

Bryce C. Anderson
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April 8, 2014

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

Re: Normal Neighborhood Final Plan

Dear Commissioners,

The undersigned is chair of an ad hoc committee representing the homeowners' associations of Meadowbrook Park Estates, Ashland Meadows and Chautauqua Trace regarding the Normal Neighborhood Final Plan. This letter addresses the concerns we have regarding that portion of the plan area that lies 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."

At the March 11, 2014 meeting, we presented our concerns regarding density on this property and asked that the NN-03 and NN-03-C areas be changed to NN-02 until the problems regarding utilities and improvements on East Main are solved. At that same meeting, staff expressly stated that once a property is given a certain zoning, the most difficult change to make is to *lower* the density. It makes no sense to lock this property into a higher density zone when future circumstances may indicate a lower density is preferable, particularly when the density can be increased if the need arises.

For all of the above reasons, the three homeowners' associations ask this commission to amend the plan to eliminate the NN-03 and NN-03-C zones from the plan.

Very truly yours,

Bryce C. Anderson