

File no. CP-13-032

Additional written testimony received after packet publication

John Adam

From: Jeff Elsasser <jeffnbecky@yahoo.com>
Sent: Thursday, January 23, 2014 12:53 PM
To: john.adam@cityofmedford.org
Subject: rezoning

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JAN 23 2014
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To whom it may concern:

Hi, I am a home owner on Hollyhock Dr. Medford. I am asking you to please OPPOSE the rezoning of my neighborhood. I am concerned about the higher rate of crime that would occur with the high density apartment buildings. I am raising a family and would like to have my neighborhood stay safe. I also do not want the value of my home to go down. Once again, please do not rezone our neighborhood.

Thank you so much for your consideration,

Rebecca E.

John Adam

From: WHF2929@aol.com
Sent: Thursday, January 23, 2014 1:57 PM
To: john.adam@cityofmedford.org
Cc: kferguson@roguevalleylaw.com; rraycpa@aol.com
Subject: zone change Parcel on NW corner of Crater Lake Avenue and Coker Butte.

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John

Thank you for the information imparted to me on the above zone change to Commercial. It has been planned for years and good to see it finally being implemented as a part of Medford's long term planning.

Your information was helpful. Given the length of the planning meeting tonight I thought it better to simply email to you my support of this needed change and not clutter up the meeting or take other folks time.

Please consider this email my support of the city's proposal for commercial zone for property at the NW corner of Crater Lake Avenue and Coker Butte road as shown on the Maps by the city in their staff report.

Bill Ferguson
whf2929@aol.com

John Adam

From: Laurie Miller <lam@medfordlaw.net>
Sent: Wednesday, January 22, 2014 11:36 AM
To: John Adam
Cc: John Huttli; johncd@charter.net; Sydnee Dreyer
Subject: ISA #930 - File No. CPA 13-032
Attachments: Ltr to John Adam re ISA#930 - File No CPA13-032.PDF

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Hello Mr. Adam:

Sydnee has asked me to e-mail you a copy of the attached letter that we will be hand delivering to you today regarding the above subject matter. We would greatly appreciate you delivering a copy to the Medford Planning Commission.

If you have any questions, please do not hesitate to contact our office.

Thank you,

Laurie Miller
Assistant to Sydnee B. Dreyer
Huycke, O'Connor, Jarvis, Dreyer, Davis & Glatte, LLP
823 Alder Creek Drive
Medford, OR 97504
Phone: 541-772-1977
Fax: 541-772-3443

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Planning Dept.

January 22, 2014

RE: CPA 13-032
ISA 211 and 212

Dear City of Medford Planning Commissioners:

I am writing to you in opposition of the proposed General Land Use Plan amendment proposed for ISA 211 and 212 from Urban Residential Low Density to Urban Residential High Density.

I am a lifelong resident of the Rogue Valley. I have owned my home adjacent to these ISA's since 2003. I bought my house knowing that there were apartments, condominiums and duplex units in close proximity (to the west) of my neighborhood. I also bought my home knowing that county land was on the east side of my neighborhood with considerable lower density.

In keeping with general planning practices, I understand the desire to have high density residential near shopping and services. I also understand the common practice of buffering single family residential from commercial areas with high density residential; which the City of Medford wisely did in my neighborhood. That being said, the City is now proposing to go against common planning practices and create an island of single family residential surrounded by high density residential.

The proposed Urban Residential High Density designation would allow the construction of apartment buildings adjacent to single family dwellings. The proposed change to UH is not appropriate for this residential neighborhood. The staff report states that 2000+ acres of UR is needed, this is an area that would certainly accommodate additional UR designated property that could develop to SFR-6 or SFR-10 standards similar to the existing housing in the neighborhood

The Citizen Involvement Element of the Comprehensive Plan requires that the Citizens Planning Advisory Committee (CPAC) "*solicit additional citizen input on specific issues through contact with neighborhood organizations and groups. Where appropriate, CPAC and subcommittee meetings shall be held in neighborhoods affected by the issues under consideration.*" As a resident of this neighborhood, I can attest that we were not contacted by the CPAC, nor were any meetings held in our neighborhood, which will be greatly affected by this proposed change.

Sincerely,



David Towe

1681 Hollyhock Drive

City of Medford
Planning Dept. and Planning Commission
200 So. Ivy Street
Medford, OR 97501

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JAN 23 2014 CAP
Planning Dept.

Re: GULP Amendment Proposal

File No. CP13-032

Attention: John Adam

To Whom It May Concern:

We own a home at 3620 Mallard Lane, Medford, OR 97504

Map and Tax Lot No. 37 1W 08 BDO 1905 within 200 ft. of proposed
Amendment change zoning from UR to UH for ISA No. 212.

We oppose the change as it would impose an excessive concentration of
UH development in that 94 acres of 167 acres proposed for change from
UR to UH are located in ISA 211, 212, 213 and would encircle an area of
already established homes in ISA 212. The present zoning of UR is
allowing the development of affordable single family homes in the
east Medford area. This is a much sought after commodity in a growing
community attracting retirement age buyers, young families & people
who want to have that American dream of home ownership.

The area lacks adequate facilities and services ae: parks, open spaces ,
schools, roads to support the high density proposed. If more housing density is
truly needed a change to UM for a portion of the area would seem more appro-
priate in maintaining and developing the character of the neighborhood.

We request you deny the proposed zoning changes on ISA No. 212 and 213 and
that they remain UR. Please include this letter in public hearing of 1/23/14 record.

Thank you for your consideration of this matter.

John L. Traynor *John L. Traynor* 1/22/14
Barbara A. Traynor *Barbara A. Traynor* 1/22/14

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JAN 23 2014

Planning Dept.



CSA Planning, Ltd

4497 Brownridge, Suite 101
Medford, OR 97504

Telephone 541.779.0569
Fax 541.779.0114

Jay@CSAplanning.net

January 23, 2014

City of Medford Planning Commission
200 South Ivy Street
Medford, Oregon 97501

RE: *ISA Project (Specifically ISA 140)*

Dear Chair Zarosinski and Fellow Commissioners:

CSA Planning has been engaged by Investors VI LLC to comment on their behalf regarding the ISA project, and specifically the area identified as ISA 140. Investors VI LLC is the fee owner of Tax Lot 200 that is affected by the proposed amendments. Investors VI LLC supports the proposed GLUP Map amendment to Commercial.

The proposed amendment is consistent in all ways with the City's adopted Economic Element. Ultimately, the ISA project is a subcomponent of the larger UGB amendment project. Investor's VI LLC believes ultimate UGB expansion would be well positioned from the proposed ISA 140 GLUP Map amendment. The Economic Element recognizes that there is a surplus of industrial land and deficit of commercial land and rebalancing these uses is an important Goal 14 efficiency measure.

It is possible that some aspects of the proposed ISA project will be met with community resistance. It is not expected that ISA 140 will be met with community resistance. This could result in ISA 140 being slowed down due to other objectionable aspects of the ISA amendment project. ISA 140 is so beneficial to the overall UGB project from a Goal 14 perspective, Investors VI LLC respectfully requests ISA 140 be accelerated and completed in advance of other more controversial portions of the project.

Very Truly Yours,

CSA Planning, Ltd.

A handwritten signature in blue ink, appearing to read 'Jay Harland'.

Jay Harland
Principal

cc. File

John Adam

From: Tara Laughlin <tlaughlin83@gmail.com>
Sent: Thursday, January 23, 2014 11:30 AM
To: suzanne.myers@cityofmedford.org; john.adam@cityofmedford.org
Subject: Apartment Zoning

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Dear Medford Planning Department Head,

I am writing to inform you of my opposition of the proposed high density apartment complexes. According to a letter we received, the city of Medford thought it would be a good idea to change the zoning so they are able to build apartments within our single family home neighborhood.

My family and I are incredibly frustrated with this proposal. We are against it because we know that it will cause extra traffic in our neighborhood. There are already areas of concern that I have contacted the city about (intersections without stop signs, where drivers just drive though without looking). And those areas will only worsen.

Aside from that, crime rates are higher in areas with apartments. When we purchased our home about 5 years ago, we purchased it because it was quiet and there were no apartments nearby. Now, as we drive into our neighborhood, there is a new apartment complex close to the Lighthouse Church on Arrowhead. There are ALWAYS people standing on that street smoking. Most of the time, in their pajamas. Not exactly the "welcome to our neighborhood" look I was wanting when we bought into our neighborhood. But they don't care, they don't "own" a house here, they don't have an investment in the property. And we want to add more of that?

With that said, it also lowers our property value. In this market, a lot of homeowners have had a difficult time gaining property value. For those of us that have held on, and done what we could to keep our homes, we pray for our homes to gain value. The last thing we need is apartments to be built around us, and lower our home values. We've been through enough as it is.

Can't Medford have any nice areas without having to lower the look of things by adding apartment complexes? There are very few NICE neighborhoods in Medford, and now we have to make them look trashy? Can't we just keep some of the neighborhoods high end? Have you ever been to other cities around Oregon? Take Bend for example. You hardly see any apartments around Bend. And when you do, they are grouped together. You don't add them into existing homes and make that neighborhood look less appealing. Come on Medford; let's make Medford look how it should! Classy! I've spoken with MANY of our fellow neighbors, and we are ALL in agreement about this. Keep the apartments out of our NICE, QUIET neighborhood.

Sincerely,

Tara Laughlin

P.S. We would be attending tonight's City Council to oppose this, but our son has his preschool performance, so I am sending this via email. Please let me know that you have received this. Thank you!

January 23, 2014

City of Medford Planning Department
City Hall, Lausmann Annex, Room 240
200 South Ivy Street
Medford, Oregon 97501

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Re: File No. CP 13-032

Attn: John Adam

We OPPOSE the proposed amendment to the General Land Use Plan which would change zoning of Wilkshire Terrace, designated as 240 on the GLUP map. This area is an open field north of Lone Pine, located at the terminus of Wilkshire, Roberts, Canyon and Voss. It is currently surrounded by SFR-4 neighborhoods and we would like to see development that is compatible with them.

Rezoning Wilkshire Terrace to UM reverses decisions made by City of Medford Planning Commission in 2007. On May 10, 2007 the City rejected an application for development by Tony Jelincich that would have required a zoning change. Residents strongly supported that decision to maintain the SFR-4 zoning for Wilkshire Terrace.

