

Foothills Group  
P.O. 4428  
Medford, Oregon 97501

October 8, 2015

Mayor Wheeler and City Council  
c/o Mr. Jim Huber, Planning Director  
City Planning Department  
Medford, OR 97501

**RECEIVED**

OCT 14 2015

**Planning Dept.**

**RE: Foothills Group - MD3**

Dear Mayor Wheeler and City Council:

Our group represents the portion of MD3 as depicted on the attached maps. Although our property is, in its entirety, presently proposed for inclusion as part of the City's Urban Growth Amendment, recent Council comments have indicated that the City may seek to re-distribute some of the property presently selected.

The Foothills property is well planned and situated for UGB inclusion. The current conceptual plan can be demonstrated to meet the City's density targets and has been designed to provide for a future extension of Owen Drive to Foothills Rd. This critical connection will provide both congestion relief to Delta Waters Rd. and a strategic element in a potential alternative freight facility option which could serve to support the I-5 viaduct alternative analysis currently underway.

We recognize the importance of a successful UGB process for the benefit of the City of Medford as the largest urban area in the region. We are also willing to participate constructively in a City evaluation of potential re-distribution options. Thus we provide for City consideration the following voluntary re-distribution proposals with Option 1 being our preference:

- Option 1 - re-designate 10 acres of our site from high density residential to commercial /employment
- Option 2 - Remove 10 acres of our property from inclusion

Attached you will find graphic Exhibits that reference our proposals. Further, it is our understanding that the City of Medford is developing commitment language to provide reasonable certainty to property owner proposals. Subject to our review of specific elements of these provisions, we stand in support to this UGB approach.

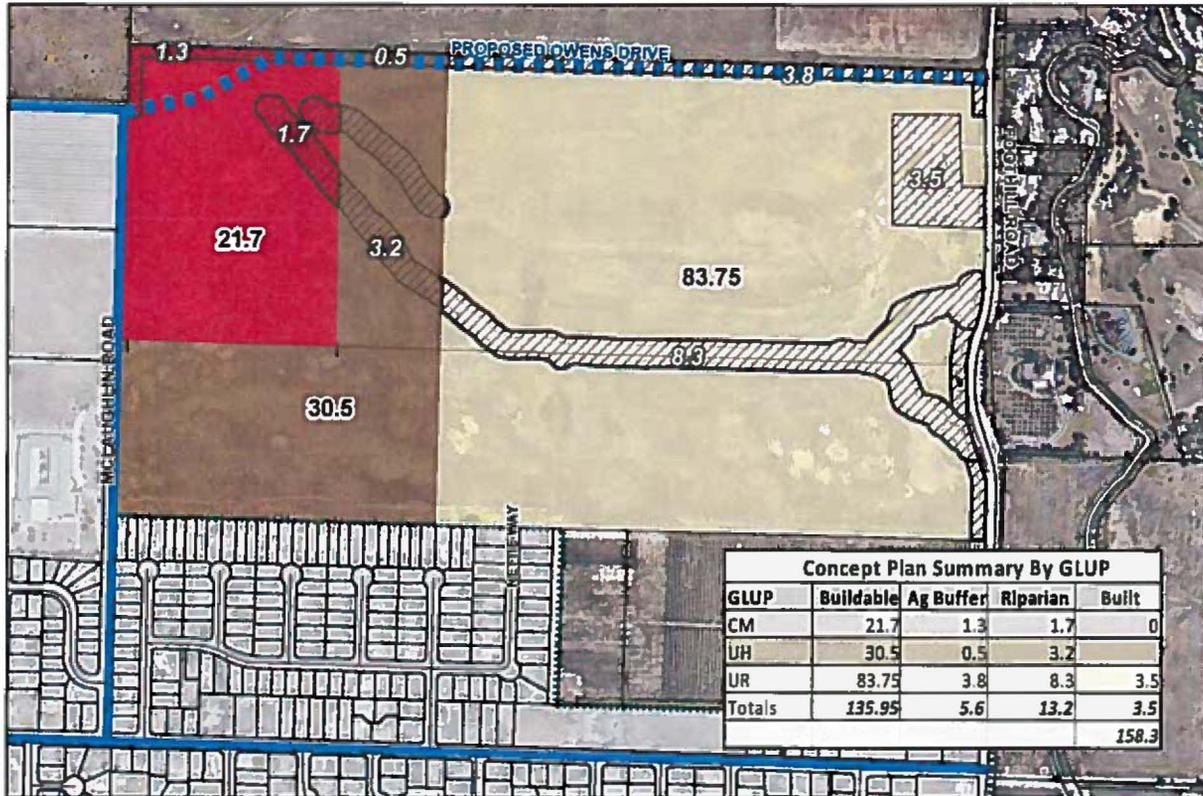
We respectfully request the City to accept from the Foothills Group, our re-distribution option proposal.

