, walking distance to South Medford High School, Jefferson Elementary, Fichner-Mainwearing Park, Southgate Shopping Center, downtown services and employment areas. In addition and in contrast to other areas, MD7 and MD8 both ranked the highest in terms of water, sewer and transportation capacity. These attributes are also in keeping with State Goals 14 and City adopted Economic, Social, Environment, Energy (ESEE) criteria.

For the reasons outlined above I respectfully ask that you support staffs recommendation to include MD7 and MD8 in Medford's UGB.

Sincerely,

Laz Ayala



Source: Jackson County Assessor Records

With this understanding, the majority of the property owners are collaborating in order to generate a land use and transportation pattern that has long term benefits for their properties, neighbors and the City of Medford. At this preliminary juncture the master plan has been named the ***"Naumes Park Conceptual Master Plan"*** for the family's prominent history in the Rogue Valley and the centralized location and focus of land dedicated for park land and open space.

PROJECT OBJECTIVES AND OUTCOMES

OBJECTIVES

The Naumes Park Conceptual Master Plan is founded on the following ten land use objectives:

- is efficient with the City of Medford's limited land and energy resources;
- is not heavily reliant upon "public investment" to accommodate infrastructure limitations;

Property Owners:	TL	Acres	%
THOMAS & JACQUELINE MITCHELL	4600	8.72	15.7
FREEL & ASSOCIATES LLC	1800	9.63	17.4
ROBERT & JUDITH FELLOWS	1700	4.96	8.98
DIANA BAUMAN	1300/1600	6.43	11.6
PETE TOOGOOD	1500	.29	.052
ERICA FLYNN	1400	.65	1.17
AYALA FAMILY LLC	1200	24.51	44.4
Total:	**8**	**55.19**	**100%**

Source: Jackson County Assessor Records

With this understanding, the majority of the property owners are collaborating in order to generate a land use and transportation pattern that has long term benefits for their properties, neighbors and the City of Medford. At this preliminary juncture the master plan has been named the ***"South Stage Park Conceptual Master Plan"*** for its location and focus on the large acreage of land dedicated for park land and open space.

PROJECT OBJECTIVES AND OUTCOMES

OBJECTIVES

The South Stage Park Conceptual Master Plan is founded on the following ten land use objectives:

- is efficient with the City of Medford's limited land and energy resources;
- is not heavily reliant upon "public investment" to accommodate infrastructure limitations;

RECEIVED
MAR 26 2015
Planning Dept.

URBAN DEVELOPMENT SERVICES, LLC
LAND USE PLANNING AND DEVELOPMENT SERVICES

March 20th, 2015

Medford Planning Commission
City of Medford, Lausmann Annex
200 Ivy Street
Medford, OR 97501

Subject: File No. CPA 14-114, UGBA Phase 2, ESA Boundary Amendment

Dear Chairperson McFadden and Planning Commissioners;

In regards to planning action CPA 14-114, UGBA, Phase 2, I would respectfully request the Planning Commission uphold the original recommendations of the Planning Department staff relating to those Urban Reserve Areas identified as part of the City of Medford's External Study Area's UGB Amendment, specifically as they relate to MD-7 and MD-8. The Planning Department's March 12th, 2014 recommendations are sound and based on objective analysis that not only relate to the State of Oregon's Statewide Land Use Goals, specifically Goal 14 (Urbanization), but also many of the City of Medford's Comprehensive Planning goals and policies.

Staff's recommendation to include MD-7 and MD-8 address all of the applicable urbanization criteria which is why each scored highly throughout the coarse-filtering process in regards to "proximity, parcelization and infrastructure" (water, sewer and transportation). In contrast to other identified URA's, MD-7 and MD-8 are located within close proximity to essential services such as schools, shopping and government services and both are physically capable of accommodating a range of housing densities and types in a compact urban form without sacrificing livability due to their relatively level topography and extensive connectivity to surrounding streets. Furthermore, MD-7 and MD-8 are readily accessible to sewer, water and transportation services requiring little to no public subsidies to accommodate future growth needs.

The final decision to include both MD-7 and MD-8 should be based on their merit as they relate to the following factors:

A. External Study Area Scoring (MD-7)	**5 – 1 (high to low) "Staff Rankings"**
Proximity:	5
Parcel Size:	4/3[i]
Water:	5/1[ii]
Sewer:	5
Transportation:	5

B. External Study Area Scoring (MD-8)	**5 – 1 (high to low) "Staff Rankings"**
Proximity:	5
Parcel Size:	3/2/1[iii]
Water:	5
Sewer:	5
Transportation:	5

C. Both Urban Reserve Areas can realistically meet the City of Medford's adopted Performance Indicators noted within the Regional Plan Element as required per ORS 197.656(2)(B)(C):

1) An average density of 6.6 du/acre from the years 2010 – 2035 and 7.6 du/acre from 2035 – 2060 can be achieved based on the area's generally level topography and existing prominent street grid without sacrificing livability for future residents or existing residents (Section 4.1.5);
2) Per the submitted conceptual plans, future development will be Mixed-Use/Pedestrian-Friendly areas (Section 4.1.6) as established in the Regional Transportation Plan. In fact, the majority of lands directly abutting MD-7 and MD-8 currently comply with basic pedestrian friendly principals which will be enhanced as MD-7 and MD-8 are urbanized;
3) Per the submitted conceptual master plans and accompanying documentation, conceptual transportation plans have been included which identify significant transportation corridors in order to provide cost-effective planning (Section 4.1.7). The only significant new street identified with either reserve area would be the extension of Holly Street to South Stage Road which will provide alternative transportation options in southwest Medford which is already superior to other identified Urban Reserve Areas. In fact, unlike other identified Urban Reserve Areas, the extension of Holly Street through MD-7 was identified as a connection that will "ease traffic loads on Highway 99 and I-5" both of which are supported by the City's Transportation Plan and the Regional Transportation Plan;
4) The submitted conceptual plans for both MD-7 and MD-8 illustrate a mixture of housing types, surrounding parks and open spaces, based on proximity to existing housing patterns or street classification. In this regard, Section 4.1.12, relating to a range of housing types and incomes, can be accommodated;

5) The conceptual master plans submitted have been designed in accordance with each Urban Reserve's allocation for parkland (Section 4.1.17 and Table of Land Uses (page 50)). Further, both areas have been identified by the City of Medford's Park's Commission as areas in need of additional park land – for existing residents. Updates to the adopted Leisure Services Plan are expected in the near future identifying these areas for future parks;

D. The overall comparative ESEE consequences for both MD-7 and MD-8 are positive per the adopted Medford Regional Plan Element. These include:

1) Environmental Factors: MD-7 and MD-8 are areas free of any identified environmental constraints and can support compact urbanization in a manner that has minimal environmental impact.
2) Social Factors: Compact urban form and the logical extension of existing established neighborhoods, designed in "human scale" patterns in southwest Medford will be very positive for current and future citizens.
3) Energy Factors: Compact form in a central location close to "existing" services and transportation corridors provide for multiple opportunities to implement a variety of sustainable development practices such as modal equity, storm water quality management and solar access provisions.
4) Economic Factors: Based on the City of Medford's Regional Plan Element adopted in 2012, the inclusion of these lands is positive based on long-term economic value of urbanization. Further, the importance of allocating density closer to the center of the City's core is a positive economic attribute to not only the City's Downtown businesses but also the City's historic "Main Street" environment. The City of Medford and its citizens have strived for many years to promote and stabilize the Downtown core while external growth pressures have caused economic stress and suburban sprawl;

E. According to the adopted 2010 Housing Element, between 2000 and 20008 housing became less affordable because home prices increased by 68%, while household income increased by only 10 percent. In contrast, the cost of rent increased by 35 percent. Further, as illustrated in Exhibit "B", there is a significant disparity in the median residential home sales prices between east and west Medford.

1) The City's Housing Element policies and Consolidated Plan goals for obtaining necessary affordable housing and retaining moderate income housing is more likely to be obtained with the inclusion of MD-7 and MD-8 in comparison to alternative Urban Reserve Areas due to the area's open and relatively level topographic palette.
2) According to the Medford Housing Element, Table 32, the City estimates more than 50% of the housing stock from 2009 – 2029 will need to be for low and extremely low income families earning less than 80% of this area's Median Family Income ($42,064).
3) Policy 2 of the Housing Element states: T*he City of Medford shall designate areas for residential development that are or will be conveniently located close to pedestrian, bicycle, and transit or high capacity transportation routes, community facilities and services, and*

employment to ensure that the benefits of public investment in those facilities are available to as many households as possible. The City's implementing strategy is to *Pursue amendments as needed to achieve transit-supportive density near current and future transit streets, especially where parks or schools are present.* MD-7 and MD-8 are within a close walking distance to multiple public schools (See exhibit "A"). In addition, the ownership group of MD-7 is proposing to dedicate property to Kids Unlimited, a private K-12 school serving low income and at-risk youth in the City of Medford, many of which currently live within close proximity to these areas. Finally, both areas are planned with extensive park opportunities for existing and future residents.

4) Policy 5 of the Housing Element states: *The City of Medford shall provide opportunities for alternative housing types and patterns, such as planned unit developments, mixed-uses, and other techniques that reduce development costs, increase density, and achieve projects that are flexible and responsive to the site and surroundings, including the conservation and enhancement of areas having special scenic, historic, architectural, or cultural value.* Unlike other urban reserve areas, both MD-7 and MD-8, can easily achieve a mixture of uses and densities simply based on the relatively level topography and extensive availability of services abutting these areas.
5) The City's Housing Element concludes (Page 77, #9) "*Housing affordability is a problem, particularly for low income households.* Inclusion of both MD-7 and MD-8 areas are more apt to address affordable housing needs in comparison to alternative reserve lands simply based on existing market factors (See Exhibit "B"). Furthermore, the inclusion of these lands will encourage the retention and revitalization of the area's low and moderate income housing stock while at the same time provide for additional public parks and infrastructure upgrades.
6) With the inclusion of both MD-7 and MD-8, the opportunity exists to infuse private investment into these areas that will promote neighborhood pride and therefore livability (without public programs or subsidies). Policy #7 of the Housing Element states *"The City of Medford shall promote preservation of the existing housing stock and existing neighborhoods through continued support of programs related to housing rehabilitation and neighborhood revitalization which include "arranging the UGB into neighborhood planning areas and formulating neighborhood plans"*. The adopted Regional Plan Element's "performance indicators" require compact urban form, pedestrian friendly expansions and integration into existing neighborhoods which will provide additional affordable housing and preserve moderately affordable housing in southwest Medford.

F. Both Urban Reserve Areas are within close proximity to essential City services found either within the Downtown core area or nearby vicinity which:

1) Reduces reliance on vehicle trip generation and therefore vehicle miles traveled and emissions;
2) Encourages alternative modes of transportation such as walking and biking;
3) Promotes patronage of existing businesses within the Downtown and therefore reinvestment of historic buildings and streetscapes within the Downtown core;

4) Utilizes existing public investments with limited tax payer subsidies (schools, roads, infrastructure);

Overall, both MD-7 and MD-8 are superior candidate lands to be considered as already recognized by City staff. The property owners and staff have put forward conclusive evidence that these two urban reserve areas exemplify positive land use planning as they relate to Statewide Planning Goals, Regional Problem Solving and the City's Comprehensive Plan Policies and should be included within the City of Medford's Urban Growth Boundary for the purpose of providing a twenty–year land supply based on the City's projected need for residential and employment land.

Respectfully,

Mark Knox, Urban Development Services, LLC

[i] The parcel size within MD-7 ranked moderately high with a "4" on its northern end, moderate for a majority of the remaining lands. However, the majority of those lands are actually owned by one entity, the Naumes Family. Further, it should be noted the majority of the ownership group of MD-7 have collaborated and will continue to collaborate on this area's land use planning efforts.

[ii] The Medford Water Commission ranked MD-7 very high with a "5" on its northern end, but "1" on the southern end. A follow-up Technical Memorandum was provided for the Planning Commission's March 12th, 2015 packet from RH2 Engineers, Ed Olsen, PE, which essentially provides two justifications as to why the southern end of MD-7 should be ranked very high "5" or at least moderate "3".

[iii] The parcel size within MD-8 ranked moderate with a "3" on its western end, low and very low for the eastern end. However, the majority of those lands are owned by various developers collaborating on the conceptual plan. Further, the area's parcels are shaped and orientated in a way that allows for orderly development.

TRANSPORTATION *(based on field tests and available mapping services)*

Location	*Walking*	*Biking Time*	*Driving*
(1) Future School Site	2 minutes	1 minute	1 minute
(2) Future Shopping/Employment Area	2 minutes	1 minute	1 minute
(3) Medford Fire Station (pending)	2 minutes	1 minute	1 minute
(4) Places of Worship (three < 1 mile)	8 minutes	3 minutes	2 minutes
(5) Downtown Medford	35 minutes	12 minutes	8 minutes
(6) South Medford High School	25 minutes	6 minutes	4 minutes
(7) Central Medford High School	27 minutes	7 minutes	5 minutes
(8) South Gate Shopping Center	27 minutes	7 minutes	5 minutes
(9) Interstate 5	-	9 minutes	7 minutes
(10) Hospitals	-	42 minutes	15 minutes
Future Parks and Public Open Space		planned within project area	

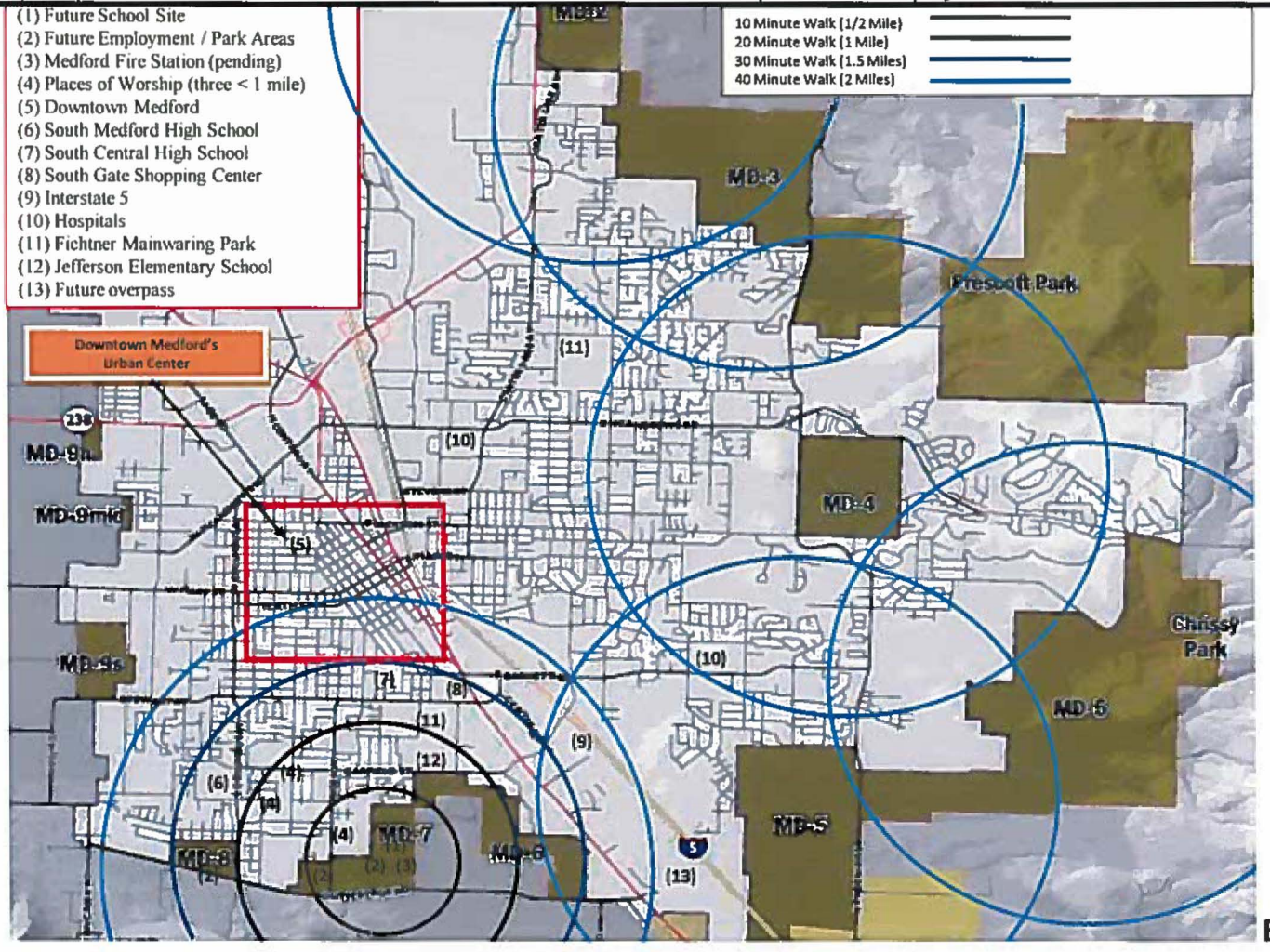


Exhibit "A"

City of Medford
COMPREHENSIVE PLAN
Regional Plan Element

APPENDIX A

Urban Reserve Map

September 2014

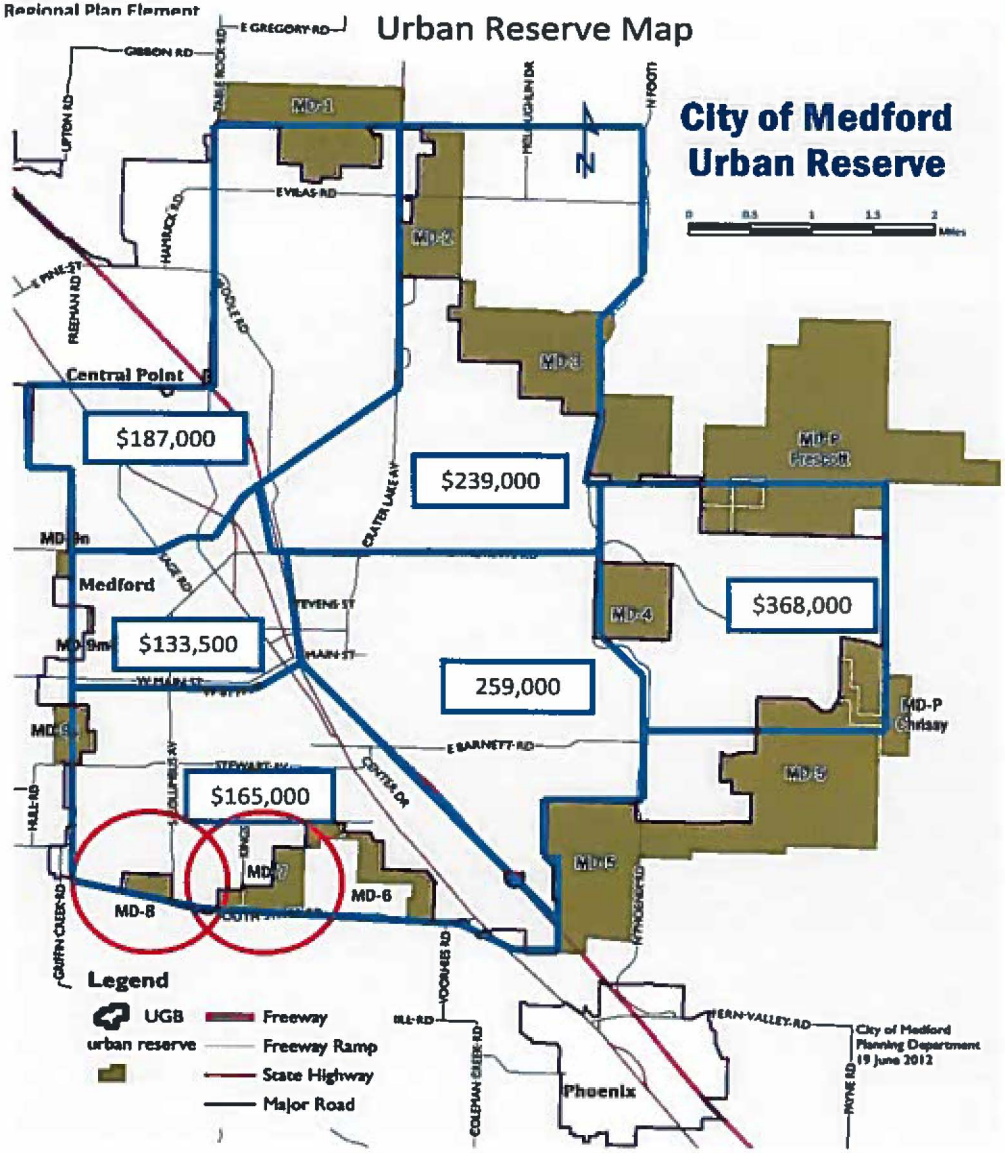
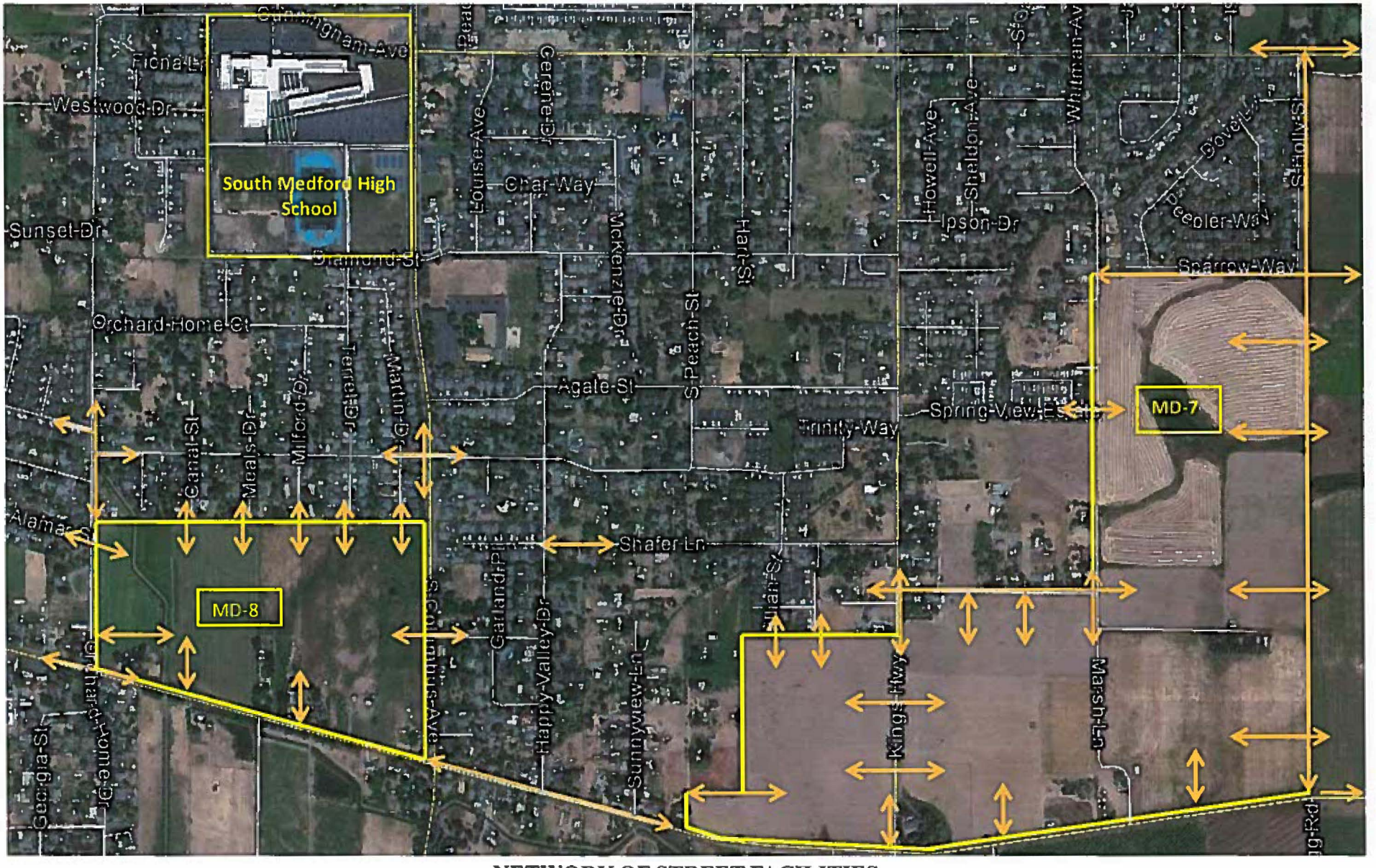


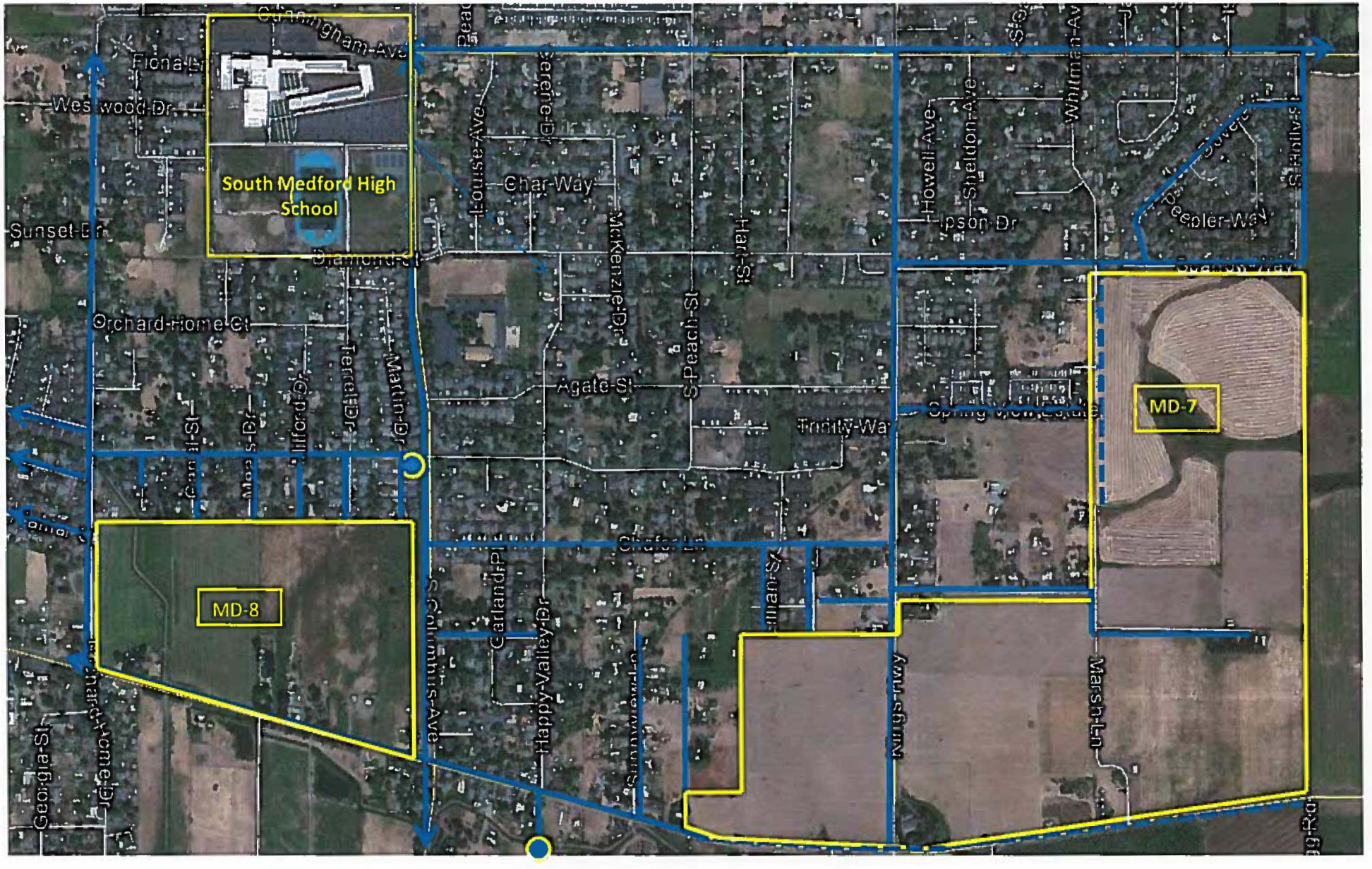
Exhibit "B"



NETWORK OF STREET FACILITIES

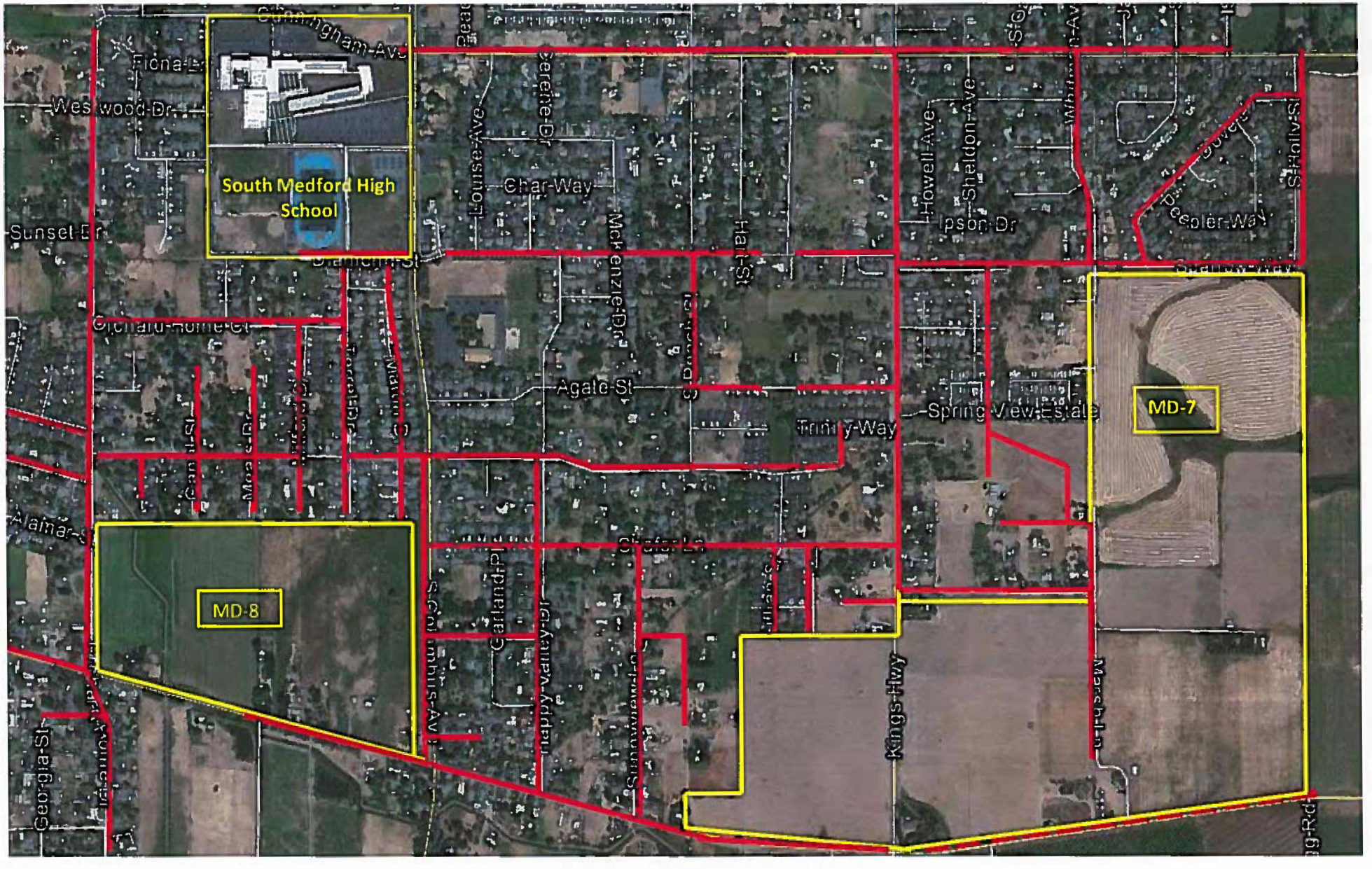
The above photo illustrates the multitude of "possible" street and pedestrian connections for not only the Naumes Park Conceptual Master Plan area (MD-7), but also MD-8 to the west. Connectivity of street patterns supports the "*overall goal of Medford's Transportation System Plan (TSP) which is to provide for a multi-modal transportation system that supports the safe, efficient and accessible movement of people and goods while achieving the City's vision for its future as an outstanding livable community. The TSP is also a key component of the City's plan for encouraging compact urban development to reduce vehicle miles traveled and improve existing air quality problems*" (Adopted Medford Transportation System Plan, Chapter 13).

Exhibit "C"



NETWORK OF WATER FACILITIES

Exhibit "D"



NETWORK OF SEWER FACILITIES

Exhibit "E"

RECEIVED
MAR 26 2015
PLANNING DEPT.

March 26, 2015

Medford Planning Commission
200 South Ivy Street
Medford, OR 97501

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

Dear Medford Planning Commission:

I am writing regarding the UGB amendment that you are now considering. I am concerned that two proposals made on March 12 will cause negative impacts for Medford's ability to provide the full range of housing types and locations that will be needed to accommodate future population growth.

It seems to be commonly understood that there is a fixed amount of land that can be brought into the UGB. There also appears to be agreement that the amount proposed by staff must be decreased slightly in order to not exceed that limit. Therefore, if any lands not in the staff proposal are to be added, similar amounts (and types) of land will have to be removed from the proposal.