Then in October, 2007, the City confirmed its May decision by approving Mr. Jelincich's application for a subdivision with SFR-4 zoning. Residents strongly supported this action also because it was reasonable and compatible with the existing neighborhoods.

Even current owners of part of 240 oppose rezoning this area to UM. On January 9, 2014 William Barchet and Talbot Shelton mailed a letter to us stating their opposition. They said, "While increasing the density from UR to UM would presumably increase value of our property, it is not clear to us that it is the best use of the land."

PLEASE VOTE "NO" on rezoning Wilkshire Terrace, area 240 on the GLUP. Maintain the current SFR-4 zoning for Wilkshire Terrace so it will be compatible with the existing neighborhoods around it.

Thank you,


Melvin and Charlene Beaty
2902 Fredrick Drive
Medford, Oregon 97504
541-773-1149

John Adam

Subject: FW: Rezoning Issue

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From: "Dept - CMO" <cmo@cityofmedford.org>
To: "Eric P. Swanson" <paul.swanson@cityofmedford.org>, "Bill W Hoke" <bill.hoke@cityofmedford.org>, "Glenda P Wilson" <glenda.wilson@cityofmedford.org>, "Jim E Huber" <jim.huber@cityofmedford.org>, "Kelly A Akin" <kelly.akin@cityofmedford.org>, "Bob J. Strosser" <Bob.Strosser@cityofmedford.org>, "Chris Corcoran" <Chris.Corcoran@cityofmedford.org>, "chris corcoran" <chris.corcoran@awbank.net>, "Daniel L Bunn" <daniel.bunn@cityofmedford.org>, "Dick Gordon" <Dick.Gordon@cityofmedford.org>, "Eli G. Matthews" <eli.matthews@cityofmedford.org>, "Gary Wheeler" <Gary.Wheeler@cityofmedford.org>, "John Michaels" <John.Michaels@cityofmedford.org>, "Karen Blair" <Karen.Blair@cityofmedford.org>, "Bob' 'Strosser" <Bobs@cbprowest.com>, "Tim Jackle" <tim.jackle@cityofmedford.org>
Sent: Wednesday, January 22, 2014 1:03:55 PM
Subject: FW: Rezoning Issue

Winnie Shepard
Mayor and City Manager's Office
411 West 8th Street
Medford, OR 97501
(541) 774-2003

-----Original Message-----

From: Debbie Taylor [mailto:genetaylor@charter.net]
Sent: Wednesday, January 22, 2014 11:05 AM
To: council@ci.medford.or.us
Subject: Rezoning Issue

I haven't had time to study the full proposal and won't before tomorrow's meeting, but my initial reaction is there needs to be a lot more public input on this issue. What may look good on paper does not necessarily translate into what citizens want. Here are my biggest concerns for now:

- 1). Rezoning of Rocky Knoll property
- 2). Possible road through RVCC property

Debbie Taylor
Sent from my iPad.

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JAN 22 2014

PLANNING DEPT.

William S. Merrihew
3716 Mallard Lane
Medford, OR 97504
20 January 2014

Dear City of Medford, OR: PLANNING DEPARTMENT;

This is in response to the notice of Public Hearings scheduled for 23 January or February 13, 2014.

For what its worth I oppose the trend to ever increasing densities. Going from UR to UH or CM will eventually made for a very unpleasant habitation.

I made an attempted to review your information on the Net. As might be expected it is rather overwhelming for a lay-person to understand, if for no other reason that the size of the material.

What struct me was that Medford is required to have a 20-year Plan for development based on someones growth projects. The City doesn't have sufficient land to accommodate the projected growth. At least I think that's what I read.

This tends to match my observation, from this years maps and from several years ago, that all the land in question is all being raised to higher density. For example UR will go to UH, or even CM (commercial).

What's the point? If you can't met the State's requirements because of insufficient land you will always have to cram more and more people on any given piece of land. Of course this only helps the politicians. More people more taxes. As an aside I'll point out the obvious: COLAs go up 1.5 percent, yet the government routinely demands 3 percent (property tax), and other agencies want 4 to 10 percent increases (federal). Apparently politicians can't manage money or programs very well or at least not as well as the public!

Somewhere in you Plan I hope that there is some consideration for "green spaces". Most Plans have a goal or objective of some ratio of open land to developed. Say 80 to 20 percent or whatever the Planners think appropriate. However in Medford's case I presume even if you wanted too there is insufficient property for that consideration. I presume eventually Medford will be wall-to-wall houses, or houses and commercial with no breaks. I don't believe that makes for a very inviting cityscape.

Sincerely;


William S. Merrihew

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PLANNING DEPT.

January 20, 2014

City of Medford
Planning Department
411 W. 8th Street
Medford, OR 97501-3188

RE: Proposed General Land Use Plan Map Amendment

Dear Sir,

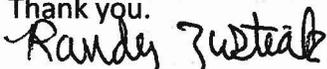
We would like to take this opportunity to provide input into the land use zoning amendment process, the outcome of which may affect the land use classification of a currently undeveloped tract (labeled 213 on the GLUP) adjacent to our residence on Dragon Tail Place.

These are our concerns about the proposed change from FR6 to high-density residential:

1. Dragon Tail Place is bisected by the undeveloped tract. If high-density development were to occur, it is reasonable to believe that the each end of the street would be linked by new construction to serve the new development. The street is currently narrow, with parking available and heavily utilized on each side of the 1600 block of Dragon Tail, resulting in a constricted travel way. Increased through traffic, enabled by construction linking the two ends of Dragon Tail Place, would create a safety issue. The street is too narrow to adequately and safely accommodate additional ingress/egress pressure from from the west where it is likely the bulk of significantly increased traffic would originate.
2. We chose to purchase this slightly elevated location because of the view it affords, understanding that there was potential for single-family residential development in the adjacent tract. There are likely few single-family dwellings that would block our views. However, townhomes and multi-story apartments are *very* likely to rob us of the view that drove our decision to locate here, a decision that was predicated in part on the adjacent (currently) single-family residential land use zoning.
3. Within the last two years a low-income apartment complex was built within two blocks. Since occupation of this complex there has been a noticeable increase in incidents of neighborhood crime, clearly tied to the new apartment complex. Our fear is that, since a precedent has been set, the city will be more likely to permit additional such units that may well exacerbate the developing trend of higher crime and contribute to the decline in neighborhood quality and property values.

We understand that the city has obligations to comply with state-mandated requirements and quotas and must consider ways to meet those requirements. We would also hope that the city has enough respect for the existing homeowners to refrain from making recommendations that may completely change the nature of our neighborhood. Please consider a less radical approach to reclassifying the current land use classification such as a conversion from FR6 to FR10.

Thank you.


Randy Zustiak

1618 Dragon Tail Place
Medford, OR 97504


Wendy Zustiak

January 18, 2014

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Medford Planning Department,

This letter is meant to voice my opinion regarding the potential rezoning of ISA #240. I recently received a letter that the city is proposing a rezone of the property next to ours on 1830 Canyon Ave. It was my understanding that the property was already planned to be developed and normal single family houses zoned sfr-4 were in it's future. Re-zoning this to medium density housing would destroy the property values and generally bring down the neighborhood. The roads and infrastructure would severely suffer with adding that many living units. Lone pine road is not like McAndrews as a major thoroughfare. All the roads leading into that piece of property also travel through miles of neighborhoods. Increasing traffic would be disastrous to our neighborhood. Also overloading an already overcrowded Lone Pine Elementary is not a good idea. I highly advise against a rezoning to medium density housing. I feel the planning commission should consider placing the re-zoned plots next to major streets so that traffic doesn't severely impair us.

In the past few years the previous land owner of said lots wanted to rezone to a PUD and develop duplex living units. At that time the medford planning commission denied the PUD as it asked for many variances and did not meet the intent of the general land use. Also, the neighborhoods were outraged with the notion of multifamily dwelling units destroying the neighborhood. Needless to say, I don't feel the neighborhood is interested in having apartments in our backyards now either. On the other hand we're very open and would look forward to developing normal single family houses. We've enjoyed the open space of the vacant lot for years, but understand that normal houses being build tastefully is okay as well.

We're in full support of developing as intended to normal complimentary SFR-4 single family houses. This would meet the goal of continuity of the road system. Given that number of houses as compared to 4 times that amount, it wouldn't severely impair our roads, and the school system may have a chance to keep it's head above water.

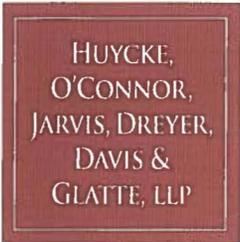
Let's do what's best for everyone. There's plenty of space to place multifamily dwelling that don't shoehorn them in the middle of nice residential neighborhoods. Let's minimize the impact and plan on having them on major streets in areas that aren't already overloaded.

This is a bad idea.

Thanks for your time,



Rob Wright



ATTORNEYS AT LAW

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Patrick G. Huycke
Daniel B. O'Connor*
Darrel R. Jarvis
Sydney B. Dreyer
Joseph R. Davis
Erik J. Glatte

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Writer's Direct E-mail:
sbd@medfordlaw.net

Writer's Assistant:
Laurie Miller

January 22, 2014

HAND DELIVERED

John Adam
Long Range Planning
City of Medford Planning Department
200 South Ivy Street, Lausmann Annex
Medford, OR 97501

RE: ISA # 930 – File No. CPA 13-032

Dear Mr. Adam:

Our office represents John and Karin Dailey. The Daileys reside at 2673 Oak View Circle, which is adjacent to Internal Study Area (“ISA”) 930. The purpose of this letter is to express my clients’ objections to ISA 930.

The City’s ISA GLUP Amendment proposes to redesignate a total of approximately 809 acres to higher density or commercial uses. Of this total, approximately thirteen percent (13%) is located within a single study area, ISA 930.¹ Within ISA 930, the City proposes to redesignate approximately 20 acres of Urban Residential – Low Density (UR) land to Commercial (CM) use.² In addition, the City has proposed to redesignate approximately 82 acres of Urban Residential – Low Density (UR) to Urban Residential – Medium Density (UM) use.³

Staff relies upon its 2007 Buildable Lands Inventory and generally analyzed the amendments as follows:

- 1. Are these sites appropriate for the proposed designations?

