

# Exhibit J

## Public Comments

- J-1. Property owners **within** ISAs
- J-2. Property owners **near** ISAs
- J-3. Inclusion requests

# Exhibit J

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

January 15, 2014

---

## Exhibit J-1

### Letters from property owners inside an ISA

<u>Name</u>	<u>dated</u>	<u>ISA</u>	<u>map/taxlot</u>	<u>comment</u>
ICWUSA	2013-12-05	140	37-1W-06/2604	requests exclusion
Frantz	2013-12-20	810	37-2W-24DA/3900	supports



December 5, 2013

RECEIVED

DEC 10 2013

PLANNING DEPT.

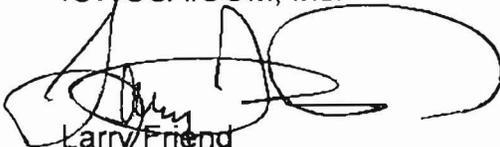
City of Medford  
Planning Department  
200 South Ivy Street  
Medford, OR 97501

To whom it may concern,

Re: GLUP  
Tax Lot 371W062604

On behalf of the owners of the referenced tax lot, who are also owners of ICWUSA.COM, Inc. ICWUSA.COM is formally requesting the zoning for the referenced property does not change. The current zoning is HI, which is what it should remain.

ICWUSA.COM, Inc.



Larry Friend  
Controller





RECEIVED  
DEC 23 2013  
PLANNING DEPT.

ISA 810

TOM FRANTZ

December 20, 2013  
CARLA PALADINO  
Planning City of Medford

Dear Carla,

Thank you for meeting with me at the counter last week.

Wanted to let you know that I am grateful for all the work planning is doing in the Liberty Park area. I wanted to write in support of the proposed zoning change from GLUP amendment from UR to UM coming up in Jan 2014...

Planning is philosophically correct in looking at creating more density "within" rather than expanding the UGB "without". I am in agreement with this move, and wanted to express my support in this cause.

I am hoping to also express a wish to adjust the language in the zoning laws addressing, "non-conforming" properties such as my seven unit property at; 1001 Niantic, and 417, 419, 421 Alice Streets.

Mainly in regards to the foundation portion of the zoning which states that 25 percent of the structure can be called "re-buildable". My foundations on all seven units are thirty percent of the improved structures, because they are very well built, and fit in to a thirty percent portion of the structure(s)...

Looking forward to supporting planning in all the good work you and they are doing, and I hope to appear at a meeting in support of the Planning Vision in the near future.

Sincerely yours,

Tom Frantz

TOM FRANTZ 1001 NIANTIC OWNER

# Exhibit J

## Exhibit J-2

### Letters from property owners near an ISA

<u>Name</u>	<u>dated</u>	<u>ISA</u>
Templer, Gary .....	2013-12-26 .....	212, 213
Fennell, Kathleen .....	2014-01-07 .....	212, 213; 140, 214, 215, 216
Wenzl, Edith & Alfred.....	2014-01-07 .....	212, 213
Wihtol, Arn & Karen.....	2014-01-15 .....	240,940
Elzy, Jason .....	2013-12-24 .....	718
Nelson, Phyllis.....	2014-01-11 .....	930
Grant, Judith .....	2014-01-10 .....	930
Swartsley, Steven L .....	2014-01-10 .....	930
Kelling, Bruce & Susan .....	2014-01-13 .....	930
Stiles, Melissa .....	2014-01-14 .....	930
Thiebes, John .....	2014-01-14 .....	930
Ostenson, Todd & Jenni .....	2014-01-15 .....	930
Buck, Sally L.....	2014-01-15 .....	930
Heslington, Lane & Bill.....	2014-01-15 .....	930
Dines, Melanie .....	2014-01-15 .....	930
Smullin, Craig & Kaleene .....	2014-01-15 .....	930
Dittmer, Eric & Lynne.....	2014-01-15 .....	930
Rogue Valley Country Club .....	2014-01-14 .....	930
Hendrix, Brian & Daisy .....	2014-01-14 .....	930
Carpenter, Michael .....	2014-01-14 .....	930
Carpenter, Anne M. ....	2014-01-14 .....	930
Slagter, Craig & Lanore Soulagnet ...	2014-01-14 .....	930
DeKorte, Michael & Paula.....	2014-01-13 .....	930
Smith, Natalie & Rick .....	2014-01-13 .....	930
Gooding, Dale H.....	2014-01-12 .....	930
Jorizzo, Paul & Vera Melnyk.....	2014-01-14 .....	930
Jorizzo, Kristen .....	2014-01-14 .....	930
Williams, Bill & Brenda.....	2014-01-09 .....	930
Huycke, Patrick .....	2014-01-10 .....	930
Staller, Teena & Michael.....	2014-01-14 .....	930
Wayda, David & Tracey.....	2014-01-14 .....	930
Dailey, John & Karen.....	2014-01-09 .....	930
Burwell, Jana & Douglas.....	2014-01-11 .....	930
Norgan, Ian A. ....	2014-01-13 .....	930

# Exhibit J

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

January 15, 2014

---

Keating, Karen.....	2014-01-13 .....	930
Thiebes, Nancy.....	2014-01-13 .....	930
Lyons, Susan.....	2014-01-12 .....	930
Wood, George & Janice .....	2014-01-12 .....	930
Thiebes, John .....	2014-01-13 .....	930
Wise, Bob & Sally .....	2014-01-12 .....	930
Jones, David & Michele.....	2014-01-14 .....	930
Wihl, Arn & Karen.....	2014-01-13 .....	930
Fowler, Michael D.....	2014-01-14 .....	930
Doolen, Robert & Karen.....	2014-01-14 .....	930
Nunes, Debbie J. ....	2014-01-13 .....	930
Leever, Bill & Nancy .....	2014-01-14 .....	930
Hageman, Mark R. ....	2014-01-14 .....	930
Hirt, Bob & Carol.....	2014-01-12 .....	930
Jantzi, Doug & Anne.....	2014-01-13 .....	930
Koch, Andrea & Joe.....	2014-01-13 .....	930
Bonacina, Kaye & Bonnie.....	2014-01-13 .....	930
Ward, Gary & Susan .....	2014-01-12 .....	930
Kelling, Bruce & Susan (2).....	2014-01-11 .....	930
Gwynn, Joan & David .....	2014-01-10.....	930
Petition.....	2014-01-15 <i>rec'd</i> .....	930

Dec. 26, 2013

City of Medford  
Planning Dept. – John Adam  
200 S. Ivy St.  
Medford, Or 97501

RECEIVED

JAN 03 2014

Planning Dept.

RE: General land use plan map amendment proposal  
Public Hearing Jan. 23, 2014  
ISA No. 212 and ISA No. 211 as identified on GLUP map

ISA 212

To Whom It May Concern:

**I wish this letter to be made a part of the public record of this hearing.**

I own property at 1650 Husker Butte Dr., Medford, Or 97504, Map and Tax Lot 371W08BA 1124.

My property is within 200 feet of the proposed amendment to change zoning from UR to UH for ISA no. 212.

The City of Medford receives property taxes from homeowners, in part, to maintain the quality of life and help maintain property values. This rezoning amendment does just the opposite to homeowners in my neighborhood by surrounding single family homes with apartment buildings.

Homeowners struggled to keep their homes through the financial crisis, but are now faced with permanent devaluation of their homes by the City of Medford and its rezoning amendment.

**Question: Would you buy or live in a home surrounded by apartment buildings when you have other choices? Answer: I think not.**

I strongly object to this zoning change for the following reasons:

- 1) This area was developed based upon a planned development scenario over 2 decades ago with commercial type zoning near Hwy. 162, progressing east with multi-family, and then single family extending to the city limits. That area has been developing as planned to the east with single family homes.
- 2) The City wants to increase city limits into county farmland and must meet criteria of the State of Oregon. In order to do so the City has fabricated growth projections so it can rezone areas that have been for a long time zoned UR. This rezone is not justified.
- 3) There were reasons why the areas that the City now wants to rezone were originally zoned as they are, and that zoning for ISA no. 212 and ISA no. 211 should remain unchanged.
- 4) ISA no. 212 and ISA no. 211 are not in or near the City center. Changing zoning from UR to UH is more appropriate in the City center.
- 5) Most single family homeowners purchased their homes in this area partly based upon the many decades old zoning of UR along and near Springbrook north of Delta Waters. It is unethical and unfair of the City to now change zoning on unimproved parcels.
- 6) Single family homes, such as mine, in this neighborhood will be surrounded by multi-family buildings which will surely reduce single family home resale values.
- 7) Increased density will increase crime and traffic, and will decrease the quality of life for everyone, especially children, residing in the existing neighborhoods.

ISA no. 212 and ISA no. 211 should be zoned UR as that area is still viable for affordable single family homes for hard working families in the "East Medford" area.

Please do not alter this zoning and greatly change what we had expected when we purchased our homes.

Respectfully,  
*Gary Templer*  
Gary Templer

RECEIVED  
JAN 09 2014

Kathleen Fennell  
1738 Dragon Tail Place  
Medford, OR 97504  
Planning Dept.

January 7, 2014

City of Medford Planning Department  
Lausmann Annex  
200 S. Ivy Street  
Medford, OR 97501  
Attention: John Adam

Regarding: General Land Use Plan Map Amendment to reclassify 856 vacant or redevelopable areas within the City's Urban Growth Boundary for the purpose of increasing the efficiency of land within the current boundary.

To whom it may concern:

I own a house in northeast Medford and have several concerns regarding the Planning Department's recommendations to the Planning Commission for this area. I spoke with John Adam on 1/7/2014 at the Planning Department office and was told to direct my concerns to item 5 - environmental, energy, economic and social consequences of the Class "A" Amendment Criteria for the Comprehensive Plan Amendment 10.184(1).

My reactions after receiving the notice about the recommended changes and the map of changes follow:

1. Why is the additional high density housing concentrated in a limited area on the northeast border of the city far from city services in an area where there are no parks, no bus stops, no schools, no designated open space or recreational space and no local businesses? Also, major improvements to some roads, particularly Coker Butte, would be required? It could add significant cost to taxpayers to accommodate that amount of growth.
2. Is livability a consideration when trying to meet Land Use Goals? Other communities require that open space and recreational space be part of planning. Does Medford? These factor into livability and safety. This neighborhood was planned in a piecemeal fashion and somehow the local developers were not required to include these in their plans. Vacant lots, which are rapidly disappearing in our neighborhood and basketball hoops purchased by homeowners so children can play in the street, are inadequate options. It is not too late to require this in future developments as part of this plan. The only play area and designated open space in the vicinity is located in the HUD housing development on Arrowhead, which is for the residents of that development.

3. Why were most of the undeveloped and underutilized lands east of Foothill Boulevard excluded as candidates for zoning changes?
4. Why is the 65-acre undeveloped lot next to Abraham Lincoln Elementary School excluded as a candidate for zoning changes?
5. Why aren't there any zoning changes on the plan to increase density within the city core to encourage people who work in the city to live in the city and shop and be entertained in the city? Isn't this one of the goals of MURA?
6. Why does the plan make drastic changes to one neighborhood instead of spreading out smaller changes throughout the city, which could more easily be incorporated into the local neighborhood without having to add a lot of additional services? This could save money and make Medford a more interesting and healthy place to live if there was a mixture of housing types and commercial properties joined by pathways for biking and walking.
7. Does the Planning Commission have the power to change areas already zoned as UR (Urban Residential – low density) with a minimum of 2 dwellings per acre to a maximum of 10 dwellings per acre (which is quite dense) on land which already has existing homes on the land to UH (Urban residential – High density) which allows 20 – 30 dwellings per gross acre, for example, apartments? The zoning on my property was changed from SR-6 when I purchased it in February 2010 to SR-10 sometime after that without my being notified. Only homeowners located within 200 feet of changes are notified of changes, such as this proposed amendment even though the entire neighborhoods are affected by changes. Property owners sometimes feel as though their input is not appreciated.
8. Do the members of the Planning Commission realize that of the 167 acres which the Planning Department recommends rezoning from UR to UH over half (94 acres) are in areas 211, 212, and 213 and actually engulf the houses located on Dragon Tail Place, Pearl Eye Lane and Hondeleau Lane?

Obviously, the recommended changes will drastically change the nature of the neighborhood from an area which consists of various mixed uses including older single family residences on various sized lots and newer single family residences on tiny lots, duplexes, condos, low income housing, wetlands, horse pastures, and wildlife to something very different.

I oppose the recommendations to change areas 212 and 213 to high-density housing. If a change is needed, a change to moderate density should be considered. Why not continue the mixed use concept by transitioning some of the areas to moderate use which actually fits in better with the existing neighborhood and adding more moderate use to some of the areas of the city that could use more density to allow for growth. Perhaps some of the undeveloped land could be converted to open space and recreational space.

I support the recommendation to change areas 140, 214, 215 and 216 from industrial to commercial. Please consider developing these areas in a way that

would allow people in this neighborhood to walk to these areas in a safe manner and somehow incorporate it as part of the neighborhood in the way that Albertson's and adjacent businesses on Barnett and Phoenix Road has a mix of local businesses that are within walking distance of the local neighborhoods. Consider incorporating "Street Presence" when situating commercial sites with shared parking behind the buildings to allow the shopper to notice the other businesses in the vicinity and perhaps stop at those businesses as well since this could give it more of a small community atmosphere. It would be nice to have some restaurants and shops on the east side of Crater Lake Highway since crossing that road is very treacherous for pedestrians.

I am not familiar with the other areas of the city that are being rezoned, but in looking at the map I suspect that similar concerns would apply to those areas also. It looks as though a few neighborhoods are being modified drastically so that others can remain the same. I understand there are limits to the types of changes that can be made, but they can be found and should be incorporated so that all of the property owners participate in meeting Land Use requirements.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script that reads "Kathleen Fennell". The signature is written in black ink and is positioned below the word "Sincerely,".

Kathleen Fennell

Alfred & Edith Wenzl  
1735 Pearl Eye Ln.,  
Medford, OR 97504

RECEIVED

JAN 09 2014

PLANNING DEPT.

15A 212-213

Suzanne Myers, AICP, or John Adam, AICP  
200 South Ivy Street,  
Lausmann Annex, Room 240  
Medford, OR 97501

---

Re.: General Land Use Plan  
Internal Study Areas (ISAs)  
**NORTH** of Jackson Street

As owners of a single family residence within 200 feet of the above planning proposal we oppose and disapprove of this plan.

Edith M. Wenzl  
Alfred S. Wenzl

Jan 07, 2014  
Edith Wenzl  
Alfred

ARN AND KAREN WIHTOL \* 2460 QUAIL RUN DR. \* MEDFORD, OR 97504

January 13, 2014

RECEIVED

JAN 15 2014

Planning Dept.

CITY OF MEDFORD, PLANNING COMMISSION  
200 South Ivy Street  
Medford, OR 97501  
Attention: John Adam

RE: File No.: CP 13-032 (parcels 240 and 940)

We are Arn and Karen Wihtol who own residential property at 1527 Valley View Dr. in close proximity to the above CP 13-032 parcel 240 and 940 and this correspondence is to set forth our vehement objections to the proposed GLUP Map changes on both parcels 240 and 940 (hereafter "both Parcels").

FIRST – Karen and I object to these proposed changes to both Parcels zoning in view of the huge detriment that rezoning will impose upon us economically, environmentally, livability and in other current and future respects.

SECOND - Municipal Code section 10 184 sets forth seven criteria required for a Class A Amendment to the City's Comprehensive Plan which we do not feel have been adequately addressed. Those are:

1. *A significant change in one or more Goal, Policy or Implementation strategy.* Staff has not adequately addressed this. Unless staff or City Council can show significant changes in these criteria the proposed changes cannot be implemented and must fail. There may have been minor changes, but substantiation of significant changes in any of the three strategies has not been made.

2. *Demonstrated need for the change to accommodate unpredicted population trends, to satisfy urban housing needs or to assure adequate employment opportunities.* Neither the planning department, the city itself nor any of its other departments have provided any proof of any unpredicted population trends, urban housing needs shortfalls nor how these changes will affect employment opportunities. To the contrary the population growth has slowed dramatically from what was initially forecasted as has the employment capabilities of Medford which in effect makes obsolete the 20 year plan (prepared in 2008 over 6 years ago) the city has relied upon to request these changes. The population study from Jackson County that the planners rely on estimates city growth of about 2,000 people per year from 2005 to 2026 when in fact Medford only grew by 720 people per year from 2005 to 2011.

3. *The orderly and economic provision of key public facilities.* The proposed amendment and ensuing construction projects disrupt public facilities and would require significant upgrading of public streets, schools, and other public needs. The sewer and water requirements that result from this rezoning and construction will only facilitate the eventual failure of the present systems and require expensive upgrades to stay in compliance. Staff has not met nor even addressed the requirements of this criteria. Rezoning of Parcel 240 will put a huge multifamily plot in the middle of a well established single family residential area all to the immediate detriment of all those now owning single family residences all around parcel 240. Rezoning of parcel 940 will create a huge multifamily zoned area where substantial multifamily land already exists or will be created nearby. It also would add commercial land where none is needed all to the detriment of local single family homeowners.

4. *Maximum efficiency of land uses within the current urbanizable area.* It is Karen and my position that the most efficient use for both Parcels is how they are currently zoned, not increasing density or commercialization of it. There is no need to have large tracts of multi family property together with a large commercial designation, as that is detrimental to the current surrounding urbanization area (single family homes) and will not be maximizing the efficiency of the current infrastructure or services in that area. The

changes proposed to both Parcels fail miserably to meet the City Councils own resolution No. 2013-127 in many respects including that the changes would create exactly what that resolution sought to avoid, poor compatibility between intensification areas and existing neighborhoods.

**5. Environmental, energy, economic, and social consequences.** Turning both Parcels into a huge multi-family/commercial complex is in complete incompatibility with the existing environment of a well invested single family housing neighborhood and has enormous detrimental environmental, energy economic and social consequences. There are significant adverse environmental, monetary and social consequences that will result from the types of developments proposed for both Parcels which the planning staff has not addressed including possible increases in police requirements in the area and surrounding neighborhoods.

**6. Compatibility of the proposed changes with other elements of the City Comprehensive Plan.** The changes disrupt the current City Comprehensive Plan in that it makes significant changes to a large parcel (240) located in the center of what is now long established single family residences. The proposed changes to parcel 940 will create a multiblock stretch of low income housing which will certainly be challenged to LUBA by citizens already incensed by the city planners actions west of the spring street park that lacked any respect for their homeowner investment. These residences and neighborhoods were developed with substantial economic investment by its owners who relied on the Comprehensive Plan which has long designated these parcels as SFR. In addition no analysis of the effect of the proposed UGB internal changes have been presented compared to proposed (if any exist) external changes in the UGB

**7 All applicable Statewide Planning Goals** This is such a broad statement that we cannot agree the planners have met "all" criteria.

**THIRD** - that the city planning Staff has not adequately addressed nor complied with the requirements of the CITY OF MEDFORDS UGB AMENDMENT PROJECT requirements as currently specified on the city's website including but not limited to,

- A) Verification that the city's 20 year goal is up to date and adequate considering current conditions. It appears the staff is relying on an outdated study (See item 2 above)
- B) That they have performed any simultaneous review of external options.
- C) That as required by the "**Components Of a UGB Amendment Process**" they have performed any specific analysis of the actual impact these proposed zoning changes have on traffic, utilities, transportation, losses to existing owners, environment, wetlands, wildlife and other components of any change of this nature that they routinely require of any private citizen requesting a zone change.

**FOURTH** - The Planning Department has not adequately satisfied all requirements, including #1 to 6 ( the actual basis for recommending these ISA's) as required by the attached City Council Resolution No. 2013-127. In addition we question whether or not hearings should have been held on, or publicized in a broader manner, considering the extent of the proposed changes Council was requiring by passing resolution No. 2013-127 which substantially affects a! citizens and facilities of the City of Medford. It specifically detrimentally affects the owners or nearby owners, both directly and indirectly, of the property being taken.

The proposed zoning changes to both Parcels must fail as they fail to meet the criteria required for a change in map designation. Further, it does not take into account the very real disruption, devaluation and cloud on the property of surrounding neighborhoods. This is not the legacy or reputation Medford needs and we urge you to deny these proposed zoning changes for both Parcels 240 and 940.

Thank you for your consideration.



Arn and Karen Wihl  
(541) 821-0171



## Basis for ISAs

Below is the text of the resolution that was adopted to begin the ISA screening and selection process with the Planning Commission, which body, through a series of public hearings, shall prepare a recommendation to the City Council on which ISAs or portions of ISAs should be adopted. The Council will then hold its own hearings to weigh the Planning Commission's recommendations and any additional testimony or evidence it receives.

### Resolution No. 2013-127

A RESOLUTION initiating a General Land Use Plan Map amendment to reclassify 856 acres of land within the current urban growth boundary (UGB).

WHEREAS the Medford Urban Growth Boundary Amendment (UGBA) project includes analyses of growth options that are both internal and external to the existing urban area; and

WHEREAS the redesignation of land in the urban area to be used more efficiently is supported by the City of Medford Strategic Plan under Action Items 5.1a, 6.2c, and Objective 7.1 under the theme "Healthy Economy"; and

WHEREAS the redesignation of land in the urban area for more efficient use is supported by Housing Policies 2 and 3 of the Comprehensive Plan; and

WHEREAS the the redesignation of land in the urban area for more efficient use is recommended by Oregon Revised Statute 197.296(6)(b); and

WHEREAS the the redesignation of land in the urban area for more efficient use is required by Statewide Planning Goal 14, titled "Urbanization"; and

WHEREAS the provision of adequate transportation facilities for current and future boundary expansions needs to be taken into account; and

WHEREAS the Medford City Council seeks a balance between the differing methods of urban growth; and

WHEREAS there is potential for poor compatibility between intensification areas and existing neighborhoods that calls for standards to counter architectural, massing, and spatial incompatibilities;

WHEREAS there is a recognized need for design standards, they will be developed separately from the UGBA project

NOW, THEREFORE, the City Council resolves to direct staff and the Planning Commission to initiate the screening and recommendation process for the internal study areas with the following provisions:



John Adam

---

**From:** Jason Elzy <jason@hajc.net>  
**Sent:** Tuesday, December 24, 2013 10:49 AM  
**To:** planning@ci.medford.or.us; john.adam@cityofmedford.org  
**Cc:** Jim E Huber  
**Subject:** File # CP 13-032 Comp Plan Ammendment Tax Lot 1200  
**Attachments:** Ross Lane Assessors Map.pdf

Dear Mr. John Adam,

The Housing Authority is pleased the City of Medford has included our property on Ross Lane, Map ID 372W26AC Tax Lot 1200 in its consideration for a Comp Plan amendment from UR to UH. The reason I'm writing is this parcel comprises of 6.36 acres. The proposed comp. plan designation however encompasses only 5 acres. The remaining 1.36 acres give or take, is proposed to be left unchanged with a UR designation.

The Housing Authority is very interested in seeing the designation for this 1.36 acres changed from UR to CM. We believe this makes a lot of sense because this 1.36 acres is positioned on Ross Lane street frontage near the intersection of McAndrews. In fact a large parcel(S) south of our property is being proposed for a comp plan designation to CM as well. Due to the high traffic and exposure of this area, we believe CM would be best future use of this part of this parcel.

For your reference I've attached an assessors map of the subject parcel. I would greatly appreciate your review and consideration in this matter and the ability to further discuss it with you.

I understand your out of the office for the next few days. I'll try contacting you in the new year.

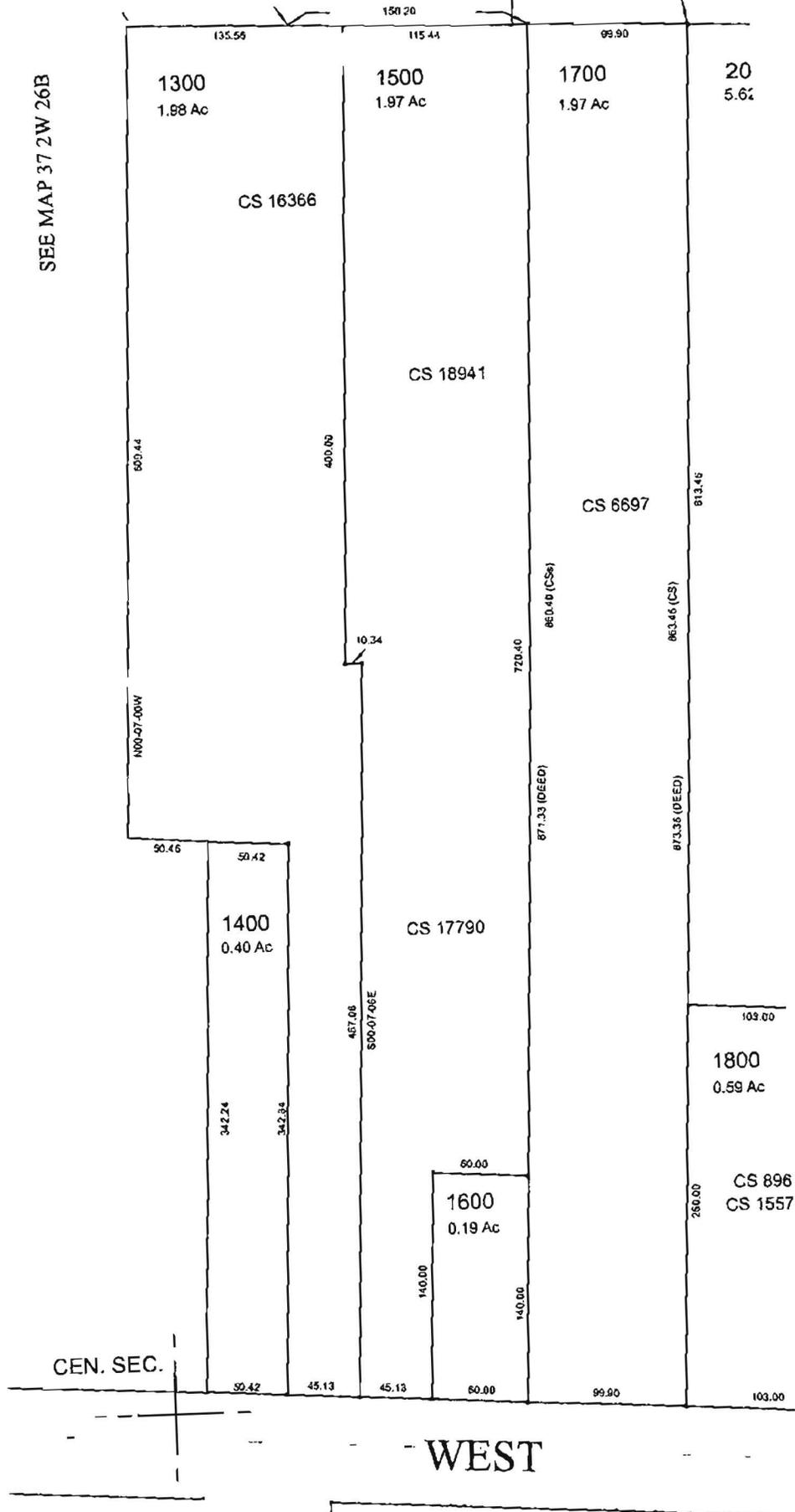
Best Regards and Happy Holidays,

**Jason Elzy**

Housing Authority of Medford  
257 Maple Rock Road Medford, OR 97501  
541.779.5785 Office | 541.622.8435 Direct | 541.890.3328 Mobile

Notice: this communication (including any attachments) may contain privileged or confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this communication and /or shred the materials and any attachments and are hereby notified that any disclosure, copying or distribution of this communication, or the taking of any action based on it, is strictly prohibited. Thank You.

SEE MAP 37 2W 26B



RECEIVED

JAN 13 2013

PLANNING DEPT.

**Phyllis Nelson**

2940 Fairview Drive  
Medford OR 97504

January 11, 2014

City of Medford Planning Commission  
200 South Ivy Street  
Medford OR 97501

Attention: John Adam

RE: File No.: CP13-032 (Parcel 930)

I am writing to you to object to the proposed GLUP Map changes on Parcel 930.

This proposed change does not meet six of the seven criteria required in Section 10.184 of the Municipal Code for a Class A Amendment to the City's Comprehensive Plan.

1. A significant change in one or more Goal, Policy, or Implementation strategy.  
City Staff has not evidenced any significant change in any of the three strategies.

2. Demonstrated need for the change to accommodate unpredicted population trends, to satisfy urban housing needs or to assure adequate employment opportunities.  
Population growth has slowed dramatically in recent years over what was initially predicted. No evidence suggests either a dramatic increase or decrease in population. There is no demonstrated need for additional multi-family housing. There are large parcels throughout the city currently available for multi-family development. Employment generated by construction will be short lived. After the construction is done, the jobs will be gone.

3. The orderly and economic provision of key public facilities.  
The proposed amendment and projects that will follow would put a burden on public facilities and would require significant upgrading of streets, schools, and other public facilities, such as sewers, storm drains, and water delivery systems.

4. Maximum efficiency of land uses within the current urbanizable area.  
A large tract of multi-family housing, along with a commercial area, is detrimental to the current surrounding neighborhoods and is not the best use for this property.

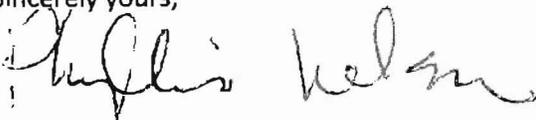
5. Environmental, energy, economic, and social consequences.  
The proposal takes a large undeveloped parcel consisting of ponds, agricultural usage and vacant space and turns it into a multi-family neighborhood. The current use of this property is environmentally beneficial, low in energy use, contributing to the economy, and serving important social purposes. (Dunbar Farms is providing food for the community and also showing children from low income families

how to eat a healthy diet.) A multi-family development will put strains on public utilities and infrastructure. It may also cause an increase in crime within the designated area and in the surrounding neighborhoods.

