

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
 Name CHRIS HEARN (6)
 Phone 541-482-3111
 Address 515 E. MAIN ST.
 City, State ASHLAND, OR 97520
 UR area MD-5

14
 Name Raul Werner
 Phone 541 361 779-0549
 Address 4497 Brownridge
 City, State Medford OR 97504
 UR area MD-4

13
 Name Ray Kistler (5)
 Phone 541-488-8200
 Address 66 WATER ST
 City, State ASHLAND OR
 UR area MD-5

15
 Name Debbie Vincent (5)
 Phone 541-840-0479
 Address 3570 SHAMROCK OR.
 City, State Medford, OR 97504
 UR area MD-5

~~28~~ 28+32
 Name Mark Knox (98)
 Phone 541-821-3752
 Address 485 W NEVADA ST.
 City, State Ashland, OR
 UR area MD-7, MD-8

~~Jean Solmonson~~
 Name ~~Jean Solmonson~~
 Phone ~~541-821-1901~~
 Address ~~317 Havana Ave.~~
 City, State ~~Medford, OR 97504~~
 UR area

2
 Name Meegan Lanier Wattra (2)
 Phone (541) 773-2646
 Address PO Box 4368
 City, State Medford OR 97501
 UR area MD-2

36
 Name Steve Kircher (10)
 Phone 541-292-2152
 Address 1211 Justice Road
 City, State Central Point, OR
 UR area

14
 Name MIKE MONTERO (5)
 Phone 541 944-4376
 Address 4497 BROWNRIDGE TERRA
 City, State MEDFORD, OR 97504
 UR area MD5

37
 Name Nick LAZZARESCHI (10)
 Phone 541-324-0700
 Address 196 CLOVER LN.
 City, State Medford
 UR area



PLANNING COMMISSION MEETING

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

34

Name Leo Julie Engleson
 Phone 541 7791892
 Address 2411 Sunset Ct
 City, State Medford OR
 UR area MD 9

40

Name DONNA ANDREWS
 Phone 541-210-0374
 Address 3821 FLEWELBROOK AVE
 City, State MEDFORD OR
 UR area _____

38

Name Charla Smith
 Phone 541-507-7874
 Address 8486 RR HWY
 City, State GRANTS PASS
 UR area _____

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

25

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

Name Mike Savage, CSP/Planner
 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

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 Cherry Lane
 City, State MEDFORD, Ore 97504
 UR area _____

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)

④ 10
 Name ✓ Karen Allan
 Phone 541-773-4409
 Address 2895 Hillcrest Rd
 City, State Medford, OR
 UR area MD-4

43 ⑩
 Name Chris Galpin
 Phone 541 821 7200
 Address 744 Gardley Av
 City, State Medford OR
 UR area

③ 9 + 29 + 31
 Name Nadia Anala
 Phone (541) 944-9561
 Address 132 W. Main St
 City, State Medford, OR 97501
 UR area MD7, MD8 & MD3

27 ⑥
 Name Elena Broadway
 Phone 541-535-2661
 Address 2400 Starlite Ln
 City, State Medford OR
 UR area MD 6

Name ~~Bob Anderson~~
 Phone ~~541-944-1100~~
 Address ~~4890 Hwy 66~~
 City, State ~~Astoria OR 97103~~
 UR area

21 ⑤
 Name Darlene Hansen
 Phone 773-9497
 Address 5500 Hillcrest Rd
 City, State Medford, OR 97504
 UR area MD-5

⑨ 41
 Name JIM STOCKER
 Phone 541-857-6399
 Address 1506 VILLAGE CT, DRIVE
 City, State MEDFORD OR 97504
 UR area

22 ⑤
 Name Suzanne Hawley
 Phone 541-890-7811
 Address Chrissy Park
 City, State Medford, OR
 UR area MD-5

⑩ 42
 Name Jeff Elliott
 Phone (541) 732-1634
 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 Hashimara
 Phone 775-721-1602
 Address 3285 Hillcrest Rd.
 City, State Medford, OR 97504
 UR area MD-4

Name MIKE MATHAR
 Phone 276-4200
 Address 815 ALDER CREEK DR
 City, State MEDFORD OR
 UR area MD-5

³⁵ Name Deb Ruberto
 Phone 779-1771
 Address 157 Clover Lane
 City, State medford, OR
 UR area MD-9

Name PAUL 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 Crater Pass OR 97528
 UR area General comments

Name Jim Zundel
 Phone 541 944 7154
 Address 744 Cavdley 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 CRAG STONE
 Phone _____
 Address CSA Peppers
 City, State MEDFORD
 UR area MD 5

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)

not speaking

~~Name Robert TRACY~~
~~Phone 541-210-3595~~
~~Address 651 OAK GROVE RD.~~
~~City, State Medford OR 97501~~
~~UR area MD-9~~

Name Kim PARDUCCI (2)
 Phone 541-608-9923
Address 112 Monterey Dr.
City, State Medford, OR. 97504
UR area MD-2

~~Name [scribble]~~
~~Phone _____~~
~~Address _____~~
~~City, State _____~~
~~UR area _____~~

44
 Name Roger Hall (10)
 Phone 541-772-1199
Address 3541 Princeton Way
City, State Medford, OR 97504
UR area _____

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

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

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

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

5) 19
 Name Mark Bartholomew *not speaking*
 Phone 779-8906
Address 717 Murphy Rd
City, State MDR
UR area MD-2

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)

5) 23
 Name Paul Waerne ✓
 Phone (541) ~~977-0569~~ 977-0569
 Address 3965 Fieldbrook Ave
 City, State Medford, OR 97504
 UR area MD-5

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

7) 30
 Name Mike Naumes
 Phone (541) 608-1723
 Address 1829 Carpenter Hill Rd
 City, State Medford, OR
 UR area MD-7

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

10) 35
 Name Craig Brott
 Phone 722 5718
 Address _____
 City, State Medford, OR
 UR area _____

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

2) 3
 Name BRAD EARL
 Phone _____
 Address _____
 City, State MEDFORD OR
 UR area MD-2

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

5) 24
 Name Dave Wright
 Phone 541-307-7125
 Address 4036 Fieldbrook
 City, State Medford, OR
 UR area MD-5

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)

33

9

Name Jim Cummins
 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 Bergstrom
 Phone ~~541~~ 907-845-8673
 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 _____

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Name _____
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 City, State _____
 UR area _____

SEB

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,

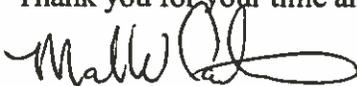
On Tuesday, October 28th we attended an open house to obtain information regarding the UGB amendment process. We studied each map, spoke with several individuals from different city departments, asked questions, and had most of them answered. Though the ranking scores for our property listed above were 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.