ISA 930 is not appropriate for the proposed designation. The subject property is adjacent to existing developed large-lot and standard-lot single family neighborhoods. There are significant wetlands within ISA 930. While medium density and commercial uses are not necessarily incompatible with single family, in this case where the City proposes an expansive area of

1 Record 230
2 Id.
3 Id.

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John Adam
Long Range Planning
City of Medford Planning Department
January 22, 2014
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medium density and commercial uses totaling 102 acres, such an amendment is not compatible with existing uses and would strain local streets, utilities and schools and result in significantly increased traffic and noise.

2. How would this amendment affect the supply of residential, commercial and industrial lands?

Staff concludes that the proposed amendments would result in a new balance of different land use types that work toward meeting the 20-year land need. However, it appears that balance is disproportionate for single family residential needs.

The housing land need, before calculating capacity, established that there is a need for 2,002 acres of single family detached, and a need of only 226 acres of multi-unit. Of that need, 82 acres of multi-unit housing would be located within ISA 930. This means the City is proposing to service more than 36% of the medium density need within this single area. Further in doing so, it is increasing the low density need by an additional 102 acres, as all of ISA 930 is currently designated UR. This is not consistent with the City's goal of accommodating land within its current boundaries and balancing the needs of various housing types within those boundaries.

Conclusion No. 13 of the Medford Housing Element provides: "Each residential plan designation in Medford will experience development in the 2009 to 2029 planning period. Allocations largely reflect historical distributions across plan designations. However, the 20-year planning period has added and balanced allocations for the Urban Medium Density Residential plan designation." While the overall goal is balance, a designation of over 36% of the total UM need within one area is not balanced. Further it would have negative impacts on marketability as the designations are based upon a 20-year need. Imposing this designation on just a few property owners will lower their property values dramatically as there will not be a market for that amount of UM for an extended period of time and the distribution of the UM market will not be spread evenly throughout the City.

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John Adam
Long Range Planning
City of Medford Planning Department
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3. How would this amendment affect public facilities, particularly transportation facilities?

Hillcrest Road cannot accommodate the dramatically increased traffic if the proposed redesignation of 102 acres within ISA 930 is approved. The City proposes reclassifying Hillcrest Road from the Phoenix – Foothill Road intersection west along Jackson to Crater Lake Avenue as a Minor Arterial to “better satisfy the roadway function.” However, much of this street is already fully developed with existing single family homes which would be infeasible to redevelop and would not accommodate significant improvements. Staff states that due to constrained right-of-way such areas may require deviations from a standard section. This would result in an extensive section necessitating a deviation, which would reduce capacity for increased traffic.

4. Assessment of Comments received.

A significant number of property owners adjacent to or near ISA 930 have publicly opposed this redesignation. As there are other areas or plans that would better serve the City’s purposes, are more consistent with the City’s goals and policies, and which better meet the criteria, the City should reject the proposed redesignation of ISA 930.

In addition to Staff’s general findings, the criteria were addressed, much of which cannot be shown to be met for ISA 930.

Criterion 1. A significant change in one or more Goal, Policy or Implementation Strategy.

As acknowledged by staff, the amendment is not based upon any change to a goal, policy or criteria, but rather to accommodate a 20-year land need. As discussed above, this proposal is not consistent with the 20-year land need, as it increases the deficit of UR land by proposing a disproportionate amount of UM within a single area. This forces increased UR land outside the UGB and does not balance the needs of a variety of housing types throughout the City.

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Long Range Planning
City of Medford Planning Department
January 22, 2014
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Criterion 2. Demonstrated need for the change to accommodate unpredicted population trends, to satisfy urban housing need, or to assure adequate employment opportunities.

See response to Criterion 1.

Criterion 3. The orderly and economic provisions of key public facilities.

As noted above, due to existing constraints along Hillcrest / Jackson, it is not feasible that the City will be able to accommodate the needed traffic improvements to handle the increase in traffic along Hillcrest / Jackson. Further, there is not sufficient evidence in the record to determine whether sewer, water and schools could accommodate this significant increase in density and commercial uses proposed for a single area, rather than distributed somewhat evenly throughout the City.

Additionally, one of the findings offered by staff is that “it is clear that utilizing existing facilities to serve a portion of the City’s 20-year land need is less expensive than extending facilities to serve the same group on virgin land further out. There is also a long-term advantage in that there will be fewer miles of water and sewer lines for the City to maintain.” Record 212. Though the City’s findings may be generally true with regard to other ISAs, its logic does not support ISA 930. ISA 930 is adjacent to or in the immediate vicinity of land outside the UGB which the City is considering for inclusion. With regard to ISA 930, the savings of miles for sewer and water and reducing the extension of facilities is minimal compared to the dramatic impact of redesignating 102 acres in this area.

Criterion 4. Maximum efficiency of Land Uses within the current urbanizable area.

See response to Criteria 1 and 3. Additionally staff provides that whether or not the City is achieving “maximum” efficiency of land is within the judgment of the Planning Commission and City Council and that it is based upon “the balance between capacity gain and established neighborhood character, between the preservation of farmland and impacts to facilities, and between the greater public purpose and the effects on individuals.” Record 213. ISA 930 does not have

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John Adam
Long Range Planning
City of Medford Planning Department
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such a balance and the impact to the established neighborhoods and public facilities is significant.

Criterion 5. Environmental, energy, economic and social consequences.

Much of ISA 930 contains wetlands making a large multi-family and commercial development challenging. Further, the impacts of a large tract of increased density and a large commercial facility will have a negative consequences on livability, property values, traffic and compatibility. The proximity to well established single family neighborhoods with large lots is not compatible with a very large multi-family development and does not provide for the single-family to multi-family ratio suggested in the Housing Element. Lastly it does not appear the staff has analyzed the impacts of this individual ISA.

Criterion 6. Compatibility of the proposed change with other elements of the City Comprehensive Plan.

Transportation Goal 1. To provide a transportation system that is “safe”, “efficient” and has “accessible movement”. As discussed above, the existing restraints along Hillcrest / Jackson make it unlikely that this road will effectively accommodate the increased traffic. Even more so when considering that property across the street will also eventually be included in the UGB, thus providing even more traffic on surrounding streets.

Transportation Goal 8. “To maximize efficiency of Medford’s transportation system through effective land use planning.” See comments to Goal 1.

Housing Policy 3. “In planning for needed housing, the City of Medford shall strive to provide a compact urban form that allows efficient use of public facilities and protects adjacent resource lands.” Public facilities will be stressed. A very large development will be located adjacent to resource lands and due to the further reduction of UR land; such single family zoning will be displaced outside the current UGB.

State Goals.

Goal 10 Housing. See comments above. ISA 930 is not a balanced allocation of UM land.

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John Adam
Long Range Planning
City of Medford Planning Department
January 22, 2014
Page 6 of 6

Goal 12 Transportation. See comments above regarding Hillcrest / Jackson. There is not sufficient evidence that traffic impacts can be accommodated due to existing constraints.

Alternative Proposal.

An alternative proposal has been submitted to the City by CSA Planning on behalf of the owners of property within ISA 930, referred to as the Carpenter Property. The alternative proposal is preferable to the existing plan, in that it allows some transition between existing development and the new designations, and would break up the commercial into small neighborhood commercial sites better suited to the existing neighborhoods. However, my clients would object to the redesignation referred to on such plan as UM-1 and CM-1 for the reason that such property would have a direct and negative impact on the neighboring residential subdivision.

In summary, my clients urge the City to remove ISA 930 from its ISA GLUP amendment. In the alternative, my clients respectfully request that the City adopt the alternative plan proposed by the owners of the Carpenter Property, with the exception of UM-1 and CM-1 which should remain under its current UR designation.

Yours truly,

HUYCKE, O'CONNOR, JARVIS, DREYER,
DAVIS & GLATTE, LLP



SYDNEE B. DREYER

SBD:lam

c: Clients
City Attorney's Office

Note:

The following nine letters each included a copy of the mailed public notice as an enclosure. To save paper, only a single copy of the attachment is included after the last letter in the group.

**John Adam
1/23/2014**

DELTA CENTER III, LLC
1060 Crater Lake Ave.; Suite C
Medford, OR 97504

January 23, 2014

RECEIVED
JAN 23 2014
Planning Dept.

Via Hand Delivery

City of Medford – Planning Department
c/o John Adam
200 S. Ivy Street
Medford, OR 97501

Re: File #CP13-032
Notice of Public Hearing dated December 20, 2013
Planning Commission Hearing Date: January 23, 2014
Proposed Change: General Land Use Plan Map Amendment

Dear Mr. Adam:

We received the above-referenced notice regarding a proposed general land use plan map amendment. A copy of the Notice is enclosed. We hereby oppose the proposed General Land Use Plan Amendment for the following reasons:

- (1) The proposed amendment appears to be an attempt to create density without any regard for neighboring properties and compatible uses;
- (2) The proposed amendment does not take into consideration the market demand in place for commercial property, or for medium and high-density residential projects;
- (3) The proposed amendment does not factor in the infrastructure in place, and its adequacy to handle the proposed changes.

We understand that this process is required by the state, and in fact commend the City for trying to be forward looking in their planning. However, this process needs to be well-thought out in an open forum, as well as taking into consideration existing improvements and traffic flows. Further, the City needs to be flexible to accommodate market forces and demand. We would welcome the opportunity to participate in these forums, and provide our input based on our experience in these matters.

Sincerely,



Frank J. Pulver III,
Authorized Representative

City of Medford-Planning Department
c/o John Adam
200 S. Ivy Street
Medford, Oregon 97501

January 23, 2014

Re: File #CP13-032
Notice of Public Hearing dated December 20, 2013
Planning Commission Hearing Date: January 23, 2014
Proposed Change: General Land Use Map Amendment

RECEIVED
JAN 23 2014
Planning Dept.

Dear Mr. Adam:

I received a copy of the above-referenced notice.

I oppose the proposed General Land Use Plan Amendment. From the perspective of a 40+ year commercial practitioner, it appears to be an effort to merely statistically satisfy some state or other requirement rather than to really address the long term needs in our community.

Certainly, the reality of market demand and the criteria required for such commercial lands should be a relevant, if not overriding, factor, but these appear not have been considered. Additionally, the impact of prematurely selecting the sites shown in red, may preclude identifying other more appropriate sites, now or in the future.

