



Exhibit M
RICHARD STEVENS & ASSOCIATES, INC.

P.O. Box 4368
Medford, OR 97501

100 E. Main St., Suite O
Phone: (541) 773-2646
Fax: (541) 858-8947

E-mail: cstevens@mind.net
Website: rsaoregon.com

Medford City Council
City of Medford
411 W. Eighth Street
Medford, OR 97501

July 20, 2015

RECEIVED

JUL 20 2015

RE: CP-14-114 (MD-6)

PLANNING DEPT.

Honorable Mayor and Council,

This information is provided to support the inclusion of approximately 71 acres within MD-6, as proposed to be included into the City of Medford Urban Growth Boundary. In addition, if the City Council desires to exclude a portion of this area based on a Petition submitted by several property owners desiring to be excluded with this UGB amendment (as identified on the attached site plan), the exclusion of approximately 12 acres will not have a significant impact on the amount of land inventory for the overall inclusion of employment lands. Under those circumstances, if the City Council so chooses to the exclusion of these identified lands along Starlight Lane, the property owners of Tax Lot 4800 do not object. If these lands are excluded, the resulting area for inclusion would be approximately 59 acres.

It is important to note that the inclusion of the entire 71-acre MD-6 area, as proposed by the Medford Planning Department and recommended by the Medford Planning Commission, will not change the status of these properties, their zoning or their existing uses. The Starlight Lane properties can not and will not be improved to urban standards until the individual property owners request annexation and City of Medford zoning.

As proposed by Medford Planning Staff, the proposed inclusion of MD-6 will also correct the location of the current UGB boundary within Tax Lot 2400 that dissects the Harry & David facility, as seen on the attached site plan. This is a single property that is currently partially within the Medford UGB. The proposed inclusion of MD-6 from South Stage Road to include the portion of Tax Lot 2400, with the existing Harry & David facilities, does make rational sense for inclusion for street circulation and connectivity, along with providing public facilities.

INFORMATION IN SUPPORT:

This area identified by the Planning Department and recommended by the Planning Commission is a portion of MD-6, located north of South Stage Road along Starlight Lane and Reed Lane, and abutting the existing Medford Urban Growth Boundary towards the north and east. MD-6 also includes the Harry & David facilities towards the north which is a portion of property identified as T38S-R.1W-SEC.05, Tax Lot 2400. This proposal for inclusion represents the portion of Tax Lot 2400 that is located outside of the Medford UGB (approximately 27 acres), that is occupied by Harry and David Operations, Inc. The proposed area for inclusion, south of Tax Lot 2400 towards South Stage Road, consists of approximately 44 acres.

The current uses within this southern portion of MD-6 are the Harry and David packing operation and parking areas for employees, with pastures and rural residential developments south of Tax Lot 2400. Tax Lot 2400 is zoned Light Industrial within Jackson County and the properties towards the south are currently zoned EFU and Rural Residential-5 within Jackson County.

The proposed area for inclusion represents approximately 71 acres for future commercial and industrial opportunities, as recommended by the Medford Planning Staff and the Medford Planning Commission. This proposal is to establish the Industrial classification (HI) for Tax Lot 2400 and the Commercial classification (CM) on the balance of the area within MD-6, south of Tax Lot 2400. This inclusion will also rectify the current Medford UGB that is dissecting Tax Lot 2400 and the structures present on this site.

The inclusion of this 71 acres will enhance public health and safety for these employment lands within the vicinity. Additional public street connectivity can be provided with these lands. As seen on the conceptual site plan, a new commercial street can connect to Anton Drive toward the north and an east/west commercial street to connect with the lands to the east. This will provide for greater potential of a master plan for streets, public facilities and potential uses.

Access to potential rail freight is also in close proximity for an alternative mode of transportation for the receipt and/or delivery of goods.

This proposed area is in close proximity to the Bear Creek Greenway, where employees could use and enjoy the multi-use path for walking or bicycling to work from nearby neighborhoods. Also in close proximity are the Rogue Valley Transit bus routes and bus stops that could be used for commuting to work from further distances.

