

# Montero and Associates, LLC.

Consultants in Urban Development and Transportation Planning

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October 15, 2015

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

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OCT 15 2015

Planning Dept.

**RE: Exhibit YYYY**

Dear Mayor Wheeler and City Council:

*In response to City Councilor comments made during recent Urban Growth Amendment City Council proceedings, efforts have been underway to provide the Council with property owner commitments which clarify their respective positions with respect to the amount of land that they would agree to delete from their respective UGB residential acreage requests*

*It has been brought to my attention that there may be some confusion regarding the intent and objectives associated with the above referenced document. I want to express appreciation to the Manor's representative, Gregory Hathaway, for bringing this to my attention. To that end, I believe it important to explain what the numbers on the document mean and do not mean.*

*The only numbers in the document that should be interpreted to represent property owner commitments are those associated with the letters delivered to City staff by this firm on 10/14/2015 which appear in the record as Exhibits UUUU, VVVV, WWWW and XXXX.*

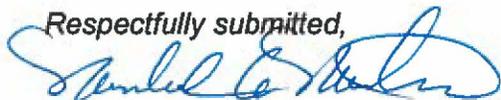
*The other numbers represent some of the remaining acreages of buildable land presently recommended by the Planning Commission within the various URAs. The document DOES NOT, nor should be interpreted to represent any commitment from any other property owner other than those who tendered letters received as Exhibits UUUU, VVVV, WWWW and XXXX.*

*The information was submitted for Council consideration and should not be interpreted to be a recommendation. We acknowledge that it is solely within the purview of the City Council to use this information as it chooses.*

*Communication with other property owners is ongoing, through various means, which we believe will be welcomed by the City as it proceeds through this complex land use process that will determine the City's future.*

*We recognize that every property owner would, ideally, prefer an outcome in which the entirety of his or her property is included within the final plan. In this situation of competing preferences by multiple parties, we have endeavored to identify those parties who have expressed a willingness to cooperate by accepting something less than individual ideal outcomes in order to achieve an overall consensus outcome.*

Respectfully submitted,



Montero & Associates, LLC

Proposed Redistribution Option		
GAP / Need	Initial Buildable Residential Acres Target	-160
BLI Corrections	Residential BLI Correction	30
MD-3 (Foothills Grp)	UH to CM (CM from BLI Revision)	10
	<b>Buildable Residential Acres Target</b>	<b>-120</b>

Potential Redistribution Acres		
Meyers / Starlight (Do Not Want In)	Current Buildable Acres Proposed (Commercial)	15
MD-3 (Operating Orchard)	Current Buildable Acres Proposed (Commercial)	10
MD-3 (Operating Orchard)	Current Buildable Acres Proposed (Residential)	17.5
MD-2	Current Buildable Acres Proposed (Commercial)	113
MD-2	Current Buildable Acres Proposed (Residential)	70
MD-2	Current Buildable Acres Proposed (Industrial)	51.5
MD-5 Manor	Current Buildable Acres Proposed (Commercial)	75
MD-5 Manor	Current Buildable Acres Proposed (Residential)	206

Total Acreage Available **352**

Notwithstanding other requesting properties unknown at this time,

Net Acres To Add (Residential)	
Bergstrom	2
Switzer	4.2
Hansen	33.8
Hillcrest	96
Carpenter	24
	<b>160</b>

BLI Revisions Breakdown from Staff	
Low Res	19
High Res	11
Commercial	8
Office Commercial	8
	<b>30</b>

Submitted by  
Mike Montero

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OCT 14 2015  
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Exhibit YYY