

August 20, 2015

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

RE: Allen and Daralene Hansen Property, et al

Dear Mayor Wheeler and City Council:

As all participants in the UGB amendment process has by now realized, not all candidate lands can be included within the boundary. We sense that the Council may seek to include portions of many parcels and ownerships in order to more equitably satisfy the requests of the various property owners. Realizing this, we asked our consultants, CSA Planning, to help us determine how best to include only a portion of our land. Their recommendation is included in the attached map which is a copy of our earlier submitted site plan with the area we proposed for partial inclusion denoted.

The Council will note that while the portion we ask at a minimum to be included does not contain all of the land needed to complete the urban trail system through our property (in order to connect ultimately to Prescott Park). If our land is included, we are willing to build the entire trail through our land as it develops. Please view this as our binding commitment.

Please also note that this proposal also covers land owned by our neighbors, Lee Harker and Steven Switzer, and Roy Bergstrom who own the land lying between our property and Hillcrest Road. All considered and as shown on the attached map, the acreages for this proposal are as follows:

61.25 Gross Acres
19.25 Unbuildable acres due to slope
1.50 Unbuildable acres due to riparian constraints
3.50 Already built (existing dwellings)
40.00 Developable Land

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

Very truly yours,



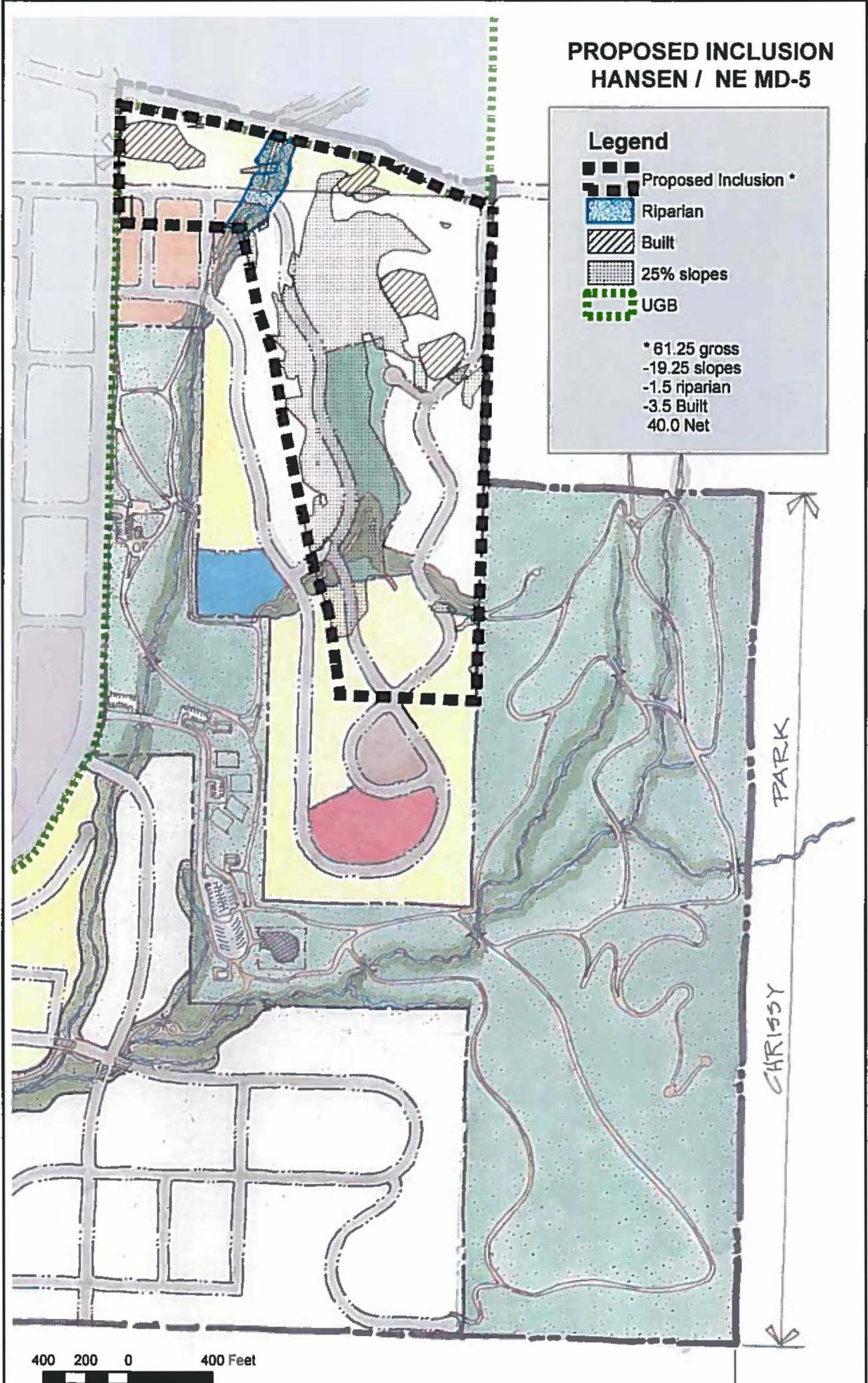
Daralene Hansen

PROPOSED INCLUSION HANSEN / NE MD-5

Legend

-  Proposed Inclusion *
-  Riparian
-  Built
-  25% slopes
-  UGB

* 61.25 gross
 -19.25 slopes
 -1.5 riparian
 -3.5 Built
 40.0 Net



400 200 0 400 Feet