

Exhibit L



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PLANNING DEPT.

July 20, 2015

Medford City Council
411 West Main Street
Medford, OR 97501

Re: Centennial Inclusion in the Urban Grown Boundary Expansion

Dear Members of the Medford City Council:

I have had the privilege of serving as Rogue Valley Manor's Executive Director since January of 2013. During my tenure, I have worked closely with the Rogue Valley Manor Board of Directors and our parent company, Pacific Retirement Services, regarding the Centennial lands. I have a thorough understanding of the property's unique history, the current golf course operation, as well as future development possibilities for Centennial to include additional senior housing options and commercial uses along the North Phoenix Road corridor.

I wish to recognize the diligent and thoughtful work of Medford Planning Commission staff, and would like to express my full and complete support of their recommendation that the Centennial property be included in the current proposed UGB expansion.

Rogue Valley Manor and its Board of Directors look forward to working closely with City and County leaders alike to support our area's growing senior population, while also ensuring a bright economic future for the region in which we are so fortunate to live, work, and play.

Thank you for your consideration. I invite you to contact me anytime, should you have questions or wish to discuss this further. My direct line is 541-857-7028.

Kindest Regards,

Sarah Lynch
Executive Director
Rogue Valley Manor



REQUEST FOR
THE CENTENNIAL TO BE
INCLUDED WITHIN THE CITY'S
URBAN GROWTH BOUNDARY
By
ROGUE VALLEY MANOR



Presented to the Medford City Council

Consultants:
Gregory S. Hathaway
Hathaway Koback Connors LLP
Robert H. Foster Consultants

July 20, 2015

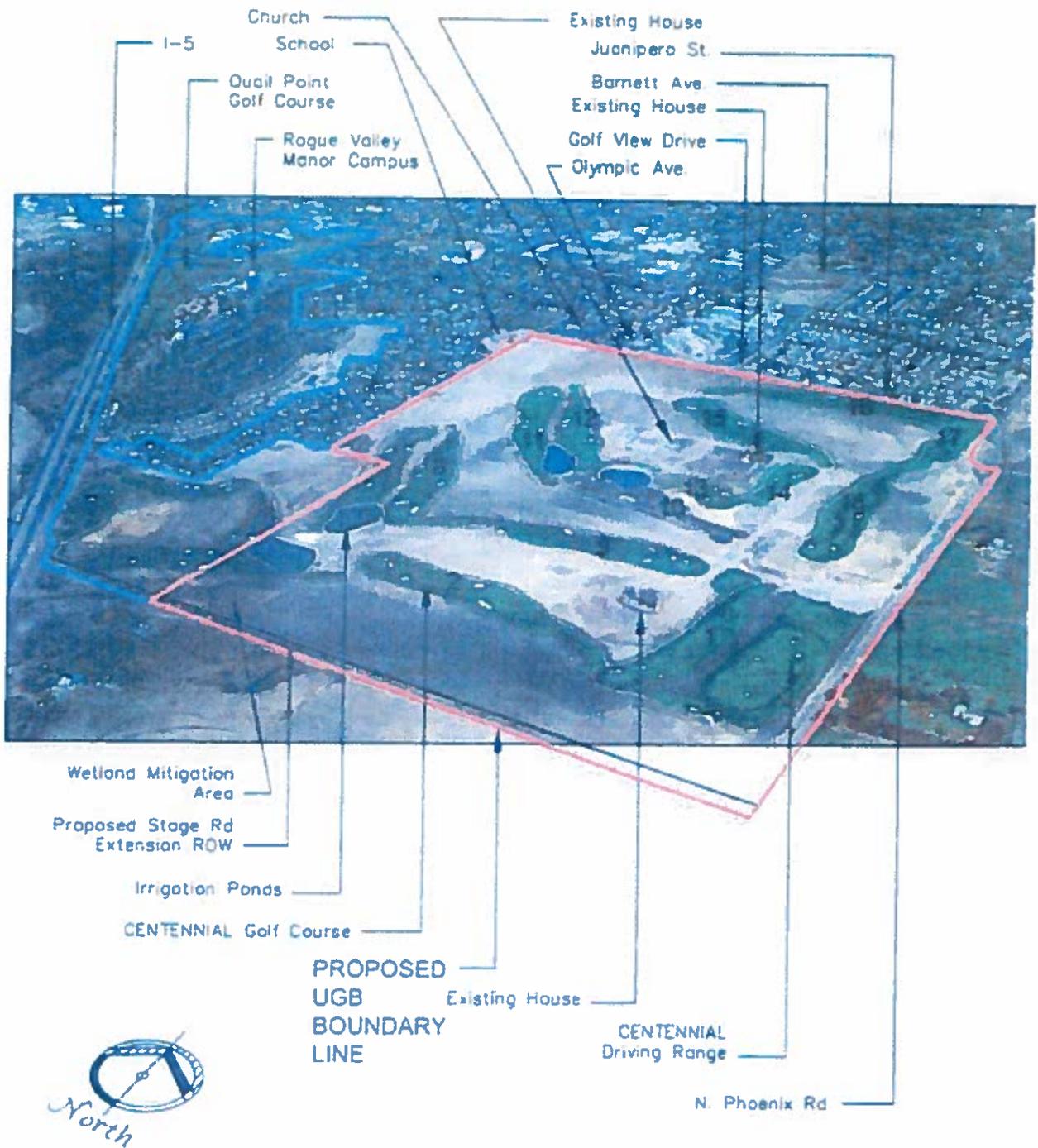
**REQUEST FOR
THE CENTENNIAL TO BE INCLUDED WITHIN
THE CITY'S URBAN GROWTH BOUNDARY**

By
ROGUE VALLEY MANOR

I. Introduction and Request.

Rogue Valley Manor respectfully requests the City to include The Centennial within the City's Urban Growth Boundary ("UGB") when it amends its UGB to meet the City's 20-year need for housing land. The Centennial Property consists of approximately 417 acres located outside and adjacent to the City's UGB in unincorporated Jackson County, and is also located adjacent to the Rogue Valley Manor Campus; Southern Oregon's largest continuing care retirement community. Approximately 41 acres of The Centennial is located within the City. The Centennial Golf Club, an 18-hole championship golf course, is located on the Property. See Figure 1, Air Photo of proposed UGB amendment line. The portion of the Property located outside of the UGB has been designated by the City as an Urban Reserve and is part of MD-5.