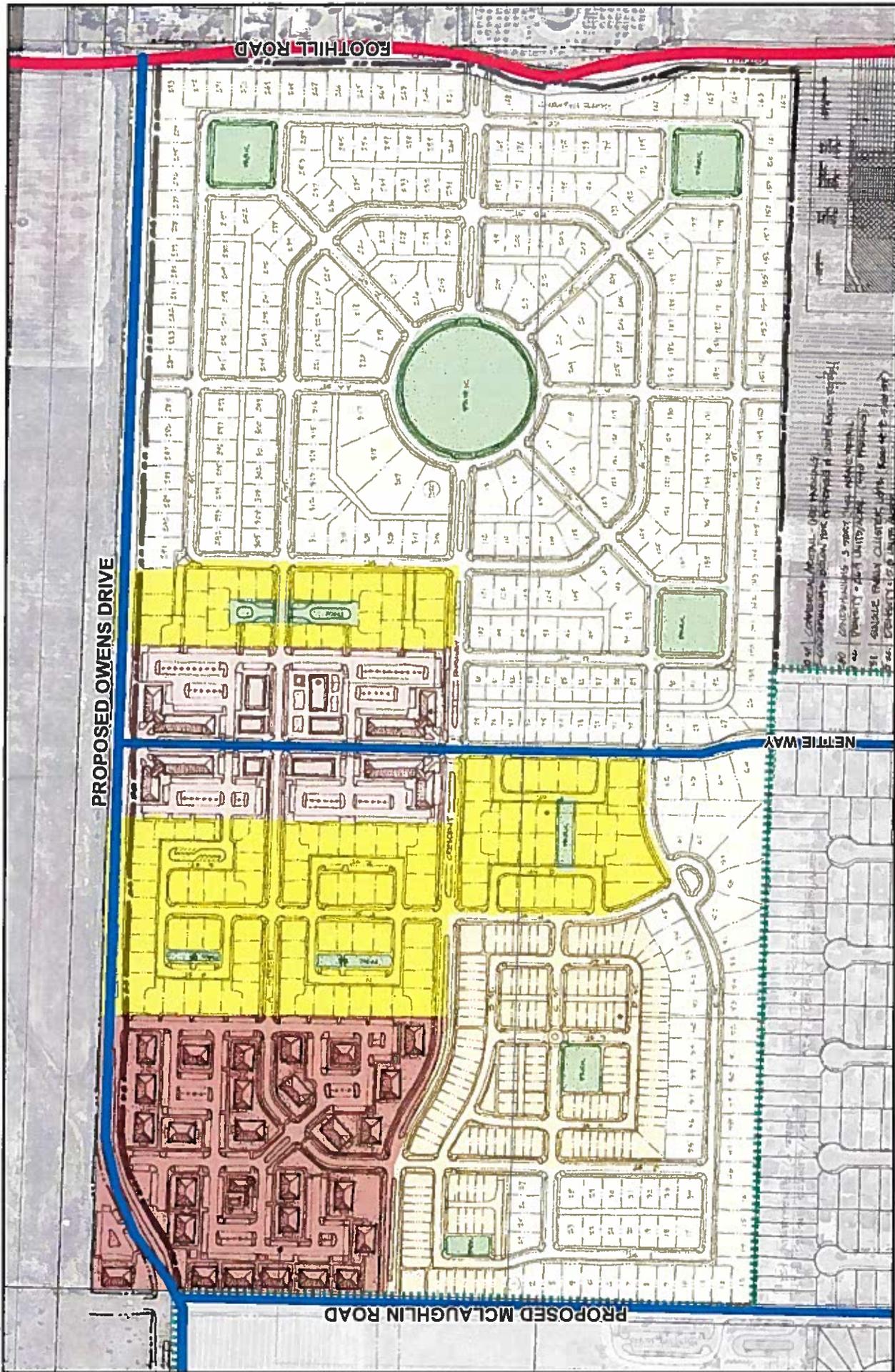
We are more than willing to work with the city to develop the land consistent with the current demands, and we hope this land is included in the UGB. Please call if there are any questions you may have or suggestions you may provide to facilitate this inclusion.

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



Autumn Hill CONCEPTUAL PLAN



1 inch = 400 feet

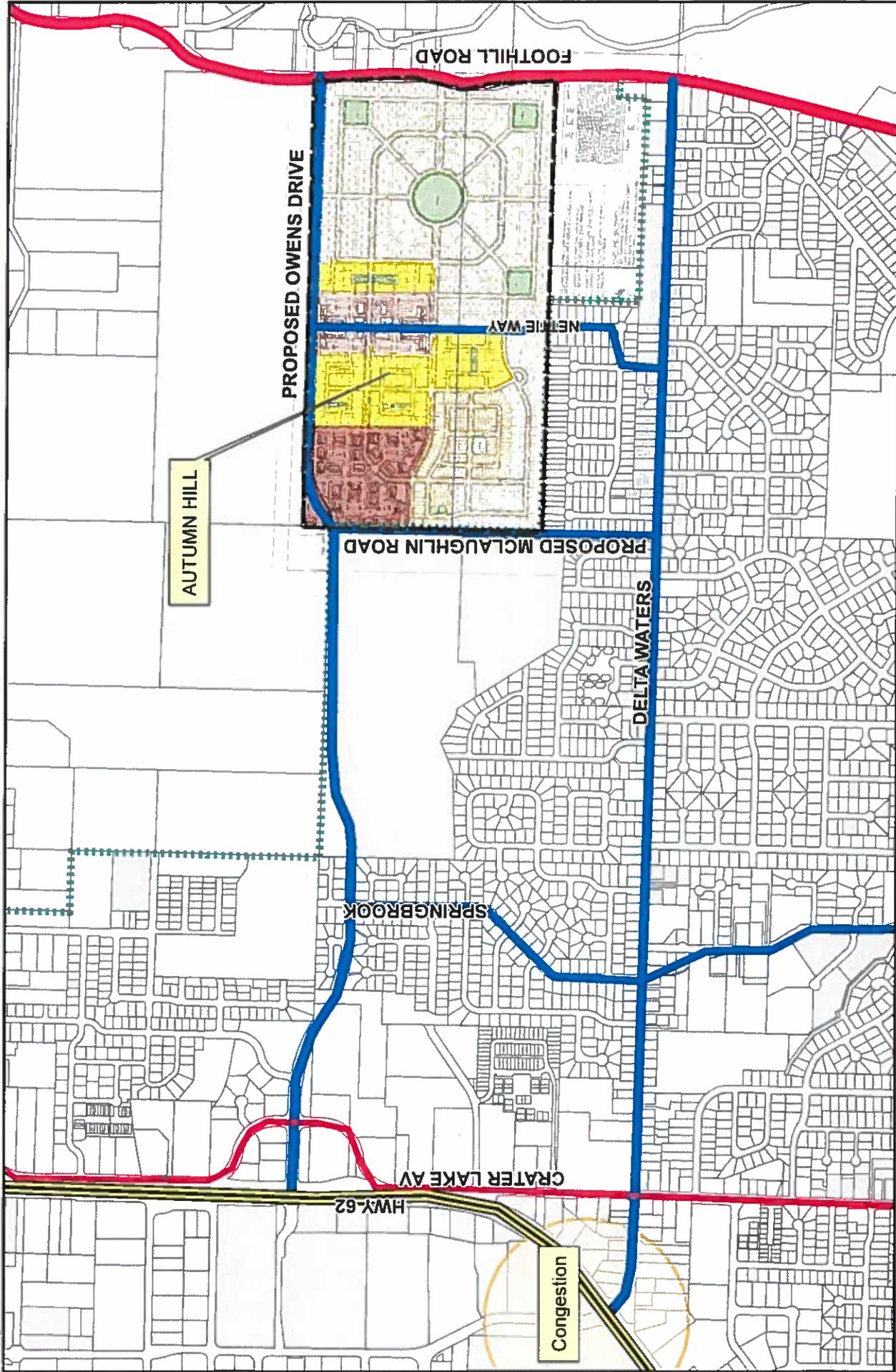
- Possible Land-Use
- Multi-Family
 - Mixed Commercial and Condos
 - Townhomes
 - SFD Clustering
 - SFD Clustering
 - Park
 - Tax Lots

