

**Re: Upcoming Normal Neighborhood Plan Meetings**

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**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:

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