The Planning Commission has recommended that The Centennial Property be included within the City's UGB, but that 120 Acres consisting of golf course fairways be designated as "non-buildable" pursuant to ORS 197.186. See Figure 2. ORS 197.186 provides that a local jurisdiction can remove land from its buildable lands inventory subject to those lands being designated as Open Space Land pursuant to ORS 308A.300 to 308A.330. As a result, the Planning Commission did not count these 120 acres as "buildable" land allowing an



Air Photo Oblique

RVM UGB Amendment

Steven Planning & Development
 Robert H. Foster Consultants

Figure 1

Proposed Urban Growth Boundary Amendment

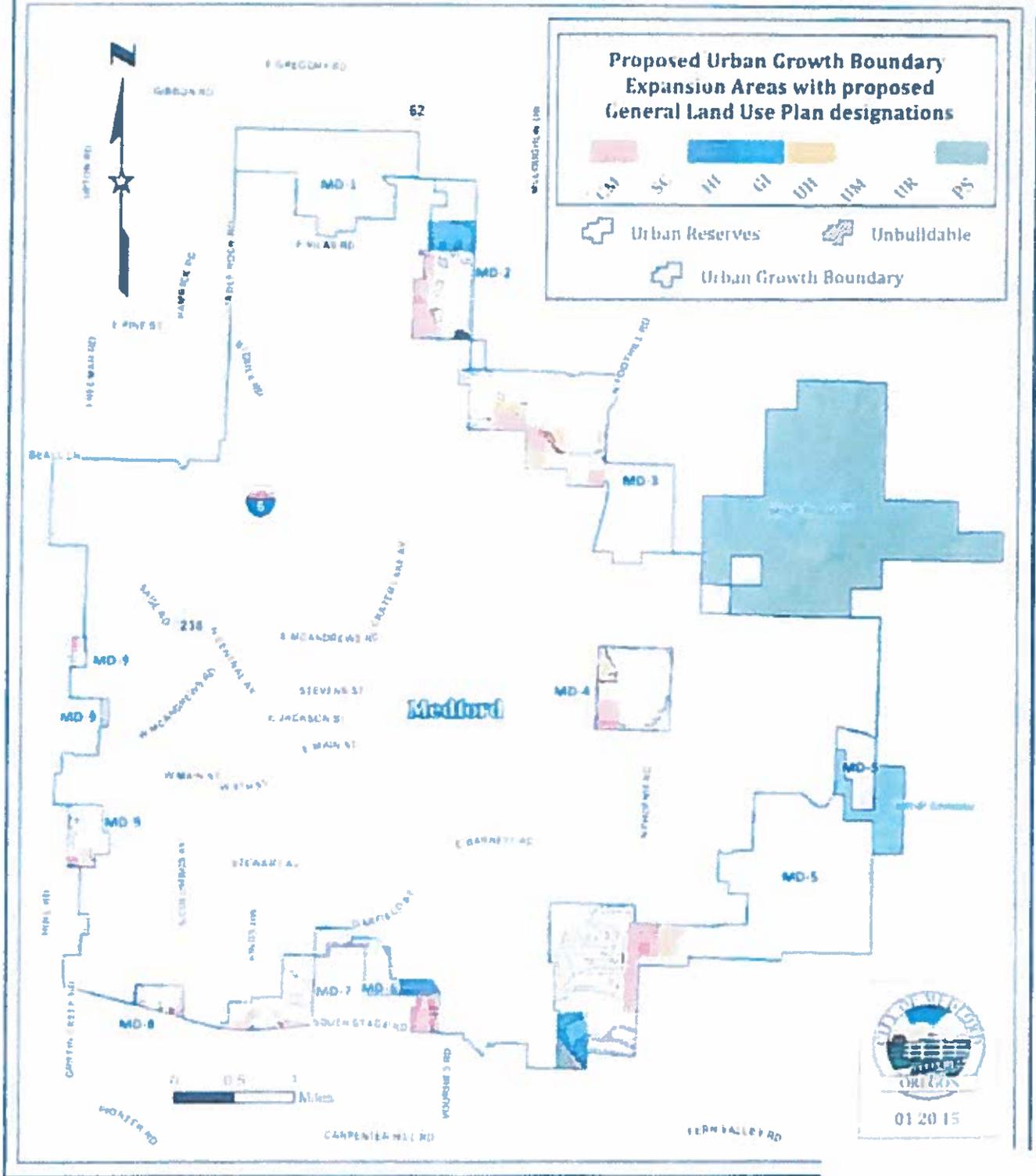


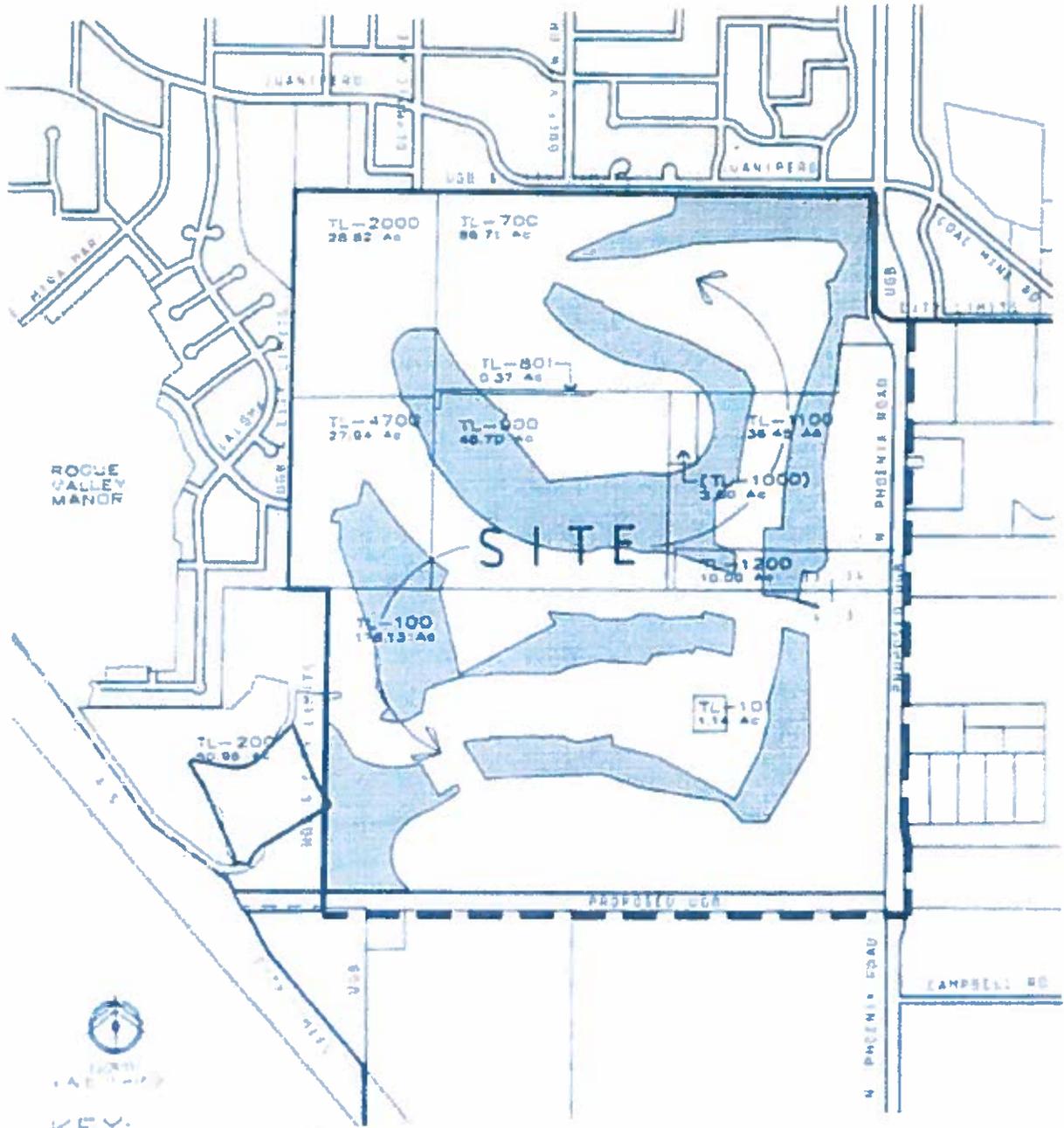
Figure 2

additional 120 acres located elsewhere to be recommended for inclusion within the UGB.

