

November 12, 2019

To: Ashland Planning Commission

Fr: Scott Knox

I own property located at 1525 Hwy 99 and 1515 Hwy 99, adjacent to the subject property. While I generally support increased density in the City of Ashland, I have some concerns about the proposal in this particular location.

NOTICE:

First, I am concerned I did not receive notice of this hearing, and only learned of it over the weekend. As a result I have not had an opportunity to fully analyze these materials.

INADEQUATE TRANSPORTATION:

Second, there are inadequate transportation facilities which can and will be provided to the site. In particular:

AMC 18.5.8.050(E) requires that adequate transportation can and will be provided to and through the subject property.

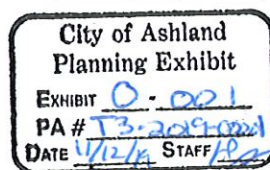
Similarly, AMC 18.5.2.050 Site Design and Use Standards, provides that the proposal shows there is adequate capacity of city facilities for paved access to and throughout the property and adequate transportation can and will be provided to the subject property.

In reviewing the subject application, it appears there are only two proposed accesses to the site, one of which is along an easement through private property. Due to last minute discovery of this hearing, I was unable to review the easement to determine whether it would allow access to a 196-unit apartment complex, but I have concerns that the easement does not legally allow such a broad expansion of its use.

Second, the physical easement access is steep and consists of only approximately 10-feet of paved travel lane width. In the event of snow and inclement weather, it is unlikely vehicles could traverse that steep access creating safety issues, and potential traffic issues that would affect my business, should vehicles be forced to park in my private parking lot. This also create a safety hazard in the event of wildfires or other emergencies in which a large number of vehicles would attempt to use this access.

EXCEPTIONS:

Additionally, it appears that the applicant seeks a number of exceptions to the site development and design standards in order to develop this property with 196 units. To approve such exceptions, the applicant must show that it will not substantially negatively impact adjacent properties (AMC



18.5.2.050E). In this case, such significant densification of the adjacent property is likely to have significant negative impacts to neighboring property in that: a) the traffic study shows a significant increase in traffic along an already busy road; b) there is a legitimate question as to traffic queing as a result of this development. Although the TIA does not indicate significant increases in queing, ODOT's report seems to question this finding. On page 10 of the staff report, it notes that "ODOT noted existing queuing issues at OR99 & Valley View and Main & Maple intersections which were in excess of the TIA's observations"; c) one of only two major accesses to the site would take access along an easement on private property, for which such easement was not designed; and d) the slopes in this area are steep making it likely that in inclement weather vehicles would have trouble accessing the subject property via the easement thereby causing further impact to my property.

I urge you to this postpone consideration, or deny, this application until the applicant can show that these transportation issues can be resolved, that the easement will be legally and physically sufficient to support such a high density development, and that the project will not negatively impact neighboring properties.

Sincerely,

Scott Knox