I would advocate deferring the identification of additional commercial sites in favor of looking at specific proposed changes openly on a case by case basis as they might be proposed by land owners or developers. Then, the process of justifying changes to the comp plan could be accomplished while considering all the pertinent factors such as traffic, land use compatibility and demand.

Sincerely

A handwritten signature in black ink, appearing to read "Frank J. Pulver III", is written over a circular stamp or seal.

Frank J. Pulver III

KAREN C. ALLAN
JASON M. ANDERSON
ERIC R. FOSTER
STUART E. FOSTER
TIMOTHY L. JACKLE
GERALD M. SHEAN III

CHRISTINA M. BOCCATO


FOSTER DENMAN LLP
ATTORNEYS AT LAW
3521 EAST BARNETT ROAD
P.O. BOX 1667
MEDFORD, OR 97501

TELEPHONE 541-770-5466 FAX 541-770-6502

LISA M. RAHM
TRUST AND PROBATE
ADMINISTRATOR

L. ESTELA RODRIGUEZ
STAFF ACCOUNTANT

RECEIVED

JAN 22 2014

Planning Dept.

January 22, 2014

Via Hand Delivery

City of Medford – Planning Department
c/o John Adam
200 S. Ivy Street
Medford, OR 97501

Re: File #CP13-032
Notice of Public Hearing dated December 20, 2013
Planning Commission Hearing Date: January 23, 2014
Proposed Change: General Land Use Plan Map Amendment

Dear Mr. Adam:

This office represents Stuart E. Foster and Karen R. Foster with respect to the proposed land use action set forth in the above-referenced notice. A copy of the Notice is enclosed. My clients hereby oppose the proposed General Land Use Plan Amendment on the basis that is poorly conceived and that there is inadequate infrastructure to support the proposed developments.

Very truly yours,



Eric R. Foster

ERF:jam
Enclosure

RECEIVED
JAN 22 2014
Planning Dept.

R. Andrew Batzer
P.O. Box 4460
Medford OR 97501
Phone (541) 773-7553 – Fax (541) 734-0631

January 22, 2014

Via Hand Delivery

City of Medford – Planning Dept.
C/o John Adam
200 S. Ivy Street
Medford OR 97501

RE: File #CP13-032
Notice of Public Hearing dated December 20, 2013
Planning Commission Hearing Date: January 23, 2014
Proposed Change: General Land Use Plan Map Amendment

Dear Mr. Adam,

We received the above-referenced notice regarding a proposed general land use plan map *amendment*. A copy of the Notice is enclosed. We hereby oppose the proposed General Land Use Plan Amendment on the basis that is poorly conceived and that there is inadequate infrastructure to support the proposed developments.

Very truly yours,



R. Andrew Batzer
Authorized Representative

Encl.

MILL RACE LLC
P.O. Box 970
Medford OR 97501
Phone (541) 773-7553 – Fax (541) 734-0631

RECEIVED
JAN 22 2014
Planning Dept.

January 22, 2014

Via Hand Delivery

City of Medford – Planning Dept.
C/o John Adam
200 S. Ivy Street
Medford OR 97501

RE: File #CP13-032
Notice of Public Hearing dated December 20, 2013
Planning Commission Hearing Date: January 23, 2014
Proposed Change: General Land Use Plan Map Amendment

Dear Mr. Adam,

We received the above-referenced notice regarding a proposed general land use plan map *amendment*. A copy of the Notice is enclosed. We hereby oppose the proposed General Land Use Plan Amendment on the basis that is poorly conceived and that there is inadequate infrastructure to support the proposed developments.

Very truly yours,



John Batzer
Authorized Representative

Encl.

RECEIVED

JAN 22 2014

Planning Dept.

BLACK SILVER LLC
P.O. Box 970
Medford OR 97501
Phone (541) 773-7553 – Fax (541) 734-0631

January 22, 2014

Via Hand Delivery

City of Medford – Planning Dept.
C/o John Adam
200 S. Ivy Street
Medford OR 97501

RE: File #CP13-032
Notice of Public Hearing dated December 20, 2013
Planning Commission Hearing Date: January 23, 2014
Proposed Change: General Land Use Plan Map Amendment

Dear Mr. Adam,

We received the above-referenced notice regarding a proposed general land use plan map *amendment*. A copy of the Notice is enclosed. We hereby oppose the proposed General Land Use Plan Amendment on the basis that is poorly conceived and that there is inadequate infrastructure to support the proposed developments.

Very truly yours,



John Batzer
Authorized Representative

Encl.

RECEIVED
JAN 22 2014
Planning Dept.

CENTER TRUST 4701 TIC
P.O. Box 4460
Medford OR 97501
Phone (541) 773-7553 – Fax (541) 734-0631

January 22, 2014

Via Hand Delivery

City of Medford – Planning Dept.
C/o John Adam
200 S. Ivy Street
Medford OR 97501

RE: File #CP13-032
Notice of Public Hearing dated December 20, 2013
Planning Commission Hearing Date: January 23, 2014
Proposed Change: General Land Use Plan Map Amendment

Dear Mr. Adam,

We received the above-referenced notice regarding a proposed general land use plan map *amendment*. A copy of the Notice is enclosed. We hereby oppose the proposed General Land Use Plan Amendment on the basis that is poorly conceived and that there is inadequate infrastructure to support the proposed developments.

Very truly yours,



Russ Batzer
Authorized Representative

Encl.

RECEIVED
JAN 22 2014
Planning Dept.

MITCHELL TERMINAL TIC
P.O. Box 970
Medford OR 97501
Phone (541) 773-7553 – Fax (541) 734-0631

January 22, 2014

Via Hand Delivery

City of Medford – Planning Dept.
C/o John Adam
200 S. Ivy Street
Medford OR 97501

RE: File #CP13-032
Notice of Public Hearing dated December 20, 2013
Planning Commission Hearing Date: January 23, 2014
Proposed Change: General Land Use Plan Map Amendment

Dear Mr. Adam,

We received the above-referenced notice regarding a proposed general land use plan map *amendment*. A copy of the Notice is enclosed. We hereby oppose the proposed General Land Use Plan Amendment on the basis that is poorly conceived and that there is inadequate infrastructure to support the proposed developments.

Very truly yours,



William J. Batzer
Authorized Representative

Encl.

JAN 22 2014
Planning Dept.

NORTH PHOENIX ENTERPRISES LLC
P.O. Box 970
Medford OR 97501
Phone (541) 773-7553 – Fax (541) 734-0631

January 22, 2014

Via Hand Delivery

City of Medford – Planning Dept.
C/o John Adam
200 S. Ivy Street
Medford OR 97501

RE: File #CP13-032
Notice of Public Hearing dated December 20, 2013
Planning Commission Hearing Date: January 23, 2014
Proposed Change: General Land Use Plan Map Amendment

Dear Mr. Adam,

We received the above-referenced notice regarding a proposed general land use plan map *amendment*. A copy of the Notice is enclosed. We hereby oppose the proposed General Land Use Plan Amendment on the basis that is poorly conceived and that there is inadequate infrastructure to support the proposed developments.

Very truly yours,



John Batzer
Authorized Representative

Encl.



CITY OF MEDFORD

PLANNING DEPARTMENT

Date of Notice: December 20, 2013

File No.: CP 13-032

Contact: John Adam

NOTICE OF PUBLIC HEARINGS PLANNING COMMISSION

for areas North of Jackson Street

Thursday, January 23, 2014

**Medford City Council Chambers
City Hall, 411 West 8th Street, Third Floor**

5:30 PM

Note: Interested parties located **North** of Jackson Street are encouraged to attend this meeting.

for areas South of Jackson Street

Thursday, February 13, 2014

**Medford City Council Chambers
City Hall, 411 West 8th Street, Third Floor**

5:30 PM

Note: Interested parties located **South** of Jackson Street are encouraged to attend this meeting.

Notice is hereby given that the City of Medford will hold public hearings for the following:

- A legislative General Land Use Plan Map Amendment to reclassify 856 vacant or redevelopable acres (Internal Study Areas)(ISAs) within the City's Urban Growth Boundary (UGB) for the purpose of increasing the efficiency of land within the current boundary.

Notification: You are receiving this notice because you are the owner of property within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. Your property identified on the mailing label by Map and Tax Lot Number is not proposed to be changed.

Proposed Change: The General Land Use Plan Map amendment areas can be found on the attached map.

Viewing Maps and Information about this Project: This project can be found on the City website at www.ci.medford.or.us. Click on "City Departments" on the banner, and choose "Planning". On the Department's page, click on "Planning Projects" on the right hand side, then "Urban Growth Boundary Amendment." The project page contains maps and a guidebook to the ISA project.

How do I obtain additional information? You may visit the Planning Department on the second floor of the Lausmann Annex, 200 S. Ivy Street between the hours of 8 a.m. and 5 p.m. weekdays, to review the maps, application, and the criteria relating to this proposal. The agenda and staff report will be available seven (7) days prior to the public hearing, and can also be viewed on the City website (www.ci.medford.or.us). Copies may be obtained at the Planning Department at minimal cost.

Who do I contact? Questions can be directed to the planner listed above at 541-774-2380, or by visiting the Planning Department in person.

What happens at a Public Hearing? At the public hearing, the Chair will open the hearing and invite all interested parties to direct their testimony and evidence toward the regulations found in the *Medford Land Development Code*, specifically the criteria that apply to this project (Section 10.184(1)). You are invited to speak at the hearing stating why you favor or oppose this proposal. You may also write a letter to the Commission prior to the hearing that can be submitted as a part of the public record. You must testify to have standing; standing gives you the legal ability to appeal a decision that will ultimately be made by the City Council on this project. Oregon Revised Statutes state failure to raise an issue in a hearing, either in person or by letter, or failure to provide statements or evidence sufficient to afford the Commission or Council an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue.

Please be aware that communications made through Email and Messaging systems shall in no way be deemed to constitute legal notice to the City of Medford or any of its agencies, officers, employees, agents, or representatives, with respect to any existing or potential claim or cause of action against the City or any of its agencies, officers, employees, agents, or representatives, where notice to the City is required by any federal, state or local laws, rules, or regulations.

The Planning Commission will be making a recommendation on the proposal to the City Council. The Planning Commission's decision is not final and a legal notice identifying the date, time, and place of the City Council hearing will be mailed separately.

