

Public Testimony for Ashland City Council Meeting - September 1, 2015

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By Sue DeMarinis

Density – REDUCE!

Data according to the City of Ashland 2011 Buildable Lands Inventory (BLI):

- a. Buildable Acres within UGB = 252.2 acres
- b. Buildable acres within the NNP = 70.5 acres :or 28% of total UGB buildable acres set for NNP
- c. Buildable acres within UGB of Zone Classification N-1-3.5 (Suburban Residential) = 41.6 acres
- d. Buildable acres within NNP of Zone Classification N-1-3.5 (7.2 DU/acre) = ~31.05 acres *
:or 75% of UGB zone N-1-3.5 set for NNP
- e. Dwelling Units within UGB = 970 Dwelling Units (DU's)
- f. Dwelling Units within NNP = 450 Dwelling Units (DU's) :or 46% of total DU's in UGB set for NNP

*Note: calculated by (51.75 total acres zoned NN-1-3.5 in NNP) – (20.7 ac.Open Space zoned NN-1-3.5 in NNP) = 31.05 acres, **if all Open space is kept as delineated on the current July 2015 iteration of the NNP Master Plan.** If any re-delineations are incorporated for smaller outlines of NNP Open Space, then this zoning classification acreage increases further, and so does the density!

THE TOTAL buildable acres available in the UGB= 252.2acres. The NNP is 28% of the total UGB buildable acreage. **That makes the NNP slated for 28% of all Buildable land in the UGB, but with 46% of the density. As it stands now, the percentage of acreage for NN-1-3.5 zoning in the NNP is 75% of all acreage zoned NN-1-3.5 in the entire UGB!** Why is such a dense application of this zone classification needed in this area ONLY? Why should this area of the UGB carry such a heavily weighted density for this zoning designation?

According to the City's 2011 BLI's projection for the next 20 years, there are 252.2 buildable acres within the UGB, making the entire UGB capable of adding 970 Dwelling Units(DU) to the City's already available 1883 DU's. Why is the NNP slated for 450 of these 970 DU's? That's 46% of the entire UGB's Dwelling Units projected for the next 20 years, being planned for a single site. This density not only seems imbalanced and unfair to the existing surrounding neighborhoods, but it poses unnecessary problems, especially adjacent to 3 school zones, like concentrated vehicular pollution and congestion, with the potential of increased traffic accidents, and requires exorbitant street improvements to handle such a density.

Development near the RR tracks in Central Ashland, below the RR District, has been slowed due to contaminated soils. However, there is currently a plan for removal of such hazardous waste. This opens up a large area within the City for development, along with other undeveloped pockets (such as Gateway South at Tolman & Ashland Streets, & the Croman Mill Site). All of these areas are on the city's public transit corridor already, unlike the NNP.

According to the Mayor's State of the City speech this year, he stated, "that centrally located developments, with higher density mixed-use residential overlays (residences above commercial) would allow for lower density, family-friendly, development in the NNP and preservation of Ashland's largest wetland and multiple water resource ecosystems". The mayor also proposed, "to reserve the NNP area to provide larger detached homes suitable for families with children, built in cluster developments to allow shared gardens, play areas, and parking." How can the NNP Master Plan incorporate zoning for 450 dwelling units and uphold this quality of life in Ashland?

SOLUTION: It not only seems fair, but indeed prudent, to reduce the density of the number of dwelling units within the NNP by at least half, or to approximately 225 dwelling units, along with proportionately decreasing the NN-1-3.5 zoning within the 94 acre parcel of the NNP.

Infrastructure Costs – TOO EXPENSIVE!

The initial costs of basic infrastructure (upgrades/expansion of: streets, water and sewer treatment plants, electric, cable, etc.) for such a densely zoned NNP must be subsidized by SDC's from the City Funds, as well as the SDC's from potential developers as the area is built out. The NNP must show a City-Wide benefit to be able to use such funds. When the NNP is zoned for such massive density, where is the benefit for the entire City population?

Forward funding from the City of Ashland, i.e. Advanced Financing, has been suggested as a tool to offset initial infrastructure costs. If developers in the NNP invest in this tool to offset costs up front, they have 20 years for repayment back to the City of Ashland coffers. What happens if this area doesn't develop as expected within the payback timeframe, as we have seen in the Croman Mill Site still sitting undeveloped 5 years after their Master Plan was approved by the City Council? Will the city taxpayers then be expected to subsidize these unpaid monies for future necessary City expenditures?

SOLUTION: Less Density > Less Infrastructure Costs!

Zoning Designations underlying Open Spaces within the NNP- KEEP IT GREEN!

All open spaces, wetlands, and riparian areas within the NNP have an underlying zoning of NN-1-3.5. WHY? If the NNP Master Plan actually intends to keep these areas green, then why do they have an underlying zoning at all? This zoning classification poses multiple problems.

1. Any area adjacent to the Open Space on an individual tax lot is granted a 1.5x the zoning density on those areas in exchange for keeping a portion of their property in Open Space, e.g. an adjacent area to a NN-1-3.5 zone (7.2 DU/acre) would be allowed to up its building density to 10.8 DU/acre. This also opens up a multitude of uses that would be incongruent with the overall neighborhood feeling.
2. Any area adjacent to Open Space zoned NN-1-3.5 has the opportunity to apply for a Conditional Use permit for impactful and non-related uses of a family friendly neighborhood.
3. Dense construction adjacent to Open Spaces will be temporarily, and possibly permanently, destructive to wildlife corridors and natural ecosystems.
4. Dense zoning in and around Open Spaces in the NNP will not allow for interconnected pedestrian or bicycle pathways
5. Dense zoning over and around sensitive Open Spaces does NOT preserve our guidelines in the Comp Plan (18.63.070-D3) for avoiding impacts to wetlands except where no practical alternative exists. Reduce the density and design Cul-de-Sacs (avoid crossing over with roads) to protect water resource zones!
6. Any Mitigation (relocation offsite) of Designated Wetlands will further increase unneeded density and the NNP will lose planned green space if this option is not taken into account in the Planning regulations.

SOLUTION: Re-Zone NNP Open Spaces without an Underlying Zone classification, or
RE-Zone NNP Open Spaces at most with NN-1-5 (4.5 DU/acre)

Normal Neighborhood Plan - Open Space Network & Water Resource Lands - by Sue D.