- SFD
- Urban Growth Boundary

30' of Concrete, Metal, or Plastic
 construction shall be required in and along right-of-way
 20' concrete, metal, or plastic
 10' concrete, metal, or plastic
 5' concrete, metal, or plastic
 10' concrete, metal, or plastic
 5' concrete, metal, or plastic

... M.F. ... - CSA

2.10.10 ...



Autumn Hill CONCEPTUAL PLAN



1 inch = 1,100 feet

Possible Land-Use
 Multi-Family
 Mixed Commercial and Condos

Townhomes
 SFD Clustering

SFD
 Urban Growth Boundary
 Park
 Tax Lots

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, President
Hillcrest Corporation



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

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
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: jrblaw@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 to 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.

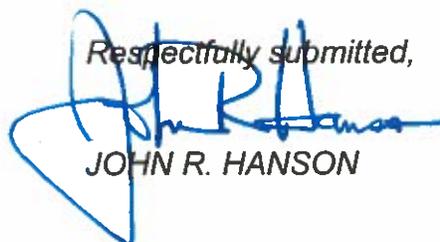
SUMMARY

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

Jackson County GIS



March 11, 2015

County Line

Streets - Label Only

Taxlots

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

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.

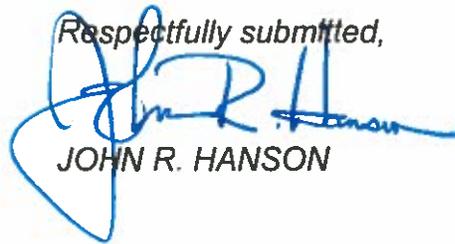
Once the RPS Plan was acknowledged and the Southeast Commercial Core Master Plan was going through the adoption process, one would have expected the City to focus its efforts to assure that sewer service planning for such a large area would be a top priority. This has not been the case. The City has 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

Medford Planning Commission
Re: Inclusion in Urban Growth Boundary
March 12, 2015
Page 3

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.

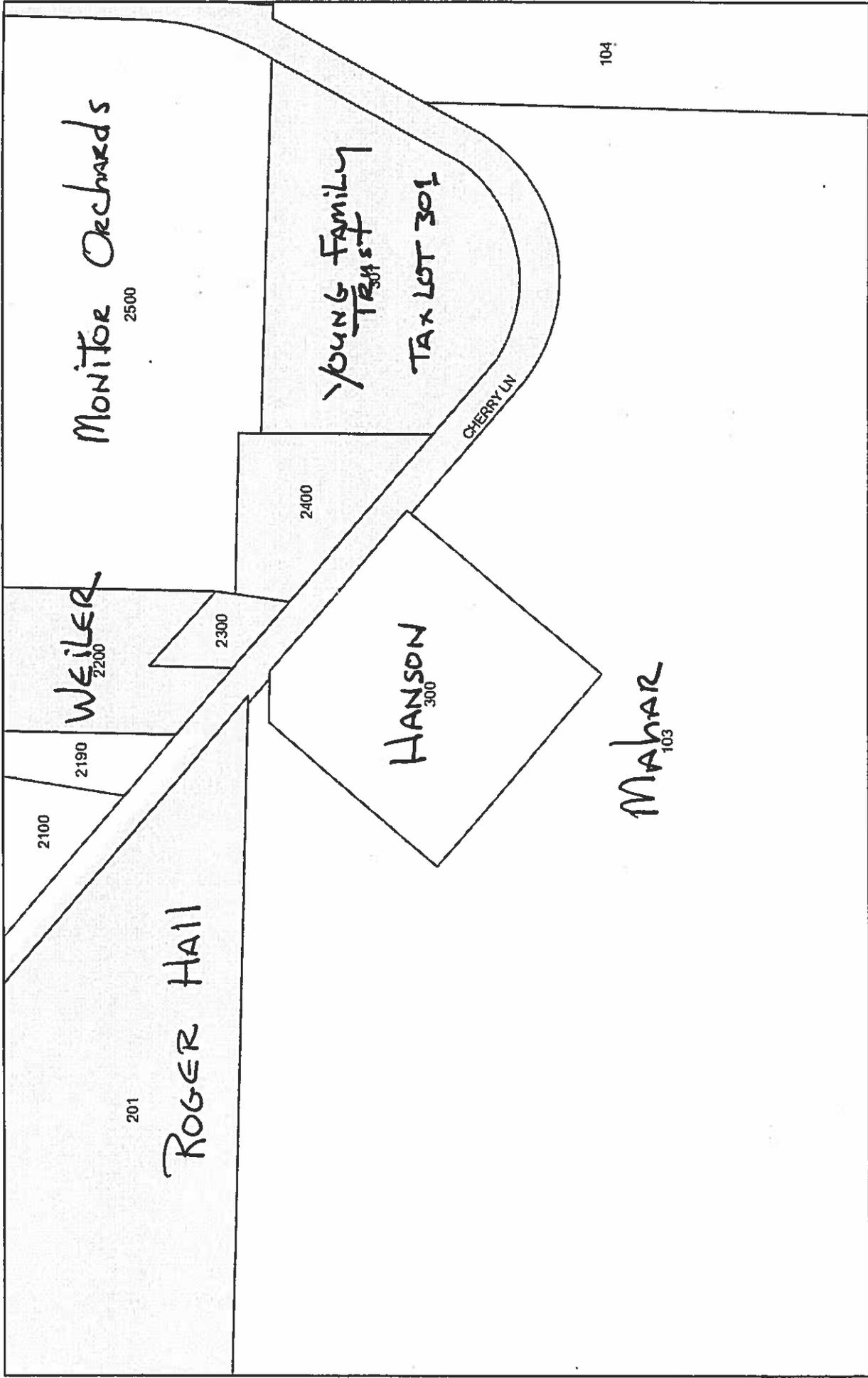
The City needs to determine what the needed sewer improvements for this area are and decide how to pay for them. No UGB expansion should be completed without this Capital Facility Planning being completed. Inclusion of lands into the UGB should be prioritized that will help pay for the needed upgrades 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,