James E. Huber, AICP
Planning Director

Attachments: Applicable Criteria, GLUP/Zoning Designation Descriptions, & Map of ISA areas & associated table

Applicable Criteria (Medford Municipal Code, (Chapter 10):

10.184 Class "A" Amendment Criteria.

(1) Comprehensive Plan Amendment. Refer to the Review and Amendment section of the Comprehensive Plan.

[excerpt from "Review and Amendments" section of the Comprehensive Plan]:

Map Designations. Amendment shall be based on the following:

1. A significant change in one or more Goal, Policy, or Implementation strategy.
2. Demonstrated need for the change to accommodate unpredicted population trends, to satisfy urban housing needs, or to assure adequate employment opportunities.
3. The orderly and economic provision of key public facilities.
4. Maximum efficiency of land uses within the current urbanizable area.
5. Environmental, energy, economic, and social consequences.
6. Compatibility of the proposed changes with other elements of the City *Comprehensive Plan*.
7. All applicable Statewide Planning Goals.

GLUP designations

The General Land Use Plan (GLUP) map is part of the City's Comprehensive Plan. It establishes the underlying general land uses in the City of Medford. For each GLUP designation there are one or more zoning districts that correspond to it; for example, UR (urban residential, low density) allows SFR-2 through SFR-10 zoning (SFR means "Single-family Residential").

General Plan designations	Corresponding zoning districts	Example permitted uses
UR Urban Residential— Low Density	SFR-2, SFR-4, SFR-6, SFR-10 Single-family Residential, 2, 4, 6, and 10 dwelling units per gross acre	Single-family houses, including townhouses in SFR-10 and duplexes in SFR-4, -6, and -10
UM Urban Residential— Medium Density	MFR-15 Multiple-family Residential, 15 dwelling units per gross acre	Townhouses, duplexes, and apartment buildings
UH Urban Residential— High Density	MFR-20, MFR-30 Multiple-family Residential, 20 and 30 dwelling units per gross acre	Apartment buildings
CM Commercial	C-N, C-C, C-R, C-H Neighborhood, Community, Regional, and Heavy Commercial	Retail stores, repair shops, restaurants, filling stations, banks, personal services, hotels, etc.
SC Service Commercial	C-S/P Service Commercial and Professional Office	Professional and medical offices, hospitals, some retail allowed
HI and LI Heavy and Light Industrial	I-H and I-G allowed in HI I-G and I-L allowed in LI Heavy, General, and Light Industrial	Traded-sector manufacturing, fabrication, warehousing; some banking and restaurant allowed
PS Parks and Schools	Any	Parks and schools

The map colors correspond to the potential, analyzed GLUP

Red = commercial

Brown = high-density residential

Orange = medium-density residential

See table of ISA proposals on following page.

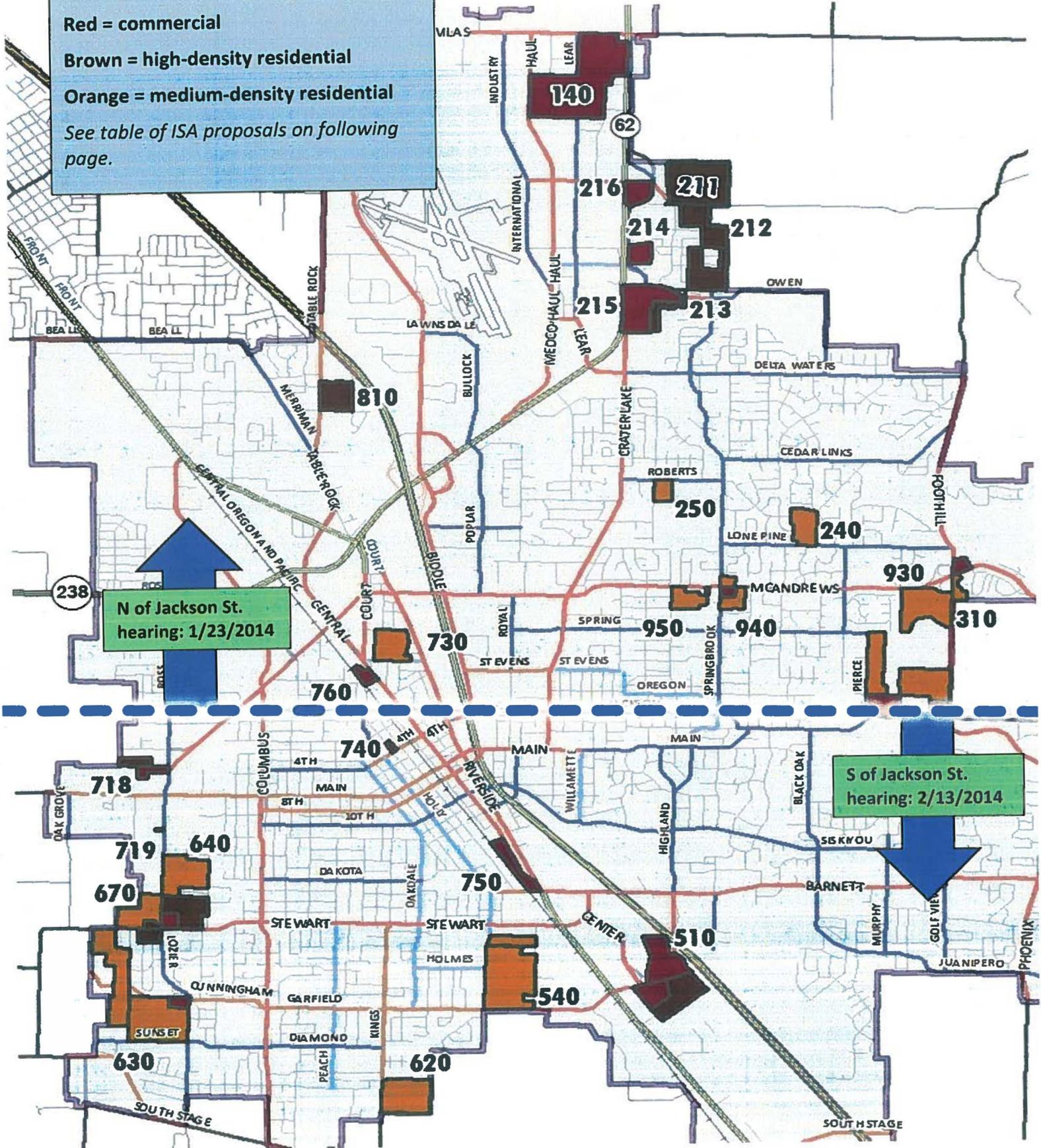


Table of ISAs indicating analyzed GLUP and acreages. *See map on previous page.*

ISA no.	Current GLUP	Analyzed GLUP	Acres	ISA no.	Current GLUP	Analyzed GLUP	Acres
140	HI	CM	37	670	UR	UH	3
	HI	CM	56		UR	UH	5
211	UR	UH	49		UR	UM	20
212	UR	UH	22	718	UR	UH	5
213	UR	UH	23		UR	CM	5
214	GI	CM	8	719	UR	UM	0
215	GI	UR	1	730	UR	UM	18
	GI	UH	9	740	UH	CM	1
	GI	CM	12	750	HI	CM	8
	GI	CM	15	760	HI	CM	5
216	GI	CM	8	810	UR	UH	16
240	UR	UM	16	930	UR	CM	5
250	UR	UM	7		UR	CM	13
310	UR	CM	3		UR	UM	20
	UR	UM	7		UR	UM	27
510	UR	CM	26	UR	UM	28	
	UR	CM	12	940	UR	CM	3
	UR	UH	23		UR	UM	3
540	CM	UM	8		UR	UM	7
620	UR	UM	50	950	UR	UM	11
	630	UR	UM		29		
640	UR	CM	2				
	UR	CM	2				
	UR	UM	4				
	UR	UM	35				
	UR	UM	40				
640	UR	CM	5				
	UR	UH	21				
	UR	UM	28				

John Adam

From: Debbie L Strigle <debbie.strigle@cityofmedford.org> on behalf of Dept - Planning <planning@cityofmedford.org>
Sent: Wednesday, January 15, 2014 4:44 PM
To: 'John Adam'
Subject: FW: File No. CP 13-032 ISA NO. 930, 240,
Importance: High

RECEIVED
JAN 15 2014
PLANNING DEPT

-----Original Message-----

From: Monica Lewis [mailto:lewis2625@charter.net]
Sent: Wednesday, January 15, 2014 4:33 PM
To: planning@ci.medford.or.us
Subject: File No. CP 13-032 ISA NO. 930, 240,

Greetings Mr Adam and the Medford Planning Commission I am submitting this email to OPPOSE the rezoning of ISA No. 930 and 240. ISA 930 occupies a significant amount of green-space/farm land. This area should be kept as such for environmental reasons. Swapping farm land for pavement without proper environmental assessments can negatively impact our existing infrastructure, community quality of life and environmental sustainability. Are the storm and sanitary sewers in the area sized for this kind of commercial/high density residential building? Is the existing pavement on Pierce, Hillcrest, Lone Pine, Springbrook, Spring and N.

Phoenix roads designed to carry the increased traffic and the heavier weight trucks and 18 wheelers? Has the planning commission studied all the environmental issues that could affect the surrounding vineyards and farm land such as storm water run-off, air quality due to increased vehicle emissions, etc. This zoning must be stopped. The planning commission should look at other areas within the city and develop some kind of zoning/plan to help the homes, office buildings, and vacant areas that are dilapidated and unmaintained.

Additionally, increased high density housing in these two areas means more families and children districted to Lone Pine and Abe Lincoln Elementary Schools and Hedrick Middle School. All of these schools are at capacity, if not over! Daily new kids enroll! Just this year I know of at least 10 families who are pulling their kids to home school because our classrooms are too big and the teachers are without support.

Thank you for your time

Sincerely,

Jack and Monica Lewis

2625 Jackson Dr, Medford OR 97504

(541) 499-6675

Date: 1/16/2014

To: Medford City Planning Department

cc: Medford City Council

From: Chris Hill 1630 Spring Street 975004 dukcoug@gmail.com

RE: UGB Amendment Project CP-13-032

RECEIVED
JAN 16 2014
PLANNING DEPT

The planning department is proposing rezoning several properties from single family to medium density. There is a larger issue that needs to be addressed. Do we really want the population of Medford to increase? I understand the need for planning, but we do not need to be planning for a growth rate that is the same as past years. We should not mindlessly accept the premise that growth is inevitable and good. Folks do not move to Medford for a large city experience!

