

File no. CP-13-032

Written testimony submitted at 1/23/2014 hearing

January 22, 2014

Medford Planning Commission
Medford City Hall
411 West 8th St.
Medford, Oregon 97501

RECEIVED
JAN 23 2014
PLANNING DEPT
submitted at
hearing

From: Karen A. Scott
1653 Husker Butte Lane
Medford Oregon, 97504

TO: Members of planning commission
Thank you for the opportunity to comment on File Number CP 13-032

I am concerned about the re-zoning of areas shown on maps numbers 211, 212, and 213. The current zoning is urban residential. The proposed re-zoning is urban residential high density, 20-30 dwelling units per acre. The total acres is 305.

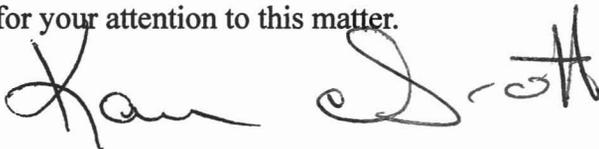
At the present there is no infrastructure to accommodate high density on 305 acres in this area. There is a lack of parks, schools, shops, streets and public transportation.

Area 211 is north of Coker Butte Road. The ground is a little steep for high density dwellings. High density is not welcomed in this area.

There should be a mix of low density, medium density and a little high density in these neighborhood areas. We already, just two years ago, added a high density to Owen and Arrowhead along with opening up that street. We are coping with the traffic changes because of the new street opening. We also have high density on Arrowhead, near Coker Butte, along with medium density. I would say that we have carried our load of responsibility for accommodating mixed density in our neighborhoods, without being NIMBY's (Not In My Back Yard).

The vacant lot area south of Hondeleau St. would be a wonderful place to build a community park, as there are no parks near by. High density is not welcomed in this area.

I thank you for your attention to this matter.



1/23/2014

To Medford City Planning Commission:

RECEIVED

JAN 23 2014

PLANNING DEPT

submitted at hearing

My wife and I, Rick E McClure and Lezlie F. McClure are concerned residents of Medford who live in an area of proposed re zoning of land bordering Pierce Road and Hillcrest Road in East Medford.

The following letter outlines a few of the reasons we feel the proposed rezoning is not the most cost efficient use of the land.

The proposal for the large commercial zone at the corner of Hillcrest and Pierce simply has no reasonable ingress and egress for potential traffic visiting such a large commercial property. This issue also exists for the proposed zoning for medium density apartment/condo type housing.

In addition to the potential increase in human population across from Pierce Rd in the proposed medium density zoning, we feel the elementary and middle schools that are in proximity to the housing are already over crowded and this could be very problematic without the addition of new schools or creative re districting and busing of students relatively far away.

A wise general contractor once told me that "you can do anything you want, it just costs money." I've thought a lot about that over the years as I've purchased homes and remodeled homes.

Certainly the city of Medford could rezone as planned but the change in infrastructure needed to make access off Hillcrest and Pierce to the commercial property and higher density housing would be very costly. In addition to the significant cost to upgrade infrastructure the city would lose property tax revenue because of the resultant decrease in the value of homes along Hillcrest, Pierce and even in the Brookdale Meadows subdivision. There is no question, as a property owner at the corner of Oak View Circle and Pierce road, that property values along this valuable stretch of single family homes would decrease.

My wife and I moved to Medford in 2001 to begin medical practice after practicing in Orange County California for 12 years. We were attracted to Medford and particularly East Medford for it's more "master planned" feel much like we were used to in Southern California. The residential feel of East Medford is important to us. East Medford is not an industrial area or really a commercial area. It is an area pretty much devoid of large apartment or condo complexes. This is an important feature for many people including ourselves. In Southern California particularly where we lived in Laguna Niguel, master planning for the land use was the norm. You did not see single family homes and apartment/condo complexes in close proximity and you never saw large commercial

properties in close proximity to single family homes. It seems counter intuitive to re zone the land along Pierce Road as proposed.

Finally, we are aware of a proposal to the city that was given by the actual land owner, proposing re zoning changes to the property along the Foothill corridor. This makes much more sense as Foothill is much more of an arterial street and could potentially handle the increased traffic with minimal if any improvements and thus would be far less costly to the city than rezoning along the Pierce Rd corridor. In addition, there is already a large orchard/vineyard across Foothill so property values would be relatively unaffected.

For these reasons, we, as homeowners and business owners in Medford respectfully request that the city planners abandon the proposed re zoning along Pierce Road and consider instead the more reasonable re zoning proposal promulgated by the actual landowners.

Thank you for your time and consideration,

A handwritten signature in black ink, reading "Lezlie F. McClure". The signature is written in a cursive style and is positioned to the right of a large, stylized scribble that appears to be a signature or initials.

Rick and Lezlie McClure

RECEIVED
JAN 23 2014
PLANNING DEPT
submitted at
hearing

January 22, 2014

City of Medford Planning Commission
200 South Ivy Street, Lausmann Annex, Room 240
Medford, OR 97501

RE: Proposed Comprehensive plan amendment for ISA 211, 212 and 213: Rezone from UR to UH

I purchased my home on Husker Butte Drive specifically because it was in a peaceful, urban neighborhood with pasture land directly across the street.

I am strongly opposed to the proposed rezoning of ISA 211, 212 and 213 from UR to UH for a number of reasons listed here:

- Construction of high density apartment buildings in these ISAs will seriously degrade the quality of life in our neighborhood due to increased traffic congestion, increased crime, increased noise and a tremendous increase in non-home-owning, lower-income population.
- The infrastructure in our area will be overwhelmed by the increase in population density, resulting in significant costs to the city to upgrade roadways, sewers, water and utilities, and provide for adequate police and fire protection.
- Public transportation to the area is currently insufficient to provide for the needs of people without vehicles.
- ISA 213 is listed by the city as a protected wetland. The suggested rezoning includes pushing Springbrook Road through the wetland as a primary artery to Delta Waters Road. This would create permanent damage to the wetland.