6. Compatibility of the proposed changes with other elements of the City Comprehensive Plan.  
The proposal makes significant changes to a large parcel located in the center of what is now mostly single family residential. Residences and neighborhoods were developed in this area relying on a Comprehensive Plan that has long designated this parcel as SFR.

This proposed amendment does not meet six of the seven criteria. In addition, it will disrupt and devalue the surrounding neighborhoods, and it will put a strain on streets, schools, and other public services. Therefore, I urge you to abandon the proposed GLUP Map changes to Parcel 930.

Sincerely yours,

A handwritten signature in cursive script that reads "Phyllis Nelson".

Phyllis Nelson  
[neilandnel@gmail.com](mailto:neilandnel@gmail.com)  
541-941-0528

RECEIVED

JAN 13 2014

PLANNING DEPT.

January 10, 2014

Judith Grant  
2500 Meadowcreek Drive  
Medford, OR 97504

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

Attention: John **Adam**

Having read the Notice of Public Hearings of the Medford Planning Commission and being completely appalled at the proposals, I have conferred with many neighbors who seem to feel the same way. I have read the summation of many who I agree with totally and have felt helpless and inept to express my feelings. I endorse the below which having read sums up my observations especially after the recent disaster on Spring street which passed. Increased crime and traffic congestion is a large part of what this will create. To carry on in this irresponsible manner leaves me speechless:

This correspondence is to set forth objections to the proposed

GLUP Map changes on the referenced property.

**Municipal Code section 10.184 sets forth seven criteria required**

**for a Class A Amendment to the City's Comprehensive Plan.**

- 1. A significant change in one or more Goal, Policy or Implementation
- strategy. Staff has not adequately addressed this. There have been minor
- changes, but not significant changes in any of the three strategies.
- The goals, policies and implementation remain substantially the same
- as they have always been since planning commenced in this city decades
- ago. Unless staff can show significant changes in all three criteria.
- The proposed changes cannot be implemented

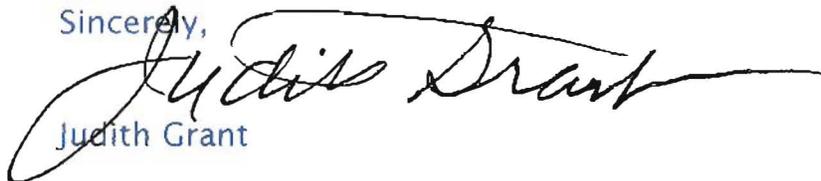
- and must fail.
- 2. *The orderly and economic provision of key public facilities.*
- The proposed amendment and ensuing construction projects disrupt
- public facilities and would require significant upgrading of
- public streets, schools, and other public needs. The sewer and
- water requirements that result from this rezoning and construction
- will only facilitate the eventual failure of the present systems
- and require expensive upgrades to stay in compliance. Staff has
- not met the requirements of this criteria.
- 3. *Maximum efficiency of land uses within the current urbanizable*
- \ area. This criteria is somewhat individualized in that it is
- developed by opinions of what is maximum efficiencies. It is the
- undersigned's position that the most efficient use for the property
- is how it is currently zoned, not increasing density or commercialization
- of it. There is no need to have large tracts of multi family property
- together with a large commercial designation, as that is detrimental
- to the current surrounding neighborhoods and is not the best use for
- this property.
- 4. *Environmental, energy, economic, and social consequences.* The proposal
- takes a large undeveloped parcel consisting of ponds,
- agriculture use and vacant space and turns it into a multi
- family neighborhood. There are significant adverse environmental
- and social consequences that always result from these types of
- developments. Crimer increases significantly within designated area
- and in the surrounding neighborhood. Also, these type of developments
- put significant strains on public utilities and other infrastructure,
- from sewer and water to public streets. This criteris requires a showing
- that there are no adverse enfironmental, energy or social consequences but
- what this proposal does is just the opposite.
- 5. *Demonstrated need for the change to accommodate unpredicted population*
- *trends, to satisfy urban housing needs or to assure adequate employment*
- *opportunities.* There are no unpredicted

- population trends. In fact, population growth has slowed dramatically in the last few years over what was initially forecasted. There is no evidence to indicate a dramatic shift in population, either up or down. There is no demonstrated need for additional multi family housing. There currently is available for multi family development large parcels throughout the city. An inventory that far exceeds any need for a minimum of 30 years. Multi family does not assure adequate employment needs other than create construction related jobs. After construction, little to no employment is created.
- 6. Compatibility of the proposed changes with other elements of the City Comprehensive Plan. The changes disrupt the current City Comprehensive Plan in that it makes significant change to a large parcel located in the center of what is now mostly single family residences. Residences and neighborhoods that were developed with and relied on the Comprehensive Plan which has long designated this parcel as SFR.

It is apparent this proposed change must fail as it does not meet 6 of the 7 criteria required for a change in map designation. Further, it does not take into account the disruption and devaluation of surrounding neighborhoods.

The proposed commercial designations are ludicrous at best. East less that .3 of a mile is large 10 acres parcel currently zoned commercial and it has been marketed for years with not a single interested party. The necessary street construction and the increased traffic will ruin quiet neighborhoods, put unnecessary strain on services and education facilities as well as create significant social issues as well as increase crim. This is not what Medford needs and I urge you to deny this amendment.

Sincerely,



Judith Grant

**STEVEN L SWARTSLEY**

P.O. Box 8800  
Medford, OR 97501  
Phone: 541-779-8000  
Fax: 541-779-0032  
e-mail: swartsley@charter.net

RECEIVED  
JAN 13 2014  
PLANNING DEPT.

January 10, 2014

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

Attention: John Adam

RE: File No.: CP 13-032 (parcel 930)

This correspondence is to set forth objections to the proposed GLUP Map changes on the referenced property.

Municipal Code section 10.184 sets forth seven criteria required for a Class A Amendment to the City's Comprehensive Plan.

1. *A significant change in one or more Goal, Policy or Implementation strategy.* Staff has not adequately addressed this. There have been minor changes, but not significant changes in any of the three strategies. The goals, policies and implementation remain substantially the same as they have always been since planning commenced in this city decades ago. Unless staff can show significant changes in all three criteria, on this alone the proposed changes cannot be implemented and must fail.
2. *Demonstrated need for the change to accommodate unpredicted population trends, to satisfy urban housing needs or to assure adequate employment opportunities.* There are no unpredicted population trends. In fact, population growth has slowed dramatically in the last few years over what was initially forecasted. There is no evidence to indicate a dramatic shift in population, either up or down. There is no demonstrated need for additional multi family housing. There currently is available for multi family development large parcels throughout the city. An inventory that far exceeds any need for a minimum of 30 years. Multi family does not assure adequate employment needs other than create construction related jobs. After construction, little to no employment is created.
3. *The orderly and economic provision of key public facilities.* The proposed amendment and ensuing construction projects disrupt public facilities and would require significant upgrading of public streets, schools, and other public needs. The sewer and water requirements that result from this rezoning and construction will only facilitate the eventual failure of the present systems and require expensive upgrades to stay in compliance. Staff has not met the requirements of this criteria.
4. *Maximum efficiency of land uses within the current urbanizable area.* This criteria is somewhat individualized in that it is developed by opinions of what is maximum efficiencies. It is the undersigned's position that the most efficient use for the property is how it is currently zoned, not increasing density or commercialization of it. There is no need to have large tracts of multi family property together with a large commercial designation, as that is detrimental to the current surrounding neighborhoods and is not the best use for this property.
5. *Environmental, energy, economic, and social consequences.* The proposal takes a large undeveloped parcel consisting of ponds, agriculture use and vacant space and turns it into a multi family neighborhood. There are significant adverse environmental and social consequences that

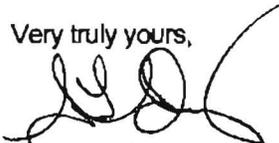
always result from these types of developments. Crime increases significantly within designated area and in the surrounding neighborhoods. Also, These type of developments put significant strains on public utilities and other infrastructure, from sewer and water to public streets. This criteria requires a showing that there are no adverse environmental, energy or social consequences but what this proposal does is just the opposite.

6. *Compatibility of the proposed changes with other elements of the City Comprehensive Plan.* The changes disrupt the current City Comprehensive Plan in that it makes significant changes to a large parcel located in the center of what is now mostly single family residences. Residences and neighborhoods that were developed with and relied on the Comprehensive Plan which has long designated this parcel as SFR.

7. *All applicable Statewide Planning Goals.* I will concede staff probably adequately addresses this criteria.

It is apparent this proposed change must fail as it does not meet 6 of the 7 criteria required for a change in map designation. Further, it does not take into account the ~~disruption~~ and devaluation of surrounding neighborhoods. The proposed commercial designations are ludicrous at best. East less than .3 of a mile is a large 10 acre parcel currently zoned commercial and it has been marketed for years with not a single interested party. The necessary street construction and the increased traffic will ruin quiet neighborhoods, put unnecessary strain on services and education facilities as well as create significant social issues as well as increase crime. This is not what Medford needs and I urge you to deny this amendment.

Very truly yours,



Steven L. Swartsley

John Adam

---

**From:** cheryl.adams@cityofmedford.org on behalf of Dept - Planning <planning@cityofmedford.org>  
**Sent:** Monday, January 13, 2014 4:32 PM  
**To:** Bianca L Petrou  
**Cc:** John Adam  
**Subject:** Fwd: ISA 930 CP 12-032 Rezoning Objection

FYI

Cheryl Adams | Office Administrator Planning Department | City of Medford | 541.774.2398

---

**From:** "Dept - CMO" <cmo@cityofmedford.org>  
**To:** "Dept - Planning" <planning@cityofmedford.org>  
**Sent:** Monday, January 13, 2014 3:51:54 PM  
**Subject:** FW: ISA 930 CP 12-032 Rezoning Objection

This was received in the Council's email box. Thanks,

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

**From:** Susan Kelling [mailto:s.kelling@att.net]  
**Sent:** Monday, January 13, 2014 4:09 AM  
**To:** council@ci.medford.or.us  
**Subject:** ISA 930 CP 12-032 Rezoning Objection

Dear Planning Commissioners,

We reside on Pierce Road, directly across from ISA no. 930. Pierce Road consists of single family homes with no high density housing nor commercial development. It is a quiet, charming neighborhood and changing the zoning to include these elements would be both inappropriate and disruptive. To add multifamily developments right in the middle of large-lot single family homes is inappropriate and will have many consequences, none of which seem beneficial to your constituents.

The current zoning allows for single family dwellings. The infrastructure, sewers included, was put in place for these. To change the zoning would result in a traffic increase (based on 1125 additional units) that neither Pierce Road nor the feeder roads could support. The current agricultural land would be invaded and the ponds and wetlands seriously impacted. The current homes would be devalued and city tax base would be affected.

To add commercial developments to this area is not only unnecessary but illogical. There is a 10 acre parcel .3 miles east of this land near the Albertson's shopping center that is already zoned for commercial and has been

on the market for several years without a buyer. We question the purpose of destroying farm land to add another commercial parcel to the city when those available are not being used.

We respectfully request that you support our objection to the Planning Commission's request for rezoning this land.

Sincerely,

Bruce and Susan Kelling  
633 Pierce Rd.  
Medford

RECEIVED

JAN 14 2014

Planning Dept.

10:15 AM

DS

January 14, 2013

Melissa Stiles  
2426 Meadowcreek Drive  
Medford, Oregon 97504

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

Attention: John Adam

RE: CP 13-032 Parcel 930

Dear Planning Commission Members,

I am writing to let you know I did not receive notice in the mail of land use proceedings and/or the public hearing for the proposed Comprehensive Plan amendment and GLUP map changes. I live two houses away from the subject property. I am requesting that you please extend the public comment period and send notices to residents in the Brookdale Meadows Subdivision, as well as residents on Pierce Road. There are more than 100 houses in the Brookdale Meadows Subdivision and dozens along Pierce Road. All will be heavily impacted by traffic from future development because streets are narrow and curved. People of all ages walk for exercise or commuting to school and work. Transportation is an important component that must be carefully considered in this proposal. The public comment period should be extended to give time for neighbors to read and thoughtfully respond.

Thank you for your consideration.

Sincerely,



Melissa Stiles

John Adam

---

**From:** Jim E Huber <jim.huber@cityofmedford.org>  
**Sent:** Tuesday, January 14, 2014 8:13 AM  
**To:** Bianca L. Petrou  
**Cc:** John Adam; Carla G. Paladino  
**Subject:** Fwd: CP 13-032 (ISA 930)

Follow-up to the last e-mail on ISA's at this location.

Jim

---

**From:** "John Thiebes" <wildlifejt@gmail.com>  
**To:** "jim huber" <jim.huber@ci.medford.or.us>  
**Sent:** Monday, January 13, 2014 2:02:04 PM  
**Subject:** CP 13-032 (ISA 930)

I am John Thiebes, 1084 Castlewood Drive, Medford, OR 97504. I am opposed to the proposed rezoning changes to ISA 930 and request that the Planning Commission remove ISA 930 from the proposed changes and retain existing zoning.

The planning Department failed to notify landowners within 200 feet of the proposed GLUP Map changes. Specifically, those home owners on the south side of Meadow Creek Road and who are adjacent to the 20 acre portion of ISA 930 east of Pierce Road.

I am a retired Wildlife Biologist and have worked with private landowners on maintaining and improving the rare 'oak savannah woodland' habitat. ISA 930 contains some of the last remaining Oak Savannah Woodland habitat in Jackson County. Has staff considered the *Environmental, energy, economic, and social consequences* of losing this habitat type?

John Thiebes  
1084 Castlewood Drive  
Medford, Oregon 97504

RECEIVED

JAN 15 2014

Planning Dept.

# Todd & Jenni Ostenson

P.O. Box 1785 Medford, OR 97501 Phone: 541-734-2278 e-mail:  
speyeteeth@yahoo.com

January 14, 2014

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

Attention: John Adam RE: File No.: CP 13-032 (parcel 930)

This correspondence is to set forth objections to the proposed  
GLUP Map changes on the referenced property.

Please consider that your proposal will cause unreasonable  
detriment to us, as well as our neighbors and our  
neighborhood.

Many, if not all, other neighbors will or have sent in letters  
opposing this project because the conditions imposed do not  
protect us from the negative impact of currently purposed  
projects.

Your proposal needs iron clad solutions addressing detriment to  
the immediate neighbors and/or neighborhood with regard to:  
noise, traffic/fire and evacuation issues/safety/ and parking.

Dozens of additional cars driving up and down a residential  
street and parking on a dangerous intersection during both  
morning and evening peak traffic hours directly under our  
windows, will inevitably impact the character of this  
neighborhood. Current homeowners in this area, representing  
a diversity of economic and social backgrounds, moved into

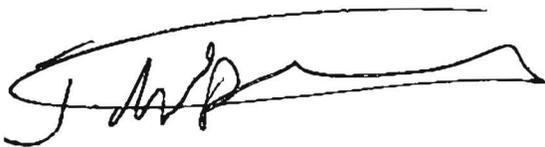
this neighborhood precisely because its peacefulness. : Why has a traffic study, including the safety issues, of the purposed area not been done?

My wife and I are two of the newest individuals invested in this area. We made an offer on our house in August of 2013, after an extensive home search lasting almost three years. After a city office visit to learn about the surrounding zoning, with regard to the biggest investment in our lifetime, we were pleased that our location was projected to expand per Single Family Residential zoning, 4 to 6 lots per acre. The long run serenity consistent with the zoning at this location is why we purchased our home.

We are concerned about the current proposal, and frustrated that the city offered no insight to their massive departure of zoning plans for the immediate area. Concealment of material facts is just as fraudulent as misrepresentation.

This is not what Medford needs and we urge you to deny this amendment.

Very truly yours,



Todd & Jenni Ostenson

January 15, 2014

City of Medford Planning Commission  
200 S. Ivy Street  
Medford OR 97501

RECEIVED  
JAN 15 2014  
PLANNING DEPT

RE: Objection to Rezoning Proposed for ISA 930 CP 13-032

City Planning Commissioners:

I reside on Country Park Lane located directly across Pierce Rd from the ISA 930 location. I have 4 young children who attend the local schools. This location was the preferred location due to the character of the neighborhood and the quietness of the street for my children's outdoor activities. Our neighbors are friendly, supportive and the "village" needed to raise my children. The only complaint with the current setting is that the speed limit on Pierce Road is too high for the neighborhood and should mimic the northern portion of Black Oak Drive and be 25 mph, rather than 35 mph.

Adding the consideration of the rezoning of the parcels of property included in ISA-930 and the number of complaints increase. In my opinion, the planning department recommendation lacks prudent judgment, is inconsistent with desired neighborhood character, and increases the cost associated with operating and maintaining the infrastructure in East Medford. This proposal is not only detrimental to the adjoining neighborhoods, but also to the entire East Medford Community who use Pierce Road as a recreational training sanctuary from traffic and urban scenery. In addition, the proposal is detrimental to the entire Medford community where other parcels already zoned and equipped with established supportive infrastructure and invested developers are diluted, and undermined. It is not necessary to meet the statewide planning goals using ISA 930 as a convenient tool.

The following are specific objections to the Proposed ISA 930:

Zoning Change: The west side of the ISA 930 is currently zoned SFR-4 and is compatible with the surrounding neighborhoods, adjacent property use, traffic flow (although the speed limit should be lowered by 10 mph), water and sewer infrastructure, school census, noise levels, green space availability, carbon footprint needs and maintains the East Medford Character. Increasing the density of the SFR-4 to MFR 15 is poor planning regarding many of these criteria. To further add Commercially zoned property to the SW corner of ISA 930 (Pierce Rd intersection with Hillcrest Rd) is unnecessary and ill conceived. Not only is the commercial portion significantly oversized in proportion to the entire ISA 930 area, it is poorly located, stressful to the traffic flow, neighborhood use, infrastructure as well as placed on land which would be costly and challenging to develop from engineering and environmental perspectives.

Municipal Code Section 10.184 sets forth criteria for amending the City's Comprehensive Plan. Among the criteria, this change must be significant in one or more goal, policy or Implementation strategy. The proposed zoning changes are not necessary to meet any strategic planning goals and the policies and implementation strategies remain essentially unchanged. The City Planning staff and Planning

Commission need to be able to demonstrate this rezoning initiative significantly changes the planning goal, policy or implementation strategy and this proposal does not demonstrate a significant change in any of the criteria. On this point alone, the ISA 930 initiative should be rejected.

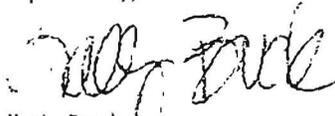
Additionally, there is no reason to satisfy increased population trends and resulting housing and commercial needs in this location. There is no indication the population will increase with past fervor in the coming years. Population increases have slowed drastically with the economic downturn (lack of employment opportunities) and the future needs for both residential and commercial properties, should the population growth rate increase, can be met with current inventory of already developed locations as well as property currently zoned appropriately and on the market awaiting development. The planning Commission is failing to support those who have already invested in Medford by diluting the market. Again, ISA 930 is detrimental to the Rogue Valley's economy and character.

I agree with Mr. Swartsley's assessment that while the ISA 930 proposal addresses the applicable Statewide planning goals, the development of commercial and increased residential density will not only disrupt the ability of the current infrastructure to support the inevitable increased capacity needs. This will require a significant increase in public funding for roads, sewer, water, schools, emergency services, security services without positively impacting the Medford community. There are significant adverse impacts the environment (wetlands, receiving streams, air quality, storm water, wildlife) and the social community. The proposed ISA 930 rezoning disrupts the current City Comprehensive Plan by changing from SFR to MFR with adjacent commercial use.

While the Hillcrest intersection with North Phoenix Road currently has infrastructure to support the traffic associated with a SMALL commercial location at the intersection, the Pierce Rd- Hillcrest intersection does not and should not be forced into that condition. The proposed acreage for the commercial property is significantly disproportionate to the land use needs for the proximal area of the community. In addition, this proposal has so very many adverse impacts to the community that it should not be supported. I feel the planning staff and commission will have many hours of work justifying the positive aspects of this proposal outweigh the myriad adverse impacts. This is a waste of the City's valuable planning resources, and one I do not feel should be supported.

The proposed ISA 930 must be rejected as it does not meet 6 of the 7 criteria required for a change of this magnitude. The available currently zoned land in a 5 mile radius of this location should be used to meet the statewide planning goals rather than changing the zoning for the already zoned portions of ISA 930. For the un-zoned portions of ISA 930 a new plan devised with appropriate citizen input is recommended. The current proposal for ISA 930 is a poor demonstration of land use planning.

Respectfully,



Sally L. Buck

January 11, 2014

City of Medford Planning Commission

c/o John Adam, City Planner

200 South Ivy Street

Medford, OR 97501

RECEIVED  
JAN 14 2014  
PLANNING DEPT

**RE: Objection to Rezoning Proposed for ISA 930 CP 13-032**

Dear City Planning Commissioners,

My husband and I reside on Fox Run, a sweet, quiet street directly off Pierce Road. When we purchased our house in 2010 it was with the intention of not just a wonderful neighborhood to live but also a retirement nest egg. My husband is in his 70's and I am in my 60's. The proposed rezoning of ISA 930 to multifamily and commercial use would significantly lower our property value and retirement funds. It would also shorten our life spans significantly due to the stress of the noise and traffic congestion, blood pressure spikes for sure! Surely there is a better location for everyone involved.

We sincerely ask the Planning Commission to deny this request for high density and commercial development in a predominantly single family residence neighborhood. It's such a beautiful, peaceful, bucolic area. Please don't take the beauty away from all who live here and all who pass thru on Pierce on their way to busy hectic lives.

Thank you for taking the time to listen to our concerns.

Sincerely,

  
Lane and Bill Heslington

2422 Fox Run

Medford, OR 97504

Melanie Dines  
2487 Gardenbrook Court  
Medford, OR 97504  
January 13, 2014

Mayor Gary Wheeler  
200 South Ivy Street  
Medford, OR 97501

RECEIVED  
JAN 14 2014  
PLANNING DEPT

Dear Mayor Wheeler,

RE: File No.: CP 13-032 (parcel 930)

I am writing concerning the proposed GLUP Map changes on the referenced property.

Municipal Code section 10.184 sets forth seven criteria required for a Class A Amendment to the City's Comprehensive Plan.

*Demonstrated need for the change to accommodate unpredicted population trends, to satisfy urban housing needs or to assure adequate employment opportunities.* There are no unpredicted population trends. In fact, population growth has slowed dramatically in the last few years over what was initially forecasted. There is no evidence to indicate a dramatic shift in population, either up or down. There is no demonstrated need for additional multi-family housing. There currently is available for multi-family development large parcels throughout the city. Current inventory far exceeds any need for a minimum of 30 years. Multi-family development does not assure adequate employment needs other than create construction related jobs. After construction, little to no employment is created.

*Environmental, energy, economic, and social consequences.* This proposal takes a large undeveloped parcel consisting of ponds, agriculture use and vacant space and turns it into a multi-family neighborhood. There are significant adverse environmental and social consequences that always result from these types of developments. Crime increases significantly within a designated area and in the surrounding neighborhoods. Also, these type of developments put significant strains on public utilities and other infrastructure, from sewer and water to public streets. This criterion requires a showing that there is no adverse environmental, energy or social consequences but what this proposal cites is just the opposite.

This proposal does not take into account the disruption and devaluation of surrounding neighborhoods. Please consider this... East less than 3/10 of a mile away is a large 10 acre parcel currently zoned commercial and has been marketed for years without a single party interested.

This proposal is not what Medford needs and I urge you to deny this amendment.

Sincerely,

Melanie Dines  
Brookdale Meadows resident x 14 years

RECEIVED

JAN 15 2014

PLANNING DEPT.

January 15, 2014

City of Medford Planning Commission  
c/o John Adam, City Planner  
200 South Ivy Street  
Medford, OR 97501

RE: Objection to Rezoning Proposed for ISA 930 CP 13-032

Dear City Planning Commissioners,

We live on Meadowcreek Drive just around the corner from Pierce Road and ISA no. 930. We chose to purchase a property here because of its quiet, convenient location, nearby recreation, and low density. The land around it was and continues to be zoned SFR, a fact that we relied on in buying our home.

Based on our understanding the proposed rezoning has the following objectionable components:

**MFR 15 Zoning:** The west side of ISA no. 930 is proposed to have 20 acres of multifamily zoning. Pierce Road has developed over decades as a series of quiet, single family neighborhoods. To disrupt these neighborhoods by creating a large, high density development right in the middle is not fair to the residents who invested millions in their single family properties.

**Commercial Zoning:** The southwest corner of ISA no. 930 is proposed to have 13 acres of commercial zoning. To disrupt these neighborhoods by creating a large commercial development right in the middle is not fair to the residents who invested millions in their single family properties.

**Traffic:** The rezoning contemplated in this proposal will add 1,125 homes in an area of 75 acres. Adding this many homes in a small area must add somewhere around 2,000 vehicles on the few streets surrounding this parcel. High density development of this parcel will have a negative impact on everyone passing through the area including those of us who live here.

The Albertson's shopping center on the southwest corner of Barnett Road and Phoenix Road is served by two arterial roads and is 22% smaller. This site is served only by two collector streets. Commercial development of this parcel will have a negative impact on everyone passing through the area including those of us who live here.

Though Hillcrest/Jackson are proposed to be improved to accommodate traffic, this alternative is

not feasible as much of Hillcrest/Jackson are already fully developed with single family dwellings. The current roads cannot reasonably accommodate this amount of additional traffic. Noise: Pierce Road is not heavily traveled and has no significant commercial traffic. Adding a large commercial development and/or an expansive multifamily development on Pierce will cause disturbing levels of noise including noise from delivery trucks and increased traffic, from early morning to late at night. Our neighborhood, adjacent to Pierce, will also suffer from this noise

Utilities: As noted on page 5 of the Internal Study Area Guidebook, water and sewer capacity in this area was sized for SFR development and will not support increased densities without expensive, disruptive and unnecessary upgrades.

Available Alternatives: There is available land nearby that is either already zoned for multifamily or more suitable for multifamily development than this parcel.

Current Property Values: The neighborhoods nearby have benefited from above average investment and consequent tax assessment. It is not realistic to expect future residents to pay prices commensurate with the investment in these homes with large and intrusive residential and commercial development across the street. Allowing a large multi-family or commercial development adjacent to large lot single-family is not compatible with the existing use and will lower property values of existing residents.

We ask the Planning Commission to deny this request for high density housing and commercial development in a predominantly large-lot single family residence neighborhood.

Thank you for considering our concerns.

Sincerely,

Handwritten signatures of Craig and Kaleene Smullin. The signature on the left is 'Craig Smullin' and the signature on the right is 'Kaleene Smullin'.

Craig and Kaleene Smullin  
2400 Meadowcreek Dr.  
Medford, OR  
97504

RECEIVED  
JAN 15 2014  
PLANNING DEPT

to Members of the Medford Planning Commission

January 15, 2014

Members of the Medford City Council

Subject: Proposed rezoning east of Pierce St.

My wife, Lynne, and I own the house at 2455 Spring St. on the N. side where Spring St. meets Pierce St. (see attached map). We are **opposed** to the proposed rezoning from single family (SFR-4) to higher density multi-family residential (15 units/ac) east of Pierce St. The proposed rezoning would allow an **increase** of over 800 units.

We agree that infill development, where appropriate, is logical to reduce urban growth onto resource lands. We support the current SFR-4 zoning, but do not agree there is enough "demand" for multi-family housing to justify higher density in this single family residential area.

The current single family zoning, when built out, will add more than enough traffic to overwhelm Spring St. as it is. Also School District 549 C **just approved** adjusting the Lone Pine attendance boundary to help alleviate its current overcrowding.

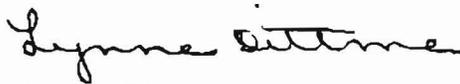
For these reasons we remain opposed to this rezoning plan.

Thank you for your consideration.

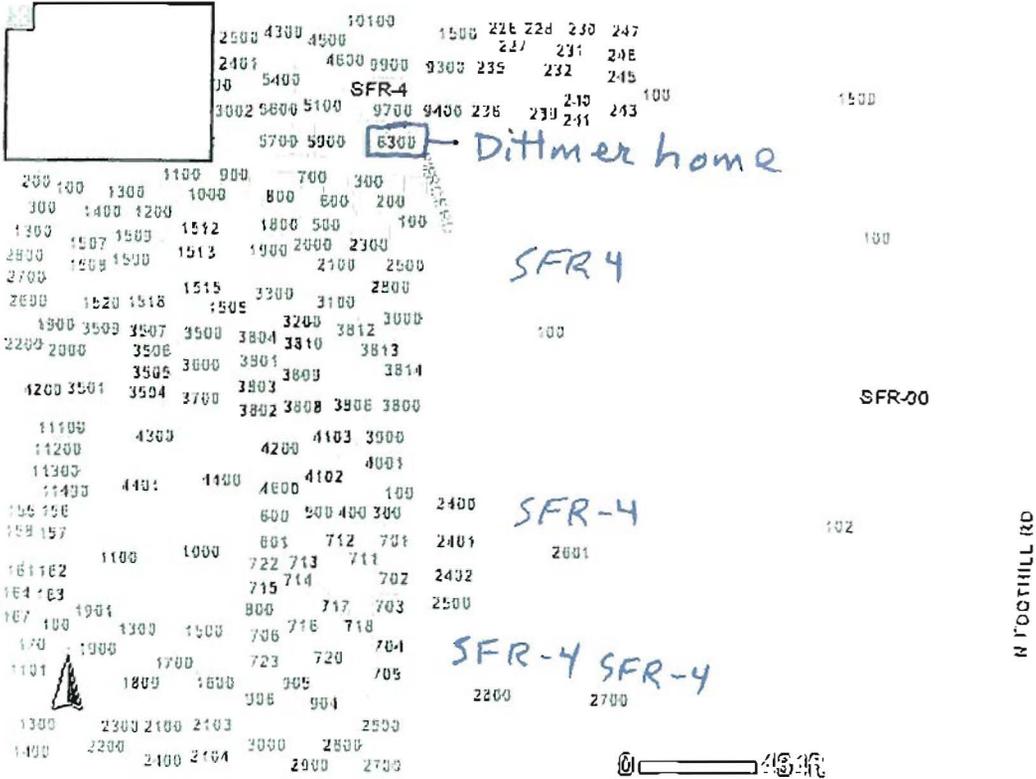
Sincerely,



Eric Dittmer



Lynne Dittmer





# Rogue Valley Country Club

---

January 14, 2014

City of Medford Planning Commission  
c/o John Adams, City Planner  
200 South Ivy Street  
Medford, OR 97501

RECEIVED  
JAN 15 2014  
PLANNING DEPT

RE: File No CP 13-032 ISA 930

Dear City Planning Commissioners,

This letter serves as written notice submitted to be a part of the public record on behalf of the Rogue Valley Country Club. Specifically, we are in opposition to the proposed General Land Use Plan Map Amendment to reclassify 93 acres identified as ISA 930 as a part of File No. CP 13-032.