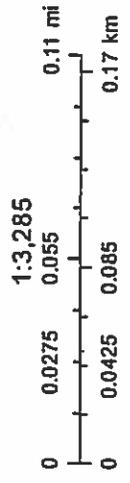
JOHN R. HANSON

JRH/tc
Enclosure



March 11, 2015

- County Line
- Streets - Label Only
- Taxlots





Technical Memorandum

To: City of Medford Planning Commission
Date: March 9, 2015
Subject: Hansen UGB Proposal

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

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, Scenarios 2 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

From 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 Darlene Hansen
File

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

February 13, 2015
Project No 2014-025

Serviceable Area

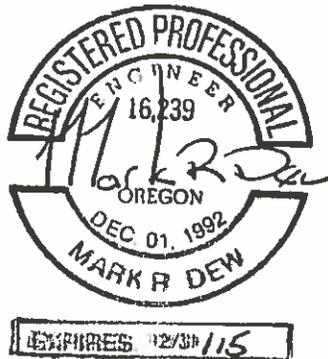
The property located at 5500 Hillcrest Rd, Medford Oregon composes 96.86 acres and is under consideration for inclusion under a proposed Urban Growth Boundary (UGB) amendment designated within the MD-5 region.

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,

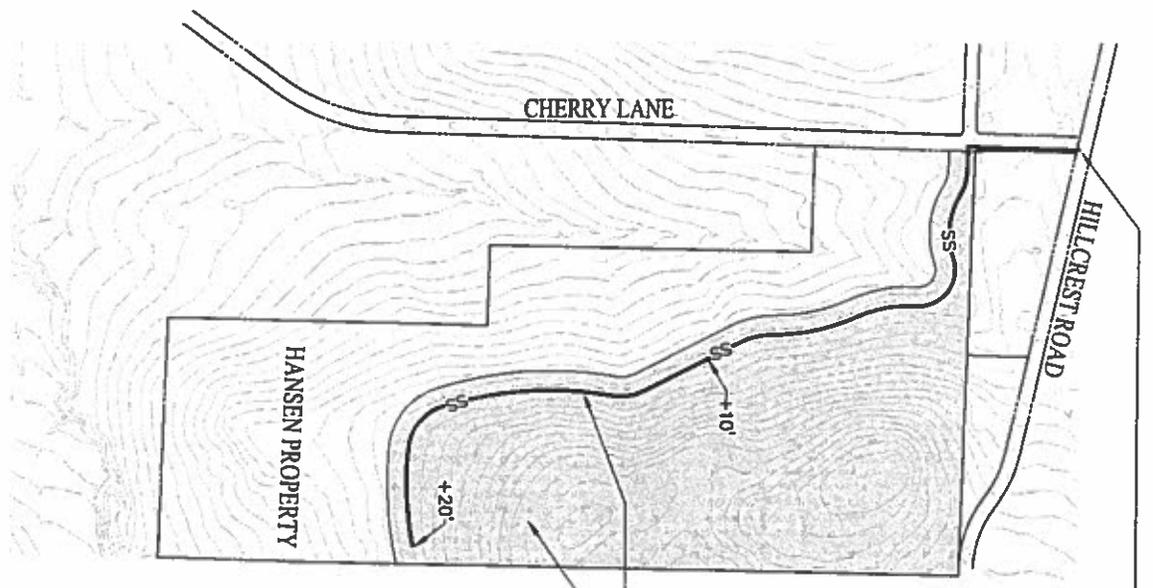
DEW ENGINEERING, INC

Mark R Dew
Mark R. Dew, P.E.



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

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CONNECT TO EXISTING
SANITARY SEWER IN HILLCREST.
RIM=2048.0', INVERT=2041.0'

TOTAL PARCEL = 97 ACRES
AREA SERVED BY HILLCREST
SANITARY SEWER (SHOWN
SHADED) = 52 ACRES

POSSIBLE 8" SANITARY
SEWER at 0.40%

1 SEWER SERVICE PLAN
SCALE: 1"=500'



DEW engineering inc.
A CIVIL & STRUCTURAL ENGINEERING FIRM

815 BENNETT AVENUE
MEDFORD, OREGON 97504

PHONE 541/772-1399
FAX 541/772-1436

**SERVICEABLE AREA
HILLCREST SAN SEWER**

HANSEN PROPERTY
CHERRY LANE
MEDFORD, OREGON

SHEET SS10F	DRAWN MRD
DATE 2.13.15	PROJECT NO. 14-025

REGISTERED PROFESSIONAL
ENGINEER
16239
EXPIRES 12-31-15
MARK R. DEW
OREGON
DECEMBER 1, 1990

Roger and Rozanne Hall

3351 Princeton Way

Medford, Oregon 97504

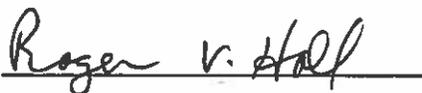
Dear Medford Planning Commission,

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 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

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.

