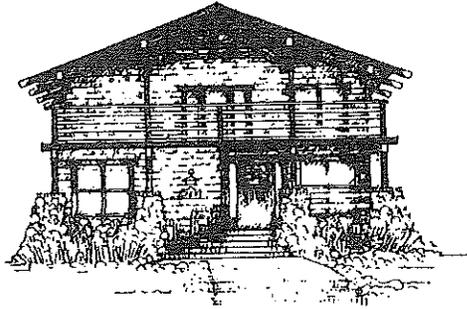


PHILIP C LANG, ACSW, LCSW



*Submitted  
9/1/15-CC  
PH-Normal*

ORE. LCSW-1141 • CAL. LCSW-5500

758 B Street • Ashland, Oregon 97520  
Residence 541 • 482-8659  
Office/Fax 541 • 482-5387  
e-mail: Philip@mind.net

September 1, 2015

To: City Council/Planning Dept.  
Re.: Normal Neighborhood Plan

HAND DELIVERED TO COUNCIL - 9/1/15

I join with my neighbors in opposing the Normal Neighborhood plan for all the reasons they cite in their brochure and which I am sure they will state at tonight's meeting.

I am a party at interest: I own 682 Normal Avenue, and manage the home owned by my son at 686 Normal Avenue.

I have been in Ashland for 30 years. In that time the "good-old boy" corruption, the transformation of the Planning Process into simply a formal "stamp of approval" for every sort of "development" to enrich developers at the expense of what we continue to tout as "Ashland's livability" now happens routinely - a kind of dance of Planning, City Council, and associated city staff in which the outcome is inevitable: Developers/greedy - everything - citizens - nothing.

Less than a month ago, the at the August 4th City Council Meeting another such "development" plan was proposed in the form of "cleaning up" a section of the railroad property to allow for the construction of developer houses. Five thousand (!) truckloads of heavily contaminated railroad terminus waste including heavy dirty fuels and oils, toxic metals of all sorts, was to be dragged through our neighborhood by way of Oak and Clear Creek streets! Now the proponents of these schemes with the collusion of the City apparatus do not get discourgaed easily - big bucks are to be made! This scheme was floated in 2006. Citizens objected mightily. If the area was to be "cleaned up", the waste should go out the way it came - via railroad. The City Council voted an expression of concern and intention that stated this. A creek flows through this property: Love Canal here we come!

Not to worry, developer friends. Our City Attorney and City Manager informed all present that: (1) the RR is prospering and no longer would have railroad cars available to haul out the filth, and, (2) that was only a "sense of the Council" vote - not official, and unable to be binding on the railroad. Obviously, we are the hostages of the railroad - their hosts in our City, rather than the other way around, as it should be.

City Council - re: North Normal Plan - 9/1/15 - p. 2

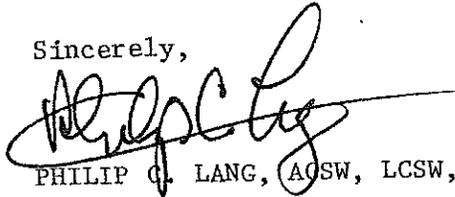
I mention this RR development scheme because it was resurrected a month ago - and now comes the North Normal Project.

I have always said that all our national problems are visible in microcosm in Ashland. Over "development," debasement of a livable environment, destruction of habitat and open space, etc. etc.

I also mention it because Mayor Stromberg stated his position clearly about such developments. In a jolly vein, he wondered what the objections were about: "(we'll have) more taxes, more commerce". And whopcould complain about that? Who indeed?

I wish my No Normal Plan fellow citizens well. I fear that in the end, having found thatrationality, fairness, concern for quality of life in Ashland, and good common sense may not prevail. In that case, they will have to find a countervailing power to the unholy alliance of the city apparatus with developers, and that, unfortunately, that power will have to be engaged through the courts.

Sincerely,



PHILIP C. LANG, ACSW, LCSW, Ph.D.

Submitted  
9/1/15 - CC  
PH - Normal

8/31/2015

City Councilors,

My name is Brett Lutz and my wife, Susan, our three young children, and I live at 1700 East Main Street, inside the urban growth boundary and Normal Avenue Development Plan. We also own a home within the Ashland city limits, on Laurel Street. While my comments do not necessarily represent those of my employer, I am employed as a meteorologist at the National Weather Service and manage the office's fire weather and climate programs. I track and predict weather and climate as it pertains to drought, snowpack, water supply, and fire potential and severity and present this information to various public and government entities.