I have the following questions:

- Has the planning commission has obtained an environmental impact statement for the proposed destruction of the wetland in ISA 213.
- Has the commission considered preserving the wetland as a park and recreational area?
- Why UH adjacent to UR? This would allow MFR-20 or 30 directly adjacent to SFR-6 and 10.
- Has the planning commission has considered other alternatives to rezoning, such as ^{to UH} maintaining ^{to} UR to UM or a mix?

I oppose any rezoning other than UR and strongly request that the planning commission deny the proposed change from UR to UH.

Paula McDermid

Paula McDermid
1660 Husker Butte Drive
Medford, OR 97504
608-239-4284

Medford Planning Commission
Rezoning Public Meeting
1/23/14

RECEIVED
JAN 23 2014
PLANNING DEPT
submitted at hearing

UGBA Phase 1: ISA GLUP Amendment (file no. CPA-13-032)

Dear Commission Members,

My family and I have lived across from Pierce Road for the last 25 years. We have enjoyed the quality of life made possible by our single-family neighborhood and the natural environment.

I am writing to support the continued quality of my neighborhood and to ask the city to preserve as much of the natural beauty in our area as is practical. We are blessed by this unusual experiment of having a pocket of agricultural land in the City of Medford.

I think we should embrace the thought of preserving a patch of natural beauty within the city if the owners of the property have such a vision. If the Carpenter family wishes to continue farming this land then I think the city should not do anything that would make this more difficult such as rezoning their property. I was raised on a family farm in California. I can remember my Dad lamenting that he could not continue to farm the land due to cost of rezoning. We eventually were forced to sell our farm.

Corry and I have property in Kakaako, HI. We can see the result of pure urban planning that does not strike a balance with nature, in the paving over of nearby Waikiki. The result is congestion so bad that most locals fear entering this area.

Corry and I have also visited Manhattan. We saw the contrast to Waikiki in the beauty of Central Park. I later learned that Central Park was not part of the original urban planning for Manhattan. Instead locals had to resort to going to cemeteries to escape the noise and chaos of the city. It took the vision of Bryant and Downing to open the eyes of the planners to the wisdom of Central Park. I am asking the City of Medford to consider a vision that can preserve this existing experiment of having natural beauty within the city limits.

I understand the criteria for zoning includes “environmental, energy, economic, and social consequences.” I feel that this rezoning proposal will have adverse environmental and social consequences.

I would urge the City Council to respect the wishes of the Carpenter Family and try to preserve as much natural beauty in our city as is practical for a overall better quality of life for the residents of Medford.

Respectfully,
Jeff Louie MD
2459 Quail Run
Medford, OR 97504

RECEIVED

JAN 23 2014

PLANNING DEPT

submitted at hearing

Gregory Mariska
Carolyn Mariska

707 Brookdale Ave.
Medford, Or. 97504
541-951-0916 541-951-8211
jacknus1@yahoo.com

RE: File #CP 13-032 parcel 930
City of Medford Planning Commission
200 South Ivy Street
Medford, Or. 97501

Attn: John Adam, City Planner,

We have resided on the upper Brookdale portion of the area known as Pierce Heights for 25 years and have enjoyed the rural atmosphere, great schools, convenience and excellent quality of life Medford has to offer. However, the proposed zoning changes for the parcel located on Piecre Road and Hillcrest will have a negative impact on the entire surrounding community.

Property Values: Residents in this area have a substantial investment in their homes and have routinely paid increased property taxes based on increased values. We do not believe the proposed changes, specifically high density housing and commercial zoning, will in any way either increase property values or benefit surrounding property owners.

Traffic: We believe the impact on traffic conditions an additional 1,000 homes and the vehicles which accompany them will be catastrophic. When combined with commercial development at Pierce & Hillcrest, the congestion will certainly create future unwanted street "improvements" and substantial noise pollution. Additionally, an extension of Murphy through RCC will only increase traffic as it will serve as an arterial bypass to North Phoenix Rd. Has a traffic study been completed to address this concern?

Alternatives: The parcel dedicated to high density housing on Spring St. has not yet been completed, yet the commission is seeking to rezone a prime Single Family/Agricultural parcel to accomodate a future unknown need for this type of residence. Isn't the Cedar Links area slated for similar development? We believe this rezoning will have an enormous negative impact on the current residents and the close knit community which has developed in this area. There is no need for commercial development since many retail storefronts remain vacant throughout the entire Medford area.

We ask the Planning Commission to deny the request for commercial development and high density housing. This type of development is not compatible with the existing residences and will certainly have a negative impact on a decades old standard of quality living.

Thank you,

Carolyn & Greg Mariska

RECEIVED
JAN 23 2014
PLANNING DEPT
submitted at hearing



CSA Planning, Ltd
4497 Brownridge, Suite 101
Medford, OR 97504
Telephone 541.779.0569
Fax 541.779.0114
Raul@CSAplanning.net

January 17, 2014

Medford Planning Commission
c/o Mr. John Adam, Long-Range Planning
City of Medford Planning Department
200 South Ivy Street, Lausmann Annex
Medford, OR 97501

RE: **File No. CPA 13-032; Internal Study Area #930 "Carpenter Property"**

Dear Commission Members:

Our clients Emily Mostue, Karen and Stuart Allan, and Rocky Knoll LLC¹ own approximately 200 acres of land that is referenced as the "Carpenter Property" in the above referenced study. Of this land, 30 acres is located east of Foothill Road and outside the urban growth boundary. The balance within the UGB and west of Foothill Road includes all but 2.84 acres of the 93 acres that are proposed for GLUP amendment in the study plus an additional 79 acres that have not been proposed for GLUP amendment in the project.

These property owners support the City's goals promoting more efficient land use of the existing land base in balance with preservation of neighborhood compatibility. To this end, the owners request that the City consider an alternative arrangement of the GLUP boundaries as depicted on the attached map. The bases for the recommended changes to ISA #930 are as follow:

- The Housing Element of the Medford Comprehensive Plan, adopted on December 2, 2010,² establishes that the following range of residential land needs by General Land Use Plan (GLUP) category through the year 2029:³
 - **Deficit in UR.** Medford has a deficit of buildable land in the Urban Residential (UR) designation of about 465 gross acres.
 - **Deficit in UH.** Medford has a deficit of buildable land in the Urban High Density Residential (UH) designation of about 49 gross acres.
 - **Deficit in UM.** Medford has a deficit of buildable land in the Urban Medium Density Residential (UM) designation of about 39 gross acres.