This does not mean that additions should not be considered, but it does mean that changes need to be thought through carefully to make sure that those changes continue to meet the full range of needs of the city, that they meet regulatory requirements, and that they do not cause negative impacts when compared to the staff proposal.

During the March 12 hearing a request was made to add an area of about 278 acres in MD5 to the staff proposal. All but about 3 of these acres are proposed for residential purposes. A second area of about 150 acres of MD5 just north and west of Chrissy Park was also proposed to be added for residential purposes. According to the staff presentation, the city can only justify bringing a total of about 850 acres of residential land into the UGB. Accommodating both of these requests would mean bringing in over 400 acres of land that is not in the staff proposal, necessitating taking nearly half of the residential lands in the staff proposal out. Unless all of that land came out of MD4 (Hillcrest) and MD5 (Centennial), the result would be to concentrate nearly all of Medford's future housing development in the southeast corner of the city—where there is already a substantial amount of undeveloped residential land available.

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 commensurate with the financial capabilities of Oregon households *and allow for flexibility of housing location, type, and density*. [Emphasis added] (Staff report, page 71)

These requirements make good sense. Not everyone wants to live in the same type of house or neighborhood. Not everyone can afford to. Not everyone who comes to Medford in the future will want to live in the southeast corner of the city. By dispersing the land that is available for meeting this future need, Medford is maximizing the flexibility for how that need can be met.

There is a second argument for maintaining a dispersed pattern like what is proposed by Staff:

> The selected boundary location has a positive effect on land availability by increasing the supply of all urbanizable land types and by selecting land that is both available for development *and held by a large enough number of property owners to promote competition in the market.* [Emphasis added] (Staff report, page 57)

I have nothing against the Mahar family—they build nice homes. However, I also believe that it is not a good idea for a single entity—no matter who they are—to control too large a share of the future housing market in any city. The table on page 396 of the staff report indicates that Mahar Homes owns almost 272 of the 278 acres proposed for addition in the larger area of MD5. According to Jackson County GIS and Front Counter information, including deed cards, deeds and sales data, the Mahar family already owns interest in over 250 acres of undeveloped land in the Southeast Plan, which is directly adjacent to the 278 acre proposal. (See attached map.)

The Mahar family also owns interest in almost 160 acres (mostly residential) in the staff proposed area in MD3, and 56 acres of mostly employment land south of Centennial Golf Course in MD5. Adding the Mahar property in MD5 would give that family control of nearly 500 acres of residential land in the UGB expansion areas (out of just over 850 total), and almost 700 acres of the total 1,500 acre UGB expansion (excluding Chrissy and Prescott parks). That is in addition to the 250 acres in the Southeast Plan that they already have in the UGB. This would give one entity a huge amount of control over the destiny of the housing market in Medford. If they ever became financially insolvent for some reason a large chunk of development could come to a grinding halt for years while that situation was resolved.

Finally, the arguments made on March 12 for adding this area to the UGB focused almost entirely on two items: the possibility that adding this area would enable a trail to be completed connecting Chrissy Park to the Greenway, and the asserted need to bring water or sewer lines through this area to serve development inside the existing UGB. Those are both good issues to consider, but neither requires the full 278 acres to be brought into the UGB. The infrastructure and trails can both be put into narrow corridors, and both can also be extended across land outside of the UGB. (That process is more difficult, but it *is* possible.)

The arguments for adding the smaller 150 acre area of MD5 mostly resolved around it "not being fair" to those property owners to be left out in this expansion. It is not clear why it is any less fair for them to be left out than it would be for any of the property owners who would have to be removed from the current proposal to make room for them to be added.

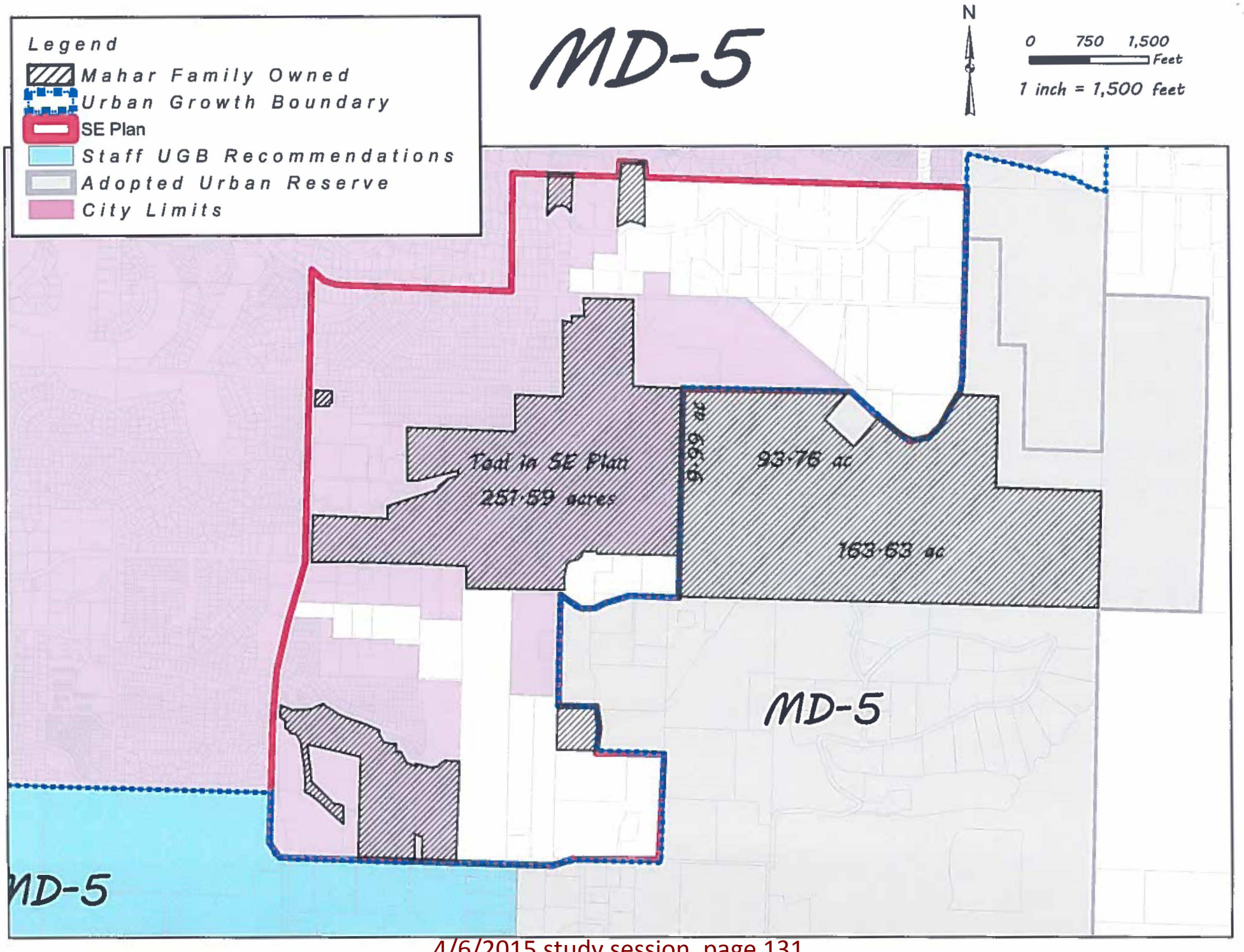
If you are going to consider adding either of these areas I would ask that you deliberate on the following:

- Are the needs being met by adding these areas more important than the tradeoffs that will be necessary when other areas are removed?
- Is it really necessary to include the larger 278 acre piece in order to accommodate the water/sewer lines and/or the trail? Can either of those needs, if really necessary, be met if some or all of the land stays outside of the UGB?
- If it is deemed beneficial and necessary to add any land, reduce the size of the 278 acre larger piece to the bare minimum necessary to accommodate the water/sewer lines and/or the trail. For example, it may be necessary to add only the area to the north of the riparian corridor that would accommodate the trail.
- If any of the Mahar owned land is going to come in, consider offsetting it first by removing other Mahar owned land from MD3 or elsewhere in the current proposal.
- If that does not fully offset the addition, look for ways to remove the rest from the same part of the city (southeast) so that a dispersed pattern of growth can be maintained. That will primarily mean looking at either MD4 (Hillcrest) or MD5 (Centennial).

Thank you for your consideration of these comments,

Kendra G. Louks

Kendra G. Louks
2830 Payne Rd.
Medford, Oregon 97504
~~address~~ phone – (541) 535-7658


Legend
Mahar Family Owned
Urban Growth Boundary
SE Plan
Staff UGB Recommendations
Adopted Urban Reserve
City Limits
MD-5
N
0 750 1,500
Feet
1 inch = 1,500 feet
Total in SE Plan
251.59 acres
9.99 ac
93.76 ac
163.63 ac
MD-5
MD-5

March 13, 2015

RECEIVED
MAR 25 2015
PLANNING DEPT.

Medford Planning Commission
City of Medford, Lausmann Annex
200 Ivy Street
Medford, OR 97501

RE: MD-5 "East" should NOT be included in Recommendation to Council

Dear Chairperson McFadden and Planning Commissioners,

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 various meetings, including the most recent meeting on March 12, 2015.

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

This area is now being heavily lobbied for by the development company, Mahar Homes, does *NOT* comply 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 Council by direct and unethical contact through their representatives, Craig Stone & Associates. These actions are teetering on grounds for an appeal or at least public criticism which I believe should be made loudly by our Honorable Mayor, Gary Wheeler.

The MD-5 (east) developers, their legal representatives and a small 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'.

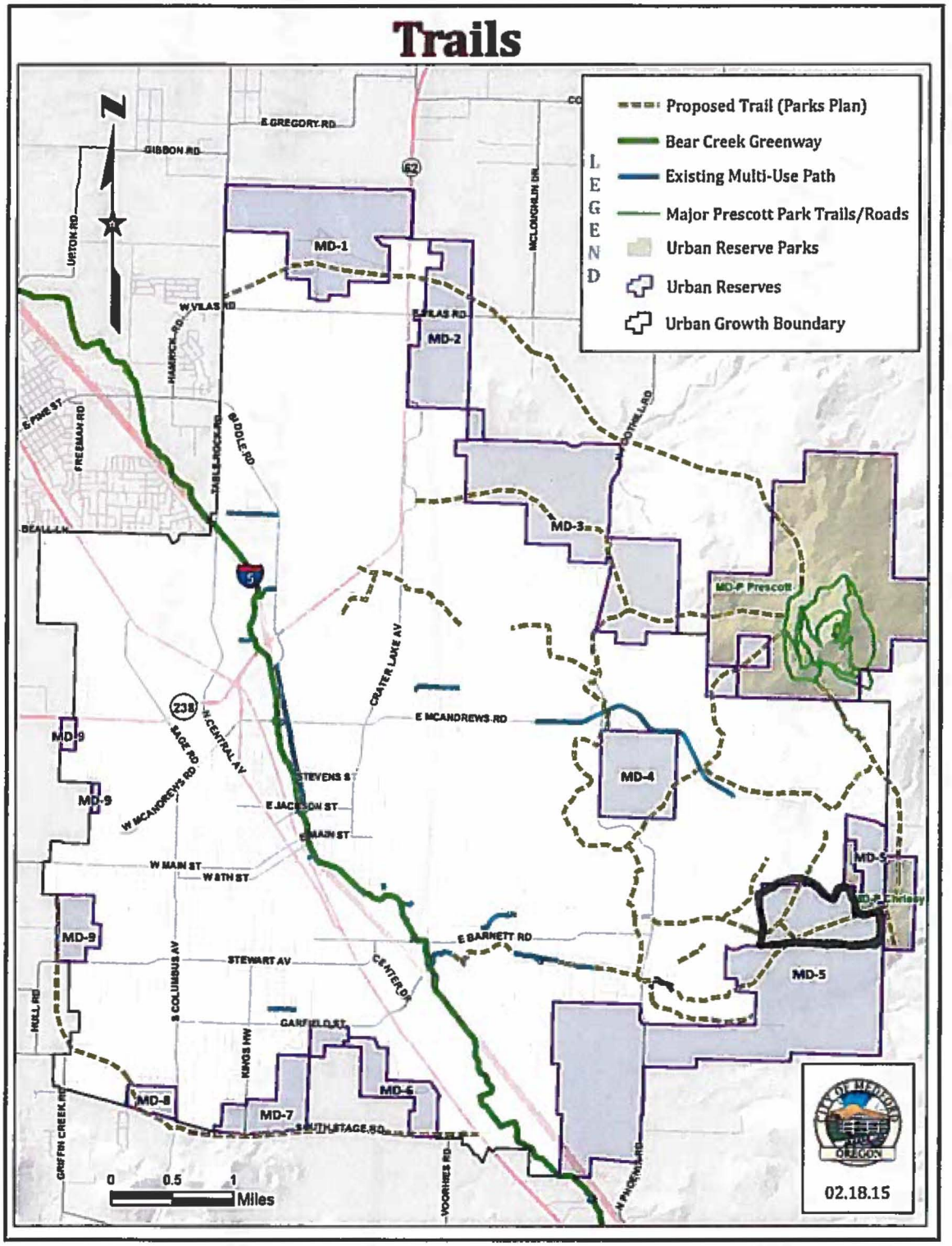
This is an inexpensive and temporary approach until the Southeast Plan is fully developed. To not make reasonable and rational decisions at this point is bad land use planning for all of Medford's citizens and against the very conscientious approach staff has proposed as an alternative to suburban sprawl. 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 Planning Commission and City Council should know.

Sincerely,

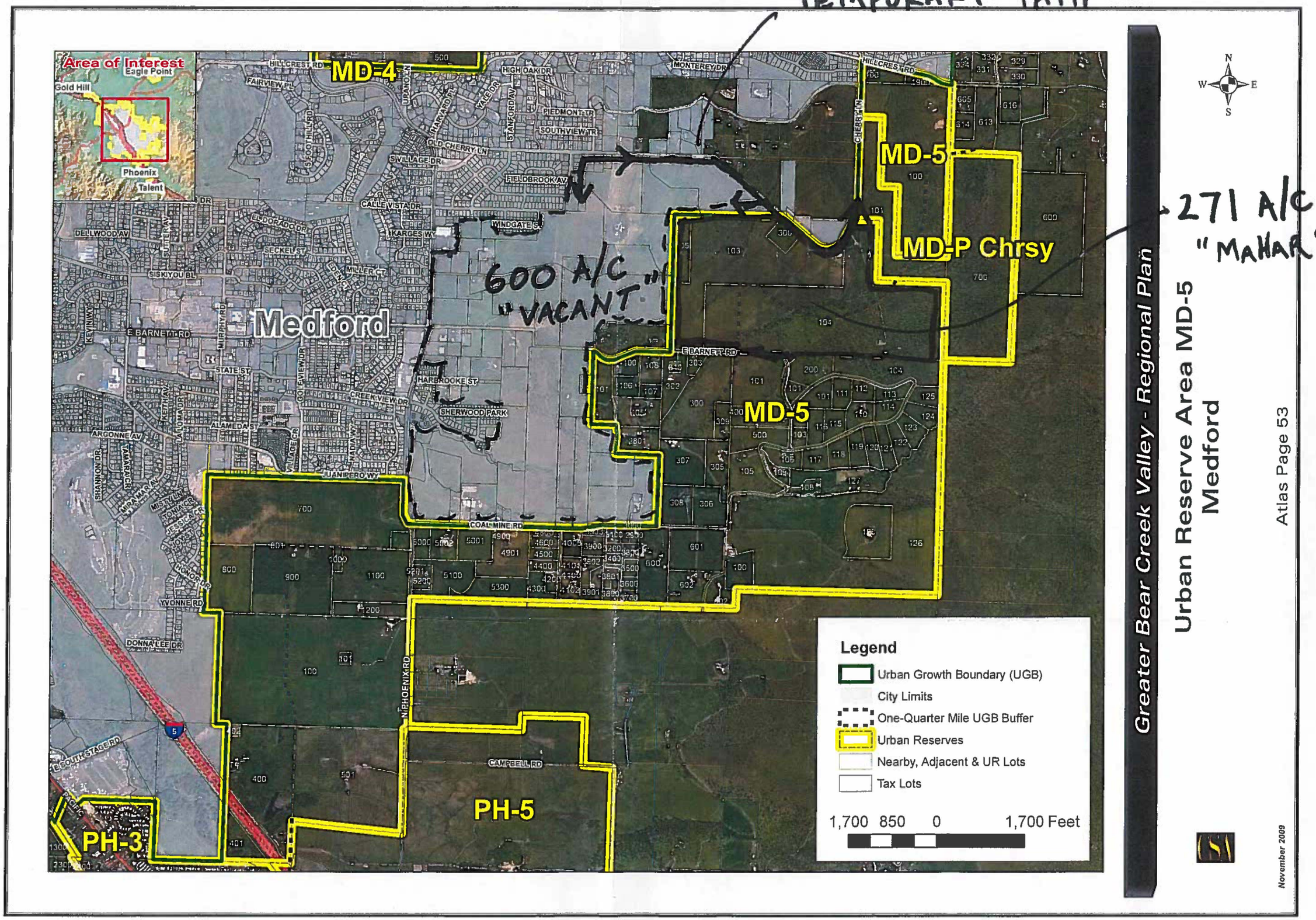
Melanie Hadrian

Melanie Hadrian
406 N. Ivy Street, Medford

Map 4.2. UGB/Urban Reserve Trails Plan (adapted from Leisure Services Plan *Figure 6.2)*



"TEMPORARY" PATH



Greater Bear Creek Valley - Regional Plan

Urban Reserve Area MD-5
Medford

Atlas Page 53

November 2009

RECEIVED
MAR 25 2015
PLANNING DEPT.

City of Medford, Lausmann Annex
Attn: Medford Planning Commission
200 Ivy Street
Medford, OR 97501

March 17th, 2015

Subject: Medford External Study Areas – MD-5 Concerns

Dear Medford Planning Commissioners,

The inclusion of the 250+ acres east of the MD-5 Urban Reserve Area does not reflect the intent of the RPS pan nor would it provide for an orderly and efficient transition from urban land uses. Progress on the SE Master Plan is roughly 30 years until completion and the 250 acre expansion would significantly add to that time with little to no public benefit. The applicants and benefitting property owners have argued inclusion is necessary for trails to be completed allowing pedestrians to walk from Crissy Park to Downtown Medford – a circuitous, indirect and very long walk behind private properties with limited surveillance. Walk?? A car trip is 18 to 19 minutes and that's if you get four of five green lights!

Trails and open spaces are valuable public assets and their value should not be discounted, but the fear mongering made by the developers that the citizens of Medford will "miss out" if these large parcels are not included with the inclusion of the external study areas are un-founded and an attempt to bully the Planning Commission.

Chrissy and Prescott Parks will remain available to Medford citizens from now until the end of time. Access to these parks already exists! Pedestrian access through a trail system extending from the Southeast Plan will gradually be extended at the same rate urbanization occurs and possibly accelerated if the developers, who also control the majority

of the Southeast Plan, are actually sincere in their efforts and believe a trail system is a public benefit. If the developers really believe a vibrant trail system is a public benefit and increases their property's value, they should have already installed the trails or at least provided public easements. In fact, the State of Oregon has implemented a "Recreational Use Statute" to encourage property owners to allow public access for recreational use on their lands which includes indemnification provisions.

The conclusion of this story is the City of Medford's decision making bodies should realize the decision to include or exclude any particular property is not based on a specific attribute or consequence, but instead a full-picture view of Medford's future.

On behalf of my family and my neighbors, thank you for your participation on these matters.

Sincerely,

Michael Bowers

Michael Bowers
2701 Hillcrest Road
Medford, Oregon 97504

RECEIVED
MAR 26 2015
PLANNING DEPT.

Hathaway Koback Connors LLP

Gregory S. Hathaway
520 SW Yamhill St.
Suite 235
Portland, OR 97204
503-205-8403 (Dir)
503-205-8406 (Fax)
greghathaway@hkclip.com

March 26, 2015

VIA EMAIL and FIRST-CLASS MAIL

Planning Commissioners
David McFadden, Chairman
Tim D 'Alessandro
Norman Fincher
Christopher MacMillan
William Mansfield
Mark McKechnie
Patrick Miranda, Vice Chairman
Jared Pulver
Alec Schwimmer
City of Medford
200 South Ivy St.
Lausmann Annex, Rm. 240
Medford, OR 97501

Re: The Centennial – Rogue Valley Manor (UGB Amendment)

Dear Chair McFadden and Members of the Commission,

Thank you for the opportunity to testify at your March 12th hearing regarding Rogue Valley Manor's request for The Centennial Property to be included within the City's Urban Growth Boundary ("UGB"). As you heard, Rogue Valley Manor has been pursuing an amendment of the City's UGB for the past 9 years to allow for the construction of an Active Adult Retirement Community ("AARC") around The Centennial Golf Course.

For purposes of your review and consideration, we prepared a document entitled "Request for The Centennial to be included within the City's Urban Growth Boundary" that is located at pages 343-352 of your March 12, 2015 Planning Commission packet. This document provides your Commission with the necessary information and reasons why The Centennial Property should be included within the City's UGB. We also provided your Commission on March 12th with a letter from the Rogue Valley Manor

Board signed by Chair Sue Kupillas requesting your Commission to include The Centennial Property.

The purpose of this letter is to briefly summarize the reasons why The Centennial should be included within the City's UGB:

1. The Centennial AARC meets a need that is specifically recognized by the City's Housing Element as a housing alternative for the increasing senior citizen population that will exist in Medford over the next 20 years. There is no other proposed project before your Commission that specifically addresses the housing needs of senior citizens.

2. The Centennial AARC complements the existing facilities of Rogue Valley Manor and allows active senior citizens to age in place.

3. The Centennial AARC can be master planned around The Centennial Golf Course and achieve the City's target density of 6.6 units per acre.

4. The Centennial Golf Course will be preserved as open space which will make it the only 18-hole public golf course in Medford.

5. The fairways will be designated as "unbuildable" allowing 120 acres of land located elsewhere to be included within the City's UGB.

6. The construction of an AARC around the golf course will make the golf course economically viable—without the AARC, the golf course is not economically viable in the long term.

7. The Centennial scored well in each of the five factors used by staff to guide its recommendation regarding the location of the expanded UGB.

Based on these reasons, Rogue Valley Manor respectfully requests your Planning Commission to include The Centennial Property within the City's UGB as recommended by staff.

Thank you for your consideration.

Very truly yours,

HATHAWAY KOBACK CONNORS LLP

Gregory S. Hathaway

GSH/df
cc: Jim Huber, Planning Director
Bianca Petrou, Assistant Planning Director
Joe Slaughter, Planner IV
Sue Kupillas, Chair, Rogue Valley Manor Board of Directors
Brian McLemore, CEO, Pacific Retirement Services, Inc.

March 25, 2015

Medford Planning Commission
411 West Street
Medford, OR 97501

RECEIVED
MAR 26 2015
PLANNING DEPT.

Dear Chair McFadden and Members of the Medford Planning Commission:

Re: Centennial inclusion into the Urban Growth Boundary

Today I am writing to you as Chair of the Rogue Valley Manor Board of Directors, and as a very active community member living inside the City of Medford. As a former Jackson County Commissioner, I am very familiar with the complex decisions you must consider in order to make a recommendation to the Medford City Council. My involvement on the Rogue Valley Manor Board is because this institution is so important to the cultural and economic well-being of our Valley. To allow an Active Adult Retirement Community to be built is just good planning, since we know the Rogue Valley is one of the best places to retire on the West coast. Medford benefits so greatly from the diverse and talented people RVM brings to our community. It is for these reasons, I agree with the staff recommendation before you regarding the inclusion of the Centennial Property inside the Urban Growth Boundary for the City of Medford.

If I understand the history of this process, Rogue Valley Manor has been working with the City for the past 9 years to bring Centennial inside the UGB. RVM filed a quasi-judicial UGB amendment in February 2006, shortly before the City initiated its legislative UGB amendment process. Rogue Valley Manor agreed with the City's request for the Manor to suspend the processing of its application and to participate instead in the legislative process which it has for the past 9 years.

The RVM Board has fully agreed with the inclusion of Centennial into the UGB. The reasons are clear. The City's Housing Element recognizes that there will be an increase in the senior population of Medford over the next 20 years. An Active Adult Retirement Community is specifically recognized by the Housing Element as a needed housing option for seniors. Centennial's proposed Active Adult Retirement Community will carry out this recognized need. This project would be the only active adult community in southern Oregon attracting new residents to the Rogue Valley with considerable discretionary income.

Not only will the Centennial project provide for a special class of housing, our plan is to also include Commercial uses along the North Phoenix Road corridor. This would support the proposed employment District to the south and the housing developments proposed to the east. We have also considered the Development of a regional retreat or conference center to further support the tourism industry in Medford. The Centennial Golf Course is a great community asset and is the only public championship course in Medford. It brings in considerable tourist dollars to our City

Thank you for your consideration

Sincerely,

Sue Kupillas

Sue Kupillas, Chair
Rogue Valley Manor Board of Directors

RECEIVED
MAR 26 2015
PLANNING DEPT.

March 26, 2015

To: Medford Planning Commission

From: Rogue Valley Manor

Subject: Inclusion of Centennial Property in Urban Growth Boundary

Donald H. Ogren
2106 Quail Point Circle
Medford OR 97504

March 25, 2015

Medford Planning Commission
411 West Eighth Street
Medford OR 97501

Dear Members of the Planning Commission:

As a resident of Medford and Rogue Valley Manor and a golfer, I want you to know the great importance of the Centennial Golf Course and the further development of this property.

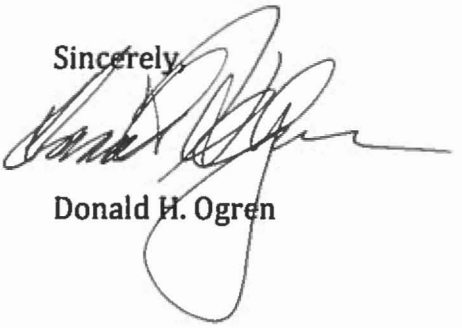
Centennial is the only championship 18 –hole golf course in the Medford area, as the Eagle Point course is quite some distance. Medford's airport and its situation on I5 make the course very accessible for out-of town visitors. In addition, the annual junior golf tournament, hosted by Centennial, brings hundreds of people to Medford if parents and coaches are included, in addition to the players. Not only does this redound to the benefit of motels and restaurants, but the tournament introduces people to the Rogue Valley and also specifically to Medford. There are other events, such as the regional long drive championship, which attract out-of-town visitors.

As now constituted, the golf course runs a deficit every year, a situation which obviously cannot continue indefinitely. The addition of residences would swell the revenues of the golf course and make the property economically viable. Needless to say, the additional residents would be good for local businesses and would not be a significant strain on city services. The impact on traffic would be substantially less than a retail development and probably less than other types of commercial development. Also, the tax dollars could be substantial.

As a citizen and avid golfer, I strongly support the inclusion of the Centennial property within the Urban Growth Boundary.

Thank you for your service and consideration of this issue.

Sincerely,



Donald H. Ogren

James D Stocker
1506 Village Center Drive
Medford OR 97504

March 26, 2015

Medford Planning Commission
411 West Eighth Street
Medford OR 97504

Dear Medford Planning Commission Members;

I have been a resident of Medford at Rogue Valley Manor for nearly six years and have represented our community as one of two resident directors on the RVM Board since early 2013. As a member of our board committee assigned to study the plans for expansion of the Urban Growth Boundary it has been fascinating for me to observe the thoroughness and careful attention to all aspects of the expansion, and to witness the presentations of the dozens of developers, large and small, at the March 12 hearings.

As you can imagine we were very pleased to note that your Planning Staff recommended to your Commission that our Centennial property be included within the UGB. Many of us at the Manor look directly eastward across the splendid valley and take pride in our ownership and stewardship of this neighboring property. We feel that the plans which were originally made nearly ten years ago, are even more appropriate today than they were then to meet the requirements for Medford's future growth. The combination of open space golf fairways and quality low-density residences would seem to be ideal for this location,

My fellow residents, arriving here from long distances and many directions, cherish our connections with Medford and feel a deep bond with this community and its future development. We are excited by the potential of seeing our Centennial property contribute to that development, and hope that the recommendation of your Planning Staff will be endorsed by your Commission.

Yours sincerely,

James D. Stocker

Fred Willms
1 Skyline Drive, #3412
Medford, OR 97504

March 25, 2015

Medford Planning Commission
411 West 8th Street
Medford OR 97501

Dear Members of the Medford Planning Commission:

In a letter dated March 12, 2015 to the Medford Planning Commission from the Rogue Valley Manor Board of Directors, the history of Rogue Valley Manor's efforts to have the Centennial Golf Course and nearby property included in the Urban Growth Boundary was set forth. As a member of that Board and also a resident for more than 16 years of Rogue Valley Manor, I thought it would be useful to provide an individual's perspective on this process.

It is sometimes said that residents of Rogue Valley Manor have a shorter term outlook about projects that might carry on for many years than the general population. In the case of the acquisition of the land and the subsequent development of the Centennial Golf Course, it was clear to the residents that this project would evolve over time in a way that would be to the long-term benefit to both the community of Medford and the Rogue Valley Manor. The residents have been very patient in their outlook, but a sense of excitement is beginning to build because the achievement of a long sought goal seems to be getting closer to being realized.

The significant investment that has been made in the construction of the Centennial Golf Course and its operation as a popular championship level course provides a major building block to make possible the construction of an over 55 community that will attract residents of the Rogue Valley as well as the residents of other communities outside the Valley. I urge the Planning Commission to take advantage of the opportunity to bring Centennial into the Urban Growth Boundary.

Very truly yours,

Fred Willms

Rogue Valley Manor
Resident and Board Member

Rogue Valley Manor Residents Council
c/o Wayne H. Thomas, President
1 Skyline Drive, Apt. 3314
Medford, Oregon 97504-2500

March 25, 2015

Medford Planning Commission
411 West 8th Street
Medford OR 97501

Re: Inclusion in Expansion of Urban Growth Boundary

Dear Members of the Medford Planning Commission:

The Residents Council at Rogue Valley Manor ("RVM") is comprised of all residents, and I am its current president. Because of my involvement with residents as part of my elected position, I am comfortable with believing that the views and thoughts I will express are shared by the great majority of all residents.

Rogue Valley Manor's board has applied for inclusion of the Centennial Golf Course and nearby property in Medford's Urban Growth Boundary ("UGB"). We residents strongly support that application, and we urge the Commission to support the application and recommend its approval by the City Council.

Centennial Golf Course is a wonderful facility and a huge benefit to the Medford area. Centennial is not only the sole18-hole public course in Medford, but it also will qualify for hosting PGA championship matches. As the trees and foliage mature, the course will become ever more attractive and likely to attract regional and national golfers and tournaments. Many of our residents regularly use and enjoy the golf course, and we want it to continue to provide golfing enjoyment for visitors and residents.

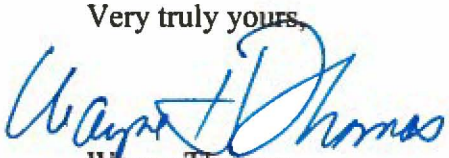
We are aware that inclusion of the course and the land around it in the UGB is likely essential to support continued economic viability of Centennial. RVM's proposal includes using some of the land to be used for an Active Adult Retirement Community and some of it would be for needed commercial uses along North Phoenix Road. Golf courses present a particularly attractive setting for homes, and we believe that seniors from near and far would move to the Active Retirement Community.

Another feature of RVM's proposal would preserve the inherent scenic attractiveness of the golf course: RVM agrees that 120 acres of the total Centennial property (primarily the fairways) will be removed from the developable portion of the land and will be preserved as open space. We residents are very pleased with that aspect of the proposal because a

large portion of us look over the golf course, and we welcome the prospect of continuing to enjoy the open space interleaving with the housing that will be created.

There are other factors and characteristics of RVM's proposal that are also relevant and important, and I am confident that RVM's board and others will highlight them and point out how those factors also argue for acceptance of the RVM proposal. The residents' support is primarily based upon their desire to retain the value of Centennial Golf Course for RVM and for the community, but we recognize the value of these other factors. We urge the Commission to approve RVM's highly attractive proposal to include the property in Medford's UGB.

Very truly yours,



Wayne Thomas
President

***hill*TOPICS**
Rogue Valley Manor
1200 Mira Mar Avenue
Medford OR 97504

March 25, 2015

Medford Planning Commission
411 West 8th Street
Medford OR 97501

Dear Planning Commission Members:

I am writing to encourage you to fully support the staff recommendation regarding the inclusion of the Centennial Property in the Urban Growth Boundary for the City of Medford.

I edit ***hill*TOPICS**, a monthly newsletter produced by, for and about Rogue Valley Manor residents. Its circulation of more than 1,500 includes some 500 prospective residents, as well. We have been and are attracted to the Manor not only because it is a great place to live, but also because we want to join our neighbors in their deep commitment to the community at large—a commitment regularly reflected in the pages of ***hill*TOPICS**.

I have attached two of a series of three articles specifically on this subject, written because we're in the midst of volunteer recognition season. The first, published this month, focuses on residents who are community leaders, serving on boards of directors of a variety of for- and not-for-profit organizations. In the words of one, "There's probably not a single organization in the Rogue Valley that doesn't benefit from our expertise." The second, coming in April, focuses on the "unsung heroes"—residents who contribute by participating in dozens of volunteer organizations week after week, year after year. In the words of one of these, "It would be selfish not to return at least a portion of our time, treasures and talents to our community. After all, what would society be like without the arts, recreation, and vibrant businesses?" The third, coming in May, continues this theme.