The proposed Map Amendment to ISA 930 includes changes in zoning to accommodate 18 acres of Commercial and 75 acres of Urban Residential - Medium Density districts.

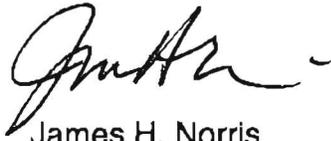
In accordance with the Review and Amendments of the Comprehensive Plan concerning *compatibility of the proposed change with other elements of the City Comprehensive Plan*, it should be noted that this includes Medford TSP and UGB Amendment Figure 4-5 titled East Medford Subarea.

The Medford TSP Figure 4.5 East Medford Subarea includes: *Item 12 - Extend Murphy Road to Pierce Road with future development*. **This proposed road extension runs directly through the heart of the Rogue Valley Country Club golf course and maintenance facilities.** If built, this road extension would severely impact an important and historical organization that has served the Medford community for over 100 years. It is unlikely that the organization would survive this incursion, as the playability of the course would be irreparably damaged.

We hereby request that the Medford TSP Figure 4.5 East Medford Subarea be changed to remove any future recommendation or proposal that would extend Murphy Road to Pierce Road. Additionally, without adequate roads to support the increased traffic that

would be required by the Map Amendment ISA 930 as proposed, we hereby object to that change in zoning.

Sincerely,

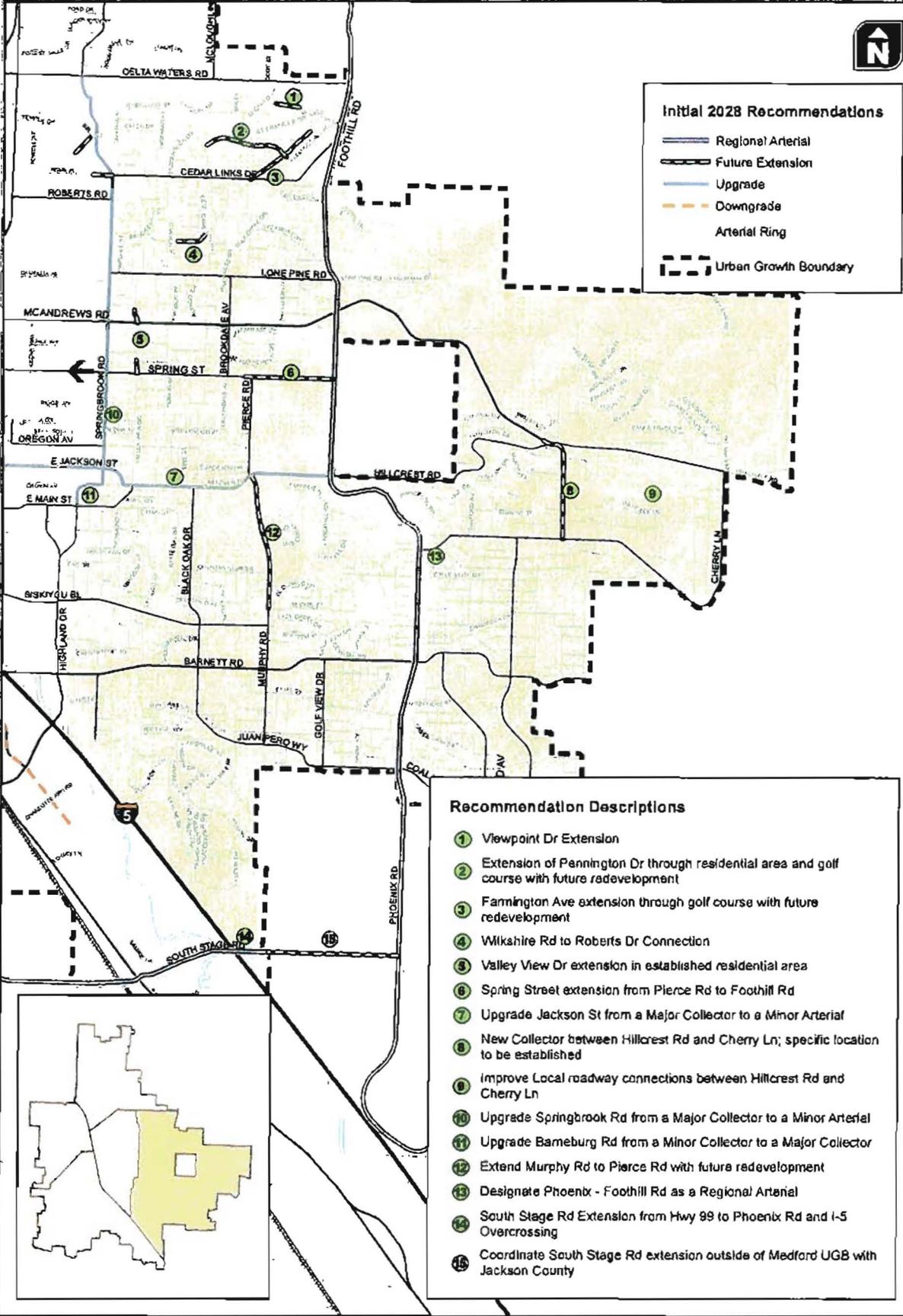


James H. Norris  
General Manager



Lee Fortier  
RVCC Club President

Enclosure: Medford TSP Figure 4-5 East Medford Subarea



H:\proj\10711 - Medford TSP\GIS\2008\_TSP\_Map\_0415\_Export.mxd



**East Medford Subarea**

**Figure 4-5**

January 14, 2014

City of Medford Planning Commission  
% Daniel Bunn  
200 South Ivy Street  
Medford, OR 97501

RECEIVED  
JAN 15 2014  
PLANNING DEPT

RE: Objection to Rezoning Proposed for ISA 930 CP 13-032

Dear City Planning Commissioners,

Our family lives on Pierce Road across the street from the proposed rezoning. We moved here last year because of the uniqueness of this quiet neighborhood. It is a great location, has low density single family homes and has a little taste of country living, ex. deer, quail, rabbits, geese, etc.

The proposed rezoning will cause multifamily and/or commercial developments that would have a negative influence on this wonderful area. These proposed developments would add a great deal of traffic which the streets surrounding this area cannot accommodate. The traffic would pose a high risk of danger for our children, families, pets and wildlife.

The excessive vehicle and commercial traffic is both dangerous, noisy and would disrupt the neighborhoods and the quality of living here. It would make it very dangerous to attempt to leave our own driveways.

The single family homes in our neighborhoods have moderate to large lots. Putting in multifamily and/or commercial developments will not only lower property values of existing residents but also change the quality and well-being of this community. The families living here have invested not only in their homes, but time and energy in keeping the neighborhoods secure and clean. How are the families expected to recoup their investments when the low density neighborhoods are turned into high density ones?

The effect of this proposed rezoning will cause a negative change in the environment of these neighborhoods. Rezoning should improve a community not destroy it.

We ask the Planning Commission to deny this request for rezoning for high density

housing and commercial development to be placed in the heart of single family residential neighborhoods.

Sincerely,

*Brian Hendrix*  
*Daisy Hendrix*

Brian and Daisy Hendrix  
417 Pierce Road  
Medford, Or 97504

JAN. 14, 2014

CITY OF MEDFORD, PLANNING COMMISSION  
200 So. IVY ST.  
MEDFORD, OR. 97501

RECEIVED  
JAN 15 2014  
PLANNING DEPT

ATTN. JOHN ADAMS

RE: OBJECTION TO REZONING PROPOSED FOR ISA 930  
CP 13-032

MY WIFE AND I ARE NEW TO THE AREA HAVING PURCHASED A HOME JUST 3 MONTHS AGO ON PIERCE ROAD. BEFORE WE PURCHASED OUR HOME WE CONSULTED WITH OUR REALTOR AND ONE OF YOUR ASSOCIATES FROM THE PLANNING OFFICE AND WAS ASSURED THAT THERE WAS NOTHING PLANNED FOR THIS AREA AND THAT IT WOULD RETAIN ITS SINGLE FAMILY, LOW DENSITY, RESIDENCE ZONING (SFR).

OUR DECISION TO RELOCATE TO MEDFORD WAS, IN PART, DUE TO THIS PIERCE RD. LOCATION, WITH ITS QUIET, RURAL AMBIENCE.

SINCE RELOCATING WE HAVE BEEN VERY HAPPY WITH OUR DECISION AND AS A RESULT, HAVE BEGUN MAKING COMMITMENTS TO OUR NEW COMMUNITY. UNFORTUNATELY, ALL THIS HAS COME INTO QUESTION WITH THE ALERT ISSUED BY THE PLANNING COMMISSION THAT REZONING FOR ISA 930 IS A CONSIDERATION.

THIS ANNOUNCEMENT OF PROPOSED CHANGES TO THE CITY COMPREHENSIVE PLAN PROVED TO BE A BETRAYAL OF OUR UNDERSTANDING OF THIS PLAN.

2.

THE MFR IS ZONING PLANNED FOR THE EAST SIDE OF PIERCE RD. WHICH IS INCLUDED IN ISA NO. 930, A PROPOSAL TO INCLUDE 20 ACRES OF MULTI FAMILY RESIDENCES WILL ADVERSELY EFFECT THE INVESTMENT THOSE SURROUNDING NEIGHBORHOODS HAVE MADE OVER THE YEARS WITH THEIR SFR PROPERTIES.

THIS ZONE CHANGE WILL PUT THEM AT QUITE A DISADVANTAGE, THUS QUESTIONING THE POSSIBILITY OF RETAINING THEIR PROPERTY VALUES.

WITH THE APPROVAL OF ISA NO. 930 PROPOSAL OF 13 ACRES OF COMMERCIAL ZONING ON THE CORNER OF PIERCE RD. AND HILLCREST, THIS WOULD RESULT IN A DISRUPTIVE, CONGESTIVE AREA, NOT IN KEEPING WITH WHAT HAS BEEN ESTABLISHED OVER YEARS AS A QUIET SFR NEIGHBORHOOD.

I HAVE WITNESSED THIS TYPE OF INADEQUATE PLANNING IN OTHER AREAS AND THE UNFORTUNATE RESULTS IS A NEGATIVE CHANGE IN INCREASED CRIME TRAFFIC AND A FRAGMENTED NEIGHBORHOOD COMMUNITY NETWORK.

TRAFFIC:

WE WERE INFORMED BY RALPH BROWNING IN PUBLIC WORKS THAT IF ISA NO. 930 IS APPROVED PIERCE RD. WILL GO FROM A 2 LANE RD. TO A 3 LANE ROAD AND INCLUDE A BIKE LANE - PER STATE REQUIREMENT.

THIS WILL ADVERSELY EFFECT NOT ONLY THOSE RESIDING ON PIERCE RD. BUT THE WHOLE SURROUNDING NEIGHBORING AREA,

IT WILL REQUIRE CUTTING INTO EAST PIERCE ROAD PROPERTIES TO PROVIDE FOR THE EXTRA 3RD LANE AND BIKE LANE.

THIS IS UNFAIR TO THOSE NEIGHBORS WHO HAVE RECENTLY PURCHASED THEIR PROPERTIES WITH THE UNDERSTANDING THAT THERE WAS NOTHING DISCLOSED OF THESE PROPOSED CHANGES.

THE PROPOSED 300 MEDIUM DENSITY RESIDENTIAL UNITS ALONG PIERCE RD. WILL RESULT IN EXCESS TRAFFIC FOR ALL CONCERNED.

IT WILL MEAN NOT ONLY 300 ADDITIONAL CARS, (ONE CAR PER UNIT), BUT POSSIBLY 600 CARS (TWO ADULTS PER RESIDENTIAL UNIT). THIS IS INADEQUATE PLANNING AND IS UNFAIR TO SURROUNDING NEIGHBORS AS WELL AS NEW RESIDENTS.

CONSTANT TRAFFIC NOISE, AIR POLLUTION AND SAFETY ARE AT STAKE WITH THIS PROPOSAL AND IT WILL HAVE A NEGATIVE IMPACT ON OUR NEIGHBORHOOD.

THIS PROPOSAL, THAT IF PASSED, WILL INCREASE DENSITY AND RESULT IN THE NECESSARY UTILITY UPGRADES TO WATER, SEWER ETC.

IT IS NOW SET UP FOR SFR DEVELOPMENT AND IS NOT SUITED FOR THE LARGE MULTIFAMILY DEVELOPMENT PROPOSED. THE NEW INFRASTRUCTURE WILL PLACE AN UNDUE FINANCIAL BURDEN

ON AREA RESIDENTS AND IS UNFAIR.  
ISN'T THERE LAND THAT IS ALREADY ZONED  
MULTIFAMILY THAT WOULD BE MORE SUITABLE  
FOR THIS KIND OF DEVELOPMENT?

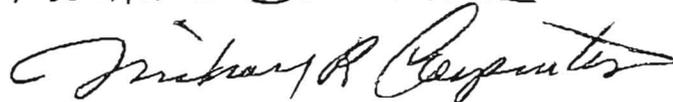
THE RESIDENTS ON OR AROUND PIERCE RD.  
PAY HIGHER PROPERTY TAXES FOR THE AMENITIES  
THAT THIS AREA PROVIDES ie. LARGER PARCELS,  
OPEN SPACES, VIEWS, LOW DENSITY ETC. THIS WILL  
ALL CHANGE WITH THE PASSAGE ISA NO. 930.

IF PASSED, ISA NO. 930 WILL RESULT IN LOWER  
PROPERTY VALUES FOR PRESENT RESIDENTS AND  
AN OVERALL LOWER QUALITY OF LIFE.

I AM ASKING ALL THOSE ON THE MEDFORD  
PLANNING COMMISSION TO DENY THE REQUEST  
FOR THE MEDIUM TO HIGH DENSITY AND  
COMMERCIAL DEVELOPMENT OF ISA NO. 930  
NOT ONLY BECAUSE IT WILL ADVERSELY EFFECT  
MY PROPERTY AND THE NEIGHBORING AREA  
BUT ALSO BECAUSE, IF PASSED, WILL WEAKEN  
OUR COMMUNITY EFFORTS AND PURPOSE.

SINCERELY,

MICHAEL CARPENTER



363 PIERCE RD.

N Page 329 OR 97504

CC. CITY COUNCIL

January 14, 2014

City of Medford Planning Commission

C/O John Adams, City Planner

200 South Ivy St.

Medford, OR. 97501

RECEIVED  
JAN 15 2014  
PLANNING DEPT

Re. Objections to file no. CP 13-032, ISA 930

Dear City Planning Commission and City Council,

My husband and I purchased a home on Pierce Rd roughly three months ago. Our relocation to Medford was, in part, due to this Pierce Rd. neighborhood with its single family, residential and pastoral environment. We were also attracted to the neighborhood community, its safety and the necessary facilities all within a short distance away from our location. We did our homework before purchasing our home by speaking with local realtors; the city police re. Crime history in this area; reviewing the city's Comprehensive Plan and speaking with a city planner re. future growth projections for this neighborhood; and, finally, driving the streets during higher traffic hours to assess the traffic flow. All of these efforts assured us our location would retain its quiet, rural, country environment and value. Since our relocation, we've been happy with our decision until receiving the Planning Commission's Notice of Hearings to discuss rezoning of our neighborhood CP13-032, ISA 930. If approved, this amendment will prove to be contrary of our good faith investment in this area.

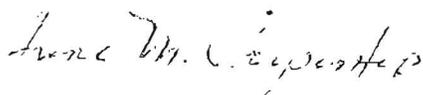
My objections to the proposed rezoning ISA 930 CP 13-032 follows:

1. The property as it stands, SRF low density, is consistent with our neighborhood needs and does not, in anyway, pose a threat to our neighborhood environment as far as property value, traffic safety, environmental quality and community living. However, the proposed rezoning to MFR 15 and Commercial would adversely affect each of these aspects of our neighborhood. We could conceivable see in excess of 1,000 new residents along with their cars, varied lifestyles and minimal connection to their environment (as they would most likely be renters and not owners), and a loss of privacy as we know it.
2. We would see an increase in traffic congestion for all involved and, as a result, deterioration of traffic safety.
3. Noise and air pollution (24 hours per day) would increase exponentially.
4. A devaluation of our property and surrounding neighborhoods will result and change our tax structure over time.

5. A permanent disruption in our community life and social networking, with fragmentation of our current relationships as neighbors, would be negatively affected.
6. The likelihood of an exponential increase in crime is high. The social repercussions of this change to our neighborhood would be huge.
7. The increase in jobs which benefits the contractors and the city will quickly dissipate when projects regarding this rezoning end. Our neighborhood, in the aftermath however, would be permanently, negatively changed and fragmented.
8. The required upgrades needed to support a rapid expansion of residences in our neighborhood would place undue strain on existing public services and facilities i.e. sewer, streets, water, public works, schools, police, firemen and other considerations. These changes would be prohibitive financially for us and our neighborhood.
9. In particular, the rezoning commercial of 13 acres at the corner, bordered by Pierce Rd. and Hillcrest Rd., will seriously increase the traffic on our streets and add to our loss of privacy, safety and will contribute to lowering the quality of life in our neighborhood.

In summary, I am asking the Planning Commission and City Council to deny this amendment in total.

Respectfully,



Anne M. Carpenter

363 Pierce Rd.

Medford, OR. 97504

cc. City Council

RECEIVED

JAN 15 2014

PLANNING DEPT.

January 14, 2014

City of Medford Planning Commission

Attn: Mr. John Adam

Re: Proposed Changes to Parcel 930

We recently became aware of a growth plan in the area we reside at 543 Pierce Rd., specifically parcel 930 along Pierce Rd. For the reason of being further than 200 ft. we apparently were not contacted of this proposal which seems a bit strange as the impact would be significant in many ways to us and other residents beyond the 200 ft. mark.

We are greatly opposed to this said proposal of changing zoning to an area that is already seemingly zoned correctly as single family dwellings. There is not a need for additional multi family and commercial design establishments nor is the economic job support in tact for such a change. This plan would change the dynamics of the current neighborhood style living in the area as it is today.

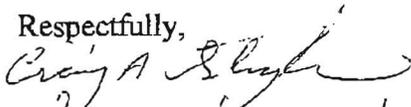
There is already a significant impact not yet realized by the HUD housing on Spring St. This new proposal is detrimental to the current local residents. The noise, the traffic, the increased population are all negative factors for the residents. This is not an enhancement to the community at large and we strongly oppose this proposal.

Additionally we believe this would create a social dilemma. Yet again we have not even begun to feel the impact of the Spring St. development. The infrastructure is not here for such a plan and the roads are completely inadequate.

Please do not move forward on this current plan. We believe it is excessive and not in the best interest of east Medford residents and the small community lifestyle.

Thank you for your time and consideration in this matter.

Respectfully,


Craig A. Slagter  
Lanore Soulagnet  
543 Pierce Rd.  
Medford, Or. 97504

RECEIVED  
JAN 15 2014  
PLANNING DEPT

January 13, 2014

City of Medford Planning Commission c/o John Adam, City  
Planner 200 South Ivy Street Medford, OR 97501

**RE: Objection to Rezoning Proposed for ISA 930  
CP 13-032**

Dear City Planning Commissioners,

We reside on Fox Run, which is directly off of Pierce Road. Fox Run is a private street of twelve residences. In 1999 we purchased our lot and built our house; ours was one of the first five houses on the street. We chose this area for its convenience to work, school and other activities. At that time we had four children attending schools near by. Fox Run and all the land around it was and continues to be zoned SFR, a fact that we relied on in building our home.

Based on our understanding the proposed rezoning has the following objectionable components and we agree with the following information:

**MFR 15 Zoning:** The west side of ISA no. 930 is proposed to have 20 acres of multifamily zoning. Pierce Road has developed over decades as a series of quiet, single family neighborhoods. To disrupt these neighborhoods by creating a large, high density development right in the middle is not fair to the residents who invested millions in their single family properties.

**Commercial Zoning:** The southwest corner of ISA no. 930 is proposed to have 13 acres of commercial zoning. Pierce Road has developed over decades as a series of quiet, single family neighborhoods. To disrupt these neighborhoods by creating a large commercial development right in the middle is not fair to the residents who invested millions in their single-family properties.

**Traffic:** The rezoning contemplated in this proposal will add 1,125 homes in an area of 75 acres. Adding this many homes in a small area must add somewhere around 2,000 vehicles on the few streets surrounding this parcel. High density development of this parcel will have a negative impact on everyone passing through the area including those of us who live here.

The Albertson's shopping center on the southwest corner of Barnett Road and Phoenix Road is served by two arterial roads and is 22% smaller. This site is served only by two collector streets.

City of Medford Planning Commission [Date] Page 2

Commercial development of this parcel will have a negative impact on everyone passing through the area including those of us who live here.

Though Hillcrest/Jackson are proposed to be improved to accommodate traffic, this alternative is not feasible as much of Hillcrest/Jackson are already fully developed with single-family dwellings. The current roads cannot reasonably accommodate this amount of additional traffic.

**Noise:** Pierce Road is not heavily traveled and has no significant commercial traffic. Adding a large commercial development and/or an expansive multifamily development on Pierce will cause disturbing levels of noise including noise from delivery trucks and increased traffic, from early morning to late at night. All of the neighborhoods along Pierce will suffer this noise

**Utilities:** As noted on page 5 of the Internal Study Area Guidebook, water and sewer capacity in this area was sized for SFR development and will not support increased densities without expensive, disruptive and unnecessary upgrades.

**Available Alternatives:** There is available land nearby that is either already zoned for multifamily or more suitable for multifamily

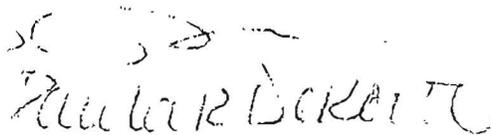
development than this parcel.

**Current Property Values:** The neighborhoods along Pierce have benefited from above average investment and consequent tax assessment. It is not realistic to expect future residents to pay prices commensurate with the investment in these homes with large and intrusive residential and commercial development across the street. Allowing a large multi-family or commercial development adjacent to large lot single-family is not compatible with the existing use and will lower property values of existing residents.

We ask the Planning Commission to deny this request for high density housing and commercial development in a predominantly large-lot single family residence neighborhood.

We graciously ask that you consider our concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael DeKorte". The signature is written in a cursive, somewhat informal style.

Michael and Paula DeKorte 2402 Fox Run Medford, OR 97504

**NATALIE & RICK SMITH**  
**190 LITTRELL**  
**MEDFORD, OREGON 97504**

RECEIVED  
JAN 15 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

**DALE H. GOODING**

711 Brookdale Ave.  
Medford, OR 97504  
Phone: 541 779-1958  
email: [dalegooding@msn.com](mailto:dalegooding@msn.com)

RECEIVED  
JAN 15 2014  
PLANNING DEPT

January 12, 2014

CITY OF MEDFORD, PLANNING COMMISSION  
200 Ivy Street  
Medford, OR 97501

Attention: John Adam

RE: File No. : CP 13-032 (parcel 930)

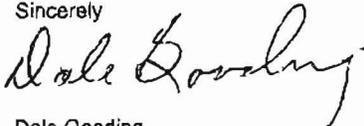
This memo outlines objections to the proposed GLUP Map changes on the referenced property.

Municipal Code section 10.184 sets forth seven criteria required for a Class A Amendment to the City's Comprehensive Plan.

1. A SIGNIFICANT CHANGE IN ONE OR MORE GOAL, POLICY OR IMPLEMENTATION STRATEGY. This has not been addressed in an acceptable manner. Although minor changes have occurred, there has not been any SIGNIFICANT changes to these strategies. Unless SIGNIFICANT changes can be shown in all three criteria this amendment should NOT be implemented.
2. DEMONSTRATED NEED FOR THE CHANGE TO ACCOMMODATE UNPREDICTED POPULATION TRENDS, TO SATISFY URBAN HOUSING NEEDS OR TO ASSURE ADEQUATE EMPLOYMENT OPPORTUNITIES. Population trends have slowed dramatically from the initial estimates and there is no evidence to indicate any major shift in these trends. Even if these trends were to change, there is currently an inventory of large parcels available for multifamily development.
3. THE ORDERLY AND ECONOMIC PROVISION OF KEY PUBLIC FACILITIES. The proposed amendment will require significant upgrading of schools, public streets, sewer/water systems and other public needs. This has not been adequately addressed.
4. MAXIMUM EFFICIENCY OF LAND USES WITHIN THE CURRENT URBANIZABLE AREA. This criteria is developed by individualized opinions as to what constitutes maximum efficiency. It is my opinion that the current zoning is the most efficient and effective use of the land. There is no need to have large tracts of multifamily property together with a large commercial designation, as that is detrimental to the current surrounding neighborhoods and is not the best use of this property.
5. ENVIRONMENTAL, ENERGY, ECONOMIC, AND SOCIAL CONSEQUENCES. There are significant adverse environmental and social consequences that always result from these types of developments. Crime increases within the designated area and in the surrounding neighborhoods. Also, this type of development puts significant strains on public utilities and other infrastructure, from sewer and water to public streets. Consequently surrounding properties will be dramatically devalued.
6. COMPATIBILITY OF THE PROPOSED CHANGES WITH OTHER ELEMENTS OF THE CITY COMPREHENSIVE PLAN. The changes disrupt the current City Comprehensive Plan in that it makes significant changes to a large parcel located in the center of what is now mostly single family residences which were developed with and relied on the Comprehensive Plan which has long designated this parcel as SFR.
7. ALL STATEWIDE APPLICABLE PLANNING GOALS. I assume these have been met.

It is apparent this proposed change does not meet 6 of the 7 criteria required for a significant change in map designation. The amendment does NOT take into consideration the disruption and devaluation of the surrounding neighborhoods or the unnecessary strain on public services, education facilities and the amount of increased traffic it will generate. This is NOT what Medford needs and I urge you to deny this amendment.

Sincerely



Dale Gooding

January 14, 2014

City of Medford Planning Commission  
c/o John Adam, City Planner  
200 South Ivy Street  
Medford, OR 97501

RECEIVED  
JAN 15 2014  
PLANNING DEPT

Subject: Objection to rezoning proposed for ISA 930 CP 13-032

Dear City Planning Commissioners,

We live on Oak View Circle, which is across Pierce Road from ISA 930. We have lived at this address since 1992. When we purchased this lot to build our home, the area was an oak savannah. We took great pains to preserve as many oak trees as possible to maintain the neighborhood's beauty. The area attracted us because of the good schools, low traffic, peaceful nature and proximity to work. The proposed plan would change all the things that convinced us to settle in this area in the first place. We are writing to make you aware of our strong objections to the proposed zoning changes.

We object to the proposed rezoning for the following reasons:

1. The rezoning would disrupt our quiet, single family neighborhoods.
2. Commercial development in the area would result in loss of property value for existing homeowners. This would be unfair to those that have invested heavily in their properties.
3. Excessive noise and traffic would disrupt the neighborhoods and complicate traffic for those living here as well as those that routinely use these roads.
4. Commercial land is already available nearby and is not currently fully utilized.
5. Oak View Circle and the adjacent land is and will continue to be zoned SFR. This was a major factor in our decision to build in the area.

**For all these reasons, we urge you to deny the request for high density housing and commercial development in our neighborhood.**

Thank your consideration of this matter.

Sincerely,



Paul Jorizzo and Vera Melnyk  
2651 Oak View Circle  
Medford, OR 97504

January 14, 2014

City of Medford Planning Commission  
c/o John Adam, City Planner  
200 South Ivy Street  
Medford, OR 97501

RECEIVED  
JAN 15 2014  
PLANNING DEPT

Subject: Objection to rezoning proposed for ISA 930 CP 13-032

Dear City Planning Commissioners,

My name is Kristen Jorizzo and I live on Oak View Circle, which is across Pierce Road from the ISA 930. I have lived at this address for over 20 years. I attended Lone Pine Elementary School and St. Mary's High School. Our neighborhood is quiet, has great schools and is conveniently located. Growing up, my brother and I benefited from the low traffic and peaceful nature of the neighborhood. We took many walks to feed the horses that grazed in the fields off Pierce Road. That is why I was so upset about the prospect of this area being rezoned for high density housing and commercial use.

I am writing this letter to strongly object to this plan.

I feel that the traffic would increase significantly and the noise levels would also. This would have a negative impact on our quality of life. There is already land zoned for commercial space just down the road and it seems redundant to do the same for Pierce Road.

My parents have worked hard to be able to live in this neighborhood and it seems unfair for their quality of life to change after they have been in this established neighborhood for so long.

I urge you to deny the request for high density housing and commercial development in our neighborhood.

Thank you.