In the 3 years we've lived on East Main Street, I've sent 3 letters regarding the Normal Avenue Plan, primarily related to concerns over wetland W-9, proposed roadways, and the density of development near it. I think it's important that these water and road concerns are put in context for you.

Photographic evidence from 1990, given to me by the previous owner of my land and home, indicate that wetland W-9 was notably larger on its downhill north end than it is, currently. In the 3 years I have lived in the Development Plan area, I have witnessed land clearing, burning, and tilling on the northern periphery of and within wetland W-9 that have shrunk its apparent size. We are now in our approximate 3<sup>rd</sup> year of drought, as designated by the National US Drought Monitor, and our drought is currently classified as "Severe".

As is depicted on the Environmental Protection Agency's website, "wetlands function like natural tubs or sponges, storing water and slowly releasing it. This process slows the water's momentum and erosive potential, reduces flood heights, and allows for ground water recharge, which contributes to base flow to surface water systems during dry periods. Although a small wetland might not store much water, a network of many small wetlands can store an enormous amount of water. The ability of wetlands to store floodwaters reduces the risk of costly property damage and loss of life—benefits that have economic value to us."

As you have likely heard, the Climate Prediction Center is forecasting a strong El Nino for 2015-16, similar to the 1997-98 El Nino, which brought above normal precipitation to Ashland and much of the surrounding area (<http://www.wrcc.dri.edu/wwdt/archive.php?folder=pon12>). El Nino is a climate cycle in the Pacific Ocean that cycles on 3-5 year intervals. It increases the strength of wet season low pressure in the Gulf of Alaska, thus increasing the likelihood of moist and persistent south flow storm events. Such events can cause very heavy precipitation, such as was observed last February when Ashland experienced its 3<sup>rd</sup> wettest 2 day period since July 1<sup>st</sup>, 1892. That event and thunderstorms in June already pushed areas in and around the Ashland city limits into flood. This included drainage ditch flooding along the north side of East Main Street and garage flooding on my property.

Increased urbanization both increases the amount of water that becomes run-off and increases run-off speed. With area reservoirs and water supplies currently near record lows, we need to protect our historic wetlands to buffer us from future floods and droughts. Climate change research clearly indicates that the frequency and magnitude of severe flooding is expected to increase due to increased CO2 concentrations in our atmosphere. I seriously question the draft FEMA flood zone maps in the plan, as the risks of flooding are not reduced with the current increased CO2 in the atmosphere; instead the risks of flood severity and frequency are increased.

I ask that the City Council seriously consider diminishing the density of development in the Normal Avenue Development Area and increasing the northward extent of the designation of wetland W-9. Additionally, removing proposed roadways west of Normal Avenue would also be preferable to diminish flash flooding on and near my property. It is notable that other areas in the Normal Avenue Development Plan Area appear to be at an even higher risk of flooding.

Lastly, observed climate data indicates that our climate is warming. The water year 2013-14 was one of the driest years on record with spring snowpack under 40% of the 1981-2010 normal and, while 2014-15 was close to normal for water, mountain snowpack was an abysmal 20% of normal in the Siskiyou this spring. With the expectation of increased average temperature, a resultant continued long term general reduction in snowpack, and expected increased frequency and severity of both floods and droughts in the next 50-100 years due to CO2 that has already been emitted into the atmosphere, it is of utmost importance that the City of Ashland ensure its infrastructure is able to provide both current and future residents both a steady water supply and flood prevention and control.

The following items are for reference:

**Wetland definition:** Wetlands are part of the foundation of our nation's water resources and are vital to the health of waterways and communities that are downstream. Wetlands feed downstream waters, trap floodwaters, recharge groundwater supplies, remove pollution, and provide fish and wildlife habitat. <http://water.epa.gov/type/wetlands/index.cfm>

**Water storage.** Wetlands function like natural tubs or sponges, storing water and slowly releasing it. This process slows the water's momentum and erosive potential, reduces flood heights, and allows for ground water recharge, which contributes to base flow to surface water systems during dry periods. Although a small wetland might not store much water, a network of many small wetlands can store an enormous amount of water. The ability of wetlands to store floodwaters reduces the risk of costly property damage and loss of life—benefits that have economic value to us. For example, the U.S. Army Corps of Engineers found that protecting wetlands along the Charles River in Boston, Massachusetts, saved \$17 million in potential flood damage.

