



December 15, 2015

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PLANNING DEPT.

Mayor Gary Wheeler
Medford City Council
City Hall
411 W 8th Street
Medford, Or 97501

Re: Inclusion of The Centennial within the UGB

Dear Mayor Wheeler and Council Members:

I am writing this letter on behalf of the Rogue Valley Manor Board of Directors regarding our request to have your City Council adopt the Planning Commission recommendation to include The Centennial property within the UGB. Your staff also recommended the inclusion of The Centennial within the UGB.

As you know, some property owners and their representatives recently met at City Hall to discuss the possibility of reallocating acres from properties currently included within the Planning Commission recommendation to property not included within the recommendation to avoid the possibility of lengthy appeals. The meeting was hosted by Jim Huber and his staff and well attended. I attended this meeting along with fellow Board Member Fred Willms and our attorney, Greg Hathaway.

It became apparent at this meeting that there was more demand for re-allocating acres than there was a supply of available acres to allocate. As a result, everyone at the meeting agreed that a re-allocation of acres did not guarantee that an appeal of the UGB decision could be avoided.

Since this meeting, Rogue Valley Manor has spent considerable time evaluating whether it would be in its best interest to re-allocate acres considering the fact that it has already allocated 120 acres of land to other property owners through an Open Space Assessment designation. We have come to the conclusion that it is virtually impossible for property owners and the City to craft a Grand Bargain that would eliminate an appeal of the UGB decision. As a result, we believe that the Planning Commission recommendation creates the best compact UGB that is legally defensible. It is our understanding that your staff also agrees that the Planning Commission recommendation is legally defensible.



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Further, we also believe that any further reduction of buildable acres from The Centennial will negatively affect the development of our Active Adult Retirement Community ("AARC") and our ability to meet the City's density requirement, as well as ensuring that The Centennial Golf Course is economically viable. As we have previously testified, The Centennial AARC is the only proposal that specifically addresses the policies of your Housing Element to provide housing alternatives to seniors that will be coming to Medford over the next 20 years.

For the above reasons, we respectfully request your City Council to include The Centennial property within the UGB pursuant to your staff's and Planning Commission's recommendations. We also request that you allocate the 43 acres (previously identified by staff) in a manner that provides the best defensible UGB amendment.

Thank you for your consideration.

Very truly yours,

A handwritten signature in cursive script that reads "Sue Kupillas".

Sue Kupillas
Chair

Rogue Valley Manor Board of Directors