

September 30, 2015

Mayor and City Council  
City of Medford  
City Hall  
Medford, OR 97501

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PLANNING DEPT.

RE: Hansen Property Promises

Dear Mayor Wheeler and Council:

We observe that the City Council is wrestling with how promises made by the some property owners can be made enforceable as part of the UGB amendment process. We have made the following promises which can be assured as follows:

- **Complete the Urban Trail System through our property.** This would occur as the property is developed and with the use of Parks SDC credits. If Park SDC credits are not sufficient to complete the trail, we will dedicate appropriate land and cause its completion at our sole cost and expense as part of development. We are further willing to distill this to a written agreement that we would sign if the City Council places our land in the UGB. The agreement would be signed after the Council takes action but before the UGB matter proceeds to Jackson County. The agreement would be contingent upon Jackson County also agreeing to place our land in the UGB and the agreement will be recorded against the property to be binding on all future owners as a condition prerequisite to annexation.
- **Improve Cherry Lane to City Standards.** We agree to dedicate land and improve our frontage on Cherry Lane to City standards as a normal requirement of urban development. Moreover, we agree in advance to participate in a Local Improvement District involving other property owners for the purpose of improving our frontage and a larger segment of Cherry Lane. Our promise here can be distilled into an agreement which would similarly be signed after the Council takes action but before the UGB matter proceeds to Jackson County. The agreement would be contingent upon Jackson County also agreeing to place our land in the UGB and the agreement will be recorded against the property to be binding on all future owners as a condition prerequisite to annexation.
- **Consummate plans with ODF&W to mitigate deer/elk habitat.** We earlier had submitted a plan that we arrived at in concert with ODF&W which provides the means to mitigate deer/elk winter habitat. We will implement this plan consistent with the terms laid forth by ODFW and the Council need only make this a condition of approval for any future zone change.

Please take our commitments into account when considering whether to include our property in the UGB.

Very truly yours,

  
Daralene Hansen