Sincerely,



Kristen Jorizzo  
2651 Oak View Circle  
Medford, OR 97504

City of Medford Planning Commission  
c/o John Adam, City Planner  
200 South Ivy Street  
Medford, OR 97501

RECEIVED  
JAN 15 2014  
PLANNING DEPT

**RE: Objection to Rezoning Proposal for ISA 930 CP 13-032**

Dear City Planning Commissioners,

We are writing you regarding the proposed rezoning described in ISA 930 CP 13-032.

We believe the proposed changes will irreparably destroy the historic and established residential character of all of East Medford. If a zoning change were to be made they should be consistent with the wishes of the property owners, area residents and the historic and established character of East Medford. Any other change will irrevocably change the lives of East Medford residents.

The inevitable increase in vehicular and pedestrian traffic, recreational activity, litter, vandalism and petty crime that is associated with high density commercial and residential development is not consistent with the character of the area.

Old East Medford neighborhoods and streets are not designed to accommodate, and cannot be expanded to accommodate, a major new shopping center and a large scale high-density residential development. Newly developed East Medford will suffer from longer drive times and noise.

During the twenty years we lived at the corner of Hillcrest Road and Scheffel Avenue we witnessed the collateral damage to our neighborhood and lifestyle caused by low density residential development on the lower slopes of Roxy Ann Peak. The heavy traffic resulted in a danger to children, pedestrians, cyclists and pets. The traffic noise often penetrated the walls of our home, was a constant distraction when we were outside, was a source of curbside litter and was the source of occasional petty theft of bicycles, toys and tools left in the yard.

Although the widening and extension of East McAndrews Road to Hillcrest Road greatly alleviated the traffic, no such solution is available for a development on the scale and density being proposed. We now live on Jackson Drive, which is directly across Pierce Road from ISA 930 CP 13-032. We believe the negative traffic and noise effects of the proposed rezoning will be far greater than those we previously experienced and that they cannot be resolved by street expansions and extensions.

January 9, 2014

Page 2

In summary, we object to the proposed rezoning for the following reasons;

**MFR 15 Zoning:** The west side of ISA no. 930 is proposed to have 20 acres of multifamily zoning. Old East Medford has developed for over a century as a patchwork of quiet, single family neighborhoods. To disrupt these neighborhoods by creating a large, high density, residential development is not fair to the residents who live and invested in single family neighborhoods.

**Commercial Zoning:** The southwest corner of ISA no. 930 is proposed to have 13 acres of commercial zoning. All East Medford neighborhoods will be disrupted by the traffic, noise and congestion created by a large retail development.

**Traffic:** The rezoning contemplated in this proposal will add 1,125 housing units in an area of 75 acres. This many people in a small area will add somewhere between 1,500 and 2,000 vehicles to streets that are not designed for that level of traffic. High density and retail development will have a negative impact on everyone passing through the area and most especially on those living nearby.

The Albertson's shopping center on the southwest corner of Barnett Road and North Phoenix Road is 22% smaller than the proposed retail/commercial development. Two arterial roads, one of which is easily expandable, serve it. In the proposed rezoning Foothills Road is readily expandable. However, improvement of Hillcrest Road and East Jackson Street sufficient to accommodate the additional traffic is not feasible because both streets are fully developed with single family dwellings and Hedrick Middle School. Spring Street and Pierce Road may be improved, but insufficiently to solve the problems caused by a several fold increase in traffic.

**Noise:** Old East Medford is not heavily traveled and has no significant commercial traffic. Adding a large commercial development and/or an expansive multifamily development will cause disturbing levels of noise from early morning into evening, including noise from delivery trucks and increased commuter traffic. All area neighborhoods will experience a corresponding increase in noise and misdirected traffic.

**Utilities:** As noted on page 5 of the Internal Study Area Guidebook, water and sewer capacity in this area was sized for SFR development and will not support increased densities without expensive, disruptive and unnecessary upgrades.

**Available Alternatives:** There is available land nearby that is either already zoned for multifamily or more suitable for multifamily development than this parcel.

January 9, 2014

Page 3

**Future Property Values:** The neighborhoods in East Medford have benefited from above average investment and consequent tax assessment. It is realistic to expect home values to be negatively affected by large and intrusive residential and commercial development in the area.

We ask the Planning Commission to **deny this request for high density housing and commercial development** in a well established, predominantly single family residence neighborhood and redirect their efforts to preserving the established character of East Medford.

Thank you for addressing our concerns.

Sincerely,

A handwritten signature in cursive script that reads "Bill and Brenda Williams". The signature is written in black ink and is positioned above the typed name.

Bill and Brenda Williams  
2727 Jackson Drive  
Medford, OR 97504

January 10, 2014

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

RECEIVED  
JAN 15 2014  
PLANNING DEPT

Attention: John Adam

RE: File No.: CP 13-032 (parcel 930)

This correspondence is to set forth objections to the proposed GLUP Map changes on the referenced property.

Municipal Code section 10.184 sets forth seven criteria required for a Class A Amendment to the City's Comprehensive Plan.

1. *A significant change in one or more Goal, Policy or Implementation strategy.* Staff has not adequately addressed this. There have been minor changes, but not significant changes in any of the three strategies. The goals, policies and implementation remain substantially the same as they have always been since planning commenced in this city decades ago. Unless staff can show significant changes in all three criteria, on this alone the proposed changes cannot be implemented and must fail.

2. *Demonstrated need for the change to accommodate unpredicted population trends, to satisfy urban housing needs or to assure adequate employment opportunities.* There are no unpredicted population trends. In fact, population growth has slowed dramatically in the last few years over what was initially forecasted. There is no evidence to indicate a dramatic shift in population, either up or down. There is no demonstrated need for additional multi-family housing. There currently is available for multi-family development large parcels throughout the city, an inventory that far exceeds any need for a minimum of 30 years. Multi family does not assure adequate employment needs other than create construction related jobs. After construction, little to no employment is created.

3. *The orderly and economic provision of key public facilities.* The proposed amendment and ensuing construction projects disrupt public facilities and would require significant upgrading of public streets, schools, and other public needs. The sewer and water requirements that result from this rezoning and construction will only facilitate the eventual failure of the present systems and require expensive upgrades to stay in compliance. Staff has not met the requirements of this criterion.

4. *Maximum efficiency of land uses within the current urbanizable area.* This criteria is somewhat individualized in that it is developed by opinions of what is maximum efficiencies. It is the undersigned's position that the most efficient use for the property is how it is currently zoned, not increasing density or commercialization of it. There is no need to have large tracts of multi-family property together with a large commercial designation, as that is detrimental to the current surrounding neighborhoods and is not the best use for this property.

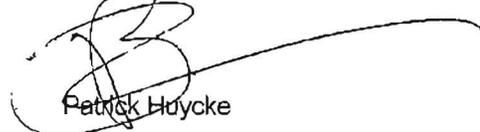
5. *Environmental, energy, economic, and social consequences.* The proposal takes a large undeveloped parcel consisting of ponds, agriculture use and vacant space and turns it into a multi family neighborhood. There are significant adverse environmental and social consequences that always result from these types of developments. Crime increases significantly within designated area and in the surrounding neighborhoods. Also, these type of developments put significant strains on public utilities and other infrastructure, from sewer and water to public streets. This criterion requires a showing that there are no adverse environmental, energy or social consequences but what this proposal does is just the opposite.

6. *Compatibility of the proposed changes with other elements of the City Comprehensive Plan.* The changes disrupt the current City Comprehensive Plan in that it makes significant changes to a large parcel located in the center of what is now mostly single family residences. These residences and neighborhoods were developed with, and relied on, the Comprehensive Plan which has long designated this parcel as SFR.

7. *All applicable Statewide Planning Goals.* I will concede staff probably adequately addresses these criteria.

It is apparent this proposed change must fail as it does not meet 6 of the 7 criteria required for a change in map designation. Further, it does not take into account the disruption and devaluation of surrounding neighborhoods. The proposed commercial designations are ludicrous at best. East less than .3 of a mile is a large 10 acre parcel currently zoned commercial and it has been marketed for years with not a single interested party. The necessary street construction and the increased traffic will ruin quiet neighborhoods, put unnecessary strain on services and education facilities as well as create significant social issues as well as increase crime. This is not what Medford needs and I urge you to deny this amendment.

Very truly yours,

A handwritten signature in black ink, appearing to read "Patrick Huycke", with a long horizontal flourish extending to the right.

Patrick Huycke

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

	<b>Print Name</b>	<b>Address (Medford, OR 97504)</b>	<b>Signature</b>
1.	PATRICK G HUYCKE	2631 EASTOVER TR	
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____
5.	_____	_____	_____
6.	_____	_____	_____
7.	_____	_____	_____
8.	_____	_____	_____
9.	_____	_____	_____
10.	_____	_____	_____

City of Medford Planning Commission:

1-14-14

You are proposing rezoning property along Pierce Road, Hillcrest Road, Foothill Road and Spring Street to high density housing and commercial development.

We would like to go on record as **opposing** this proposed rezoning. High density housing is not compatible with the feel and tone of this neighborhood. This is an area of low density housing occupied by single families. Most of this area has single family large homes with large lots. Additionally the surrounding roads and services do not seem compatible with high density housing.

We also oppose the commercial development of this area. Much of the open land is agricultural. There are already many commercial lots within the proposed area that have not been fully developed. These commercial developments include: Lone Pine and Foothill; Hillcrest/Foothill/N. Phoenix; Barnett at N. Phoenix etc. It would seem more prudent to further encourage commercial development in these areas (where there is connecting open land) and where there are roads that are already compatible with that type of use rather than designating new areas. Your action would result in dense commercial development within an area that is valued by our community as a desired neighborhood.

Thank you for your consideration.

Teena Staller  
Michael Staller  
2618 Jackson Dr.  
Medford

*teena staller*  
*Michael Staller*

RECEIVED  
JAN 15 2014  
PLANNING DEPT

January 14, 2014

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

RECEIVED  
JAN 15 2014  
PLANNING DEPT

***RE: Objection to Rezoning Proposal for ISA 930 CP 13-032***

My family and I reside on the east side of Pierce Road, we are an owner of one of the four properties that would be directly impacted because our property would be rezoned from SFR to higher density residential and be surrounded by higher density as well.

The home on Pierce Road was one we favored over homes in other parts of town because of the charm of larger spacious lots, tightly knit neighborhoods and that so many families with children live in the east Medford area. With the large working ranch, abundant wildlife and wetlands habitat behind the property, it gives a sense of being out in the country yet still in the City and within a couple of minutes to shopping, schools, medical assistance, the freeway and airport and everything else we need to do daily. Our neighbors care and look out for one another and our homes. Currently, our area has very little to no crime activity due to this strong neighborhood bond.

We are quite concerned about the rezoning proposal and how this can be misconstrued as being a way to bring progress for the City of Medford and better the local community. Per our understanding, please see how this proposal and the elements below negatively affect our area and why we oppose it.

**MFR 15 Zoning** – Pierce Road is proposed to have 20 acres of multifamily housing. This area is a quiet well maintained series of neighborhoods with residents who invested in this area specifically for these reasons. This proposed housing addition of 1,100 apartments on Pierce, Foothill, and a major commercial development will cause major disruption to our quiet community here. Impacts will be felt by all who either live (especially us on the east side of Pierce Road being surrounded by it), work, or enjoy the benefits in this community.

**Commercial Zoning** – A proposed zoning of 13 acres is for commercial development. There is no need to add more commercial land when we have many shopping centers and other undeveloped zoned commercial property available within minutes already. In addition, the Rogue Valley Country Club is across the street from the proposed commercial and any future plans to extend Pierce Road through the golf course to Murphy, will adversely affect this establishment which has been operating for years and provides a pleasant benefit to the residential neighborhoods surrounding it (including ours) and the City as a whole.

**Traffic/Safety** – The rezoning proposal includes not only additional car usage from the residents of 1,125 housing units, it also includes traffic from the commercial development proposed as well. Currently, Foothill, Pierce, and Hillcrest Roads cannot withstand this type of traffic and therefore, will need to be upgraded significantly. There are many established homes on and around Pierce and Hillcrest and the widening of these roads would impact these properties significantly. Specifically, since our property is

lower than the Pierce Road now, it is very dangerous to enter the roadway safely and the widening of the road would likely increase traffic speed and exasperate the problem further.

**Noise** – Currently, Pierce Road is not a heavily travelled road and no significant use for commercial traffic exists. With a proposed addition of large multifamily and commercial development, noise levels will decrease the quality of life the residents now enjoy (especially those of us so close to the road already). This is not even considering the impacts of widening the east side of the road, removing our noise buffering (hedges) and bringing the traffic and noise even closer to those such as us on this side.

**Schools** – With the addition of these homes, there will be additional children who will attend the schools in the surrounding zoned areas. Currently, Abraham Lincoln and Lone Pine Elementary Schools are over their maximum number of students. The students from these schools and Hoover Elementary will either be in a larger student-teacher ratio (diminishing a student’s ability to excel) or relocated to other schools not easily traveled to. Teachers’ workloads will be more challenging as well.

**Utilities** - In reference to Page 5 of the Internal Study Area Guidebook, water and sewer capacity will be impacted in this area. It was sized for SFR development and cannot currently support increased densities of this size in this proposed area. Expensive costs will be incurred by the City in order to accommodate and maintain a proposed utility plan for this area. These unnecessary expenses will eventually be passed along to the users, the homeowner, through increased fees charged by the utility companies.

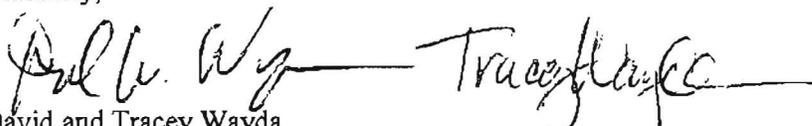
**Alternatives** – Yes, there are alternatives. There is available land in the vicinity that is either already zoned for multifamily and commercial or more suitable for this type of development than this parcel.

**Property Values and City Revenue** – Neighborhoods along Pierce have been built as single family dwellings, are well maintained and have a positive impact on property values and the City as a whole. Allowing higher density residential and commercial development adjacent to SFR is not compatible with the existing use and surrounding homes’ property values suffer. Property tax revenue from these devalued homes will negatively lower the tax revenue needed to properly provide for the schools, parks, roadways, and public services, especially fire and police.

We are asking that you deny the request for this proposal of adding multi-family units and commercial development in a currently predominantly large-lot SFR neighborhood.

Your consideration is greatly appreciated.

Sincerely,

Handwritten signatures of David and Tracey Wayda in black ink. The signature on the left is 'David W.' and the signature on the right is 'Tracey W.'.

David and Tracey Wayda  
580 Pierce Road  
Medford, Oregon 97504

January 9, 2014

City of Medford Planning Commission  
c/o John Adam, City Planner  
200 South Ivy Street  
Medford, OR 97501

RECEIVED  
JAN 15 2014  
PLANNING DEPT

## **RE: Objection to Rezoning Proposed for ISA 930 CP 13-032**

Dear City Planning Commissioners,

We reside on Oak View Circle which is directly across Pierce Road from ISA no. 930. Oak View Circle is a private street of eleven residences. In 1989 we purchased our lot and built our home; ours was the third or fourth house on the street. The area was attractive because of its quiet, convenient location, nearby recreation, low density and good schools. Oak View Circle and all the land around it was and continues to be zoned SFR, a fact that we relied on in building our home.

Based on our understanding the proposed rezoning has the following **objectionable components:**

**MFR 15 Zoning:** The west side of ISA no. 930 is proposed to have 20 acres of multifamily zoning. Pierce Road has developed over decades as a series of quiet, single family neighborhoods. To disrupt these neighborhoods by creating a large, high density development right in the middle is not fair to the residents who invested millions in their single family properties.

**Commercial Zoning:** The southwest corner of ISA no. 930 is proposed to have 13 acres of commercial zoning. Pierce Road has developed over decades as a series of quiet, single family neighborhoods. To disrupt these neighborhoods by creating a large commercial development right in the middle is not fair to the residents who invested millions in their single family properties.

**Traffic:** The rezoning contemplated in this proposal will add 1,125 homes in an area of 75 acres. Adding this many homes in a small area must add somewhere around 2,000 vehicles on the few streets surrounding this parcel. High density development of this parcel will have a negative impact on everyone passing through the area including those of us who live here.

The Albertson's shopping center on the southwest corner of Barnett Road and Phoenix Road is served by two arterial roads and is 22% smaller. This site is served only by two collector streets. Commercial development of this parcel will have a negative impact on everyone passing through the area including those of us who live here.

Though Hillcrest and Jackson are proposed to be improved to accommodate traffic, this alternative is not feasible as much of Hillcrest and Jackson are already fully developed with single family dwellings. The current roads cannot reasonably accommodate this amount of additional traffic.

**Noise:** Pierce Road is not heavily traveled and has no significant commercial traffic. Adding a large commercial development and/or an expansive multifamily development on Pierce will cause disturbing levels of noise including noise from delivery trucks and increased traffic, from early morning to late at night. All of the neighborhoods along Pierce will suffer this noise

**Utilities:** As noted on page 5 of the Internal Study Area Guidebook, water and sewer capacity in this area were sized for SFR development and will not support increased densities without expensive, disruptive and unnecessary upgrades.

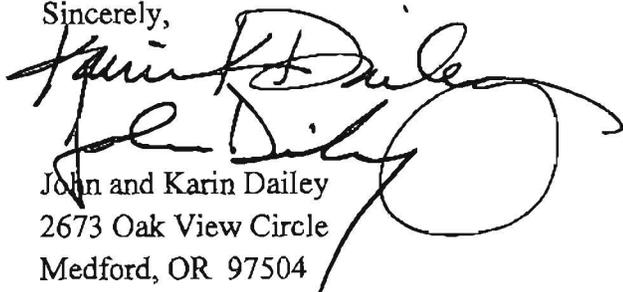
**Available Alternatives:** There is available land nearby that is either already zoned for multifamily or more suitable for multifamily development than this parcel. Likewise, there is long term vacant commercial property nearby and in multiple locations along Foothills and North Phoenix.

**Current Property Values:** The neighborhoods along Pierce have benefited from above average investment and consequent tax assessment. It is not realistic to expect future residents to pay prices commensurate with the investment in these homes with large and intrusive residential and commercial development across the street. Allowing a large multi-family or commercial development adjacent to larger lot single-family is not compatible with the existing use and will lower property values of existing residents.

We ask the Planning Commission to **deny this request for high density housing and commercial development** in a predominantly single family residence neighborhood.

Thank you for considering our concerns.

Sincerely,



John and Karin Dailey  
2673 Oak View Circle  
Medford, OR 97504

Attachment: Committee to Save Pierce Road Neighborhoods presentation

Attachment: Committee to Save Pierce Road Neighborhoods Analysis of Pierce Road spreadsheet



# Committee to Save Pierce Road Neighborhoods

Welcome to our neighborhoods!

# Committee to Save Pierce Road Neighborhoods

## ▶ **Who lives in the Pierce Road neighborhoods?**

Doctors, dentists, attorneys and business executives live here.

But so do teachers, nurses, contractors, small business owners and government workers.

Many retired families live in these neighborhoods.

You know people who live here because we are socially, politically and economically active.

# Committee to Save Pierce Road Neighborhoods

## What are these neighborhoods like?

The residences are single family with an average lot size of 0.44 acres.

Tax records report the earliest residential construction in the area was in 1919.

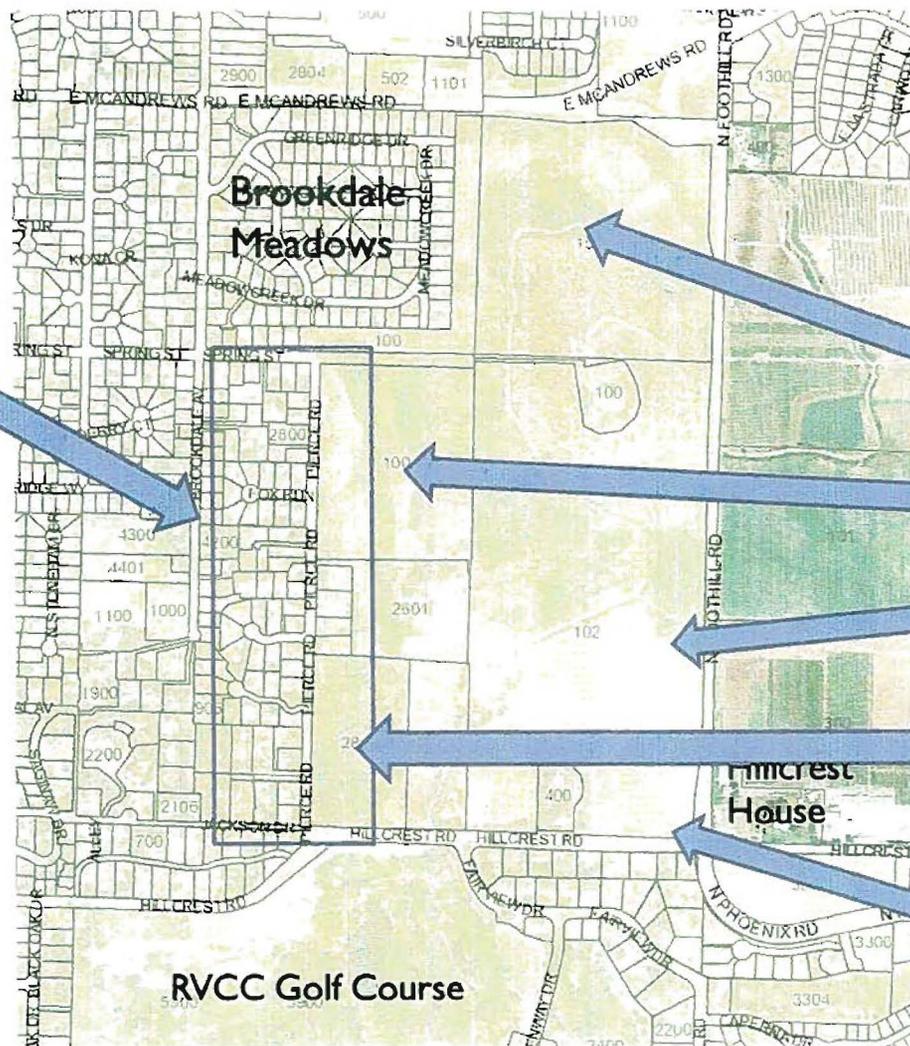
Residential construction has occurred in every decade from 1940 to today.

# Committee to Save Pierce Road Neighborhoods

Why are  
we here?

The Pierce Road  
Neighborhoods

Page 355



**ISA 930 will  
change  
SFR/EFU to**

**MFR 15 – 405 units**

**MFR 15 – 300 units**

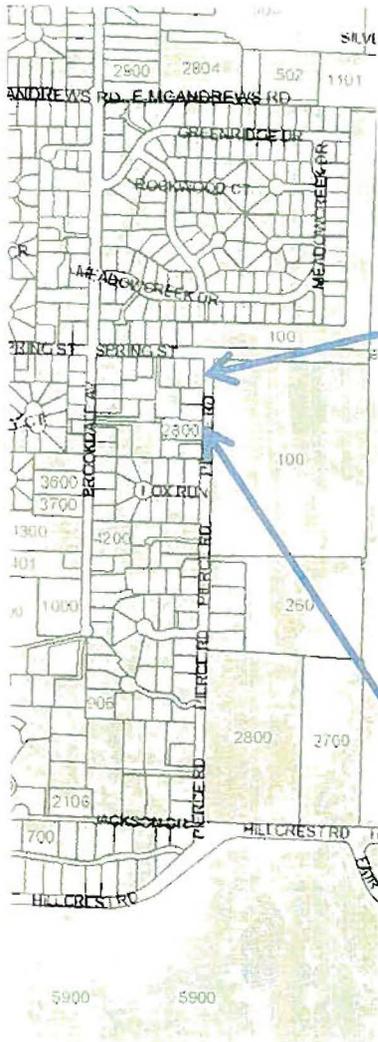
**MFR 15 – 420 units**

**Commercial  
13 acres**

**Commercial  
5 acres**

# Committee to Save Pierce Road Neighborhoods

Page 356



759 Pierce Road



739 Pierce Road

# Committee to Save Pierce Road Neighborhoods



View from 749 Pierce Road



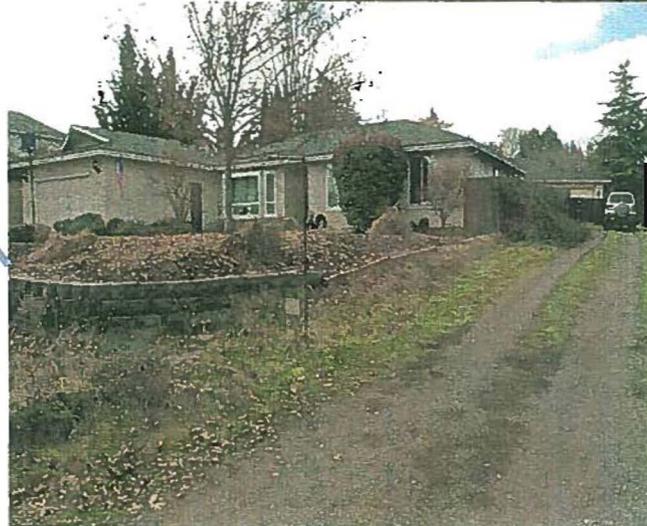
# Committee to Save Pierce Road Neighborhoods

723 Pierce Road



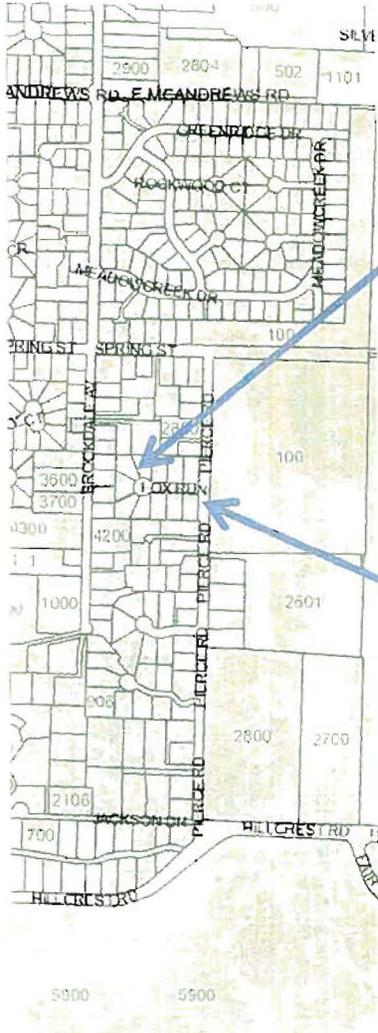
# Committee to Save Pierce Road Neighborhoods

Page 359



709 & 713 Pierce Road  
Flag Lots

# Committee to Save Pierce Road Neighborhoods



2407 Fox Run

2442 Fox Run



# Committee to Save Pierce Road Neighborhoods

View down Fox Run



## Committee to Save Pierce Road Neighborhoods

- ▶ **The Pierce Road neighborhoods are quite diverse**

The ad valorem tax records report the average assessed value here is \$332,958

The lowest assessed value is \$60,400 and the highest is \$903,670

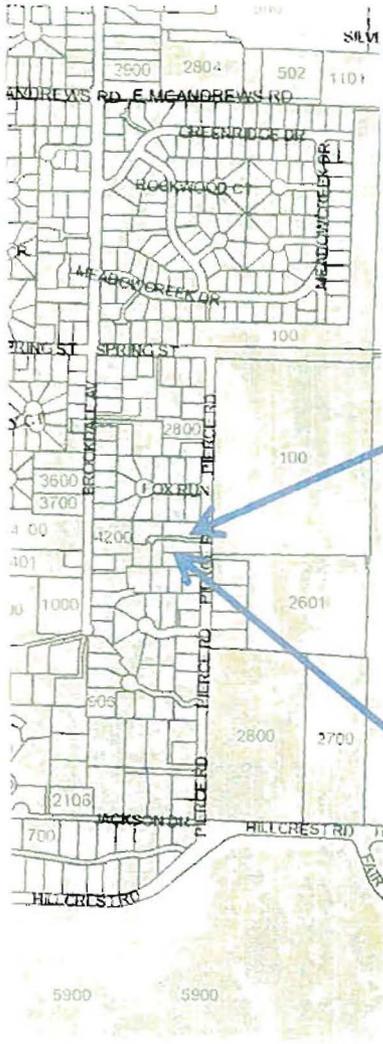
The age of these homes ranges from new in 2013 to six decades or older

# Committee to Save Pierce Road Neighborhoods

631 – 633 Pierce



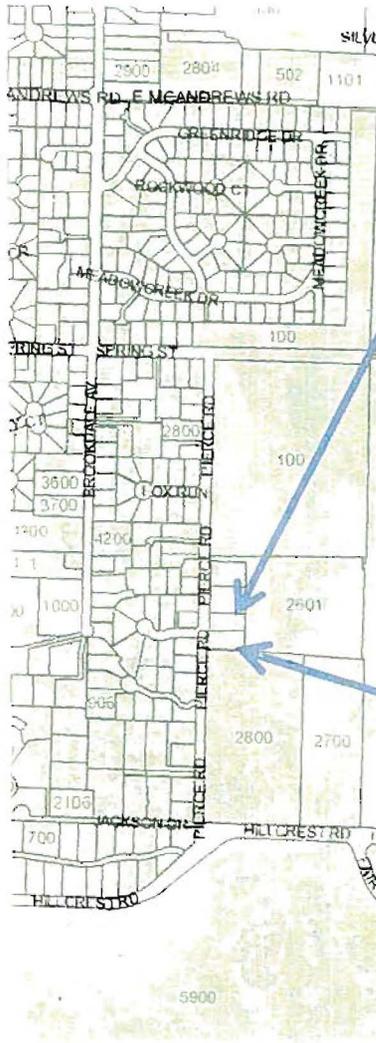
Page 363



597 – 593 Pierce Road



# Committee to Save Pierce Road Neighborhoods



400 Pierce Road

396 Pierce Road



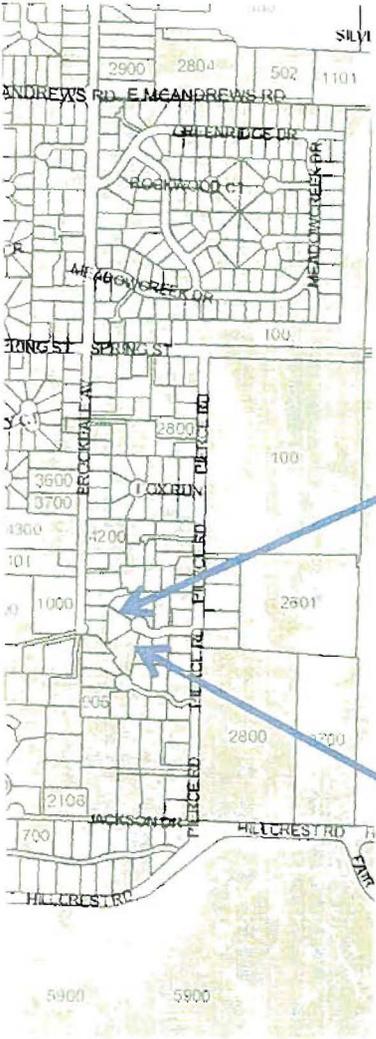
These properties on the east side of Pierce are being rezoned to MFR 15.

