

Normal area plan

From : Randy Jones <randy@maharhomes.com>

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Subject : Normal area plan**To** : Brandon Goldman <brandon.goldman@ashland.or.us>

Brandon and Normal Area Study Committee ,

I am out of town on a pre scheduled vacation this week, but would like you to consider these thoughts as you do final deliberations.

1. Infrastructure financing for off site improvements should be part of the SDC permitting process and not in addition to such charges. Public financing of such would insure completion vs. trying to do a patchwork of private financing that may never come together.
2. Proper and legal delineation of wetland and riparian areas should be used in formulating setbacks and infrastructure design and cross access points. The arbitrary conservation zones are not workable.
3. Density allocations has moved all over the map based on neighbor inputs and commission, council, committee inputs. I am not sure consensus has been achieved even now, so that could be a sticking point moving forward.
4. The affordable housing requirements will quite possibly make the entire process a mute point. For now it doesn't work for anyone trying to annex land in this area. The proximity to the railroad tracks makes public subsidy unrealistic. There is no where near enough margins to absorb this burden privately.

These are all points we have discussed at numerous meetings over past two and half years.

Thank you for your service to the community on this complex plan!

Respectfully,

Randy Jones
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