<http://water.epa.gov/type/wetlands/outreach/upload/functions-values.pdf>

Please feel free to contact me for any documentation or evidence confirming the above statements.  
Thank you for your time and commitment to our fine city of Ashland!

Sincerely,

A handwritten signature in black ink, appearing to read "Brett Lutz", with a large, sweeping flourish at the end.

Brett Lutz

1700 East Main Street

Ashland, OR 97520

541-218-5203

Submitted  
9/1/15 - CC  
PH - Normal

A plan must be workable to succeed. I want to point out some features of the NNP that are at odds with the stated goals and principles of the plan itself.

#### Preservation of open space and natural features

This has been a stated priority, yet when looking at the map all the wetlands have an underlying zoning of 7-8 units per acre. If somehow these important lands were diminished in some way, then building at that density could happen. Roads and paths are also on the map—this does not lead to their health.

#### Housing types

The plan shows various kinds of dwellings, from single family to apartments, yet, realistically, only about 60 acres of this 94 are buildable, • so even without density bonuses adding more dwellings, 450 units can not be accommodated except at a minimum of 7-8 units per acre. Is this what families want?

#### Open space

This has been mentioned as important at every meeting; yet, again, on 60 acres one can not possibly have community gardens, play areas, open spaces and walking paths while somehow fitting in over 450 housing units.

#### Implementation of the Plan

Although some on the committee assured the audience that build out would occur over many years, finished 'way down the road', they also endorsed Advanced Financing, which allows the City taxpayers to pay for off-site infrastructure with the hope of being reimbursed as houses are built and assessments collected. However, any money not returned to the City coffers in 20 years (when does the clock start?) is forgiven. So, while a builder has reason to wait, then default on payment, the City should want to be reimbursed as quickly as possible.

#### Transportation

All emphasis has been on upgrades to East Main Street and the RR crossing, with various estimates as to the cost of improvements. What about Clay Street, now a rural road carrying lots of traffic, and a signal at Ashland Street and Normal. Shouldn't that be added to the total cost?

Streets and paths are still not settled, but one connection that concerns me —the school bus turnaround for the middle school was designed to keep students at a distance from cars. Here is a street that would carry traffic right past the buses. So much emphasis has been given to transit that some of the past priorities have been forgotten.

My plea to the Council:

Remove the underlying zoning from the wetlands and creeks. Then there is no incentive to drain, disk, or otherwise destroy these important features as building simply can not occur on these lands.

Reduce the number of units by half, to 225. That would lessen the impacts, allow for a real variety of housing and open space, community gardens and parks while still adding ample housing to the inventory to satisfy growth needs for the next 2 decades.

Do a comprehensive water study to update needs, supply sources and allocations, and ~~also~~ assess the city-wide impacts of such a large project.

Submitted by Debbie Miller

September 1, 2015

## Normal Neighborhood Plan Comments

Submitted 9/1/15 - CC  
PA - Normal  
by Sue DeMarinis 9/1/15

DON'T degrade the delicate habitats of the green or water resource areas in the NNP. **Change the underlying & adjacent zoning of the open spaces to the LOWEST housing density (NN-1-5).** This lower density zoning will not allow inappropriate conditional permitted uses (like a commercially-operated assisted living facility), and bonus provisions for transfer of MORE INTENSE density from these zones - both with larger impervious footprints AND parking lots! Protect this area's unique natural features and **reduce underlying zoning in open space areas AND retain the proposed "family-friendly character of the NNP"**. Reducing the PLAN density won't exclude affordable housing. All annexed parcels, regardless of their zoning, must still retain the required 25 percent.

**NNP Open space areas should NOT BE allowed to be REDUCED by a simple MINOR amendment, BUT REQUIRE a MAJOR amendment process with public input and expert testimony.** Neighboring homesites will be detrimentally affected by reducing the capacity of open space areas for retaining flood and storm waters. Meadowbrook Park Estates is seeing this problem fifteen years after building over or near wetlands. These residents are now seeing cracked foundations, backed up sewer drains, and flooded storm drains.