Rogue Valley Manor has represented to the City its agreement to designate the 120 acres as “non-buildable” and that it will file an Open Space Assessment Application with the County Assessor should the City include The Centennial Property within the UGB. This “non-buildable” land qualifies for an Open Space Assessment since it will preserve the current use of the land as Open Space and conserve the golf course fairways. ORS 308A.309 (2)(d). As a result, Rogue Valley Manor is requesting that 297.26 acres of The Centennial Property be included within the UGB as developable land, and that 120 acres be designated as “non-buildable”. See Figures 3 and 4 that depict the Open Space Lands and the Developable Lands by area and Tax Lot.

Rogue Valley Manor intends to build an Active Adult Retirement Community (“AARC”) consisting of residential and recreational uses built around The Centennial Golf Club if the Property is brought within the UGB. An AARC is a master planned age restricted senior housing community where active and independent seniors can age in place. The planned community will also include neighborhood commercial uses such as a bank, drug store, convenience store and other neighborhood type commercial uses. The Centennial AARC will be master planned to meet the City’s target density of 6.6 units per acre on the Developable Land, and will meet all of the City’s design and development requirements through Site Plan and Architectural Design Review.

The City’s Housing Element acknowledges that there will be significant growth in the City’s senior citizen population over the next 20 years



KEY:

	OPEN SPACE LANDS (OS - Golf Course)	120 acres
	DEVELOPABLE LANDS (DL's)	297.26 acres
		TOTAL SITE 417.26 acres

Centennial Golf Course Lands

RVM UGB Amendment

Robert H. Foster Consultants

Figure 3

**Centennial Golf Course UGB Ammendment
2/23/2015**

**Summery of Open Space (OS) - (tees, greens, and fairways)
and Developable Land (DL's) for the Golf Course properties
by Assessor's Taxlot Maps.**

	OS Acres	DL's Acres	Total Acres
TL-100 (38 1W 04-100)	47.57	130.56	178.13
TL-101 (38 1W 04-101)	0.00	1.14	1.14
TL-700 (37 1W 33-700)	24.91	61.8	86.71
TL-801 (37 1W 33-801)	0.24	0.13	0.37
TL-900 (37 1W 33-900)	20.67	25.03	45.7
TL-1000 (37 1W 33-1000)	0	2	2
TL-1100 (37 1W 33-1100)	13.56	22.89	36.45
TL-1200 (37 1W 33-1200)	2.94	7.06	10
TL-2000 (37 1W 33CA-2000)	2.61	26.21	28.82
TL-4700 (37 1W 33CD-4700)	7.5	20.44	27.94
Totals	120	297.26	417.26 Acres

Robert H. Foster Consultants
503-635-6190

Figure 4

and recognizes the need for the City to provide housing alternatives for seniors. City's Housing Element, p. 69. The Housing Element specifically recognizes AARC's as a specific housing alternative for senior citizens in Medford:

"These are age-targeted or age-restrictive active adult communities that have residential and recreational amenities that are not normally available in other type of senior citizen facilities. Amenities may include single family homes on individual lots, townhouses, and apartments; and recreation facilities such as club houses for social activities, swimming pools, golf courses, tennis courts, hiking trails and fitness gyms." City's Housing Element, p. 72.

The Centennial AARC will specifically address this needed housing type. It will allow residents to age in place in an active adult planned community and then move to the Rogue Valley Manor with congregate care and food service and some health services, to assisted care living and to skilled nursing all located on the Rogue Valley Manor Campus.

II. Brief Historical Overview.

The Rogue Valley Manor Campus consists of 668 acres and development has been guided by a Master Plan approved by the City. The Manor provides various services to senior citizens tailored to meet the varying needs of its residents. The City's Housing Element recognizes that Rogue Valley Manor is the largest retirement facility in Medford with a range of housing types and prices, including a skilled nursing facility, congregate care, in-home care, memory care and attached dwelling units, along with the 9-hole Quail Point Golf Course. City's Housing Element, p. 69.

The Centennial Golf Club was opened in the spring of 2006, consisting of 18-holes of golf, clubhouse, driving range and other related accessory uses. The Golf Club is located adjacent to the Rogue Valley Manor Campus.

In 2006, Rogue Valley Manor filed an application with the City of Medford and Jackson County to add The Centennial Property within the City's UGB for the purpose of building an AARC around The Centennial Golf Club to serve the needs of active senior citizens. The application stated that the AARC would be called The Centennial and would be an addition to the Rogue Valley Manor community offering its own mix of amenities and services tailored to active adult senior citizens not currently offered at Rogue Valley Manor.

The City commenced its legislative UGB amendment project shortly after Rogue Valley Manor filed its UGB amendment request. The City requested the Manor to suspend the processing of the application and to work with the City in its legislative UGB amendment process instead. The Manor agreed to suspend its application and has been participating over the past 9 years in the City's UGB process to bring The Centennial Property within the UGB.

III. Why should the City include The Centennial Property within its UGB?

1. The City Planning Commission is recommending that the Centennial Property be included within the UGB. The Centennial scored well in each of the five factors (proximity, parcelization, transportation, water and sewer) that the Planning Commission used to guide its recommendation regarding the location of the expanded UGB.

2. The fairways will be designated as “non-buildable” land and preserved as Open Space, allowing an additional 120 acres of land located elsewhere to be included with the City’s UGB to meet the City’s housing needs.
3. The Centennial AARC meets a need that is specifically recognized by the City’s Housing Element as a housing alternative for the increasing senior citizen population that will exist in Medford over the next 20 years. There is no other proposed project before the City that specifically addresses the housing needs of senior citizens. The Centennial AARC complements the existing facilities of Rogue Valley Manor and allows active senior citizens to age in place.
4. The Centennial AARC can be designed and master planned to meet the City’s density target of 6.6 units per acre while preserving the Open Space of The Centennial Golf Club.
5. The construction of an AARC around the golf course will make the golf course economically viable – without the AARC, the golf course is not economically viable in the long term. The Centennial Golf Course will be the only 18-hole public golf course in Medford.
6. The Centennial Property is uniquely qualified to meet an identified housing need of the City, complement the existing facilities of Rogue Valley Manor and preserve a significant Open Space in the City in the form of The Centennial Golf Club.

IV. Summary and Conclusion.

Rogue Valley Manor respectfully requests the City Council to include
The Centennial within the UGB.



July 17, 2015

Medford City Council
411 West 8th Street
Medford, OR 97501

Dear Members of the Medford City Council:

Thank you for your efforts to increase the Urban Growth Boundary for the City of Medford. We know this is a challenging and important process. We agree with the Medford City Planning Commission's recommendation before you tonight regarding the inclusion of the Centennial Property inside the Urban Growth Boundary for the City of Medford.

Rogue Valley Manor has been working with the City for the past 9 years to bring Centennial inside the UGB. The Centennial filed a quasi-judicial UGB amendment in February 2006, shortly before the City initiated its legislative UGB amendment process. Rogue Valley Manor agreed with the City's request for the Manor to suspend the processing of its application and to participate instead in the legislative process which it has for the past 9 years.