The goal of the City of Ashland COMP Plan Open Space Policy (8.15) is to provide the people of Ashland with a variety, quantity, and quality of parks & open spaces. The Normal Neighborhood Plan (NNP) should exemplify the goals and values of the quality of life in Ashland.

Water resources within the NNP, which include State Designated Wetlands #9, #12, #4, as well as portions of Clay Creek and Cemetery Creek, are necessary for recharging of aquifers/wells, buffering storm water level fluctuations and holding temporary seasonal flood waters from damaging downstream properties, & providing water for surface agriculture, wildlife corridors and botanical habitats. Open spaces accentuate the livability and provide areas for community gardens, playgrounds, green space for relaxation. East-west connectivity **crossing over these areas should be minimized** by paved cul-de-sacs connecting to porous pathways, decomposed granite trails, grass pavers, elevated boardwalks or foot bridges, thereby diminishing the impact on the open spaces and providing safe access for pedestrians and bicyclists. The only paved road over these sensitive areas should be the New Normal Ave collector, making the NNP a more livable and walkable neighborhood for both humans and wildlife. (See revised map).

Greenway/conservation spaces should be retained as initially defined in the NNP, and was guided by the state approved designations in the Ashland Local Wetlands Inventory or LWI. These areas, which were clearly outlined and available to property owners prior to purchasing their property, already limited future development and protected these significant resources. Any recent or future delineations which **shrink wetlands and/or their surrounding open space will negatively affect the environmental balance** originally planned within the NNP community. Recent NNP re-delineations, done in extreme drought conditions, have decreased the overall open space/wetland calculation by 4.89 acres. How will this be compensated in the NNP if they are accepted?

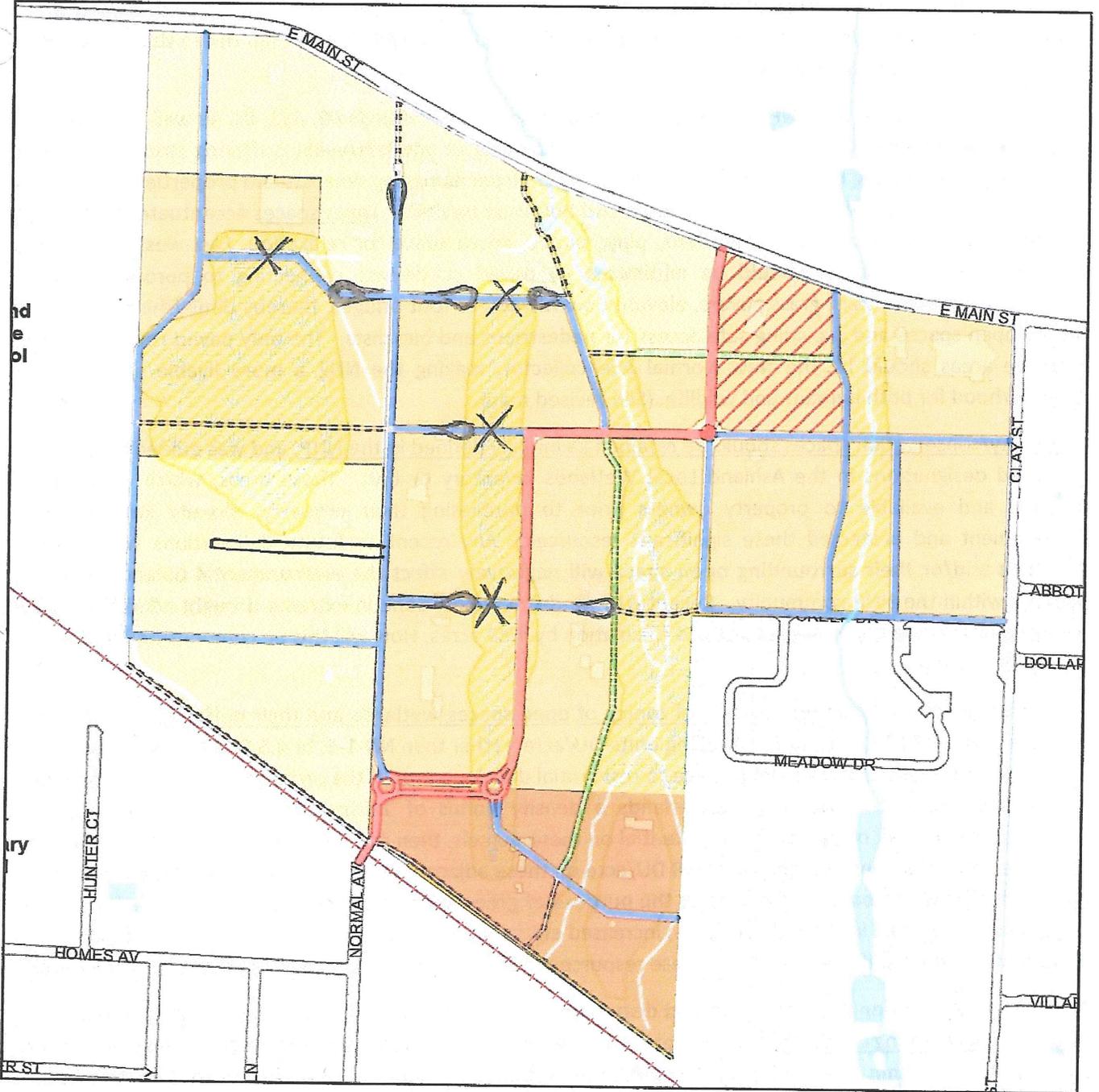
In addition, all of the underlying potential zoning of open spaces/wetlands and their buffer zones within the NNP are slated for NN-1-3.5, or 7.2 dwelling units-DU/acre, rather than NN-1-5, or 4.5 DU/ac. - which would be a more gradual transition from open space to residential development. If the proposed NNP regulation which grants land adjacent to open space/wetlands a density bonus of 1.5times the underlying zoning as a compensation for lack of development potential on these parcels, then NN-1-3.5 which is zoned for 7.2DU/ac. would be granted a bonus to allow for 10.8 DU/acre on these adjacent lands. Such **density bonuses next to open space/water resource lands defeats the purpose of green space connectivity** and only adds further soil compaction, increased impervious surfaces, increased emissions, additional light pollution & noise pollution-all detrimental to the habitat & function of these resources. Why are Open Spaces zoned so densely to begin with?