In addition to time and talent, Manor residents donate hundreds of thousands of dollars, scholarships, food and merchandise annually to support Medford's arts, music, theatre, health care, education and services to youth and the disadvantaged, just to name a few categories of our material support to the community. We're a huge source of employment beyond the 350 people who work here: We employ building contractors, plumbers, electricians, housekeepers, decorators, landscapers and more. And no one cheered more loudly—or shopped more vigorously—when Trader Joes finally came to town!

My point is: These are the kinds of people who will carry forward the tradition of community involvement that has characterized the Manor and its residents for more

than 50 years. These are the kinds of people who will be attracted to, who will patronize and who will use the development that inclusion in the UGB will bring to the Centennial Golf Course and open space, and, most importantly, who will want to live in the attractive residences that will surround it.

Thank you in advance for increasing the Urban Growth Boundary to include The Centennial property. Medford will benefit for years and years to come.

Sincerely,

Roberta Bhasin
Editor, ***hill*TOPICS**

Enclosures

A Tale of Two Sales: Books and Big

Yes, it's that time of year again, when donations are solicited and volunteers are recruited, for our biggest fund raising projects, the RVM Book Sale at St. Mary's School, in April, and the Manor sale at the Medford Armory, in June. Here's some information about each of them:

The Book Sale

In the past, donated books were sold at two separate venues—at St. Mary's School, and in June as part of the Manor Sale. This year, under Co-chairs Karen Byrd and Stan Hayward, it will be a 4-day event April 1-4 at St. Mary's only.

.

The extra two days will allow the complete inventory of books to be available for sale. They will be better displayed, and patrons will be able to get around better in the school's large multipurpose room. Manor-provided transportation during the Book Sale will ease parking. Hours will be 10 a.m. to 4 p.m.; admission is free.

Center: Harlan Barry & Skip Ross, 2015 Big Sale Chairs, Left, Don Blue; Right Phil Probst, 2016 Big Sale Chairs

The Big Sale

Yes, it's back to being "Big" again, and even better. This year's sale begins early—June 15. Co-chairs Harlan Barry and Skip Ross are already hard at work, as are departments with year-round tasks. Banners are on sale for the interior of the Armory, and a new one will stretch across Central Avenue the entire week of the Sale, encouraging everyone to come.

What You Can Do

Spring cleaning and the Big Sale are an unbeatable combination. We've all got "stuff" that hasn't been used since we moved here...and the sale's a great opportunity to donate all of it to a good cause. Just fill out a Pick-Up form, available at the Manor and Plaza front desks, and the Pick-Up crew will come, get all your unwanteds and deliver them to the warehouse. Books need to be picked up by mid March, and items for the Big Sale should be collected before the end of May.

Perhaps most importantly, please volunteer. It's a great way to meet new friends and neighbors, interact with members of the community, and help the Foundation raise funds. And it's Big Fun.

Sign-up books at the Manor and Plaza front desks are filled with pages of departments needing assistance. Take your pick of one or two that sound interesting.

Also, please remember that the Book Sale is a separate event—volunteer for it, too!

by Sandye Taylor Photo: Mary Bjorkholm

Decking the Halls with Valentines

From the Club Room to the Storybook House, the Manor ground floor decor was wall-to-wall valentines, 491 tokens of esteem that netted $3,469 for the RVM Foundation. Tributes to neighbors, friends, teammates, staff, greetings between dog park pets, all were a part of the display that made traffic slow down enough to read the many posted hearts. Foundation Assistant Loni Elliott offered thanks to all the participants who donated to the record-breaking greeting project.

by Tacy Huffman

Photo: Mary Bjorkholm

Carol & Beck Beckendorf

4/6/2015 study session, page 149

RVM's Community Volunteers: We Lead

"I sometimes think people in the community don't realize how much RVM residents contribute. There's probably not a single organization in the Rogue Valley that doesn't benefit from our expertise."

—Mary Jane Dellenback

Prospective residents often ask about RVM's relationship to the community. "Aren't you isolated up there on the hill?" they ask.

Not!

In fact, there's probably not a single organization in the Rogue Valley that we're not part of. That's because Manorites volunteer, big time.

In this, the first of a series on our residents' community volunteerism, we focus on leadership: Members and leaders of community boards of directors...their motivation and rewards. Here are mini profiles of some—and there are probably many more:

Mary Jane Dellenback is currently on the SOPT TV Board for the second time, as well as the Chamber Music board. "They picked me," she smiles. That's not surprising because, as a longtime Medford resident, she's a leadership veteran of the Oregon Community Foundation, Community Concerts, the Community Health Center and Providence Hospital.

"I'm curious. So the strength I bring is asking a lot of questions to be sure I understand an issue. That tends to lead to better decisions. I believe boards should not micromanage. Their job is to give advice and consent—not to get into nitty gritty details."

And, like other Manor volunteer board members, she says she gets more than she gives.

"Board members have contact with people who are interesting, dedicated and involved. You know what's going on and you get the satisfaction of contributing in an area where you have gifts."

Russy Sumariwalla would second that. His gifts include a wealth of expertise on volunteerism itself, having led United Way International in defining social and human service goals that can be applied by any organization, large or small, as well as creating a system of classifying nonprofit organizations that is still referenced by the IRS. Locally, he's led the United Nations Association and currently serves on the Chamber Music Concerts board.

A lifelong lover of classical music, he says, "Our valley attracts the very best musicians and groups from all over the world. Membership on this board gives me the privilege of hearing them and getting to know kindred spirits from outside of our immediate community."

"Music is my life," says **Helen Hanson**, echoing Russy and Mary Jane. Upon arrival in Medford, she was inspired by the quality of the choral and orchestral programs here and was encouraged by Laurie Patterson's experience from 11 years as a board member of Rogue Valley Symphony.

Helen wanted to be connected to the community as well as to RVM. Since joining the symphony board, Helen has been further inspired by the leadership and commitment of the board members, by their enthusiasm and energy and their great sense of responsibility for supporting

Top Row: Helen Hanson, Cynthi
Bottom Row: Bob Wahl, Russy Sumariwalla, Joh
Photos: Mary Bjor

Conductor Martin Majkut as he continually raises the bar in the Rogue Valley Symphony programs.

Being part of the larger community is important to **Bill Jacobs**, too. Driven by great intellectual curiosity, he is an analytical problem solver who loves business, as well as the arts. He was on the Rogue Gallery and Art Center Board when the Craterian came calling, asking to "share" some property the gallery owned. The deal this former corporate CFO helped strike gave both struggling organizations homes. He helped found and is currently on the People's Bank board which he finds rewarding because of the constant learning involved in the changing economic and regulatory worlds.

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As a former Hollywood film producer, **Ron Silverman** loves good entertainment. That love is more than satisfied by his involvement with the Craterian Theater which he has helped lead for the past eight years as a board member and now its treasurer. He says, "I definitely get more out of serving this wonderful theater than I could ever give to it."

The Craterian is now part of the Collier Center for the Performing Arts, the new name honoring the Manor's **Jim Collier**, whose major contribution to the theater is the largest donation in Craterian history. "A whole lot of what we do is possible because of Jim's generosity," says

wrence, Bill Jacobs, Ed Nicholson
orkholm , Mary Jane Dellenback, Ron Silverman
m, Roberta Bhasin

Ron, "and we, along with a lot of other arts organizations in the Rogue Valley, are indebted to him."

Ron also was recently involved with the Southern Oregon Leadership Council, an arm of the Oregon Community Foundation. "There are thousands of people who benefit from the work of the Foundation, and being part of that creates a pretty good feeling," he says.

A "catch and release" angler, **John Bjorkholm** is Membership chair on the Board of the Rogue Fly Fishers Association. The group helps conserve local waters with funds raised from an annual fall Steelhead Tournament, in which anglers float the Rogue River with volunteer boatmen, and a fishing-related Auction in the spring.

John reports that recently the Fish and Wildlife Department has done an excellent job close to home. For years, culverts that take Larson Creek under Ellendale Drive and Black Oak Avenue had three-foot drops that kept juvenile steelhead from migrating upstream for protection and spawning. Raised with rocks, the water flow is now leveled and the fish are no longer blocked.

Bob Wahl has long had an interest in community health care. He is a board member of Rogue Community Health (RHC—formerly Community Health Center), which serves the uninsured and the under-insured of the Rogue Valley with medical, dental, behavioral and social services. Patients are 50% of the Board. Bob is also a volunteer chaplain at Rogue Regional Medical Center. It gives him a great sense of achievement!

At a friend's suggestion, **Bob Tull** applied for and was appointed to the Medford Planning Commission 18 years ago and is just this month completing his many terms. He feels it was a "job worth doing" and particularly enjoyed working with a "fine professional staff and other interesting volunteers from all walks of life in our community." He has had a chance to work on a regional planning process, started in 2000, because great change is anticipated in Rogue Valley in the future.

RVM residents know **Ed Nicholson** as an outstanding athlete and musician. But as a former principal of three schools in Medford, Ed has always been involved with students and continues that interest as a member of the Medford Rotary Club. He's in his 21st year as Scholarship Chair of the Rotary Foundation Board. Ed's committee interviews up to 100 applicants each year to select the 12 - 18 seniors who receive between $2000 - $3000 for each of their four years of college. He finds this a "delightful" experience!

Delight is also what **Cynthia Lawrence** expressed when she was asked to join the Oregon Shakespeare Festival board, where her experience in development has been appreciated for three years and counting.

She has gained an understanding of what is involved in mounting the kinds of productions this, the oldest and longest *rotating* repertory company in the country, is noted for. "I so appreciate that our brilliantly talented company wants this life, in this place," she says. "It is a wonderful experience to be associated with them."

by Pat Stocker and Roberta Bhasin

Editor's Note: We know there are many more residents who are leaders on boards and many who serve in community volunteer programs. We'd like to hear from you so that we may include you in future articles about community involvement. Contact us at hilltopics@outlook.com.

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"The Health Center and You" Clarifies Admissions, Services

Elyssia Caropreso, Jonna Robinson, Vanessa Copeland

"The Health Center and You" presentation sponsored by the Health Services Advisory Committee in January brought an engaged and inquisitive audience to the Auditorium to learn more about our campus health care.

Three presenters were on stage: Health Center (HC) Administrator Jonna Robinson, LNHA; Vanessa Copeland, RN, Director of Nursing Services; and Elyssia Caropreso, BSW, Social Services Director and Admissions Coordinator.

They went through two typical scenarios for admission, the first a planned admission after surgery, the second an unplanned admit from a physician's office.

The Rogue Valley Manor Health Center is a 68-bed Skilled Nursing Facility that provides 24-hour services of licensed professional nursing staff. In addition, rehabilitation services such as physical therapy, occupational therapy and speech therapy are available. Residents are entitled to care in the Health Center when RVM and a physician determine such care is appropriate. Physician referral is essential to beginning the process, along with insurance verification.

A Health Center stay ranges from 14 to 30 days for a planned entry, and 7 to 30 days for an unplanned admission. A Care Plan is put in place, and Vanessa assigns a nursing coordinator to review physician and medication orders, and determines if a case will be followed by a physician here or by an outside provider. The HC staff meets weekly to review cases. They arrange a Care Conference at discharge time to be sure orders are in place and a home evaluation is completed.

Questions from the audience touched on the definition of a hospital "observation stay" and how it could affect insurance benefits; weekend HC admissions (yes); and hospice providers available.

All three presenters stressed the importance of establishing a primary care physician, making sure that Advanced Directive and POLST information is current, and being acquainted with your insurance coverage details. Some of these topics may be explored further with additional programs or informational mailings, Jonna said.

An upcoming presentation by COHO (Choosing Options, Honoring Options, encouraging conversation centered upon personal choices for end-of-life care) is scheduled for April 16, National Health Care Decisions Day, called "Creating Your Advance Directive: A Workshop." It will be given in an afternoon session from 2:00–3:30 p.m. and an evening session from 7:00–8:30 p.m. at the Smullin Health Education Center, RRMC Campus at 2825 E. Barnett Road. John Forsyth, retired cardiologist and COHO chair emeritus will give the introduction. The lecture is free, but advance sign up at 541-292-6466 is requested.

by Tacy Huffman Photo: Gary Crites

Editor's Note: Thirty five percent of residents completed and returned a recent survey regarding private rooms in the Health Center. The results, to be used in long-range master planning and budgeting, are available in the Health Services Advisory Committee meeting minutes in the Library.

April 16, 2015
"Creating Your Advance Directive: A Workshop."
Afternoon session 2:00-3:30 p.m., Evening Session 7:00-8:30 p.m.
Smullin Health Education Center
RRMC Campus at 2825 E. Barnett Road

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Community Involvement, Part II: Unsung Heroes Volunteer Day In, Day

Literally hundreds of Manor residents are community volunteers—participating in programs that provide assistance, information and expertise throughout the valley and beyond. Following are a few of their stories. If we've missed you or your program, please let us know at hilltopics@outlook.com.

Six years ago, **Wayne Thomas** learned there were hundreds of children in the area who were wards of the court—usually because of parents' drug use. This prompted him to volunteer to become a court-appointed special advocate (CASA), providing an extra set of eyes and ears to assist the judge in determining if it would be safe to return the children to parental custody.

One of a number of Manorites who are "CASAs," Wayne has worked with three different families. Privacy rules govern what he can say about his cases. However, he is very happy that the father in one of his families overcame years of alcohol abuse, through the Community Family Court, and is now successfully raising his two children.

Children of the tiniest kind are **John and Carmen Aitkens'** focus at Asante Rogue Regional Medical Center. Ten-year veterans of the Cuddlers Program there, John and Carmen say they owe the bountiful rewards of comforting newborns to Gunther Baldauf who coordinated the program, and his wife Dorothy who welcomed Carmen to the Manor with the volunteer invitation.

"I love babies," says Carmen, "and it is gratifying to be able to help them with a touch and the sound of my voice."

John branched out from newborn responsibilities to also meeting a need for magazines at the hospital. Over the past three years, he's brought 45 at a time--for a total of 5,000--donated by fellow Manor residents.

Other RVM residents who volunteer at Asante include **Kumar Bhasin, Pat Butler, Helen McCrea, Eva Mullen, Audree Note, Bob Scebold, Lee Thornally, Maria and Bob Wahl, Phyllis Robertson, and Betty Powers.**

Immediately after retiring from 44 years of high school teaching, **Sandra Peat** signed on as a mentor in South Medford High School's ASPIRE (Access to Student Assistance Programs in Reach of Everyone) program, established statewide in 2007.

Sandra works individually with students helping them to evaluate college and vocational career options and apply for financial aid and scholarships. A big part is ensuring the students meet deadlines, with the most important role being as a supportive adult.

She works with four students four hours a month in weekly meetings at the school—plus much emailing and texting.

Sandra says, "Both as a teacher and a mentor, my goal is to encourage young people to see their potential and find the paths that would lead them to happy and fulfilling lives."

Dottie Brown just retired from more than five years of volunteering at the downtown Medford Library, where she staffed the Friends of the Library Bookstore for four shifts a month.

Dottie says the bookstore has many good buys, with books for as little as $1.00. Proceeds are used to support the Library, children and teen programs, and summer reading programs. Her colleagues at the bookstore said they miss her already and wish she were still there. They admired her grace and charm and remember how she would sprint across the street to get to her shift on time.

Top Row: Sandra Peat, John & Carmer
Bottom Row: Pat Parsons, Dottie Brown, W.

Jim Havstad is giving a Steinway Model D nine-foot piano to the Southern University Music Program. "I am giving this piano to the music program because of the great respect I have for Alexander Tutunov, Professor of Piano," Jim explains.

The piano will be used exclusively for classical music by the Southern Oregon University Music Program. It is an exceptional instrument fitted with two actions

"It would be selfish not to return at least a portion of After all what would our society be like without the a

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Out, All Year Long

voiced either to bold sound or more subtle sound which can be interchanged depending on the preference of the performer.

Liz and Dave Dealey volunteer in their daughter Diane Neill's nonprofit "California Forestry Challenge." The program gives more than 300 high school students and 40 teachers experience in aspects of Forestry Management, such as tree measurement and identification and ecological relationships. Some have never been out of the city or in a forest, so you can imagine their joy and eagerness to participate.

ı Aitken, Jim Havstad, Barbara Hagen, ayne Thomas, Liz & Dave Dealy, Barb Field

Students and teachers return home with a new understanding of the interaction of nature and humans and of the ecology of a specific forest area; some students have even made their careers in Forestry Management and other natural resources areas as a result of this opportunity.

Visitors from all over the world come to Ashland for the Oregon Shakespeare Festival (OSF), says **Barb Field**, who has volunteered at the Ashland Chamber of Commerce and Plaza Information booth for 20 years. The chance to meet and help them is what drew Barb to this volunteer program. A FAQ is, "What else is there to do in Southern Oregon besides attend plays?" The "A," of course, is myriad outdoor activities, other cultural and educational venues. Hiking and bike riding maps are among the most requested, and even locals are fascinated to learn that Lithia Park was designed by John McLaren, who also designed Golden Gate Park in San Francisco. Barb says she recently helped a couple from Shanghai. "You mean you came all the way here from China?" she asked. "Yes, they enjoy Shakespeare and learned about OSF on the Chamber's web site. The office really keeps us on our toes."

Speaking of OSF, **Barbara Hagen** is enthusiastically beginning her sixteenth year of volunteerism at the Tudor Guild Gift Shop. Why does she enjoy working there so much? Because she wants to have a close association with the theater and likes to help it. Besides, she says with a smile, "I get free tickets to all the plays."

Barbara worked assisting shoppers find just what they wanted until her hearing became a problem. Now her assignment is to mark items for sale and to roll posters.

The gift shop features books, jewelry crafted by local artisans, specialty foods with an English theme, charming gifts for children, costumes, and greeting cards. Also, warm sweatshirts for tourists who didn't pack them.

Proceeds from the Gift Shop go to support the Shakespeare Festival actors.

Pat Parsons has been in the hospitality business as a volunteer, since 1982 starting at Travelers Aid at the San Francisco International Airport and then at Sonoma Visitors Center. And so when she came to RVM in 1995 and a resident advised her "to get off the hill" for her volunteering, it was natural for her to join the Medford Visitors Center by Harry and David's and to work at Medford's International Airport. Now in her 20th year of volunteering in Medford, Pat has been honored with the Jackson County Service Award.

She loves to meet different people and always hopes "to improve the quality of life for those I encounter." Jim and Pat Stocker can attest to her gracious, enthusiastic and informative help. On their first visit to Medford in 2006 when they picked up descriptive pamphlets at the Visitors Center, they quickly learned that Pat was a resident of RVM. They say her welcoming attitude influenced their decision to come here.

Pat recalls trying to help a distraught couple whose plans had been completely upset by a flight delay. She recalls saying: "At least you can be sure that your flight out of Medford will be the first flight to go."

by Liz Caldwell, Pat Stocker, Emily Rued, Barbara Wasson

Photos: Mary Bjorkholm, Helen Russ, Keith Stewart

our time, treasures, and talents to our community. rts, recreation, and vibrant businesses?"--Will Van Ert

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Telephone 541.779.0569
Fax 541.779.0114
Raul@CSAplanning.net

RECEIVED
MAR 26 2015
Planning Dept.

March 26, 2015

Medford Planning Commission
c/o Jim Huber, Director
City of Medford Planning Department
200 South Ivy Street, Lausmann Annex
Medford, OR 97501

RE: ***Concept Plan for Urban Reserve Area MD-4 ("Hillcrest District")***
File No. CPA 14-114

Dear Chair McFadden and Members of the Commission:

Thank you for your consideration on March 12th of our presentation for the Hillcrest District Concept Plan in Urban Reserve Area MD-4 and the merits for inclusion in the urban growth boundary.

I am enclosing for the record and your further consideration the Hillcrest District Background Information document as a companion to the Hillcrest District MD-4 Concept Plan now included at Exhibit J of the record. The Background document is a study relating the features of the land to the existing conditions that surround the site in context with the city and regional long range growth plans.

The Hillcrest District includes a 29 acre parcel owned by Rocky Knoll LLC and a 247 acre tract of land held by the Hillcrest Corporation in its capacity as entity of the Cogwell Limited Partnership. These two entities are comprised, respectively, of the members of the families that have held these properties for more than 100 years. Both the Hillcrest Corporation Board of Directors and the individual members of the Rocky Knoll LLC unanimously voted to forward to the City of Medford their proposed Hillcrest District Conceptual Plan after coordinating carefully together in consideration of their family heritage, changing conditions, and sensitivities of the surrounding community.

The Background Information will for the same reasons be useful to you in your role. It also will amplify my response to your question that the "one big thing" that MD-4 brings to serve the City's urban needs is its centrality as an enclave deep within Medford's existing urbanizable area.

For example, instead of bussing all of the elementary school children in the surrounding neighborhoods across town to Abraham Lincoln and Hoover Elementary Schools (See Background Doc, Page 24), at tremendous ongoing operational cost in time/money/insurance/vehicle miles travelled, a site located in the Hillcrest District combined the site already designated in the Southeast Neighborhood Plan would provide substantial relief to the overcrowding in the two existing schools identified above as well as Lone Pine Elementary. The proposed Hillcrest District Concept Plan includes a potential elementary school site (See Pages 12 and 18 of the Concept Plan Proposal, Exhibit J of March 12th Packet) conveniently located for walking, cycling, or parent drop-off for children who live in the nearby Vista Pointe, Bel Air Heights, and Greyson Heights. Should the school district determine that it has no need for the site, the Concept Plan would allow for other uses allowed in the C-S/P zoning district which corresponds to the SC GLUP designation.

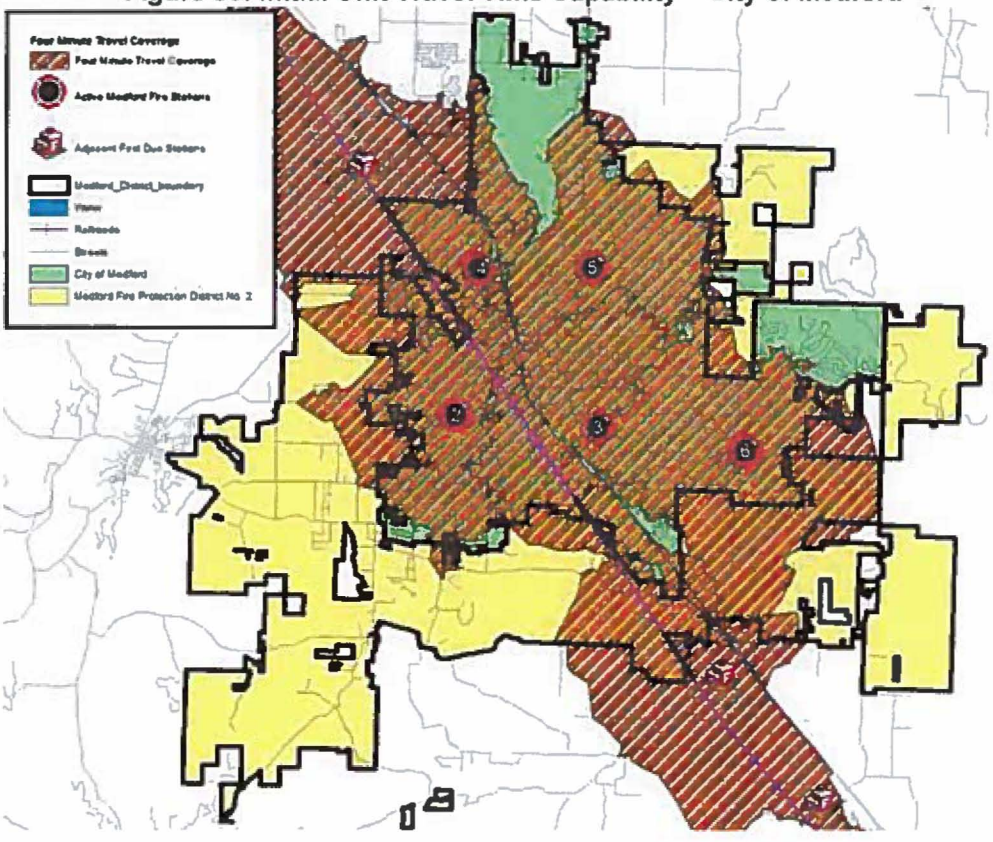
While other urban reserve areas (if included in the UGB) may very well need additional schools to accommodate enrollment pressures related specifically to adding particular new growth areas, a school in MD-4 would be of immediate service to the existing needs of the community.

Similarly, the mapping at Background Doc. Page 25 for Medford Fire-Rescue facilities and service areas clearly illustrates that there is a significant gap between Fire Stations 5 and 6 that would indicate a likely need in the future for an additional station. Indeed, the City's 2011 Emergency Service Master Plan (Fire Rescue) recognizes the coverage gap under the heading Distribution and Initial Arriving Unit Travel Time:

Travel time is potentially the longest of the response phases. The distance between the fire station and the location of the emergency influences total response time the most. The quality and connectivity of streets, traffic, driver training, geography, and environmental conditions are also factors. This phase begins with initial apparatus movement towards the incident location and ends when response personnel and apparatus arrive at the emergency's location. Within MFR's target response performance objectives, four minutes is allowed for travel time to incidents within the City of Medford. Seven minutes 30 seconds is allowed for travel time to MRFPD No. 2 incidents.

The following map illustrates the area that can be reached from all Medford fire stations and adjacent agency stations in four minutes of travel time, the time allowed by the MFR response time performance target for the City of Medford. It is based on actual travel speeds along roadways, adjusted for turning maneuvers.

Figure 56: Initial Unit Travel Time Capability – City of Medford



Adequate coverage is provided except for the city's most northern area and an area to the east."

The proposed Concept Plan anticipates that a station may be desired by the City at either the northwest corner of the Hillcrest District, which is proposed to be designated as Community Commercial land. The area has the advantage of being located along the primary north-south arterial (North Phoenix Road) through east Medford and is near the interchange with McAndrews Road to position it for dispatch in any direction. A site would also be located between the park and the highest density housing area in the Hillcrest District.

Another very important part of the Background information, at Page 28, shows how the Hillcrest District, if included in the UGB consistent with the proposed concept, will work with the existing supply of buildable employment and residential lots nearby to form a mixed-use district where jobs and housing may be credited toward the Regional Transportation Plan Measures for the same.

Please note that the property owners' proposed Concept Plan is generally consistent with the plan forwarded by the Planning Department except in three respects:

- Property Owners' proposal specifically identifies where the 15% of Open Space required by the Regional Plan Element will be located. The owners' plan will ensure a cohesive and contiguous tract will be preserved to include the pond and area north to the Bella Vista parkland, and will ensure that a buffer garden will be located along the northern boundary of the historic district boundary (about five acres containing the residence and other designated historic buildings in the southwest corner of the district).

- Property Owners' proposal does not plan Hemlock Drive to extend as a through higher-order street from the Greyson Heights neighborhood on the east side to North Phoenix Road. The City's street connectivity standard will require at least a local street to connect to Hemlock Street, but designating that as a through collector or arterial would likely have the effect of inducing cut-through traffic on Hemlock Drive through Greyson Heights. Hemlock Drive was not planned or designed to function as a collector roadway. The property owners' concept plan instead shows a local standard residential street connection to Highland Court to ensure that an outlet at the end of that neighborhood's street system is made available. However, the alignment does not allow for traffic to pick up speed coming down grade along a straight course in the manner that the connection to Hemlock Drive would certainly promote as shown on the City's proposed plan. The property owners' concept plan also does specify at least a standard residential or commercial street connection to Vista Pointe must be provided. Vista Pointe Drive is the shortest existing public street connection from McAndrews Road to the east boundary of the Hillcrest District, and passes through just over one block of a planned commercial area within the Visa Pointe PUD. That street should be the primary designated connection from the east into the District. The exact functional classification should be determined when the Transportation System Plan update is completed for the selected growth areas.

- The property owners have proposed that the City adopt a Minimum Density Overlay either as a zoning map or GLUP map overlay to provide a simple planning tool which will assist the City in demonstrating that its residential commitments under the Regional Plan will be met without need to amend its residential land use categories. Please find enclosed also a memorandum outlining how that could function including propose draft text for a zoning district overlay section to be established at MLDC Section 10.347.

For the reasons outlined above, the property owners hereby request that the City utilize the property owners' proposed Hillcrest District Conceptual Plan as the basis for further consideration through its proceedings for urban growth planning. Very truly yours,

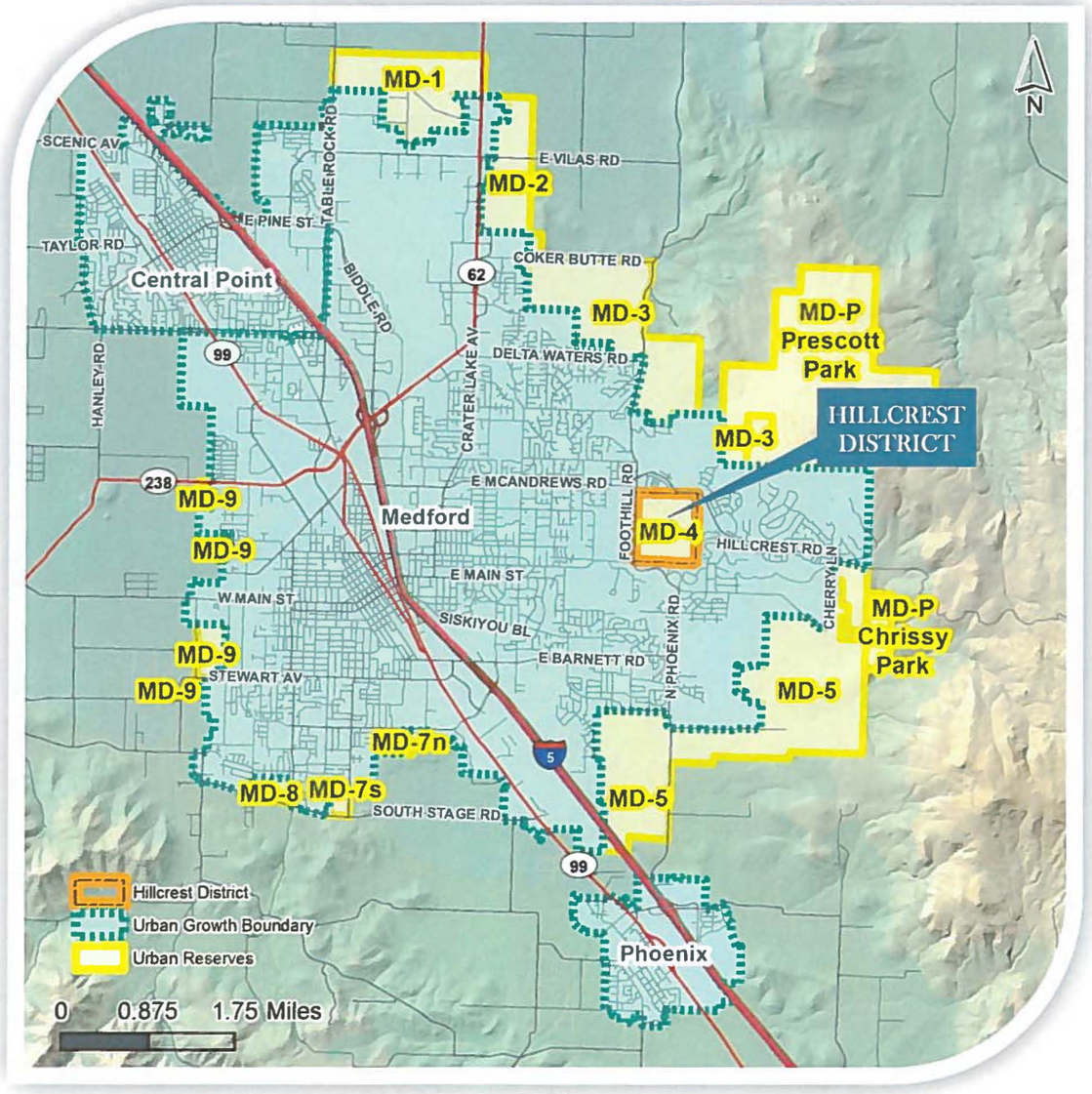
CSA Planning, Ltd.

Raul G. Woerner
Principal

Enclosures (2): Hillcrest District Background Information Packet (companion document to MD-4 Concept Plan);

Memorandum: "Urban Reserve Planning - Minimum Density Overlays" dated March 26, 2015 by CSA Planning, Ltd.

HILLCREST DISTRICT BACKGROUND INFORMATION



HILLCREST DISTRICT VICINITY MAP

The 276-acre Hillcrest District is located in East Medford, surrounded on all four sides by the City Limits and Urban Growth Boundary.

The area is readily accessible. Foothill Road/North Phoenix Road along the west side of the district is the primary north-south arterial corridor in East Medford. McAndrews Road (arterial) and Hillcrest Road (major collector) provide the primary east-west approaches to the area. Utilizing these routes, the district is approximately two miles from downtown Medford and approximately three miles from both the north and south freeway interchanges in Medford. The Fern Valley interchange in Phoenix is about 3.5 miles to the south.

URBAN RESERVES

The Hillcrest District is an urban reserve area (URA) identified as MD-4 in the Greater Bear Creek Valley Regional Plan (RPS). It is the only fully enclaved urban reserve in the region.