¹ Rocky Knoll, LLC is, in turn, owned by Dunbar Scott Carpenter, Karen Allan, and Emily Mostue - the children of Dunbar and Jane Carpenter.

² Adopted December 2, 2010 by Ordinance No. 2010-250. Pursuant to the Oregon Revised Statutes (2009) as then in effect, and particularly ORS 197.625, the amendment is considered acknowledged by the state as it was properly noticed in accordance with the applicable procedures for post-acknowledgment amendments and the 21-day appeal period has expired. No appeals concerning this ordinance were filed.

³ Policy 1, Implementation 1-A, requires that consideration of changes to the Medford Comprehensive Plan or Land Development Code be based on the Housing Element adopted on December 2, 2010, particularly Housing Need Projection in Table 31, Forecast of Needed Housing Units in Table 37, Buildable Land Needed for New Dwelling Units in Table 39, and Residential Land Deficit by Plan Designation in Table 41.

- **Housing in Commercial Designations.** Medford will experience about 691 units constructed in commercial designations, but this is treated as exogenous supply that can be commingled in mixed use projects and Planned Unit Developments within the commercial land base.
- Our clients were initially alarmed by affected acreage with regard to their property. However, Planning Department staff have explained that the current draft (3rd edition) was prepared as a “broad brush” study which will be refined through the public review process to be more in line with the needs already identified in the adopted Housing and Economic elements of the Medford Comprehensive Plan. For purposes of discussion, it is worth noting adoption of all potential changes in the 3rd Edition draft would have the following effect on the residential land needs:⁴
 - **Increases the UR Deficit by 602 acres.** The draft ISA plan would re-designate 76 acres of UR to CM, 360 acres of UR to UM, and 167 acres of UR to UH. One acre of GI land would be changed to UR. That would have the effect of increasing the projected 465 acre deficit of UR designated land by 602 acres. The resulting deficit would be 1,067 acres for the year 2029 planning horizon.
 - **Creates a 126 acre surplus in UH.** The draft ISA plan would re-designate 167 acres of UR to UH and nine acres of GI to UH. One acre of existing UH would change to CM. The net addition of 175 acres would eliminate the 49 acre deficit and create a 126 acre surplus over the projected need for that housing type through the 2029 planning horizon.
 - **Creates a 329 acre surplus in UM.** The draft ISA plan would re-designate 8 acres of CM to UM and 360 acres of UR to UM. The addition of 368 acres would eliminate the 39 acre deficit and create a 329 acre surplus over the projected need for that housing type through the 2029 planning horizon.
 - **Housing in Commercial Designations.** The ISA plan proposes a net increase of 149 acres to the CM land base. The CM designation would gain 113 acres from HI, 43 acres from GI, and one acre from UH. The additional 157 acres gained is reduced by eight acres of existing CM that would change to UM. The net increase of 149 acres would continue to provide an exogenous supply of land for residential units to be co-mingled in mixed use projects and Planned Unit Developments within the commercial land base.
- The projected 465 acre deficit of UR land, as established in the adopted comprehensive plan, is already twelve times greater than the projected 39 acre deficit of UM land. The draft ISA plan, if fully adopted, would add nearly ten times more UM land (by acres) than what the comprehensive plan projects as needed. The seventy-five acres proposed in ISA #930 alone would completely eliminate the projected 39 acre deficit plus would add another 36 acres of UM land beyond the identified city-wide need. While some variation would reasonably be expected over a twenty-year projection, the draft ISA plan if adopted in its entirety would drastically deviate from the identified needs.

⁴ Calculations provided here do not take into account development of buildable lands that has occurred since adoption of the 2010 Housing Element.

- Efficiency in land use planning is not achieved by creating surpluses that far exceed the identified need for general land use designations. Excess supply beyond what can reasonably be absorbed would have the effect of destabilizing land value for the respective housing types, which may then deter investment in future housing projects. An oversupply of housing in the affected category may also induce deferral of maintenance to existing housing stock which can create additional adverse effects on value to homes in the affected neighborhoods. Also, given that the resulting surplus of UM and UH land would largely be supplied at the expense of the existing inventory of UR land, the amount of land needed to be added to the urban growth boundary would be greater to meet the city's responsibility to maintain a twenty year supply of land for all housing types. This is because the over-supplied UM and UH lands within the UGB would no longer be available to satisfy the need for UR housing. Families who need homes with yards will not simply move into apartments or townhomes but will - as they have done in the past when Medford's land supply fell short - buy homes in nearby communities instead. Overzealous attempts to control density simply induce growth to more remote reaches than in comparison to reasonable plans that properly consider "efficiencies" in relation to the identified needs of the community.
- The property owners propose, in the alternative, that about 23 acres of their land be designated for UM and about 18 acres⁵ be designated as Commercial land, with the balance of about 132 acres to remain UR as shown on the enclosed map alternative.
- The property owners' alternative would provide for better compatibility between the existing established neighborhoods and the future intensification areas. The UM land areas would be designated further from the heart of the existing neighborhoods. In that way, the intervening land would retain the character of the existing neighborhood - as would be reasonably expected by the current residents and homeowners. Lots to be created by subdivision of the intervening area would be sold with fair notice that medium density housing and commercial land areas are designated on the City's General Land Use Plan.
- ISA Study Area #930 Map, in the current draft, would designate approximately 13 acres of land at the southwest corner of the subject tract for commercial use. Property owners propose that this area be retained as UR land and that commercial land area instead be designated as shown on their alternative map. Relocation would better maintain neighborhood compatibility and would be more appropriate given existing site conditions and natural features (See, property owners' alternative plan with site constraint overlay). An attractive wood of white oak is located on this part of the property, and this area also receives substantial drainage flows from the Rogue Valley Country Club golf course and other higher surrounding area. These conditions can be better adapted to the less intensive uses allowed under the existing UR designation, and are not conditions conducive for commercial site needs as set forth in the Economy Element of the Medford Comprehensive Plan.⁶

⁵ According to the Medford Comprehensive Plan, interfaces between different designations are purposefully non-site-specific. The proposed boundaries are not intended to be precise, but GIS calculated acreage is used here for purposes of comparative consideration.