AMC 18.74 - Prevention of inconsistent and disruptive designs in residential areas: This municipal code would be violated by allowing conditional uses of light industrial or medical-involving more pavement and traffic, either adjacent to or within the zoning of NN-1-3.5, particularly surrounding open space/conservation areas. **Conditional Use Permits should exclude these types of non-conforming uses.**

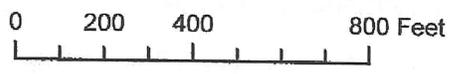
Comp Plan policy (8.16.3) is intended to **encourage school-park joint developments** as educational and scientific resources. With AMS literally in the backyard of the NNP, these wetland resources should not be ignored. In fact, it could create an ATTRACTION for public use and enjoyment, especially students. The NNP for this area should maintain this quality of life and share its resources to **benefit the whole city as a DESTINATION** that will justify the infrastructure expenses which will be paid for by the ENTIRE city. The water resource and open space lands need to be protected with the least impactful surrounding development designs and density.

Sue D. [Signature] 8/17/15

CITY OF ASHLAND



Normal Neighborhood Plan Working Group Alternative Discussion Draft



Zone

- NN-1-5 4.50u
- NN-1-3.5 7.20u
- NN-1-3.5-C
- NN-2 13.50u

- Openspace Area
- significant wetlands (2007 LWI)

Street Types

- collector
- path
- street
- shared street

August 20, 2015

Dear City Council Members,

My name is Alma Rosa Alvarez, and my address is 491 Normal Avenue. I am writing you today, in lieu of presenting my comments at the public hearing scheduled for September 1, 2015, as I will be out of the state at that time.

While I would like to state that the city's work on establishing a plan for the area, now known as the Normal Neighborhood (NANP) is laudable, I believe our city has not fully anticipated what the addition of 450 units in this area means.

My first concern is with density and its attendant implications. Since October 2012, I, along with many of my neighbors voiced our opposition to the construction of 450 units in the Normal Neighborhood area. At the charrette, most of us felt comfortable with the development of 350 units. Some of our concerns, at that time, related to traffic flow. As is evident during the academic year, the traffic through Normal Avenue, leading into Homes is steady, and sometimes scary due to the lack of traffic signs (yield or stop signs) to help control the flow of traffic. Once Little League starts, the traffic on these streets increases. My ask to the council is to have the appropriate city personnel appointed to perform an analysis of traffic patterns on these streets during peak usage, and then to factor in what those traffic patterns would be with an additional 1000 residents. The concern we had in 2012 continues to be a concern for me, and other residents of my street, particularly those of us in the older Normal neighborhood.

My second concern, also related to density, deals with water availability. I was struck by Bill Molinar's comment on Tuesday, August 11th, 2015 that the NANP had taken into account climate change by anticipating drought in a cycle of once every five years. We have been in drought for at least three years. According to some experts, we have been in drought for four years. I believe that the city needs to recalculate density in relation to more regular, persistent drought consistent with climate change. I urge you to not approve a plan until drought factors are also more adequately considered. It would be a travesty to develop without adequate infrastructural support, and the quality of life that we so much love in Ashland would be compromised.

I want to be very clear about my position as a resident. I am not opposed to having a plan, and I am not opposed to development. Growth is natural within a city. I am also in favor of affordable housing. People that work, for example in the service industry, should be able to live in Ashland. I look forward to the diversity that affordable housing could bring to our city. I am, however, opposed to the development of housing that might not have adequate infrastructural support, particularly if some of that housing is designated for low-wage earners. I am also opposed to development that would alter the neighborhood feeling and relative safety of my street through unmanaged traffic. Finally, I am in support of a plan that will preserve the wetlands and the biological diversity of our region. I look forward to a plan that can do the various things outlined above. Thanks for your consideration.

Sincerely,

Alma Rosa Alvarez

July 28, 2015

Ashland Planning Commissioners and Senior Planner Brandon Goldman,

I'm writing in regard to the "Final Normal Neighborhood Plan and implementing Land Use Ordinance (chapter 18.3.4)". I have several concerns regarding this plan:

- 1) Most of the existing homes and businesses in the Plan area get their water from wells and the Talent Irrigation District. The current plan does not seem to adequately address how water will be delivered to new construction in the Plan area and how land use changes in the area may affect wells and TID deliveries to existing homes and businesses.
- 2) I have heard that this plan might require the expansion of East Main Street. As a resident who lives along East Main Street, I think it is important that the Commission and Plan adequately address how this will be done and how impacts to current properties will be mitigated.
- 3) While the updated plan more thoroughly addresses wetlands and roadways than the initial one did, it appears that wetland W9 will be bordered by roadways and that the school bus turn-around for the Middle School will become a through road. I ask that you address whether or not these roads are necessary for this plan to go forward. It appears such roads would increase traffic in a traffic sensitive area meaning that increased traffic congestion in this area could have adverse impacts on bus, school, church, and synagogue related traffic.

Thank you for your time and dedication to doing this plan the right way rather than the fast way.

Sincerely,

Brett T, Lutz
\Signed\

Bryce C. Anderson
2092 Creek Drive
Ashland, OR 97520

July 28, 2015

Troy Brown, Jr.
Michael Dawkins
Richard Kaplan
Deborah Miller
Melanie Mindlin
Roger Pearce
Lynn Thompson
City of Ashland Planning Commission
51 Winburn Way
Ashland, Oregon

Re: Normal Neighborhood Plan

Dear Commissioners,

The undersigned is chair of an ad hoc committee representing the homeowners' associations of Meadowbrook Park Estates, Ashland Meadows, Chautauqua Trace and East Village regarding the Normal Neighborhood Plan ("the Plan"). Although various members of our associations have various concerns with the Plan, this letter addresses two main concerns we all have in common; namely, (1) plans regarding the improvement of East Main Street and (2) provisions for density and land use on the portion of the plan area located between Clay Street on the east, Cemetery Creek on the west, Creek Drive on the south and East Main Street on the north, and known informally as the "Baptist Church property." We wish to emphasize again that a reasonable development of this property would be welcome, as the portion of the site behind the existing community church is both an eyesore and a fire hazard.