Pursuant Regional Plan, Medford envisions MD-4 as a master-planned mixed-use area with residential and commercial uses including a town center to support higher densities. The Regional Plan establishes that the land use mix for MD-4, by percent of area, shall be:

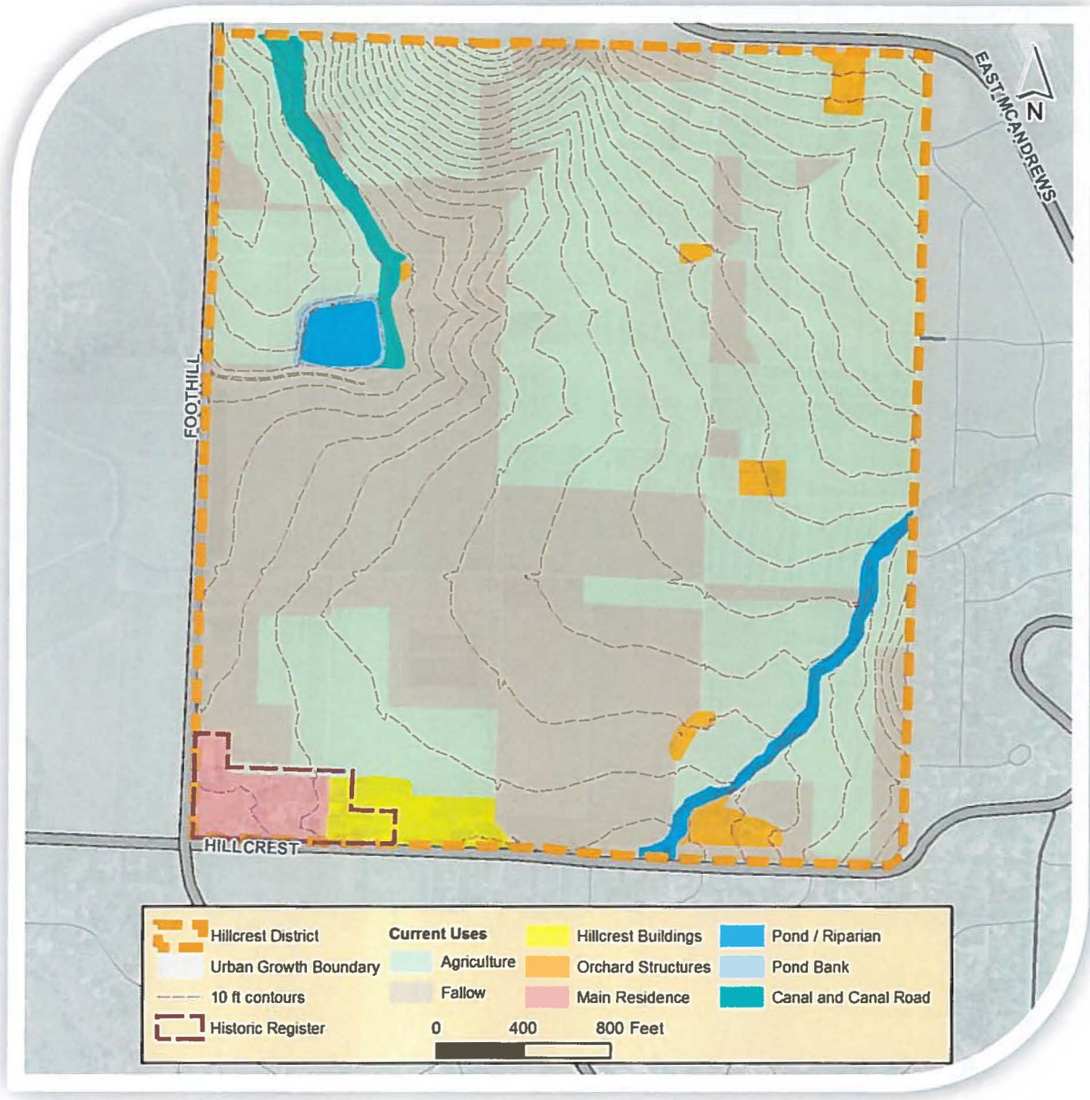
- 63% Residential Land
- 15% Parks & Open Space
- 22% Employment Land

Aerial Profile North

Aerial Profile East

Aerial Profile South

Aerial Profile West

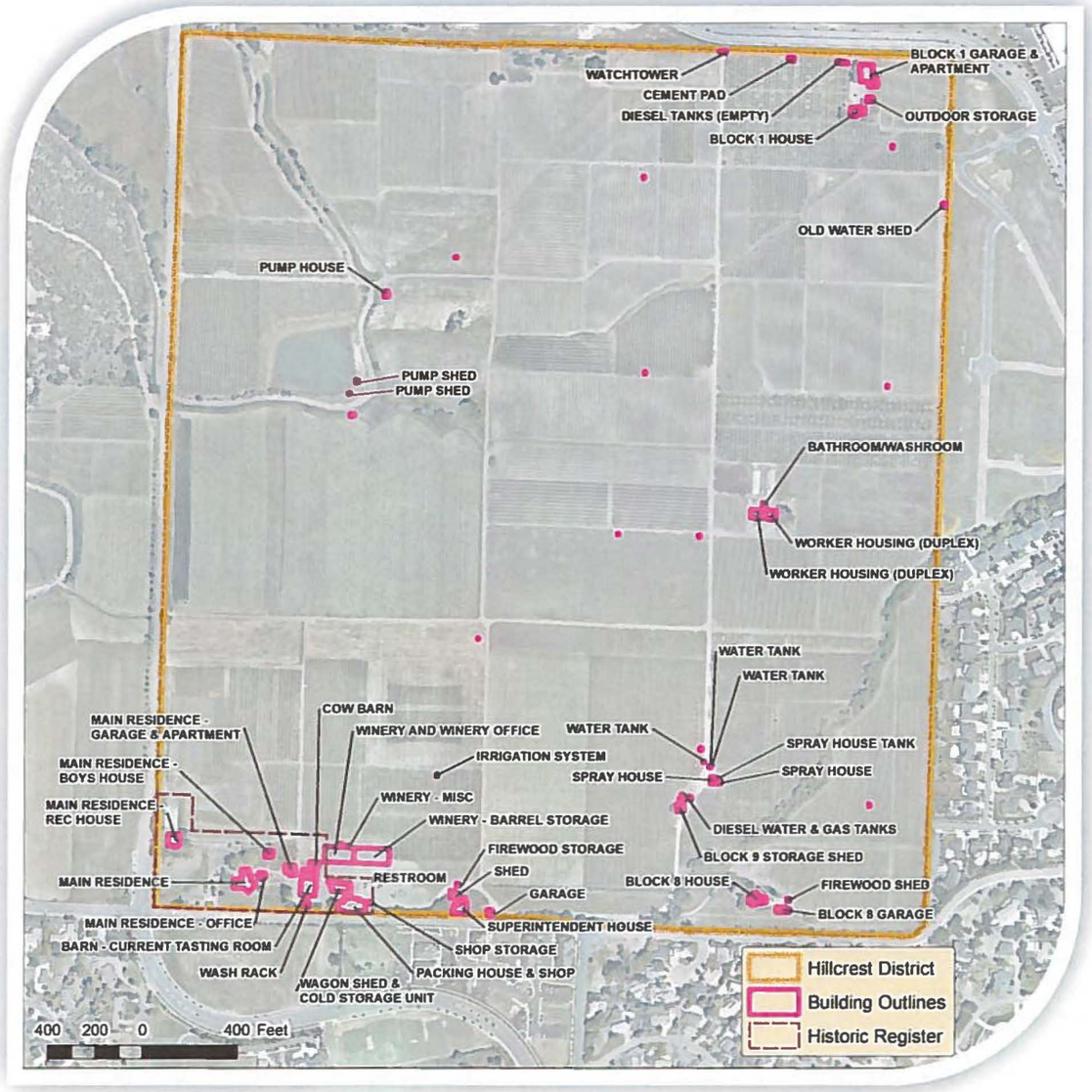


CURRENT USES / FACILITIES

The property is primarily used for orchard and vineyard with portions lying fallow. There are also ancillary agricultural production and accessory use facilities dispersed throughout.

The Roxy Ann Winery, various processing and sales facilities are located in the property southwest corner, along Hillcrest Road.

Also located in the southwest corner of the property are the main residence and various other residential improvements.



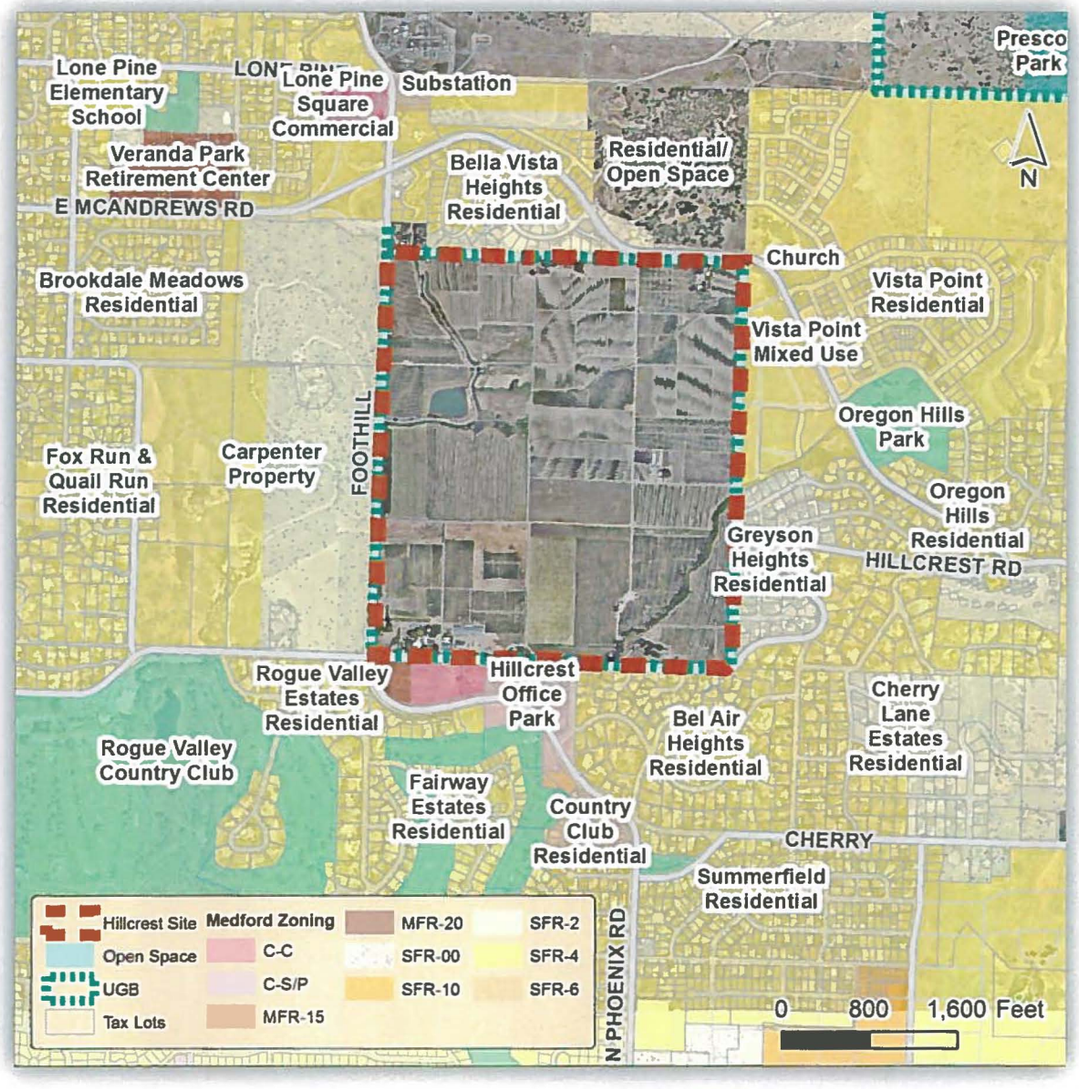
The Roxy Ann Winery, tasting room and farm stand are located adjacent to Hillcrest Road.

A winery, tasting room and farm stand, a handful of other historically significant improvements including the main residence and Boys' house are also located along Hillcrest Road, in the property southwest corner.

Miscellaneous other structures including farmworker housing, barns and other farm-related improvements are dispersed throughout the east side of the tract.

In all, there are 11 dwellings recognized on the property.

SURROUNDING LAND USES



SURROUNDING LAND USES

The Hillcrest District (MD4) is surrounded on all sides by the City of Medford.

The Greyson Heights and Bel Air Heights subdivisions to the southeast are fully developed residential neighborhoods. Additional developed residential neighborhoods extend to the south and east.

The Hillcrest Office Park to the south is built out. A vacant parcel of approximately seven acres adjacent and west of the Hillcrest Office Park is designated as commercial land on the GLUP Map and split zoned (C-S/P with 2 acres MFR-20). This land, along with the 7th Fairway PUD to the south, is land from the Hillcrest District that was included in Medford's exiting UGB.

Further to the southwest is the Rogue Valley Country Club intermixed with residential neighborhoods.

The Carpenter property to the west includes three residences and farmland within the urban growth boundary. The Brookdale Meadows neighborhood to the west was subdivided from the Carpenter property in 1991. The Vista Point mixed use neighborhood has a commercial office building, a church and the rest is residential. The Vista Point neighborhood is still being developed. The portion immediately east of the subject property includes street and infrastructure improvements only.

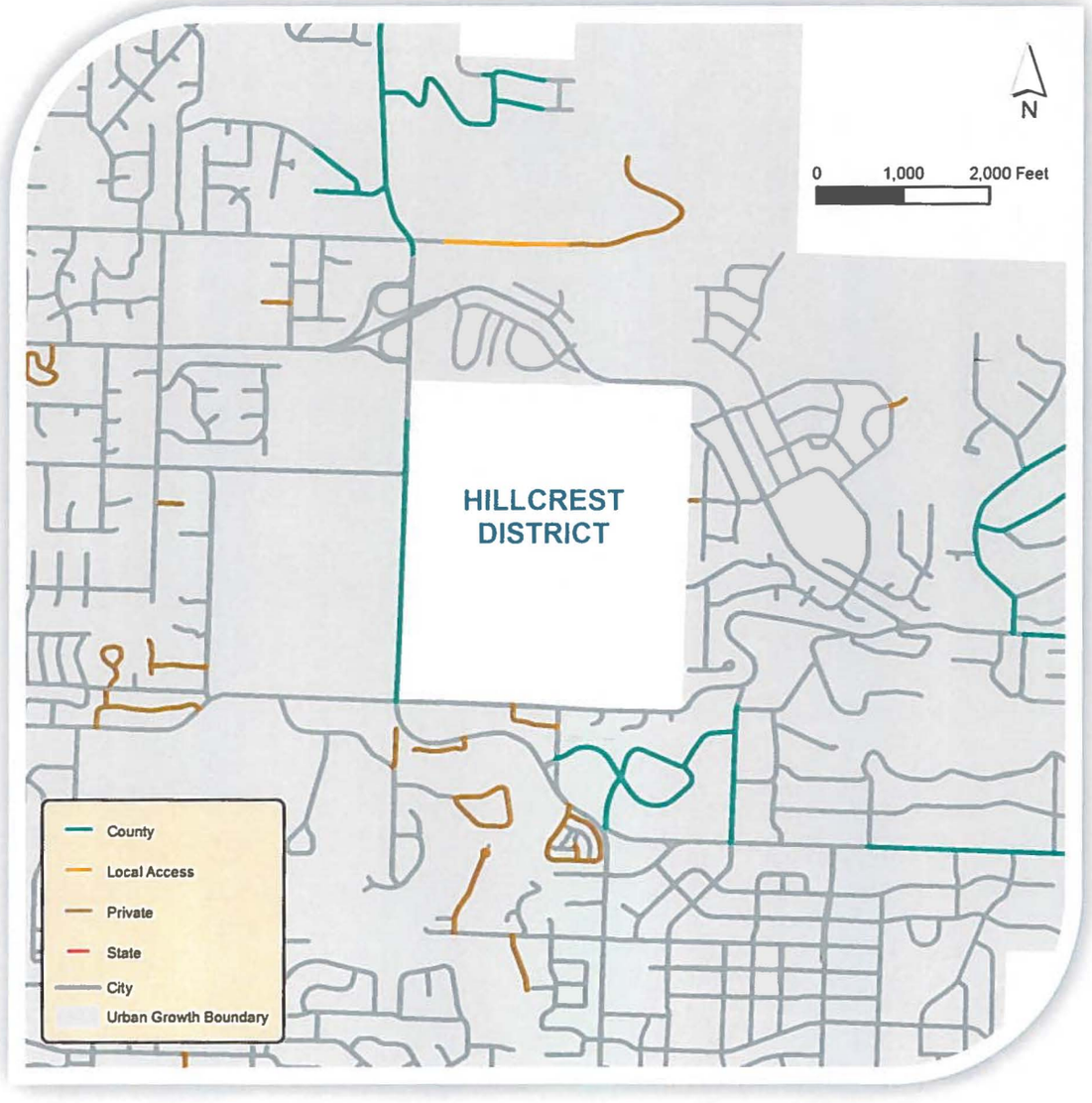
Directly to the north is the Bella Vista residential neighborhood currently under construction.

STREET FUNCTIONAL CLASSIFICATION

Two arterial streets and a major collector roadway are routed along the district boundaries. These are East McAndrews Road, Foothill Road and Hillcrest Road, respectively.

The Foothill/North Phoenix Road corridor and McAndrews Road to the west of Foothill Road, are also designated as freight routes in the Medford Transportation System Plan (TSP).

The local street network to the east includes three public residential streets (Vista Pointe Drive, Chablis Terrace, and Hemlock Drive) that extend to and currently terminate at the Hillcrest District boundary.



STREET JURISDICTION

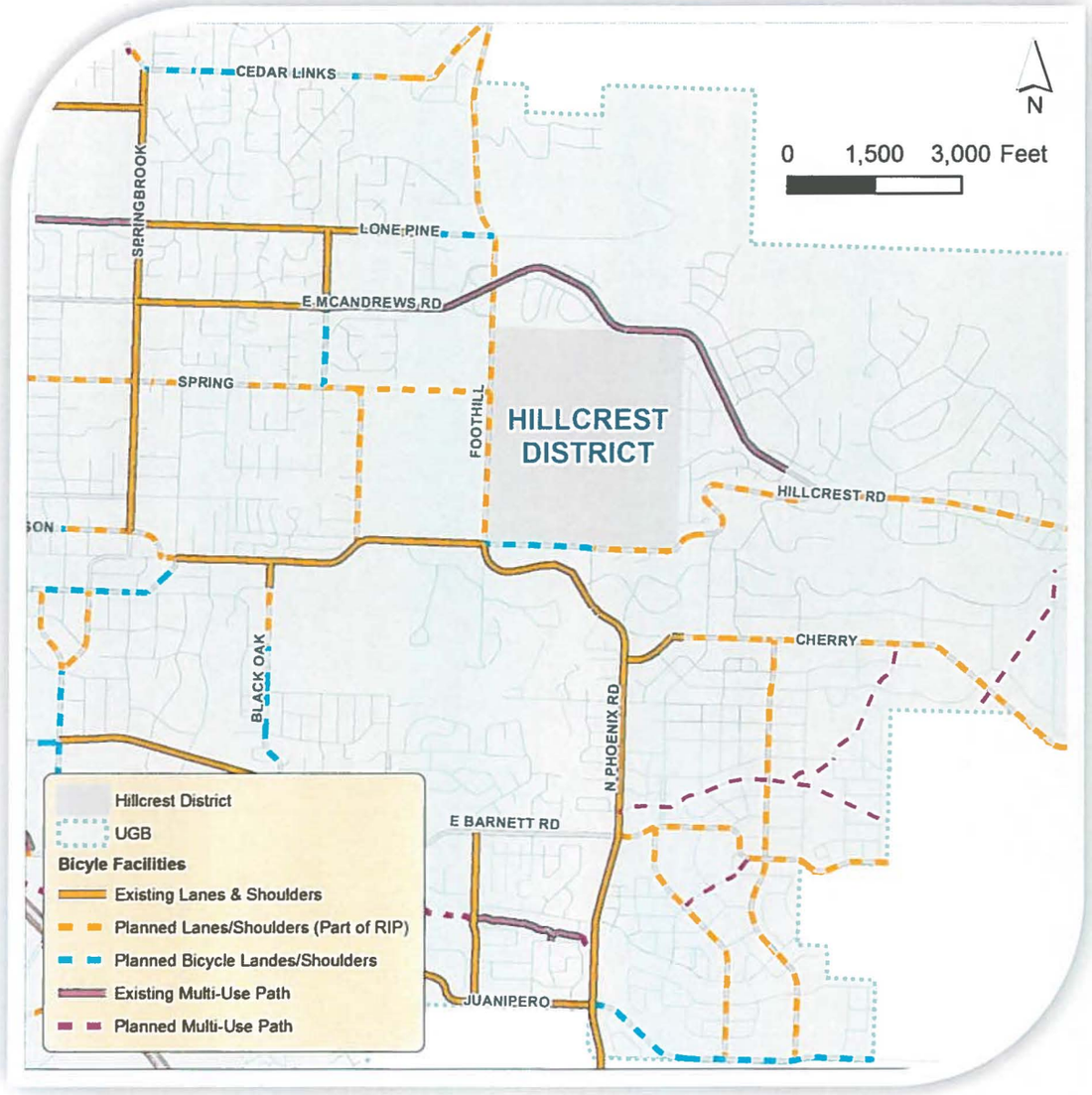
The Hillcrest District is surrounded on all sides by public streets under both the county and city jurisdiction. Foothill Road adjacent to Hillcrest is currently under County jurisdiction. That arterial roadway is slated for a $13 million improvement project to widen to 5 lanes with curb, gutter, sidewalk, and bike lanes as part of the Program of 2015-2018 Transportation Projects [Metropolitan Transportation Improvement Project No. 863]. Projects in the MTIP are drawn from the RVMPO 2013-2038 Regional Transportation Plan (RTP).

Hillcrest Road and East McAndrews are both under City jurisdiction.

The Bella Vista development to the north includes a local city street stubbing at the Hillcrest north property line.

To the east are three City of Medford local streets and a short private street stub.

To the south across Hillcrest Road are three residential cul-de-sac streets serving the Bel Air Heights neighborhood, one public street connecting through to North Phoenix Road between a commercial office park and a residential neighborhood, and one private road.

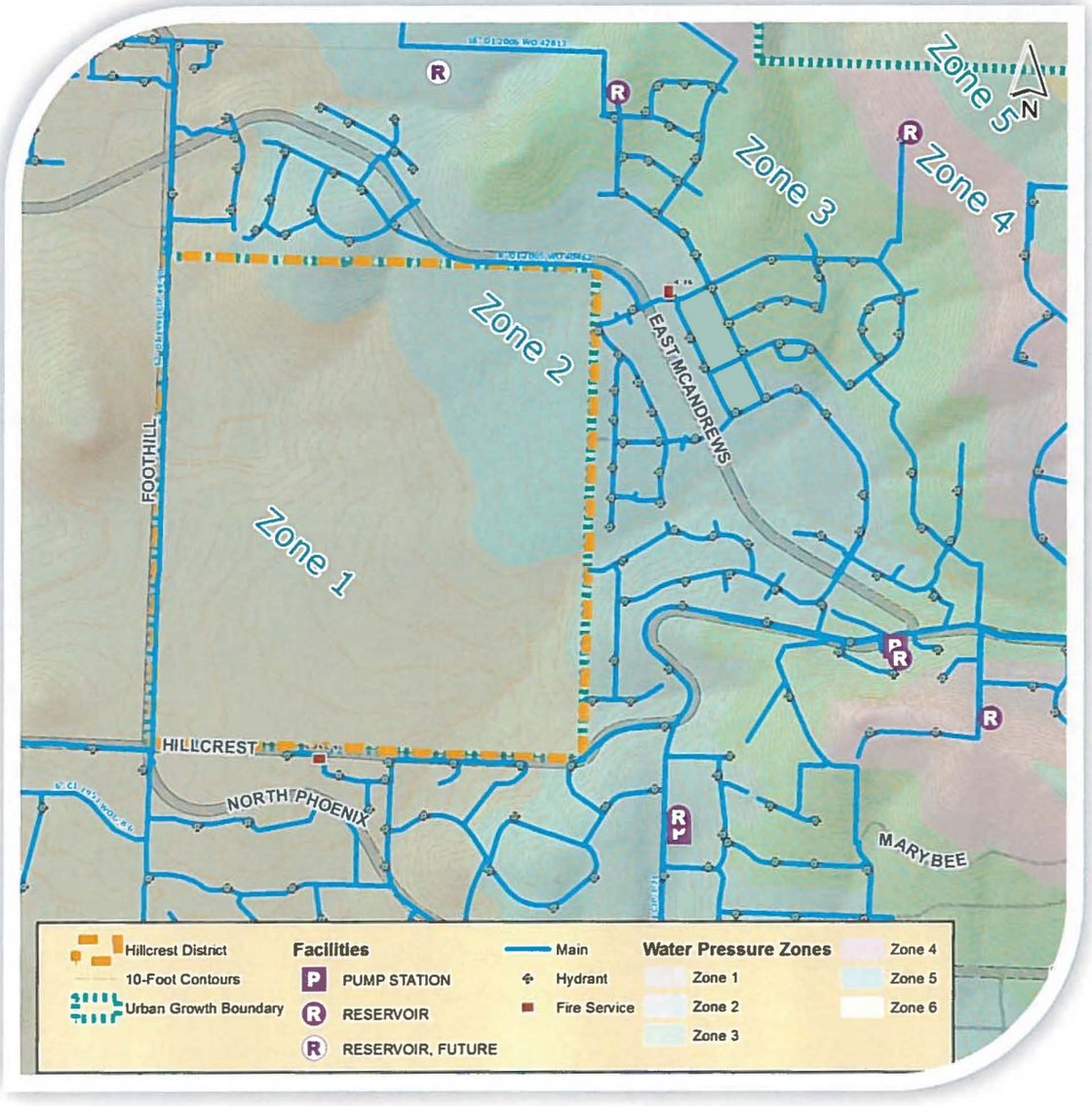


PEDESTRIAN AND BICYCLE PATH NETWORK

The Hillcrest District is surrounded on three sides by planned bicycle and pedestrian facilities.

The nearby multi-use path parallel with East McAndrews is a heavily used facility. Thrasher Lane by Veranda Park west of Foothill Road has become a trailhead for a popular hike up to the Oregon Hills Park in Vista Pointe. This urban trail has become a regional draw for fitness groups (e.g., "Boot Camp") who favor its safe and attractive hillside attributes.

The Hillcrest District is well situated to expand and connect the existing and planned trail infrastructure. A private park in the Bella Vista adjacent and north of the Hillcrest District includes a trail paralleling the irrigation canal south from McAndrews Road to the Hillcrest land. The adjacent portion of the Hillcrest District is well suited to provide an expansive park and open space area to encompass the hillside and pond to the south, with further linkages to a town center beyond. A 40-foot wide parkway along a central north-south street through the District would provide a trail link from Vista Pointe to Hillcrest Road the parks and activity centers to be provided in between. A greenway trail and park along Lazy Creek would also connect Hillcrest Road to the Vista Pointe and Greyson Heights neigborhoods to the east.



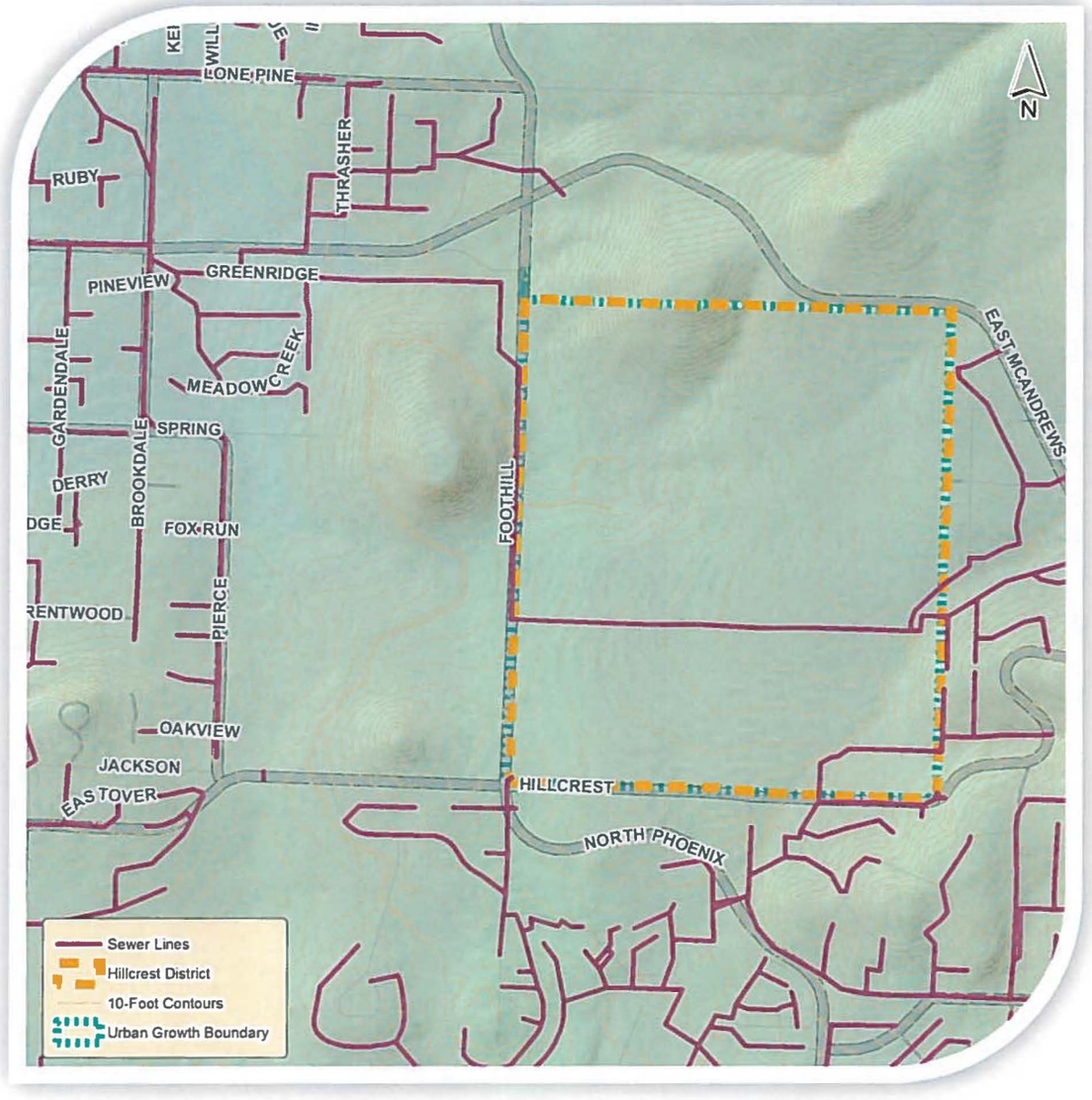
WATER FACILITIES

The Hillcrest District is within two separate City of Medford Water Facility Pressure Zones, being Zones 1 and 2. In order to achieve appropriate water pressure to recipients, each zone is to be developed independently of one another.

Based on City of Medford Water Commission (MWC) facility plans and correspondence with MWC staff, there is sufficient water quantity and pressure to serve both Zones 1 and 2 within the Hillcrest District.

Based on current pressures within both Zones 1 and 2, the City recommends adjusting Zone 2 slightly into Zone 1 in order to assure adequate pressure.

Existing water line infrastructure abuts the Hillcrest District on all four sides. More importantly, water lines from within each zone abut both corresponding pressure zones within the Hillcrest property, making future connections / extensions a straightforward proposition.



SEWER / SANITATION FACILITIES

A City of Medford sewer main traverses the Hillcrest property from east to west. An additional line crosses the property's southeast corner. Other lines abut the property at the corner of Hillcrest Road and Foothill Road and to the northeast, near East McAndrews Road.

The location of sewer lines on the subject property makes future connection a fairly straightforward proposition.

The main sewer line extending through the Hillcrest District connects to lines at Foothill Road. From there, the lines make their way to the regional interceptor along Bear Creek to the northwest, then eventually to the regional water reclamation facility northwest of White City.

Based on City of Medford Sewer Facility Plan and correspondence with City of Medford staff, the Lone Pine and McAndrews Road sections between the subject property and the Bear Creek regional interceptor do not currently have sufficient capacity to accommodate all potential future development that may be served by said lines (including land currently within the City UGB). However, these deficiencies have been identified and are planned to be sufficiently improved over the planning period.

TOPOGRAPHY

The Hillcrest District is located on the east side of the Bear Creek Valley at the foot of Roxy Anne. Slopes are primarily gentle to moderate with two small inclusions of steeper hillocks on the perimeter.

The main aspect is southwesterly with slight variations within small drainages and hillsides.

Slopes on portions of the hill situated at the northerly boundary of the property range from 10 to 40 percent, with 15 to 27 percent being the typical.

