



Gregory S. Hathaway
520 SW Yamhill St.
Suite 235
Portland, OR 97204
503-205-8403 (Dir)
503-205-8406 (Fax)
greghathaway@hkcllp.com

October 15, 2015

VIA EMAIL

City Council
Gary Wheeler, Mayor
Clay Bearnson
Daniel Bunn
Chris Corcoran
Dick Gordon
Tim Jackie
Eli Matthews
Kevin Stine
Michael Zarosinski
City of Medford
411 West 8th Street
Medford, OR 97501

Re: The Centennial - Rogue Valley Manor (UGB Amendment)

Dear Mayor Wheeler and Council Members,

It has been brought to my attention that exhibit YYYY was entered into the record yesterday by Mike Montero. While exhibit YYYY is unclear, it appears to reallocate acres from properties included in the Planning Commission's recommendation to properties that were not included within that recommendation. In particular, Mr. Montero's proposal reallocates 281 acres from The Centennial Property. The Manor has already designated 120 acres of The Centennial as "non-buildable" so that those acres could be allocated to other properties.

As you know, Rogue Valley Manor is proposing to build an Active Adult Retirement Community ("AARC") around The Centennial Golf course if its property is included within the UGB. The Manor is willing to have the City Council impose a condition requiring it to build an AARC should the property be included within the UGB.

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This letter is to advise you that Rogue Valley Manor objects to exhibit YYYY if it stands for the proposition that the Manor reallocate even more of its land to other properties not included within the Planning Commission recommendation. All of The Centennial Property recommended by the Planning Commission is necessary to build the type of AARC that will meet the aging population need identified in the City's Comprehensive Plan.

We have had conversations with Mr. Montero regarding an approach where property owners could cooperatively work together to arrive at a proposed UGB that achieves the City's objectives and is legally defensible. The Manor will continue to participate in those conversations.

Thank you for your consideration.

Very truly yours,

HATHAWAY KOBACK CONNORS LLP

A handwritten signature in black ink, appearing to read "Gregory S. Hathaway", with a long, sweeping horizontal line extending to the right.

Gregory S. Hathaway

GSH/pl

cc: Jim Huber, Planning Director *(via email)*
Bianca Petrou, Assistant Planning Director *(via email)*
John Adam, Principal Planner *(via email)*
Sue Kupillas, Chair, Rogue Valley Manor Board of Directors *(via email)*
Brian McLemore, CEO, Pacific Retirement Services, Inc. *(via email)*