I Do NOT want to stop the City of Ashland from growing. Just DO IT Sensibly and sustainably. **Accommodate future growth across the ENTIRE Urban Growth Boundary.** DON'T cram 75% of the projected need for one housing type (Suburban Residential) into a **single** Urban Growth Boundary site, creating enormous congestion and traffic hazards, especially adjacent to 3 school zones.

City tax dollars will be offered in a new loan program, Advanced Financing, to developers. **When did Ashland become a bank?** Has the credit history of these borrowers been scrutinized for us, the lenders? Do we have a say in the requirements of this lending contract? The repayment of these funds through developer's SDC's will, according to the City's Cost Estimate Summary, reimburse the costs of offsite road improvements and storm drains. Where is the portion of this development's SDC funding that should go to upgrading the increased demand on our water and sewer treatment plants? **Will Ashland citizens have to subsidize this missing money?**

If our City has enough capacity in our existing infrastructure systems like our Water Master Plan predicts, then why this summer, were 86 homes cut off from their TID water to supplement our dwindling Reeder reservoir supplies? Was this "Plan of Correction" the best way to accommodate unanticipated water/climate changes? Our wildfire protection standards are about to change city-wide due to severe climatic aberrations. The NNP should not have to be amended afterwards.

**Amend the DENSITY in the Normal Neighborhood Plan NOW, and proactively and sustainably PLAN-FOR A DENSITY our resources, environment and community can handle!**

*submitted 9/1/15 - AC  
PH - Normal*

To the Ashland City Council: Sept. 1, 2015, Meeting, re: Normal Neighborhood Plan

My name is Paula Fox. I live at 367 Normal Ave. I want to talk about **growth** and **water**.

Mayor Stromberg, in your State of the City speech in January of this year, you "put forth five proposals to preserve and improve the quality of life in Ashland in the coming years." The first two were:

1. Concentrate high-density residential development in "nodes" on the city's public transit corridor.
2. Reserve the Normal Avenue Neighborhood Master Plan area to provide larger detached homes suitable for families with children, built in cluster developments to allow shared gardens, play areas, and parking.

I think this is a wonderful vision for future growth of our city. However, a big question looms over us today, and that is: How much should the City grow, given the current water shortages and predictions of continuing drought?

The issue of water relates to quality of life and sustainability of limited resources. Ashland's finite water resources must be addressed prior to any development, especially this "overdevelopment" of 450 high-density housing units proposed in the Normal Neighborhood Plan.

The Questions & Answers regarding the Plan posted on the City's website last night states: "The Plan actually improves the water master planning process by providing sufficient detail to determine size and location of future water lines that can then be added to the Water Master Plan." Oh, that's just great! You can determine the size and location of future water lines all you want, but the question not answered is: Where will the water come from?

Oregon's ongoing four-year drought and water shortages are described as the "new normal" by our governor and numerous climatologists. We all know that Ashland's water sources are gravely stressed now and subject to additional threats in the future.

For the second year, the City has taken away TID water rights from 86 Ashland households. That's half of all Ashland TID users! How many will it be next year?

I understand the need to have a plan for future growth, but growth needs to be sustainable and within the limits of our natural resources. The plan needs to be responsible and realistic. High-density housing should be removed from the plan and replaced with clusters of detached homes for families, as envisioned by the Mayor. And NO growth should be allowed until the City's water supply is fully adequate to service existing households now and into the future.

I think it is irresponsible for the City to even consider adding 450 new residential units during these times of drought.

Our water situation is dire. Let's not make it even worse!

Submitted  
9/1/15-CC  
PH-Normal

Nancy

## FAMILY-FRIENDLY QUALITY OF LIFE IN ASHLAND

There's an imbalance of zoning for Suburban Residential (SR) in the plan. This zoning density within the Normal Plan is carrying 75% of all SR projected needs for the entire urban growth boundary. Quoting the mayor from his State of the City speech this year, he said, "that centrally located developments with higher density mixed-use residential overlays (which are residences above commercial) would allow for lower density, family-friendly development in the Normal Neighborhood Plan."

There are ACRES of pocket areas within the city of Ashland that have yet to be developed, like below Riverwalk District between Mountain Ave. and Oak St, plus along Ashland St across from Wendy's, and at the intersection with Tolman Creek Rd. All of these infill areas already have city services and access to public transportation. So why is the City planning to cram so much density into the urban growth boundary when it's not needed? And why isn't the plan for this housing density to be spread throughout the UGB?