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						
	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
RV5 area, but could go to Junipero at Murphy, or Junipero at Lakoma, then to Barn						
	5211	118.3 Residential	360		0	0
	9204	61.4 Residential	187		0	0
COM	5203	7.9 Residential	24	4200	133378	23
COM	5206	38.8 Residential	118	4200	162975	113
COM	5204	61.5 Residential	387	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 Barnet						1117

1109 353.1 ACRES

496,000 TO CURRENT VAB
3311,000 PREFERRED ESA - 9,000/ACRE

11036 LF @ 300 = 3,310,854

378.8 ACRES

6,498,000 TO CURRENT VAB - 11,000/ACRE
7,064,000 PREFERRED ESA
25,067 LF @ 300 = 7,520,738

9/29/14
SIE RUNN LOOKS LIKE LIVE 600+
ACRES NEED 104 SS PZ10R TP
DEVELOPMENT.
S/D'S FROM 600 ACRES GUESSING SFR 6 AVG.
600 ACRES x 6 ACRES x 300 LF
= 2,707,000

CENTURNIAL GC/NPR 55 CUTOFF
GEN 66
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 97502-0005
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

Digitally signed by Wade Denny, PE
DN: cn=Wade Denny, o=Rogue Valley Sewer
Services, email=wadenny@rvss.us,
c=US
Date: 2013.04.10 10:21:47 -0700

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.

K:\DATA\Agencies\MEDFORD\UGB\ESA\UGB Comments.docx

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.

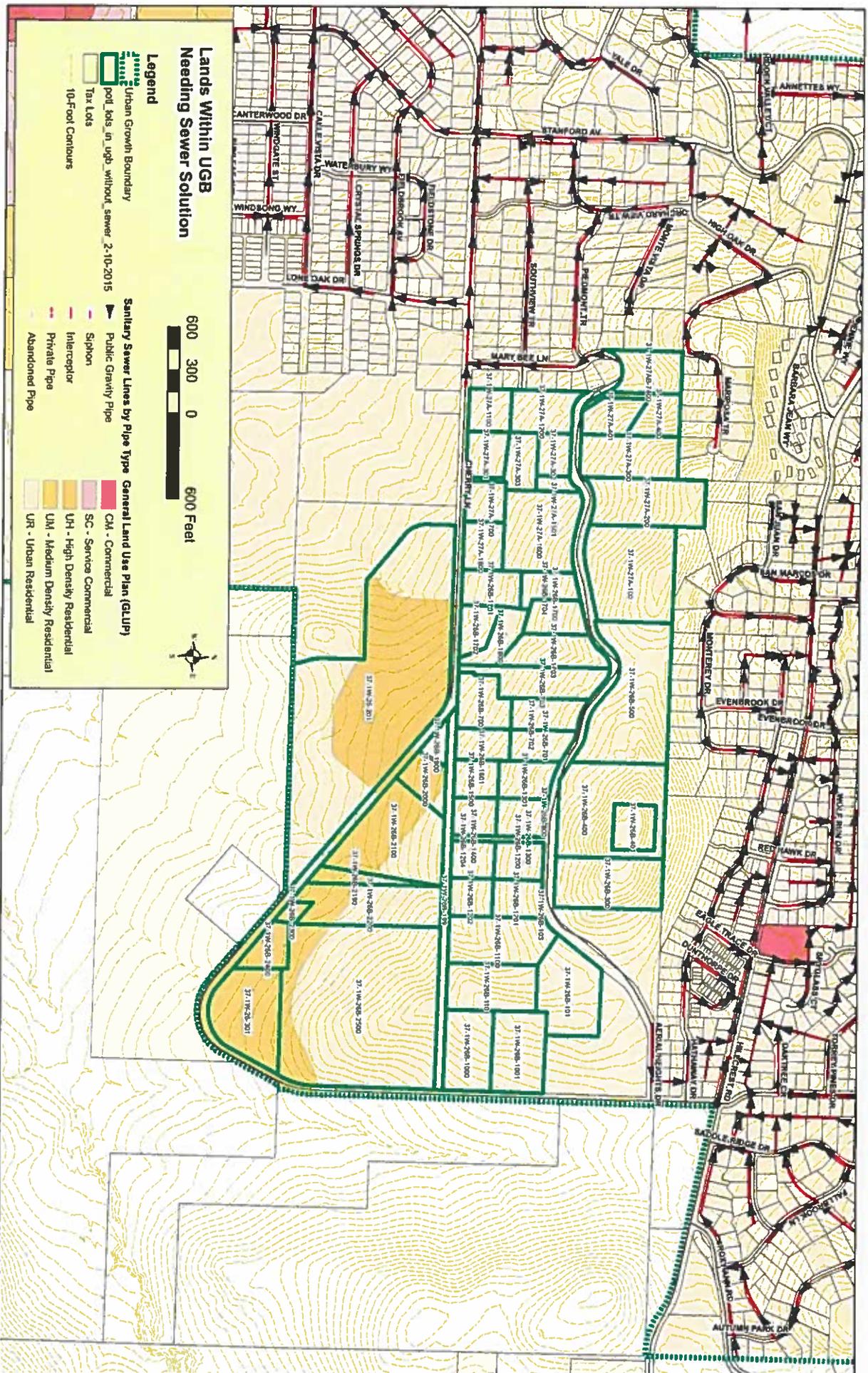
- Internal mainline extensions from this main will be required to serve the parcels. Estimating the footage of mainline required will depend on the parcel configuration, thus an estimate will not be provided.
- Due to the variety of commercial and industrial property uses the exact downstream impacts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



**Lands Within UGB
Needing Sewer Solution**



- Legend**
- ▬ Urban Growth Boundary
 - ▬ Tax Lots
 - ▬ 10-Foot Contours
 - ▬ Public Gravity Pipe
 - ▬ Siphon
 - ▬ Interceptor
 - ▬ Private Pipe
 - ▬ Abandoned Pipe
 - CM - Commercial
 - SC - Service Commercial
 - UH - High Density Residential
 - UM - Medium Density Residential
 - UR - Urban Residential

Sanitary Sewer Lines by Pipe Type

General Land Use Plan (GLUP)

MD-9 South Group

- Lot: 5100 ROWBOTTOM MICHAEL D X _____
- Lot: 5301 STEADMAN CONSTRUCTION INC X Tom [Signature]
- Lot: 5300 FOSTER CHERYL X _____
- Lot: 5304 TRACY ROBERT A X [Signature]
- Lot: 5302 CLAUS FAMILY TRUST X _____
- Lot: 5401 GILLETTE FAMILY TRUST X _____
- Lot: 5400 TS& D DEVELOPMENT X Charles Smith
- Lot: 800 ^{Dorigan} CHANCLER FAMILY X Diane Dorigan
- Lot: 700/701 MARTIN LINDA OAKES X _____
- Lot: 400\100\3800 WHITE LIVING TRUST X Charles White
- Lot: 600 FREEMAN DEBRA JO X _____
- Lot: 301 HANNAH JOHN W/MARY L X _____
- Lot: 500 FOWLER FAMILY TRUST X [Signature]
- Lot: 4100 SULLIVAN RITA X _____
- Lot: 700 ENGLESON LEO L/JULIE M X [Signature]
- 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 X [Signature]

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

3-12-15

Submitted at meeting

RECEIVED

OCT 07 2014

PLANNING DEPT.