We believe the Centennial project has several unique characteristics that make it a perfect fit for inclusion in the UGB Amendment. First, the City's Housing Element recognizes that there will be an increase in the senior population of Medford over the next 20 years. An Active Adult Retirement Community is specifically recognized by the Housing Element as a needed housing option for seniors. The Centennial's proposed Active Adult Retirement Community will carry out this recognized need. This project would be the only gated active adult community in southern Oregon attracting new residents to the Rogue Valley with considerable discretionary income. As you may know, Rogue Valley Manor is one of the most successful retirement communities on the west coast, attracting over 70% of our residents from outside the Rogue Valley. These new residents have made a huge positive impact on the Rogue Valley in many ways. We see the Centennial project having similar positive impacts by attracting even more retirees to the Rogue Valley.

Not only will the Centennial project provide for a special class of housing, our plan is to also include commercial uses along the North Phoenix Road corridor. This would support the proposed employment district to the south and the housing developments proposed to the east. We have also considered the development of a regional retreat or conference center to further support the tourism industry in Medford. The Centennial Golf Course is a great community asset and is the only public championship course in Medford. If the land around Centennial is not included in the UGB Amendment the course would no longer be economically viable and its future would be in jeopardy.

Finally, we have willingly removed 120 acres from our original proposal and will designate the 120 acres of golf course land as open space. This reduction in the amount of developable land at Centennial helped to support the City's inclusion of additional parcels in the UGB recommendation.

We would encourage the Medford City Council to fully support the Planning Commission's recommendation regarding the inclusion of the Centennial property into the UGB for the City of Medford.

Sincerely,



Sue Kupillas

Rogue Valley Manor Board of Directors

Sue Kupillas, Chair

Fred Willms

Bob Mayers

Jim Stocker

April Sevcik

Carol Christlieb

Don Hildebrand

Ray Heysell

Stan Solmonson

July 17, 2015

Medford City Council
411 West Main Street
Medford, OR 97501

Re: Centennial inclusion into the Urban Growth Boundary

Dear Members of the Medford City Council:

Today I am writing to you as Chair of the Rogue Valley Manor (RVM) Board of Directors, and as a very active community member living inside the City of Medford. As a former Jackson County Commissioner, I am very familiar with the complex decisions that have been considered to make this recommendation to the Medford City Council. My involvement on the Rogue Valley Manor Board is because this institution is so important to the cultural and economic well-being of our valley. To allow an Active Adult Retirement Community to be built is just good planning, since we know the Rogue Valley is one of the best places to retire on the west coast. Medford benefits so greatly from the diverse and talented people RVM brings to our community. It is for these reasons I agree with the City Planning Commission's recommendation before you, regarding the inclusion of the Centennial property inside the Urban Growth Boundary, for the City of Medford.

If I understand the history of this process, Rogue Valley Manor has been working with the City for the past 9 years to bring Centennial inside the UGB. RVM filed a quasi-judicial UGB amendment in February 2006, shortly before the City initiated its legislative UGB amendment process. Rogue Valley Manor agreed with the City's request for the Manor to suspend the processing of its application and to participate instead in the legislative process, which it has for the past 9 years.

The RVM Board has fully agreed with the inclusion of Centennial into the UGB. The reasons are clear. The City's Housing Element recognizes that there will be an increase in the senior population of Medford over the next 20 years. An Active Adult Retirement Community is specifically recognized by the Housing Element as a needed housing option for seniors. Centennial's proposed Active Adult Retirement Community will carry out this recognized need. This project would be the only active adult community in southern Oregon attracting new residents to the Rogue Valley with considerable discretionary income.

Not only will the Centennial project provide for a special class of housing, our plan is to also include commercial development along the North Phoenix Road corridor. This would support the proposed employment district to the south and the housing developments proposed to the east. We have also considered the development of a regional retreat or conference center to further support the tourism industry in Medford. The Centennial Golf Course is a great community asset and is the only public championship course in Medford. It brings in considerable tourist dollars to our city.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Sue Kupillas". The signature is written in a cursive, flowing style.

Sue Kupillas, Chair

Rogue Valley Manor Board of Directors

Fred Willms
1 Skyline Drive, #3412
Medford, OR 97504

July 15, 2015

Medford City Council
411 West 8th Street
Medford OR 97501

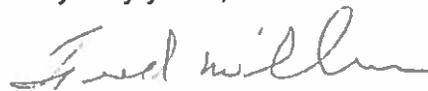
Dear Members of the Medford City Council:

In a letter dated March 12, 2015 to the Medford Planning Commission from the Rogue Valley Manor Board of Directors, the history of Rogue Valley Manor's efforts to have the Centennial Golf Course and nearby property included in the Urban Growth Boundary was set forth. As a member of that Board and also a resident for more than 16 years of Rogue Valley Manor, I thought it would be useful to provide an individual's perspective on this process.

It is sometimes said that residents of Rogue Valley Manor have a shorter term outlook about projects that might carry on for many years than the general population. In the case of the acquisition of the land and the subsequent development of the Centennial Golf Course, it was clear to the residents that this project would evolve over time in a way that would be to the long-term benefit to both the community of Medford and the Rogue Valley Manor. The residents have been very patient in their outlook, but a sense of excitement is beginning to build because the achievement of a long sought goal seems to be getting closer to being realized.

The significant investment that has been made in the construction of the Centennial Golf Course and its operation as a popular championship level course provides a major building block to make possible the construction of an over 55 community that will attract residents of the Rogue Valley as well as the residents of other communities outside the Valley. I urge the City Council to take advantage of the opportunity to bring Centennial into the Urban Growth Boundary.

Very truly yours,



Fred Willms

Rogue Valley Manor
Resident and Board Member



July 20, 2015

Medford City Council
City Hall, 411 West 8th Street
Medford, OR 97501

Dear Members of the Medford City Council:

I am writing as the President of the Residents' Council of the Rogue Valley Manor, representing the almost 1,000 residents of the RVM, to urge you to include the Centennial property inside the urban growth boundary of the City of Medford.

The residents of the RVM made their decision to retire to the Manor for many different reasons. Common among them, and of major importance, were the attractions of the City of Medford, including the quality of life and the cultural offerings.

After studying the proposal presented to you by the Planning Commission for approval, it is our belief that the Centennial property uniquely enhances these values by adding more than just acreage to the city.

It becomes the city's only 18 hole public golf course. Which, it should be noted, is not just your average course – it is a top rated, champion quality course in a scenic setting.

It is also an ideal location for the proposed active adult retirement community. Residents of such a community will bring positive values to cultural and financial resources of the city of Medford.

It is our sincere hope, that after a full and unbiased review, you will come to these same conclusions.

Thank you for taking the time to consider our thoughts.

John Gerling
President
Resident Council



James D. Stocker
1506 Village Center Drive
Medford, OR 97504

July 20, 2015

The Medford City Council
411 West 8th street
Medford OR 97501

Dear Medford City Council Members:

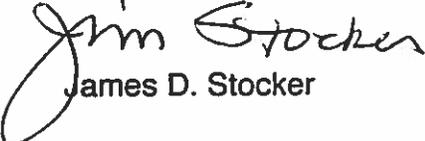
I have been a resident of Medford at Rogue Valley Manor for six years and have represented our community as one of two resident directors on the RVM Board of Directors since early 2013. As a member of our board committee assigned to study the plans for expansion of the Medford Urban Growth Boundary it has been of great interest and reassurance for me to observe the thoroughness and careful attention to all aspects of the expansion, and to witness the presentations of valley developers, large and small, to the Medford Planning staff and to the Medford Planning Commission, at a series of hearings this spring.

