

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

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