I have taken the Strategic Plan Survey on the city website. In the survey there was no obvious place to express opinions on the value of future population increase. A brief scan of the existing Medford Comprehensive Plan reveals only language about accommodating projected growth and no reference to local citizen input that supports increased population.

Because of the large number of parcels being proposed for rezoning and the high volume of public response that has been generated by this rezoning proposal, now is the time to hold public meetings regarding accommodating future city population increase. Yes, we could control growth if housing is not available.

My recommendations are:

1. Proposed zoning changes should be put on hold. (There is no urgency that these changes be processed immediately.)
2. Planning Department seek public input on the most desirable Medford population size.

John Adam

From: Jim E Huber <jim.huber@cityofmedford.org>
Sent: Thursday, January 16, 2014 9:13 AM
To: Bianca L. Petrou; John Adam
Subject: Fwd: City of Medford Oregon Contact Us Reply Form

RECEIVED
JAN 16 2014
PLANNING DEPT

From: "Dept - CMO" <cmo@cityofmedford.org>
To: "Bob J. Strosser" <Bob.Strosser@cityofmedford.org>, "Chris Corcoran" <Chris.Corcoran@cityofmedford.org>, "chris corcoran" <chris.corcoran@awbank.net>, "Daniel L Bunn" <daniel.bunn@cityofmedford.org>, "Dick Gordon" <Dick.Gordon@cityofmedford.org>, "Eli G. Matthews" <eli.matthews@cityofmedford.org>, "Gary Wheeler" <Gary.Wheeler@cityofmedford.org>, "John Michaels" <John.Michaels@cityofmedford.org>, "Karen Blair" <Karen.Blair@cityofmedford.org>, "Bob' 'Strosser" <Bobs@cbprowest.com>, "Tim Jackle" <tim.jackle@cityofmedford.org>
Cc: "Eric P. Swanson" <paul.swanson@cityofmedford.org>, "Bill W Hoke" <bill.hoke@cityofmedford.org>, "Glenda P Wilson" <glenda.wilson@cityofmedford.org>, "Jim E Huber" <jim.huber@cityofmedford.org>, "Kelly A Akin" <kelly.akin@cityofmedford.org>
Sent: Thursday, January 16, 2014 9:02:14 AM
Subject: FW: City of Medford Oregon Contact Us Reply Form

Winnie Shepard
Mayor and City Manager's Office
411 West 8th Street
Medford, OR 97501
(541) 774-2003

-----Original Message-----

From: sara.enriquez@hotmail.com [mailto:sara.enriquez@hotmail.com]
Sent: Wednesday, January 15, 2014 6:46 PM
To: citymanager@cityofmedford.org
Subject: City of Medford Oregon Contact Us Reply Form

Contact Us Reply Form

From: Sara Enriquez
EmailAddress: sara.enriquez@hotmail.com
Phone: 541-770-1484
Subject: Section 930
Nature of Suggestion: Comments
I would like an email response: yes

Message:

To the Planning Commission:

In the proposed zoning changes I see on the ISA map, section 930 comprises both a medium density housing and commercial zoning designations. Why? This area is currently being used for agriculture. Medford's need for more housing zones or more commercial zones is far less than our need to preserve agriculture within the city limits. We need more healthy choices for our citizens. The land currently provides open space and organic food. I fear that this proposal to rezone the area is based on a 1960's notion that we must build, build, build! We are in another century now. Our choices need to be based on preserving quality of life.

RECEIVED
JAN 16 2014
PLANNING DEPT

Sara Enriquez

Dear Mayor Gary Wheeler & Planning Commission,

I have been reading that this City is told how many people will be coming to the area in the next 20 years and we have to accommodate them with housing, etc. This seems ridiculous according to Oregon's Goal #5 which calls for Ecologically Sustainable Development – development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Impossible to plan for a quality of life for future generations if we keep adding more people with our basic resources depleting at the same time. Sounds like a domes day planning method to me.

How can this continual increase in people not compromise future generations when we already are short on water many years, have air and water pollution now and very little vacant or agricultural land. Has the State completed a carrying capacity (CC) analysis to determine how many people we (Medford) can sustain? Our carrying capacity is slowly eroding meaning the Natural capital is declining while the population is increasing.

My point of this memo is to emphasize that the City of Medford needs to do a Carrying Capacity study to see how many people we can ecologically sustain to comply with Goal 5. It appears to me that our grandchildren are in a world of hurt if we proceed on our present path.

We should write a letter to LCDC (the State) and ask them to have a carrying capacity analysis of the City of Medford completed before we are "told" how many people we need to accommodate regardless of the impact on Natural Capital, Ecological Sustainable Development and the future of our children. Less that action the City needs to complete its own (CC) analysis to show the State we cannot accommodate any more or how many people we can accommodate to sustain our future.

All planning should incorporate the "precautionary principle" asserting that regulators and decision makers should act in anticipation of harm to the natural capital without regard to certainty of the scientific information pertaining to risk of harm. In other words a buffer is needed to prevent harm even if unrealized at this time.

Have a nice day,

Ron Weaver

1/15/14

RECEIVED
JAN 16 2014
PLANNING DEPT

John Adam

From: Glenda P Wilson <glenda.wilson@cityofmedford.org> on behalf of Dept - CMO
<cmo@cityofmedford.org>
Sent: Thursday, January 16, 2014 4:45 PM
To: John K Adam
Subject: FW: File No.: CP 13-032 (parcel 930) Rezoning Proposed for ISA- GLUP Map changes on referred property

RECEIVED
JAN 16 2014
PLANNING DEPT

-----Original Message-----

From: Dianne Mencas [mailto:dmencas1@charter.net]
Sent: Thursday, January 16, 2014 1:09 PM
To: urbanrenewal@cityofmedford.org
Subject: RE: File No.: CP 13-032 (parcel 930) Rezoning Proposed for ISA- GLUP Map changes on referred property

Attention: John Adam, City Planner

Dear City Planning Commission:

I am writing this letter in regard to the proposed rezoning of the Pierce Road/Hillcrest Road/ Foothill Rd./Spring Street area.

I live on Pierce Road and would be directly affected by this rezoning proposal. I have lived here for 30 years, originally purchasing a home with 1 acre and building my current home on that acre. I have diligently paid my property taxes for 30 years and have enjoyed the beautiful environment and scenery in my neighborhood.

This proposal would greatly disturb this neighborhood of large lot single family homes. This area is not suited for commercial development, high density development and the practical traffic pattern issues, utility issues, or noise and crime issues, not to mention the harm to the environment of this area.

As a 32 year resident of Medford, OR. and home and land owner, I object strongly to this proposed zone change.

I will be attending both council meetings on Jan. 23, 2015 and Feb. 13, 2014. The Medford Mail Tribune indicated that all letters and e-mails could be sent prior to these meeting dates and would be included in received correspondence to the Medford Planning Commission from affected citizens.

I look forward to personally voicing my opinion and objections at the above mentioned meetings.

Thank you for your consideration in this matter.

Dianne Mencas
625 Pierce Road
Medford,OR. 97504

PARTNERS

DOUGLASS H. SCHMOR
DAVID B. PARADIS
TODD B. MADDOX
MARK R. WEAVER
THADDEUS G. PAUCK
DOMINIC M. CAMPANELLA
MARY R. HODGINS

ASSOCIATE

JENNIFER E. NICHOLLS

BROPHY SCHMOR LLP
ATTORNEYS AT LAW

201 West Main Street, 5th Floor
P.O. Box 128
Medford, Oregon 97501
TELEPHONE: (541)772-7123
FAX: (541)772-7249

www.brophylegal.com
dschmor@brophylegal.com

January 21, 2014



Client focused since 1942
CARL M. BROPHY (1923-2008)

RECEIVED

JAN 22 2014

PLANNING DEPT.

City of Medford Planning Commission
Attention: John Adam
200 South Ivy Street
Medford, OR 97501

Re: File No. CPA 13-032 (ISA 211)

We are writing this letter at the request of our client, Rentals, LLC, which is the owner of the property listed as ISA 211 in the proposed General Land Use Plan Map Amendment, File No. CPA-13-032. The parcel consists of 49 acres, most of which are located on the slopes of Coker Butte. The property is owned by Patricia C. Smullin and serves as her personal residence. There is one additional residence on the property and some communication facilities which are currently leased to the City of Medford.

The parcel consists of steep slopes, and for the most part the property remains in its natural condition, which is one of oak woodlands.

Ms. Smullin, as sole owner of Rentals LLC, has no plans to annex this property into the City of Medford within the next 20 years and has no desire to see the property developed to a greater density than it currently supports. Therefore, she opposes any general land use plan map amendment which would increase the density of approved uses of the property should it ever come into the City of Medford. Ms. Smullin believes the property is particularly ill-suited to use as a site for the Urban Residential High Density status proposed for the parcel.

When we examine the criteria for the General Land Use Plan Map Amendment, we note the following additional reasons to oppose the change in designation for ISA 211.

1. **Criterion 1: A significant change in one or more goal, policy or implementation strategy.** The Staff Report, on page 208, does not really identify a significant goal, policy or implementation strategy that has changed other than the

general statement that the recently adopted Regional Plan Element specifies cities should increase their housing density. Because this property is not within the city and is not likely to come within the city within the next 20 years, Criterion 1 does not apply to this property and an increase in city density as a goal is not met by redesignating property that is highly unlikely to be annexed.

2. Criterion 2: Demonstrated need for the change to accommodate unpredicted population trends to satisfy urban housing needs or to assure adequate employment opportunities. To begin with, it is not clear that the 2008 population study is valid given the changes that have occurred in population growth since 2008. Even if we assume the 2008 study remains a useful study to predict population trends, table 2.5 on page 211 of the Staff Report indicates that only 49 additional acres are needed for additional urban residential high density property within the next 20 years. The Proposed GLUP Amendments identify 179 acres for such designation. This additional acreage is not necessary to meet a demonstrated need.

3. Criterion 3: The orderly and economic provision of key public facilities. The Staff Report recites on page 212 that, "in nearly all cases, water and sewer utilities are available to the sites and can handle the changes without upgrading the facilities." However, as indicated in the Staff Report, this is not the case with respect to ISA 211. The Medford Water Commission's review of parcel 211 states that "The area of this parcel above elevation 1500 feet is located in MWC's Zone 1 Pressure Zone. There are no Zone 1 water lines in the area. This area will have to be served domestic water via pump and tank setup that would be paid and installed by the developer. Medford Water Commission does not support the proposed high density in this area." A topo map of 211 is enclosed which illustrates that a significant portion of the property is at an elevation in excess of 1500 feet.