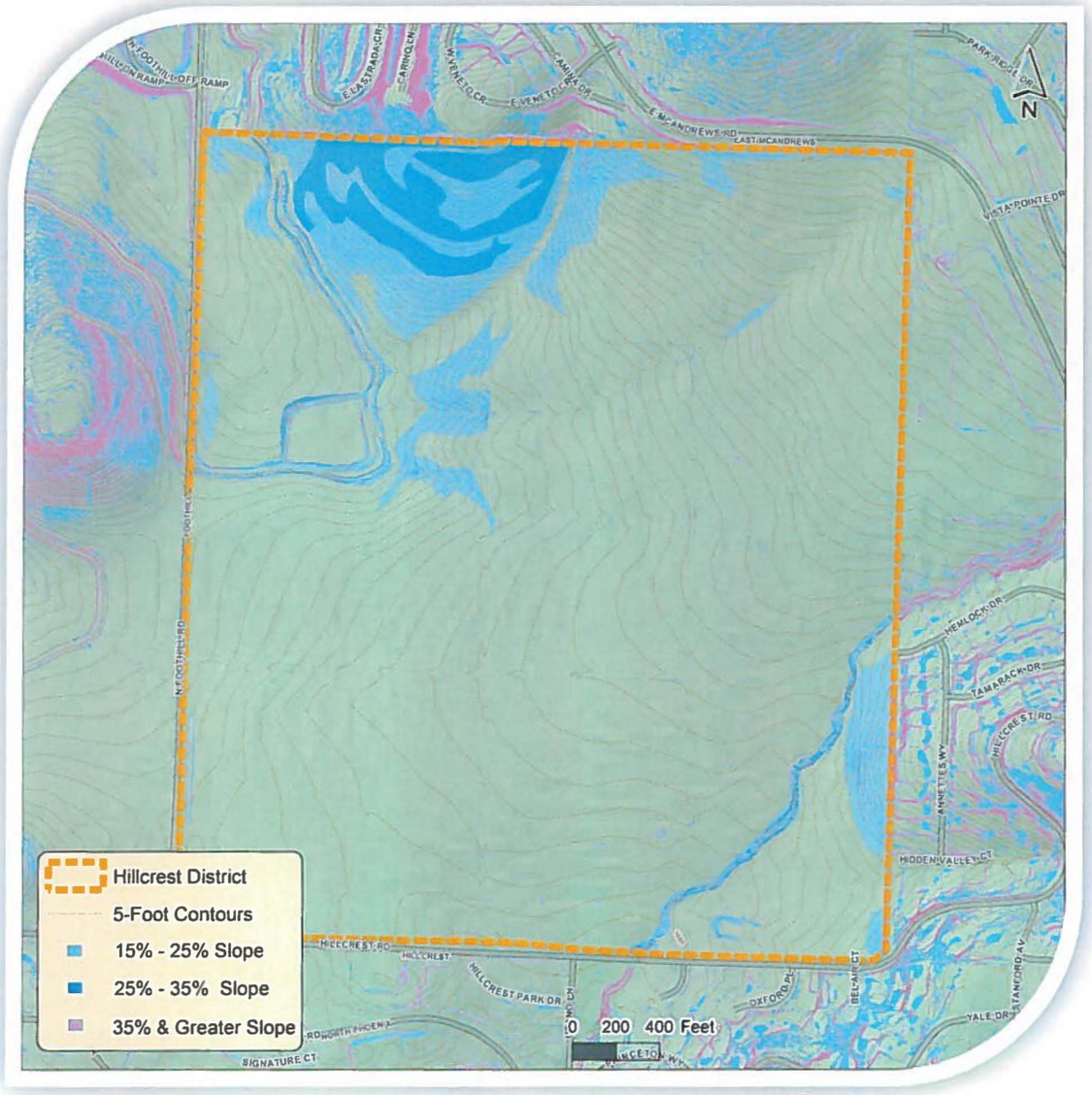
The remainder of the property is comprised of slopes less than 15 percent and the majority of the property includes slopes around 1-4 percent.

Based on the predominantly gentle slopes, the site is able to accommodate a wide range of development types without any significant grading concerns.

The site is well positioned to take advantage of views of the city and mountain skyline to the west and south. Views of Roxy Ann nearby to the northeast are also prevalent from much of the property.

The gentle to moderate slopes will allow future development to maintain excellent solar orientation and generally unobstructed views of the surrounding area after full build-out.

The northwest portion of the property, being within a slight drainage, is visible from Foothill road but due to low elevation, does not benefit as much in the way of views offsite. Taller buildings such as apartments would be unobtrusively sited at this location along a likely future transit route.



SLOPES

Slopes 15% or greater are subject the MLDC Chapter 10.929 Hillside Ordinance.

Slopes 25% or greater are not required to be included in the buildable inventory pursuant to OAR 660-0024 and 660-008-005(2). Using City 2-foot contours, the hill situated at the north end of the property is found to be dominated by slopes in excess of 25%. This affected area is comprised of approximately 13 acres.

Pursuant to MLDC Chapter 10.012, slopes over 30% are not deemed buildable.

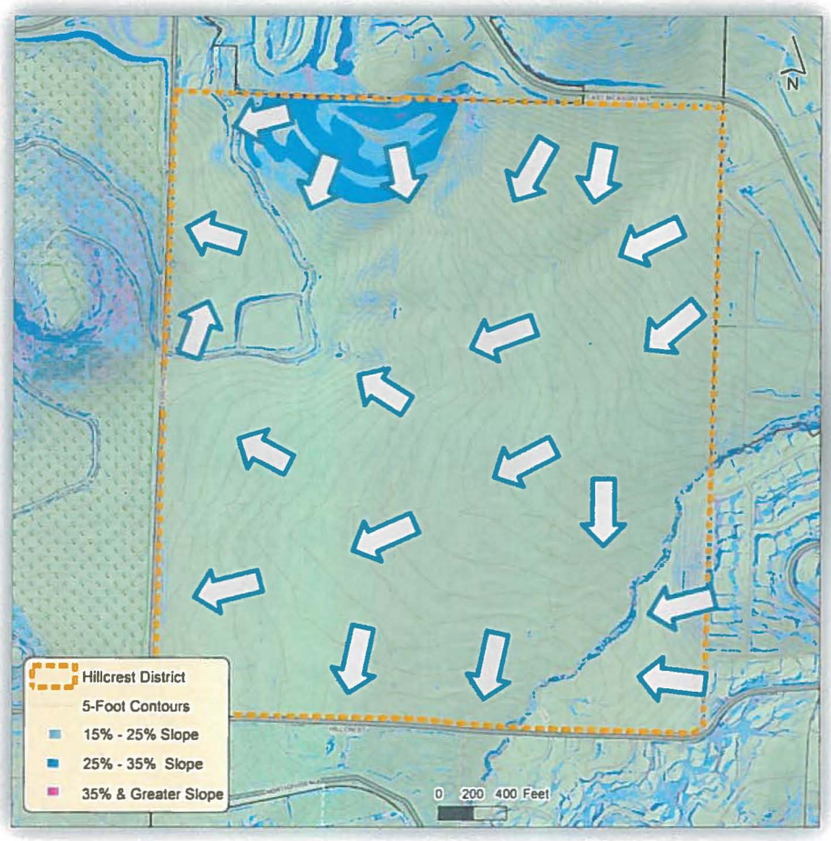
As illustrated by the slopes map, most of the property includes slopes less than 15%.

Where slopes between 15% and 25% occur (aside from the fore-mentioned hill situated at the north end of the property), there is sufficient flexibility to accommodate appropriate development.

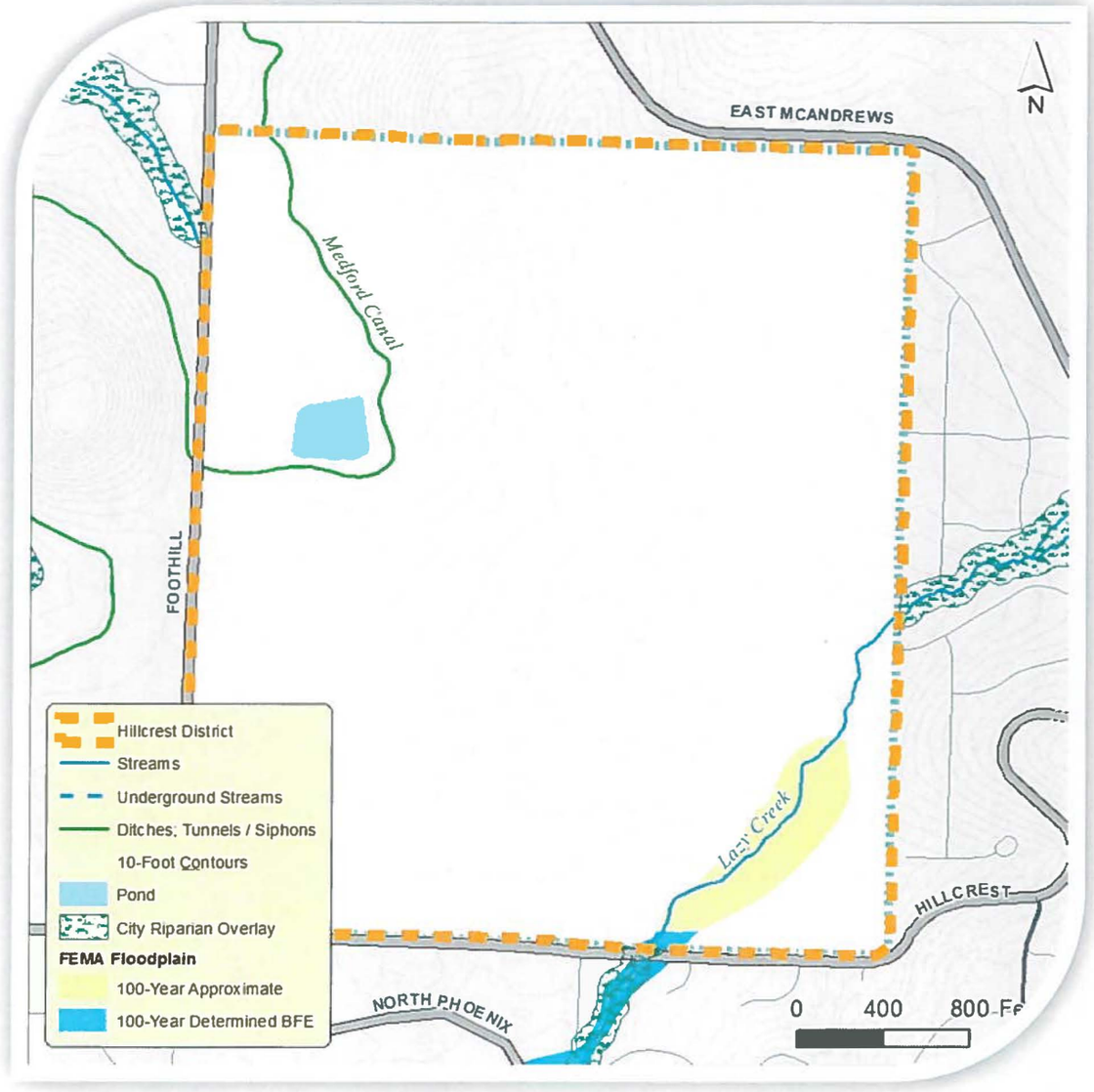
Existing and future development situated to the north and east is and will be elevated above and has views over the Hillcrest District. Slopes allow the Hillcrest District to be developed in a manner that ties-in with yet does not impede natural views of the valley from surrounding neighborhoods.

Lower portions of the property are gentle to flat, allowing existing and future development to the west and south unobstructed views over the Hillcrest District.

SLOPE ASPECTS



SOLAR



WATER FEATURES: STREAMS, CANALS, FLOODPLAIN AND RIPARIAN

There are three water features on the property:

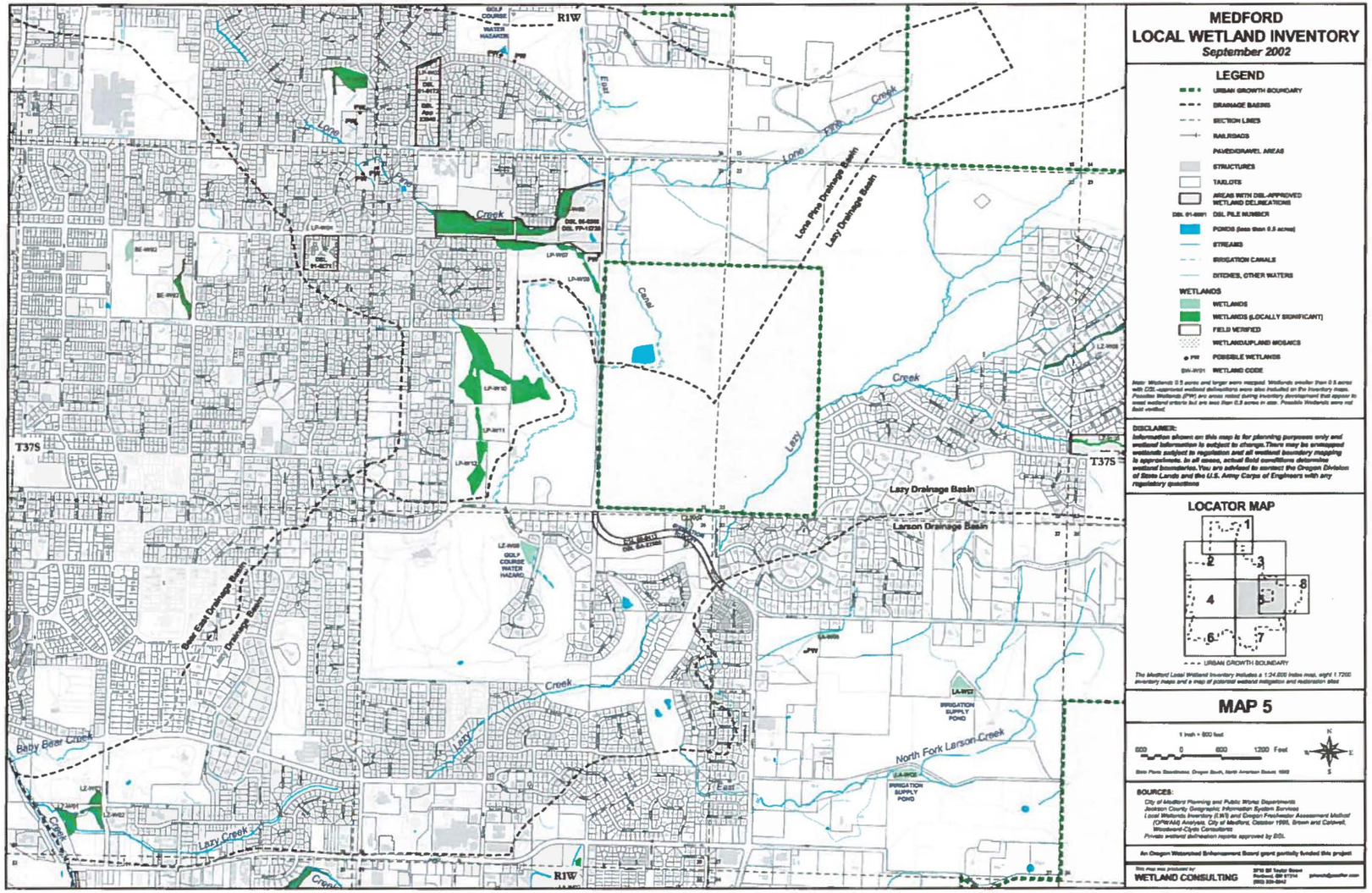
- The Medford Canal traverses the northwest corner within a 60-foot wide easement.
- A 2.0 acre pond fed by the Medford Canal is also situated in the northwest corner.
- Lazy Creek, a seasonal stream, crosses the property southeast corner. A portion of the stream includes an approximate-method (Zone A) FEMA floodplain and a small portion includes a floodplain with a FEMA determined base flood elevation.

Beyond and adjacent to the subject property, within the current City Limits, the city has a riparian corridor overlay both upstream and downstream along Lazy Creek.

The property feeds into two distinct drainage basins being Lazy Creek and Lone Pine, as noted on the City of Medford Local Wetland Inventory Map.

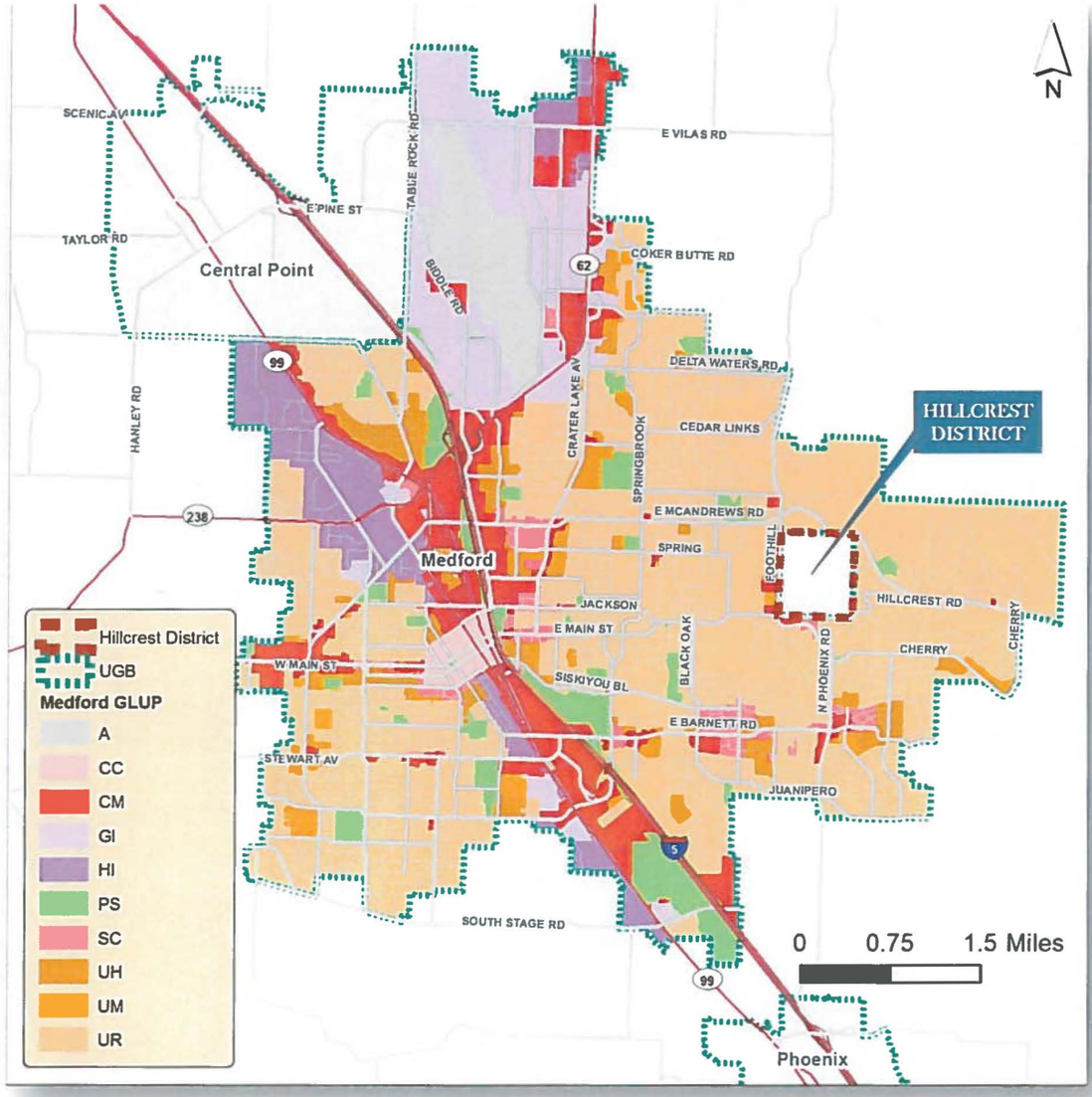
The same riparian overlay covers the adjacent property to the northwest, below the pond.

There are no other identified wetlands or water features on the property.



CITY OF MEDFORD
LOCAL WETLAND
INVENTORY MAP

CITY OF MEDFORD GENERAL LAND USE PLAN (GLUP) MAP



GLUP EAST MEDFORD

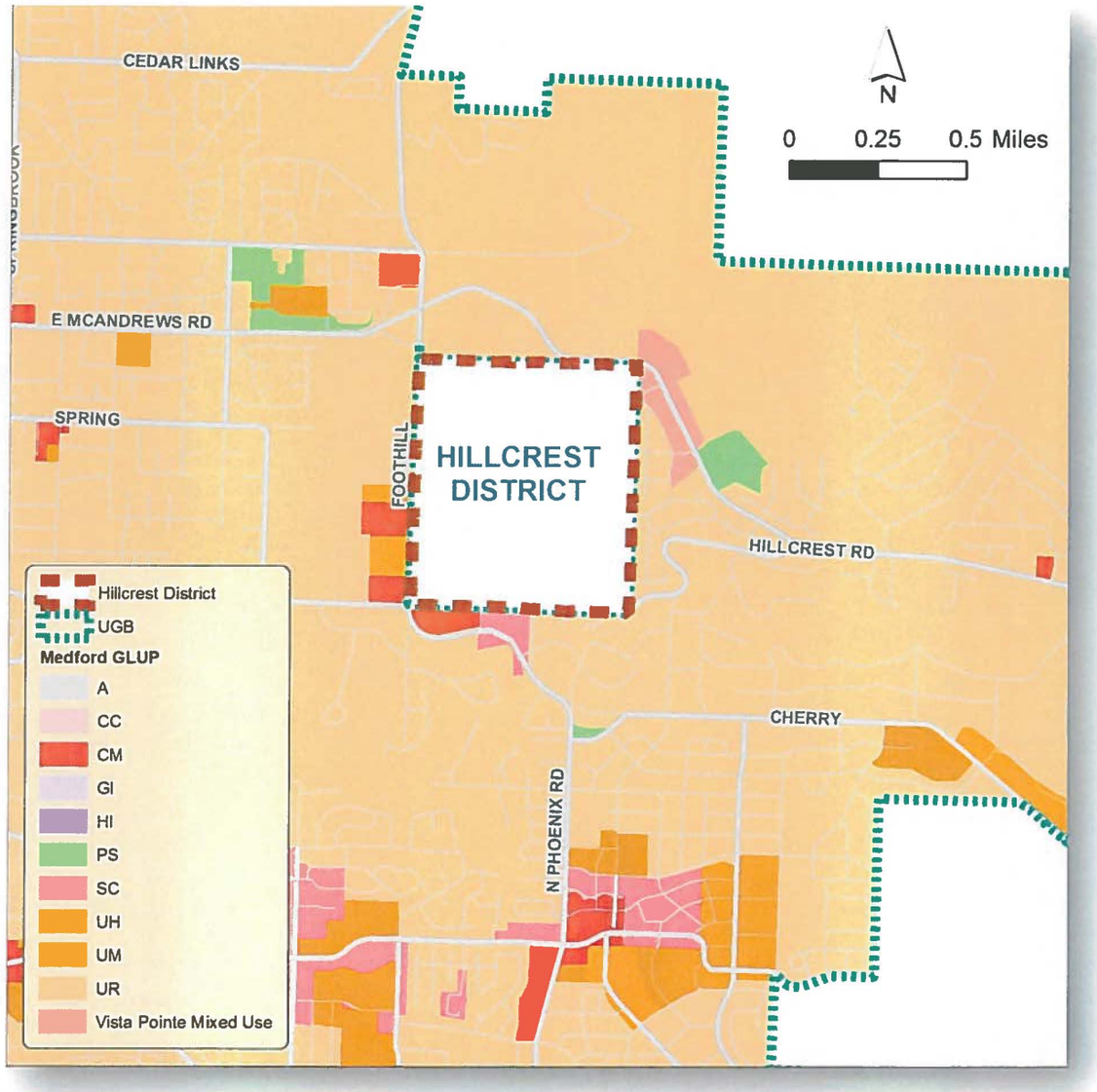
The Hillcrest District is surrounded on all sides by the City of Medford.

The significant majority of the property in East Medford is Urban Residential designated.

A few small pockets of Commercial, Urban Medium Density Residential and Public / Open Space lands do occur throughout. However, the map illustrates the general deficiency of commercial in East Medford.

The Hillcrest District is well situated to fulfill a range of land needs including Commercial and Institutional, in addition to Urban High, Medium and Standard Residential.

CITY OF MEDFORD GENERAL LAND USE PLAN (GLUP) MAP



SURROUNDING GLUP

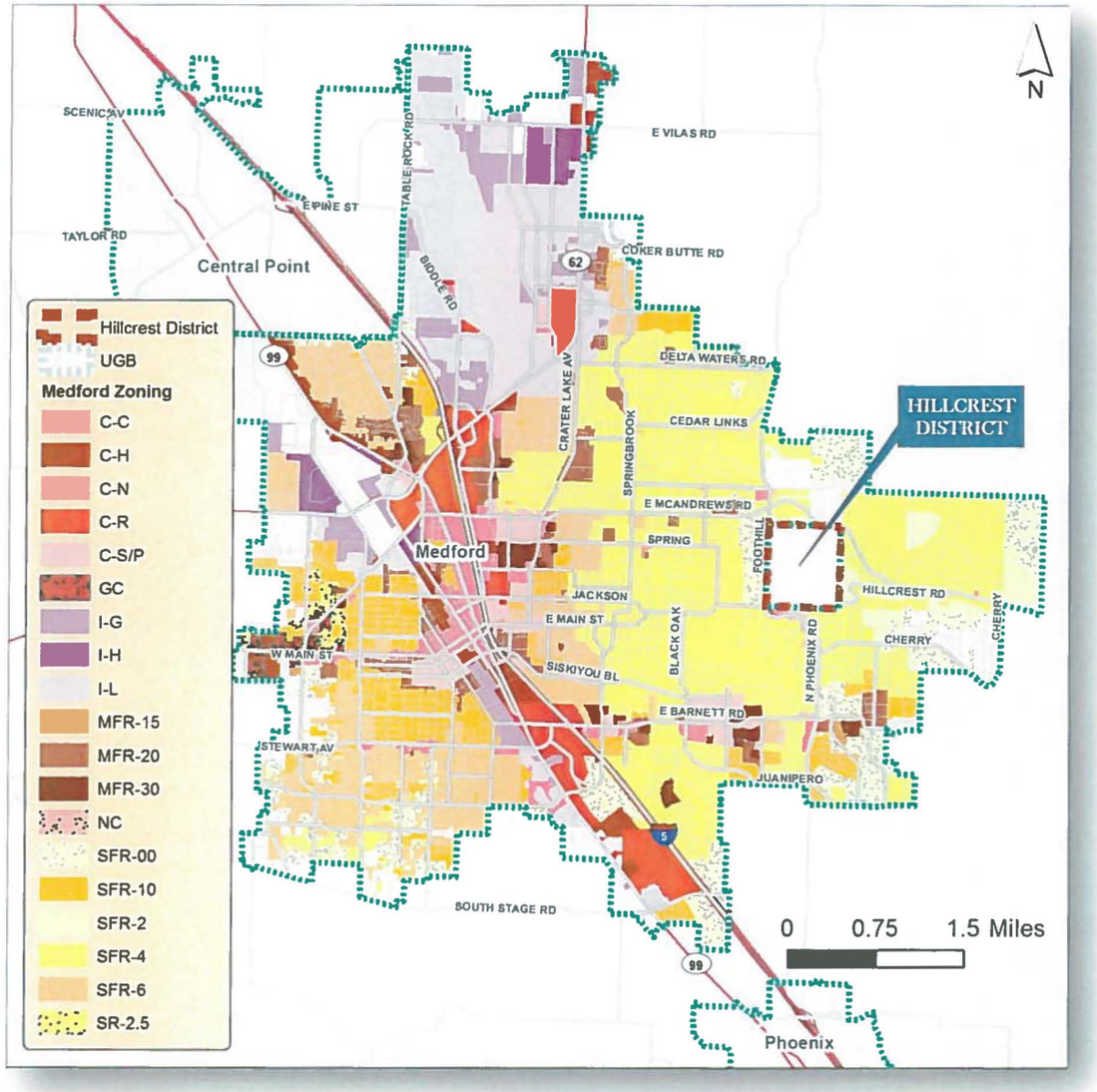
The Hillcrest District is surrounded on three and one half sides by City of Medford Urban Residential designated lands.

The lands to the southwest are a mixture of Commercial, Community Commercial and Urban Medium Density Residential.

A small pocket of commercial is nearby to the north between East McAndrews and Lone Pine, adjacent to Foothill Road.

The Vista Pointe PUD (a mixed use development) is situated to the northeast, including a blend of residential and commercial uses approved through Planned Unit Developments.

CITY OF MEDFORD ZONING MAP



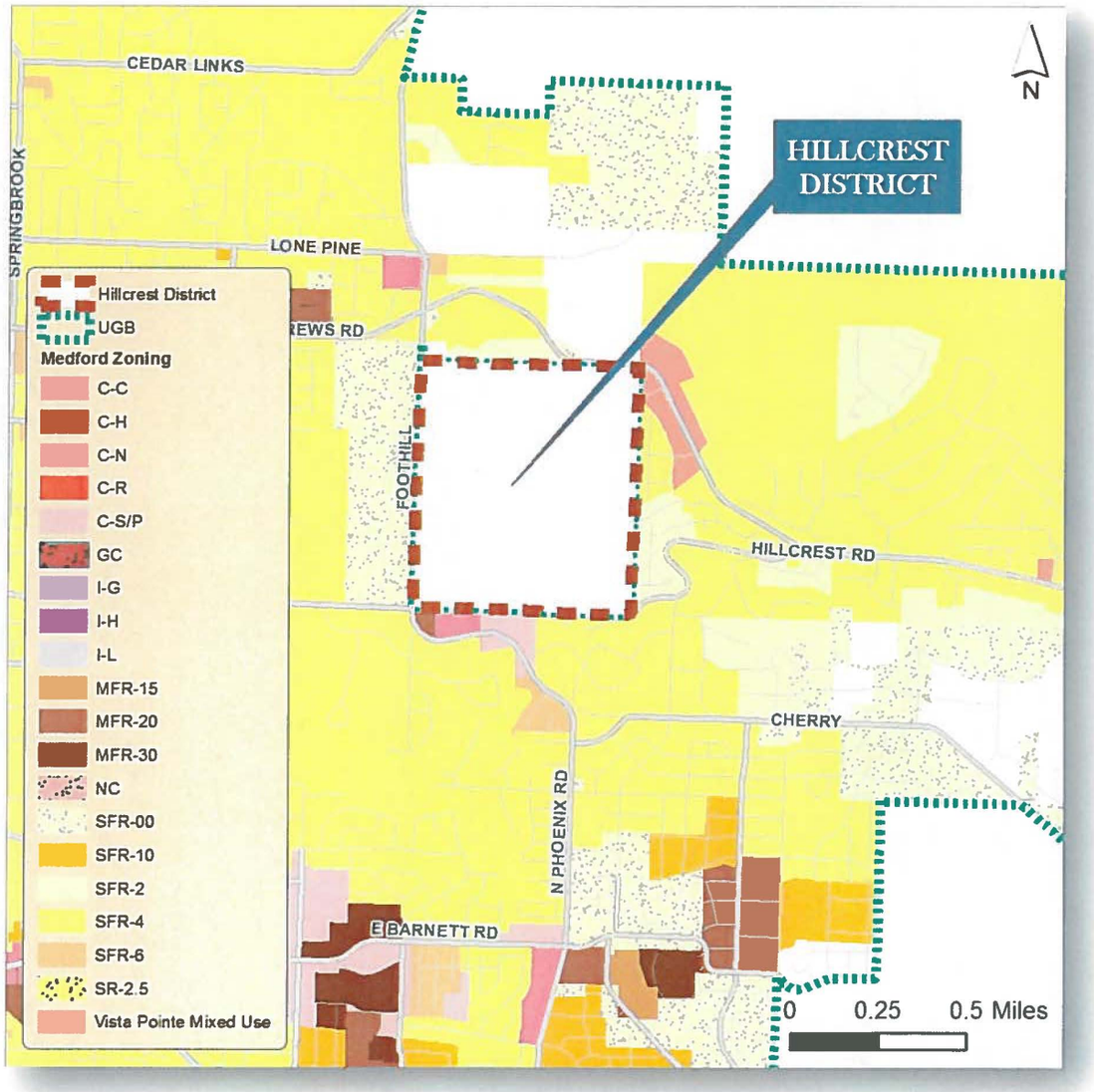
CITY ZONING

City Zoning implements the City General Land Use Plan designations through land use categories defined in greater detail.

Most of East Medford includes residential zoned lands, with SFR-4 being the predominant zone. There are pockets of place-holder SFR-00 throughout East Medford as well.

Also apparent is the general lack of Commercial zones in East Medford to provide work and shopping opportunities closer to homes.

SURROUNDING ZONING MAP



SURROUNDING CITY ZONING

The Hillcrest District sits at the dividing line between hillside lands to the east and gently sloped lands to the west.