I encourage the council to support its own Goal# 13: "to develop infill and use compact urban forms", not urban sprawl! The mayor proposed in his speech to "reserve the Normal Neighborhood Plan (NNP) area to provide larger detached homes suitable for families with children." This plan should be designed with a smaller sustainable density that would also support Council Goal #14: to encourage the development of public spaces that build community and promote interaction. The plan presented tonight, with this concentration of extreme density, diminishes the opportunity for community gardens, sustainable agriculture, parks, play areas and preservation of educational natural resources within the Normal Neighborhood Plan. How can the Normal Neighborhood Master Plan incorporate zoning for 450 new dwelling units and uphold another Council Goal#7: to keep Ashland a family-friendly community?

Please do not approve this too dense version of the NNP!

Nancy Boyer  
4/25 Normal

Sept. 1, 2015  
Tod Brannan  
367 Normal Avenue

*Submitted  
9/1/15 - CC  
PA - Normal*

## The City's So-called Q&A About the Normal Avenue Master Plan

The City posted a number of questions and answers about the Normal Neighborhood plan late last night. This hardly gives people a chance to respond before tonight's meeting! The answers seem to be an attempt to refute and shut down arguments citizens are making against this plan. Here's a reality check on some of the answers.

| Q&A Says  | A Reality Check...  |
|---|---|
| 1 Need to agree on a vision   | This vision has to be a vision of the citizens, not the City Council and Planning Commission. As elected officials you work for us, and you have a responsibility to represent the citizens and what we want. The plan does not represent our vision.   |
| 2 Water is not a problem. Don't worry We've done our planning.  | If water is not a problem, then why did the City cut off TID water to 86 households the last 2 years and divert that water to the City?   |
| 3 In Oregon, cities are not allowed to stop growth.   | True, but we don't have to be crammed in like sardines either. The plan needs to drastically reduce the proposed density.   |
| 4 Infrastructure costs will be reimbursed by the developer. (confusing paragraph!)                        | I think this means the City will pay the developer to build the infrastructure, then the developer will pay us back? Well, what could possibly go wrong with that? The City needs to perform due diligence on any developer, so the tax payers are not left holding the bag.  |
| 5 Normal neighborhood is part of the infill strategy and therefore part of the Buildable Lands Inventory. | How convenient! Just change what "infill" means, then a developer can build in the urban growth boundary even though there is plenty of land within the city limits. This answer ignores any discussion of costs! It is much less expensive to build near existing infrastructure within the city limits than to build in an area with no infrastructure. Building in the NNP could be a big hit to tax payers. |
| 6 County standards for aesthetics are less stringent than the City's.                                     | You want to talk about aesthetics? Implementing the proposed high-density plan would destroy the character of a beautiful neighborhood. Do you think that apartment buildings are aesthetically pleasing? I don't!  |

**Final Thought** - This entire project has been **developer driven** with little support from citizens. The vast majority of citizens want this plan either totally rejected or revised to a much lower density.

Nancy Parker, 456 Euclid St., Ashland, OR

Submitted 9/1/15 - CC  
PH - Normal

1. The NNP is a big city plan designed for a small town by developers. Traditionally, Ashland has followed a policy of "Infill" to accommodate sustainable growth. With the NNP, the city abandons Infill in favor of urban sprawl.
2. Annexation of UGB land to build 450 new homes entails running city services to those homes, extending power lines, water mains, sewer lines, and fiber optic cabling to the site, and upgrading country roads. I understand the developer would pick up the tab for *onsite* infrastructure, but I'm talking here about extending services to the site.
3. I've reviewed the 37-page Plan, and nowhere do I find mention of costs. The entire discussion of infrastructure consists of two paragraphs on page 36—on water and sewer, which basically state that no existing City of Ashland services extend into the "project area."
4. No effort is made to estimate what the city's infrastructure costs might be, nor who is to pay them. Dollar estimates range from \$5 to \$10 million and higher—\$1,000 or more per taxpayer. Talk of "Advance Financing" raises all sorts of red flags. What are we as a city doing, financing developers? The citizens *are* the city, and ultimately, if the developers default, *we* bear the cost.
5. What is most unconscionable about this plan, is that it is overkill. Ashland's own growth studies forecast 187 new residents per year. Currently, within the city limits, with services already in place, there are 1,883 buildable units. I.e., we have enough room to allow for sustainable growth for 20 years without needing to annex and develop UGB land
6. I understand the NNP project has been in the works for years. I understand you feel you've heard all you need to hear from Ashland's residents. But I must tell you that most of us only heard about this plan in the past month. And to me, it looks more like a Developers' vision than a citizens' Master Plan.
8. *You* are the people we elected to represent *us* and *our* interests, not developers' interests. Most of us moved here to escape big city urban sprawl. Nowhere are our interests more at stake than here. This plan impacts our quality of life in terms of traffic, congestion, pollution, and loss of open space and wetlands. And it hits us in our pocketbooks.
9. The Normal Ave. Plan is much too large in scope for Ashland and incomplete in terms of cost estimates. And it ignores our values and our interests.