My friends and colleagues at the Manor were very pleased to be advised that our recommendation, after careful screening, to include the Centennial property in the UGB was approved by the Planning Commission for recommendation to the Medford City Council. As we Manor residents look eastward across the splendid valley we take pride in our ownership and stewardship of this neighboring property. We feel that the plans which were originally laid out nearly ten years ago, are even more appropriate today than they were then to meet the requirements for Medford's future growth. The combination of open space golf fairways, quality low-density residences, and possible hospitality resources, can be ideal for this location.

Rogue Valley Manor residents, whether arriving here from long distances or from this valley cherish our many connections with Medford. We feel a deep bond with this community and its future development. We are enthusiastic about the potential of our Centennial property to contribute to that development. We hope that you will consider positively the recommendation of your Planning Commission.

Thank you for your serious consideration of our proposal.

Yours sincerely,


James D. Stocker

hillTOPICS

Rogue Valley Manor
1200 Mira Mar Avenue
Medford OR 97504

July 15, 2015

The Medford City Council
411 West 8th Street
Medford OR 97501

Dear Honorable Members of the City Council:

I am writing to encourage you to fully support the staff recommendation regarding the inclusion of the Centennial Property in the Urban Growth Boundary for the City of Medford.

I edit *hillTOPICS*, a monthly newsletter produced by, for and about Rogue Valley Manor residents. Its circulation of more than 1,500 includes some 500 prospective residents, as well. We have been and are attracted to the Manor not only because it is a great place to live, but also because we want to join our neighbors in their deep commitment to the community at large—a commitment regularly reflected in the pages of *hillTOPICS*.

I have attached two of a series of three articles specifically on this subject, written because we're in the midst of volunteer recognition season. The first, published this month, focuses on residents who are community leaders, serving on boards of directors of a variety of for- and not-for-profit organizations. In the words of one, "There's probably not a single organization in the Rogue Valley that doesn't benefit from our expertise." The second, coming in April, focuses on the "unsung heroes"—residents who contribute by participating in dozens of volunteer organizations week after week, year after year. In the words of one of these, "It would be selfish not to return at least a portion of our time, treasures and talents to our community. After all, what would society be like without the arts, recreation, and vibrant businesses?" The third, coming in May, continues this theme.

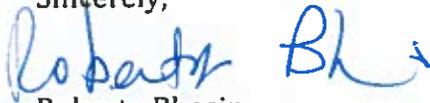
In addition to time and talent, Manor residents donate hundreds of thousands of dollars, scholarships, food and merchandise annually to support Medford's arts, music, theatre, health care, education and services to youth and the disadvantaged, just to name a few categories of our material support to the community. We're a huge source of employment beyond the 350 people who work here: We employ building contractors, plumbers, electricians, housekeepers, decorators, landscapers and more. And no one cheered more loudly—or shopped more vigorously—when Trader Joes finally came to town!

My point is: These are the kinds of people who will carry forward the tradition of community involvement that has characterized the Manor and its residents for more

than 50 years. These are the kinds of people who will be attracted to, who will patronize and who will use the development that inclusion in the UGB will bring to the Centennial Golf Course and open space, and, most importantly, who will want to live in the attractive residences that will surround it.

Thank you in advance for increasing the Urban Growth Boundary to include The Centennial property. Medford will benefit for years and years to come.

Sincerely,



Roberta Bhasin
Editor, *hillTOPICS*

Enclosures

Community Involvement, Part II: Unsung Heroes Volunteer Day In, Day

Literally hundreds of Manor residents are community volunteers—participating in programs that provide assistance, information and expertise throughout the valley and beyond. Following are a few of their stories. If we've missed you or your program, please let us know at hilltopics@outlook.com.

Six years ago, Wayne Thomas learned there were hundreds of children in the area who were wards of the court—usually because of parents' drug use. This prompted him to volunteer to become a court-appointed special advocate (CASA), providing an extra set of eyes and ears to assist the judge in determining if it would be safe to return the children to parental custody.

One of a number of Manorites who are "CASAs," Wayne has worked with three different families. Privacy rules govern what he can say about his cases. However, he is very happy that the father in one of his families overcame years of alcohol abuse, through the Community Family Court, and is now successfully raising his two children.

Children of the tiniest kind are John and Carmen Aitkens' focus at Asante Rogue Regional Medical Center. Ten-year veterans of the Cuddlers Program there, John and Carmen say they owe the bountiful rewards of comforting newborns to Gunther Baldauf who coordinated the program, and his wife Dorothy who welcomed Carmen to the Manor with the volunteer invitation.

"I love babies," says Carmen, "and it is gratifying to be able to help them with a touch and the sound of my voice."

John branched out from newborn responsibilities to also meeting a need for magazines at the hospital. Over the past three years, he's brought 45 at a time—for a total of 5,000—donated by fellow Manor residents.

Other RVM residents who volunteer at Asante include Kumar Bhasin, Pat Butler, Helen McCrear, Eva Mullen, Audree Note, Bob Scebold, Lee Thornally, Maria and Bob Wahl, Phyllis Robertson, and Betty Powers.

Immediately after retiring from 44 years of high school teaching, Sandra Peat signed on as a mentor in South Medford High School's ASPIRE (Access to Student Assistance Programs in Reach of Everyone) program, established statewide in 2007.

Sandra works individually with students helping them to evaluate college and vocational career options and apply for financial aid and scholarships. A big part is ensuring the students meet deadlines, with the most important role being as a supportive adult.

She works with four students four hours a month in weekly meetings at the school—plus much emailing and texting.

Sandra says, "Both as a teacher and a mentor, my goal is to encourage young people to see their potential and find the paths that would lead them to happy and fulfilling lives."

Dottie Brown just retired from more than five years of volunteering at the downtown Medford Library, where she staffed the Friends of the Library Bookstore for four shifts a month.

Dottie says the bookstore has many good buys, with books for as little as \$1.00. Proceeds are used to support the Library, children and teen programs, and summer



Top Row: Sandra Peat, John & Carmen Aitkens
Bottom Row: Pat Parsons, Dottie Brown,

reading programs. Her colleagues at the bookstore said they miss her already and wish she were still there. They admired her grace and charm and remember how she would sprint across the street to get to her shift on time.

Jim Havstad is giving a Steinway Model D nine-foot piano to the Southern University Music Program. "I am giving this piano to the music program because of the great respect I have for Alexander Tutunov, Professor of Piano," Jim explains.

The piano will be used exclusively for classical music by the Southern Oregon University Music Program. It is an exceptional instrument fitted with two actions

"It would be selfish not to return at least a portion of what we have received. After all what would our society be like without the

out, All Year Long

voiced either to bold sound or more subtle sound which can be interchanged depending on the preference of the performer.

Liz and Dave Dealey volunteer in their daughter Diane Neill's nonprofit "California Forestry Challenge." The program gives more than 300 high school students and 40 teachers experience in aspects of Forestry Management, such as tree measurement and identification and ecological relationships. Some have never been out of the city or in a forest, so you can imagine their joy and eagerness to participate.



Stocker, Jim Havstad, Barbara Hagen, Thomas, Liz & Dave Dealey, Barb Field

Students and teachers return home with a new understanding of the interaction of nature and humans and of the ecology of a specific forest area; some students have even made their careers in Forestry Management and other natural resources areas as a result of this opportunity.