⁶ For example: "Employment land development patterns are generally more sensitive to environmental constraints than residential development patterns. Generally, the described acreages assume sites that are largely free from environmental constraints such as slopes, wetlands and floodplains." Page 32, Economy Element.



-
- The property owners propose that three commercial areas be designated as shown on the enclosed maps.
 - CM-1 on the plan would provide about 4 acres at the north of the tract for the convenience of the existing and future neighborhoods located south of McAndrews Road. It is expected that Thrasher Lane to the north of McAndrews Road would be extended south through the property between the Brookdale Estates subdivision and the proposed CM-1 site. A block of new homes would likely be provided on the west side of the new street to form common back property lines with the existing residential lots, thereby buffering those established homes from commercial activities. Locating the small CM-1 area to the east of the future Thrasher Lane would reduce the need for residents on the south side of McAndrews Road to cross over that arterial roadway to access the commercial district at McAndrews and Lone Pine or other parts of the city. A neighborhood commercial (NC) zoning district (which is limited to three acres by code) or a small community commercial (CC) zone of up to four acres could be accommodated in this area.
 - CM-2 on the plan would provide about ten acres of commercial area along the west side of North Foothill Road. This area is square in configuration and approximately centered along a point one-quarter mile north of the intersection of North Foothill Road and Hillcrest Road. A future east-west street will likely intersect with Foothill Road at this location based on preliminary coordination by the property owners and the City. CM-2 would provide for commercial use on both sides of a retail street entry into the neighborhood rather than a single commercial site. The designation of CM-2 is contemplated to work in tandem with the designations of UM-2, UM-3, and CM-3 to assure a mixed-use development pattern by GLUP design.
 - CM-3 is a commercial area of about four acres proposed for the southeast corner of the property at the intersection of North Foothill Road and Hillcrest Road. As discussed above for CM-2, this area is intended to function in tandem with UM-2 and UM-3 to assure a mixed-use neighborhood pattern.
 - The property owners propose that three UM areas be designated as shown on the enclosed maps.
 - UM-1 on the plan would provide approximately 11 acres at the northeast corner of the tract. The northeast corner of UM-1 is constrained by drainage conditions as well as the clover-leaf intersection configuration of two major arterial roadways. Such constraints could result in an effective higher residential density for the residual unconstrained acreage at the foot of the hill to the south. However, the area is well removed from existing single-family residential neighborhoods such that neighborhood compatibility may be maintained. The arrangement of CM-1 to the west provided for both additional buffering and shopping convenience for the future UM-1 residents.
 - UM-2 on the plan would provide about 5 acres of UM to the north of CM-2 and along the south toe of the knoll that dominates to the



north. This district is intended to function in tandem with CM-2, UM-3, and CM-3 to form a mixed-use development pattern.

- o UM-3 on the plan would provide about seven acres of UM land between CM-2 and CM-3.
- A well-designed mix of commercial and medium density residential will provide a more interesting context along the heavily travelled Foothill and McAndrews frontages in comparison to the typical "vertical separation feature" normally required along the rear of single family residential lots that abut arterial roadways. Commercial and medium/high density residential development utilize a higher level of landscape treatments and are typically designed to attract the interest of the adjacent traffic patterns. This is because high visibility reduces vacancy rates, all other things equal. Siting along major arterial roadways will tend to lower the value of single family lots.
- The ISA plan as currently drafted does not identify the land constraints that affect suitability of land for employment uses or as buildable residential land. The property owners' plan includes "unbuildable" land identified on the Medford 2007 Buildable Lands Inventory map (Ordinance #2008-03) and GIS mapping of steep slopes (greater than 25%) consistent with LCDC rule methodology and the Greater Bear Creek Valley Regional Plan. These natural constraints affect over 49 acres of the property. Although not mapped as a natural constraint, about six acres is encumbered by a 50-foot wide easement for the irrigation canal that runs a course of approximately one-mile through the property. As previously discussed, there is considerable natural area (riparian/wetland/woods) that corresponds with the drainage on the west side of the tract would be better protected by retaining the existing UR designation with its lower potential development intensities. The proposed change to CM and UM along the entire frontage of Pierce Road would unnecessarily impact the existing natural areas and strain storm-water carrying and treatment capacity. There are also four fully developed single-family lots (0.49, 0.49, 0.62, and 0.68 acres each) that are proposed for re-designation as UM. These are not buildable or redevelopable under state definition contained at OAR 660, Division 8. Consequently, there is no efficiency to be gained by the UM designation.

For the reasons outlined above, the property owners hereby request that ISA Study Area #930 be revised to incorporate the changes shown on the attached map set and further request that this letter be placed into the evidentiary record for these proceedings.

