

Exhibit Y

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**RECEIVED**

AUG 04 2015

PLANNING DEPT.

August 1, 2015

Medford City Council  
411 West Main St.  
Medford, OR 97501

Re: Medford Urban Growth Amendment  
MD-3 Coker Butte Property  
Tax Lots 300, 700, 800, 900

Dear Members of the Medford City Council:

I am the owner of a parcel of land that is part of MD-3 within the City of Medford's Urban Reserve. I respectfully request the land be included in Medford's 2015 Urban Growth Boundary amendment.

### **General Description**

The parcel consists of 73 acres of land in rectangular form bordered on the north by Coker Butte Road and on the south by the planned extension of Owen Drive. The terrain slopes gently from north to south, and is roughly a half-mile in length and a quarter-mile in width (east-west). It contains approximately five acres of wetland along its southern boundary which includes Garrett Creek and a holding pond historically used for irrigation and frost control for a pear orchard. An aerial view of the property is attached to this letter as Exhibit A. A concept plan with current and proposed GLUP designations is attached as Exhibit B.

I am committed to developing this property as soon as I am able to do so. Land that borders on the subject property that is within the city immediately to the south owned by Delta Waters, LLC, and land immediately to the west under the ownership of Steven Swartsley are currently being developed as residential subdivisions. Both Jim Root representing Delta Waters and Steve Swartsley have authorized me to represent that they support the inclusion of this 73 acre parcel in the Urban Growth Boundary.

I have also been in contact with and am collaborating with the two other property owners in this section of MD-3, Steven Skinner and Coker Butte Orchards, LLC, and we jointly support the land use plan set forth in Exhibit B, which includes UR, UM, UH, and commercial designations.

### **Reasons to Include Property in UGB Amendment**

This property has the following attributes which make it desirable to include in the Urban Growth Boundary amendment:

1. The most important attribute of the property is that it will meet a housing need that

is under-served by the Planning Commission's recommended amendment to the Urban Growth Boundary. That need is for **entry-level homes which cost in the range of \$250,000 to \$300,000**, and which are affordable by median income individuals and families. This group would include new families which are interested in the American dream of becoming homeowners.

Goal 10 of the recently adopted Regional Plan requires that jurisdictions “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”. A recent analysis of the Medford housing market by the real estate economists Johnson Economics found that close to 50 per cent of the population of Medford is able to buy a home only if the price does not exceed \$300,000. It is vitally important that the UGB amendment process recognize and serve this population and encourage it to put down roots in the city.

2. The property was recommended by City Planning Staff for inclusion in the Urban Growth Boundary when the staff applied the objective criteria as part of the gross filter and the External Study Areas assessment during the current amendment process.
3. The property rates high on the scale of the coarse filter. In terms of **proximity**, it would be difficult to get much closer to the city given its location in a corner of the current city boundary. The land touches Medford city limits the full length of its southern border and almost the entire length of its western border. In terms of **size**, the property is 73 acres, with a single owner, which means it can be comprehensively planned as an orderly and attractive development.
4. This parcel also scores well on the rating of the External Study Areas compared to other properties rated, receiving scores of green (highest) and yellow (mid-range) with respect to **water**, and yellow or mid-range ratings on **transportation** and **sewer**. This means that this property can be developed without extensive or expensive modifications of Medford's current public services infrastructure.
5. This land would be well suited for a **mixture of urban residential (UR) and medium density (UM) housing**. I accept the proposed GLUP (General Land Use Plan) designations proposed by the Planning Staff which propose a combination of UR and UM housing development for the property, which should allow the area to achieve the required density of 6.6 units per acre.
6. This land is a **gateway property**, in that it would need to be included within the UGB in order to bring properties further east in MD-3 into the UGB. The original Planning Staff recommendation was that these MD-3 properties be part of Medford's developable inventory. (See Exhibit B).
7. Inclusion of the subject property would also facilitate the **extension of Owen Drive**, a planned major east-west collector street which will touch the southern border of the property. Owen Drive is an important planned collector street

extending to Foothill Road, and there is a planning and land use value in developing land on both sides of a collector street.

8. There is a pond of some significance on the south-west corner of the property which is both fed by and discharges into Garrett Creek. There are wetlands adjacent to the pond and the creek. This area would make **an attractive park and open-space recreational area** for families living on the subject property.
9. Medford's **Transportation** Plan provides for the extensions of collector streets to serve the subject property by extension of the existing Hondeleau Lane from the west, providing east-west access, and from Cheltenham Way from the south, providing north-south access up to Coker Butte road. Cheltenham Way will be part of the planned or platted development of the property to the south owned by Delta Waters Properties, Inc. These two collector streets would each roughly bisect the subject property, providing primary transportation access to residential streets.
10. This parcel is near an existing **elementary school**, which along with the anticipated cost of the homes on the site, would make it attractive as a first-home purchase opportunity for young families.

