



Exhibit UUUU

October 8, 2015

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

RECEIVED

OCT 14 2015

Planning Dept.

**RE: Cogswell Limited Partnership / Hillcrest Corporation**

Dear Mayor Wheeler and City Council:

As all participants in the UGB amendment process have by now realized, not all candidate lands can be included within the boundary. Because the Council has many boundary options that could reasonably be explained under Goal 14, 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.

The City's current proposal provides for the inclusion of the Hillcrest Winery, associated buildings and a small portion of residentially designated land in the Southeast corner through which an alternative access for the benefit of the existing Greyson Heights Subdivision to the east is to be provided.

In recognition of this tension between Hillcrest's position, supported by legal case law, that the entire MD-4 enclave would properly be included and any desire for the Council to rebalance the proposed land supplies, we asked our consultants to help us determine how best to include only a portion of our land in a manner that meets both Hillcrest Corporation's fiduciary responsibilities and the City's urbanization desires. We suggest the addition of our property sufficient to provide a higher order road connection to Vista Point Drive that will improve east-west circulation for the urbanized portion of the city to the east of Hillcrest Orchards.

Our consultants' 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 the portion we ask at a minimum to be included would not fully erase the enclaved condition. Please view this as our binding commitment to accept the same as an appropriate urban boundary of for this UGB review process.

All considered and as shown on the attached map, the additional acreage over the Planning Commission recommended 78 Net Acres, for this proposal is as follows:

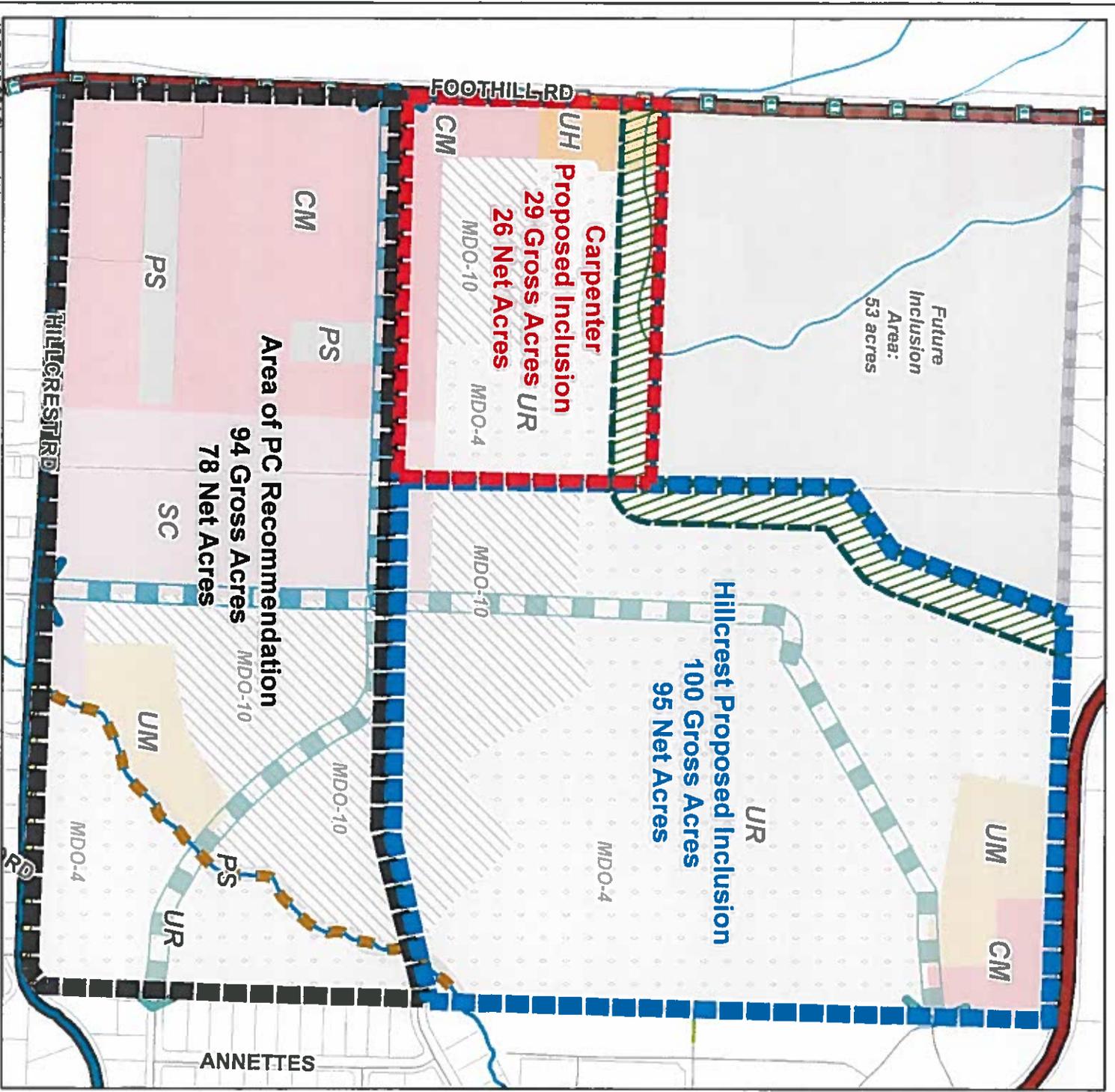
100.00 Gross Acres  
95.00 Net Acres

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

Very truly yours,

Carole Hashimoto, President & CEO  
Hillcrest Corporation

# MD-4 CONCEPT PLAN



10-7-2015 CSA Planning, Ltd.

Future Transit Route

150ft Ag Buffer (0.84 ac UH & 9.9 ac UR)

Trail

Half r.o.w

UH (0.33); 0.22 adjacent to usable area

UR (0.71)

**Proposed Inclusion By GLUP**

CM (37.6 ac)

SC (22.25 ac)

UH w/MDO-20 Overlay (1.5 ac; 35 units)\*

UM w/MDO-15 Overlay (9.4 ac; 142 units)

UR w/ MDO-4 Overlay (95 ac; 380 units) \*

UR w/ MDO-10 Overlay (42 ac; 420 units)

PS (6.5 ac)

\* Gross unit calculations include adjacent r.o.w.

MD-4 Acres: 276

Proposed Inclusion: 223

Future Inclusion: 53

Gross Inclusion Acres (Does not include r.o.w.)

Ag Buffer UH: 0.84 ac

Ag Buffer UR: 9.9 ac

CM: 37.6 ac

SC: 22.25 ac

UH: 1.5 ac

UM: 9.4 ac

UR: 136 ac

PS: 6.5 ac

Gross Residential (Prop. Inclusion): 147 ac

Total Units (Prop. Inclusion): 976

Gross Density (Prop. Inclusion): 6.6 units/acre

Future Inclusion Will Add UH: 13.44 ac (269 units) (Includes 0.84 converted Ag Buffer)

UR: 9.9 (40 units) (All of which converted from Ag Buffer)

CM: 3.25 ac

PS: 36 ac

Future Inclusion will Add 309 units

Future Gross Residential: 171 ac

Future Total Units: 1285

Future Gross Density: 7.5 units/acre