Foothills Group

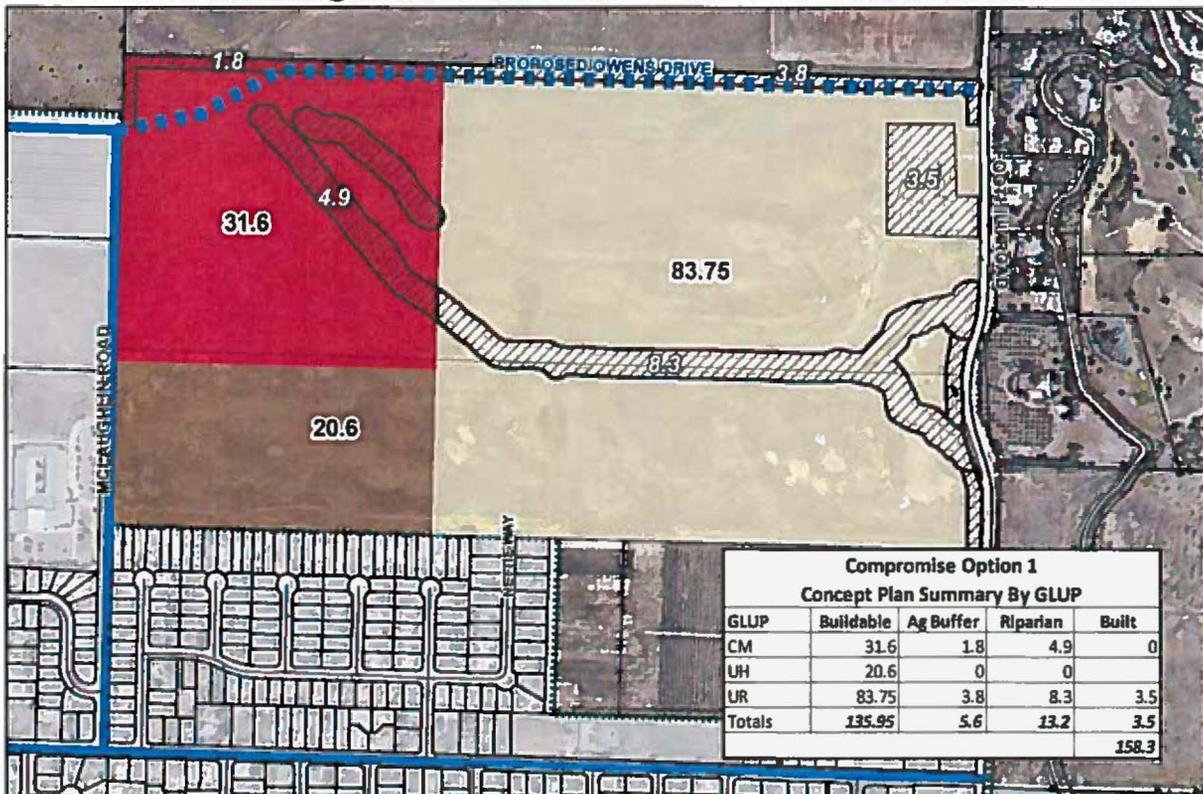


Ryan Canon, Member

## CURRENT PC RECOMMENDATION / W STAFF UNBUILDABLE



## COMPROMISE OPTION 1 Exchange 10 Buildable Acres of UH for CM



### Autumn Hill CONCEPTUAL PLAN

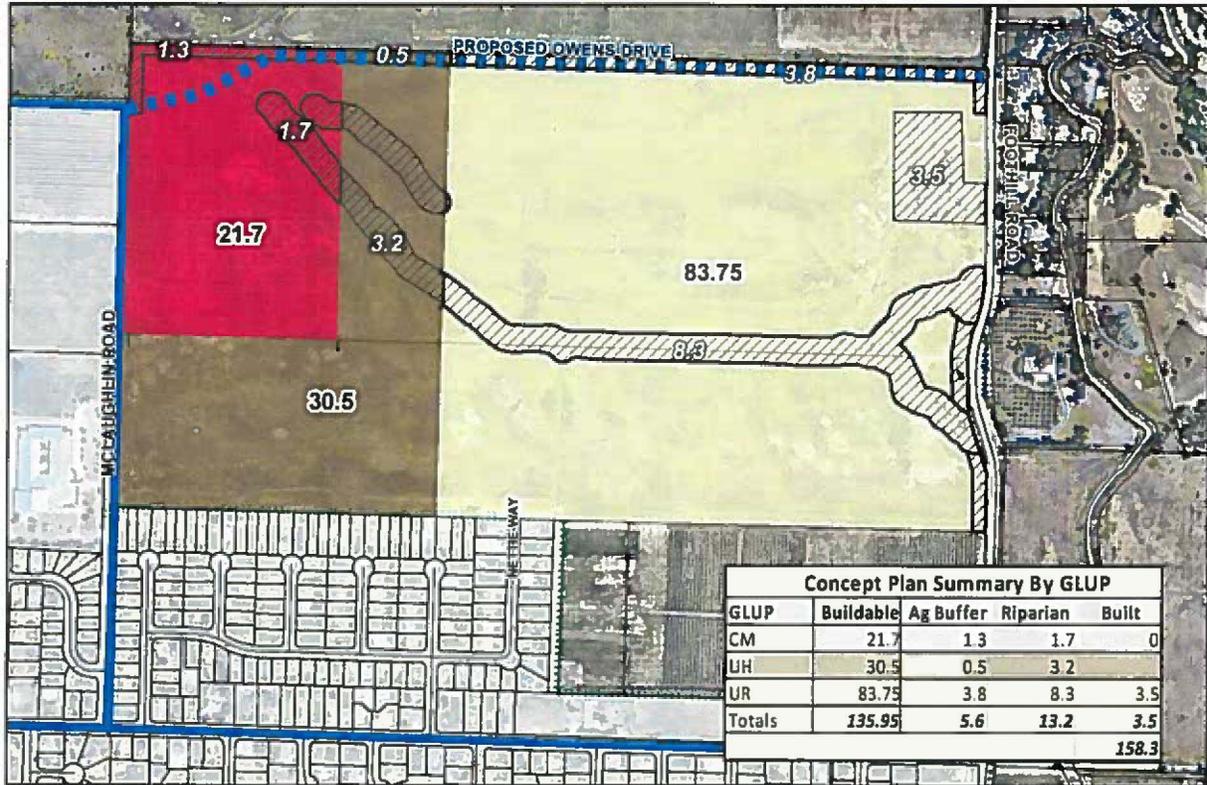


Planning Commission Recommended GLUP

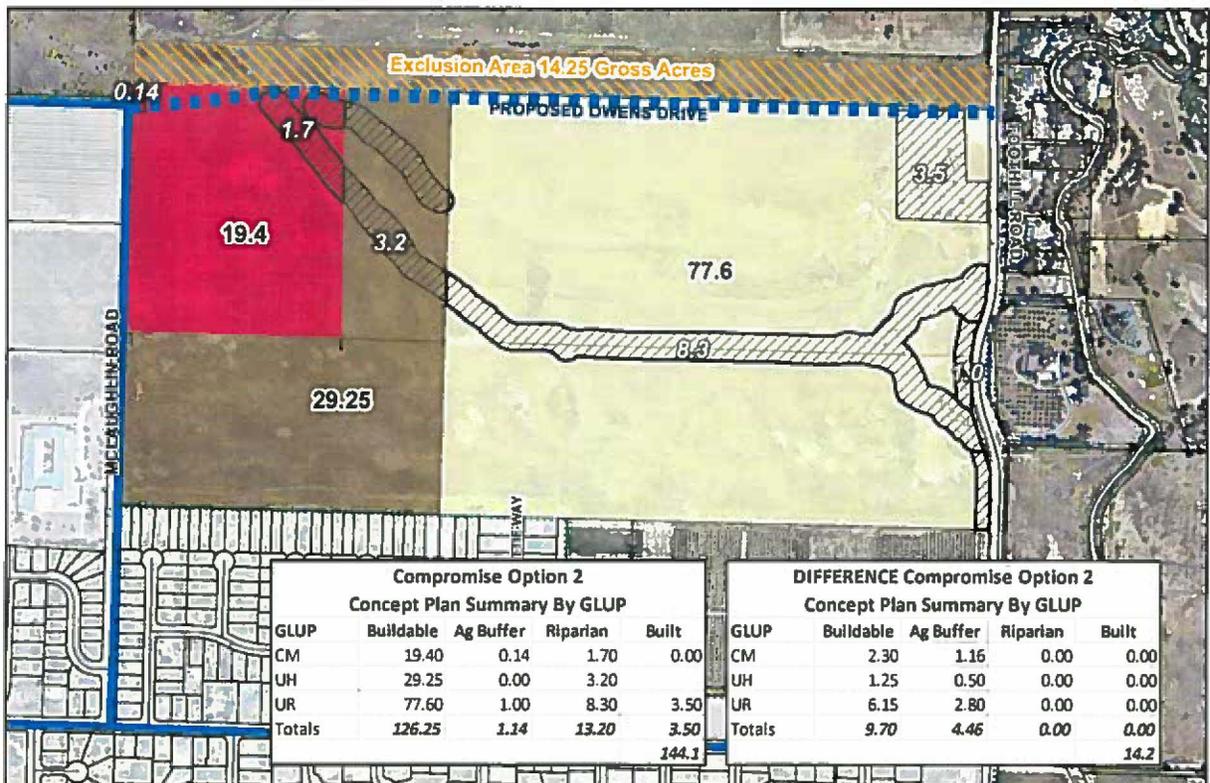
- CM
- UH
- UR
- Tax Lots
- Urban Growth Boundary
- Arterial
- Collector
- Proposed Collector
- Unbuildable

10-7-2015

# CURRENT PC RECOMMENDATION / W STAFF UNBUILDABLE



## COMPROMISE OPTION 2 Removes 14.25 Gross Acres and 9.7 Buildable



### Autumn Hill CONCEPTUAL PLAN

1 inch = 500 feet

Planning Commission Recommended GLUP

- CM
- UH
- UR
- Tax Lots
- Urban Growth Boundary
- Arterial
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10-7-2015