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From the last two pages of the 37-page NNP Master Plan, here is all that is said about Infrastructure:

#### Water

No City of Ashland water services extend in the project area and all existing homes in the project area get their potable and domestic water from wells. The closest municipal water sources are the Lithia main that runs in the East Main Street alignment and an 8-inch main that runs along the full extent of Creek Drive and part of Clay Street.

#### Sanitary Sewer

No City of Ashland sanitary sewers extend to the project area; all existing homes in the project area rely on septic systems for disposing of their waste. A single 8-inch service stub connects Temple Emek Shalom at 1800 East Main Street to the 12-inch sanitary sewer that runs in the Bear Creek Alignment. Other proximate sewer lines include 8-inch sewer lines that run in the Walker Street, Creek Drive, and Clay Street alignments.

1 September 2015

*Submitted  
9/1/15 - CC  
PH - Normal*

My name is Beth Coye. I live at 1609 Peachy Road.

I am a member of the NNP Citizen Action Group, a group of Ashland citizens who came together a month ago to evaluate the implications of the Normal Neighborhood Plan (NNP) for **all** Ashland's citizens.

I will speak to the Position Paper our Group submitted to the Mayor and City Council. This Paper contains three recommendations regarding the plan:

1. The NNP density should be reduced from 450 to 225 dwelling units, reducing the projected resident population from 914 to 457.
2. The City should institute a greater educational outreach effort to inform Ashland citizens of the NNP, gathering feedback on the consequences of the plan. Currently, only a small percentage of citizens are aware of the NNP.
3. Ashland citizens need reassurance that the zoning requirement of 25% open space will be strictly adhered to, including wetlands, thus assuring preservation of this critically sensitive habitat.

We make these recommendations based on six areas of concern:

1. Cost of infrastructure - The plan does not address the real costs of external infrastructure improvements. [Nancy Parker will address this issue.]

2. Density/number of units - The plan provides for construction of 450 dwelling units, expected to house approximately 914 residents.

Such density would compromise the integrity of wetlands, conservation easements, and hydrology management. It also would negate the principle of matching densities within the NNP with densities of contiguous neighborhoods. [Bryce Anderson will address this issue.]

3. Sustainability of resources and livability – [Several members will address this issue.]

4. Water – Finite water resources must be addressed prior to the Council's approval of the NNP. Ashland's water sources currently are stressed and subject to many future threats. [Paula Fox will address this issue.]

5. Wetlands protection – Sue DeMarinis will address this issue.]

6. Street improvements .

Given these concerns, in particular the financial consequences to the City of Ashland — as well as the impact of the NNP on Ashland's quality of life — the Citizen Action Group asks that the City Council **table** the NNP as currently written and that the plan be revised to address these concerns.

As a former Political Science professor, I say that democracy demands citizen education and participation. In the case of the NNP, this has not yet happened. The number one goal of Oregon Land Use Planning is *Citizen Involvement!*

I **ask** that City officials commit to orchestrating — *citywide* — a democratic process for the Normal Neighborhood Plan before making any more decisions.

We don't wish to fight; we wish to dialogue. There has been minimal dialogue between citizenry and city officials. Thank you.

Ashland City Council Meeting Sept. 1, 2015  
My name is Carola Lacy.  
I live at 667 Park, #2

*Submitted  
9/1/15 - CC  
PH - Normal*

I will talk about street improvements.

### **Street Improvements**

The high density of 450 residential units proposed in the plan will cause congestion on our streets, and will result in up to 5,000 additional vehicle trips per day (according to the city transportation commission). Much of this increased congestion will be near the middle and elementary schools, and will create a serious safety issue.