4. Criterion 4: Maximum efficiency of land use within the current urbanizable area, and Criterion 5: Environmental energy, economic and social consequences. In this regard, the Planning Commission must consider the nature of the property to determine what efficient development would be for that parcel. On page 216 of the Staff Report, the Staff says that sensitive areas "especially those with steep slopes" were dismissed from consideration for intensification early in the selection process." However, the steep slopes of Coker Butte were apparently not included. It was only a few years ago that the City was proposing a steep slope overlay zone for this same property. The property conceivably could support a few more houses, but it is not suited for intensive development of residential high density apartments as suggested by the Staff. On page 514 of the Staff Report, the Staff notes that these existing issues are present for ISA 211 and states that lower densities will be required on the slopes of the butte. The Staff proposes a possible split for the 49 acres, with

some of the property being designated for apartment uses and the rest being devoted to single-family residences. The owner of the property would prefer that this property not have any portion devoted to UH or UM uses.

5. **Criterion 6: Compatibility of the proposed changes with other elements of the City Comprehensive Plan.** On page 219 of the Staff Report, the Staff quotes from Policy 2 which says that "The City of Medford shall designate areas for residential development that are or will be conveniently located close to pedestrian, bicycle, and transit or high capacity transportation routes, community facilities and services, and employment." This location is currently not presently served by adequate pedestrian, bicycle, or public transportation, and is located at the extreme northern fringe of the urban growth boundary far from most community facilities and services. It is fairly close to the development of the Costco and Walmart shopping areas, but those areas are not reached conveniently by anything other than automobiles from this location. Because the property is on a steep hill and there is a steep walk to much of the property from Highway 62, it is not possible to argue that the property has convenient pedestrian access to transit corridors, shopping, or other community services.

6. **Criterion 7: All applicable Statewide Planning Goals.** Like most of the other parties who have submitted replies to this planning action, Ms. Smullin, as the owner of this property, recalls no notice concerning the open houses which were apparently held on May 16 and 17 of 2011 to receive comments from property owners and neighbors. No one from the Planning Commission or Planning staff has ever contacted Ms. Smullin to ask her what her plans are for the development of the ISA 211 parcel. She did not request its inclusion in the Urban Growth Boundary, and she has made no effort to develop it to greater density or change its zoning. Under these circumstances, it is hard to see how the Staff can argue that it has complied with Goal 1, Citizen Involvement, in this process.

Goal 8 speaks of recreation needs of the city's residents. It is worthwhile noting that there are few, if any, parks or other recreational facilities in this part of the city.

Goal 10, the Housing Goal, states that plans should encourage the availability of needed housing units at price ranges and "rent levels which are commensurate with the financial capabilities of Oregon households." Construction of any kind of apartment facility on the Coker Butte property would be far more expensive than other lands identified within the city for apartment complexes because of the topography of the site. As a result, it is highly unlikely that a developer would choose to construct multi-family housing at this location.

Goal 11, dealing with public facilities and services, is not met by proposing development for this property which is opposed by the Medford Water Commission.

SUMMARY

For all of the above reasons, Patricia Smullin, as the sole owner of Rentals LLC, owner of ISA 211, does not believe that the proposed intensification of development for ISA 211 is warranted or should be approved by the Planning Commission. If approved, it would not result in any actual difference in how the property is utilized or the efficiency of land use resources within the City of Medford because the owner has no intention of annexing the property to the city. Ms. Smullin, as the owner of Rentals LLC, believes that Coker Butte is a unique property which should be preserved in its nearly natural state. As one of the northernmost properties in the City of Medford's urban growth boundary, preservation of this property in its natural state helps buffer adjoining rural lands. Greatly increasing density at this location would be costly and would degrade the local environment and be incompatible with the rural single-family residences which abut the property. For all of these reasons, Rentals LLC would request that the Planning Commission reject any effort to amend the existing General Land Use Plan Map with respect to ISA 211.

Respectfully submitted,

BROPHY SCHMOR LLP



Douglass H. Schmor
Attorneys for Rentals LLC

DHS/lgl

cc: Rentals LLC

Montero & Associates, LLC
Consultants in Urban Development

4497 Browridge Terrace, Suite 202 Medford, Oregon 97504
Telephone (541) 779-0771 Fax: (541) 779-0114 E-mail:

Mr. James Huber, Planning Director
City of Medford
100 S. Ivy St.
Medford, Oregon 97501

January 15, 2014

RE: Internal Study Area Process

Dear Mr. Huber,

The City of Medford is presently evaluating potential adjustments to its General Land Use Map as a component of an amendment to its Urban Growth Boundary.

As previously discussed with staff, the city is presently conducting an Internal Study Area of all lands within its present Urban Growth Boundary to determine if adjustments to existing GLUP Map designations are appropriate. Preliminary assessment of currently available commercial land served by higher order transportation facilities demonstrated a deficit in the commercial land supply to meet future demand.

Table Rock Holdings LLC is the owner of the property described in the records of Jackson County as 371W05 Tax Lots 1000, 1001, 1002 and 1003 that are depicted on the attached exhibit. These parcels are the remaining properties within the City's current Urban Growth Boundary. The abutting, fully developed, properties South of Coker Butte Rd. are beeing proposed by staff for re-designation to Commercial, while leaving these remaining vacant parcels with an industrial designation.

Table Rock Holdings LLC requests that the City change the GLUP Map designation of said parcel to Commercial (CM) through its Internal Study Area process. The parcel is ideally suited to meet future urban commercial demand. It is additionally transportation served, in part through the donation of the right of way for the Coker Butte and Crater Lake Ave. portions of the infrastructure abutting the property and the funded Highway 62 project scheduled for construction in 2015.

We request that this request be make part of the record for consideration by both the Planning Commission and City Council. Feel free to contact our office if you have questions or additional information is desired.

Respectfully submitted,

MONTERO & ASSOCIATES, LLC.



Michael A. Montero, Principal

Enclosure: Proposed General Land Use Plan (GLUP)

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JAN 17 2014
Planning Dept.

UGBA ISA map

Internal Study Areas

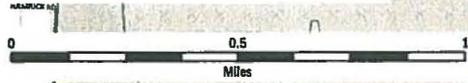
Map 1 of 2

Areas NORTH
of Jackson Street

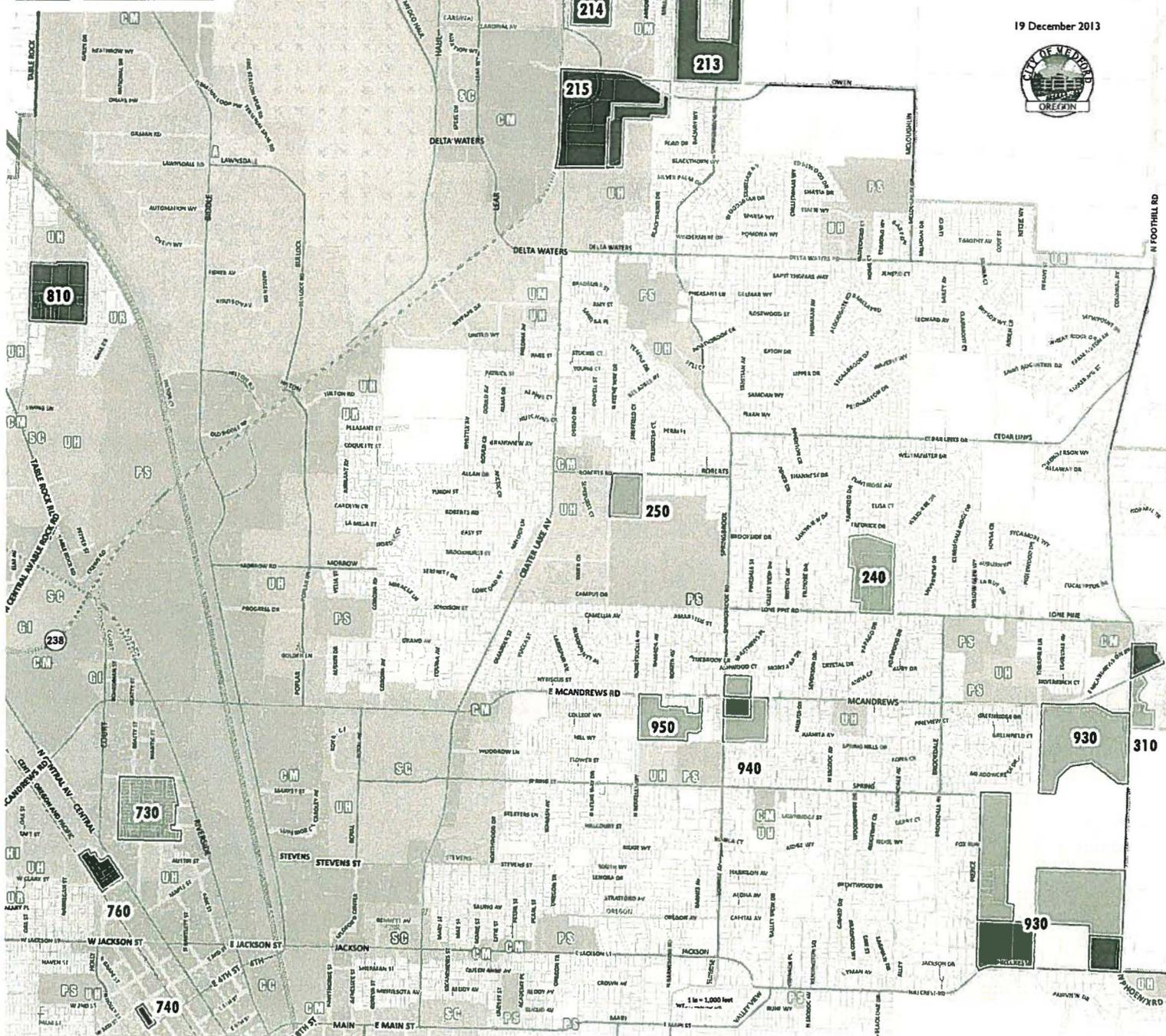
JAN 17 2014

Planning Dept.