AC	Map/Tract #	Name	Phone #	Mailing Address	Signature
24.1	3500/100	Town White	949440143		<i>[Signature]</i>
4.98	5302	J. Lynn Clouse	541-857-8901		<i>[Signature]</i>
6.64	800	Anne Chapman	541-621-7123		<i>[Signature]</i>
16.06	5301	Allen Steadman	541-722-2401		<i>[Signature]</i>
9.27	5304	Robert T. Tux	541-710-3555	651 Oak Grove Rd	<i>[Signature]</i>
2.45	5401	Robert C. Noble	541-772-4918	7850 Oak Grove Rd	<i>[Signature]</i>
3.01	5300	Christy Foster	541-601-6854	270 Pitt St	<i>[Signature]</i>
14.43	5400	T.S. D. O'Connell	11-471-2723	141 NW. 1st St	<i>[Signature]</i>

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

80.94

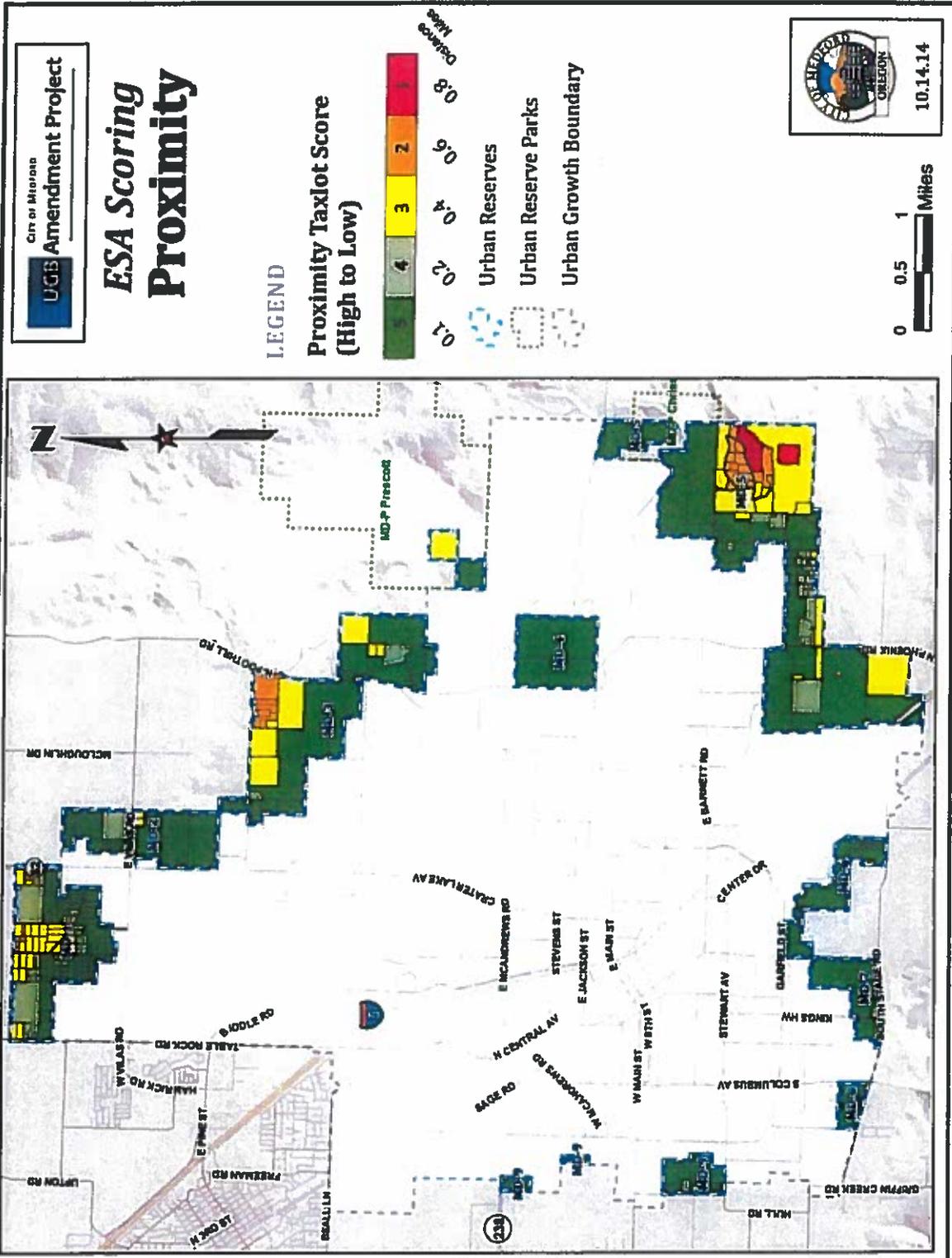
MD-9

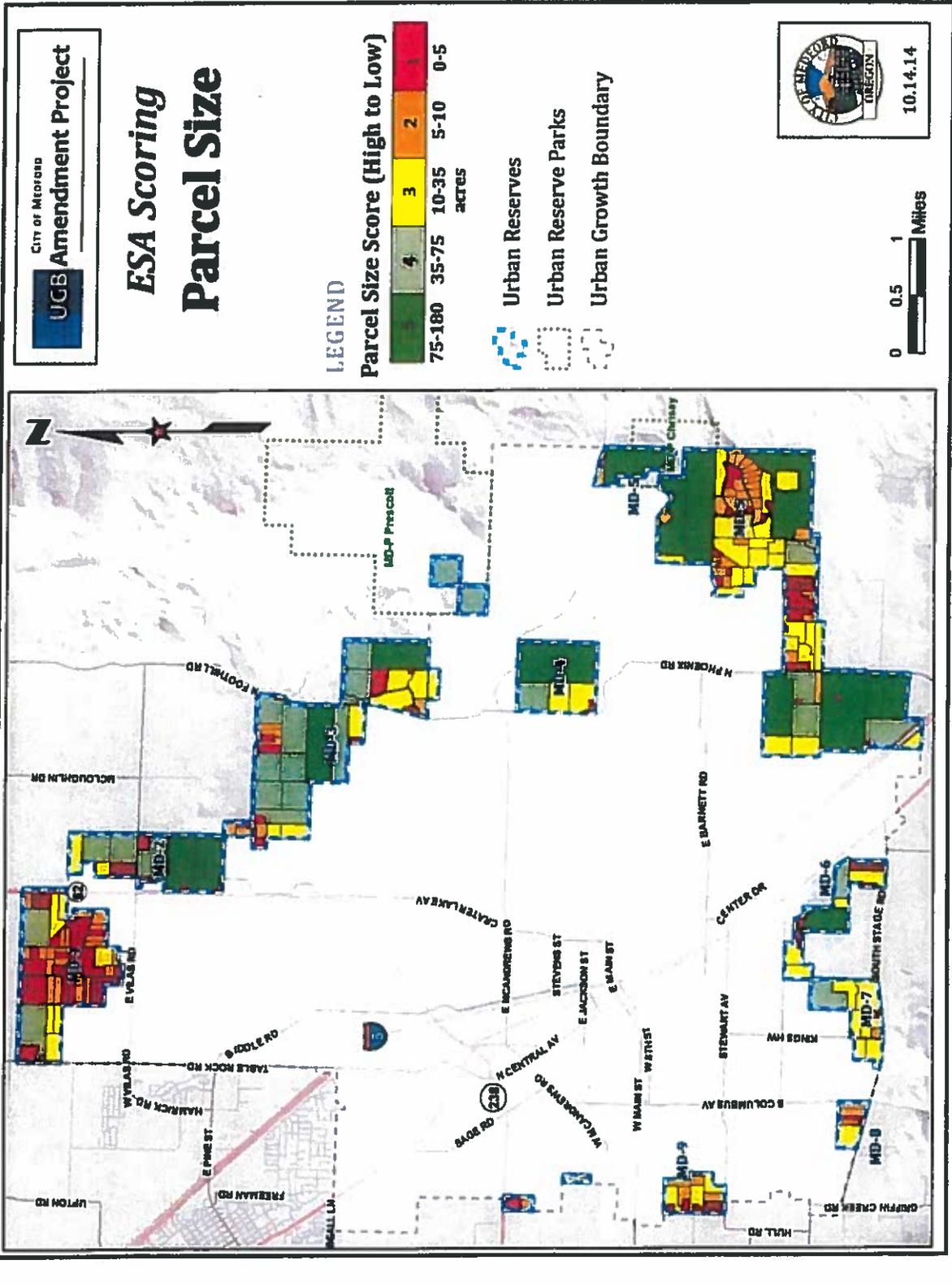
MD-9:

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.

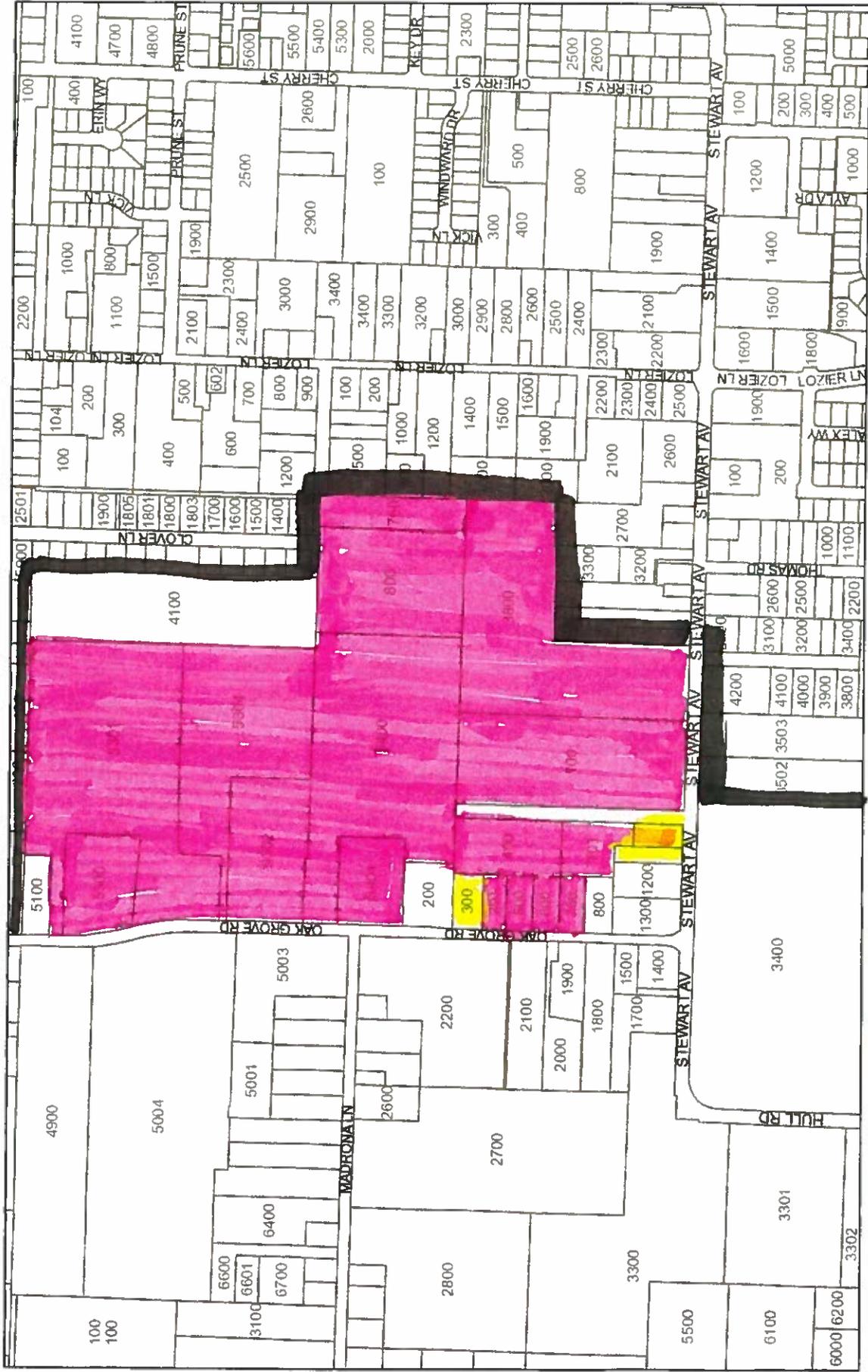
Unlike other lands along Medford's west border, this land is impacted on three sides by the existing Urban Growth Boundary, in addition to significant development along Oak Grove Road to the west. Oak Grove Road is the City's western-most north-south connection, tying West Main Street to South Stage 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.