Street improvements will be needed for Ashland St., Normal Ave., East Main St., Clay Street, and others. The Normal Ave. railroad crossing will need an upgrade.

The congestion and safety problems would not be as bad if density were reduced.

*Most citizens desire these changes:*

1. Reduce the density from 450 to 225 units. This still will result in an increase of vehicle trips per day of 2,500, but it's a lot better than 5,000!
2. Improve the streets BEFORE any development is done. The city transportation commission has recommended this. To do street improvements "as needed", as the NNP recommends, will worsen congestion and cause serious safety issues around the schools and elsewhere.
3. Specify the exact street upgrades that will be needed and the costs. We citizens must know what the financial consequences will be for us.

This entire project seems to be developer-driven with little support from citizens.

In closing, most Ashlanders feel this entire project needs to be either totally rejected or revised to a much lower density. Further, we need a different format for dialogue. We must have longer than three minutes to talk back and forth about these crucial issues.

submitted 9/1/15  
PH - Normal

845 Cypress Point Loop  
Ashland, Oregon

September 1, 2015

Ashland City Council  
1175 E. Main Street  
Ashland, Oregon

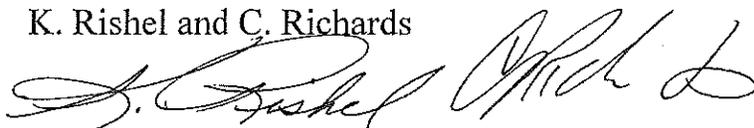
Council Members;

I'm writing my concerns re: the Normal Neighborhood Plan.

1. The size of this development shows no regard for our natural resources. We're in drought conditions now and no rain in sight. A reduction in size to no more than 225 new units is more in line with our resources.
2. Another point is our electric usage. I believe ALL NEW HOMES must include at least two (2) solar panels on their roofs. Let's set a building standard for the future.
3. Current developments approved by the council are two-story buildings. This practice allows for larger square foot homes but completely disregards your population of SENIOR CITIZENS! I think that 50% of the homes should be single story for a balanced population. NO MORE SENIOR CITIZEN DISCRIMINATION!!
4. Landscaping within this project must be drought-tolerant. The installation of public vegetable gardens for residential use would be another added PLUS to our community.
5. ALL developmental costs for this project plus additional costs to our current sewage plant and roads MUST be paid by the developer. It is NOT FAIR to our citizens to pay any more taxes.

Please give this project your complete attention. I hope that all of you will address these five issues. It's for the good of our community.

K. Rishel and C. Richards



Registered voters, tax payers, and concerned citizens.

August 31, 2015

City of Ashland Council  
Ashland Planning Commission  
Re: Normal St Development plans

Submitted  
9/1/15  
cc - PH  
Normal

Dear Officials:

We have very strong doubts about the Normal area plan:

We are concerned about the ability of the City and the neighborhoods surrounding the plan area to absorb and provide for the increased traffic congestion, infrastructure and water service resulting from the addition of 450 dwellings in the proposed area.

- It does not seem reasonable to put 450 households in an area with limited street access and capacity. Both East Main St and Ashland St. are already often crowded with traffic, especially during morning and evening rush hours, and before and after school hours. The Tuesday growers market also adds to congestion on and near Wightman St.
- Nor does it seem reasonable to take on such a large additional water demand when we are already pushing the limits of our supply.
- Sewer and storm drainage will be hugely increased, and will likely require major additions.

What demand is there to justify these changes? With that much at risk, what compelling reason is there to undertake an addition of this scale?

How will people in Ashland benefit from the addition? Adding population does not necessarily benefit a community, particularly one like Ashland, which already offers a very good quality of life to its residents.

It seems that perhaps there is some "we should do it because we can do it" sort of thinking going on. Progress has many dimensions other than size. Part of the attractiveness of Ashland is that it is reasonable in scale and all of the town is accessible to all of its residents.

This plan seems radically out of scale.

Thank you for your attention.

Bruce Barnes  
132 Blue Heron Lane  
Ashland, OR

541-201-1947

August 31, 2015

City of Ashland Council  
Ashland Planning Commission  
Re: Normal St Development plans

submitted  
9/1/15 - EC  
PH - Normal

Dear Officials:

We have very strong doubts about the Normal area plan:

We are concerned about the ability of the City and the neighborhoods surrounding the plan area to absorb and provide for the increased traffic congestion, infrastructure and water service resulting from the addition of 450 dwellings in the proposed area.