1. East Main: Currently, this narrow two-lane road has no curbs or sidewalks east of Walker Avenue other than the portion of East Main fronting the Mormon Church, no left turn lanes, and narrow shoulders adjacent to large drainage ditches. Moreover, only the southern side of East Main is in the plan boundaries because the northern side is not within the City of Ashland Urban Growth Boundary. The Plan expressly recognizes that East Main is a designated city boulevard, but that in its current configuration it is a rural road, inadequate for proposed automobile traffic and entirely unsuitable for cyclists and pedestrians. [See Plan, pp. 16 and 18.]

Despite these inadequacies, provisions for the improvement of East Main are somewhat ambiguous. The Plan states as follows:

To: Ashland Planning Commission
Re: Normal Neighborhood Plan

July 28, 2015
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The City will consider establishing an Advance Financing District for off-site public facility improvements, as long as the City and the developer enter into a Developer's Agreement. The City's participation in a Normal Neighborhood advance financing district would be intended to achieve a positive impact for the whole of the City.

There does not appear, however, to be any provision for the establishment of such a district. [See proposed ordinance section 18.3.4.075.] In fact, such an ordinance was apparently studied in 2010, but never enacted.

The Plan also states,

"The City recognizes that infrastructure and transportation improvements to East Main Street could potentially be completed in phases, dependent upon the impacts of proposed developments within the plan area."

This proposed language would seem to indicate that although the Baptist Church property will likely develop first, the improvement of East Main must await the development of the remainder of the Normal Avenue Plan area. This result is contrary to the recommendations of the Transportation Commission and of various members of the Planning Commission and City Council that East Main be improved along its entire length from Walker to Clay Streets concurrently with the approval of any development in the Plan area.

Finally, although the Plan recognizes that East Main is a "city boulevard," there does not appear to be any determination as to whether it will have a center lane [see Street Ordinance, p. 3, Exhibit C, defining two, three and five-lane boulevards. We believe that it is critical for East Main to have center turn lanes for the safety of those turning to or from Clay Street, the new extension of Creek Drive, and any other proposed street leading from a residential or commercial area onto East Main in the Plan area.

2. Density and Land Use

The Plan specifically provides,

The NN-1-5, NN-1-3.5, zones are intended to preserve land and open space and provide housing opportunities for individual households through development of single-dwelling housing. [Plan, p. 6.]

It also contains pictures of the types of uses allowed in the various zones. [Plan, p. 12.] The various tables, however, do not distinguish between NN-1-3.5 and NN-2 when it comes to the construction of multi-family residential units. [Id.; see also Ordinance, p. 5.] Various members of the Planning Commission and the City Council have repeatedly expressed the view that

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apartment houses are not a desirable use for the NN-1-3.5 zone, and yet the Plan appears to allow that use. Residents in the four HOA's respectfully submit that an apartment house complex is not a use that is compatible with the existing suburban residential developments. Such a use would increase automobile traffic in an area that is already inadequately served by public transportation and ill-suited to pedestrian and bicycle traffic.

Additionally, the Plan expressly recognizes that "the plan area . . . is a weak location for retail." Nevertheless, the Plan contains an NN-1-3.5-C zone on the Baptist Church property which can be used for retail sales and services, adjacent light manufacturing, and professional and medical offices. [See Ordinance, p. 5.] These commercial uses are entirely unsuitable for this area, particularly given the inadequate provisions for the improvement of East Main. Residents in the four HOA's respectfully submit that the Plan be amended to require a conditional use permit for any commercial development in this area.

For all of the foregoing reasons, the residents of Meadowbrook Park Estates, Ashland Meadows, Chautauqua Trace and East Village respectfully request that the Planning Commission revise the Normal Avenue Plan before submitting it to the City Council.

Very truly yours,

Bryce C. Anderson

Normal Plan

From : Howard Miller <hmiller@jeffnet.org>

Mon, Jul 27, 2015 08:44 AM

Subject : Normal Plan**To :** brandon goldman <brandon.goldman@ashland.or.us>

Topic: Urban Agriculture

My focus on the 'Normal Plan' is utilization of some of the area for local food production.

I have brought this issue up at several Planning Com. meetings and at three of the 'joint meetings'. There has been some discussion but the topic was never mentioned in the minutes. At the last 'joint meeting' local food production was acknowledged as a coming issue but the committee failed to include any suggestions on inclusion in the Normal Plan.

I continue to call out that local food production is a very important issue and needs to be included in the Plan.

The soil type is Kubli loam a very fertile soil.

The grade is about 3 percent. About ideal for growing under irrigation.

These conditions are unique in the available land included in the UGB.

Please acknowledge this issue and give planning considerations. Once paved-over the ground will no longer be available.

Howard Miller
160 Normal
Ashland

July 27, 2015

TO: Ashland Planning Commission, City Council and local newspaper editors
RE: Normal Avenue Neighborhood Plan

My husband and I recently testified at the City Council before its decision to shut off access by 86 subscribers to TID irrigation water due to possible water shortage in 2015. *At that time, I was unaware of the City's* planning process, begun in 2012, for a Normal Avenue Neighborhood of 94 acres currently within the city's urban growth boundary but outside the city limits. According to the current Ashland Comprehensive Plan, these 94 acres are zoned low density, but according to the Normal Avenue Neighborhood Plan, changed zoning would allow density of potentially 500 units, both houses and multiple-unit dwellings. This change could add to Ashland an enormous number of potential water users.

When the City redirected the TID water of about one-half of all TID users, the rationale included: the City's right to do so in the event of a water shortage, the limit of "emergency" only use of TAP water available from Medford, the cost of purchasing TAP water, and the desirability of not drawing down water stored in the City's reservoir for safety's sake (toxicity or dire emergency issues).

I see a stark contradiction between the City's decision to take TID access by about one-half of the users due to a water shortage and the possible annexation of 500 potential units to Ashland. The Normal Avenue Neighborhood Plan does not address this contradiction.

Within the framework of the 94 acres, this plan for a new neighborhood addition to Ashland appears generally thorough and thoughtful. However, only one brief paragraph deals with the issue of sustainability within this neighborhood. Moreover, nowhere does the plan address how 500 new residential units will impact sustainability for the larger Ashland community, particularly in relation to scarcity of water and climate change.