Legend	
Internal Study Areas (ISA)	
Analyzed GLUP	
	CM commercial
	SC service commercial
	UH high-density residential
	UM medium-density residential
	UR low-density residential
GLUP - General Land Use Plan	
Land-Use Designation	
	A - Airport
	CC - City Center
	CM - Commercial
	CS - Service Commercial
	GI - General Industrial
	HI - Heavy Industrial
	PS - Parks & Schools
	UR - Urban Residential
	UM - Urban Medium-Density Residential
	UH - Urban High-Density Residential



CITY OF MEDFORD
UGB Amendment Project



This map shows a set of areas that will be considered for changes in their General Land Use Plan (GLUP) designations. These internal study areas were analyzed for impacts to public facilities (streets, water, sewer) and will now need to be evaluated qualitatively in public hearings. Following the hearings the Planning Commission will make a recommendation to the City Council, which will make the final decision on which ISAs or portions of ISAs to adopt.

19 December 2013



1 in = 1,000 feet



Scott Sinner Consulting, Inc.

Land Use Planning, Conservation Consulting

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JAN 17 2014

PLANNING DEPT.

January 17, 2014

Medford Planning Commission
200 S Ivy
Medford, OR 97501

Re: CP-13-032

Commissioners,

This letter is submitted on behalf of Dennis and Dianne Sullivan, owners of the real property identified as 372W36DD Tax Lot 100 (2.25 acres) 1708 Kings Highway, and the adjacent vacant parcel 372W36DD Tax Lot 1300 (1.02 acres). The Sullivans are requesting consideration to reclassify and intensify the General Land Use Plan Map (GLUP) designation to a commercial designation.

These properties are two separate tax lots currently within Urban Residential (UR) GLUP designation and the Single Family Residential – 6 units per acre (SFR-6) zoning district. The only development on the parcels is one 858 square foot single family dwelling built in 1925.

The subject properties are on the Corner of Garfield Street and Kings Highway. There are currently several preexisting nonconforming commercial uses on adjacent properties and the commercial intensification of this intersection of two arterial streets would provide a significant and beneficial node of neighborhood commercial activity in close proximity existing residential development.

Jackson County Assessment data indicates 491 individual tax lots are within 1,000' radius of the subject property. With the recent improvements of Garfield and Kings Highway, this location represents a significant opportunity for commercial development within a comfortable walkable distance for the residents in the vicinity.

In closing, I would request a recommendation by the Planning Commission for the subject properties to be included in the current intensification action of CP-013-032.

Regards,

Scott Sinner, President
Scott Sinner Consulting, Inc.



4401 San Juan Drive, Suite G
Medford, Oregon 97504

Phone and Fax 541-772-1494
Cell 541-601-0917
Email scottsinner@yahoo.com

NATALIE & RICK SMITH
190 LITTRELL
MEDFORD, OREGON 97504

RECEIVED
JAN 16 2014
PLANNING DEPT.

January 13, 2014

PLANNING COMMISSION
CITY OF MEDFORD
200 South Ivy Street
Medford, Oregon 97501

Re: Objection to the implementation of
File No.: CP 13-032 (parcel 930)

Gentlemen,

We object to the proposed GLUP Map changes on the referenced property. The area around this property has been developed for several decades as single family homes. The introduction of commercial and multifamily housing in this location will place a burden on the road system and will disturb the entire nature of the surrounding properties.

Municipal Code Section 10.184 sets forth seven criteria required for a Class A Amendment to the City's Comprehensive Plan as follows:

1. *A significant change in one or more Goal, Policy or Implementation Strategy.*
Nothing in the material that has been provided by the Planning Department shows that "significant change" in strategy has occurred. If the staff can not show that significant changes have been made in all three criteria the proposed changes cannot be implemented.
2. *Demonstrated need for the change to accommodate unpredicted population trends, to satisfy urban housing needs or to assure adequate employment opportunities.*
No unpredicted population trends have occurred in the Medford/Jackson County area. Following 2008, the need for additional housing has almost stopped. There are vacancy signs on apartments all over Medford and many building stand vacant. There is not any need for additional commercial building or multi-family housing!
3. *The orderly and economic provision of key public facilities.*
The schools affected by these proposed changes are already overcrowded and are struggling to accommodate the students in the area. Any construction of multifamily apartments would only exacerbate this problem. Additionally, new roads will be required to handle the additional traffic, as well as other new infrastructure for sewerage, power,

water, etc. It does not appear that all of these disruptions and costs have been adequately considered in this proposal.

4. Maximum efficiency of land uses within the current urbanizable area.

Maximum efficiency, like beauty, is largely in the eye of the beholder. Land uses should consider conservation and preservation as well as "efficiency." There are beautiful wet lands and other natural occurrences on this property that would be lost and/or destroyed by high density housing and commercial building. Not to mention the affect that this traffic would have on the quiet neighborhood where this property resides. It is our opinion that the highest and best use for this property is to continue its current zoning.

5. Environmental, energy, economic, and social consequences.

The proposed changes take a beautiful, long undeveloped property with trees, ponds, vacant space and agricultural use and destroy it with people, cars, buildings, traffic and high density housing. This proposal acts against the requirements to consider environmental, energy, economic and social consequences. No apparent consideration was given to the affect on either the surrounding community or the environmental impact of replacing agriculture with concrete. The proposal should fail on this basis alone.

6. Compatibility of the proposed changes with other elements of the City Comprehensive Plan.

The proposed changes disrupt the current City Comprehensive Plan in that it makes significant changes to a large parcel of land located in the middle of what has been, up until this proposal, mostly single family homes. Residences and neighborhoods have been developed relying on the current zoning and with further reliance on the City Comprehensive Plan which has long designated this parcel as SFR.

7. All applicable Statewide Planning Goals.

Unfortunately, I am not fully conversant with the Statewide Planning Goals and the short notice to complete this objection has not afforded me the time to do further research into what is required to satisfy all applicable Statewide Planning Goals. Hopefully, the Statewide Planning Goals are not to drop commercial and high density housing on ever vacant parcel of land sitting surrounded by single family homes?

We could further discuss the affects of this proposal on the home values in the surrounding neighborhoods, the cost of new infrastructure and new wider roads and the general disruption of this quiet, residential area of Medford, but that would repeat many of the objections already set out above. Please deny this amendment.

Sincerely,



C.W. (Rick) Smith, Jr.

Sincerely,



Natalie Dusing Smith

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JAN 16 2014

PLANNING DEPT.

Dear Mayor Gary Wheeler & Planning Commission,

I have been reading that this City is told how many people will be coming to the area in the next 20 years and we have to accommodate them with housing, etc. This seems ridiculous according to Oregon's Goal #5 which calls for Ecologically Sustainable Development – development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Impossible to plan for a quality of life for future generations if we keep adding more people with our basic resources depleting at the same time. Sounds like a domes day planning method to me.

How can this continual increase in people not compromise future generations when we already are short on water many years, have air and water pollution now and very little vacant or agricultural land. Has the State completed a carrying capacity (CC) analysis to determine how many people we (Medford) can sustain? Our carrying capacity is slowly eroding meaning the Natural capital is declining while the population is increasing.

My point of this memo is to emphasize that the City of Medford needs to do a Carrying Capacity study to see how many people we can ecologically sustain to comply with Goal 5. It appears to me that our grandchildren are in a world of hurt if we proceed on our present path.

We should write a letter to LCDC (the State) and ask them to have a carrying capacity analysis of the City of Medford completed before we are "told" how many people we need to accommodate regardless of the impact on Natural Capital, Ecological Sustainable Development and the future of our children. Less that action the City needs to complete its own (CC) analysis to show the State we cannot accommodate any more or how many people we can accommodate to sustain our future.

All planning should incorporate the "precautionary principle" asserting that regulators and decision makers should act in anticipation of harm to the natural capital without regard to certainty of the scientific information pertaining to risk of harm. In other words a buffer is needed to prevent harm even if unrealized at this time.

Have a nice day,

Ron Weaver

1/15/14

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JAN 16 2014

Planning Dept.

Jack & Beverly Peebler
1879 Gene Cameron Way
Medford, OR 97504

To: J.E. Huber, AICP
Planning Director
City Of Medford Planning Dept.

January 16, 2014

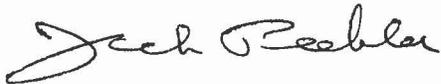
Dear Sirs:

We are strongly opposed to having any zone change on property you have identified as parcel #240 on the GLUP Map. We are a single family residential property owner, and we do not want apartment type, townhouses, or duplexes in our neighborhood. These types of housing does not fit into our established SFR-4 neighborhood area. We are concerned about our property values and our quality of living.

Neighbors that boarder this property and others have already agreed to allow and accept detached single-family residential structures to be built, as voiced in the May 10, 2007 Medford Planning Commission Public hearing

Sincerely,

Jack and Beverly Peebler



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JAN 16 2014

Planning Dept.

Mary E. Johnson
2412 Fox Run
Medford Oregon 97504
(541)774-9083

Reference File No: CP 13-032

John Adam
200 South Ivy Street
Medford Oregon 97501

To whom it may concern:

January 15, 2014

My name is Mary E. Johnson and I reside at my residence which is a single family dwelling at 2412 Fox Run here in Medford Oregon located directly off Pierce Road. I own this residence and my husband and I custom built this home as our retirement home in 1999.

I am writing this letter in response to what I understand is a scheduled attempt of action by the City of Medford Planning commission wanting to rezone the adjacent undeveloped property opposite my residence across pierce Road at Fox Run.

It is clear that the proposed plan is to change the zoning of this said property to Multiple-family Residential, 15 dwellings per gross acre. I also understand after further research that this change would allow apartment buildings to be constructed on the east side of pierce Road between Hillcrest and Spring Street.

I believe strongly that this move by the City of Medford would be detrimental to our existing neighborhoods and existing zoning for the immediate and surrounding area. I also adamantly believe that this change will have a significant negative impact on the property values of the surrounding single family homes and other existing neighborhoods.

I am planning to also be in attendance at the Medford City planning commissioner's public hearing on January 23rd to oppose such zoning changes.

I would also like to request that this letter be recorded and available during the hearing showing my opposition to the changes in zoning as described above.

Sincerely,



Mary E. Johnson
Medford Oregon Resident