- It does not seem reasonable to put 450 households in an area with limited street access and capacity. Both East Main St and Ashland St. are already often crowded with traffic, especially during morning and evening rush hours, and before and after school hours. The Tuesday growers market also adds to congestion on and near Wightman St.
- Nor does it seem reasonable to take on such a large additional water demand when we are already pushing the limits of our supply.
- Sewer and storm drainage will be hugely increased, and will likely require major additions.

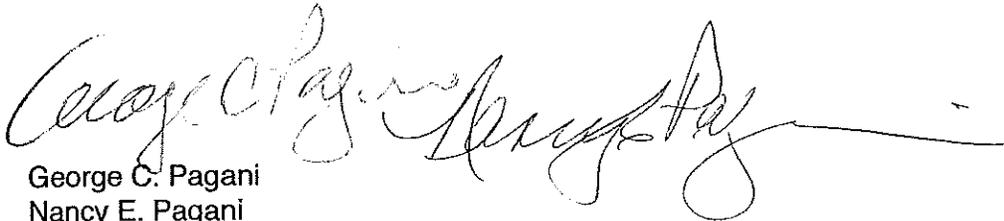
What demand is there to justify these changes? With that much at risk, what compelling reason is there to undertake an addition of this scale?

How will people in Ashland benefit from the addition? Adding population does not necessarily benefit a community, particularly one like Ashland, which already offers a very good quality of life to its residents.

It seems that perhaps there is some "we should do it because we can do it" sort of thinking going on. Progress has many dimensions other than size. Part of the attractiveness of Ashland is that it is reasonable in scale and all of the town is accessible to all of its residents.

This plan seems radically out of scale.

Thank you for your attention.



George C. Pagani  
Nancy E. Pagani

158 N Wightman St  
Ashland, OR 97520

541-488-0047

**Speaker Request Form**  
THIS FORM IS A PUBLIC RECORD  
ALL INFORMATION PROVIDED WILL BE MADE AVAILABLE TO THE PUBLIC

*Submitted  
9/11/15  
cc - PH  
Normal*

- 1) Complete this form and return it to the City Recorder prior to the discussion of the item you wish to speak about.
- 2) Speak to the City Council from the table podium microphone.
- 3) State your name and address for the record.
- 4) Limit your comments to the amount of time given to you by the Mayor, usually 3 or 5 minutes.
- 5) If you present written materials, please give a copy to the City Recorder for the record.
- 6) You may give written comments to the City Recorder for the record if you do not wish to speak. (Comments can be added to the back of this sheet if necessary)
- 7) Speakers are solely responsible for the content of their public statement.

*Just want to speak - just to state my thoughts*

|   |                |
|---|----------------|
| Tonight's Meeting Date <u>9/11/15</u>       |                |
| Name <u>Bonnie Williams</u>                 | (please print) |
| Address (no P.O. Box) <u>243 Meadow Dr.</u> |                |
| Phone <u>1-541-531-6455</u>                 | Email _____    |

Regular Meeting

Agenda topic/item number \_\_\_\_\_ OR \_\_\_\_\_  
Topic for public forum (non agenda item) \_\_\_\_\_

Land Use Public Hearing

Please indicate the following:  
For: \_\_\_\_\_ Against:

**Challenge for Conflict of Interest or Bias**

If you are challenging a member (a city councilor or a planning commissioner) with a conflict of interest or bias, please write your allegation complete with supporting facts on this form and deliver it to the clerk immediately. The Presiding Officer will address the written challenge with the member. Please be respectful of the proceeding and do not interrupt. You may also provide testimony about the challenge when you testify during the normal order of proceedings.

Written Comments/Challenge: too much housing - creates  
a strain on road, open space & wildlife  
Not enough water for so many people  
crowded - decreases quality of life for all  
surrounding the development area.

The Public Meeting Law requires that all city meetings are open to the public. Oregon law does not always require that the public be permitted to speak. The Ashland City Council generally invites the public to speak on agenda items and during public forum on non-agenda items unless time constraints limit public testimony. No person has an absolute right to speak or participate in every phase of a proceeding. Please respect the order of proceedings for public hearings and strictly follow the directions of the presiding officer. Behavior or actions which are unreasonably loud or disruptive are disrespectful, and may constitute disorderly conduct. Offenders will be requested to leave the room.