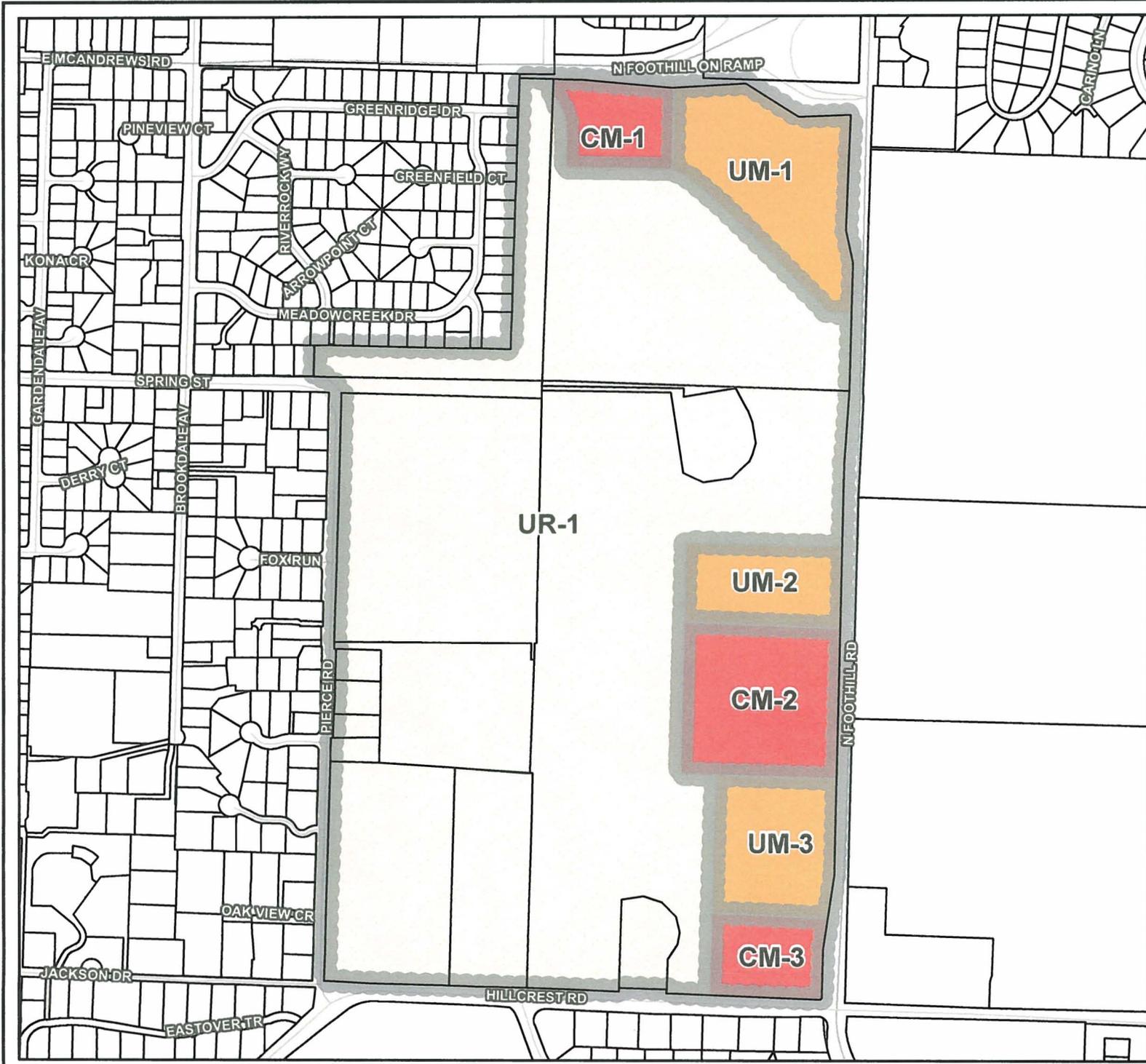
Very truly yours,

CSA Planning, Ltd.

Raul G. Woerner
Principal

Enclosures (3): Proposed Alternative to ISA 930 Maps (GLUP only; GLUP on Aerial; and GLUP on Aerial with Constraints Overlay)

