

**2021-09-14 Public Testimony submitted by Julia Sommer
PA-T3-2021-00003 192 North Mountain Ave**

Statement to Ashland Planning Commission 9/14/21 re: Beach Creek

I am Board Secretary of the Ashland Village Homeowners' Association, located on the northern boundary of the planned KDA Beach Creek Development. We share not only a boundary, but also responsibility for conserving and maintaining Beach Creek itself.

I am speaking to you today to draw attention to the challenge of dealing with Beach Creek riparian enhancement or restoration and the need to share responsibility with KDA for repairing eroded banks and preventing further erosion.

After removing blackberries along our section of the creek, as required by the City, we discovered that there are steep banks, debris, and areas of erosion that need to be repaired so that the stream doesn't damage nearby homes that are part of our homeowners' association.

We have met with Derek Severson of the City Community Development department, Kora Mosseaux of Jackson Soil and Water Conservation District, and Dan Bish of Plant Oregon.

They are all in agreement that the narrow creek corridor that traverses the KDA portion of Beach Creek accelerates the flow of water, thus eroding the section of creek on our property, as well as bringing debris that can block the culvert at the north end of our HOA property. (This culvert runs under Village Green Road and it has in the past become blocked with debris from upstream Beach Creek, thus on occasion flooding one of the homes in our association.) They have all agreed that it would be important to open up the creek channel to slow down the flow. We have been in conversation with Mark Knox and he is aware of this concern.

We would like to make sure that KDA, as part of its permission to build the Beach Creek Development, collaborate with us (and the City) to address the restoration and safety of the creek.



From: Sue Whiteman <suewhiteman063@gmail.com>

Date: Wed, Sep 15, 2021 at 2:41 PM

Subject: Planning Commission Meeting 9/14/21

To: Julia Sommer <juliamsommer@gmail.com>

Ashland Planning Commission Regular Meeting September 14, 2021

We support the comments made by Julia Sommers of the Ashland Village HOA board. We reside within the HOA and have been involved in this project since the blackberries were removed in the spring of 2021 revealing the nature of the creek.

Our property borders both the proposed development and Beach Creek. The stream is designated intermittent ephemeral flowing from the mountains into Bear Creek. It is part of the City's storm water drainage system.

Onsite visits have occurred with Rogue River Watershed Council, Jackson Soil and Water Conservation, Plant Oregon and Derek Severson to address our concerns about past and future erosion and flooding.

All restoration specialists have noted the KDA section of the creek is straight, deep and narrow resulting in an accelerated flow.

At KDA's north property line, a large pile of debris including concrete culverts, tires, steel wheels etc was dumped into the creek diverting water toward our house. It has already caused 10 feet of erosion along a 10 foot drop off. That area is now bare soil and crumbling.

Measuring from the eroded bank there is 11 feet to our property line and another 13 feet to our house.

The creek then winds along the HOA's 1 acre section, slowing the flow of water until it exits through the culvert.

Previous to blackberry removal, a neighbor across the creek has moved his fence a couple of times due to erosion. In addition, approximately 5 years ago the culvert was blocked, flooding an HOA house located close to the culvert.

A video was recorded of the creek following a .08 inch rain event showing the culvert 2/3 full. The restoration specialists have viewed it and Derek has a copy.

During the onsite visits we were informed the KDA portion of the creek will continue to get deeper and narrower, further increasing the risk of erosion and flooding downstream.

The County's report dated 7/16/21 recommends netting be placed along the drop off by our house before winter rains arrive to reduce the potential for erosion.

During our discussions with Mark Knox addressing our concerns, he has consistently stated he does not want to disturb the creek corridor including the pile of debris.

We are requesting the planning commission support KDA's collaboration with our HOA, the County and City to mitigate erosion and flooding downstream.

Thank you,
Sue and Gery Whiteman
Ashland, Oregon

Testimony of Rick Harris
PA-T3-2021-00003
September 14, 2021

Oregon's Land Use Goal 10: Housing begins with:

“An adequate housing supply is a fundamental building block of a healthy community. Likewise, provision of housing for a community is one of the primary elements in a comprehensive plan for cities in Oregon.”

According to State Economists, State Legislators, housing consumers and real estate professionals, Oregon has an acute housing shortage—we are 200,000 homes under the projected need statewide.

According to Southern Oregon Multiple Listing Service, Ashland has less than 35% of its historic inventory of available homes for purchase in all price ranges, and even less in more moderate (for Ashland) price ranges.

Real Estate represents over 22.2% of Oregon's GDP in 2020, it provides good paying jobs, and each new home represents an added economic benefit of \$132,000.

The immediate need for Ashland to provide increased housing inventory, together with the added economic benefits to the community, as anticipated in Oregon Land Use Planning Goal 10, are major reasons why this development should be approved.

Sources:

Southern Oregon Multiple Listing Service
Bureau of Economic Analysis
U.S. Census
National Association of Home Builders
Macroeconomic Advisors
National Association of REALTORS®