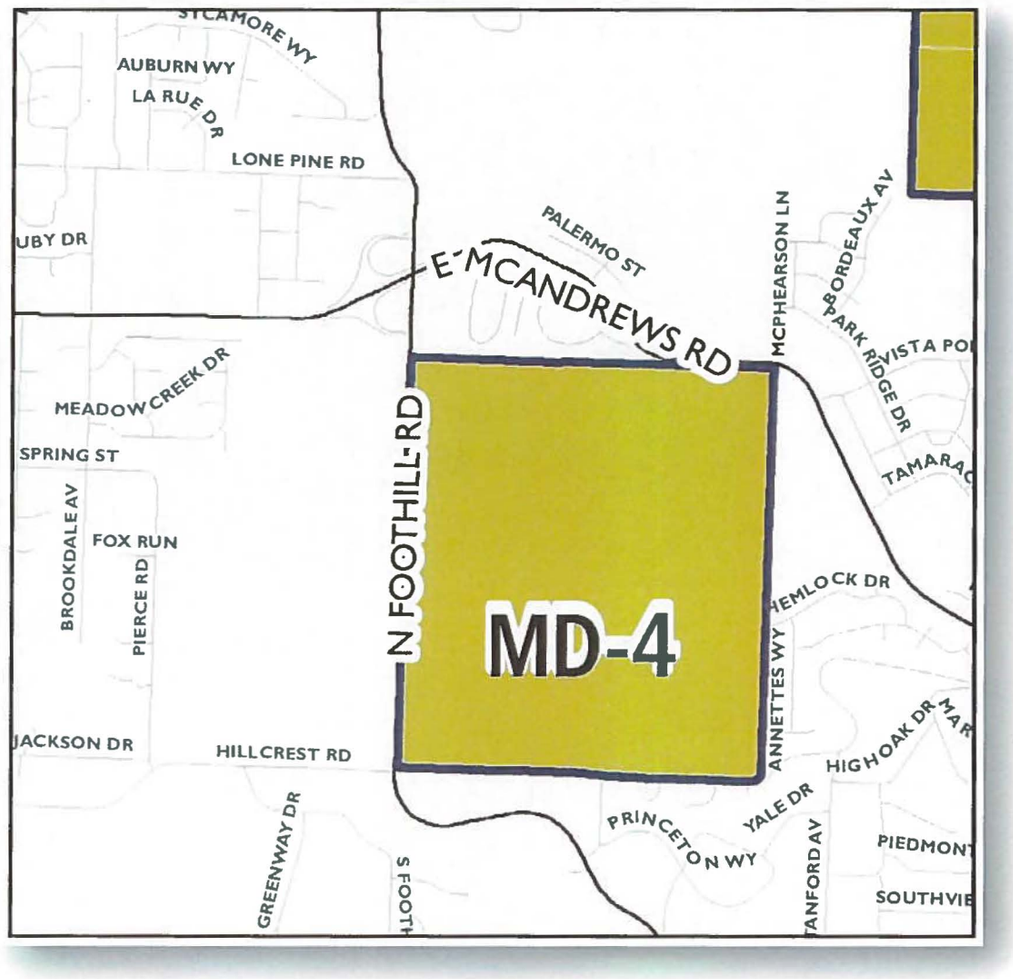
The predominant SFR-4 zoning in the area reflects existing development patterns and development on moderate hillsides. Similarly, pockets of SFR-2 reflect the steeper sloped lands intermixed throughout.

Sixteen acres that were formally part of the Hillcrest property ("Block 17") are now in the UGB to the south. The realignment of N. Phoenix Road divided the block in half. The portion to the south has been developed as a mixed-use project (7th Fairway PUD) and the remainder zoned C-S/P and MFR-20 adjacent to the Hillcrest Office Park.

Westridge Village at Vista Pointe, a mixed use development adjacent to the east boundary of the Hillcrest District, is partially developed with a relatively large community church and two office buildings. The portion between McAndrews Road and the Hillcrest District is planned for mixed residential, a congregate care facility and commercial retail and office uses. Street and utility infrastructure are in place at this time. The SFR-00 zoned Carpenter property to the west of Foothill Road includes a mixture of open space, agriculture and a few homes.

The Southeast Plan area nearby to the south is comprised of a mixture of Medium and Standard Residential zones stemming from a commercial core located near the intersection of Barnett Road and North Phoenix Road.

URBAN RESERVE AREA CONCEPT PLAN REQUIREMENTS



Conceptual Land Use Plans.

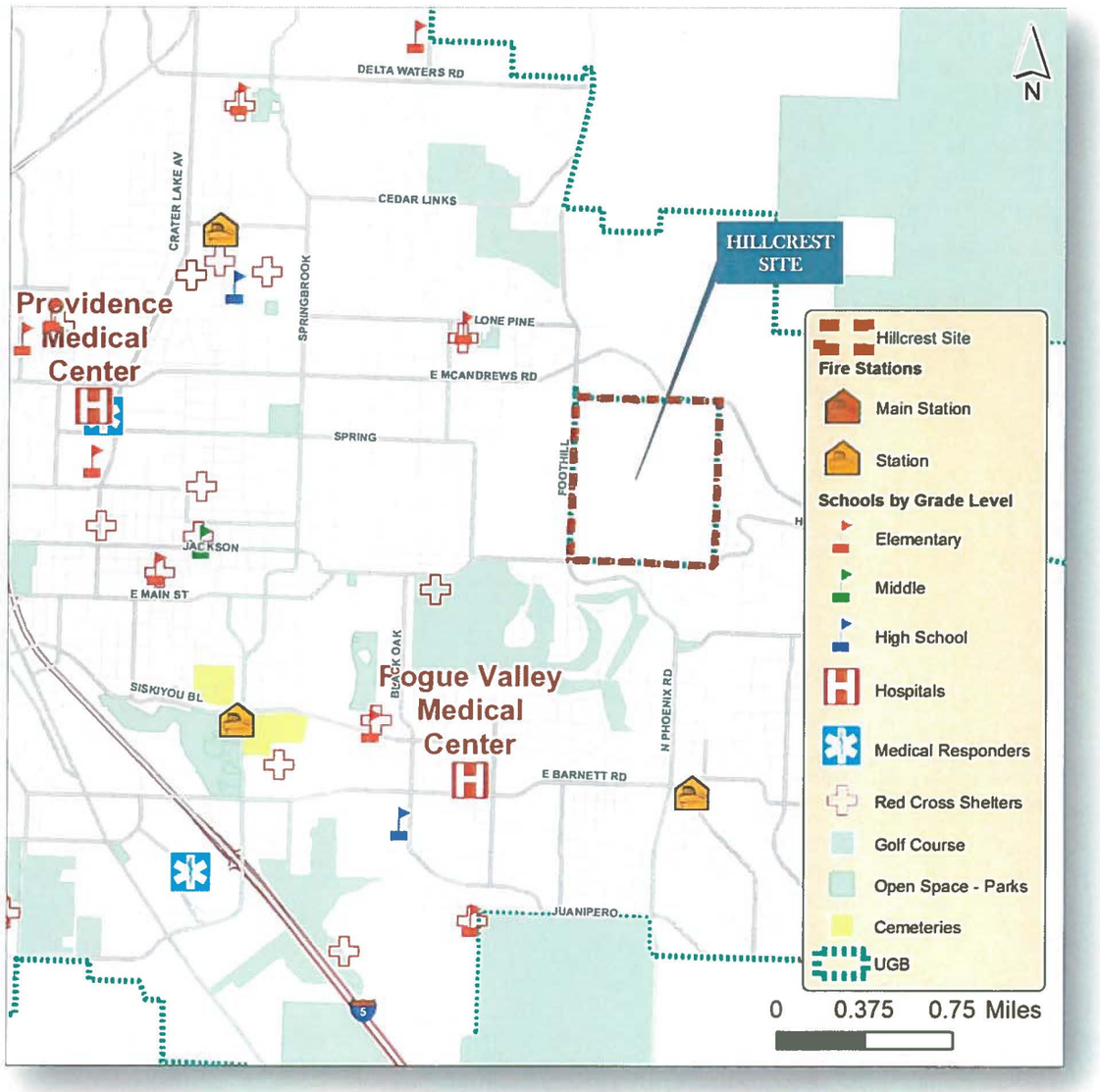
A proposal for a UGB Amendment into a designated UR shall include a Conceptual Land Use Plan prepared by the City in collaboration with the Rogue Valley Metropolitan Planning Organization, applicable irrigation districts, Jackson County, and other affected agencies for the area proposed to be added to the UGB as follows:

a. **Target Residential Density.** The Conceptual Land Use Plan shall provide sufficient information to demonstrate how the residential densities of Section 4.1.5 above will be met at full build-out of the area added through the UGB amendment.

b. **Land Use Distribution.** The Conceptual Land Use Plan shall indicate how the proposal is consistent with the general distribution of land uses in the Regional Plan, especially where a specific set of land uses were part of the rationale for designating land which was determined by the Resource Lands Review Committee to be commercial agricultural land as part of an urban reserve, which applies to the following URs: CP-1B, CP-1C, CP-4D, CP-6A, CP-2B, MD-4, MD-6, MD-7mid, MD-7n, PH-2, TA-2, TA-4.

c. **Transportation Infrastructure.** The Conceptual Land Use Plan shall include the transportation infrastructure required in Section 4.1.7 above.

d. **Mixed Use / Pedestrian Friendly Areas.** The Conceptual Land Use Plan shall provide sufficient information to demonstrate how the commitments of Section 4.1.6 above will be met at full build-out of the area added through the UGB amendment.



PUBLIC, OPEN SPACE & CRITICAL FACILITIES

As apparent on both the Zoning and GLUP maps herein above, much of East Medford is residentially developed.

However, given the network of arterial and collector streets, access to public and critical emergency facilities is very good. The Hillcrest District is within a the 4-minute response distance from Fire Station 6 situated near the corner of East Barnett and North Phoenix Road.

The Rogue Valley Medical center is nearby to the south. Providence Medical Center is a short 5 minutes to the west.

There are a number of school and medical service facilities within 5 minutes.

The largest and most pronounced Open Space element in East Medford is Prescott Park. This 1700 acre property including Roxy Ann is less than one mile to the east of the Hillcrest District.

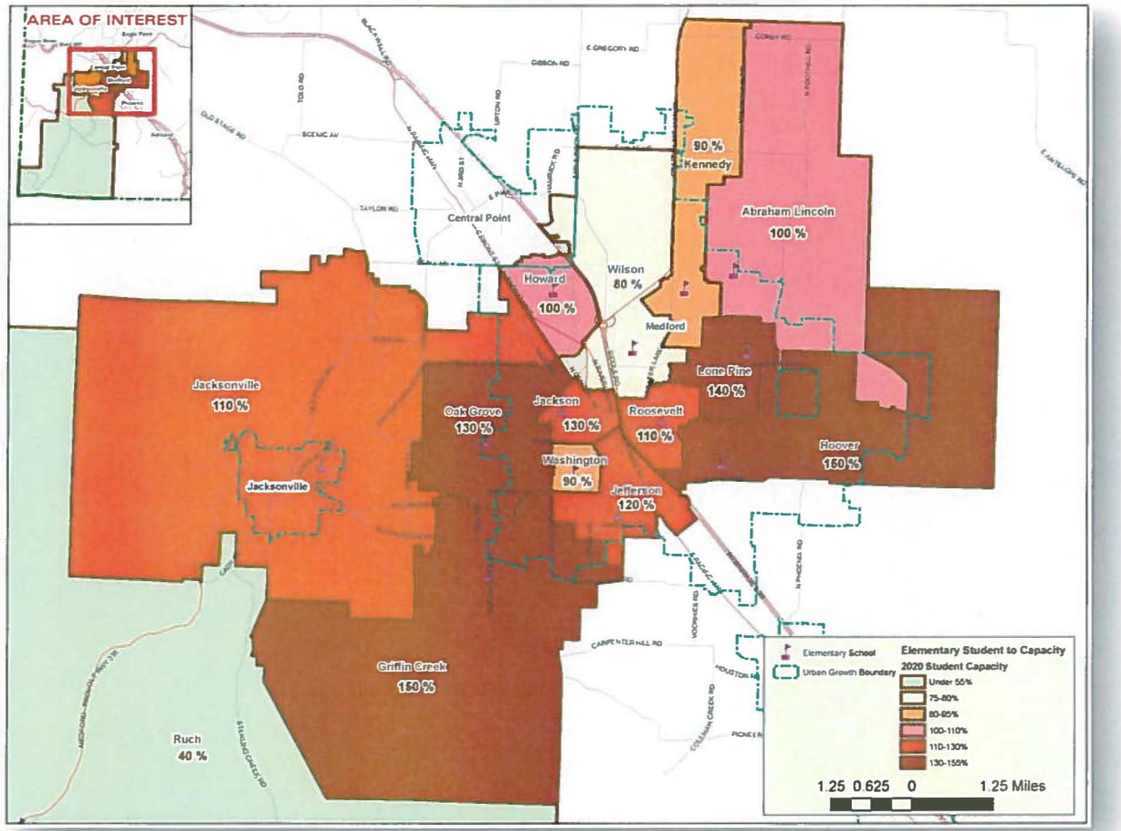
The recently constructed Oregon Hills Park is located adjacent to the Vista Pointe neighborhood to the east.

The Rogue Valley Country Club and golf course are situated nearby to the southwest.

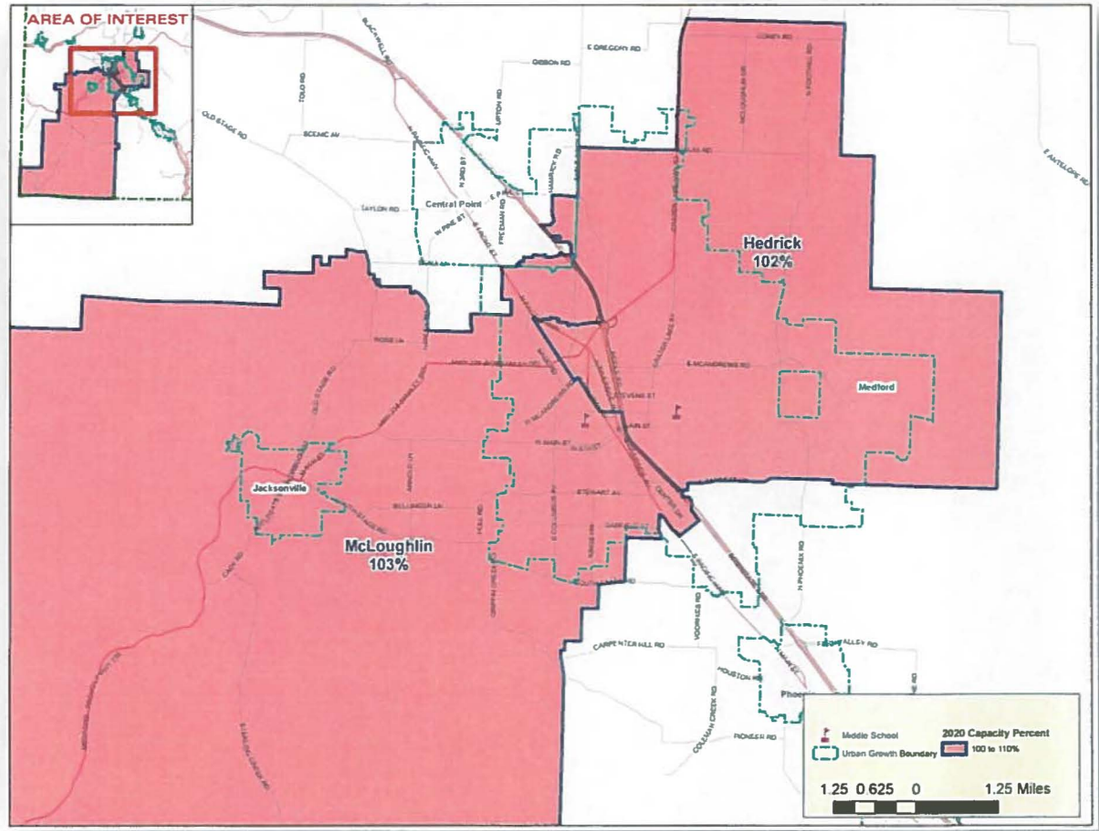
The subject property itself is well situated for providing a fair amount of public and private park / open space for the local residents and east Medford community.

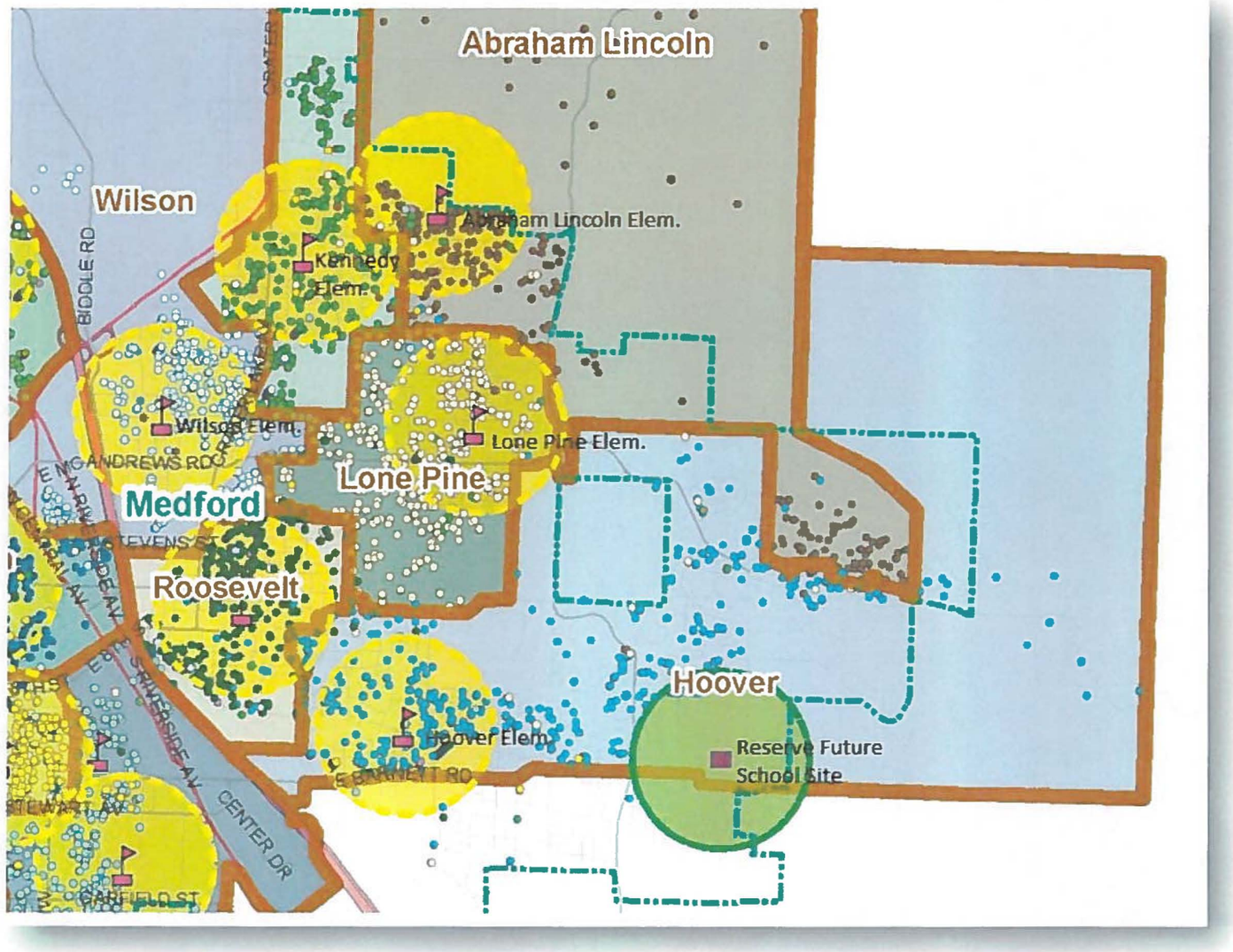
HILLCREST DISTRICT BACKGROUND INFORMATION

ELEMENTARY SCHOOL CAPACITY YEAR 2020



MIDDLE SCHOOL CAPACITY YEAR 2020





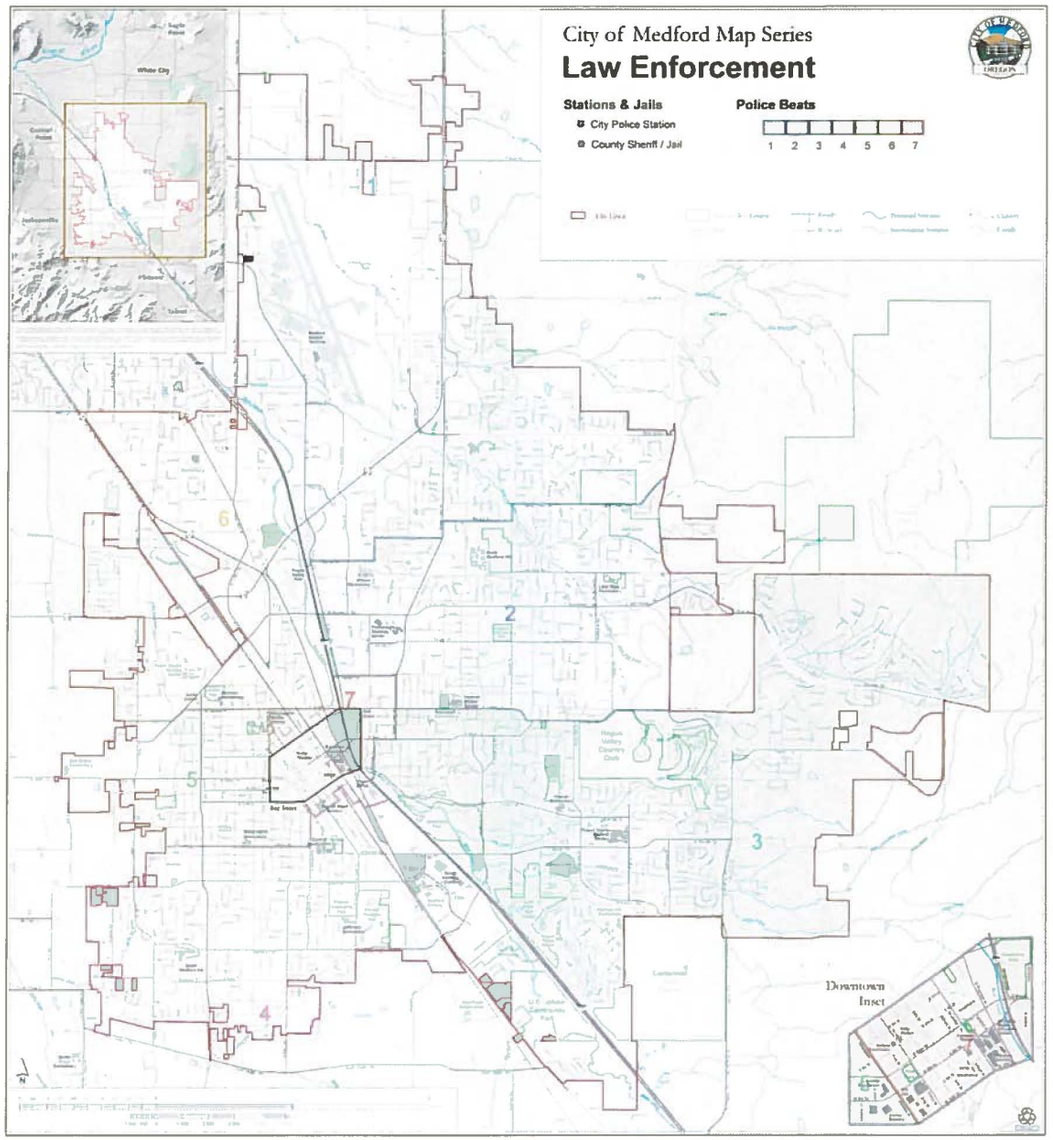
EAST MEDFORD ELEMENTARY SCHOOL ANALYSIS

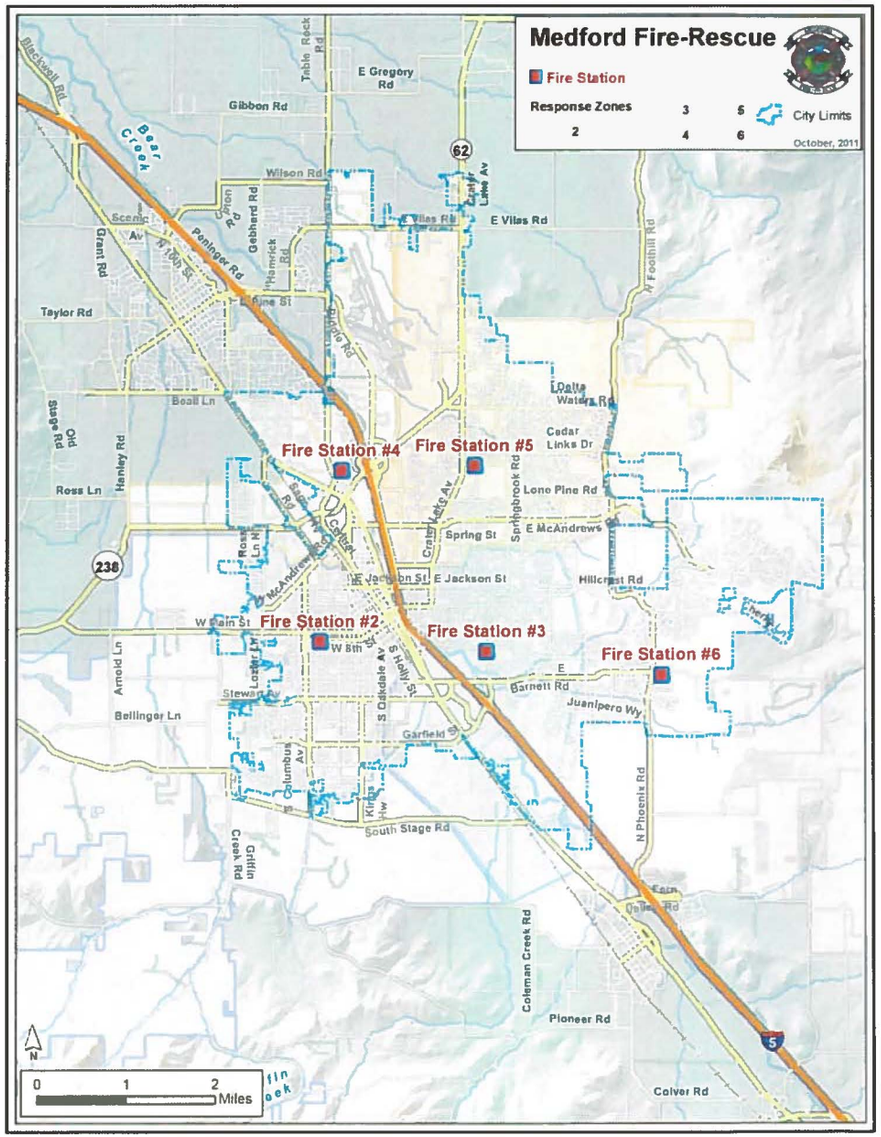
Based on analysis provided in the Medford School District Facilities Plan 2012 Update (which has been incorporated into the City of Medford's Comprehensive Plan in the Public Facilities Element), Medford schools will see a strong need for additional elementary and middle schools based on city and regional population growth projections.

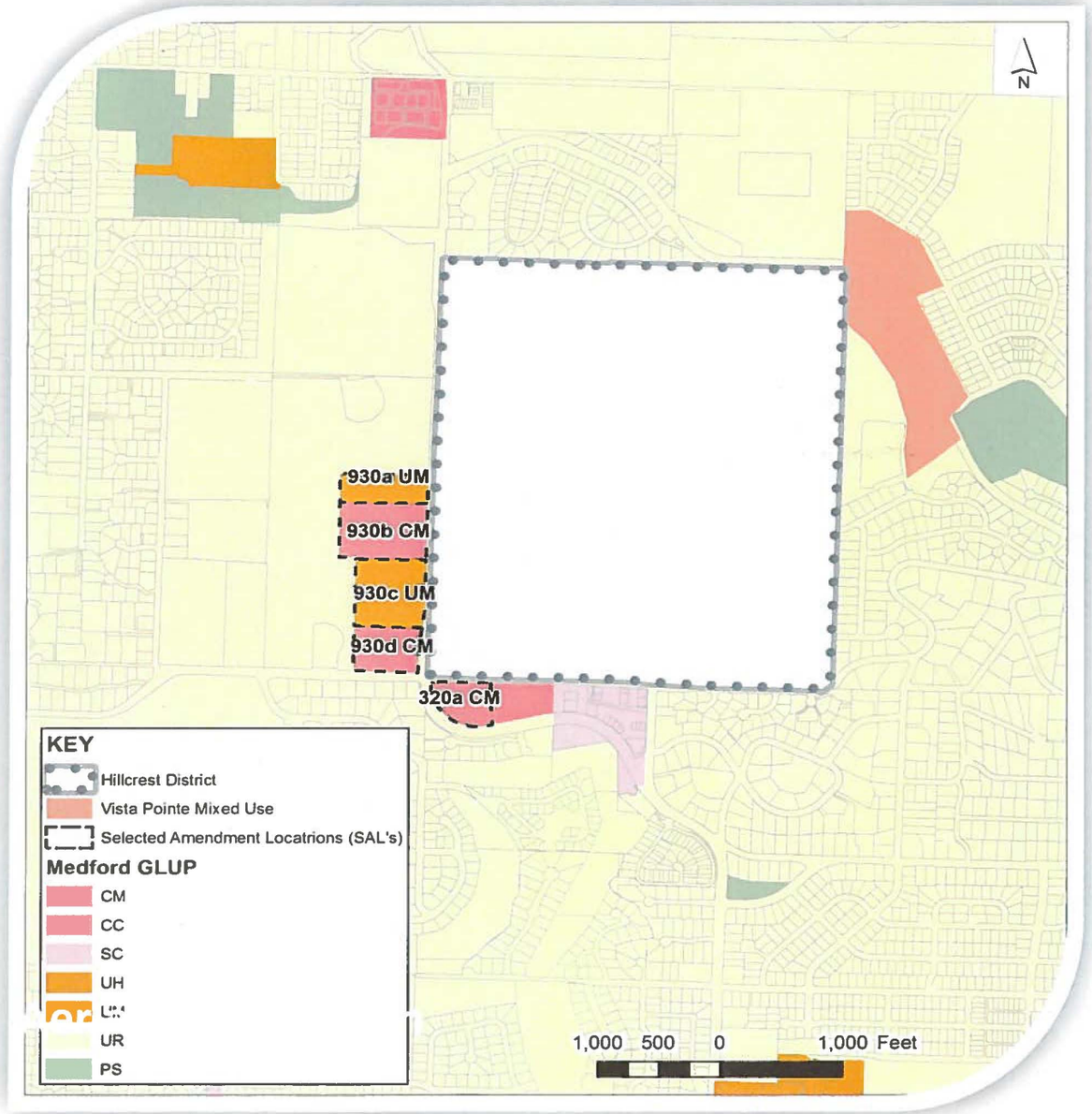
The Hillcrest District is situated approximately half-way between Lone Pine and Hoover Elementary Schools. The site is well situated to accommodate a school in a manner that could help alleviate pressure on both Lone Pine and Hoover.

An elementary or middle school located in the Hillcrest District would be within walking distance of a significant number of existing and future residential neighborhoods.