As part of the UGB Amendment proposal, the City of Medford established an analysis of candidate lands for evaluation, "ESA Scoring". The applicable ESA identifications are ESA 6101 and ESA 6302. The public facilities and utilities are either already existing within the proposed inclusion area or are in close proximity to be extended to the area to serve the future development of this employment area. The various departments for the City of Medford have analyzed the public facilities for this area.

The Public Works Department scored the subject area as very feasible, with the highest rating, for future development and not having a significant impact on the local transportation system. The potential for greater street connectivity can be accomplished with the identified inclusion properties, enhancing public safety for alternative routes to and from the Harry and David facilities.

The Public Works Department also analyzed the public sanitary sewer for the subject area and determined that providing sewer service is very feasible, with the highest rating. There is currently sanitary sewer service provided to a majority of the existing dwellings in the inclusion area and to the Harry and David Operations.

The Medford Water Commission also analyzed this inclusion area for the existing potable water system. The analysis concluded that the system was good for future development. The water system is planned and proposed to be extended along South Stage Road from Highway 99 to the western side of the Railroad Right of Way with a 12 inch main line. With the inclusion of the identified area of MD-6, it is very feasible to provide a looped water system from South Stage Road to Anton Drive to ensure adequate water pressure and delivery for this future employment area.

Other utilities such as natural gas, electrical power, telephone and cable are also present onsite or fronting the properties along South Stage Road. It is very achievable to extend and supply these utilities to the inclusion area for the future employment businesses.

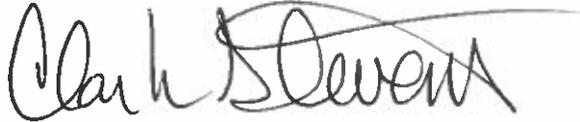
The location of this 71-acre area planned for future employment opportunities is situated adjacent to other industrial and commercial operations. The potential for future development as a master plan with neighboring lands or a joint venture are endless and could be well served with the inclusion into the Medford UGB. The conceptual site plan demonstrates that this portion of MD-6 is very feasible and an orderly Medford UGB expansion request.

This identified 71-acre inclusion area may provide for relief in the development area, such as traffic congestion, by providing an alternative route, and the retention of our aesthetic and environmental qualities by providing multi-modal transportation opportunities for workforce employees, close to shopping opportunities and in close proximity to the Bear Creek Greenway. The favorable consideration of these public facilities and utilities may enhance the public safety of the existing businesses, the future commercial and industrial opportunities and surrounding area.

The Medford City Council can determine that the proposed inclusion of the identified 71-acre area within MD-6 into the Medford Urban Growth Boundary is very feasible for future commercial and industrial opportunities, considering the "ESA Scoring" evaluations and analysis conducted by the City of Medford. There are no significant impacts with the future development for commercial and industrial uses on the proposed inclusion area and surrounding lands.

Based on the information prepared by the City of Medford for the evaluation of public facilities, the subject inclusion area received the highest ratings; therefore, this area should remain as a candidate for inclusion into the Medford Urban Growth Boundary. This proposed inclusion area is an excellent area that should be included within the Medford UGB for future commercial and industrial development opportunities, for the next 20-year planning horizon. Again, if the City Council so chooses to exclude properties abutting Starlight Lane, the exclusion of approximately 12 acres will not have a significant impact on the future development plans and providing public facilities for the remaining properties to be included into the City of Medford UGB, for future commercial development. Under those circumstances, there are no objections from the property owners of Tax Lot 4800.

Respectfully Submitted,

A handwritten signature in black ink that reads "Clark Stevens". The signature is written in a cursive style with a long, sweeping horizontal line extending from the end of the name.