**Proposed Alternative
To ISA #930
By Property Owners**



Legend

Proposed GLUP

- CM
- UM
- UR
- Tax Lots

- CM-1: 4 ac
- CM-2: 10 ac
- CM-3: 4 ac

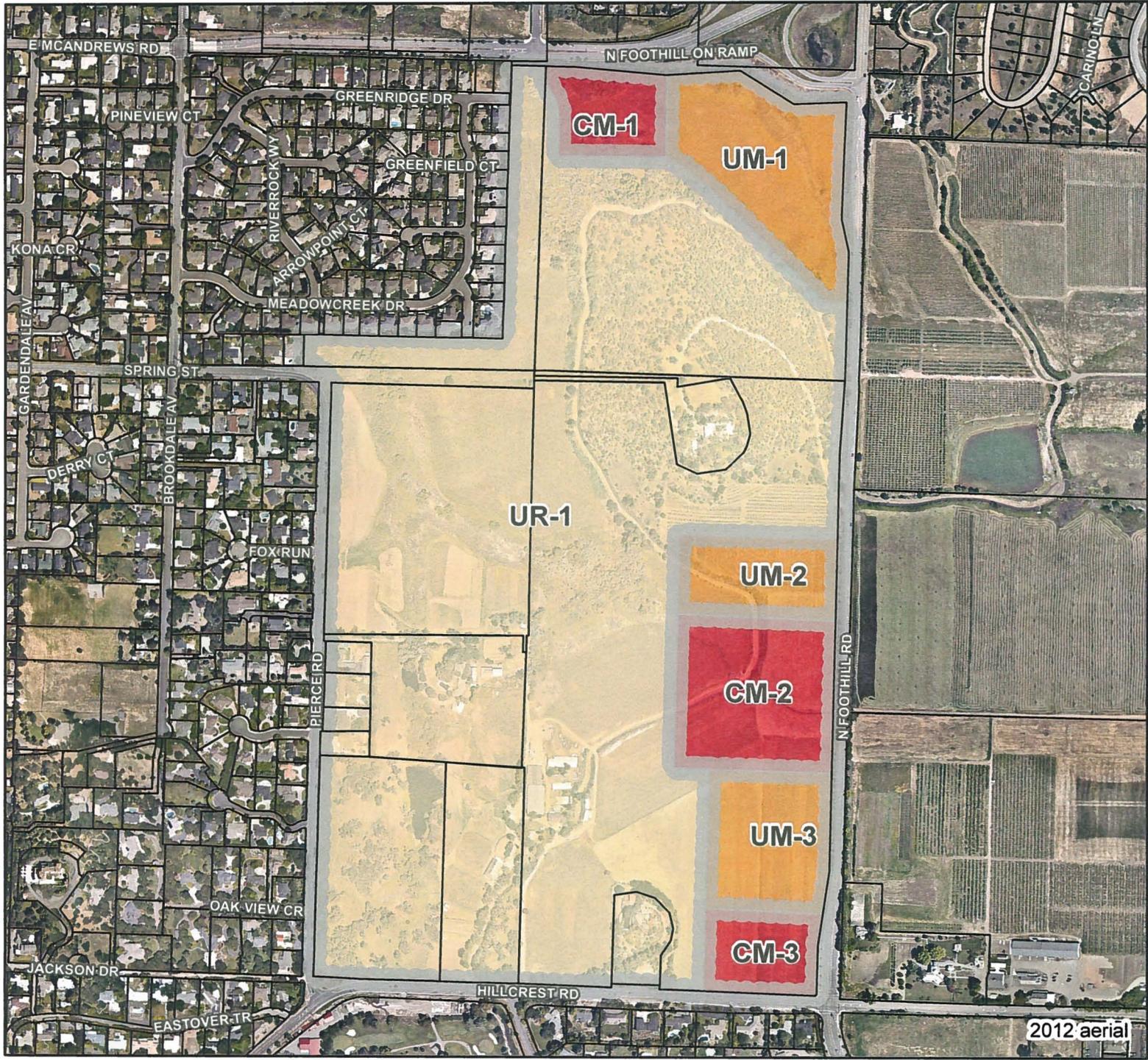
- UM-1: 11 ac
- UM-2: 5 ac
- UM-3: 7 ac

- UR-1: 132 ac

0 600 Feet

Print Date: 1-16-2014

**Proposed Alternative
To ISA #930
By Property Owners**



Legend

Proposed GLUP

- CM
- UM
- UR
- Tax Lots

- CM-1: 4 ac
- CM-2: 10 ac
- CM-3: 4 ac

- UM-1: 11 ac
- UM-2: 5 ac
- UM-3: 7 ac

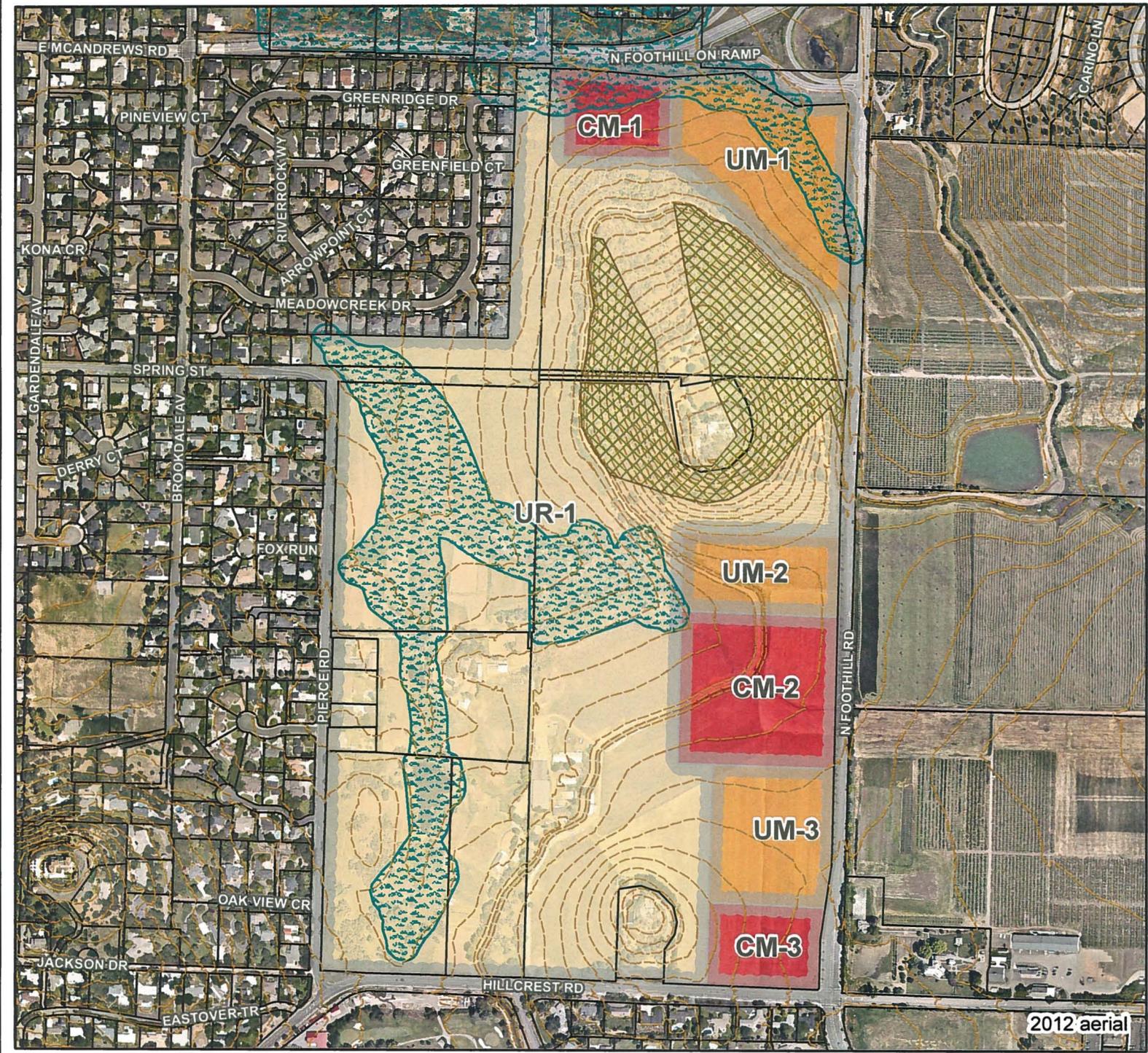
- UR-1: 132 ac



Print Date: 1-16-2014

2012 aerial

Proposed Alternative To ISA #930 By Property Owners



Legend

- Proposed GLUP**
- CM
 - UM
 - UR
 - Steep (18 ac)
 - Riparian (31.5 ac)
 - 10-Foot Contours
 - Tax Lots

CM-1:	4 ac
CM-2:	10 ac
CM-3:	4 ac
UM-1:	11 ac
UM-2:	5 ac
UM-3:	7 ac
UR-1:	132 ac



Print Date: 1-16-2014

2012 aerial

To: The Medford Planning Commission

From: Garth and Rosemary Harrington

3291 Miller Court, Medford, OR 97504

Contact Info: Phones 541-601-7330 541-601-6969

Re: Proposals on rezoning

Let us first submit that we are constantly challenged by planning for the future. Let us also submit that history has proven that we're basically not very accurate or successful at it. Devaluing, or tearing down the work of previous generations has led us to positions that imperil our financial stability, both as a nation, and as a community.