HILLCREST DISTRICT BACKGROUND INFORMATION







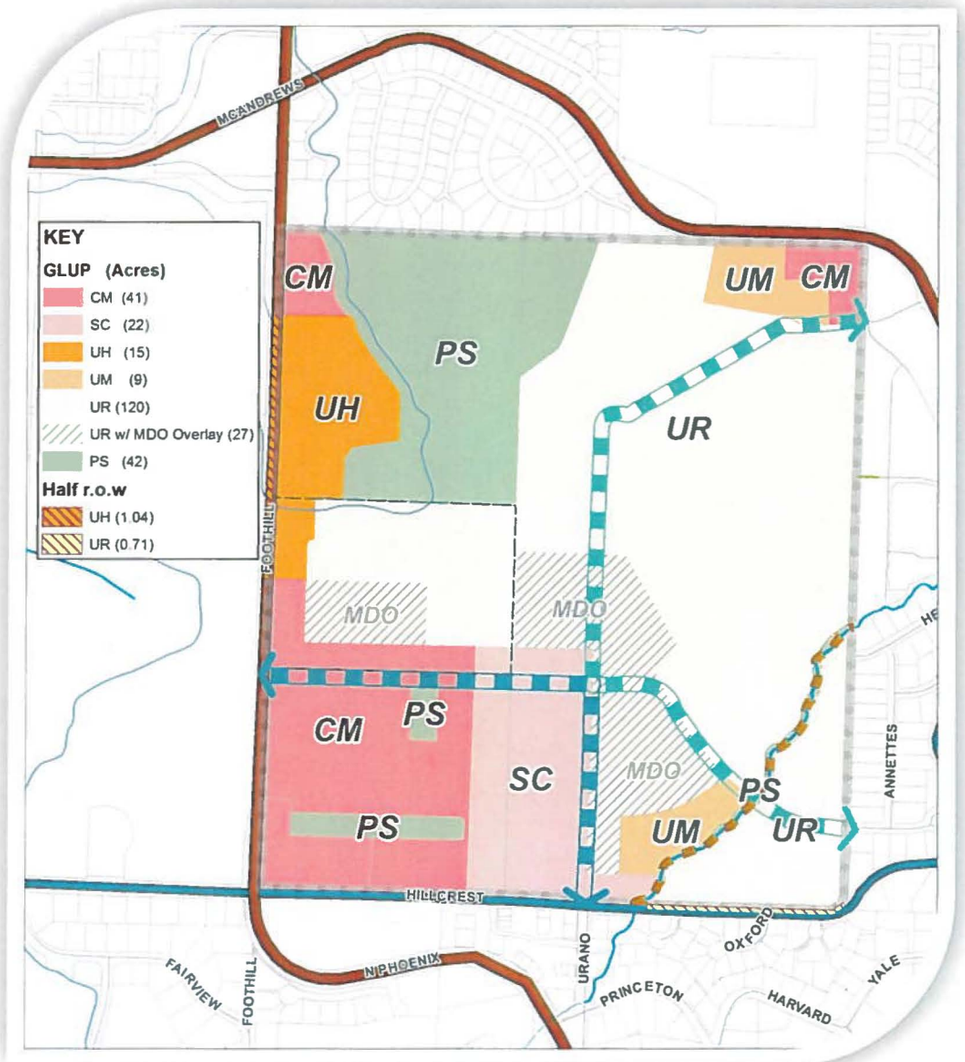
INTERNAL STUDY AREAS (ISA'S)

SELECTED AMENDMENT LOCATIONS (SAL'S)

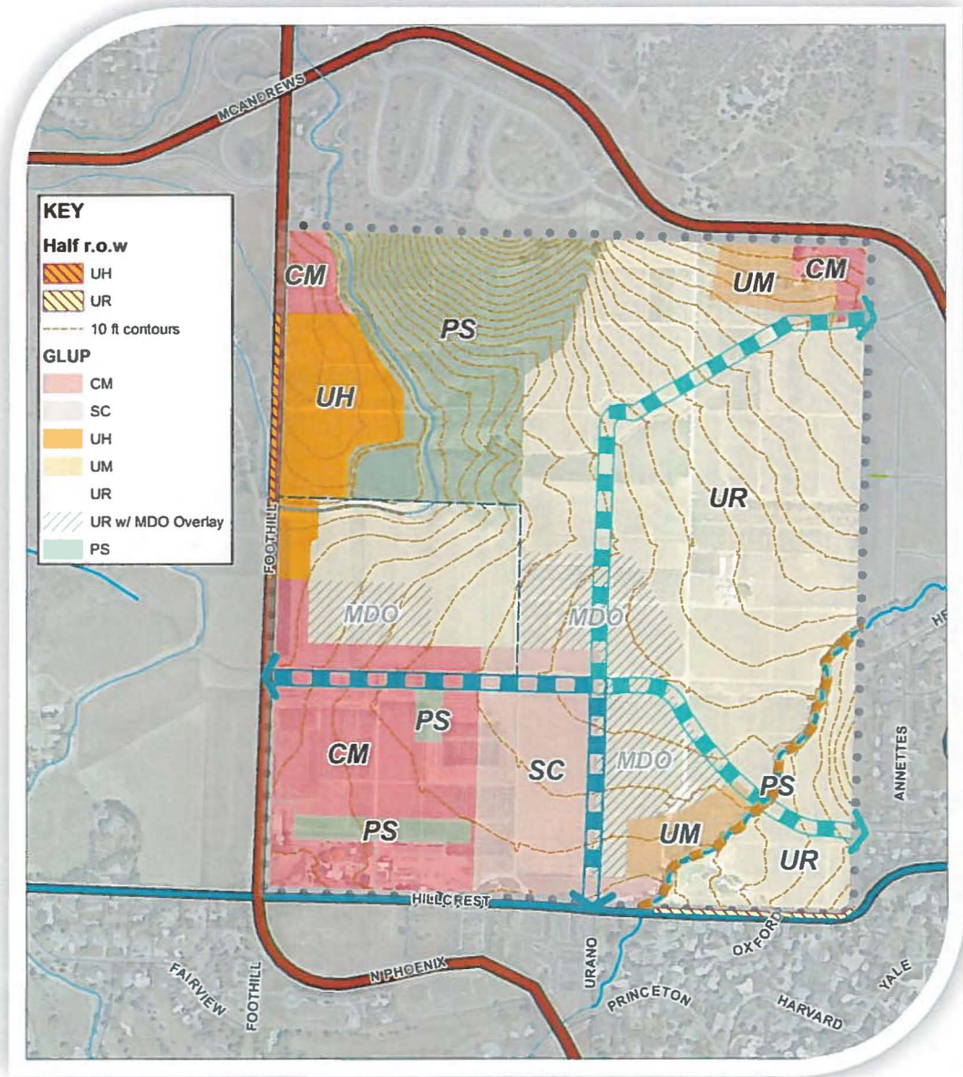
The City of Medford recently completed a review of its existing UGB Area and adopted revisions to Selected Amendment Locations to increase efficiency of its existing land base. SAL No. 930 (aka The Carpenter Property) includes a mixture of Commercial and Urban Medium Residential adjacent to and along North Phoenix Road.

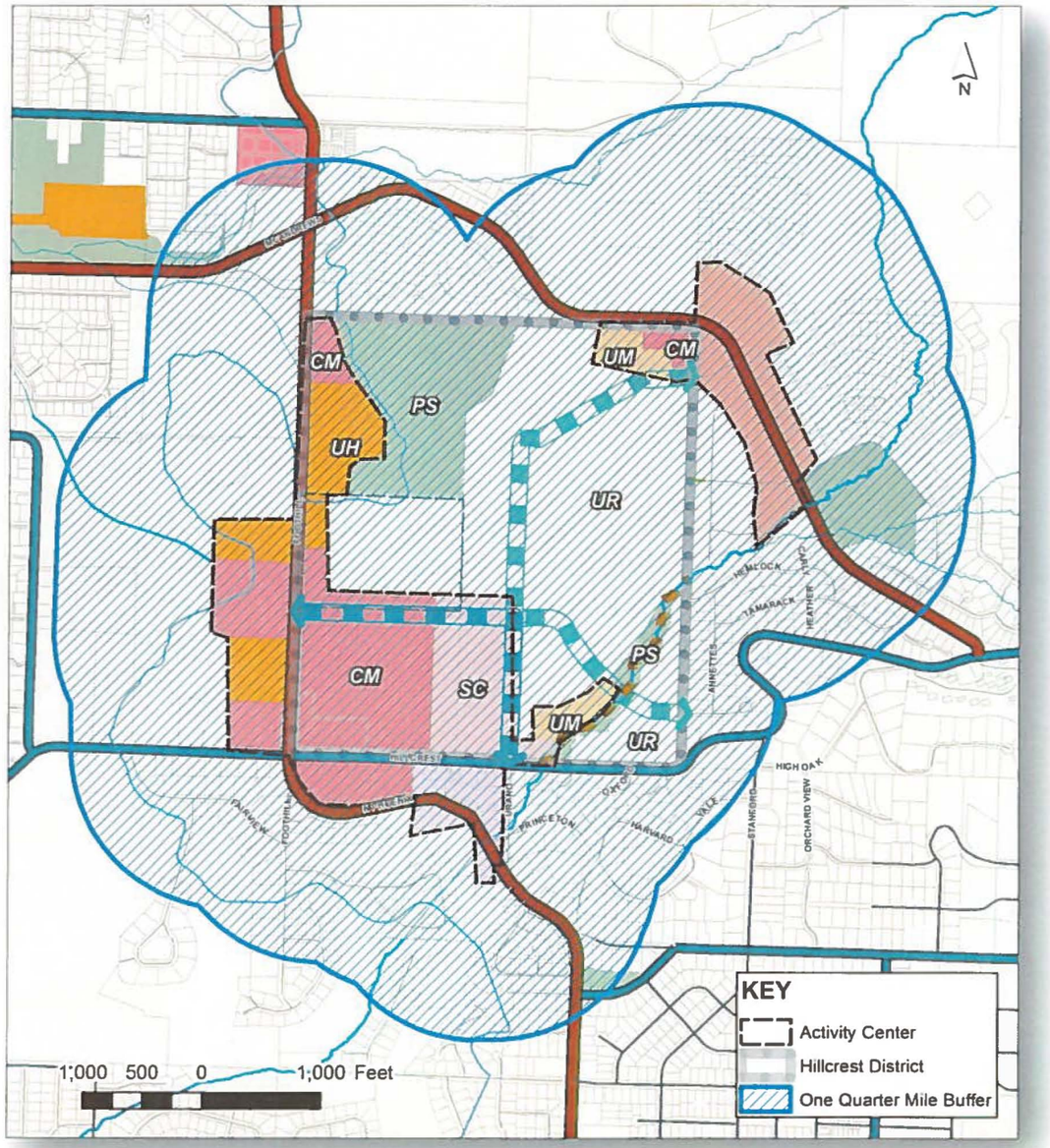
The proximity of the recommended commercial and medium-density residential PAL's adjacent to the Hillcrest District would be compatible with the conceptual commercial and medium density areas within the Hillcrest District.

Proposed Land Use Concept Plan with Minimum Density Overlay (MDO)



Proposed Land Use Concept Plan On Aerial





REGIONAL TRANSPORTATION PLAN (RTP) MEASURES / JOBS & HOUSING

RTP Measure 5: Percent of New Dwelling Units in Mixed Use/Pedestrian-Friendly Areas have a Year 2020 regional target of 49%.

RTP Measure 5 is determined by tracking building permits and comparing the ratio between new dwelling units in TOD's (Mixed Land Use Areas) and total new dwellings in the region.

RTP Measure 6: Percent of New Employment in Mixed Use / Pedestrian-Friendly Areas have a Year 2020 regional target of 44%.

RTP Measure 6 is estimated through review of annual employment files issued from the State of Oregon. The percentages represent a ratio of new employment in TOD's (Mixed Use Development) as compared with total new employment in the region.

Employment areas within the Hillcrest District, the adjacent Vista Pointe commercial center to the northeast, the Hillcrest Office Park to the south, and the recommended SAL #930 commercial area to the west (AKA the Carpenter Property) are arrayed in close proximity (1/4 mile) to planned medium and high density residential areas creating mixed use areas. Other qualifying activity areas include designated parks, greenways / trails and a community church.

Jobs created within this area and dwelling units permitted at a density of 10 per acre or will be counted toward achievement of RTP Year 2020 targets.

RECEIVED
MAR 26 2015
PLANNING DEPT.

Memorandum

CSA Planning, Ltd
4497 Brownridge, Suite 101
Medford, OR 97504
Telephone 541.779.0569
Fax 541.779.0114
Raul@CSAplanning.net

To: City of Medford Planning Commission

Date: March 26, 2015

Subject: Urban Reserve Planning - Minimum Density Overlays

Chair McFadden and Members of the Planning Commission:

This memorandum is provided to detail a planning overlay strategy that could be combined with Medford's existing General Land Use Plan map designations and zoning districts to achieve the "committed densities" established in the Greater Bear Creek Valley Regional Plan for the designated urban reserve areas. Section 4.1.5 in the Regional Plan Element of the Medford Comprehensive Plan provides:

> **"Committed Residential Density.** Land within an urban reserve and land currently within an Urban Growth Boundary (UGB) but outside of the existing City Limit shall be built, at a minimum, to the following residential densities. This requirement can be offset by increasing the residential density in the City Limit.
>
> | City | Dwelling units per gross acre 2010-2035 | 2036-2060 |
> |---|---|---|
> | Central Point | 6.9 | 7.9 |
> | Eagle Point | 6.5 | 7.5 |
> | Medford | 6.6 | 7.6 |
> | Phoenix | 6.6 | 7.6 |
> | Talent | 6.6 | 7.6 |
>
> a. Prior to annexation, each city shall establish (or, if they exist already, shall adjust) minimum densities in each of its residential zones such that if all areas build out to the minimum allowed the committed densities shall be met. This shall be made a condition of approval of a UGB amendment."

Section 4.1.8 of the Regional Plan Element, which lists the requirements for Conceptual Land Use Plan, imposes the following requirement for any Conceptual Plan for area to be added to a UGB:

> "a. **Target Residential Density**. The Conceptual Land Use Plan shall provide sufficient information to demonstrate how the residential densities of Section 4.1.5 above will be met at full build-out of the area added through the UGB amendment."

The City's adopted housing study contains data about what average densities achieved over the study period by GLUP and by housing type. A GLUP map arrangement could be proposed for an urban reserve area that, based on the trend data from the housing element, would likely achieve a particular density target. However, the same configuration could potentially fall short at build out if only the minimum densities for the GLUP map areas were to be utilized.

This is especially a concern for the Urban Residential (UR) GLUP map designation which comprises the majority of forecasted housing need. Because the UR (Urban

Residential) map designation has such a wide range of densities (from minimum 0.80 dwelling units per acre in the SFR-2 zone to 12 per acre in the SFR-10 zone with a 20% PUD density bonus), an urban growth boundary amendment study that assumes a worst-case scenario of minimum density allowable within the UR GLUP map designations would greatly underestimate the likely densities to be achieved at build-out.

Subsection 4.1.5(a) of the Regional Plan Element anticipates such a problem and directs the participating cities to adjust minimum densities in residential zones to assure that the committed densities will be met. However, adjusting a city's minimum density requirements for each residential zoning district would impact existing areas that have been already built-out or approved for development under the current zoning schemes to create non-conforming use situations over broad areas. What is needed is a more targeted approach that would be applied only to the areas specified for committed density targets by the Regional Plan. These are the lands within UGBs but outside the existing city limits and lands within an urban reserve. At the time the Regional Plan was adopted, the City of Medford had already annexed most if not all of the designated residential land within its urban growth boundary. Consequently, it is Medford's urban reserves that are the key areas of concern.

A common method of refining the standards of a zoning district in a targeted way is to adopt a zoning overlay district. The City of Medford has adopted several such districts in the past, consistent with Section 10.345 of the Medford Land Development Code:

> **"10.345 Purpose of Overlay Districts**
>
> Overlay districts impose additional or different land development regulations or procedures on certain parcels or areas of the City. They generally coincide with a special area plan or implement a specific Comprehensive Plan policy, such as identifying those parcels containing historic resources that are subject to specific regulations. Overlay districts address issues not addressed by the underlying zoning district. The boundaries of each overlay district are shown on the official zoning map of the City of Medford. See Section 10.251 regarding Exceptions to the site development standards contained in the overlay districts."

A Minimum Density Overlay (MDO) District could be codified in the Medford Land Development Code at Section 10.346 or 10.347 as neither section number is currently in use. The first overlay district appears at Section 10.348 (Limited Industrial Overlay District, I-00). For the City's consideration and further refinement, the following draft code language is offered:

> **"10.347 Minimum Density Overlay District, MDO**
>
> A. Purpose: To implement the Committed Residential Density strategy adopted in accordance with Section 4.1.5 of the Regional Plan Element. This overlay functions to increase the minimum required residential density over any base zoning district other than SFR-00, which is a holding zone.
>
> B. Applicability: Upon annexation, this overlay shall be applied to land designated for residential use and subject to an adopted Conceptual Land Use Plan requirement that the Minimum Density Overlay be applied to all or a portion of the planning area in order to achieve a specified residential density target. When SFR-00 zoning is initially adopted as a holding zone, the overlay will still be adopted in accordance with the adopted Conceptual Land Use Plan but will not apply until the land is re-zoned to

another residential zone. This overlay may also be applied to other land within the City in combination with planning of mixed-use neighborhoods, town centers, and activity centers.

C. Minimum Density Overlay Designation: An adopted Minimum Density Overlay shall be designated on the Zoning Map with the letters "MDO" followed by a numeral integer that specifies the minimum residential density per acre that is to be required for residential development within the overlay area. For example, "MDO-8" applied over an SFR-10 zoning district requires that a minimum density of eight units per acre for residential development rather than the standard minimum density of six units per acre for that zoning district.

D. Base Zoning District: The Minimum Density Overlay specified for a particular area by an adopted Urban Reserve Conceptual Land Use Plan shall be paired with a base zoning district that both accommodates the MDO specified density and is consistent with the GLUP Map Designation for the area. For example, an MDO-10 overlay for UR designated land on the GLUP Map would be paired with SFR-10 zoning rather than MFR-15 zoning.

E. Removal/Amendment: The overlay may be removed or amended to comply with changes to the Regional Plan Element or to implement an alternative strategy demonstrating that the committed residential density requirements of the Regional Plan will be met. For example, an MDO-10 overlay of lesser area could be substituted for an MDO-8 overlay to achieve the same overall target density for the planning area."

The proposed overlay is intended to provide the City with a method that may be used in combination with any residential GLUP designation, but will likely have its greatest utility would in combination with the Urban Residential designation as is discussed above. For example, an urban reserve area may contain land where slopes exceed 5% but are less than 15% for which a Conceptual Land Use Plan indicates is to be designated UR on the GLUP Map. The SFR-4 zoning district would normally be applied to UR designated lands with those slope conditions. However, the minimum density of 2.5 units per acre for the SFR-4 district may not be adequate to assure that the target, or committed, residential density for the planning area will be achieved. In that situation, an MDO-4 overlay could be applied to ensure that residential development within that area will be at least four units per acre. With a PUD, the maximum density can be as much as five units per acre.

The City may also utilize the overlay to achieve a particular urban form in addition to the minimum committed densities. For example, we have worked already with the owners of the properties located in urban reserve area MD-4 to prepare a Hillcrest District conceptual land use plan utilizing an overlay strategy to assure that the target density for MD-4 is achieved. An MDO-10 overlay would be applied to 27 acres of UR designated land and an MDO-4 overlay would be applied to 120 acres of UR designated land. In combination with 16 acres of UH designated land and 9 acres of UM designated land, an overall residential density of 6.76 units per acre would be assured at full buildout. The Regional Plan requires a minimum of 6.6 units per acre.

See table below.

Acreages including portion of right of way to centerline between proposed Residential and current City residential and Portion UR w/ SFR-10 minimum

GLUP		Sq Feet	Acre	1/2 r.o.w.	Total Acre	Rounded	Percent	GLUP Percent
Residential	Urban High Density	651,843	14.964258	1.04	16.004258	16	5.76%	62%
	Urban Medium Density	411,122	9.438071		9.438071	9	3.40%	
	Urban Res	5180881.694	118.936678	0.71	119.646678	120	43.07%	
	Urban Res / SFR-10	1185461.747	27.214457		27.214457	27	9.80%	
Commercial	Commercial	1,780,940	40.884762		40.884762	41	14.72%	23%
	Service Commercial	969,451	22.255543		22.255543	22	8.01%	
Parks Schools	Parks Schools	1,845,901	42.376048		42.376048	42	15.25%	15%
		12,025,601	276.069817	1.75	277.819817	278		

Acre	Gross density	Units
16	20	320
9	10	94
120	4	479
27	10	272
172		1165

Overall Density	6.76

The MDO-10 overlay would be arrayed alongside the town center area to provide for higher residential densities around the town center but also allow for single family detached homes at that density, much as a traditional downtown areas are surrounded by traditional town-plat lots.

In meeting with the City planning staff to discuss this concept, it became apparent that this overlay strategy could be effectively applied in coordinating conceptual land use plans in other urban reserve areas to reconcile the Regional Plan's committed density requirements with the City's identified urban land needs while also respecting the neighborhood compatibility expectations of the existing community. Adoption of the proposed draft code, or something similar, would provide for implementation of the Conceptual Land Use Plans at such time as the respective urban reserve areas are eventually added to the City. There may be some utility in utilizing the overlay for lands already in the City as well, so the proposed code language includes a permissive provision for that.

Thank you for expressing interest in considering this proposal further.

Very truly yours,

CSA Planning, Ltd.

Raul G. Woerner
Principal

RGW/m

Mitchell, Thomas A
1442 S. Stage Road
Medford, OR 97501

RECEIVED
MAR 26 2015
Planning Dept.

March 24, 2015

Medford Planning Commission
411 W 8th St. #310
Medford, OR 97501

Dear Medford Planning Commission,

I am writing this letter to voice my approval of the inclusion of our property at 1442 S. Stage Road, Map & Tax lot: 382W01BD 4600 into the Urban Growth expansion plan. Our property is the eastern 8.72 acre parcel of MD8. We agree with the Staff recommendation that this property would yield very readily developable property as mixed residential and commercial. I strongly urge the commissioners to seriously consider this property and the others in MD8 that were identified by your staff through their comprehensive process. This property logically scored very high on all criteria as it is located on level ground with 1300+ feet of Columbus Avenue frontage. It is already serviced with power, city sewer, water and natural gas. It would provide **very affordable** homes and needed business space within walking distance to South Medford High school. It is my understanding that all of the property owners in MD8 are unanimously encouraging and anticipating the inclusion of these properties into the Urban Growth Boundary.

Thank you for your consideration. We look forward to joining the City of Medford in the not too distant future!

Sincerely,

Mitchell, Thomas A

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MAR 26 2015
PLANNING DEPT.

CSA Planning, Ltd
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Fax 541.779.0114
Mike@CSAplanning.net

March 26, 2015

City of Medford Planning Commission

RE: ***UGB Amendment MD-3 (Southeast Portion Thereof)***
Lots: 37-1W-09-2600 & 2700

Dear Commissioners,

I encourage you to accept the staff recommendation to include the 160-acre property situated in the south-east portion of MD-3, also described herein as the Autumn Hill plan and comprised of Lots 37-1W-09-2600 & 2700.

While there are a number of valid reasons to include the property, outlined in broad summary herein below, **the first and foremost reason to incorporate the property into the UGB is to accommodate a much needed east-west higher order street connection in Northeast Medford.**

- Regionally Significant Transportation Connection:

  The Regional Plan, adopted and incorporated into the City's Comprehensive Plan requires all Concept Plans to identify 'regionally significant transportation connections'. The subject property, as part of the proposed Autumn Hill development, can and will provide for the extension of Owen's Drive between Foothill Road to the east and the currently planned and approved section of Owen's Drive at McLaughlin Road to the west. The subject property will also accommodate the much needed northerly extension of McLaughlin Road.

  Oregon Revised Statues provide that prior to amending a UGB to include additional lands, the City must evaluate whether any public facilities are needed to serve lands currently within their UGB. The City's Transportation System Plan (TSP) recognizes the intersection of Delta Waters Road and Highway 62 as a failing intersection. The TSP also recognizes Owens Drive as a means to significantly offset the impacts to said intersection. By including the Autumn Hill property into the UGB, the city will provide for a public facility acknowledged as being needed in their TSP.

  During the Planning Commission initial public hearing, it was mentioned by Public Works that they would prefer to include lands on both sides of roads so that the entirety of the road can be built. As part of the proposed Autumn Hill development, the entire width of Owen's Drive can and will be accommodated within the subject property, consistent with the stated Public Works' preference.

  Owen's Drive is to be a higher order street. The portions of Owens Drive directly to the west and currently within the City are designated in the TSP as being a major collector. The staff proposed concept plan recognizes the portion of Owen's Drive crossing the Autumn Hill property will also be a major collector. It is of significant import that the Autumn Hill development proposes Owen's drive to be access restricted, minimizing the number of lower order street connections to it and thereby allowing the higher order street to actually function as a higher order street. There are many higher order streets in Medford that, based on pre-existing conditions, have hundreds of direct residential driveway connections that affect the ability of the street to function as a higher order street. Such a condition exists in Delta Waters to the south. By access restring Owen's Drive, the fore-mentioned Delta Waters condition will not occur.

- Target GLUP and Densities:

  Densities: The staff recommended GLUP designations for the subject property are consistent with the Regional Plan and help demonstrate the ability to achieve all required densities. While the illustrative Autumn Hill master plan provided demonstrates one way in which all target densities can be achieved, said plan is just one example. There are a

number of ways in which a master plan could be developed for the area. The owners look forward to working with the city to develop a master plan for the area in greater detail.

- Mixed Use - Walk-able Neighborhood

  The property lends itself as a natural extension of the existing residential neighborhoods situated in the Delta Water and Abraham Lincoln corridor. The mixture of some service and neighborhood commercial will not only benefit residents of the Autumn Hill other future residents of the area, it will greatly benefit existing residents to the south in a location that is very close and desirable from bike and pedestrian perspectives.

  The owners have worked closely with adjacent property owners to the west, currently within the City, to coordinate all transportation connections and services.

  The City proposed concept plan illustrates a future trail tying much of north Medford together. Said trail traverses the subject property and would be a welcome amenity.

  Abraham Lincoln School is currently situated at the northerly extent of the City. The Autumn Hill property, being situated to the north and east of Abraham Lincoln will allow the school to become more central to a neighborhood, thereby allowing kids from all directions to walk or bike to school if so desired.

- Services

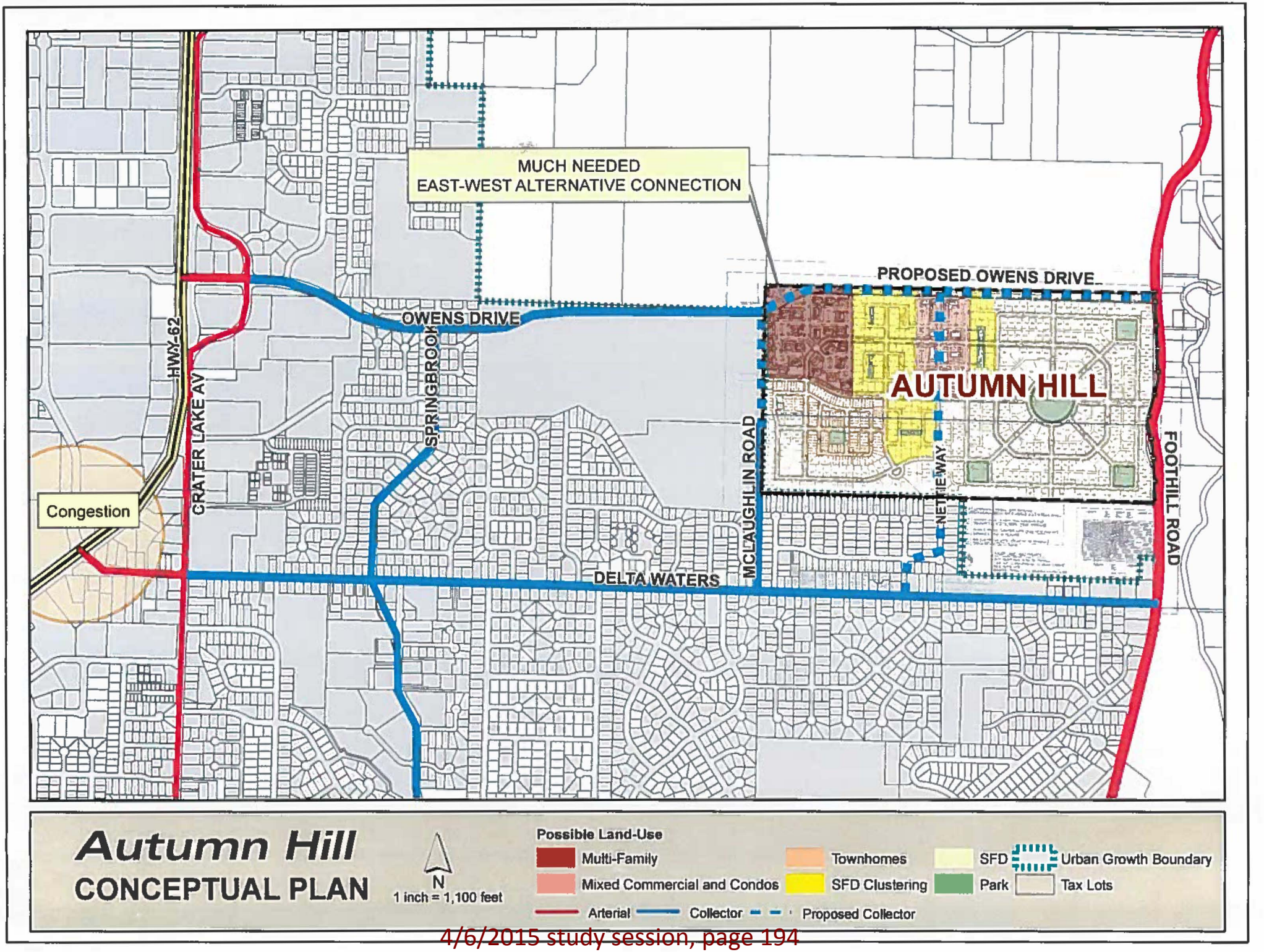
  As noted herein above, the property is needed in order to accommodate a much needed transportation connection in north Medford. As explained in the staff report, and supporting testimony and evidence the property is serviceable with sewer, storm drainage and water. All other utilities including but not limited to power and gas are also at the property.

We understand the complexities associated with reviewing an amendment the City's UGB to accommodate a 20-year supply. We appreciate your consideration and request you include the Autumn Hill property within the City Urban Growth Boundary.

Very truly yours,

CSA Planning, Ltd.

Michael Savage
Associate


MUCH NEEDED
EAST-WEST ALTERNATIVE CONNECTION
PROPOSED OWENS DRIVE
OWENS DRIVE
AUTUMN HILL
HWY-62
CRATER LAKE AV
SPRINGBROOK
MCLAUGHLIN ROAD
NETTIE WAY
FOOTHILL ROAD
DELTA WATERS
Congestion
Autumn Hill
CONCEPTUAL PLAN
N
1 inch = 1,100 feet
Possible Land-Use
Multi-Family
Townhomes
SFD
Urban Growth Boundary
Mixed Commercial and Condos
SFD Clustering
Park
Tax Lots
Arterial
Collector
Proposed Collector

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RECEIVED
MAR 26 2015
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March 25, 2015

MEDFORD PLANNING COMMISSION
c/o Planning Department
City Hall
Medford, OR 97501

URBAN GROWTH BOUNDARY AMENDMENT
Testimony of Mahar Homes; Allen and Daralene Hansen, et al

Dear Chair and Commissioners:

This testimony follows the Commission's first UGB public hearing of March 12, 2015 and is tendered on behalf of Mahar Homes, Inc. and its owners, including Michael T. Mahar, Randal D. Jones, Louis F. Mahar, Mahar-Duke LLC, Julie Duke-Scott and Cynthia A. Wickman, and also on behalf of Allen and Daralene Hansen, John R. Hansen, Lee Harker and Steven Switzer, and Roy Bergstrom (hereinafter "Proposers"). The scoring, at least in certain categories, simply does not comport with the staff recommendation. The following concerns the specific areas denoted in the headings below, most of which involve the Planning Department's scoring categories and methodologies:

Transportation Scoring

The staff report for the above captioned matter states that scoring for Transportation was based upon the evaluation provided by the City's consultant Kittelson & Associates in its Technical Memorandum #8 (Record p. 109-119). One additional mention concerning Transportation scoring was made by the Planning Department staff during the Commission's March 9, 2015 study session. That mention concerned a statement that the Proposal properties had streets serving them but these only terminated at North Phoenix Road which left people with no good means to travel elsewhere. This logic was apparently used in the scoring as the Proposal properties were scored poorly on Transportation notwithstanding the high score given by Kittelson.

First, the Kittelson Memorandum concluded succinctly that the Proposal lands were in the most preferred general area of the City for growth of the four alternatives studied — UGB expansion to the east (Kittelson Scenario 2) and to the east and southwest (Kittelson Scenario 3). In summarizing the four scenarios, the Kittelson memo summarizes its conclusions at Record p. 119, stating:

- "Scenarios 2 and 3 provide the lowest costs relative to the other scenarios as improvements are limited to the southeast portion of the City. The improvements in this area would benefit all of the scenarios assessed, and would be implementable given the largely unbuilt areas surrounding these corridors."
- "Scenarios 2 and 3 reduce congestion on I-5 and OR 62, where improvements will be very costly or infeasible."

On its own, the Kittelson memo argues for scoring the Proposal lands at the highest levels while staff scoring produced a nearly opposite result. No substantive analysis was published with the staff report to explain the methodology used to translate the input analysis to assigned scores.

Again, the only explanation for the scoring discrepancy concerns staffs' verbal statement that once to North Phoenix Road, traffic has no good means to travel

elsewhere. This is inaccurate. As briefly explained during the March 12, 2015 public hearing, the Proposal properties are ***currently*** served by Cherry Lane, McAndrews Road, Barnett Road and Hillcrest Road. Cherry Lane provides north-south connectivity allowing circulation to the north that connects up with McAndrews Road (which actually goes over North Phoenix Road) and Hillcrest Road. However, after reaching North Phoenix Road, each of these higher order streets proceed west, traversing east Medford en route to central, north and west Medford. Moreover, traffic from the Proposal area (and other lands in Medford's Southeast Area) have a choice in accessing Interstate 5 — by way of the newly reconstructed Phoenix interchange or west on Barnett Road to Medford's also newly reconstructed south interchange.

Under future conditions, this area will be served by a connection from Lone Oak to Coal Mine Road that will proceed west via Juanipero. Additionally, during the planning period for this UGB amendment, an overpass at South Stage Road is anticipated which will provide a shortcut for people seeking to travel from east to west Medford. See attached map that shows higher order transportation routes that serve the Proposal lands.

In summary and consistent with Kittelson analysis, the Proposal lands are located in the general area of the City that can accommodate traffic at least cost. This in comparison to other lands proposed in the staff report to be included in the UGB which are located in Medford's most highly congested areas where the scores were equal or better than those applied to the Proposal lands.

If the City intends to base UGB boundary location decisions on a scoring methodology for public facilities in a manner like that presented in the staff report, the applied scoring should be derived from the input data analysis in a deductive manner. There is an important disconnect between the evidence and scoring that should be rectified by the Planning Commission in its deliberations and the Proposal Lands, consistent with the Kittelson evidence, should be scored highly.

Sanitary Sewer Scoring

The Proposal lands were given the lowest score for sanitary sewer service. At Record p. 120 Medford Public Works Department engineer Roger Thom states:

> "Relatively, cost to upsize the sanitary sewer to accommodate ESA areas is as follows:
>
> "Northeast is the least expensive, Hillcrest is next, Southeast area is highest. Southeast area could be looked at in a different way; currently there is approximately 500 acres of land in the UGB that is not serviceable without sewer upsizing. If funding was available to upsize for the current UGB, the incremental cost to accommodate the new Southeast Area would be low."

The sanitary sewer scoring methodology is flawed in several ways as staff itself acknowledged in the written staff report and in its oral testimony during the public hearing and the Commission's earlier study session. On this and other points:

- Medford is served with sanitary sewer by two providers, the City and Rogue Valley Sewer Services (RVSS). As staff rightly points out, the two entities employ significantly different approaches which mostly speak to the willingness of RVSS to use expensive pumping stations to overcome topographic constrains; the City requires all sewers to rely exclusively on gravity flows (without pumping stations). This resulted in an apples-to-oranges comparison. The comparative cost to extend sewers is not insignificant, although there is no mention of comparative cost notwithstanding that Goal 14 requires the, "orderly and economic provision of public facilities and services." The comparative cost to serve all potential UGB lands must be evaluated in a manner that fairly compares alternative locations based upon the physical challenges and potential solutions with the respective

public facility plans for competing areas and not the relative attitudes about those challenges between different service providers.