Jackson County GIS



March 11, 2015

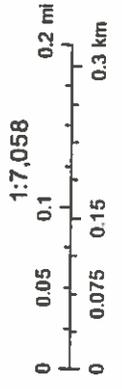
 County Line

 Streets - Label Only

 Taxlots

Yes 87.97 Ac.

Don't care



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.

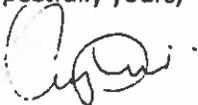
1. **Price:** I enclose examples of asking prices of land in different sectors of Medford. Example 1 is located in east Medford and is currently for sale and is typical of east Medford raw land values. The price is \$5,258,400 for 87.64 acres with "higher" projected development costs created by the topography 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
Price / Acre	60,000.00	Lot Size Source (Assessor)	
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		
Agent Remarks	Phone To Show	541-779-4466	
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

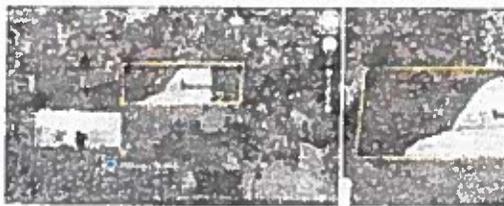
[Revise Listing](#) [Property History](#) Listing Summary [Interactive Map](#) [Report Violation](#)

Listing #2954037 **3721 Foothill, Medford, OR 97504** **Active (03/12/15)** DOM/CDOM: 0/0
\$1,980,000 (LP) Acres: 99.5400 Lot Sz: 4335962
 Price/Acre: **19891.50** 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	Variable Rate	
	2	No	
Short Sale	No		
REO	No		
Other 3rd Party	No		
Lot Sq Ft (approx)	4335962	Lot Acres (approx)	99.5400
Price / Acre	19,891.50	Lot Size Source (Assessor)	
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	0.1900ac	2004	07/15/14	164.56	220/220	385,000	339,000
3901 Bridgeport Dr	Medford		3	3 (2 1)	2786	0.3300ac	1994	07/11/14	131.01	244/244	410,000	365,000
241 Fieldbrook Ct	Medford		4	3 (2 1)	2305	0.2600ac	2003	10/01/14	170.93	162/162	412,000	394,000
3715 Princeton Way	Medford		4	3 (3 0)	2960	0.7000ac	1967	08/29/14	145.24	195/195	494,800	429,900
3939 Fieldbrook Ave	Medford		4	3 (2 1)	2590	0.1900ac	2006	02/26/15	173.71	14/14	449,900	449,900
4040 Southview Ter	Medford		6	6 (3 3)	6648	0.3300ac	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	0.4400ac	1983	01/30/15	140.79	239/239	461,300	419,000
3910 Cherry Ln	Medford		4	3 (3 0)	2967	0.3400ac	1999	03/02/15	143.21	159/159	455,900	424,900
3955 Calle Vista	Medford		4	3 (2 1)	2351	0.1900ac	2015	01/20/15	180.77	12/12	415,000	425,000
3761 Windgate St	Medford		4	2 (2 0)	2468	0.1800ac	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	0.4300ac	2005	03/02/15	161.09	7/7	599,900	599,900
3918 Piedmont Ter	Medford		4	5 (4 1)	5012	0.3400ac	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	0.1700ac	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	0.2000ac	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	0.1900ac	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	0.1600ac	2014	03/11/15	164.35	187/187	380,000	375,000	373,400	99.57
3780 Fieldbrook	Medford		3	3 (2 1)	2455	0.2200ac	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	0.1600ac	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	0.1900ac	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	0.1800ac	1974	11/14/14	140.37	118/118	169,000	169,000
2049 Bradbury St	Medford		3	2 (1 1)	2214	0.4100ac	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	0.1800ac	1993	11/03/14	130.01	129/129	229,900	214,900
1750 Pearl Eye Ln	Medford		3	2 (2 0)	1402	0.1100ac	2012	11/03/14	156.85	124/124	219,900	219,900
1627 Monarch Ln	Medford		3	2 (2 0)	1558	0.1300ac	2006	01/22/15	150.64	51/51	237,000	234,700
3003 Cheltenham Way	Medford		3	2 (2 0)	1647	0.2300ac	2014	11/24/14	148.15	111/111	249,900	244,000
3019 Edgewood Dr	Medford		3	2 (2 0)	2003	0.2700ac	1994	01/22/15	123.56	50/50	259,000	247,500
2049 Temple Dr	Medford		4	3 (3 0)	2399	0.5400ac	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	0.2100ac	1988	07/28/14	83.28	0/0	120,000	120,000
3169 Forest Hills Dr #B	Medford		3	2 (2 0)	1382	0.0700ac	2004	01/21/15	106.58	6/6	147,300	147,300
2323 Silver Palm Dr	Medford		3	2 (2 0)	1464	0.1900ac	1987	03/06/15	136.61	88/88	215,000	199,999
3633 Malfard Ln	Medford		3	2 (2 0)	1626	0.1400ac	2008	02/23/15	147.60	33/33	240,000	240,000
3015 Cheltenham Way	Medford		4	3 (3 0)	2669	0.4600ac	1956	03/06/15	97.04	105/105	259,000	259,000
3254 Dearborn Ln	Medford		3	2 (2 0)	1686	0.1500ac	2015	03/02/15	161.86	31/31	272,900	272,900
2621 Hayden Pl	Medford		3	2 (2 0)	1910	0.2500ac	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	0.1800ac	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	0.2800ac	1973	11/03/14	128.62	142/142	155,000	155,000	142,000	91.61
2431 Somerset	Medford		3	2 (2 0)	1128	0.2100ac	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	0.1800ac	1980	02/27/15	140.87	99/99	169,900	159,900	158,900	99.37
3113 Springbrook	Medford		3	2 (2 0)	1240	0.1900ac	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	0.1800ac	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	0.1900ac	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	0.1700ac	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	0.1600ac	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	0.2100ac	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	0.1800ac	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	0.2000ac	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	0.2300ac	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	0.1900ac	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	0.2800ac	1980	09/19/14	116.42	28/28	218,500	214,900	212,000	98.65
3245 Springbrook	Medford		3	2 (2 0)	1331	0.2300ac	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	0.1900ac	1994	12/05/14	123.87	52/52	229,000	229,000	220,000	96.07
3160 Cheltenham	Medford		3	2 (2 0)	1634	0.1700ac	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	0.2300ac	1992	02/12/15	132.45	2/2	229,900	229,900	229,000	99.61
3053 Woodbriar	Medford		3	2 (2 0)	1906	0.2100ac	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	0.1500ac	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	0.1500ac	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