# Committee to Save Pierce Road Neighborhoods

2430 Quail Run

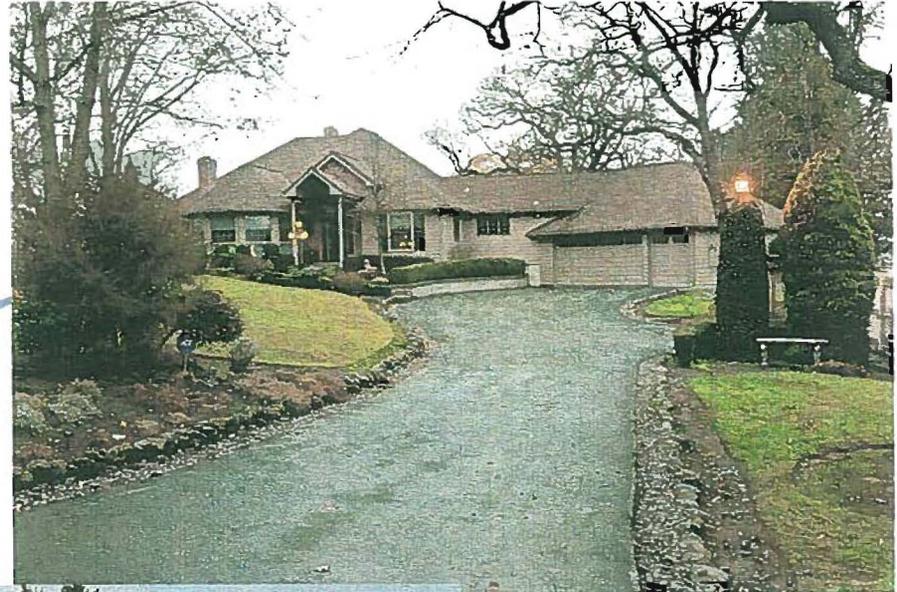


2440 Quail Run

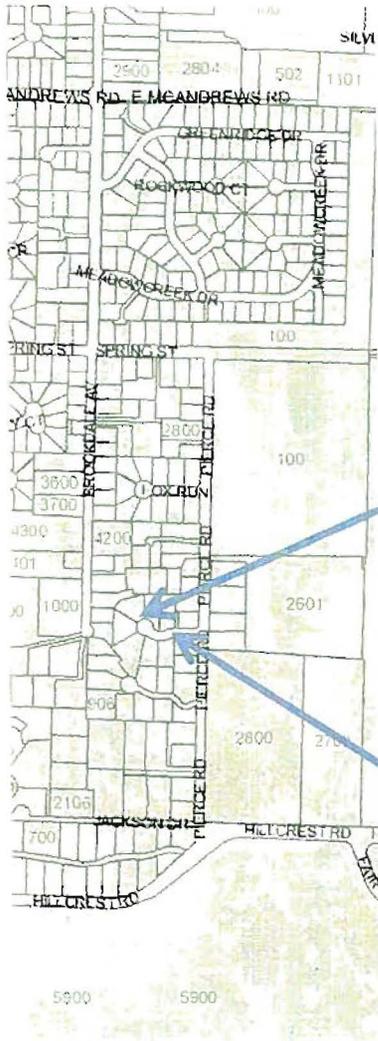


# Committee to Save Pierce Road Neighborhoods

2643 Country Park



2661 Country Park Lane



# Committee to Save Pierce Road Neighborhoods

View from Country Park Lane across Pierce Road





# Committee to Save Pierce Road Neighborhoods

Page 369



2673 Oak View

2684 Oak View



# Committee to Save Pierce Road Neighborhoods

## ▶ **Property Taxes**

The 70 residential tax lots along Pierce Road have a total assessed value for 2013-2014 of \$21.3 million

Total property tax for 2013-2014 amounted to \$334,193

The average property assessment is \$332,958

The average property tax is \$5,222

# Committee to Save Pierce Road Neighborhoods

View down Oak View Circle



## Committee to Save Pierce Road Neighborhoods

- ▶ **The zoning proposed for ISA 930 fails most of the criteria listed for adoption:**

There has been no significant change justifying this action.

There is no demonstrated need to more than double the units of multifamily in Medford.

Creating an isolated and distant island of multifamily will make the orderly and economic provision of public facilities impossible.

The environmental, energy, economic and social consequences of this intrusive rezoning will be devastating to these established single-family neighborhoods.

Committee to Save Pierce Road Neighborhoods

Neighborhood Analysis of Pierce Road

12-28-14

	Acres	RMV	MAV	AV	Ad Valorem Tax - 2013
Count	64				
Total		21,649,130	24,425,570	23,309,280	334,193
Average	0.44	338,268	381,650	332,958	5,222
Minimum	0.22	88,050	60,400	60,400	944
Maximum	1.82	914,190	1,080,820	903,670	14,199
Standard Deviation	0.28	139,008	166,471	137,552	2,172

Multiple tax lots under common ownership have been combined for statistical purposes.

Map	Tax Lot	Acres	RMV	MAV	AV	Ad Valorem Tax 2013 - 2014	Owners	Address
371W21C8	100	0.30	88,050	60,400	60,400	944	Craig/Kathy Tannahill	759 Pierce Road
371W21C8	2400	0.26	212,770	200,110	200,110	3,127	Sue Kupflas	749 Pierce Road
371W21C8	2500	0.26	192,360	190,330	190,330	3,001	Rodney A. Thompson and Susan L. Tolner	739 Pierce Road
371W21C8	2800	0.54	216,300	211,430	211,430	3,015	Floria F. Higuera	723 Pierce Road
371W21C8	3000	0.23	156,870	154,350	154,350	2,438	Heath S/Arica Grafton	709 Pierce Road
371W21C8	2900	0.29	155,650	153,720	153,720	2,425	Thomas Patrick Burns	713 Pierce Road
371W21C8	3814	0.29	361,660	402,300	361,660	5,684	Ramer/Virginia Akil	2441 Fox Run
371W21C8	3813	0.30	366,950	434,640	366,950	5,767	David/Mary Card	2431 Fox Run
371W21C8	3812	0.30	400,470	482,520	400,470	6,294	Michael Beaton	2421 Fox Run
371W21C8	3811	0.26	445,660	501,630	445,660	7,004	Mane E. Wells	2421 Fox Run
371W21C8	3810	0.29	363,510	426,450	363,510	5,713	Kevin/Margaret Lamson	2407 Fox Run
371W21C8	3809	0.30	447,550	423,750	423,750	6,683	Robert/Sarah Jane Wise	2401 Fox Run
371W21C8	3808	0.30	331,950	378,300	331,950	5,217	Michael/Paula Dekorte	2402 Fox Run
371W21C8	3807	0.26	321,360	378,240	321,360	5,051	Mary E. Johnson	2412 Fox Run
371W21C8	3806	0.30	371,010	434,620	371,010	5,831	William/Lane Heslington	2422 Fox Run
371W21C8	3805	0.30	328,170	381,320	328,170	5,158	Charles/Ruby Orabkiewicz	2432 Fox Run
371W21C8	3800	0.29	322,030	377,210	322,030	5,061	Robert/Joyce Graham, Jr.	2442 Fox Run
371W21C8	3900	0.42	288,490	217,900	217,900	3,405	Bruce/Susan Kelling	631-633 Pierce Road
371W21C8	4100-4103	1.03	569,410	541,410	501,110	7,866	Dianne Menzas	625 Pierce Road
371W21C8	4001	0.30	405,840	447,060	405,840	6,379	John/Dawn Wiley	597 Pierce Road
371W21C8	4000	0.28	337,250	329,680	329,680	5,184	James Hammel	593 Pierce Road
371W21CC	100	0.22	224,570	248,310	224,570	3,163	John/Jo Ann Cruz	585 Pierce Road
371W21CC	2400	0.62	240,320	243,950	240,320	3,777	David/Tracey Wayda	580 Pierce Road
371W21CC	2401	0.68	250,390	263,270	250,390	3,935	Fritz/Carmille Schuler	570 Pierce Road
371W21CC	2402	0.45	479,860	460,790	460,790	7,200	Richard/Carol Chisholm	400 Pierce Road
371W21CC	2500	0.49	171,420	156,020	156,020	2,438	Wesley/Jennie Towne	396 Pierce Road
371W21CC	200	0.22	188,460	207,520	188,460	2,962	Donald/Iean Gren	578 Pierce Road
371W21CC	300	0.25	194,120	178,550	178,550	2,780	Allen/Linda Raduski	571 Pierce Road
371W21CC	400	0.31	185,730	212,070	185,730	2,919	James Lowman	541 Pierce Road
371W21CC	500	0.40	229,660	247,770	229,660	3,610	Craig Skagter	543 Pierce Road
371W21CC	701	0.27	251,920	290,850	251,920	3,959	Brian/Daisy Hendrix	417 Pierce Road
371W21CC	702&724	0.77	218,750	294,540	206,980	3,253	Gobmacaali LLC	401 Pierce Road
371W21CC	711	0.37	460,820	534,450	460,820	7,243	Corliss Louie	2459 Quail Run Drive
371W21CC	712	0.28	291,220	364,640	291,220	4,577	Robert/Barbara Seis	2451 Quail Run Drive
371W21CC	713	0.36	312,970	366,010	312,970	4,919	Donald/Joann Pohlmann	2433 Quail Run Drive
371W21CC	714	0.38	459,560	512,330	459,560	7,224	Harvey/Charlene Holtz	2430 Quail Run Drive
371W21CC	716	0.59	378,180	452,400	378,180	5,944	Joseph/Andrea Koch	2440 Quail Run Drive
371W21CC	717	0.28	301,870	371,200	301,870	4,745	David/Michele Jones	2450 Quail Run Drive
371W21CC	718	0.31	323,250	400,480	323,250	5,081	Arn/Karen Wihitel	2460 Quail Run Drive
371W21CC	703	0.28	272,620	340,410	272,620	4,285	Pamela Lucas	385 Pierce Road
371W21CC	704	0.27	269,140	309,730	269,140	4,230	Michael/Anne Carpenter	363 Pierce Road
371W21CC	705	0.45	341,600	424,480	341,600	5,369	Charles/Gloria King	333 Pierce Road
371W21CC	719	0.29	284,520	350,370	284,520	4,472	Donald/Ramona Cato	2661 Country Park Lane
371W21CC	720	0.29	275,600	342,680	275,600	4,333	BJ/KC Bonacina	2653 Country Park Lane
371W21CC	706	0.42	338,120	379,840	338,120	5,315	Steven/Sandra Hess	2643 Country Park Lane
371W21CC	723&906	1.02	503,780	579,670	486,260	7,635	Michael/Anne Hall	2650 Country Park Lane
371W21CC	905	0.57	378,290	388,950	378,290	5,946	Todd/Jennifer Ostenson	2660 Country Park Lane
371W21CC	904	0.34	323,800	372,400	323,800	5,083	Douglas/Jana Burwell	2670 Country Park Lane
371W21CC	903	0.31	321,210	387,980	321,210	5,048	Mark Hageman/Sally Burk	2680 Country Park Lane
371W21CC	902	0.26	232,180	327,610	232,180	3,649	Ian Norgan	293 Pierce Road
371W21CC	2500	0.50	235,400	254,500	235,400	3,700	William/Judith Merrifield	2693 Oak View Circle
371W21CC	2700	0.37	321,570	378,430	321,570	5,063	Rick/Lezlie McClure	2711 Oak View Circle
371W21CC	2800	0.83	448,040	558,470	448,040	7,042	John/Karin Dalley	2673 Oak View Circle
371W21CC	2900	0.72	602,420	569,340	569,340	8,975	James/Tracey Penland	2655 Oak View Circle
371W21CC	3000	1.24	624,900	778,630	624,900	9,822	Paul Jorizzo/Vera Melnyk	2651 Oak View Circle
371W21CC	2103	0.68	502,110	605,900	502,110	7,892	Gary/Susan Ward	2583 Oak View Circle
371W21CC	2104	0.66	444,690	512,690	444,690	6,989	William Ihle	2573 Oak View Circle
371W21CC	2105	0.66	470,070	523,320	470,070	7,388	Christine Van Zee	2668 Oak View Circle
371W21CC	2106	0.84	635,980	780,610	635,980	9,996	Mack/Loren Bandler	2656 Oak View Circle
371W21CC	3100&3300	1.82	914,190	1,080,820	903,670	14,199	William/Melissa Fought	2676 Oak View Circle
371W21CC	3500	0.72	387,890	463,930	387,890	6,097	Peter Carini	2884 Oak View Circle
371W21CC	3600	0.39	216,960	282,140	216,960	3,410	Philip/Arlene Sadler	217 Pierce Road
371W21CC	3700	0.33	270,020	302,260	270,020	4,244	Lawrence/Louise Gorman	218 Pierce Road
371W28BA	100	0.36	192,640	197,890	192,640	3,027	Wesley/Vanessa Converse	2683 Hillcrest Road

2670 Country Park Lane  
Medford, OR 97504-6396  
January 11, 2014

City of Medford Planning Commission  
c/o John Adam, City Planner  
200 South Ivy Street  
Medford, OR 97501

RECORDED  
JAN 15 2014  
PLANNING DEPT

RE: Objection to Rezoning Proposed for ISA 930 CP 13-032

Dear City Planning Commissioners,

Thank you for your service to our community. Beginning in 1997 for 15 yrs we lived at 2655 Oakview Circle and twice we remodeled to upgrade our home commensurate with that beautiful street. One year ago we downsized and moved one block over to 2670 Country Park Lane and again remodeled. **Both of these lovely quiet upscale single family residential streets will be negatively impacted if the proposed rezoning occurs.** And there are many other nearby attractive neighborhood streets zoned for single family homes which would be negatively impacted.

How would this proposal effect many east Medford neighborhoods? Quiet would become a thing of the past. Increased **traffic noise and congestion on Pierce and Hillcrest would become inevitable.** For thousands of residents quality of life which is hard to measure (but we all know what it is) and property values would fall. For example, we are health conscious "walkers" and enjoy being on these streets and often pick up litter on Pierce and Hillcrest, and **littering would escalate.** Currently many birds and small wild animals populate the park-like area that would be dramatically permanently downgraded were this proposal to be approved. Medford is short on parks. High density housing will not benefit our environment. **We all have a responsibility to think "green".**

Many residents living in east Medford including the region south of Roxy Ann would face increased difficulty driving into downtown Medford via Hillcrest St. **Potentially dozens of downtown Medford businesses would be negatively impacted by this zoning change proposal.** Downtown Medford businesses cannot afford loss of customers.

We ask the Planning Commission to **deny this request for high density housing and commercial development.** Again we thank you for your dedication to improving our community through your public service.

Sincerely,



Jana and Douglas Burwell

**Ian A. Norgan**  
293 Pierce Road  
Medford, OR 97504  
ian.norgan@gmail.com

January 13, 2014

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

RECEIVED  
JAN 15 2014  
PLANNING DEPT

RE: File# CP 13-032 (Parcel 930)

Dear Mr. Adam,

This letter is in reference to the proposed GLUP Map changes for parcel number 930. I reside at 293 Pierce Road which is directly across the street from the proposed zoning changes. I adamantly oppose the changes which have been proposed in your letter. Below are issues I am aware of that most likely fall under Muni Code §10.184 amendment criteria as environmental, energy, economic, and social consequences.

**MFR 15 Zoning:**

You are proposing to allow 20 acres of multifamily housing across the street from my home. The average lot size on my street is roughly .25 acre per lot. Rezoning this acreage to anything more than single family residences will drastically diminish property values and it is a small area relative to the city as a whole. The homes that are on and adjacent to Pierce road are much higher than the median home value in Medford. By putting high density housing across the street you directly reduce the value of my home. I have put much time and effort into increasing the value of my home and your rezoning would strip that from me as well as my neighbors. The City of Medford Transportation System Plan projects this area will absorb more than the total apartment 7 year growth forecast for all of Medford. This seems like an unfair burden placed on myself and my neighbors.

**Commercial Zoning:**

The commercial zoning at the southwest corner of ISA 930 would create excess commercial space that is not needed at this time. There is currently open commercial space on Hillcrest that is still not being rented out and your zoning would add additional commercial units without the current demand. The shopping center on Lone Pine and Foothill as well as the Albertsons shopping center at Foothill and Barnett are both adequate for the quantity of homes they service.

**Traffic:**

The rezoning would dramatically increase traffic in and around our neighborhood since it would add up to 1,125 homes in an area of 75 acres. The additional traffic will require additional resources from the city such as police and fire. I assume it would also require a fire station to be built somewhere near by which would take additional tax dollars to build. Because of the traffic there will obviously be more noise as well as crime. It is a fact that the higher density apartments

will create more crime even if simply due to the number of tenants. This will decrease the value of my home as it currently is a very peaceful and low traffic neighborhood.

**Utilities:**

Since water and sewer have been set up in this area for single family residents, I am curious as to how the city plans on getting the utilities to this new development if rezoned. That many homes would require substantial power, water, and sewer which would take tremendous time and money to complete.

**Environmental:**

The land as it currently sits provides a great place for animals and wildlife to take refuge. There are deer across the street from my house as well as coyotes and other animals that will lose their habitat from this rezoning.

**Alternatives:**

There are currently many areas that are zoned for multifamily development that have not been fully utilized. Additionally, there are much more suitable areas for multifamily developments in the area. Those that should be explored would be already near more heavily trafficked roads such as Foothills and Mc Andrews. Although I would like the property to stay at its current zoning, I will say that if the city would like to zone the parcel to match my single family zoning I might concede.

**Additional Comments:**

If the economy does not continue to grow, this rezoning will mean expensive projects for the city without any type of additional tax revenues from residents. I do not believe the city is in the position to take such a risk in their current financial state.

On a personal note, I am a tax accountant who really looks hard at numbers and knows what this means to my home and property value. If this zoning occurs I will lose every dollar that I have made by risking my money in the housing market in buying my home 4 years ago. Although I am not the oldest person on the block, my entire retirement is in this home. The fact that a city planning committee will not take that into account when choosing how they zone property is unconscionable.

I respectfully ask that the Planning Commission deny the request for high density housing and commercial development across from my home at 293 Pierce Road.

Thank you for your time and consideration in this matter.

Kind regards,



Ian A. Norgan

January 13, 2014

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

RECEIVED  
JAN 15 2014  
PLANNING DEPT

Attention: John Adam

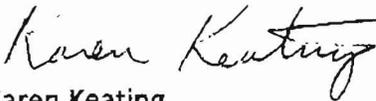
RE: File No: CP 13-032 (parcel 930)

I am writing to object to the proposed GLUP Map changes on the parcel referenced above. One of the criteria to change the city's comprehensive plan is for "an orderly and economic provision of key public facilities". This proposed amendment would force massive upgrades to our current infrastructure of streets, water, and sewer systems, as well as to neighboring schools and other public systems. Taxes would need to be increased to pay for this, and many residents are already on fixed incomes, with a community that will continue to age and retire.

Also, the criteria on "environmental, energy, economic, and social consequences" has not been adequately met. The proposed parcel contains agricultural and open space, with an abundance of wildlife and beauty. The proposed change would alter the landscape and "livability" of a part of Medford, which is single family residences, into urban sprawl.

There are plenty of vacant housing downtown, as well a new 50 unit development on Spring Street in Medford. There is no current need to change this parcel to a multi use parcel.

Sincerely,



Karen Keating  
2520 Meadow Creek Dr.  
Medford, OR 97504

January 13, 2014

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

RECEIVED  
JAN 15 2014  
PLANNING DEPT

Attention: John Adam

Re: File No.: CP 13-032 (ISA 930)

Dear Medford City Planning Commission:

This letter is to set forth my objection to the proposed GLUP Map changes on rezoning ISA 930 to medium density. Please remove ISA 930 from consideration in rezoning.

Adequate notification to landowners within 200 feet of the proposed map amendment has not been made. Those homes south of Meadowcreek Drive and adjacent to the proposed 20-acre map amendment east of Pierce Road were not notified.

*The orderly and economic provision of key public facilities.* The proposed amendment and subsequent construction projects disrupt public facilities and would require significant upgrading of public streets, schools, sewers, roads and other public needs to prevent failure of the present systems.

Lone Pine school is already at capacity. The Medford School Board already had to redraw school district boundaries to accommodate the new Spring Street Apartments. What studies have been done to determine effect on police, fire and school infrastructures?

*Maximum efficiency of land uses within the current urbanizable area.* The most efficient use of ISA 930 is how it is currently zoned. Have you taken the time to look at the neighborhood around ISA 930? It is a quiet, home spun, friendly community of single-family dwellings. A large tract of multi-family property together with a large commercial designation will be detrimental to the current surrounding neighborhoods and is not the best use of this property.

Sincerely,



Nancy Thiebes  
1084 Castlewood Drive  
Medford, OR 97504

January 12, 2014

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

RECEIVED  
JAN 15 2014  
PLANNING DEPT

Attention: John Adam

Re: File No: CP 13-032 (parcel 930)

It has come to my attention that the Planning Commission is considering changing the zoning law on the above mentioned property. I find this to be a very bad idea for a number of reasons, but most importantly, the infrastructure of the surrounding area would be impacted negatively. Specifically, construction of sewers, additional demands on water resources, and construction of additional streets and lightning would disrupt existing neighborhoods, which now enjoy a serene location.

At the moment, this property provides a setting in which adjacent single family dwellings enjoy a suburban feel and is a valuable asset to their own properties. Building multi-family housing or condos would immediately affect property values. The additional traffic, noise, and possible increase in crime is not a good outcome.

Please consider denying this amendment as it is unnecessary and can only result in negative consequences for the surrounding area.

Thank you,

  
Susan Lyons  
2549 Meadow Creek Drive  
Medford 97504

January 12, 2014

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

RECEIVED  
JAN 15 2014  
PLANNING DEPT

**RE: Objection to Rezoning Proposed for ISA 930 CP 13-032**

Dear City Planning Commissioners,

As residents of the Brookdale Meadows subdivision we are opposed to the above referenced rezoning proposal. We feel such a change would be detrimental to the quality of life for families in our area. We now enjoy a quite, family friendly environment with little traffic, noise pollution or commercial influence. The zoning change would potentially end that.

Additionally, rezoning for multiple family dwellings would put pressure on existing infrastructure including roads, water and sewer systems and schools. Our closest elementary school is now at capacity with classrooms bursting at the seams and no room to grow. With the construction of Cherry Creek apartments on Spring Street the Medford School district was forced to redraw it's boundaries, as the closest elementary school (Lone Pine) could not accommodate the influx of students that would come from that complex. Building apartments on the proposed site would potentially put a further strain on educational resources that are already stretched thin.

Another adverse effect of zoning the site for a multiple family neighborhood is a likely increase in crime in the development and surrounding neighborhoods. For a community concerned about the increasing drug and gang activity within it's borders, it seems a contradiction to put in more apartments.

A concern for existing homeowners and presumably the city would be a decline in property values for homes surrounding the proposed area. A nearby commercial complex would have a negative impact on the value of the homes in our area by adding noise and traffic congestion in our neighborhoods, thus lowering the value of the homes we have worked so hard to improve and maintain. As property values decline, so does the amount of revenue generated by property taxes, so then does the city's ability to continue to provide sufficient services such as police, fire and utilities.

We are asking that the Planning Commission **deny** the request for multiple family housing and commercial development in a residential neighborhood. Please let us keep our quality of life.

Sincerely,

  
George and Janice Wood

January 13, 2014

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

RECEIVED  
JAN 15 2014  
PLANNING DEPT

Re: File No.: CP 13-032 (ISA 930)

Dear Medford City Planning Commission:

This letter is to set forth my objection to the proposed GLUP Map changes on rezoning ISA 930 to medium density. Please remove ISA 930 from consideration in rezoning.

Adequate notification to landowners has not been provided. Those homes within 200 feet of the proposal, located south of Meadowcreek Road and adjacent to the proposed 20-acre map amendment east of Pierce Road, were not notified.

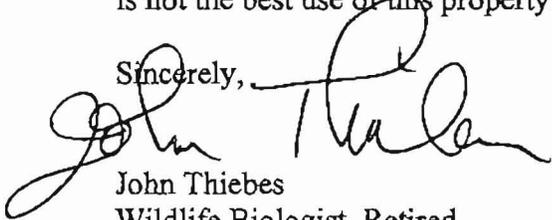
*Environmental, energy, economic, and social consequences.* The proposal takes a large undeveloped parcel (one of the last agricultural lands in the city) and turns it into a multi-family development. A primary environmental and adverse consequence would be the loss of a unique habitat – Oak Savannah Woodland. This habitat type is nearly nonexistent within the county let alone Medford's Urban Growth Boundary. Oak Savannah Woodlands are used by a large variety of native wildlife, which can include threatened species. Staff has not adequately shown that this proposal will have no adverse environmental and social consequences.

*The orderly and economic provision of key public facilities.* The proposed amendment and subsequent construction projects disrupt public facilities and would require significant upgrading of public streets, schools, sewers, roads and other public needs to prevent failure of the present systems.

Lone Pine school is already at capacity. The Medford School Board already had to redraw school district boundaries to accommodate the new Spring Street Apartments. What studies have been done to determine effect on police, fire and school infrastructures?

*Maximum efficiency of land uses within the current urbanizable area.* The most efficient use of ISA 930 is how it is currently zoned. Have you taken the time to look at the neighborhood around ISA 930? It is a quiet, home spun, friendly community of single-family dwellings. A large tract of multi-family property together with a large commercial designation will be detrimental to the current surrounding neighborhoods and is not the best use of this property.

Sincerely,



John Thiebes  
Wildlife Biologist, Retired  
1084 Castlewood Drive  
Medford, OR 97504

January 12, 2014

City of Medford Planning Commission  
c/o John Adam, City Planner  
200 South Ivy Street  
Medford, OR 97501

RECEIVED  
JAN 15 2014  
PLANNING DEPT

RE: Objection to Rezoning Proposed for ISA 930 CP 13-032

Dear City Planning Commissioners,

We reside on Fox Run which is directly across Pierce Road from ISA no. 930. Fox Run is a private street of eleven residences. In 2004 we purchased home because of its quiet, convenient location, nearby recreation, and low density. Fox Run and all the land around it was and continues to be zoned SFR, a fact that we relied on in buying our home.

Based on our understanding the proposed rezoning has the following objectionable components:  
**MFR 15 Zoning:** The west side of ISA no. 930 is proposed to have 20 acres of multifamily zoning. Pierce Road has developed over decades as a series of quiet, single family neighborhoods. To disrupt these neighborhoods by creating a large, high density development right in the middle is not fair to the residents who invested millions in their single family properties.

**Commercial Zoning:** The southwest corner of ISA no. 930 is proposed to have 13 acres of commercial zoning. Pierce Road has developed over decades as a series of quiet, single family neighborhoods. To disrupt these neighborhoods by creating a large commercial development right in the middle is not fair to the residents who invested millions in their single family properties.

**Traffic:** The rezoning contemplated in this proposal will add 1,125 homes in an area of 75 acres. Adding this many homes in a small area must add somewhere around 2,000 vehicles on the few streets surrounding this parcel. High density development of this parcel will have a negative impact on everyone passing through the area including those of us who live here.

The Albertson's shopping center on the southwest corner of Barnett Road and Phoenix Road is served by two arterial roads and is 22% smaller. This site is served only by two collector streets. Commercial development of this parcel will have a negative impact on everyone passing through the area including those of us who live here.

Though Hillcrest/Jackson are proposed to be improved to accommodate traffic, this alternative is not feasible as much of Hillcrest/Jackson are already fully developed with single family dwellings. The current roads cannot reasonably accommodate this amount of additional traffic.  
**Noise:** Pierce Road is not heavily traveled and has no significant commercial traffic. Adding a large commercial development and/or an expansive multifamily development on Pierce will cause disturbing levels of noise including noise from delivery trucks and increased traffic, from early morning to late at night. All of the neighborhoods along Pierce will suffer this noise

Utilities: As noted on page 5 of the Internal Study Area Guidebook, water and sewer capacity in this area was sized for SFR development and will not support increased densities without expensive, disruptive and unnecessary upgrades.

Available Alternatives: There is available land nearby that is either already zoned for multifamily or more suitable for multifamily development than this parcel.