- As Public Works Department Director Cory Crebbin testified during the March 12, 2015 public hearing, all of the southeast candidate lands can be served with sanitary sewer provided by the city. He further testified that downstream capacity issues simply must be addressed and once addressed, the marginal cost to serve the Proposal lands is low.
- Municipal revenue used to upgrade the capacity of existing sanitary sewer facilities is generated by systems development charges (SDCs). If most or all UGB lands were to be served by RVSS, the City would receive little or no systems development charges — these instead would be paid to RVSS. Without additional lands to spread the cost of needed improvements, the effective cost of service extension for lands already within the UGB will be higher.
- Whether the 500 stranded acres already in the UGB (which were mentioned in Mr. Thom's memorandum at Record p. 120) must be served is not an open question nor is it optional. Much of the 500 stranded acres were included in the UGB in 1992 based upon the City then arguing that the land could and would be served. The stranded lands must be *served* and how they will be served must be determined in order to comply with substantive provisions of Goal 14. Misconstruing the City's Sanitary Sewer Capital Improvement Plan by treating the service of these lands as ***optional*** is not only bad public policy but produces a fatal flaw and reversible error. It has been mentioned that there is no fatal flaw here because Medford now permits septic systems to serve the stranded lands. This is not correct. The City Council earlier permitted septic systems to address the need of people who have waited over twenty years for sanitary sewer service to become available. While septic systems can serve existing large parcels that have sufficient space for tanks and drainfields, septic systems cannot substitute for public sanitary sewer necessary to achieve planned urban housing densities.
- The owners of these Proposal lands will shortly submit an engineering solution that demonstrates how the Proposal lands can be served with sanitary sewer within the planning period. This plan will show these facilities will benefit urbanization of lands already within the UGB. The economic and orderly extension of public facilities and services should account for extensions that make servicing lands within the existing UGB more cost effective (or even possible).
- Finally and with respect to the Proposal lands owned by Allen and Daralene Hansen, the Planning Department also appears to assume that all of the Hansen property must drain to the southeast which is one possible alternative. However, Mr. and Mrs. Hansen engaged Dew Engineering to evaluate sewer service potential by extension to Hillcrest Road. By elevation, approximately 52 of the 97 acres of the Hansen property can physically gravity flow to Hillcrest Road and connect to existing service lines. The Dew analysis was submitted into the record by Mrs. Hansen during the March 12, 2015 public hearing.

In view of the testimony during the public hearing of March 12, 2015, the Planning Commission should reexamine how the availability of sanitary sewer should properly be scored and reconcile the disparate methodologies used by the two service providers. This must include a reasonable reconciliation of the respective capital improvement plans that lend appropriate weight to the factors of overall and marginal cost and the necessity to serve lands already in the UGB. The Commission should also consider a sanitary sewer scoring system that awards the highest score to lands that facilitate extending sewer service to other lands already in the UGB. Doing so will align the City's priorities with the requirements of Goal 14.

Public Water Scoring

As stated in the Proposals at Record p. 391 through 402, representatives of Medford Water Commission (MWC) have indicated that all lands within this Proposal area are readily serviceable with municipal water over the next twenty years using only existing facilities and facilities planned within its 10-year capital improvement plan. More particularly, immediate water service is available to the Mahar Homes tract through the extension of local water lines (through other Mahar-owned properties now being developed) from water storage at the Stanford Reservoir. As demand increases, MWC plans to construct an additional reservoir in Chrissy Park and it is in the MWC's Capital Improvement Program. MWC representatives indicate that construction of this reservoir could occur in as few as three years. Later, as demand occurs, the Proposal lands would be served from the second planned reservoir in Chrissy Park which is also within MWC's 10-year Capital Improvement Program. MWC representatives indicate that construction of the second could occur in as few as five years. MWC has already acquired land and easements for this both planned water reservoirs in Chrissy Park. Similar to sanitary sewer service, the two planned Chrissy Park water reservoirs are needed to serve lands already in the UGB. Given the factors of existing and planned water service over short term stages of the planning period, water scoring for the Mahar Homes Proposal appears not to be appropriate and should be reevaluated.

Moreover, there is structural defect in the entire scoring system applied for water services. The Water Commission scored the ESA's on scale of 1 to 3. This was translated to a score of 1, 3 or 5. A more reasonable translation of the MWC's scoring to the overall scoring would have been to use a score of 2, 3 or 4. This would have at least included some weighting to reflect the reality that MWC's capital improvement plan indicates all areas considered for inclusion can be served through the economic and orderly extension of services without the need for extensive amendments to the capital facility planning already in place.

High Density Residential Areas

Proposals from Mahar Homes and Allen/Daralene Hansen both contain areas shown on their Proposal maps as high density residential. The same can and perhaps should instead be shown as Areas of Service Commercial, permitting either commercial uses, high density residential or a combination. Showing these lands as Service commercial will satisfy the City's commercial land needs while not consuming the residential land base.

Environmental, Economic, Social and Energy (ESEE) Consequences

The plain language of Goal 14 requires an evaluation of alternative boundary locations based upon the, "comparative environmental, energy, economic and social consequences" of each. The word "comparative" requires a comparison of UGB candidate parcels (or other appropriate planning area unit) to one another based upon the four ESEE factors. For each parcel (or area) the ESEE consequences must be explained based upon information contained in the city and county comprehensive plans (and other evidence of record, if any). The explanations can then be broadly ranked as to whether the evaluated consequences are strongly positive, positive, neutral, negative and strongly negative.

For example, the Commission heard testimony from a resident representing the Clover Lane neighborhood who contended that further development in that area would be disruptive to that existing neighborhood. Under this Goal 14 factor, this testimony asserts a strong negative social consequence associated with the inclusion of certain lands in the UGB. The Commission should evaluate that testimony along with other

social consequence considerations for that area to assign a value on the scale from strongly positive to strongly negative.

The ESEE analysis is a process at its core. It is somewhat laborious, but it is not a technical exercise. This is not an accident. It is 1 of only 4 factors in the alternative boundary location analysis. The ESEE factor in Goal 14 prescribes a process to assure that UGB amendments are not a paint-by-numbers exercise that overemphasizes engineering considerations and de-emphasizes the fundamental reality that City-building is a human capital deployment enterprise. Staff identification of potential consequences is but one source of input information that must be applied in the ESEE analysis. It is not the Staff's role to substitute its judgment of ESEE consequences for that of the Commission and ultimately the City Council. Far from a completion of this Goal 14 factor, the March 12th, 2015 hearing was the start of the process.

The ESEE analysis should be integrated as a fundamental component of the decision making process. It should not be treated as something to be constructed after location of the UGB is determined. Instead, it should be given appropriate consideration in the evaluation of alternative boundary locations.

Please make this communication a part of the record for the above captioned proceedings.

CSA PLANNING, LTD.

Craig A. Stone
President

CAS/m

cc. Michael Mahar
Randy Jones
Louis Mahar
Mahar-Duke LLC
Julie Duke-Scott
Cynthia A. Wickman
Allen and Daralene Hansen
John R. Hansen
Lee Harker and Steven Switzer
Roy Bergstrom

File

MaharHomes
incorporated

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MAR 26 2015
PLANNING DEPT.

March 25, 2015

Medford Planning Commission
c/o Planning Department
City Hall
Medford, OR 97501

MEDFORD URBAN GROWTH BOUNDARY (UGB) AMENDMENT

Dear Chair and Commissioners:

In arriving at your recommendation with respect to location of the Urban Growth Boundary, we ask that the Planning Commission consider the following points which argue for inclusion of the Mahar Homes tract:

1. **Historical Perspective**
   This property is located in southeast Medford. Medford has sought to grow in an east and southeast direction since the City's first planning efforts in 1910. That direction of urban growth and form was further solidified in 1992 when Medford amended its UGB to include the 1000-acre Southeast Area which is now being developed in accordance with plans that took several years to develop.

2. **Overarching Theme of Proposal**
   This proposal (which includes Chrissy Park) represents a planned and logical extension of the City of Medford and Medford's highly successful Southeast Area. Beginning in in the mid-90's, the Southeast Area was jointly planned by a collaboration of City officials and private owners. Mahar Homes was a leader in this effort and instrumental in the planning and implementation of this complex large-scale plan. The Southeast Area is now well on its way to implementation, with single family housing, parks and greenway trails leading the way for the recently approved a Village Commercial Center, and plans for other types of housing.

   Mahar Home's proposes that the City extend the Southeast Area further east into the foothills in the way shown on the Concept Master Plan that was submitted earlier. See, Record p. 391. The trail system planned in the Southeast Area would be extended to form (at little or no cost to the City) a continuous path that links the Bear Creek Greenway (and trails to the west) through east Medford to the existing Southeast Area and its Commercial Center to an anticipated park and school site, from there to Chrissy Park and north to ultimately to connect to Prescott Park and its internal trail system that accommodates pedestrians, bicycles and equestrian. The same will effectuate the City's adopted master plans for both Prescott and

T: (541) 776-1200 | F: 54[illegible] 815 Alde Creek Dr. Medford, Oregon 97504

Chrissy parks. The trail system is well on its way as shown on the attached map and Mahar Home's with the Medford Parks Department has pioneered ways to efficiently deliver parks and trails. Walking and bicycling trails have become increasing important as a matter of public health and help drive the acquisition of public infrastructure monies. The Medford City Council's acquisition of land near Village Commercial Center has underscored Medford's commitment to this vision and inclusion of these proposed lands will extend the vision for another 20 plus years consistent with plans of the City that date from 1910.

3. **Sanitary Sewer Service**
   This area, if included in the UGB can and will be served by municipal sanitary sewer, while producing substantial systems development charges that will help pay for present system deficiencies. Over the past year alone, Mahar Homes has contributed over $850,000 in permits and fees, most of which were paid in SDC's for public infrastructure upgrades throughout Medford. These have helped upgrade aging and failing downstream infrastructure and Mahar Homes has have been doing this for the past forty years in Medford with hopes to continue into the future.

   Moreover, inclusion of the proposed properties will provide the appropriate sanitary sewer fall and connection for many properties along Cherry Lane Road that were earlier included in the UGB but which cannot be served without the inclusion of the proposed properties, the owners of which have already waited over twenty years to be served with sanitary sewer.

4. **Vitality of the Southeast Area's Village Commercial Center**
   This area is linked to the Southeast Area's Village Commercial Center. Residential building in the proposed area will strengthen the economic viability of the Center by affording customers a broader array of goods and services that come about from having a larger market area to serve. This will in turn reduce miles traveled to obtain needed goods and services.

5. **Central to Planned Shopping and Employment Areas**
   The proposed employment campus along North Phoenix Road in south Medford will provide needed living wage jobs in an important new area. The Proposal lands will provide proximal housing to both shopping and employment areas that will facilitate opportunities for non-traditional automobile travel without necessity to cross Interstate 5. More particularly, the trails within the existing Southeast Area (and Proposal lands) connect to sidewalks and bike lanes along North Phoenix Road which, in addition to connecting to shopping areas, also connect to the future employment campus and afford people who live in the Southeast Area to travel to work and shopping without necessity to travel by automobile.

6. **Commitment to the Southeast Area and Consequences for Mahar Homes**
   Mahar Homes has evidenced a strong commitment to the Southeast Area. However, within four or fewer years, Mahar Homes will lack land to supply Medford's primary residential market — single family homes on standard sized lots. The inclusion of this property is necessary for the survival of our company. While other housing types are planned and intended, the development of homes on standard single family lots will drive the market for higher density housing that will be provided later in the planning period.

7. **Oregon Department of Transportation (ODOT) Support.**
   There has long been in support for development along the South Stage, North Phoenix, Foothills corridor for multiple reasons, not least of which is because it reduces pressure on Interstate 5 and the viaduct for local travel and affords alternative access if a major catastrophe were to close the viaduct. The alternative is routing freeway traffic through downtown Medford. Evidence of support by ODOT and the Oregon Transportation Commission is evidenced by their support of the City of Medford and Jackson County's application for TIGER grant funding to effectuate the needed transportation system improvements. A critical element in the City's application included a comprehensive urban trail system.

For the reasons mentioned above and other reasons discussed in a letter provided by our consultants, CSA Planning, Ltd., we respectfully request that the Planning Commission reevaluate the methodologies used to score candidate UGB lands and find that this land is wholly suitable and appropriate for future urban growth over the next twenty years.

Very truly yours,

Mahar Homes, Inc.

Michael T. Mahar
President

CABLE HUSTON LLP

RECEIVED
MAR 26 2015
PLANNING DEPT.

TOMMY A. BROOKS

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www.cablehuston.com

March 26, 2015

VIA FIRST CLASS MAIL

Medford Planning Commission
c/o Planning Department
200 South Ivy Street
Lausmann Annex, Room 240
Medford, OR 97501

RE: URBAN GROWTH BOUNDARY AMENDMENT PROJECT
Testimony of Allen and Daralene Hansen

Dear Chair and Commissioners:

Allen and Daralene Hansen have engaged this firm to represent them as part of their participation in the City's Urban Growth Boundary ("UGB") Amendment Project. Our initial task is to assist our clients in evaluating the record and process to-date to identify any major areas of concern that may present bigger issues down the road for the City or any stakeholders. We have not yet had the opportunity to conduct an exhaustive review of all the technical details of the project, nor would such a review be practical or appropriate at this early stage. However, based on the review we have done, we believe we have a unique opportunity to share some broad comments on the overall direction of the project as you continue your review. The purpose of this letter is to identify some key issues we believe can and should be addressed as the decision-making process unfolds.

Coarse Filter

It is the City's obligation to provide the proper justification for excluding lands from further consideration during the UGB amendment process. The staff report utilizes a "coarse filter" to identify lands that will be further considered. The staff report would benefit from additional explanation that clearly states how the two factors of proximity and parcel size provide an adequate basis for excluding lands from further consideration under all of the factors relating to implementation of Statewide Planning Goal 14 ("Goal 14").

The record does not appear to include a detailed composite map for the proximity and parcel size scoring factors in Staff's analysis. CSA Planning prepared such a composite map of these two criteria and forwarded it to Cable Huston, which we attach to this letter. The map appears to show several areas that made it through the coarse filter that scored no better than other areas

that were eliminated by the filter. The map also appears to show several areas that scored well for these criteria but that did not pass through the coarse filter. It may be that none of these lands are appropriate for UGB inclusion in this amendment and that they are properly excluded from further detailed consideration. Nevertheless, it is important that the final decision explain what other factors were used to exclude these lands and how they were properly excluded under the Goal 14 Boundary Location Factors – especially where the exclusion does not appear to comport with the methods under which it was excluded.

Scoring and Staff Recommendation Are Not Consistent

The scoring does not appear to comport with the Staff's current recommendation. For example, simple arithmetic of the Hansen's property indicates that property has a composite score of 18 under the Staff scoring system (proximity+parcel size+transportation+water+sewer). The Staff recommendation includes a proposal to include lands south of Coker Butte Road that have a composite score of only 14. Out of a possible score of 25, the Hansen property scores a 72%, while the Coker Butte property scores a 56%. If these were letter grades on a 25-point exam, the Hansen property would get a "C" and the Coker Butte property would get an "F". The Staff report mentions other factors in its analysis, but these are treated as minor and not determinative. Extending the analogy, the methods described in the Staff report would imply these factors could change a "D+" to a "C-", but would not warrant changing an "F" to a "C" or a "C" to an "F". The precise rationale for including lands that would be inconsistent with the general selection method developed should be explained in clear and more understandable terms.

Over-reliance on "Objective Scoring" may prove Problematic

Some testimony in the record already calls into question some of the specific scoring numbers. For example, some testimony in the record raised serious issues with respect to the way several of the public facilities were scored. Small changes in numbers would result in outcomes that are potentially very different. Such an approach can fall victim to the type of problems encountered by other jurisdictions around the state that have sought to establish urban reserves.

The testimony provided by the Public Works Department on sewer is an example of the subjectivity of criteria that seem objective, like sewer service extensions. Capital facilities plans are complex. Choices about matters such as System Development Charge levels, pace of development, and the overall level of development necessary to fund needed improvements are all major policy choices that cannot be reduced to a score that determines which option is the "cheapest from one to five." Reducing them to a score that is the "cheapest from one to five" may ultimately prove to be problematic when writing findings of compliance with statewide planning goal factors that are not framed in such a categorical manner. Examples of the types of questions and associated "scoring" that are better aligned with the Goal 14 language, in the context of this type of legislative UGB amendment, would be the following:

> What is the nature and extent of public facility plan updates or changes that will be required to serve respective candidate areas?

Will any of those updates require improvements that are not likely to be fully funded by the new development they would serve?

Are there areas that will improve the operation or extension of public facilities to serve lands already in the UGB?

The City and County are at risk of spending inordinate amounts of time and energy scoring and rescoring various lands without getting significantly closer to explaining why the lands sought to be included are in fact being included under Goal 14.

Agricultural Impacts and ESEE Analysis Warrant Attention

The Staff's treatment of potential agricultural land impacts and the Economic, Social, Environment, and Energy ("ESEE") analysis warrant additional attention. These two criteria are fully half of the UGB boundary location alternative criteria in Goal 14.

With respect to agricultural land impacts, a buffering system may well render direct impacts to adjacent agricultural lands substantially equivalent across the various lands being considered for inclusion. However, impacts such as increased urban traffic on roads that will still be used by intensive agriculture will not be solved by landscape buffering. The UGB proposal will be strengthened by a meaningful comparison of agricultural impacts for alternative boundary locations that considers indirect impacts to agricultural lands and operations.

The ESEE analysis is the opportunity to weigh economic, social, environmental, and energy benefits and challenges of alternative boundary locations. The ESEE analysis is fundamentally a process and should be integrated as a major component of the decision-making process. It should not be treated as a set of findings to be constructed after a UGB location is determined through a process that failed to give appropriate consideration to the ESEE consequences of alternative boundary locations in the first instance.

Land Need

Land need is a major issue for most all UGB amendments. 1000 Friends of Oregon raised some concerns regarding the land need justification described by City Staff. The issues raised by 1000 Friends are technical in nature and will need to be thoroughly addressed. We plan to review these issues and to provide a detailed response over the next several weeks. However, there are some critical items that we recommend be placed in the record by Staff as soon as practicable so that we can support the UGB process on these technical issues. Specifically, we suggest Staff place the following materials in the record:

- All adoption documents for the Housing Element. This should include the public notice, the notice to DLCD, the adopting ordinance, and the supporting findings. It should also include related correspondence from the State.

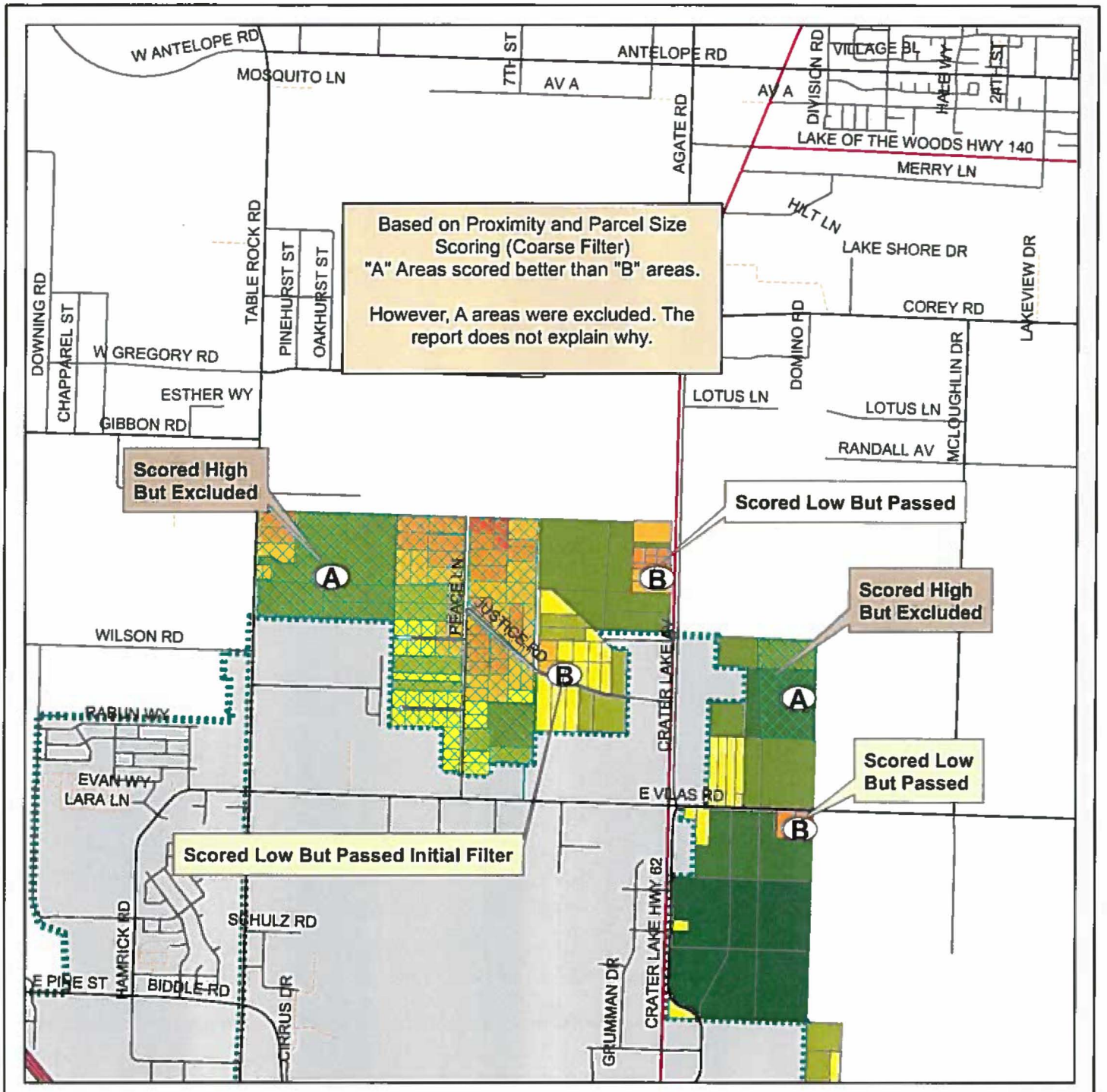
- All adoption documents for the Economic Element. This should include the public notice, the notice to DLCD, the adopting ordinance, and the supporting findings. It should also include related correspondence from the State.

Cable Huston looks forward to working with the City on this important project and we look forward to a fair and beneficial UGB amendment process for the City of Medford and Jackson County.

Sincerely,

Tommy Brooks

TAB:jpd



Example of Potential Discrepancy in Scoring Methodology

Combined Parcel Size & Proximity Score From Report

10 9 8 7 6 5 4 3 2

Urban Growth Boundary

Excluded During Coarse Filter Based On Parcel Size and Proximity

N W E S

1 inch = 0.5 miles

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In regards to subject property MD5

Medford Planning Commission

Dear Commission,

I appreciate your time in considering my insights. I oversee the residential building of Summerfield housing in Southeast Medford. In my profession I am constantly in touch with the needs, wants and desires of local homebuyers as well as those relocating to Medford. I would say undoubtedly, that the number one issue that people comment upon when locating here is the need for more parks, trails, and outdoor space, so they can enjoy the Rogue Valley.

I closely follow the trends of building neighborhoods and communities extensively not only here, but across the state and nation. I find that I am constantly reading about the desirability of having communities that offer great livability and recreational activities.

MD5 has the ability to add real value to the community; it goes beyond just the person buying a home in Summerfield. This trail system is one that would start at a Village Center and if one wanted, could go up to Chrissy Park (165 acres) and beyond to Prescott park. It is also something that could be taken the other direction east to The Medford Greenway.

As this area continues to grow we have to consider the livability appeal to our future residents, members of our current community and the generations to come. We need to create an environment which offers recreational appeal with easy access and highlights the natural beauty of our community.

Medford has the potential to provide something special to the community. With two dedicated parks, the potential for direct trail/park access as already planned within The City Parks Long Range Leisure Services Plan, in conjunction with a builder/developer that shares the same vision. This trail system is something that communities across the nation would desperately try and work into their future plans, but rarely do they have the components listed above that make it a possibility.

I would ask The Commission, when going over UGB expansion. Which properties add value to the community? What does the Medford of the future want to offer to current and future residents? I see no greater value than the aspects that this piece of property adds. This property has the potential to shape a community and generate enthusiasm for an active lifestyle that highlights the great beauty of our region.

Thank you,

Mike Mahar Jr.

MaharHomes
incorporated

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March 26, 2015

Medford Planning Commission
c/o Planning Department
City Hall
Medford, OR 97501

Urban Growth Boundary Amendment
City Sanitary Sewer

Dear Commissioners:

During the Commission's public hearing of March 12, 2015 I entered into the public record background information obtained from the Medford Public Works Department concerning how sewer service was scored for the City versus scoring for Rogue Valley Sanitary Sewer (RVSS) with respect to potential service areas within Medford proposed 20-year UGB expansion. To expand on the testimony of Public Works Director, Cory Crebbin during the hearing (and with his permission) we have engaged qualified civil engineer Mark Dew to perform an actual External Study Area (ESA) sanitary sewer assessment (attached) for the northeasterly portion of MD5. This now exists as the only UGB candidate area that has been technically examined with respect to sanitary sewer and the analysis shows that it is readily serviceable at very little marginal cost.

Please note in Mr. Dew's analysis, the very large area that can be served by *gravity sewers* in both the existing UGB and proposed UGB expansion area. Some of the acreage can only be accommodated by gravity sewers if our area is included in the expanded UGB. Moreover, the cost of serving this area is substantially reduced if it can be served through our property (rather than other alternatives). Finally, it is noteworthy that Chrissy Park would also lack a means to obtain public sanitary sewer and connecting trails to meet Medford's Leisure Services Plan, without the inclusion of our property.

The technical data submitted here is conclusive and clearly illustrated in the attached map. The marginal costs to include the Mahar Homes tract (if paid by the City) on the upsizing from 8" to 12" sewer pipe is less than $48,000. Since this is new development total cost is likely to be only a fraction of that amount.

Please consider the full benefits our property brings to the 20-year UGB expansion. Viewed in proper context, this property should score very high in comparison to other lands which lack immediate access to sanitary sewer.

Respectfully,

Randall D. Jones

Randall D. Jones
Partner/General Manager

T: (541) 776-1200 | F: 54[illegible] | 815 Alder Creek Dr. Medford, Oregon 97504

DEW engineering inc
A CIVIL & STRUCTURAL ENGINEERING FIRM

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Southeast Sewer Service Plan
Procedural Narrative

March 26, 2015
Project No. 15-005

The purpose of the following narrative is to give a brief overview of how the sewer pipe locations and sizes were determined.

The sewer lines shown on the attached Southeast Sewer Service Plan were located to follow the proposed road layout shown in the Southeast Circulation Plan while also maintaining a positive gradient in the pipe. Their location topographically provides service to all of Northeast MD-5 area and the northerly 75% of the Existing UGB that is currently not served.

The design flow rate was determined by using the residential population forecast generated by CSA, then dividing the total population by 2.2 people per household, then multiplying the number of households by 200 gallons per day per house. This number is then multiplied by a Peaking Factor (PF) which is calculated as 1+(14/(4+sqrt P)), where P= population in the thousands. And finally, an Inflow & Infiltration of 1000 gallons per day per acre added to determine the total design flow.

Three key locations were evaluated in the spreadsheets shown below and are identified on the Plan as Sewer Study Stations:

Station #1 - located at the westerly edge of Northeast MD-5
Station #2 - located west of Lone Oak
Station #3 - located at North Phoenix Road

Determination of Flow (cfs)

Area	Population	Houses	GPD	PF	Acres	Flow
NE MD-5	2729	1240	200	2.52	382	1.6
Ex UGB-East	1254	570	200	2.86	151	0.7
Station #1	3983	1810	200	2.36	533	**2.1**
Station #1	3983	1810	200	2.36	533	2.1
Ex UGB-mid	1444	656	200	2.79	180	0.8
Station #2	5427	2467	200	2.23	713	**2.8**
NE MD-5	2729	1240	200	2.52	382	1.6
Ex UGB	4854	2206	200	2.28	655	2.6
Station #3	7583	3447	200	2.10	1037	**3.8**

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The sewer pipes were then sized based on the design flow rate calculated in the spreadsheet above (in cubic feet per second) and the slope of the existing ground where the pipe is shown.

Pipe Capacity verses Actual Pipe Flow

Station	Pipe	Slope	Capacity	Demand
#1	8"	4.0%	2.4	2.1
#2	8"	5.5%	2.8	2.8
#2	12"	3.0%	6.2	2.8
#3	12"	2.5%	5.6	3.8

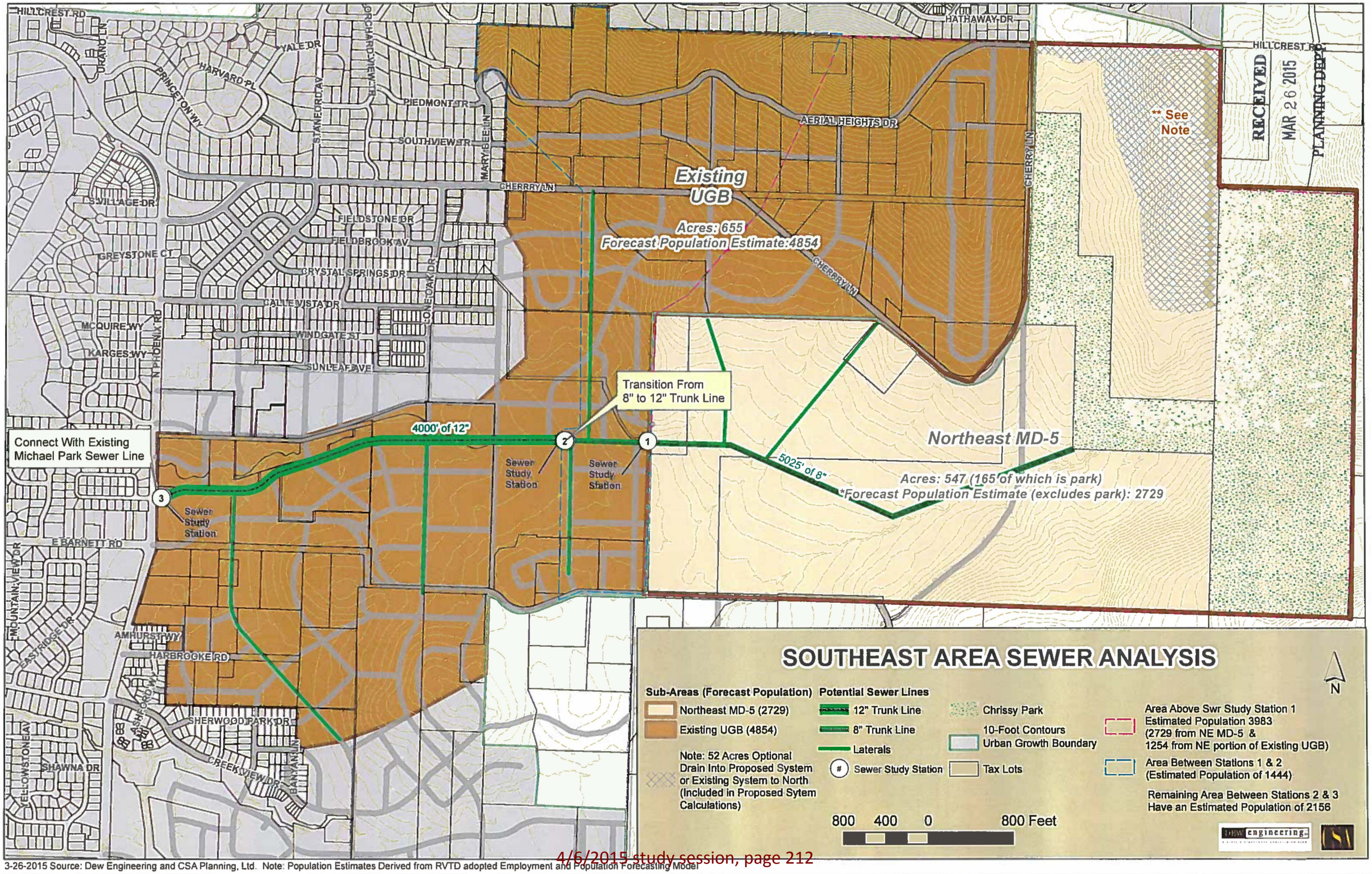
Conclusion:

An 8" sewer pipe has the capacity to handle the flow generated from the 547 acres in the Northeast MD-5 area (of which 165 of those acres are part of Chrissy Park and excluded from the calculations) and 321 acres from the existing UGB north and west of the Northeast MD-5 area that currently aren't served. However, when the grade shallows, approximately 600' west of the Northeast MD-5 boundary, the pipe will need to be increased to a 12" pipe to handle the additional flow and flatter slopes. As shown in the calculations above, a 12" pipe at Sewer Study Station #3 has nearly 50% more capacity than the actual demand generated from all of Northeast MD-5 (547 acres) and all of the Existing UGB currently not served (655 acres).

Respectfully submitted,

DEW ENGINEERING, INC.

Mark R. Dew, P.E.



3-26-2015 Source: Dew Engineering and CSA Planning, Ltd. Note: Population Estimates Derived from RVTD adopted Employment and Population Forecasting Model