Visitors from all over the world come to Ashland for the Oregon Shakespeare Festival (OSF), says Barb Field, who has volunteered at the Ashland Chamber of Commerce and Plaza Information booth for 20 years. The chance to meet and help them is what drew Barb to this volunteer program. A FAQ is, "What else is there to do in Southern

time, treasures, and talents to our community. recreation, and vibrant businesses?"--Will Van Ert

Oregon besides attend plays?" The "A," of course, is myriad outdoor activities, other cultural and educational venues. Hiking and bike riding maps are among the most requested, and even locals are fascinated to learn that Lithia Park was designed by John McLaren, who also designed Golden Gate Park in San Francisco. Barb says she recently helped a couple from Shanghai. "You mean you came all the way here from China?" she asked. "Yes, they enjoy Shakespeare and learned about OSF on the Chamber's web site. The office really keeps us on our toes."

Speaking of OSF, Barbara Hagen is enthusiastically beginning her sixteenth year of volunteerism at the Tudor Guild Gift Shop. Why does she enjoy working there so much? Because she wants to have a close association with the theater and likes to help it. Besides, she says with a smile, "I get free tickets to all the plays."

Barbara worked assisting shoppers find just what they wanted until her hearing became a problem. Now her assignment is to mark items for sale and to roll posters.

The gift shop features books, jewelry crafted by local artisans, specialty foods with an English theme, charming gifts for children, costumes, and greeting cards. Also, warm sweatshirts for tourists who didn't pack them.

Proceeds from the Gift Shop go to support the Shakespeare Festival actors.

Pat Parsons has been in the hospitality business as a volunteer, since 1982 starting at Travelers Aid at the San Francisco International Airport and then at Sonoma Visitors Center. And so when she came to RVM in 1995 and a resident advised her "to get off the hill" for her volunteering, it was natural for her to join the Medford Visitors Center by Harry and David's and to work at Medford's International Airport. Now in her 20th year of volunteering in Medford, Pat has been honored with the Jackson County Service Award.

She loves to meet different people and always hopes "to improve the quality of life for those I encounter." Jim and Pat Stocker can attest to her gracious, enthusiastic and informative help. On their first visit to Medford in 2006 when they picked up descriptive pamphlets at the Visitors Center, they quickly learned that Pat was a resident of RVM. They say her welcoming attitude influenced their decision to come here.

Pat recalls trying to help a distraught couple whose plans had been completely upset by a flight delay. She recalls saying: "At least you can be sure that your flight out of Medford will be the first flight to go."

by Liz Caldwell, Pat Stocker, Emily Rued, Barbara Wasson
Photos: Mary Bjorkholm, Helen Russ, Keith Stewart

RVM's Community Volunteers: We Lead

"I sometimes think people in the community don't realize how much RVM residents contribute. There's probably not a single organization in the Rogue Valley that doesn't benefit from our expertise."

—Mary Jane Dellenback

Prospective residents often ask about RVM's relationship to the community. "Aren't you isolated up there on the hill?" they ask.

Not!

In fact, there's probably not a single organization in the Rogue Valley that we're not part of. That's because Manorites volunteer, big time.

In this, the first of a series on our residents' community volunteerism, we focus on leadership: Members and leaders of community boards of directors...their motivation and rewards. Here are mini profiles of some—and there are probably many more:

Mary Jane Dellenback is currently on the SOPT TV Board for the second time, as well as the Chamber Music board. "They picked me," she smiles. That's not surprising because, as a longtime Medford resident, she's a leadership veteran of the Oregon Community Foundation, Community Concerts, the Community Health Center and Providence Hospital.

"I'm curious. So the strength I bring is asking a lot of questions to be sure I understand an issue. That tends to lead to better decisions. I believe boards should not micromanage. Their job is to give advice and consent—not to get into nitty gritty details."

And, like other Manor volunteer board members, she says she gets more than she gives.

"Board members have contact with people who are interesting, dedicated and involved. You know what's going on and you get the satisfaction of contributing in an area where you have gifts."

Russy Sumariwalla would second that. His gifts include a wealth of expertise on volunteerism itself, having led United Way International in defining social and human service goals that can be applied by any organization, large or small, as well as creating a system of classifying nonprofit organizations that is still referenced by the IRS. Locally, he's led the United Nations Association and currently serves on the Chamber Music Concerts board.

A lifelong lover of classical music, he says, "Our valley attracts the very best musicians and groups from all over the world. Membership on this board gives me the privilege of hearing them and getting to know kindred spirits from outside of our immediate community."

"Music is my life," says Helen Hanson, echoing Russy and Mary Jane. Upon arrival in Medford, she was inspired by the quality of the choral and orchestral programs here and was encouraged by Laurie Patterson's experience from 11 years as a board member of Rogue Valley Symphony.

Helen wanted to be connected to the community as well as to RVM. Since joining the symphony board, Helen has been further inspired by the leadership and commitment of the board members, by their enthusiasm and energy and their great sense of responsibility for supporting



Top Row: Helen Hanson, Cynthia Sumariwalla
Bottom Row: Bob Wahl, Russy Sumariwalla, John Sumariwalla
Photos: Mary Bjoer

Conductor Martin Majkut as he continually raises the bar in the Rogue Valley Symphony programs.

Being part of the larger community is important to Bill Jacobs, too. Driven by great intellectual curiosity, he is an analytical problem solver who loves business, as well as the arts. He was on the Rogue Gallery and Art Center Board when the Craterian came calling, asking to "share" some property the gallery owned. The deal this former corporate CFO helped strike gave both struggling organizations homes. He helped found and is currently on the People's Bank board which he finds rewarding because of the constant learning involved in the changing economic and regulatory worlds.

As a former Hollywood film producer, **Ron Silverman** loves good entertainment. That love is more than satisfied by his involvement with the Craterian Theater which he has helped lead for the past eight years as a board member and now its treasurer. He says, "I definitely get more out of serving this wonderful theater than I could ever give to it."

The Craterian is now part of the Collier Center for the Performing Arts, the new name honoring the Manor's **Jim Collier**, whose major contribution to the theater is the largest donation in Craterian history. "A whole lot of what we do is possible because of Jim's generosity," says



rence, Bill Jacobs, Ed Nicholson
rkholm , Mary Jane Dellenback, Ron Silverman
t, Roberta Bhasin

Ron, "and we, along with a lot of other arts organizations in the Rogue Valley, are indebted to him."

Ron also was recently involved with the Southern Oregon Leadership Council, an arm of the Oregon Community Foundation. "There are thousands of people who benefit from the work of the Foundation, and being part of that creates a pretty good feeling," he says.

A "catch and release" angler, **John Bjorkholm** is Membership chair on the Board of the Rogue Fly Fishers Association. The group helps conserve local waters with funds raised from an annual fall Steelhead Tournament, in which anglers float the Rogue River with volunteer boatmen, and a fishing-related Auction in the spring.

John reports that recently the Fish and Wildlife Department has done an excellent job close to home. For years, culverts that take Larson Creek under Ellendale Drive and Black Oak Avenue had three-foot drops that kept juvenile steelhead from migrating upstream for protection and spawning. Raised with rocks, the water flow is now leveled and the fish are no longer blocked.