Current Property Values: The neighborhoods along Pierce have benefited from above average investment and consequent tax assessment. It is not realistic to expect future residents to pay prices commensurate with the investment in these homes with large and intrusive residential and commercial development across the street. Allowing a large multi-family or commercial development adjacent to large lot single-family is not compatible with the existing use and will lower property values of existing residents.

We ask the Planning Commission to deny this request for high density housing and commercial development in a predominantly large-lot single family residence neighborhood.

Thank you for considering our concerns.

Sincerely,



Bob and Sally Wise  
2401 Fox Run

sallywise3@gmail.com

January 14, 2014

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

RECEIVED  
JAN 15 2014  
PLANNING DEPT

Attention: John Adams

RE: File No: CP 13-032 (parcel 930)

The following correspondence sets forth objections to the proposed GLUP Map changes on the referenced property.

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

1. ***A significant change in one or more Goal, Policy or Implementation strategy.*** The planning staff clearly has not addressed this adequately. There have been some minor changes, but not ***significant*** changes to any one of the three strategies. These strategies have remained basically the same as they have been since urban planning began in Medford many, many years ago. Until the planning staff can show ***significant*** changes over the years in all three of the criteria, the proposed changes cannot be implemented and therefore must fail.
2. ***Demonstrated need for the change to accommodate unpredicted population trends, to satisfy urban housing needs or to assure adequate employment opportunities.*** There are no unpredicted population trends. Predicted population growth has been made and updated over the past few years. However, the predicted growth has not materialized and in fact has slowed from those predictions. There is no substantiated evidence to indicate any dramatic shift in population, either up or down upon which to rely. There has been no demonstrated requirement for additional multi-family housing. In fact there currently exist substantial parcels of land within the urban growth boundary which are already available and for which there has been little to no interest or demand. These parcels should easily exceed any need for the next 20 years. Neither multi-family zoning nor construction guarantee adequate employment opportunities other than create a few and many times short lived construction related jobs.
3. ***The orderly and economic provisions of key public facilities.*** The proposed planning amendments and resulting construction activities would significantly disrupt public services and would require major improvements of public streets and arterial roads, schools along with many other public needs. Resultant additional sewer and water requirements from the proposed rezoning and construction will accelerate the eventual breakdown and failure of current existing systems thus resulting in expensive upgrades to maintain compliance. This would also result in additional major disruption of the area and its services. The requirements of this criteria have not been met.
4. ***Maximum efficiency of land uses within the current urbanized area.*** The determination by staff for this criteria appears to have been developed by personal opinion of what constitutes maximum efficiencies. We definitely feel that incomplete research and validation has been completed regarding many of the existing natural and environmental resources existing on the aforementioned parcel. Numerous wetland and wildlife habitat environs have been ignored along with the significant value of much need agricultural land needed to provide food for the valley, region and state. We definitely believe that the current zoning is the most effective and efficient use for this property is to maintain the current zoning. not increased density or commercialization of any of it.

There is definitely no need to have large tracts of multi-family property along with large commercial designation which would be extremely detrimental to the current low density neighborhoods and their economic values. Such zoning and development is not the best use of this property.

5. ***Environmental, energy, economic, and social consequences.*** The proposed zoning takes large undeveloped parcels of land consisting of wetlands, ponds, wildlife habitat, agricultural crop use, along with open space and turns them into a multi-family neighborhood. There are significant adverse economic, environmental and social consequences that always result from such types of development. Crime increases substantially within such designated areas and also in adjacent and surrounding neighborhoods. This continues to be factually proven. In addition, such types of development increase substantially the strains on public utilities and other infrastructure, such as sewer and water to public streets and roads. This criteria requires a proven substantiation that there would be no adverse environmental, energy usage, or adverse social consequences. This proposed rezoning does just the opposite.
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 they make major changes to a large parcel of agricultural land situated in the center of a very large vicinity acreage of land now comprised of primarily single family residences. These existing residences and neighborhoods, which were developed over many years with the understanding such zoning would not change and were developed with heavy belief in and reliance on the Comprehensive Plan which has for a long time designated parcel 930 as SFR.
7. ***All applicable Statewide Planning Goals.*** This proposal would likely adequately address this criteria.

It is apparent to us that this proposed change must fail as it does not meet six of the seven criteria required for a change in map designation. It certainly does not take into consideration the major disruption and significant devaluation of the surrounding neighbors. Neighborhoods which were developed with much consideration of and faith and reliance in what the city comprehensive plan supposedly represented regarding short and long term stability of such neighborhood areas. The proposed commercial designations are inconsistent, unnecessary and ludicrous at best. There are several parcels in the vicinity of the subject parcel which have been on the market for the past several years which are still either vacant or only partially developed with no interest or activity on them for the same periods. We see no significant demand for commercial development in this area over the next 20 years that existing commercial properties couldn't satisfy. The proposed commercial areas are at very busy and/or blind intersections which would be extremely expensive to develop and the resulting disruption would ruin the quiet neighborhoods nearby along with substantially increasing an already high traffic volume. The required additional street construction, increased traffic volume and speed, will ruin quiet neighborhoods. The proposed zoning would put an unnecessary strain on educational facilities which are currently struggling economically, put increased strain on public services as well as create significant social issues including increased crime, something which has already hitting these neighborhoods. These issues are not what the nearby neighborhoods need or want and should not be what the City of Medford wants. Therefore, we respectfully request that you omit this parcel zoning amendment.

Respectfully,



David and Michele Jones

2450 Quail Run Drive

Medford, OR 97504

January 13, 2014

CITY OF MEDFORD, PLANNING COMMISSION  
200 South Ivy Street  
Medford, OR 97501  
Attention: John Adam

RECEIVED  
JAN 15 2014  
PLANNING DEPT

RE. File No. CP 13-032 (parcel 930)

We are Arn and Karen Wihtol who reside at 2460 Quail Run Drive within 200 feet of the above CP 13-032 parcel 930 and this correspondence is to set forth our vehement objections to the proposed GLUP Map changes on parcel 930

FIRST – Karen and I object to these proposed changes to Parcel 930 zoning in view of the huge detriment that rezoning will impose upon us economically, environmentally, livability and in other current and future respects. As the planning commission and the City Council have, and will see, almost 100% of property owners in close proximity to the parcel and the actual owners of this property also object to this proposal.

SECOND - Municipal Code section 10 184 sets forth seven criteria required for a Class A Amendment to the City's Comprehensive Plan which we do not feel have been adequately addressed. Those are:

1. **A significant change in one or more Goal, Policy or Implementation strategy.** Staff has not adequately addressed this. Unless staff or City Council can show significant changes in these criteria the proposed changes cannot be implemented and must fail. There may have been minor changes, but substantiation of significant changes in any of the three strategies has not been made.

2. **Demonstrated need for the change to accommodate unpredicted population trends, to satisfy urban housing needs or to assure adequate employment opportunities.** Neither the planning department, the city itself nor any of its other departments have provided any proof of any unpredicted population trends, urban housing needs shortfalls nor how these changes will affect employment opportunities. To the contrary the population growth has slowed dramatically from what was initially forecasted as has the employment capabilities of Medford which in effect makes obsolete the 20 year plan (prepared in 2008 over 6 years ago) the city has relied upon to request these changes. The population study from Jackson County that the planners rely on estimates city growth of about 2,000 people per year from 2005 to 2026 when in fact Medford only grew by 720 people per year from 2005 to 2011.

3. **The orderly and economic provision of key public facilities.** The proposed amendment and ensuing construction projects disrupt public facilities and would require significant upgrading of public streets, (intersection of Pierce and Hillcrest is already in a failed condition based on the city's own studies) schools, and other public needs. The sewer and water requirements that result from this rezoning and construction will only facilitate the eventual failure of the present systems and require expensive upgrades to stay in compliance. Staff has not met nor even addressed the requirements of this criteria.

4. **Maximum efficiency of land uses within the current urbanizable area.** It is Karen and my position that the most efficient use for Parcel 930 is how it is currently zoned, not increasing density or commercialization of it. There is no need to have large tracts of multi-family property together with a large commercial designation, as that is detrimental to the current surrounding urbanization area (single family homes) and will not be maximizing the efficiency of the current infrastructure or services in that area. The changes proposed to parcel 930 fail miserably to meet the City Council's own resolution No. 2013-127 in many respects including that the changes would create exactly what that resolution sought to avoid, poor compatibility between intensification areas and existing neighborhoods.

**5. Environmental, energy, economic, and social consequences.** The proposal addresses none of the harmful consequences the change to parcel 930 will make by taking a large undeveloped parcel consisting of ponds, agriculture use and vacant space and turning it into a huge multi-family/commercial complex in complete incompatibility with the existing environment of large lot, well invested single family housing neighborhood. There are significant adverse environmental, monetary and social consequences that will result from the types of developments proposed for parcel 930 which the planning staff has not addressed including possible increases in police requirements in the designated area and surrounding neighborhoods. The dire consequences to wildlife in the area have not been addressed nor to any public transportation requirements of 1,000 plus new residents where no public transportation now exists

**6. Compatibility of the proposed changes with other elements of the City Comprehensive Plan:** The changes disrupt the current City Comprehensive Plan in that it makes significant changes to a large parcel (930) located in the center of what is now single family residences and beautiful utilized farm land. These residences and neighborhoods were developed with substantial economic investment by its owners who relied on the Comprehensive Plan which has long designated this parcel as SFR. In addition no analysis of the effect of the proposed UGB internal changes have been presented compared to proposed (if any exist) external changes in the UGB.

**7 All applicable Statewide Planning Goals** This is such a broad statement that we cannot agree the planners have met "all" criteria.

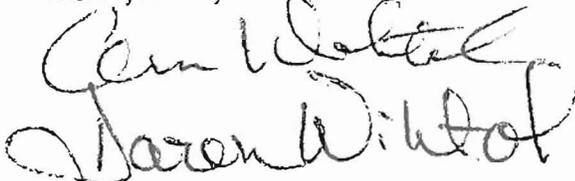
**THIRD** - that the city planning Staff has not adequately addressed nor complied with the requirements of the CITY OF MEDFORDS UGB AMENDMENT PROJECT requirements as currently specified on the city's website including but not limited to,

- A.) Verification that the city's 20 year goal is up to date and adequate considering current conditions. It appears the staff is relying on an outdated study (see item 2 above)
- B). That they have performed any simultaneous review of external options.
- C) That as required by the "**Components Of a UGB Amendment Process**" they have performed any specific analysis of the actual impact this proposed zoning change has on traffic, utilities, transportation, **losses to existing owners**, environment, wetlands, wildlife and other components of any change of this nature that they routinely require of any private citizen requesting a zone change

**FOURTH** - The Planning Department has not adequately satisfied all requirements, including #1 to 6 ( the actual basis for recommending these ISA's) as required by the attached City Council Resolution No. 2013-127. In addition we question whether or not hearings should have been held on, or publicized in a broader manner, considering the extent of the proposed changes Council was requiring by passing resolution No 2013-127 which substantially affects all citizens and facilities of the City of Medford. It specifically detrimentally affects the owners or nearby owners, both directly and indirectly, of the property being taken

The proposed zoning changes to Parcel 930 must fail as they fail to meet the criteria required for a change in map designation. Further, it does not take into account the very real disruption, devaluation and cloud on the property of surrounding neighborhoods. This is not the legacy or reputation Medford needs and we urge you to deny this proposed zoning change for Parcel 930.

Thank you for your consideration.



Arn and Karen Wihtol  
(541) 821-0171

## Basis for ISAs

Below is the text of the resolution that was adopted to begin the ISA screening and selection process with the Planning Commission, which body, through a series of public hearings, shall prepare a recommendation to the City Council on which ISAs or portions of ISAs should be adopted. The Council will then hold its own hearings to weigh the Planning Commission's recommendations and any additional testimony or evidence it receives.

### Resolution No. 2013-127

A RESOLUTION initiating a General Land Use Plan Map amendment to reclassify 856 acres of land within the current urban growth boundary (UGB).

WHEREAS the Medford Urban Growth Boundary Amendment (UGBA) project includes analyses of growth options that are both internal and external to the existing urban area; and

WHEREAS the redesignation of land in the urban area to be used more efficiently is supported by the City of Medford Strategic Plan under Action Items 5.1a, 6.2c, and Objective 7.1 under the theme "Healthy Economy"; and

WHEREAS the redesignation of land in the urban area for more efficient use is supported by Housing Policies 2 and 3 of the Comprehensive Plan; and

WHEREAS the the redesignation of land in the urban area for more efficient use is recommended by Oregon Revised Statute 197.296(6)(b); and

WHEREAS the the redesignation of land in the urban area for more efficient use is required by Statewide Planning Goal 14, titled "Urbanization"; and

WHEREAS the provision of adequate transportation facilities for current and future boundary expansions needs to be taken into account; and

WHEREAS the Medford City Council seeks a balance between the differing methods of urban growth; and

WHEREAS there is potential for poor compatibility between intensification areas and existing neighborhoods that calls for standards to counter architectural, massing, and spatial incompatibilities;

WHEREAS there is a recognized need for design standards, they will be developed separately from the UGBA project

NOW, THEREFORE, the City Council resolves to direct staff and the Planning Commission to initiate the screening and recommendation process for the internal study areas with the following provisions:

1. Obtain acknowledgement from the Oregon Department of Land Conservation and Development that the Internal Study Areas constitute an “efficiency measure” according to Oregon Statute;
2. Reach an understanding with Department of Land Conservation and Development officials on the relationship between Medford’s planned density obligations and buildable lands on greater-than-15% slope;
3. Perform the external analysis portion of the UGB Amendment project concurrently with the internal portion, though there cannot be concurrent adoption because the area of the expansion is contingent on the amount of ISA land approved;
4. Account for systemic transportation needs when evaluating external areas;
5. Prepare for the development of design standards addressing architectural, massing, and spatial compatibility, contingent on the Medford City Council adding the project to its Strategic Plan.
6. Evaluate and report to City Council the feasibility of moving the SFR-10 zoning district into the Urban Medium-Density Residential (UM) general land use plan designation.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MEDFORD, OREGON, that:

Staff and the Planning Commission are hereby directed to initiate the screening and recommendation process for the Internal Study Areas.

PASSED by the City Council and signed by me in authentication of its passage this 5th day of September 2013.

ATTEST:           /s/ Glenda Wilson  
                          City Recorder

                          /s/ Gary H. Wheeler  
                          Mayor

3048 Signature Court  
Medford, Oregon 97504

January 14, 2013

City of Medford Planning Commission  
Attn: John Adam, City Planner  
200 South Ivy Street  
Medford, Or 97501

RECEIVED  
JAN 15 2013  
PLANNING DEPT

Subject: Objection to Rezoning Proposed under ISA 930 CP 13-032

Dear Mr. Adam,

My wife and I reside at 3048 Signature Court—in proximity to several areas proposed for rezoning. While much of the rezoning proposed I find unobjectionable, I am astounded with the proposed changes that would adversely affect established, quiet neighborhood areas close to our residence.

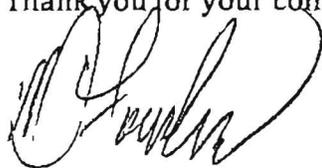
Specifically, I find objectionable the commercial and multi-family rezoning proposals targeting areas adjacent to Pierce Road and Hillcrest Road. The introduction of commercial and multi-family developments to this area seem ill advised and inconsistent with maintaining the residential character that has evolved over the years in these neighborhoods.

Busy but quiet streets have been the norm since we moved here in 2008 and we understand that future growth will result in more congestion. However, compounding the situation by placing commercial and multifamily developments adjacent to these established neighborhoods only exacerbates the adverse impact of future growth—particularly when alternate proposed rezoned areas on Foothill Road are significant in size and have equal or better access.

I am also concerned about the impact on property values if the proposed rezoning in the vicinity of Pierce Road and Hillcrest Road occurs. I believe that crime rates will increase significantly over time with the introduction of high density housing in the area and that lower property values will necessarily follow.

On the basis of these assertions, I oppose the proposed rezoning proposed for the Pierce Road and Hillcrest Road areas.

Thank you for your consideration,



Michael D. Fowler

Robert and Karen Doolen  
2510 Meadowcreek Drive  
Medford, OR 97504  
541/857-9300

RECEIVED  
JAN 15 2014  
PLANNING DEPT.

January 14, 2014

City of Medford Planning Commission  
c/o John Adam, City Planner  
200 South Ivy Street  
Medford, OR 97501

RE: ISA 930 CP 13-032

Dear City Planning Commission:

We moved to Oregon in 1995 and purchased our home on Meadowcreek Drive in Brookdale Meadows subdivision. While we understand the need to plan for the future, we do oppose the UM - MFR 15 proposed zoning of the land contiguous to our property. We encourage this area be designated UR - SFR.

Our concerns regarding UM zoning are the heavy impact on 1) traffic, 2) the infrastructure needs, 3) schools, 4) social issues. We are also concerned about any possible, negative environmental impacts to this area.

It is fairly well known that most retired people's largest asset is the equity in their home. They depend upon this for their care in their waning years. As seniors, we are concerned that if the UM - MFR 15 zoning is adopted, the value of our home and that of the other seniors in this area will drop immediately. This will have a negative impact on our financial situation in the coming years.

Please deny this request for UM MFR 15 zoning and CM commercial development zoning.

Thank you for your attention to our concerns.

Sincerely,



Karen G. Doolen

Robert and Karen Doolen

January 13, 2014

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

RECEIVED  
JAN 15 2014  
PLANNING DEPT

Attention: John Adams

RE: File No.: CP 13-032 (parcel 930)

This letter is to inform you of my objection to the proposed GLUP Map changes on the above referenced parcel of property.

It is my understanding that there is a Municipal Code section 10.184 that requires seven specific criteria in order to change or amend the City's existing Comprehensive Plan.

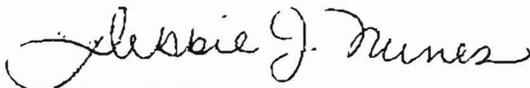
I strongly feel that this proposal to change or re-zone the above mentioned parcel does not meet all the criteria required.

I do not believe there should be a MFR or a commercial zoning in this area for several reasons. I will give you my opinion on why I feel this way.

I do not feel there has been a huge increase of population that requires the city to allow the building of MFR or approving a commercial zoning in this area. If there was an increase of population and more housing became required, why would the city want to drop a MFR project or a commercial business right in the center of an area that is designated SFR and has been for many years. If a MFR or commercial zoning were to be allowed in this area we would be faced with many problem issues. For instance, this would put a burden on the existing public utilities like sewer and water, it would demand a huge upgrading of public streets and our public schools will be even more crowded than they are now. It would also destroy a large undeveloped parcel of land that is currently being used for agriculture. I also feel that with a change like this there will be an increase if crime in our community. This proposed change will in my opinion be a disruption to our existing quiet neighborhoods and would reduce the value of the homes in this area.

To change the zoning of this proposed area to MFR or commercial or a combination of would be a mistake. It is my hope that the City Comprehensive Plan carry out its purpose of keeping this proposed area a SFR zone.

Regards,



Debbie J. Nunes  
1072 Casstlewood Drive  
Medford, OR 97504

Bill and Nancy Leever  
2470 E. McAndrews Road  
Medford, OR 97504

RECEIVED  
JAN 15 2014  
PLANNING DEPT

January 14, 2014

Medford Planning Commission,

Thank you for serving on Medford's Planning Commission. You have been asked to identify and to analyze the existing vacant or underdeveloped properties within Medford's existing UGB before determining the need to extend the city boundaries. Your mandate requires that you identify an estimated 20 year supply of buildable land in each of several categories within the city's final UGB. The analysis of the vacant properties is subject to seven criteria. If, and only if, a property meets at least 6 out of the seven designated criteria, should it be proposed for a zone change.

Currently you are attempting to identify properties within our city limits which might serve as multi-family and commercial development. The map you have sent out identifies over 20 properties that are targeted for change. Prior to proposing a zone change to allow the properties to serve as multi-family and commercial developments, it is your duty to analyze each of the properties on your list to determine whether or not they meet at least six of the seven criteria.

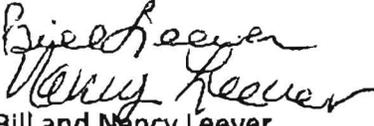
According to the mandated criteria, we believe several of the properties you have highlighted on your map should NOT be proposed to serve as multi-family/commercial sites. Clearly, one of these properties, currently the home of Dunbar Farms and Rocky Knoll Winery, does not meet many of the State's seven criteria.

1. Criteria #5: Environmental, energy, economic, and social consequences...Clearly, rezoning this wonderful community asset to would be detrimental to our community. Zoning of this parcel to allow for commercial development and multi-family housing would clearly negatively affect the environment, and social (livability) of the surrounding neighborhoods.
2. Criteria # 3: The orderly and economic provision of key public facilities... The infrastructure that would be required by our city to service multi-family/commercial use of this property (provide necessary sewer and water systems and schools for these developments) would be far from orderly and economical!

3. Criteria # 2: Demonstrated need for the change to accommodate unpredicted population trends, to satisfy urban housing needs or to assure adequate employment opportunities. First of all, there clearly has been no great surge in growth here in Medford. There is an ample supply of property available thru-out the city accommodate multi-family and commercial demand, and tons of property currently adjoining the city boundary which is begging to be developed.

We urge you to recognize that it is your responsibility to protect the livability of the neighborhoods that currently exist here in Medford. We are depending on you to make sure that gems such as the Carpenter family land (home of Dunbar Farms and Rocky Knoll Winery) remain untouched by those who would choose to "pave paradise and put up a parking lot!"

Sincerely,



Bill and Nancy Leever

January 14, 2014

City of Medford Planning Commission  
c/o John Adam, City Planner  
200 South Ivy Street  
Medford, OR 97501

RECEIVED  
JAN 15 2014  
PLANNING DEPT

**RE: Objection to General Land Use Plan (GLUP) amendment, file CP 13-032.**

**My concern is the proposed zoning change of Dunbar Farms – Rocky Knoll Winery (Internal Study Area (ISA) 930) from single family (SFR) to multifamily/15 units per acre (MFR-15) and commercial (CM). The planning commission cites the following as the rationale for their proposal: “Good opportunity for a master-planned community, integrating the wetlands, clustered development of various densities, and commercial near the intersection of two higher-order streets.”**

I would have written less and preferred to confirm some of the information I am about to present, but the untimely and short notice did not allow me to be that thorough. Moreover, I would have preferred a more comprehensive look at the GLUP amendment, but the insufficient response time similarly forced me to consider only the proposed changes immediately adjacent to my home. I sincerely hope the commission's other proposed changes are more prudent.

**The process through which this plan has been presented indicates a complete lack of respect and disregard for the citizens of the City of Medford:**

- There was no attempt to seek input from local property owners:
  - I served on a zoning board of appeals and was a member of a land use planning committee over twenty years ago in Ohio. The process in Ohio was apparently quite different. The undertaking recommended a land use plan that did nothing to change existing zoning. The plan was simply a document to support the effort of property owners to change zoning in the future if that change was consistent with the recommendations of the plan. Despite being a considerably less impactful undertaking than the planning commission's GLUP amendment, the citizens of our community in Ohio were given much more consideration than the citizens of Medford, Oregon. The process began with an appeal to community members to serve on the committee. After formation of the committee, property owners on and adjacent to areas being considered for changes in planned use were consulted for input prior to submission of the formal plan. Apparently in Medford, this process proceeds within the confines of the planning commission without any consideration for the citizens of the community. There appears to be little thought to the impact of the commission's proposals on traffic issues, property values, or quality of community.
- The timing of the notice to the community suggests that the Planning Commission has attempted to keep community input to a minimum:
  - Receiving a notification only five days before Christmas and being given less than a month to respond regarding something so impactful displays a complete lack of respect for the property owners affected by this proposed amendment. With so little time to respond, it is clear that the Commission had no intent to allow the citizens of Medford adequate time to thoroughly review and evaluate the proposal. The timing is more relevant to the property owners who have travelled south for the winter. Some will return to the area in the spring and discover that changes have been put into place, and their ability to comment on those changes will have long since lapsed.

Splitting the meetings into two parts to the north and south of Jackson Street may have simply been an attempt to have ample seating for all who may wish to attend the meetings, but when combined with the timing of the notice, it appears to be another attempt to reduce the impact of citizen involvement by attempting to dilute the opposition to the amendment. The approach to notifying the public about this amendment leaves the impression that the planning commission intentionally submitted notification in a manner that would make it difficult for citizens to adequately address their concerns.

**The proposed changes are unnecessary to accommodate community growth**

(I have not independently verified the information here, but I trust that it is accurate. Had there been sufficient time to thoroughly research this issue, it would have been done. Please refer to my first comment.):

- Current zoning is sufficient to accommodate growth of the area for the next thirty years. Using projections from the City of Medford Transportation Plan, the proposed zoning change to ISA 930 would alone accommodate the anticipated apartment growth for the entire city of Medford over the next eight years. This places entirely too much burden on a single area to accommodate community growth.
- There is no demonstrated need to accommodate unprecedented population trends. The population growth in this area has slowed over the last few years compared to previous forecasts. There is no indication of dramatic increases or decreases in population to justify the dramatic increase in development density of ISA 930.
- There is no demonstrated need to satisfy urban housing needs. The current inventory of parcels for multi-family development well exceeds the projected needs for at least thirty years.
- Multi-family housing does little to assure sustained adequate employment opportunities. Other than construction related employment, multi-family developments do little to create sustained employment.

**The proposed amendment is inappropriate and poorly timed for accommodation of commercial development:**

- The proposed commercial land use is larger than the commercial area anchored by Albertson's. Two major roads (North Phoenix Road and Barnett Road) serve the Albertson's commercial area. Neither Hillcrest Road nor Pearce Road is adequately large for a commercial area of the size proposed.
- A commercial development that may include a grocery store will increase traffic flow down Hillcrest Road from McAndrews Road. The current traffic flow is too great for this section of road. Multiple areas of broken and slumping asphalt indicate that the road is failing on the slope under the current use. Not only is the infrastructure of the area poorly suited for a large commercial development, but the infrastructure leading up to the area is also inadequate to prudently develop the land this way.
- Existing commercial properties sit vacant while currently zoned commercial properties remain undeveloped. This is a poor time to increase property for commercial development that would draw businesses away from currently vacant more centrally located commercial developments. Five years ago virtually all of the commercial spaces around my office were occupied. Today there are vacant buildings and spaces across the parking lot, across the street, and next to my office. This situation exists throughout Medford.

**The proposed changes give little consideration for the current economic impact**

- Commercial development of parts of ISA 930 will draw business away from an already struggling more centrally located commercial real estate market.

- The home prices are finally on the rebound. These changes will adversely affect the home values throughout the areas.
- The Rogue Valley Country Club, Dunbar Farms, and RoxyAnn Winery are on properties near or adjacent to ISA 930. The appeal to all of these businesses is compromised by the proposed amendment.

**The soils in ISA 930 are poorly suited for higher density residential and commercial development:**

- The environmental impact of developing an area designated as wetland should be addressed. Low density development of the ISA 930 can readily accommodate maintenance of wetland green space. Higher density development can similarly accommodate the green space, but not without more significant environmental impact.
- Expansive soils are abundant in this area. These soils have been built upon elsewhere and the structures ultimately become impossible to sell at a reasonable price or require significant structural reinforcement and support.  
Although it is unreasonable to expect that these soils cannot be used for construction, it is irresponsible to promote high density residential and large commercial developments.

The effects of expansive soils on construction are obvious throughout Medford.

- Cants in roof lines along Pierce Road.
- Foundation and drywall cracks, uneven and improperly functioning doors and windows, etc. throughout homes in east Medford.
- Cracks in concrete walls and uneven flooring present in commercial construction.  
Superior Athletic Club on Cardley Avenue is a perfect example of this problem. The exterior concrete walls have cracks running across the building from ground level to the roof. On the interior, the floors are uneven and the windows have structural offsets.

**The proposed changes do not make best use of the current major arteries**

- The larger roads serving ISA 930 are Hillcrest Road and Pierce Road. Neither of these is sufficient to accommodate the proposed amendment changes.
- Roads the size of McAndrews Road or North Phoenix Road are more appropriately sized for this kind of development.

**The proposed amendment is inconsistent with current use and planning.**

- The area has developed as a low-density, quiet residential neighborhood. The proposed changes will dramatically change the character of this neighborhood. Current property owners chose this location for the way in which it has been developed and for the zoning as it currently exists. To change the area so dramatically is inappropriate.

Nothing about this area suggests that a complete change in the character is consistent with prudent planning:

- There are five single-family homes in the middle of the land proposed for increased density. These homes could end up surrounded by apartment buildings.
- The Rogue Valley Country Club, Dunbar Farms, and RoxyAnn Winery are on properties near or adjacent to ISA 930. The appeal to all of these businesses is compromised by the proposed amendment.
- Low-density, single-family homes surround ISA 930.
- Infrastructure has been sized and maintained to serve low-density residential development.

**The proposed changes give little consideration to the Inadequacies of existing Infrastructure to support the plan:**

- The lack of infrastructure to support the residential density proposed in ISA 930 should be apparent. The water and sewer for this area were designed for SRF development.
- The tenuous nature of Hillcrest Road heading upslope between North Foothill and McAndrews is a critical issue in the proposed changes. With a commercial development larger than the area occupied by the Albertson's commercial area, traffic from the residential areas toward the proposed commercial development will flow down Hillcrest. The road on the slope has already slumped and is not accommodating the current traffic burden. It is certainly not suited for increased traffic flow that will result from commercial development of ISA 930.

**The proposed changes give little thought to impact on education:**

We support and believe in public education. Although our children have all attended a private grade school, they are or will be students at Hedrick Middle School and North Medford High School.

- North Medford High School is the fifteenth largest public high school in the state (out of 243 reporting). The student to teacher ratio is among the eighty highest (out of 230 reporting). Adding more apartments to this district puts additional burden on the schools.
- Access to affordable housing is important, but that consideration cannot exist in a vacuum. This plan will ultimately impose additional burden on already struggling school systems with no accountability to the community or our education system.