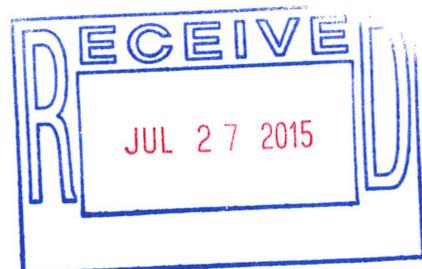
A KEY QUESTION IS: Can Ashland accommodate the anticipated growth if this plan is adopted without ongoing restrictions on water consumption, increasing water costs, and decreasing water quality...all of which potentially impact all Ashland citizens?

In short, the plan does not address the likely draw down on Ashland's limited water resources or the impact of the Normal Avenue Neighborhood's development, as planned, on the City's carrying capacity, in particular, it's water supply.

Sincerely,



Sabra Hoffman
345 Scenic Drive, Ashland



Thursday, July 23, 2015

Letter to the Ashland, Oregon Planning Commission and City Council

RE: Normal Neighborhood Plan

I would like to present a few comments in my opposition to this project, and would like them read and placed into the record at the Planning Commission Meeting on July 28, 2015 and the City Council Meeting on September 1, 2015.

1. According to the Official Ashland Emergency Operations Plan, the most significant hazard risk is Draught (400 points, the next closest hazard is Fire at 275). With this in mind and considering that we have depleted water tables, have no snow pack and little run off, it seems a violation of the trust the citizens placed in you to consider adding additional burdens to the water system by allowing additional homes without having appreciable water available to service the current residents, let alone the added residences.
2. We DO NOT want to be like California where water is restricted by the government, and the citizens are required to cut back a mandatory 25%, all while the government is allowing additional homes to be built. This will require that all citizens will have even less water for their needs.
3. New homes should not be allowed until and unless sufficient water is available to adequately service all the homes, both current and proposed.
4. The infrastructure to handle these homes is non-existent. Roads, sewers, water lines, power, parks, schools and other infrastructure will be required for these homes. These services should be paid for by the new construction and be in place BEFORE any homes are built.
5. I think it is commendable that the proposed homes will be required to have gray water plumbing and drip systems, but without adequate water, these are merely window dressing, and do not solve the problem – they exacerbate it.
6. We should first, develop adequate water supplies, then, and only then, add additional residences. To do other seems myopic.

Thank you for the opportunity to comment.

Sincerely,

Rod Palmieri

369 Meadow Dr.

Ashland, OR 97520

Normal Avenue

From : Janet Vidmar <jan2010727@hotmail.com>

Mon, Jul 13, 2015 11:01 AM

Subject : Normal Avenue**To :** brandon goldman <brandon.goldman@ashland.or.us>

Dear Mayor, Councilors, and Commissioners,

In regards to the proposed Normal Avenue Ordinances, I submit the following comments:

1. The future building of the Normal Avenue Neighborhood must take into consideration the Cemetery Creek floodplain.
2. One access road to the Neighborhood will cross the railroad tracks, funneling traffic onto constricted roads.
3. Homes should face Cemetery Creek for the residents to have the full benefit of living on a green belt. Our properties in Meadowbrook Park Estates are valued higher if they are on a wetland. The placement of roads along the wetland side should also be discouraged from a pollution standpoint, as well as visual.
4. Current native vegetation should be left in place along Cemetery Creek wetland (willow, alders, cottonwoods) to assist in water retention and flow.
5. Traffic along East Main needs to be addressed, as well as a multi-use path.
6. A minimum of two exits/entrances off East Main would help with the traffic flow.
7. Clay Creek traffic must be addressed in terms of a traffic signal and restrictive parking.

Thank you for all you do,

Jan Vidmar
320 Meadow Drive
541-301-3271

RECEIVED

MAR 31 2015

City Of Ashland

Clay/East Main/Normal

Dear Transportation Commissioners,

The proposed developments in this area may lead to several transportation challenges.

1. Please refer to the letter and photos from the heavy rains of February 6, 2015.

This day was not an anomaly for our Meadowbrook Park neighborhood, as other heavy rains have resulted in similar rising wetlands. Hopefully streets will be placed so that natural flows will not be impeded.

2. Also of concern is grid streets in the Normal development, as this encourages higher speeds, and more danger to pedestrians. Our MPE neighborhood, with a curved street, has children playing in the street, and is safer for walkers.

3. I think that anyone from Normal going into Ashland or Tolman or Highway 5, will chose to exit onto East Main rather than Ashland Street, for speed and less congestion. The traffic will increase exponentially, necessitating signals. We often wait a long time to turn from lower Clay onto East Main.

4. More housing is planned next to Snowberry development on Clay. Currently cars are allowed to park on that section of Clay, which forces traffic into the opposite lane and hampers visibility. All houses in Snowberry have available parking behind the development, which should allow Clay to be designated as no parking for the entire length.

5. Although lower Clay has designated car parking by the church, the vehicles parked there are used for construction, and are oversized. This hampers visibility, which forces drivers to veer to the other side of Clay, which is deeply ditched. When trying to make a left turn onto East Main, sometimes it is impossible to see beyond the parked trucks. On Sundays, church members park on East Main, close

Dear Mayor, Counselors, and Commissioners,

Feb. 8, 2015

I realize that not all of you have been involved in the Normal Avenue Plan, but I would appreciate you taking the time to read my comments and view my photos taken on Feb. 6, 2015.

One of the main concerns of neighbors in the Normal Ave. Plan area is the hydrology of Cemetery Creek and Clay Creek. We've been fairly dry in recent years, which hasn't reflected the creek flows and potential for flooding. Development needs to take this issue seriously, as the recent rains have not been biblical, but the potential for problems was seen.

I have attached 16 photos which demonstrate our concerns.

Photos 1-4 are of Cemetery Creek, and they were taken from my property, 320 Meadow Dr. That is part of the Meadowbrook Park Estates (MPE). Unfortunately our homes were built before the setbacks were in place, and the actual Cemetery Creek jurisdictional wetland floodplain bisects my living room. Fortunately there are cottonwood trees and willows to soak up and hold back water.

Photos 5 & 6 show the very end of Creek Drive. You'll notice that 2086 Creek Drive has water rising into the driveway and down the road. The gravel berm is clearly visible, and that is causing problems for the neighbors. The berm was placed at the end of Creek by Mr. Livni, who owns tax lot 3600. I read the Keystone Consulting report, and the Livnis were told that they did not have much wetland, and the drainage from Creek Drive was the cause of their wet property. True, the runoff from Creek Drive drained into the Livni property, but now Creek Drive is flooding, and a flow through is necessary.