Bob Wahl has long had an interest in community health care. He is a board member of Rogue Community Health (RHC—formerly Community Health Center), which serves the uninsured and the under-insured of the Rogue Valley with medical, dental, behavioral and social services. Patients are 50% of the Board. Bob is also a volunteer chaplain at Rogue Regional Medical Center. It gives him a great sense of achievement!

At a friend's suggestion, **Bob Tull** applied for and was appointed to the Medford Planning Commission 18 years ago and is just this month completing his many terms. He feels it was a "job worth doing" and particularly enjoyed working with a "fine professional staff and other interesting volunteers from all walks of life in our community." He has had a chance to work on a regional planning process, started in 2000, because great change is anticipated in Rogue Valley in the future.

RVM residents know **Ed Nicholson** as an outstanding athlete and musician. But as a former principal of three schools in Medford, Ed has always been involved with students and continues that interest as a member of the Medford Rotary Club. He's in his 21st year as Scholarship Chair of the Rotary Foundation Board. Ed's committee interviews up to 100 applicants each year to select the 12 - 18 seniors who receive between \$2000 - \$3000 for each of their four years of college. He finds this a "delightful" experience!

Delight is also what **Cynthia Lawrence** expressed when she was asked to join the Oregon Shakespeare Festival board, where her experience in development has been appreciated for three years and counting.

She has gained an understanding of what is involved in mounting the kinds of productions this, the oldest and longest *rotating* repertory company in the country, is noted for. "I so appreciate that our brilliantly talented company wants this life, in this place," she says. "It is a wonderful experience to be associated with them."

by Pat Stocker and Roberta Bhasin

Editor's Note: We know there are many more residents who are leaders on boards and many who serve in community volunteer programs. We'd like to hear from you so that we may include you in future articles about community involvement. Contact us at hilltopics@outlook.com.

Wayne H. Thomas
1 Skyline Drive, Apt. 3314
Medford, Oregon 97504-2500

July 16, 2015

Medford City Council
411 West 8th Street
Medford OR 97501

Re: Inclusion in Expansion of Urban Growth Boundary

Dear Members of the Medford City Council:

The Residents Council at Rogue Valley Manor ("RVM") is comprised of all residents, and I am its immediate past president. Because of my involvement with residents as part of my elected position, I am comfortable with believing that the views and thoughts I will express are shared by the great majority of all residents.

Rogue Valley Manor's board applied for inclusion of the Centennial Golf Course and nearby property ("Centennial") in Medford's Urban Growth Boundary ("UGB"). The Medford Planning Commission voted to accept its staff recommendation that Centennial be included in the city's plan to expand the UGB. We residents strongly support the Planning Commission's decision, and we urge the City Council to vote to support and accept the Planning Commission's carefully thought-out and analyzed decision.

Centennial Golf Course is a wonderful facility and a huge benefit to the Medford. Centennial is not only the sole 18-hole public course in Medford, but it also will qualify for hosting PGA championship matches. As the trees and foliage mature, the course will become ever more attractive and likely to attract regional and national golfers and tournaments. Many of our residents regularly use and enjoy the golf course, and we want it to continue to provide golfing enjoyment for visitors and residents.

We are aware that inclusion of the course and the land around it in the UGB is likely essential to support continued economic viability of Centennial. RVM's proposal includes using most of the land for an Active Adult Retirement Community and a portion for needed commercial uses along North Phoenix Road. Golf courses present a particularly attractive setting for homes, and we believe that seniors from near and far would move to the Active Retirement Community.

Another feature of RVM's proposal would preserve the inherent scenic attractiveness of the golf course: RVM agrees that 120 acres of the total Centennial property (primarily the fairways) will be removed from the developable portion of the land and will be preserved as open space. We residents are very pleased with that aspect of the proposal because a

Wayne H. Thomas

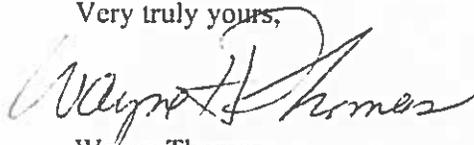
July 16, 2015

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large portion of us look over the golf course, and we welcome the prospect of continuing to enjoy the open space interleaving with the housing that will be created.

There are other factors and characteristics of RVM's proposal that are also relevant and important, and I am confident that RVM's board and others will highlight them and point out how those factors also argue for acceptance of the RVM proposal. The residents' support is primarily based upon their desire to retain the value of Centennial Golf Course for RVM and for the community, but we recognize the value of these other factors. We urge the City Council to approve RVM's highly attractive proposal to include the property in Medford's UGB.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Wayne Thomas".

Wayne Thomas
Past President

1906 Wildflower Circle
Medford
Oregon 97504-8636
TELEPHONE: 541-857-6993 CELL: 541-772-9059
EMAIL: bill.jacobs@charter.net

William M. Jacobs, Jr.

July 18, 2015

Medford City Council
411 West 8th Street
Medford, Oregon 97501

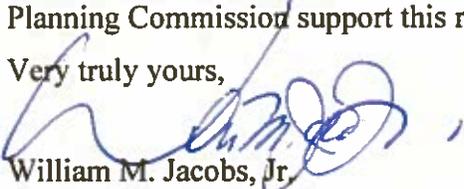
Dear Medford City Council Members:

My wife and I have been residents of the Rogue Valley since 1992 and residents of Rogue Valley Manor since 2010. We understand the importance of planning intelligently for development to ensure the economic vitality of our region's hub city while maintaining high standards for livability including such factors as air and water quality, land conservation, and outdoor recreation opportunities.

As Rogue Valley Manor residents, we are particularly interested in a quality development plan for the land adjacent to the Centennial Golf Course. The master plan calling for an Active Adult Retirement Community (AARC) with modest neighborhood supporting commercial areas is consistent with the adjacent neighborhoods already within Medford city limits and has our support. This master plan achieves expanded senior citizens residential accommodations meeting the needs of the predictable senior population growth. Approximately 41 acres of the Centennial property already is within the city limits; thus, the broader inclusion of the rest of the Centennial property into the Medford Urban Growth Boundary ("UGB") makes abundant good sense. We worry that without the planned AARC the intermediate and long term economic viability of the Centennial Golf Course may be in jeopardy. We are pleased that Rogue Valley Manor has agreed to include 120 acres of the Centennial property (the current golf course fairways) as "non-buildable" thereby preserving open spaces for quality of life within the master plan development.

We know that the Medford Planning staff and Planning Commission have thoroughly studied land to be included in the UGB with substantial staff work and several hearings. We strongly support the request of Rogue Valley Manor that the Centennial property of approximately 417 acres be included in the Medford UGB, and we are gratified that the Medford Planning staff and Planning Commission support this request.

Very truly yours,



William M. Jacobs, Jr.
Resident, Rogue Valley Manor

Donald H. Ogren
2106 Quail Point Circle
Medford OR 97504

July 16, 2015

Medford City Council
City Hall
411 West Eighth Street
Medford OR 97501

Dear Members of the Medford City Council:

As a resident of Medford and Rogue Valley Manor and a golfer, I want you to know the great importance of the Centennial Golf Course and the further development of this property.

Centennial is the only championship 18 -hole golf course in the Medford area, as the Eagle Point course is quite some distance. Medford's airport and its situation on I5 make the course very accessible for out-of town visitors. In addition, the annual junior golf tournament, hosted by Centennial, brings hundreds of people to Medford if parents and coaches are included, in addition to the players. Not only does this redound to the benefit of motels and restaurants, but the tournament introduces people to the Rogue Valley and also specifically to Medford. There are other events, such as the regional long drive championship, which attract out-of-town visitors.