Thank you for your attention.

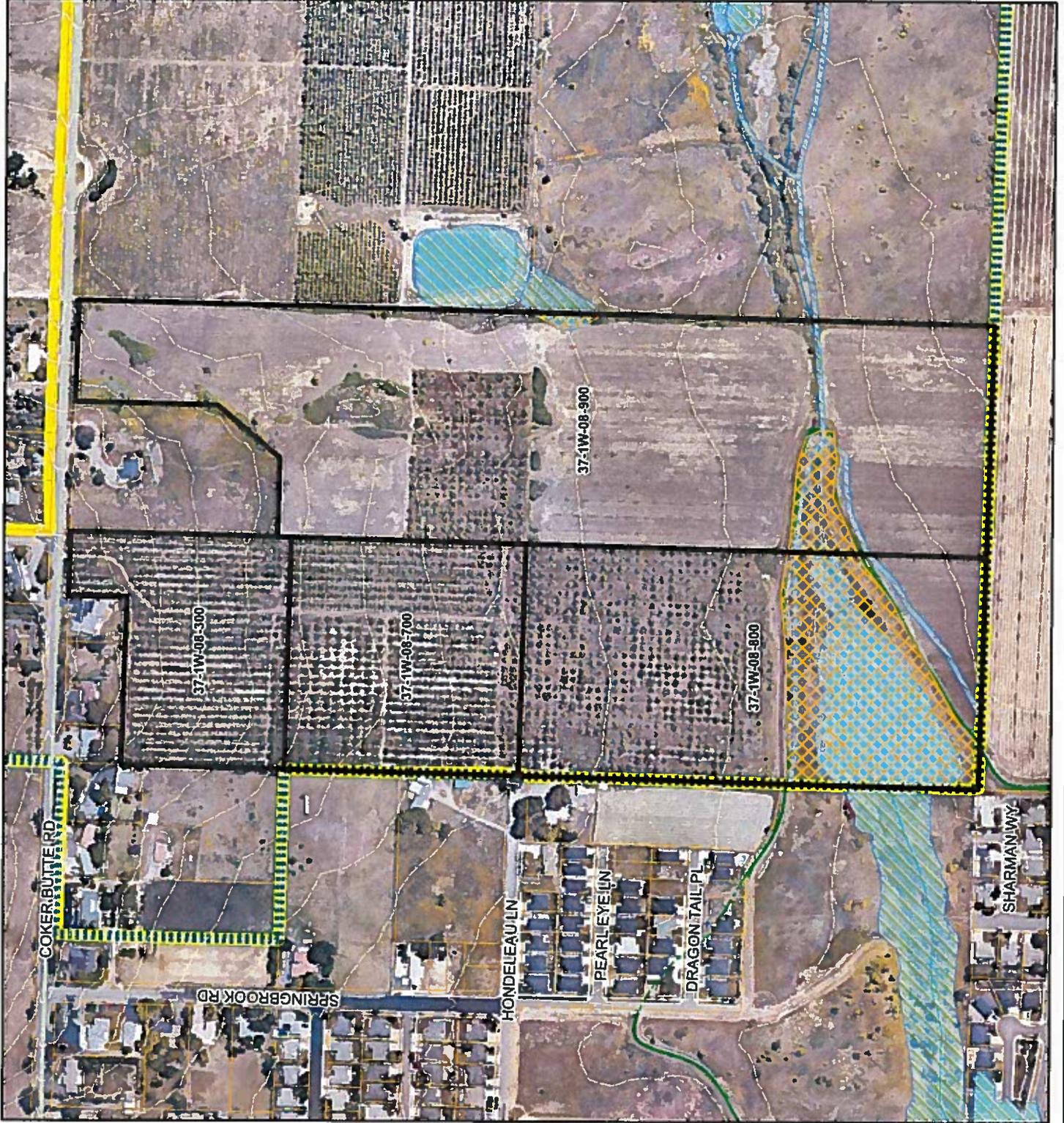
Respectfully submitted,

Dunbar S. Carpenter

# Coker Butte Properties

**Legend**

- Subject Lots
- Constrained Areas
- 10-Foot Contours
- Tax Lots
- Urban Growth Boundary
- Urban Reserves



2012 aerial



# MD-3

## Proposed Zoning

167.20 Gross Acres