I will close this letter the way it began by apologizing for the lack of brevity. The commission's timing created the need for a rapid response. There is absolutely no excuse for the manner in which this proposed amendment was announced.

It is difficult to know exactly how land use will affect the long-term future growth of a community. It is easier to assess the immediate impact on the local property owners. The areas surrounding ISA 930 have been developed with low-density single-family homes or businesses consistent with that character. The previous zoning for this area promoted low-density single-family development as well. What the commission's proposed amendment offers the current property owners adjacent to ISA 930 is the future potential for increased crime, increased congestion, increased noise, over taxed infrastructure, endless construction, more dust, increased student to teacher ratios, reduced property values, reduced quality of life, etc. The commission's proposed plan is not right for ISA 930. The best use for this area is low-density single-family development, but compromise is necessary and usually creates the best outcome. The commission's method of announcing the amendment made sure that did not happen in advance. I fear that other proposed changes are similarly ill-conceived. The intent of this letter is to express my opposition to the proposed changes in ISA930, but I believe that the entire GLUP amendment should be abandoned and started over in a manner more respectful of the citizens in Medford. Not only will this result in broader support, but it will also produce a more prudent plan. With the next attempt, you need to engage the citizens first.

Sincerely,



Mark R. Hageman, DDS  
2680 Country Park Lane  
Medford, OR 97504

January 12, 2014

City of Medford Planning Commission  
c/o Mr. John Adam  
200 S. Ivy Street  
Medford, OR 97504

RECEIVED  
JAN 15 2014  
PLANNING DEPT

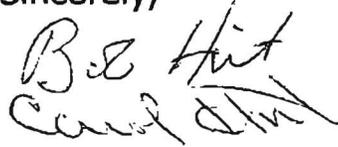
RE: OBJECTION TO REZONING PROPOSED FOR ISA 930 CP 13-032

We reside in Brookdale Meadows subdivision located adjacent to the area being considered for re-zoning to UM. We strongly oppose this proposed action for numerous reasons, some of which are listed below.

1. If maximum efficiency of the land is one of the considerations used, it seems to us that you should consider the whole parcel of vacant land and do a master plan that would reflect something that would be compatible with the area and acceptable to the surrounding neighbors.
2. This whole area of vacant land, we believe over 150+ acres, should not be cut up in little chunks. This is probably the last large parcel like this in the whole city. It could be a truly wonderful addition to the city or an eyesore that detracts from the area. If efficiency merely means stacking as many homes in one place as possible, we will all suffer from the results.
3. When we travel to other cities, we often notice the care they have taken in new development. In Chandler, AZ many of the houses surround artificial lakes and give a sense of spaciousness even though the lots are relatively small. In some cities with a growing retirement population (like Medford) subdivisions are built with a "village feel" with front porches, etc. This one large parcel of land may be the only chance Medford has to provide a unique housing opportunity. This area has been a single family area and we would like to see that continue.
4. This whole large parcel should not be broken into small segments until there is a plan in place for the whole area. There are wetlands to consider, the change of elevation is a major concern for us here in Brookdale Meadows, as whatever is built will loom over our subdivision.

5. We feel that many smaller units of land should be considered for possible re-zoning before this large extremely desirable area for single family homes is chopped into pieces. There is no demonstrated immediate urgent "need to accommodate unpredicted population trends or satisfy urban housing needs" that would need to include these parcels.

Sincerely,

Handwritten signature in black ink, appearing to read "Bob and Carol Hirt".

Bob and Carol Hirt  
2465 Meadowcreek Drive  
Medford, OR 97504

541-779-4512

RECEIVED  
JAN 15 2014  
PLANNING DEPT

January 13, 2014

City of Medford Planning Commission  
c/o John Adam City Planner  
200 South Ivy Street  
Medford, OR 97501

**RE: Objection to Rezoning Proposal for ISA 930 CP 13-032**

Dear Medford Planning Commissioners,

We purchased our home in the Brookdale Meadows subdivision with the understanding of existing zoning in the adjacent Dunbar Carpenter property. In fact, I met with Dunbar to ask what his intentions were with the agricultural property to ensure that my investment would be safe. The consistency for single family homes as a UR and PS zoning was a major factor in our decision to buy our home. Now I understand there is proposed rezoning MRF 15 within two large parcels, and Commercial Zoning within the total property as well. I object to this rezoning plan.

Where have you demonstrated the need for the change in zoning, and how does this match the current goals, policy, and strategies currently in place to protect the citizens and residents in Medford? There is no evidence that higher density residences are needed this far from employment and recreational centers in Medford. It is inconsistent with the current zone and plan for family residents and quality of life goals. Our community has not experienced a population boom that justifies the changing zone rule...clearly someone wants to profit from this proposed zoning change.

It is quite obvious that current surrounding roads will be limiting property access as Foothill Road becomes more arterial without entry and exit points. By increasing the living density, you will increase vehicle traffic through existing neighborhood streets beyond the original plan when the Carpenter EFU was rezoned and added to the urban growth area just 10 years ago. Have you clearly demonstrated how the traffic will be mitigated in the existing neighborhood? Who will be responsible for the safety of children when the traffic in Brookdale Meadows increases 10 fold?

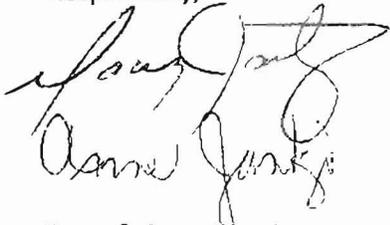
The West side of Carpenter hill constantly seeps water with street evidence in the middle of summer, and the end of Spring Street / Pierce Road is a significant wet land. Will this be another mitigation move to the Sams Valley desert, or will we ever recognize the environmental value of a diverse habitat? It appears that the only "wet lands" left in the city are storm drain catchments.

Has the Planning Commissioners reviewed all the current undeveloped urbanization areas? There are numerous open developments (closer to public transportation and employment) that have not broken ground. Let's start from the center instead of patchwork sprawl without thought to neighborhoods.

After the Berkley Heights fiasco, one would think the Commission would go out of their way to communicate with the property neighbors concerning their thinking. Instead, as an adjacent property owner I have not been notified by the City of this proposed zoning change. It took a neighbor to inform me about the planning proposal. This incompetence should be investigated and made accountable.

What Statewide Planning Goals were considered in this rezoning proposal? How does it fit with the City Comprehensive Plan? Does it matter to the Commission that property values are pulled down to the lowest common denominator? What changed in the goals, policy, or implementation strategy that caused this rezoning to become necessary? I'm concerned that nobody can answer these questions satisfactorily.

Respectfully,

Handwritten signatures of Doug and Anne Jantzi. The signature for Doug is written above the signature for Anne.

Doug & Anne Jantzi  
2450 Meadowcreek Dr.  
Medford, OR 97504

January 13, 2014

City of Medford Planning Commission  
c/o John Adam, City Planner  
200 South Ivy Street  
Medford, Oregon 97501

RECEIVED  
JAN 15 2014  
PLANNING DEPT

## **RE: Objection to Rezoning Proposal for ISA 930 CP 13-032**

My family and I live on Quail Run, this is one of four cul de sacs settled off of Pierce Road. We bought the home this summer due to a relocation, of which would bring us close to extended family on the West Coast and we found that the seasons here provided many opportunities. Our neighbors are wonderful and were delighted we moved here given that we had children. The recession was finally starting to lift the sales prices of homes here, as they were around the rest of the country. Since we have moved here, we have made friendships with many in the community and found that there was a wonderful inclusiveness to the area as well.

The home on Quail Run was one we favored over homes up on Roxy Ann Hill and other developments in Medford and in Jacksonville and Ashland. We found it was within walkable proximity of a good school, Lone Pine Elementary. It is close to shopping, the freeway, and to other places around Medford.

We are quite concerned about the rezoning proposal and how this can be misconstrued as being a way to bring progress for the City of Medford and revitalize the community. There are homes in neglect and boarded up due to the crime and drugs in this wonderful city. Along with homes, there are buildings downtown and around, as well as land that are sitting waiting to be developed and were impacted adversely due to the Recession. I ask for you to look at other options instead. **Please see how this, negatively affects the community as a whole, as well as residents who are strongly in opposition of this proposal.**

**MFR 15 Zoning** – Pierce Road is proposed to have 20 acres of multifamily housing. This is a quiet street with neighbors who bought for this reason and have also invested millions into their single family residences. This will cause major disruption with this housing addition of 1,100 apartments on Pierce, Foothill, and a major commercial development. Impact will be felt to all who either live, work, or enjoy the benefits in this community.

**Commercial Zoning** – A proposed zoning of 13 acres is for commercial development. Why is this necessary when we have many shopping centers convenient already within minutes in various directions? It is my understanding that Medford, Oregon is a prominent shopping region but I question how this shopping will benefit anyone? In addition, the Rogue Valley Country Club is across the street. I can see how this will compromise this establishment which has been running for decades. We joined

this club because of the benefits our children can enjoy. There are no public pool amenities in Medford and this club was attractive because of the close proximity and walking distance to our home. We were We dine here and enjoyed the friendships we have made in such a short time.

**Traffic** – The rezoning proposal includes not only additional car usage from the residents of 1,125 housing units, it also includes traffic from the commercial development proposed as well. Currently, Foothill, Pierce, and Hillcrest Roads cannot handle this type of traffic and therefore, will need to be altered significantly. Additional costs the city will have to incur in order to make this happen. Furthermore, inconveniences the residents will face due to the construction and destruction of their properties they own. There are established homes on and around Pierce and Hillcrest and the widening of these roads would impact these homes significantly. *Would you like this with your home?*

**Noise** – Currently, Pierce Road is not a heavily travelled road. No significant commercial traffic travels here. With a proposed addition of these homes and a large commercial development, noise levels will make the area unattractive to live in and enjoy the quality of life the residents once had.

**Schools** – With the addition of these homes, there will be additional children who will attend the schools in the neighboring public schools. Currently, Abraham Lincoln and Lone Pine Elementary Schools are over their maximum number of students. The students from these schools and Hoover Elementary will either be in a larger student-teacher ratio or rezoned to other schools not easily to travel to. When we moved here, we were told the student-teacher ratios were much smaller than they currently are. We currently have had our teachers and the school district in a heated battle that has been quite contentious and is quite concerning. These student-teacher ratios are critical to be in balance so that the students are enriched with learning and excelling when it comes to test periods. Teachers will also be challenged as well. *Would you want this for your own child and for the public schools?*

**Utilities** - In reference to Page 5 of the Internal Study Area Guidebook, water and sewer capacity will be impacted in this area. It was sized for SFR development and cannot currently support increased densities of this size in this proposed area. Expensive costs will be incurred by the City of Medford in order to accommodate a proposed utility plan for this area. *Would you want to incur these costly expenses as in a tax referendum if you were a taxpayer?*

**Alternatives** – Yes, there are alternatives. Since residing in Medford for less than 6 months, I see so many buildings vacant, available land bank-owned, homes neglected and in need for new life. This city could reap the benefits for all to enjoy if you could just look at investing in other places. Downtown is a perfect example for revitalization. It's happening some, but it would be so attractive if shopping and dining and living was desirable. Neighborhoods where homes are vacant can also benefit as well. And available land for sale is still waiting for the change of progress.

**Property Values and City Revenue** – Neighborhoods along Pierce have been built as single family dwellings and have were marketed there and have been a wonderful investment for these residents. This area is finally recovering from the Recession and fortunately, home prices are reflecting in a positive light. After we moved in, many neighbors thanked us for purchasing our home here given that it hopefully would start a trend going in a positive direction. Any time apartment are brought into a

community, the surrounding homes' property values will suffer. These lower values will adjust as being a lower tax for the city to collect as revenue. It is this revenue that feeds a city's life given that there is no sales tax. Market values will be considered when these homeowners plan to sell and will set a trend in the Medford area as well. These values will hinder market value appreciation. In addition, property tax revenue from these devalued homes will negatively lower the tax revenue for the schools, parks, roadways, and services, especially the City of Medford Police. One concern is that there is no major employers coming to the Medford region and with this, how are the residents in this proposed area going to sustain a viable income for themselves? The proposed commercial development is mostly if not, all, retail opportunities. There are other available opportunities for this proposal to work better for and also be profitable for the City of Medford as well.

We are asking that you deny this request for this proposal of addition of multi-family homes in a current low density area and also deny the proposal on the commercial development. Both will seriously impact not only these residents but the City of Medford's community. **Please look at other alternatives.**  
*Would you want this if you were a resident in this city?*

Thank you for your time and consideration.

Regards,



Andrea and Joe Koch  
2440 Quail Run  
Medford, Oregon 97504

January 13, 2014

RECEIVED  
JAN 15 2014  
PLANNING DEPT

City of Medford Planning Commission  
c/o John Adam, City Planner  
200 South Ivy Street  
Medford, OR 97501

RE: Objection to Rezoning Proposed for ISA 930 CP 13-032

Dear City Planning Commissioners,

Our home is on 2653 Country Park Drive and is directly across Pierce Road from ISA no. 930. Country Park is located off of Pierce Road. We bought the house because it was close to shopping, a convenient location, quiet and good schools.

Based on our understanding the proposed rezoning has the following components we object to:

**MFR 15 Zoning:** The west side of ISA no. 930 is proposed to have 20 acres of multifamily zoning. Pierce Road has developed over decades as a series of quiet, single family neighborhoods. The proposal to develop this area will disrupt the homes in this neighborhood and affect the values in a negative way. The residents have invested financial resources into their homes and this is not fair with how this proposal will affect these values.

**Commercial Zoning:** The southwest corner of ISA no. 930 is proposed to have 13 acres of commercial zoning. Pierce Road has developed over decades as a series of quiet, single family neighborhoods. To disrupt these neighborhoods by creating a large commercial development right in the middle is not fair to the residents in this area.

**Traffic:** The rezoning contemplated in this proposal will add 1,125 homes in an area of 75 acres. This will add more traffic on the affected roads. Development of this size will have effect the area around it adversely. Roads will have to be widened and homes what the proposed arterial roads will be severely impacted. Some of these homes have been recently bought within the last year. I walk my dogs along this street. The proposed shopping center will be much larger than the current shopping center on North Phoenix Road. This shopping center contains Albertson's and is on the southwest corner of Barnett Road and Phoenix Road is served by two arterial roads and is 22% smaller. This site is served only by two collector streets. Commercial development of this parcel will have a negative impact on everyone passing through the area including those of us who live here. Though Hillcrest/Jackson

Roads are proposed to be improved to accommodate traffic, this alternative is not feasible as much of Hillcrest/Jackson are already fully developed with single family dwellings. The current roads cannot reasonably accommodate this amount of additional traffic.

**Noise:** Pierce Road does not have much traffic. It is a road with a 35 mph zone and a very sharp curve which turns into Spring Road. With a proposed widening of this street and the addition of a large commercial development and/or an expansive multifamily development on Pierce, the result will include noticeable noise levels from delivery trucks and increased traffic, in the early morning hours until late in the evening. All of the neighborhoods along Pierce will suffer this noise.

**Utilities:** As noted on page 5 of the Internal Study Area Guidebook, water and sewer capacity in this area was sized for SFR development and will not support increased densities without expensive, disruptive and unnecessary upgrades. This will involve taxpayers' money to fund this even the ones who will be directly affected and therefore object to the proposal due to their concern.

**Available Alternatives:** There is available land nearby that is either already zoned for multifamily or more suitable for multifamily development than this parcel.

**Current Property Values:** The neighborhoods along Pierce have benefited from above average investment and consequent tax assessment. Due to us finally seeing an end of the recession, values are starting to rebound as well. This introduction of apartments of this magnitude will cause a negative effect on the property values we are trying to turn in the right direction due to the economy. Property values will affect property tax, the tax used to pay for our city's wonderful parks, improving our schools, roadways, and our city services, such as our police and

We ask the Planning Commission to deny this request for high density housing and commercial development in a predominantly large-lot single family residence neighborhood.

Thank you,

Kaye and Bonnie Bonacina  
Medford, OR 97504

Handwritten signatures of Kaye and Bonnie Bonacina. The signature for Kaye is written above the signature for Bonnie. Both signatures are in cursive and clearly legible.

RECEIVED

January 12, 2014

JAN 15 2014

City of Medford Planning Commission  
c/o John Adam, City Planner  
200 South Ivy St.  
Medford, OR 97501

PLANNING DEPT.

Re: Objection to Rezoning Proposed for ISA 930 CP 13-032

Dear City Planning Commissioners:

We reside on Oak View Circle which is directly across Pierce Rd from ISA #930. This street is a private drive of upscale homes on larger than normal lots. We purchased our home in June, 2012. While the home itself is larger than we were looking for and the lot bigger than we were looking for, we fell in love with the neighborhood, and since the house and the lot came with it, we purchased it. The neighborhood is quiet, well maintained, convenient to the country club (which we joined) as well as the grocery store, gas station, dry cleaners, restaurants, etc.

The draw of the neighborhood was also this piece of land that the city is proposing to rezone. Having land nearby that was undeveloped was a big part of the beauty and attraction of this neighborhood yet all the while being near the services that we would need. Pierce Rd has limited traffic on it which allows us to walk without fear of a lot of automobiles. On our street, we know of four residences that have golf carts, and we have seen many, many others coming down Pierce Rd to the country club. While these golf carts are street legal, we still feel safe driving them on the street because of the limited traffic.

Rezoning this land - which even the owners of the said land object to - will change the integrity of this neighborhood. It will change from a more upscale neighborhood to one substantially less desirable. Of course this will affect our home values as well as the quality of life that we thought we would get when we purchased this home.

As a neighborhood, we pay substantially more property tax than homes in other areas of Medford. We pay those willingly because we love our neighborhood.

This land is also the habitat of many types of wildlife in the area. We have deer, fox, raccoons, bob cats in the area. We regularly hear owls at night, and we have a couple of hawks that must nest somewhere nearby but visit our property frequently. By rezoning this land and the potential development of it, the habitat for this wildlife will be destroyed.

We can't even imagine what type of commercial business would find the corner of Pierce and Hillcrest desirable. We have, within a mile of our home (walkable, and we often do), a grocery store, dry cleaners, drug store, restaurants, Hallmark, gas station,

and even a mini mart. There are professional buildings for doctors, dentists, therapists, etc within a very short drive. And frankly, at almost every commercial center in Medford, we always see "Available" signs, so there is already plenty of commercial space available in the city.

It is our understanding, and we will admit that we have not verified this, that the property diagonally across Phoenix Rd from the Albertson's center is also zoned commercial and has been for some years but has yet to be developed. If this is eventually developed, what is the need for more commercial land at the corner of Hillcrest and Pierce?

We are also of the understanding that part of proposed rezoned land is a wetlands area. Any change to that land will automatically result in the destruction of the wildlife that make that area their home.

To develop this land for multi family and higher density housing will require expensive upgrades to the existing utility system. This would be a huge expense for the city.

Unfortunately, we will be out of town when the council meets to discuss this issue so will not be able to attend the meeting. We would be there if we were able. We are asking the Planning Commission to deny the request to rezone this land for high density and commercial development that would destroy the integrity of this beautiful neighborhood.

A handwritten signature in cursive script that reads "Gary & Susan Ward". The ink is dark and the handwriting is fluid and connected.

Gary & Susan Ward

RECEIVED

JAN 15 2014

PLANNING DEPT.

January 11, 2014

City of Medford Planning Commission  
c/o John Adam, City Planner  
200 South Ivy Street  
Medford, OR 97501

**RE: Objection to Rezoning Proposed for ISA 930 CP 12-032**

Dear City Planning Commissioners,

We reside on Pierce Road, directly across from ISA no. 930. Pierce Road consists of single family homes with no high density housing nor commercial development. It is a quiet, charming neighborhood and changing the zoning to include these elements would be both inappropriate and disruptive. Based on our understanding of the proposed rezoning contains the following **objectionable components**:

**MRF 15 Zoning:** The west side of ISA no. 930 is proposed to have 20 acres of multifamily zoning. Pierce Road has developed over decades as a series of quiet, single family neighborhoods. To disrupt these neighborhoods by creating a large, high density development right in the middle is inappropriate.

**Commercial Zoning:** The southwest corner of ISA no. 930 is proposed to have 13 acres of commercial zoning. Pierce Road is a neighborhood of single family homes. Disrupting this neighborhood with a commercial development in the middle of it is inappropriate.

**Environmental Impact:** The property proposed for rezoning is currently used for agriculture. It contains ponds and vacant land as well. Rezoning to include such density will not only do away with this land, but strain current infrastructure whereas the current zoning would allow for appropriate spacing of single family dwellings among the farmland.

**Traffic:** The rezoning proposed for this neighborhood will add 1,125 homes in an area of 75 acres. Adding this many homes in a small area will add approximately 2,000 vehicles on the few streets surrounding this parcel. High density of this parcel will have an extremely negative impact on everyone living in and passing through this area.

The Albertson's shopping center on the southwest corner of Barnett Road and Phoenix Road is served by two large arterial roads and is 22% smaller. The Pierce Road site is served only by two collector streets.

Though Hillcrest/Jackson are proposed to be improved to accommodate traffic, this alternative is not feasible as much of Hillcrest are already fully developed with single family homes. The current roads cannot reasonably accommodate this amount of additional traffic.

**Noise:** Pierce Road is neither heavily traveled and has no significant commercial traffic. Adding a large commercial development and/or expansive multifamily development on Pierce will cause disturbing levels of noise including noise from delivery trucks and increased traffic. All of the neighborhoods along Pierce will suffer this noise.

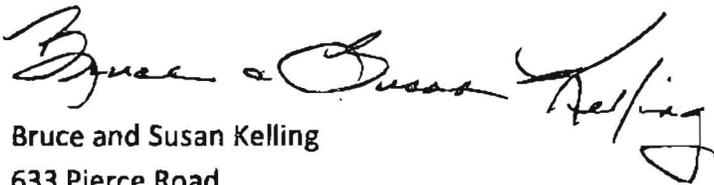
**Utilities:** As noted on page 5 of the Internal Study Area Guidebook, water and sewer capacity in this area was sized for SFR development and will not support increased densities without expensive, disruptive and unnecessary upgrades.

**Available Alternatives:** There is available land nearby that is either already zoned for multifamily or more suitable for multifamily development than this parcel. There is a 10 acre property .3 miles east of this area that has been on the market for years without a buyer. Why not use this?

We ask that the Planning Commission **deny this request for high density housing and commercial development in a predominantly large-lot single family residence neighborhood.**

Thank you for considering our concerns.

Sincerely,

A handwritten signature in black ink that reads "Bruce & Susan Kelling". The signature is written in a cursive style with a large, sweeping flourish at the end.

Bruce and Susan Kelling  
633 Pierce Road  
Medford, OR 97504

January 10, 2014

RECEIVED

City of Medford Planning Commission  
c/o John Adam, City Planner  
200 South Ivy Street  
Medford, OR 97501

JAN 15 2014  
PLANNING DEPT.

## **RE: Objection to Rezoning Proposed for ISA 930 CP 13-032**

Dear City Planning Commissioners,

We reside in Brookdale Meadows Subdivision which is directly north and west from ISA no. 930. Our subdivision began in the late 1980's. We purchased our home in this area because of the quiet and friendly neighborhood, nearby recreation, low density and good schools. Brookdale Meadows and all the land around it was and continues to be zoned UR and PS, a fact that we relied on when purchasing our home.

Based on our understanding the proposed rezoning has the following **objectionable components**:

**MFR 15 Zoning:** The two areas on the north side of ISA no. 930 and adjacent to Brookdale Meadows is proposed to have two parcels of multifamily zoning. One is 20 acres and the other 28 acres. Our area has developed over decades as a quiet, single family neighborhood. To disrupt this neighborhood by surrounding it with a large, higher density development is not fair to the residents who invested millions in their single family properties.

**Commercial Zoning:** The southwest corner of ISA no. 930 is proposed to have 13 acres of commercial zoning. This will add to the disruption and congestion of the single family neighborhoods that have developed over the decades. To disrupt these neighborhoods by creating a large commercial development right in the middle is not fair to the residents who invested millions in their single family properties.

**Traffic:** The rezoning contemplated in ISA no. 930 will add 1,125 homes in an area of 75 acres. Adding this many homes in a small area will add approximately 2,000 vehicles on the few streets surrounding in this area. The proposed higher density development of these parcels will have a negative impact on everyone passing through the area including those of us who live here.

**Noise:** Roads within Brookdale Meadows and Pierce Road are not heavily traveled and have no significant commercial traffic. Adding a large commercial development and/or an expansive multifamily development will cause disturbing levels of noise including noise from delivery trucks and increased traffic, from early morning to late at night. All of the Brookdale Meadows neighborhood will suffer this noise.

**Utilities:** As noted on page 5 of the Internal Study Area Guidebook, water and sewer capacity in this area was sized for SFR development and will not support increased densities without expensive, disruptive and unnecessary upgrades.

**Available Alternatives:** There is available land nearby that is either already zoned for multifamily or more suitable for multifamily development than these parcels.

**Current Property Values:** The neighborhoods in the area of ISA no. 930 have benefited from above average investment and consequent tax assessment. It is not realistic to expect future residents to pay prices commensurate with the investment in these homes with large and intrusive residential and commercial development across the street. Allowing a large multi-family or commercial development adjacent to large lot single-family is not compatible with the existing use and will lower property values of existing residents.

We ask the Planning Commission to **deny this request for medium density housing and commercial development** in a low density urban residential neighborhood.

Thank you for considering our concerns.

Sincerely,

Joan Wynne      Joan Wynne  
David George      DAVID GEORGE

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

Print Name	Address (Medford, OR 97504)	Signature
1.	<u>MICHAEL STALLER 2618 JACKSON DR</u>	<u>Michael Staller</u>
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____

RECEIVED  
JAN 15 2014  
PLANNING DEPT

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit this parcel from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

	<b>Print Name</b>	<b>Address (Medford, OR 97504)</b>	<b>Signature</b>
1.	John Thiebes	1084 Castlewood Dr	
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____
5.	_____	_____	_____
6.	_____	_____	_____
7.	_____	_____	_____
8.	_____	_____	_____
9.	_____	_____	_____
10.	_____	_____	_____

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

Print Name	Address (Medford, OR 97504)	Signature
1. <u>Wade Norman</u>	<u>99 Ciltrell Dr.</u>	<u>W. Norman</u>
2. <u>Amy Huffman</u>	<u>4808 Bordeaux Ave.</u>	<u>Amy Huffman</u>
3. <u>Ted Hunt</u>	<u>24156 Long C Rd</u>	<u>Ted Hunt</u>
4. <u>BOB SELDON</u>	<u>258 Fremont Dr</u>	<u>Bob Seldon</u>
5. <u>W. W. A. [unclear]</u>	<u>3821 Fieldbrook</u>	<u>[unclear]</u>
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

	Print Name	Address (Medford, OR 97504)	Signature
1.	ROSEMARY NEVELL,	27 BLACK OAK	97504 Rosemary Nevell
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____
5.	_____	_____	_____
6.	_____	_____	_____
7.	_____	_____	_____
8.	_____	_____	_____
9.	_____	_____	_____
10.	_____	_____	_____

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

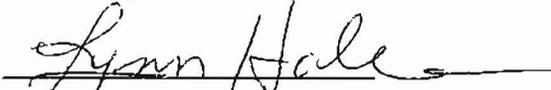
Print Name	Address (Medford, OR 97504)	Signature
1. <i>John Ford</i>	<i>1909 Roberts Rd Medford, OR 97504</i>	<i>[Signature]</i>
2. <i>TAMI FORD</i>	<i>16117 Roberts Rd Medford, OR 97504</i>	<i>[Signature]</i>
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

Print Name	Address (Medford, OR 97504)	Signature
1. B. Lynn Hale	2326 Capital Ave	
2. JO ANN LYSINGER	839 WOODBRIDGE DR.	
3. Karja Hale	2326 Capital Ave	
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

**Print Name**

**Address (Medford, OR 97504)**

**Signature**

- |                           |                                   |                                  |
|---------------------------|-----------------------------------|----------------------------------|
| 1. <u>Henry Joseph</u>    | <u>2704 Montara <sup>Dr</sup></u> | <u>Henry Joseph</u>              |
| 2. <u>DANIEL JOSEPH</u>   | <u>2704 Montara DR</u>            | <u>Daniel Joseph</u>             |
| 3. <u>Ruth Kellso</u>     | <u>1122 Spring St</u>             | <u>Ruth Kellso Kottke</u>        |
| 4. <u>Jane Korman</u>     | <u>41176 Hemlock Dr.</u>          | <u>Jane Korman / Jeanie Lane</u> |
| 5. <u>Marilyn Sedlack</u> | <u>2537 Corona</u>                | <u>Marilyn Sedlack</u>           |
| 6. _____                  | _____                             | _____                            |
| 7. _____                  | _____                             | _____                            |
| 8. _____                  | _____                             | _____                            |
| 9. _____                  | _____                             | _____                            |
| 10. _____                 | _____                             | _____                            |

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

Print Name	Address (Medford, OR 97504)	Signature
1. Dennis M. Hale	840 Woodbridge Dr.	Dennis M. Hale
2. Linda Hale	840 Woodbridge Dr.	Linda Hale
3. Tracy Clark	1224N Midco #81	Tracy Clark
4. Chere Trujillo	746 Freeman Rd	Chere Trujillo
5. JASMIN WILLIAMS	2942 Stonebrook Dr.	Jasmin Williams
6. Terry Vaughn	2716 Montara	Terry Vaughn
7. Laura Vaughn	2716 Montara Dr.	Laura J. Vaughn
8. Cheryl DR	3285 Larue Dr	Cheryl DR
9. Justen Brown	435 Haven St	Justen Brown
10. Lonna Wood	1808 Filmore Dr.	Lonna Wood

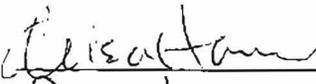


**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

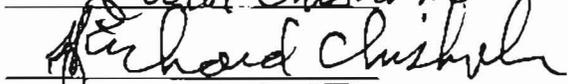
Print Name	Address (Medford, OR 97504)	Signature
1. Alison Hildebrandt	425 Roundelay Cir	
2. Dan Hildebrandt	425 Roundelay Cir	
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

	Print Name	Address (Medford, OR 97504)	Signature
1.	Carol Chisholm	400 Pierce Rd.	
2.	Rich Chisholm	400 Pierce Rd.	
3.	Julie Kauffman	401 Pierce Rd.	
4.			
5.			
6.			
7.			
8.			
9.			
10.			