As now constituted, the golf course runs a deficit every year, a situation which obviously cannot continue indefinitely. The addition of residences would swell the revenues of the golf course and make the property economically viable. Needless to say, the additional residents would be good for local businesses and would not be a significant strain on city services. The impact on traffic would be substantially less than a retail development and probably less than other types of commercial development. Also, the tax dollars could be substantial.

As a citizen and avid golfer, I strongly support the inclusion of the Centennial property within the Urban Growth Boundary.

Thank you for your service and consideration of this issue.

Sincerely,

A handwritten signature in black ink, appearing to read "Donald H. Ogren", written over a horizontal line.

Donald H. Ogren

Petition to allow Centennial Golf Club to be included in the UGB Amendment

Petition Summary: Medford is working on an amendment to its UGB to comply with the supply requirement. In order to identify the 20-year demand, the City adopted an updated Economic Element and an updated Housing Element into its *Comprehensive Plan*; these demonstrate the estimated demand for commercial, industrial and for residential land over the next two decades. In 2007 the City conducted a Buildable Lands Inventory (BLI), which shows land in the UGB that is vacant and land that is underutilized or ready for redevelopment. Taken together, these studies indicate that Medford does not have a full 20-year land supply.

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to act now to allow Centennial Golf Club to be included in the Urban Growth Boundary (UGB) Amendment

Date	Signature	Printed Name	Address
5/13/15	<i>Sally Jo Bagg</i>	SALLY JO BAGGS	1620 MEADOWVIEW DR MEDFORD - 97504
5/13/15	<i>Barbara Middaugh</i>	Barbara C. Middaugh	1723 Lake Village Dr Medford, OR 97504
5/13/15	<i>Joan M. Scott</i>	Joan M. Scott	2103 Grand Pkwy Medford, OR 97504
5/13/15	<i>James D Stocker</i>	Jim Stocker	1506 VILLAGES CTR DRIVE MEDFORD 97504
5/13/15	<i>Patricia Hickin</i>	PATRY HICKIN	644 DENHAM WAY Redwood, OR 97535
5/13/15	<i>Jim Zentgraf</i>	Dennis SCREE	1135 REITEN DR Ashtabula, OH 97520
5/13/15	<i>Jim Zentgraf</i>	Jim Zentgraf	2790 Downing Dr Medford, OR 97504

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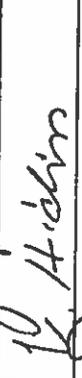
Date	Signature	Printed Name	Address
5-13-15		RICHARD CHAMIS	2121 QUAIL PT CIR MEDFORD 97504



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Date	Signature	Printed Name	Address
5/13/15		Jerry Hawk	875 Broadway Ashland
5/13/15		VANCE HICKIN	644 BENJAMIN WAY PHOENIX, OR 97535
5/13/15		Susan M. Buda	34 Vancouver Ave Medford, OR 97504
5/13/15		John E. Buda	34 Vancouver Ave Medford, OR 97504
5/13/15		John Buhner	7803 LINDA TALMANTON
5/15/15		Fred M. Aebi	
5/15/15		Fred Seggewic	1446 Hudson Medford

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Date	Signature	Printed Name	Address
5/13/2015	<i>W.D. Seymour</i>	W.D. SEYMOUR	505 E. BURTZ LN MEDFORD, OR 97520
"	<i>Sue C Seymour</i>	SUE C SEYMOUR	505 E BUTLER LANE ASHLAND, OR 97520
"	<i>Michael S. Maerick</i>	Michael S. MAERICK	505 ORCHARD ST ASHLAND, OR 97520
5/13/15	<i>Don DeKlaun</i>	Don DeKlaun	320 Jackson Creek Dr Jacksonville, CA
5/13/15	<i>John Ouellet</i>	JOHN OUELLET	350 GUTHRIE ST ASHLAND, OR 97520
5/13/15	<i>Dianne Ouellet</i>	DIANNE OUELLET	350 GUTHRIE ST ASHLAND, OR 97520
5/13/15	<i>Rachel Bepp</i>	Rachel Bepp	1620 MENDOCINO VIEW MEDFORD, OR 97504

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Date	Signature	Printed Name	Address
5/13/15	<i>Carol S Bogedan</i>	CAROL S BOGEDAN	2345 PROMLEY ST #9
5/13/15	<i>Charles A Holmsken</i>	CHARLES A HOLMSKEN	"
5/13/15	<i>Thomas H. Jamison</i>	THOMAS H. JAMISON	902 Cypress Point Loop.
5/13/15	<i>David M. Glez</i>	DAVID M. GLEZ	611 FOREST ST.
5/13/15	<i>Shirley McFarland</i>	Shirley McFarland	shirleyd731@yahoo.com
5/13/2015	<i>Carl R. Schneiderman</i>	Carl R. Schneiderman	227 Quail Point Terrace Medford 97504

Petition to allow Centennial Golf Club to be included in the UGB Amendment

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Date	Signature	Printed Name	Address
5-13-15		RICHARD YOUNG	676 Thornton Way Ashland OR 97520
5-13-15		RICHARD CHAMBERLAIN	2121 Quail Pt Cir Medford 97504
5-13-15		Judith L. Wallace	2402 Jenete Way Medford OR 97504
5-13-15		Ron Wallace	2402 STEVENS WAY MEDFORD OR 97504
5/13/2015		Carl R. Schneiderman	2217 Quail Point Terrace Medford 97504
5/13/2015		Eugene F. Ritter	2201 Quail Pt. Terrace Medford, Oregon 97504
5/13/2015		BILL BROWN	544 Hillman Circle DR Central Point, OR 97502

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Date	Signature	Printed Name	Address
5/13/15	<i>Norm & Alice Blawel</i>	NORM & ALICE BLAWEL	171 PERICLES LANDING 9 EAGLE POINT OR 97138
5/13/15	<i>Rod Hammer</i>	ROD HAMMER	555 FREEMAN RD C. POINT #179
5/13/15	<i>Susan Miller</i>	SUSAN MILLER	2337 RIDGE WAY MEDFORD, OR 97504
5/13/15	<i>Terry Miller</i>	TERRY MILLER	2337 RIDGE WAY #17504 MEDFORD, OR 97504
5-13-15	<i>James A Douglas</i>	JAMES A DOUGLAS	1204 COM/ST MEDFORD, OR 97501
5/13/15	<i>Dallas J. Higgins, DVA</i>	DALLAS J. HIGGINS, DVA	153 MAULE ST ASHLAND OR 97520
5/13/15	<i>Ken Weist</i>	KEN WEIST	398 SECLUSION LOOP GRAND PASO, OR 97526

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Date	Signature	Printed Name	Address
5/13/15		Richard Larson	430 W. Navada/Ashland, OR
5/12/13		PETER ROEST	2658 EATON DR. MEDFORD
5/13/15		Susan Roubek	2658 Eaton Dr Medford
5/13/15		Tom Musmann	100 MANIPUSA MEDFORD
5-13-15		John Marcello	1714 E Mack Medford
5/13/15		Ron McGuire	3804 PRINCETON Medford
5/13/15		CYNTHIA McGUIRE	11