The thought of ripping a vehicular causeway through a near century old icon of the Rogue Valley, namely the Rogue Valley Country Club, bears poorly on the belief that such a respected and time honored edifice of tradition, competition and business nexus should fall to the bulldozer of imagined progress. It is understood that this scheme is but a figment of current conditions, and that such action would supposedly only follow the demise of the Rogue Valley Country Club. It is even sadder to say that such imagination would even creep into the thoughts of those who would assume to guide our communal destiny. While level heads prevail presently in our community leadership, the future, as previously mentioned, is unknown. Thus such a concept should be deleted, even from the power of suggestion.

RECEIVED
JAN 23 2014
PLANNING DEPT
submitted at
hearing

And so it follows, if there is no wisdom in planning for the demise of a landmass which has so generously enhanced the tax base of Medford, there is, without question, no logic which calls for the rezoning of immediate areas surrounding this regionally recognized and highly respected icon of the Rogue Valley professional community.

To create adjacent communities of severely unequal real estate values, with resulting diminishing tax lot values does nothing but diminish the entire estate.

The Hillcrest/Pierce Road intersection proposal is, in this citizen/taxpayer's view a misplacement of assets. There are far too many alternatives to be considered. The unfulfilled developments above Foothill Road, on East McAndrews, and the business park vacancies east of Hillcrest on North Phoenix are but two of the alternatives to a large scale shopping center at Pierce and Hillcrest.

The obvious points of utilities practicalities, constriction of traffic, and general invasion of a still bucolic rural neighborhood are plainly evident. If this is lost to the remote plat scanner in a remote regional planning office, it cannot escape the local eye of a concerned and skilled craftsman who holds a significant sway in how our community grows. Protecting what has been invested, both financially and historically, is the best preservation of currency and capital in our community.

Rezoning Meeting: City Council Planning Committee, Jan 23, 2014

RECEIVED
JAN 23 2014

PLANNING DEPT

submitted at
hearing

Intro:

Introduce self and address. Retired physician, lived in the community since 1977.

Thanks to all of you for your service. Volunteer civic duty is what sustains our community and makes it a well planned desirable place to live (despite our recent foggy weather) And thanks for the opportunity to address our concerns.

I would like to address my comments to the plans for ISA (Internal Study Area)930 on your Gen Land Use Planning Map (is it available for illustration?)

First, I would state that I wouldn't be here at all were it not for the alertness of neighbors. We never received a notice of these proposed zoning changes even though we live on Oak View Cir in which the only access is off Pierce road.

Before deciding to make a statement, I reviewed the materials provided on the cities web site including the letters to the planning commission. Not a single letter among the dozens posted spoke in favor of the proposed plans for ISA930. At last count, there were 608 signatures opposed to the change from low density single family homes to medium density and commercial.

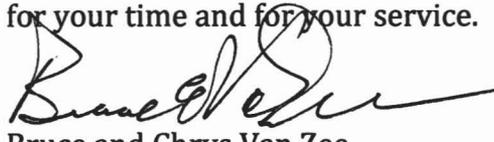
Points: My comments relate to criteria 3 and 4 of the 7 criteria required to address a change in the General Land Use Plan.

1. Traffic and access issues: Look at, or better yet, drive the route from Spring St at Crater Lake Ave through to the intersection of Pierce with Hillcrest. Most of the residents here use that essentially closed loop road to access their homes. Most of the feeder streets to the SFR's come off this closed loop. Spring and Pierce are essentially one street in which traffic flow is bottled by the intersections with Crater Lake and Hillcrest respectively. Traffic can't flow through, it has to turn either right or left to get where you're going. Think Progress way from N. Fred Meyer to McAndrews and how bottled up that gets
 - a. Pierce/Spring has yet to see the impact of the multi-unit Low Cost housing complex on Spring.
 - b. Spring can't be widened without considerable cost as there are SFR's on both sides.
2. The nearest school to the proposed project is Lone Pine Elementary which has been overloaded the past few years and required rezoning for school kids. Medium density housing would create essentially impossible overload for Lone Pine and even Hoover because they would largely be occupied with younger families with children.
3. We do not see any need for Commercial Space. A new commercial park opposite Roxy Ann Vineyards already exists and still has some space and

a separate commercial tract alongside the bypass from foothill road to N. Phoenix road is only a few blocks away and has gone undeveloped for the last several years. Additionally, we have the Albertson's area with much better access off the arterials of N. Phoenix and Barnett.

- a. We do not object and in fact support the portion of the Mostue/Carpenter alternative proposal that puts commercial space and medium density housing up closer to Foothill and Hillcrest.
4. Multiple Family housing: The staff's own analysis anticipates a need for 465 acres of UR and 39 acres of UM and 49 acres of UH. But the total proposal creates 565 acres of UM and UH and 626 acres of UR, way in excess of their own projections.
5. Effect on Ambience: Most of the residents here chose to make the single biggest investment of their lives because of the location and ambience of the area. The Oak savannah opposite Pierce creates a "wooded, semi-rural feel that is precious to us with its quietness and "Green" feel. Many professionals have elected to build and live here because of that and collectively pay in excess of \$21 million in property taxes annually.
6. Effect on property values: We believe that the proposed changes will adversely affect property values and diminish the very reasons many of us chose to live here. That alone could adversely affect the city, both because of declining revenue and diminished ability to recruit high quality professionals to the community.