Photos 7-10 clearly demonstrates that Cemetery Creek flows from south to north, and through the Winmill and Livni properties. I walked around the water on Creek Drive for better view and more photos. Mr. Livni did indeed hold back the drainage, but not the natural hydrology of Cemetery Creek. You can also see the flow to East Main, looking in the direction of the Baptist tax property 3601. I have consulted the Schott and Associates Jurisdictional Wetland Determination and Delineation survey prepared for Mahar Homes, and the hydrology is consistent with my observations on 2/6/15.

Photos 11 & 12 are of Clay Creek, coming south through Wing Spread Park and into MPE, (Wing Spread installed the chain link fencing between our properties). Last year our MPE HOA, with the consent of the City of Ashland, we had to remove huge cottonwoods that fell and threatened homes. We complied with the City requirements and at considerable cost, restored the area in riparian vegetation. As you can see from the photos, some of the plants are now imperiled.

Photos 13-15 follow Clay Creek as it poured down the middle of MPE to the Creek Drive bridge.

Photo 16 is of the Creek Drive bridge, south end. The water was near the top when I photographed. Part of the apparent blockage at the bridge was caused by the blackberries on the north side, constricting the water flow.

Please carefully consider where developments are placed, and hold the developers accountable for designing with hydrology in mind. Clay Creek and Cemetery Creek are not ditches or flooded irrigation areas. Recently, Mayor Stromberg pointed out that Ashland's water courses are special attractions for the neighborhoods. Please, let's commit to restoring riparian habitats, clearing any impediments to flow, and considering long term flooding potential.

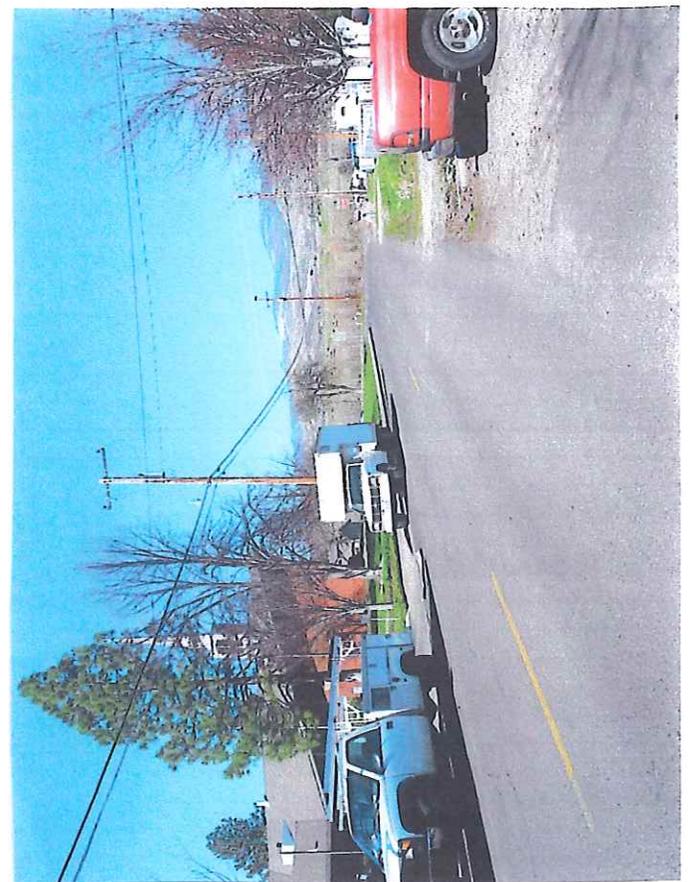
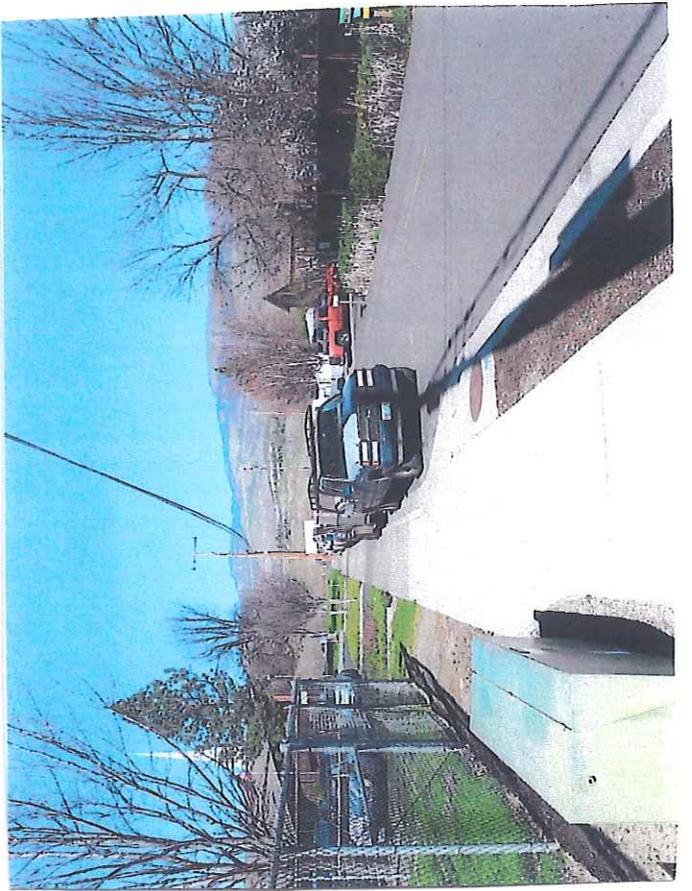
Thank you for your time and all you do for the citizens of Ashland.

