

ROCKY KNOLL, LLC
824 E. Main Street, Suite 102
Medford, OR 97504
(541) 773-2800

October 9, 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: Rocky Knoll, LLC

Dear Mayor Wheeler and City Council:

As you are already aware, Rocky Knoll, LLC, has, throughout the UGB process, been coordinating our proposed conceptual plans with those developed by Hillcrest Corporation and previously submitted to the City of Medford.

The City's initial UGB proposal included all of MD4 including both our property along with that of Hillcrest. Notwithstanding that MD4 is the only Urban Reserve Area completely enclaved by Medford City limits, subsequent Planning Commission deliberations resulted in our property, along with substantial portions of the Hillcrest property, being excluded from the recommendation for UGB inclusion by the City of Medford.

We believe that the Council, based upon Goal 14 locational factors, could defensibly adjust the Planning Commission's recommendation to include our property.

Rocky Knoll, LLC, by this letter, commits its support of the previously submitted MD4 plan prepared and submitted by Hillcrest Corporation. The attached exhibit is submitted on behalf of Rocky Knoll, LLC, as our continuing request for inclusion into the City of Medford Urban Growth Boundary.

We will appreciate the council considering this input when you deliberate on this matter.

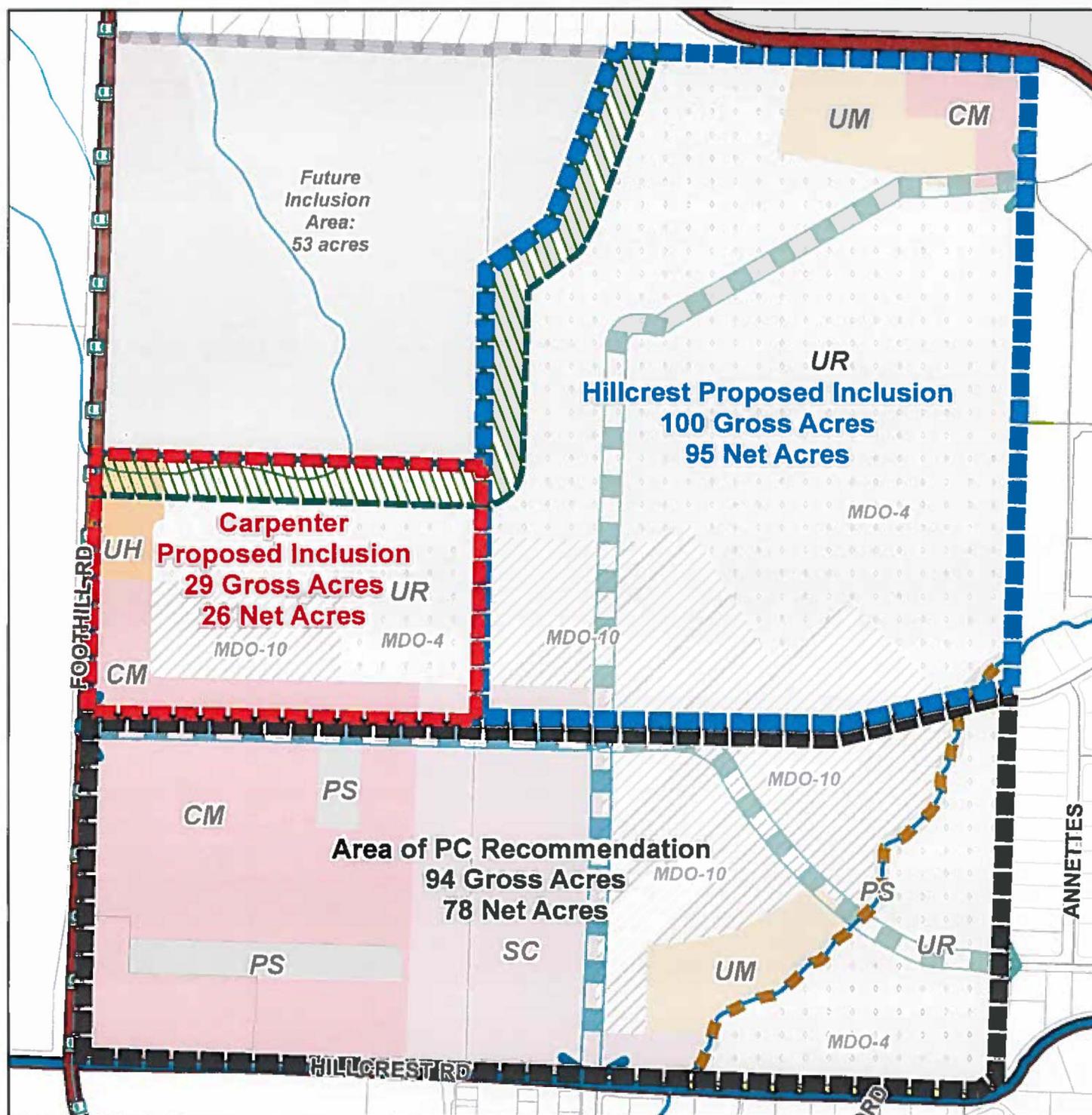
Very truly yours,

ROCKY KNOLL, LLC


Karen C. Allan, Member

cc: Dunbar S. Carpenter, Member
Emily Carpenter Mostue, Member
Hillcrest Corporation, c/o Carole Parsons Hashimoto

MD-4 CONCEPT PLAN



- Future Transit Route
- 150ft Ag Buffer (0.84 ac UH & 9.9 ac UR)
- Trail
- Half r.o.w**
 - UH (0.33); 0.22 adjacent to usable area
 - UR (0.71)
- Proposed Inclusion By GLUP**
 - CM (37.6 ac)
 - SC (22.25 ac)
 - UH w/MDO-20 Overlay (1.5 ac; 35 units)*
 - UM w/MDO-15 Overlay (9.4 ac; 142 units)
 - UR w/ MDO-4 Overlay (95 ac; 380 units) *
 - UR w/ MDO-10 Overlay (42 ac; 420 units)
 - PS (6.5 ac)

* Gross unit calculations include adjacent r.o.w.

MD-4 Acres: 276
 Proposed Inclusion: 223
 Future Inclusion: 53

Gross Inclusion Acres (Does not include r.o.w.)
 Ag Buffer UH: 0.84 ac
 Ag Buffer UR: 9.9 ac
 CM: 37.6 ac
 SC: 22.25 ac
 UH: 1.5 ac
 UM: 9.4 ac
 UR: 136 ac
 PS: 6.5 ac

Gross Residential
 (Prop. Inclusion): 147 ac

Total Units
 (Prop. Inclusion): 976

Gross Density
 (Prop. Inclusion) 6.6 units/acre

Future Inclusion Will Add
 UH: 13.44 ac (269 units)
 (Includes 0.84 converted Ag Buffer)
 UR: 9.9 (40 units)
 (All of which converted from Ag Buffer)
 CM: 3.25 ac
 PS: 36 ac
 Future Inclusion will Add 309 units

Future Gross Residential: 171 ac
 Future Total Units: 1285
 Future Gross Density: 7.5 units/acre