We urge you to reconsider the proposed changes to ISA 930 and either leave it as it is or consider the alternative proposal from the Carpenters. I again thank all of you for your time and for your service.


Bruce and Chrys Van Zee
2668 Oak View Circle
Medford, OR 97504
(541)857-1887

RECEIVED

JAN 23 2014

PLANNING DEPT

Medford City Planning Commission Hearing

Opposition to the City Planning Departments rezoning proposal for ISA 930

submitted
at hearing

My name is Tim Heim and my address is 2477 Gardenbrook Court. I have reviewed the General Land Use Plan amendment. I am in complete opposition to the City Planning Department's rezoning proposal for ISA 930. I support the landowners proposed alternative with the exception of CM-1 & UM-1. Please do not rezone these two northern most parcels, which are adjacent to McAndrews Road.

1. The Environmental, energy, economic, and social consequences of the City's proposal will have a negative impact on floodplains and wetlands. In addition, single-family homes are the most popular and desirable type of housing for families. Disrupting and degrading the single-family neighborhoods in East Medford will shift the demand for single-family homes to areas outside Medford. This will result in a significant loss of community involvement, home values and income loss to the City.

2. The City Planning Department has not demonstrated need for the rezoning change to accommodate unpredicted population trends, to satisfy urban housing needs, or to assure adequate employment opportunities. Staff's conclusion that there is a demonstrated need for increasing the development capacity of the urban area by changing the designations to allow more dwelling units per acre is not supported by the facts. Staff sites need of 465 acres for UR, 39 acres of UM and 49 acres of UH. However, the staff proposal creates a disproportional amount of UM and UH acres based on a 2010 Housing Study adopted in the Comprehensive Plan.

Please omit the City Planning Departments proposed ISA 930 from your rezoning decisions.
Thank you.

Tim Heim



1/23/14

January 23, 2014

City of Medford, Planning Commission
Re: File No.: CP 13-032 (ISA 930)

RECEIVED
JAN 23 2014
PLANNING DEPT
submitted at
hearing

Hi, my name is John Thiebes, my address is 1084 Castlewood Drive, in the Brookdale Subdivision and adjacent to ISA 930 on the GLUP Amendment map. I am a retired wildlife biologist having worked for the ODFW, two non-profit organizations and as a consultant for over 36 years. I have reviewed the General Land Use Plan amendment. I am in complete opposition to the City Planning Department's rezoning proposal for ISA 930. I do support the landowners proposed alternative, with the exception of the two northern most parcels adjacent to McAndrews Road, identified as CM-1 & UM-1.

I am addressing the *Environmental consequences* of the City's proposed rezoning of ISA 930. ISA 930 is a large undeveloped parcel, one of the last actively farmed lands in the city. The proposal turns much this land into multi-family and commercial development. Within the Planning Staff's notes on ISA 930 is and I quote: "There is a large area of wetland in this area, which is largely immaterial to the question of land use designation." End quote. The primary environmental adverse consequences would be the loss of or severe impact to wetlands, flood plain and a very unique habitat type – Oak Savannah Woodland¹.

The wetlands are located east of Pierce Road and wetlands with a flood plain located south of McAndrews Road. Both are located within the Planning Departments proposed zoning change. The value of wetlands to fish, wildlife, water quality and communities cannot be understated and is well documented in the literature².

Oak Savannah Woodlands are grasslands having dispersed Oregon White Oak. This habitat type is rapidly disappearing within the county and nearly nonexistent in Medford's Urban Growth Boundary. Oak Savannah Woodlands in Oregon provide habitat for over 200 animal species.

Both wetlands, the flood plain and Oak Savannah Woodlands are located in ISA 930 and are all or in part within the Planning Departments proposed zoning change.

Staff has not adequately shown that this proposal will have no adverse environmental consequences. Thank you for your time, I urge you to omit ISA 930 from any rezoning change in the GLUP amendment map.

¹Oak Savannah Woodland References

Allen, J. A. Keeland, J. A. 2001. "A Guide to Bottomland Hardwood Restoration." USDI, Geological Survey, Biological Resources Division. 132 pp.

Campbell, B. 2003. "Restoring Rare Native Habitats in the Willamette Valley." A Landowner's Guide for Restoring Oak Woodlands, Wetlands, Prairies, and Bottomland Hardwood and Riparian Forests. Defenders of Wildlife. Portland, OR. 112 pp.

Habeck, J.R. 1961. "The Original Vegetation of the Mid-Willamette Valley, Oregon." Northwest Science 35(2): 65-77.

Hagar, J.C. and M.A. Stern. 2001. "Avifauna in Oak Woodlands of the Willamette Valley, Oregon." Northwest Naturalist 82:12-25

Institute for Applied Ecology, Corvallis, Oregon and USDI Bureau of Land Management, Eugene District.

Kaye, T.N. 2000. Notes on the geographic distribution and taxonomy of *Lupinus sulphureus ssp. kincaidii* (Fabaceae): Watch for it in your neighborhood. Botanical Electronic News No. 243.

Kaye, T.N. and K. Kuykendall. 2001. Effects of scarification and cold stratification on germination of *Lupinus sulphureus ssp. kincaidii*. Seed Science and Technology 29:663-668.

Thilenius, J.F. 1968. "The *Quercus garryana* Forests of the Willamette Valley, Oregon." Ecology 49:1124-1133

Vesely, D. and G. Tucker 2004. "A Landowner's Guide for Restoring and Managing Oregon White Oak Habitats." BLM, USFS, ODF, The Nature Conservancy. 65 pp.

²Wetland References

Mitsch, W. J., & J. G. Gosselink. 1993. Wetlands. John Wiley and Sons, Inc., New York. (2007 (4th) edition now available)

United States Environmental Protection Agency. 1995. America's Wetlands: Our Vital Link Between Land and Water. EPA843-K-95-001.

United States Fish and Wildlife Service. 1983. Pocosins: A Changing Wetland Resource . US Department of Interior. FWS/OBS-83/32.