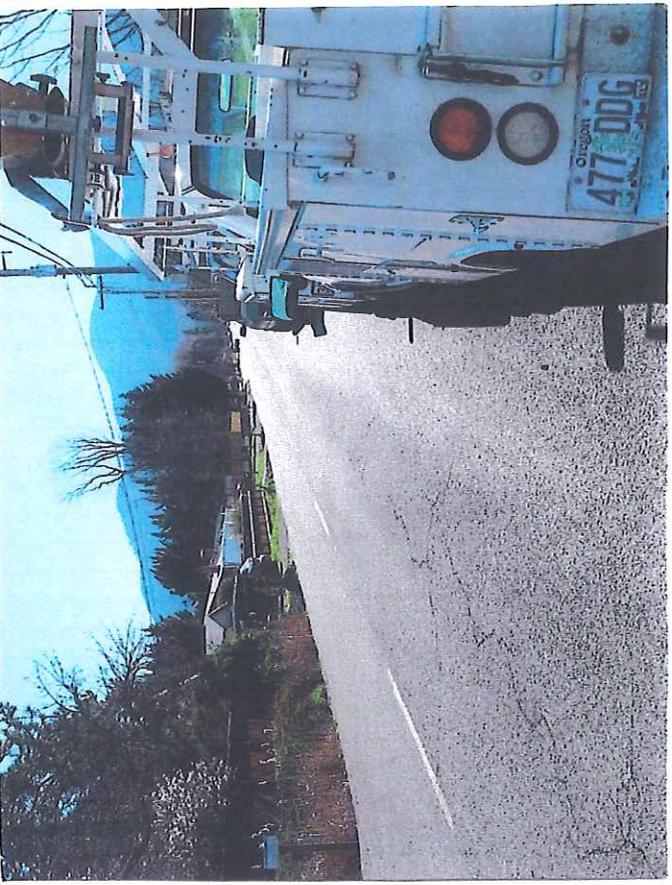
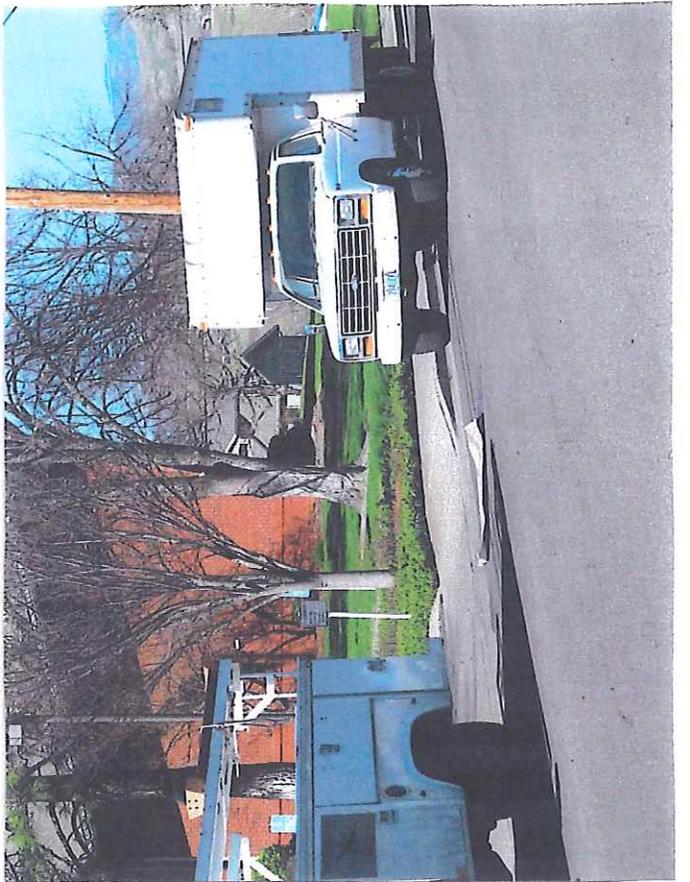
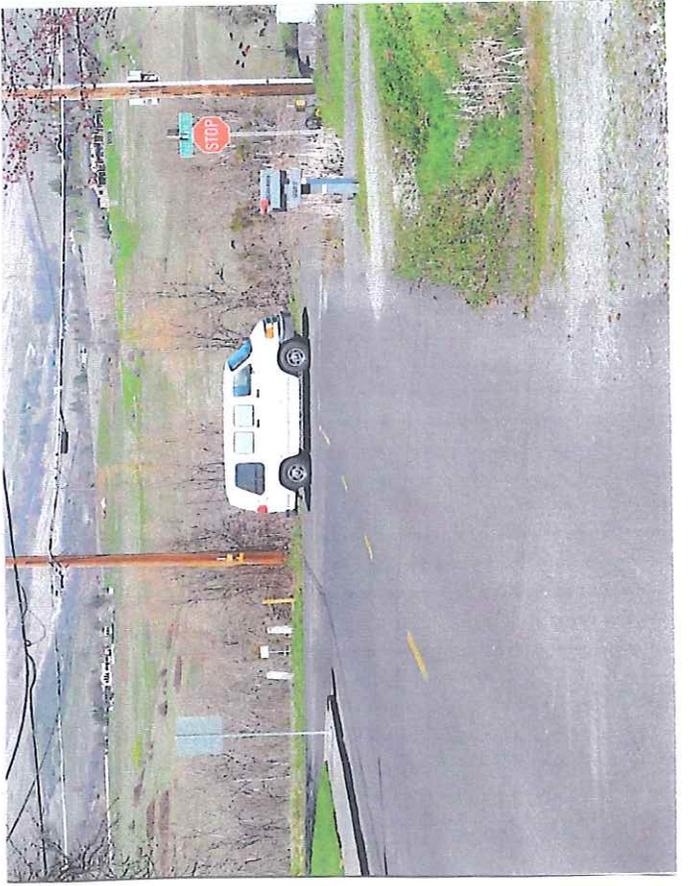
Respectfully,

