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**Normal Neighborhood Plan Comments**

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**From :** David Force <wanderforce@aol.com>

Sun, Aug 30, 2015 06:28 PM

**Subject :** Normal Neighborhood Plan Comments

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

**Cc :** John Pierson <meadowlarkwoman@charter.net>

Dear Mr. Goldman:

Thank you for the opportunity to comment on the Normal Neighborhood Plan. Please enter these comments in the record for the September 1, 2015 public hearing. I will be unable to attend that meeting.

I am writing as the attorney for the William Pierson Family Farm Trust and Pierson Cattle & Hay, an Oregon limited partnership. The Trust owns the 235-acre Pierson Ranch, including 13 lots of record centered on 1735 E. Main Street; directly across E. Main from the neighborhood planning area, and located on both sides of Bear Creek and both sides of Interstate 5. All but about 9 acres of the trust property are zoned Exclusive Farm Use. The trust property is managed by Pierson Cattle & Hay, whose General Partner John S. Pierson lives on the property, and is a busy working farm.

The Trust and PCH have some serious concerns about the consequences of dense residential development in the Normal Neighborhood, upon the viability of the farming operation.

- The Normal Neighborhood occupies a higher elevation than the Trust property, and slopes downhill toward E. Main and Bear Creek. At least two seasonal streams drain the Neighborhood into Bear Creek across the Trust property. During times of even mild precipitation, stormwater runoff onto the Trust property causes soil erosion and interrupts use of parts of the Trust property a few times each year. We are concerned that unless extensive storm sewer facilities are developed in the Neighborhood prior to any new construction, the increased water runoff from new streets, driveways, roofs, etc., will cause severe negative impacts which cannot be mitigated after the fact. Most critically, we implore the City to insure that all stormwater runoff is diverted away from E. Main and does not flow over the Trust property.

- The Ashland side of the Trust property is bisected diagonally by the City's 48-inch sewer main. Consistent with Ashland's longstanding policy of preventing any kind of improvement or development on lands contiguous to, but outside, its corporate limits (in this instance E. Main Street); only a single sanitary sewer hookup is allowed by the City along the 1/3-mile transit of the sewer main trunk. Extensive development in the Normal Neighborhood would certainly require construction of a large feeder into the main line under the Trust Property; which in turn will require an easement across the property and compensation for major interruption of the farm business during its construction. Moreover the existence of such a lateral connection to the main sewer trunk would render a significant portion of the Trust property less useable for agricultural purposes. The Trust therefore offers to help the City avoid the expense and delay of use of its eminent domain authority, and would grant the requisite easement in exchange for allowing hookups to either the main or the new lateral sewer for each of the lots of record owned by the Trust which front directly on E. Main; and extension of the City's municipal water service across E. Main to those lots.

Thank you and the Council for your attention to and consideration of these matters. Please feel free to contact me by email, or standard mail at P.O. Box 10972 Eugene, Oregon 97440.

Very truly yours,

David C. Force

OSB No. 822585

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