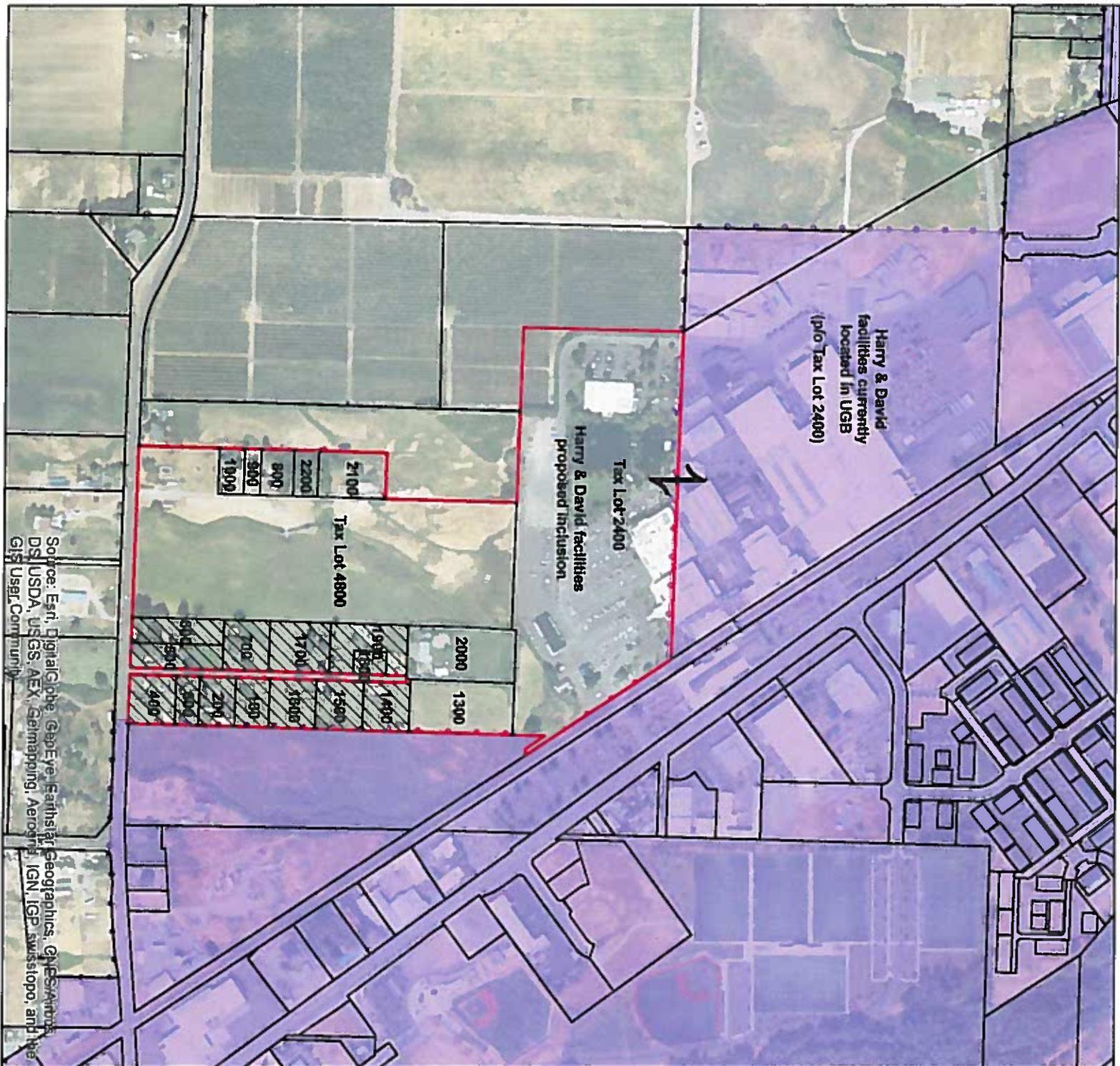
Richard Stevens & Associates, Inc.
Clark Stevens

MD-6 Inclusion Lands



Legend

- Proposed Inclusion (~71 Acres)
- Petition Exclusion Lands (~12 Acres)
- Current UGB



Source: Esri, DigitalGlobe, GeoEye, Earthstar, GeoGraphics, GIS.com, Intermap, Inc., USDA, USGS, AEX, Geomatics, Aeromap, IGN, IGP, swisstopo, and the GIS User Community



This map is based on a digital database compiled by Jackson County GIS from a variety of sources, and may include RSA field data received by a Trimble GPS. We cannot accept responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied. 7-20-15