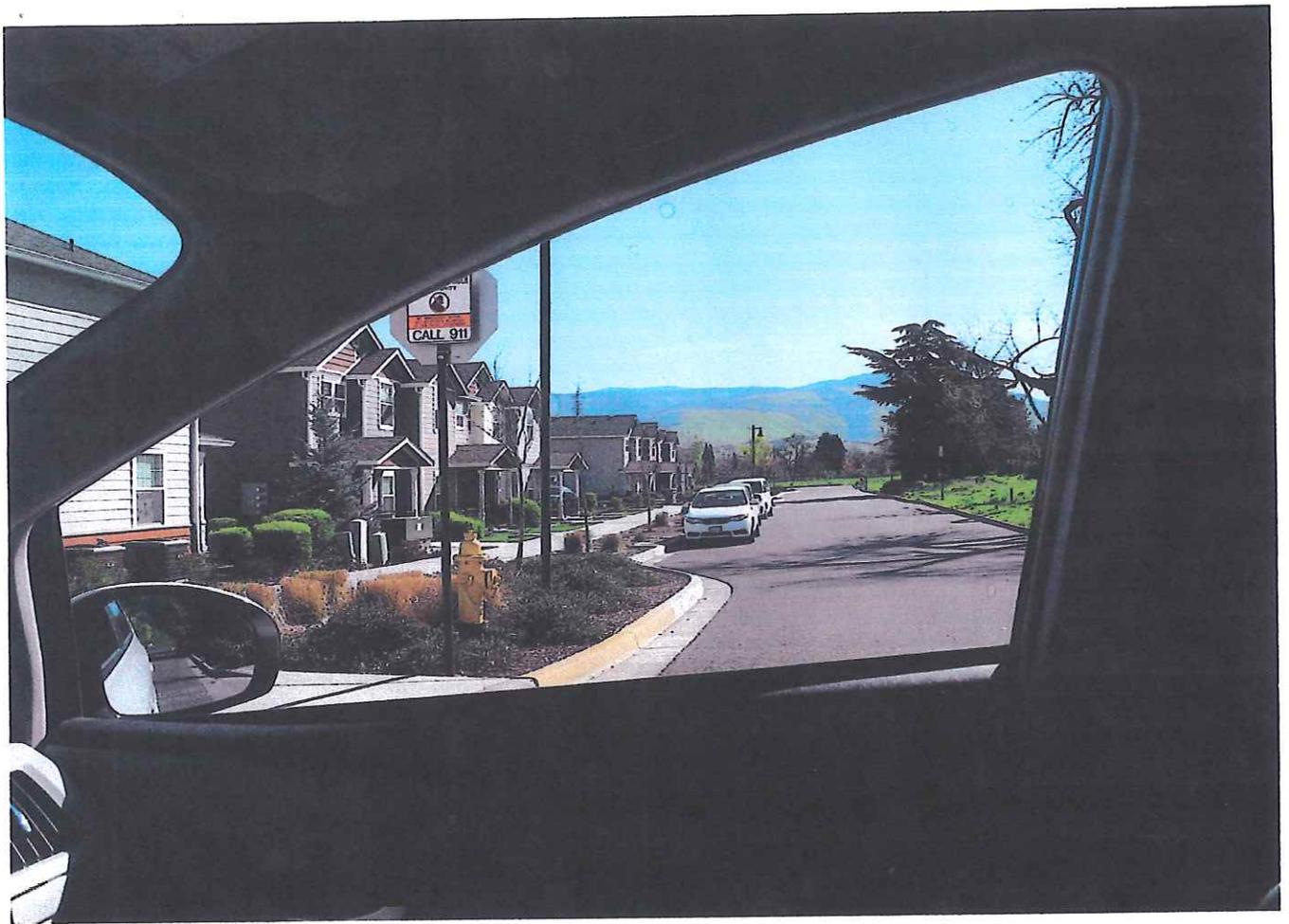
Jan Vidmar











(1)



(2)



(3)



(4)



(5)

- 1) Snowberry Brook (Villard St.) parking - other parking behind buildings. Future housing and new dog park will be off Villard, increasing traffic on Clay.
- 2) Snowberry residents parked on Clay, as I prepare to cross center lines. The approaching car must go to their right close to the gravel.
- 3) View out my window, intersection Clay + East Main. It is necessary to go beyond the pole to see approaching cars from East Main + Tolman (at 40mph).
- 4) Cars parked on East Main, necessitating entering East Main to see on coming traffic.
- 5) Cars parked along East Main, blocking view of on coming and turning traffic.

Re: Upcoming Normal Neighborhood Plan Meetings

From : hmiller@jeffnet.org

Mon, Mar 23, 2015 10:03 PM

Subject : Re: Upcoming Normal Neighborhood Plan Meetings**To :** brandon goldman <brandon.goldman@ashland.or.us>

Hi, Brandon,

Alas, we had no time to respond to the packet you distributed at the March PC meeting containing the revised Normal Neighborhood ideas. Since we can not attend any of the scheduled meetings before our return May 8, I am sending a few requests to be considered. These are not necessarily new, but never seem to be incorporated into revisions, so I will try again.

--The wetlands are real, not caused by irrigation runoff. I sent Bill a few pictures of (I believe) #12, the narrow channel along our back property line where Mr. Jones cut down the poplar trees and tried to bulldoze. Those photos were taken about a week after a rain in February, and one can see water running. These are state-protected lands, and great care should be taken for their protection and preservation.

--Please consider other elements of the Comp Plan besides Housing when working on a plan. I really do understand the stress of the Planning Department as you try to accommodate the expected growth of the town. But, the reason this is a nice place is that houses are not built all over, and other features, such as parks, natural spaces, and open space, are important.

--When designing the housing patterns, please think carefully for whom you are potentially building (not you, but what the zoning will specify). If we really want to attract families, 3-story multi-family units is not the answer. I am not sure how many seniors want that, even if they are fit. My concern is that the subdivisions along East Main and Clay area already quite dense (look at the aerial maps!), so do we really want a downtown New York-style entrance to town? If this area must be urbanized, then I would beg for clustered housing with swaths of open space and plenty of room for community gardens, using the good Kubli loam for growing our food.

--While I do understand that only large construction companies could bear the cost, so smaller builders might be squeezed out, I am not sure that public financing for East Main and the railroad crossing is wise. Does this type of pre-paid service have a track record? Since Mr. Jones stated several times that his company would not 'foot the bill', I wonder if the City has successfully recouped monies paid out. Does that seem fair to the contractors who did the infrastructure for their projects?

--Lastly, I hope that proof of need is documented. To just build housing to attract more residents is not the best use of land; if dwelling units are really needed to accommodate those living here or wanting to work here, then a reason to build exists. I have just seen too many towns overrun by acres of new homes, then bear the burden of caring for the new residents who may not have moved there had so many houses not been available.

I hope that the concerns of the current residents will be respected, and the land used for its highest and best purpose, not just to satisfy the desires of Medford builders.

Sincerely,

Howard and Debbie Miller

On 19.03.2015 23:11, Brandon Goldman wrote:

| .