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

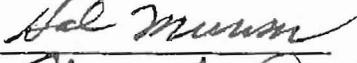
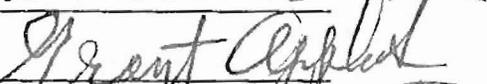
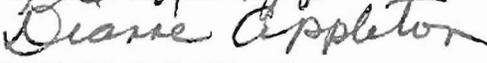
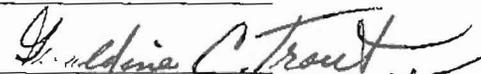
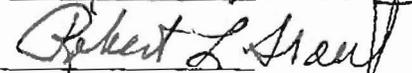
	<b>Print Name</b>	<b>Address (Medford, OR 97504)</b>	<b>Signature</b>
1.	James I Kauffman	2690 Kerrisdale Ridge Dr	<i>James I Kauffman</i>
2.	Jeanne Pollock	3233 Quail Run Drive	<i>Jeanne Pollock</i>
3.	_____	_____	_____
4.	_____	_____	_____
5.	_____	_____	_____
6.	_____	_____	_____
7.	_____	_____	_____
8.	_____	_____	_____
9.	_____	_____	_____
10.	_____	_____	_____

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

Print Name	Address (Medford, OR 97504)	Signature
1. Gary Patterson	789 N.H. View Dr.	
2. Hal Munson	4568 Commercial Dr	
3. Grant Appleton	1157 Ming Mt Av	
4. Dianne Appleton	1159 Medford	
5. Geraldine Trout	2507 Freedom Way	
6. Robert Trout	2507 Freedom Way	
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

Print Name	Address (Medford, OR 97504)	Signature
1. <u>Lezlie McClure</u>	<u>2711 OAK View Circle</u>	<u>Lezlie J. McClure</u>
2. <u>Roxie McClure</u>	<u>2711 Oak View Circle</u>	<u>[Signature]</u>
3. <u>WILLIAM MERRIFIELD</u>	<u>2693 OAK View Cir.</u>	<u>William Merrifield</u>
4. <u>Louise Gorman</u>	<u>213 Pierce Rd. Medford, OR</u>	<u>Louise Gorman</u>
5. _____	<u>2681 Eastview</u>	<u>[Signature]</u>
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

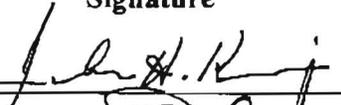
Print Name	Address (Medford, OR 97504)	Signature
Jennifer Stringer	232 Mariposa	Jennifer Stringer
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

	Print Name	Address (Medford, OR 97504)	Signature
1.	JOHN H. KRUESI	148 GREENWAY Circle	
2.	CAROL HARRINGTON	3291 MILLEN G.	
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

293 Pierce

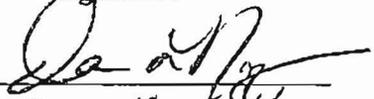
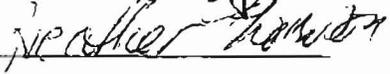
1/10/2014

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

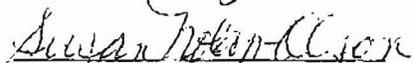
	Print Name	Address (Medford, OR 97504)	Signature
1.	IAN A NERLAN	293 Pierce RD	
2.	Heather Thomson	293 Pierce RD	
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

Print Name	Address (Medford, OR 97504)	Signature
1. Anne Root	2310 Voorhies Rd <sup>97501</sup>	
2. Cindy Prewitt	2692 Pioneer Rd <sup>97501</sup>	
3. Susan Nolan-Clon	6239 Lawe Crest Dr <sup>97504</sup>	
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

Print Name	Address (Medford, OR 97504)	Signature
1. YVONNE I. EARNEST	3189 Chandler Egan Dr.	<u>Yvonne Earnest</u>
2. GLADYS E. WELLS	572 BURGUNDY Cir MEDFORD	<u>Gladys E. Wells</u>
3. CATHERINE F. DAVIS	2055 Grand Eagle Dr	<u>Catherine F. Davis</u>
4. Glenda Johnson	2920 Hollyburn Ridge	<u>Glenda Johnson</u>
5. Carol A. Moody	564 Burgundy Circle	<u>Carol A. Moody</u>
6. Dolores ST. MARTIN	1600 STEARNS WAY #110	<u>Dolores St. Martin</u>
7. MOLLY KERR	316 S. MODAC AVE	<u>Molly Kerr</u>
8. Lovella Moore	3602 West 13th 97504 CENTRAL POINT OR	<u>Lovella Moore</u>
9. Helen M. Sadlier	3175 Chandler Egan	<u>Helen M. Sadlier</u>
10. PHILIP SADLIER	217 PIERCE Cir	<u>Philip Sadlier</u>

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

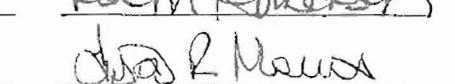
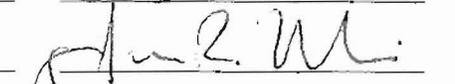
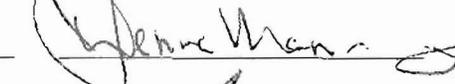
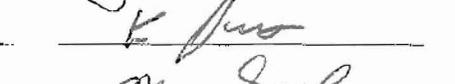
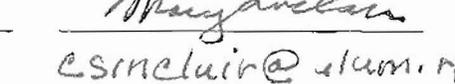
Print Name	Address (Medford, OR 97504)	Signature
1. <u>Rose Smith</u>	<u>190 Littrell</u>	<u>[Signature]</u>
2. <u>NATALIE SMITH</u>	<u>190 Littrell</u>	<u>Natalie D. Smith</u>
3. <u>Robert Newell</u>	<u>954 Antelope Rd</u>	<u>[Signature]</u>
4. <u>David Hollingsworth</u>	<u>296 Hillcrest Rd Medford OR</u>	<u>[Signature]</u>
5. <u>Tamara G. Amy</u>	<u>P.O. Box 184, Seville, OR</u>	<u>[Signature]</u>
6. <u>MINI FISCHER</u>	<u>180 CORCORAN WAY</u>	<u>Michael Fischer</u>
7. <u>Carol Fischer</u>	<u>180 Corcoran way medford, OR</u>	<u>Carol Fischer</u>
8. <u>Brian Smith</u>	<u>[Address]</u>	<u>[Signature]</u>
9. <u>BOB TAYLOR</u>	<u>114 LITRELL DR</u>	<u>Bob Taylor</u>
10. <u>DONNA TAYLOR</u>	<u>114 Littrell</u>	<u>Donna Taylor</u>

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

Print Name	Address (Medford, OR 97504)	Signature
1. SCOTT ENGLE	4137 DRY CREEK RD	
2. B J Reed	189 Littrell	
3. Robert S. Reed	189 L. Hill	
4. Ann L. Tennison	131 Littrell Dr.	
5. Kelli Anderson	165 Littrell Dr.	
6. James R. Maus	149 Littrell Dr.	
7. James R. Maus	149 Littrell Dr.	
8. Dennis Manning	137 Littrell Rd	
9. Kenyon Jones	129 Littrell Dr.	
10. Emily McClain	100 LITRELL DR	 emcclair@alum.rpi.edu

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

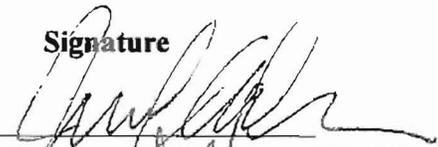
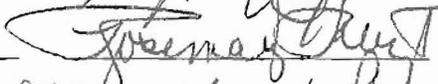
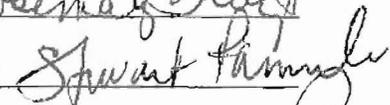
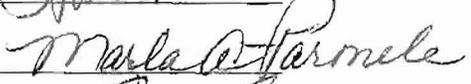
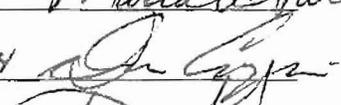
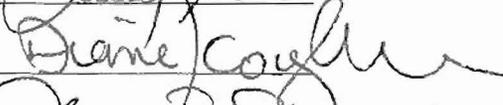
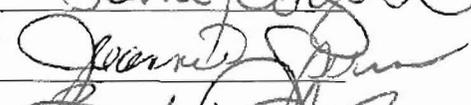
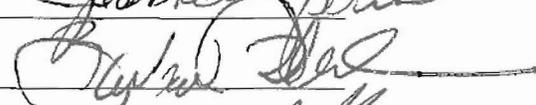
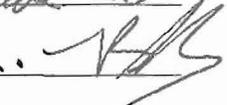
Print Name	Address (Medford, OR 97504)	Signature
1. Brenda Breeze	324 Green Way Cr	Brenda Breeze
2. Amber Morelli	888 La Loma DR	Amber Morelli
3. JEFF Norman	4751 Amana Dr	Jeff Norman
4. Dore Hackstedt	3924 Monte Vista Dr.	Dore Hackstedt
5. Kathleen Nelson	4751 Amana Dr	Kathleen Nelson
6. Cecile Sevik	2714 Jacksonville Hwy	Cecile Sevik
7. Robert Sevek	2718 Jacksonville Hwy	Robert Sevek
8. PAUL R. HACKSTEDT	3924 MONTE VISTA DR	Paul R. Hackstedt
9. Donald	3435 Cypress	Donald
10. Eric Smith	u u	Eric Smith

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

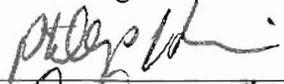
	Print Name	Address (Medford, OR 97504)	Signature
1.	Jennifer Davis	2535 Herrington way	
2.	Rosemary Harrington	3291 Miller Ct	
3.	Stewart Parmele	439 Village Cir 97504	
4.	Marla A Parmele	439 Village Cir 97504	
5.	DAN COUGHLIN	2415 SPRING ST. 97504	
6.	LARRY BARVIN	400 Lone Oak Dr 97504	
7.	Diane Coughlin	2415 Spring St 97504	
8.	Jeanne Garon	400 Lone Oak Dr 97504	
9.	Barbara Pinkham	3152 Arnold Palms <sup>97504</sup> Way	
10.	Bret Breeze	2990 rd 324 Green Way Cr.	

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

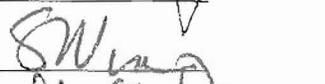
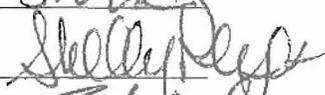
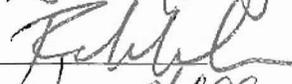
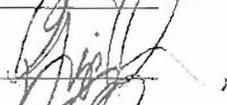
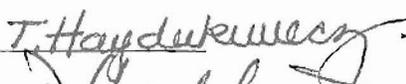
Print Name	Address (Medford, OR 97504)	Signature
1. Phillip Heiner	630 Marshall Ave	
2. Cathy Trower	3507 S. Village	
3. Eric Linderud	123 Sunnyvale	
4. D. Wilder	311 AUCRY	
5. Shaye Sevik	254 Briarwood Ln	
6. Annette F. Topham	7140 Rapp Lane <del>10006</del> Talent	
7. Jonathan J. Linderud	1818 W. 10th Ave OR	
8. Catherine Barr	211 N Berkeley way OR	
9. Hannah Barr	211 N Berkeley way OR	
10. Lelano W Topham	7140 RAPP W TALENT	

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

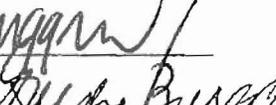
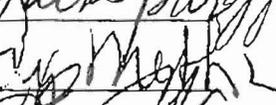
Print Name	Address (Medford, OR 97504)	Signature
1. Coni Engle	4137 Dry Creek, Med 97504	
2. Sally + Bob	2401 Fox Run Med 97504	
3. Shelly Reyes	2315 Tulane Ave CP 97502	
4. Robert Wive	2401 Fox Run 97504	
5. Jay Ellard	4650 Eagle Tr Dr. 97504	
6. Jay Or	490 Golf View Dr. 97504	
7. Alan	440 Golf View Dr. 97504	
8. T. Haydukiewicz	Po Box 1185 97540	
9. D. Haydukiewicz	Po Box 1185 97540	
10. Jennifer Lucas	3348 Wellington Dr 97504	

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

Print Name	Address (Medford, OR 97504)	Signature
1. Albert Striplin	3462 Henderson Way	
2. Lori Striplin	3469 Henderson Way	
3. Tonya Striplin	1274 NW Cobble Ave	
4. Keith Sasaki	1274 NW Cobble Ave	
5. TIM BURGREN	4506 PINNACLE DR.	
6. Nancy Jean Burgren	4506 Pinnacle Dr.	
7. Carolyn Methuen	97 Wyndson	
8. Ernestine Warner	2909 Comice Dr.	
9. L. STEVEN WOOD	320 DONNA WAY CENTRAL POINT	
10. PAUL JENDRE	479 Elm St PHOENIX OR	

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

Print Name	Address (Medford, OR 97504)	Signature
1. COL. W. D. GARDINER	2432 HONPUN CARLEE	Col. W. D. Gardiner
2. David Card	2431 Fox Run	David Card
3. Robert C Glow	715 Cherrywood Dr	Robert C Glow
4. THADEUS B. HODGSON	3736 PRINCEEN WAY	J. B. Hodgson
5. Douglas B Larson	232 BRADFORD	Douglas B Larson
6. CRAIG FUNSTEN	3982 FIELDSTONE	Craig Funsten
7. Shirley Funsten	3982 Fieldstone	Shirley Funsten
8. James L. Patterson	784 Mt. View	James L. Patterson
9. William Anthon		William Anthon
10. Pat Anthon	824 1/2 ... 97510 01	Pat Anthon

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

	Print Name	Address (Medford, OR 97504)	Signature
1.	Dan Leary	1540 Ridge Way	Dan Leary
2.	[Signature]	507 S. V. Hall Dr	[Signature]
3.	[Signature]	2555 W MAIN ST	DAVID YU
4.	Brian Adolph	3339 Bryson Way Medford	B.A.A.
5.	Don Schamanid	744 AMHURST WAY	[Signature]
6.	JESSICA Cline	2319 Hillcrest rd	Jessica
7.	Brent Kenyon	2319 Hillcrest rd	Brent
8.	Anna Johnson	507 Palo Verde Way	[Signature]
9.	Emily Stoll	2107 Jublant Ave	[Signature]
10.	FRED MORAN	4759 TORREY PINES DR	[Signature]

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

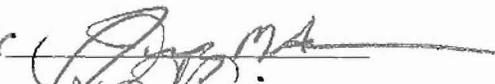
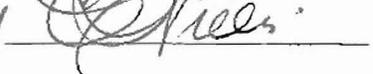
Print Name	Address (Medford, OR 97504)	Signature
1. Lanni Jandre	479 Elm St. Phoenix	Lanni Jandre
2. Kimberly Wood	320 Donna Way C.P. 97502	Kimberly Wood
3. Tish Brunn	501 Maucke Dr.	Tish Brunn
4. Wally Brunn	501 Mazette Dr	Wally Brunn
5. Michael Kell	4425 Park Ridge	Michael Kell
6. KEVA NURTH	2649 Hartney Way	Keva Nurth
7. ELIJAH BRUNE	2649 Hartney Way	Elijah Brune
8. Helen Strahl	748 Eastridge Dr.	Helen Strahl
9. Susan Chen	2840 Lone Pine Rd.	Susan S. Chen
10. Edward Chen	2840 LONE PINE RD	Edward Chen

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

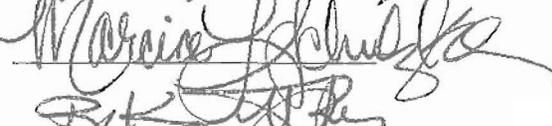
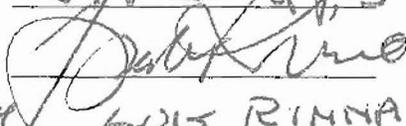
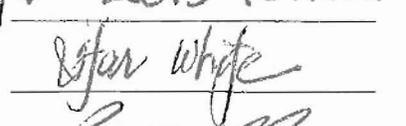
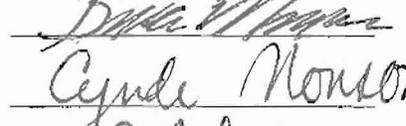
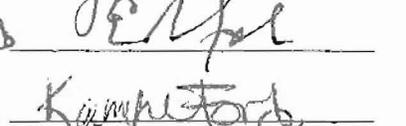
Print Name	Address (Medford, OR 97504)	Signature
1. GREG JACOBS	3348 Wellington DR	
2. Polly Mann	3444 Blackpine Dr.	
3. Alex Mann	3444 Blackpine Dr.	
4. Christine Russo	410 Barnes Ave.	
5. Don Russo	406 Barnes Ave	
6. Ann Ak Helman	200 Joint Park Dr	
7. Ed Lassman	4145 <sup>Medford</sup> Dry Creek Rd	
8. Cary Jones	704 Seventh Frm	
9. Judy Slater	2917 Eldorado Dr	
10. Carla Willis	1450 Starbust Way	

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

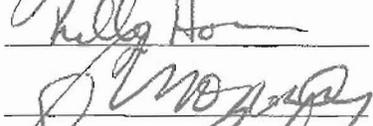
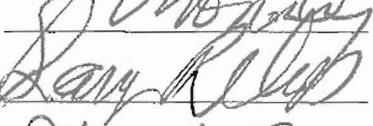
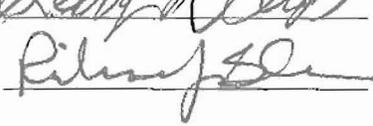
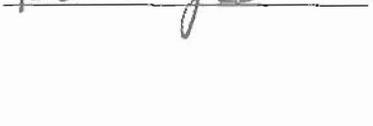
	Print Name	Address (Medford, OR 97504)	Signature
1.	Peter Schulte	4698 Avenel Ct	
2.	MARCIA SCHULZE	4698 Avenel Ct	
3.	R. KENNETH PONS	3151 SELKOT ST	
4.	DAVE RINNA	2410 ACORN WAY	
5.	LOIS RINNA	2410 ACORN WAY	LOIS RINNA
6.	Star White	357 Kinder Ave	Star White
7.	BRUCE MONSON	3950 FIELDSTONE DR	
8.	CYNDE MONSON	3950 Fieldstone Dr	Cynde Monson
9.	Eric Ford	3487 Manzanita Heights	
10.	Kamryn Ford	3487 Manzanita Heights	Kamryn Ford

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

Print Name	Address (Medford, OR 97504)	Signature
1. D & P. DOLLO	771 MADISON LANE CP 2	
2. DAVID SCHOTT	223 Mt Echo, Nesting	
3. Pete Kratz	295 Island Pk. etc.	
4. Eddie Bostwick	8 Richmond Ave	
5. MARSHALL HOLMAN	288 ISLAND Pointe Dr.	
6. James A. Wise	814 Ridge View Dr.	
7. Kelly Horen	1057 STEVENS STREET	
8. Rick Morisy	3125 ALAMEDA #17	
9. GARY RILEY	1518 JASMINE	
10. RICHARD BLABER	275 HARVARD PL	

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

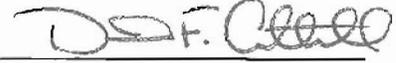
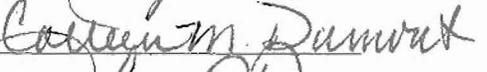
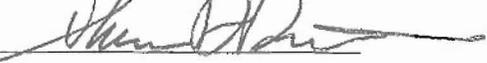
Print Name	Address (Medford, OR 97504)	Signature
1. David Clark	303 Eastwood	David A Clark
2. Jeffrey Blum	3531 Excel Dr	Jeffrey Blum
3. Tom Miller	351070 Callaway Dr	Tom Miller
4. Priscilla A. Deatherage	1612 Wildflower Dr. 97504	Priscilla A. Deatherage
5. William Leatherby	1812 Wildflower Dr 97504	William Leatherby
6. Carol Hamilton	2408 Argonne Way, Medford, OR 97504	Carol Hamilton
7. Kay Jackson	2408 Argonne Medford, 97504	Kay Jackson
8. Mary Kay Jackson	2408 Argonne Medford, 97504	Mary Kay Jackson
9. Lene La Pore	211 Seckel St. Medford 97504	Lene La Pore
10. Michael W. Jones	1553 Devonshire, Medford 97504	Michael W. Jones

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

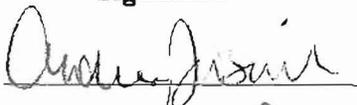
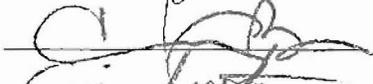
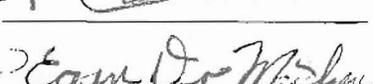
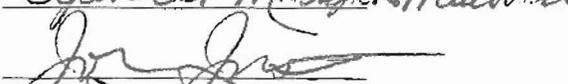
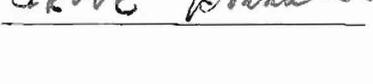
Print Name	Address (Medford, OR 97504)	Signature
1. DAVID CUTRELL	3606 CALLE VISTA DR	
2. JOHN ANHORN	387 GOLF VIEW DR	
3. Carolyn Anhorn	301 Golf View Dr.	
4. Robert H. Hutchins	741 N. Phoenix Rd	
5. Marilyn J Hutchins	"	
6. James U. Sterton		
7. DARRELL WEINMAN		
8. Marlys Weinman		
9. Colleen M. Dumont		
10. Thomas D. Damon		

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

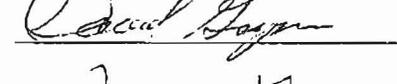
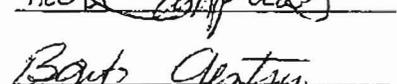
Print Name	Address (Medford, OR 97504)	Signature
1. Andrea TenBrink	3074 Jason Way	
2. Gary TenBrink	3074 Jason Way	
3. Eric Austin	3027 Village Cir	
4. Mark K. Mack	10 Whitfield Ln	
5. MARILYN R. MULLER	3217 Cherrill	
6. John J. Jost	2107 Hillburn Rd	
7. FRANK POLVERE	248 KENSINGTON SQ	
8. PAUL Schleitz	227 SAGINAW DR	
9. TOM HAW	1353 RYAN DR	
10. Donna Gustafson	568 Sterling Pt drive	

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

Print Name	Address (Medford, OR 97504)	Signature
1. Patricia Swenson	2590 Meadowcreek	
2. John H. Swenson	2590 Meadowcreek	
3. DAVID GWYN	2495 GREENRIDGE	
4. Joan Gwyn	2495 Greenridge	
5. Mark Empasis	2512 Greenridge Dr.	
6. Kate Empasis	2512 Greenridge Dr.	
7. Barb Gentry	2490 Greenridge Dr.	
8. Greg Gentry	2490 Greenridge	
9. Alex Gentry	2490 Greenridge Dr.	
10. Bob Rich	2484 GREENRIDGE	

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

Print Name	Address (Medford, OR 97504)	Signature
1. <u>Erin Timmers</u>	<u>2470 Greenridge Dr</u>	<u>[Signature]</u>
2. <u>RICHARD ZEGAR</u>	<u>2470 GREENRIDGE DR</u>	<u>[Signature]</u>
3. <u>Stephanie Flores</u>	<u>2460 Greenridge Dr</u>	<u>[Signature]</u>
4. <u>Don Philip</u>	<u>2460 Greenridge Dr</u>	<u>[Signature]</u>
5. <u>Richard W Black</u>	<u>2431 Greenridge</u>	<u>[Signature]</u>
6. <u>DANA BLACK</u>	<u>2431 GREENRIDGE</u>	<u>[Signature]</u>
7. <u>Austin Hammelisen</u>	<u>2580 Meadowcreek</u>	<u>[Signature]</u>
8. <u>Jamie Hammelisen</u>	<u>2580 Meadowcreek Dr</u>	<u>[Signature]</u>
9. <u>Paul Sturdevant</u>	<u>2460 Greenridge</u>	<u>[Signature]</u>
10. _____	_____	_____

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

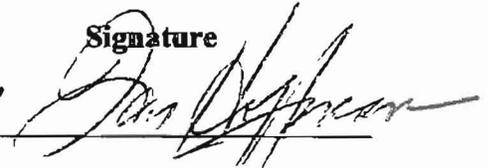
	Print Name	Address (Medford, OR 97504)	Signature
1.	Ramona Chene	2469 Greenwood Dr	Ramona Chene
2.	Dust Bred	2443 Greenwood Dr Med	Dust Bred
3.	JERRY Deschenes	2417 Greenwood Dr.	Jerry Deschenes
4.	Darla Slawson	2408 Greenwood Dr	Darla Slawson
5.	MARK BARBER	2430 Greenwood Dr	Mark Barber
6.	Carlson Bank	2440 Greenwood Dr	Carlson Bank
7.	Myra Dodson	2450 Greenwood Dr	Myra Dodson
8.			
9.	BROCKE WELDON	2469 Temple St	Brocke Weldon
10.	Kara Dyer	4287 Camerack Dr	Kara Dyer

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

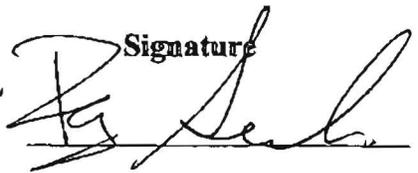
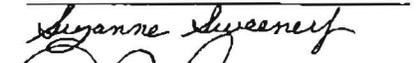
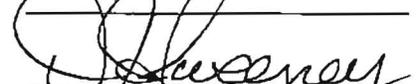
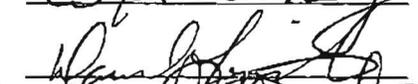
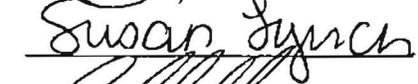
	<b>Print Name</b>	<b>Address (Medford, OR 97504)</b>	<b>Signature</b>
1.	DAV + Rhonda Haman	2456 Greenridge Dr.	
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____
5.	_____	_____	_____
6.	_____	_____	_____
7.	_____	_____	_____
8.	_____	_____	_____
9.	_____	_____	_____
10.	_____	_____	_____

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

	Print Name	Address (Medford, OR 97504)	Signature
1.	RAY SEBRIE	2438 ARROWPOINT MEDFORD, OR 97504	
2.	Bruce Carpenter Cecelia Carpenter	2435 Arrowpoint Dr Medford, OR 97504	
3.	Suzanne Sweeney	2436 Spring Medford, OR 97504	
4.	Don J. Sweeney	2436 SPRING MEDFORD, OR 97504	
5.	David Lipscomb	2446 Arrow Point Ct Medford, OR 97504	
6.	Leslie Sherbourne	2449 Arrowpoint Ct Medford OR 97504	
7.	Susan Lynch	2439 Arrowpoint Ct	
8.	Paul Schultz	2548 MEADOWCREEK	
9.			
10.			

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

Print Name	Address (Medford, OR 97504)	Signature
1. Ray Childreth	2482 Greenfield Ct	Ray Childreth
2. Jan Ch. Idreth	2452 Greenfield Ct	Jan Childreth
3. Teresa Langmire	2478 Greenfield Ct	Teresa Langmire
4. Charles Langmire	2478 Greenfield Ct	Charles Langmire
5. ASHLEY JONES	2999 Greenfield Ct	Ashley Jones
6.		
7.		
8.		
9.		
10.		

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

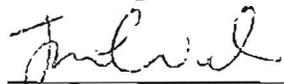
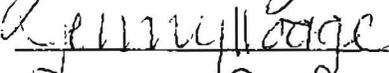
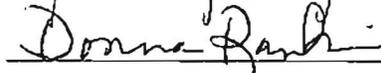
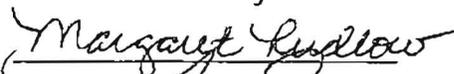
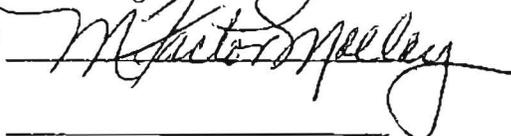
Print Name	Address (Medford, OR 97504)	Signature
1. <u>LE LAMERS</u>	<u>2501 Hillcrest Rd</u>	<u>[Signature]</u>
2. <u>Steve Wittenbrock</u>	<u>1071 Castlewood Dr</u>	<u>[Signature]</u>
3. <u>Patricia Wittenbrock</u>	<u>1071 Castlewood Dr</u>	<u>[Signature]</u>
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

	<b>Print Name</b>	<b>Address (Medford, OR 97504)</b>	<b>Signature</b>
1.	James Wood	1080 Custiswood Dr	
2.	Jelene Meager	1766 Willow Glen Way	
3.	Denny Hodge	3092 Pippin Circle	
4.	Donna Rankin	4261 Tamarack Dr.	
5.	Margaret Ludlow	562 N Stoneham	
6.	Madolyn Melley	3238 Auburn Way	
7.			
8.			
9.			
10.			

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

Print Name	Address (Medford, OR 97504)	Signature
1. <u>HESLINGTON, 2422 FOX RUN</u>		<u>Wm. T. Heslington</u>
2. <u>" " "</u>		<u>Jane Heslington</u>
3. <u>Paula R DeKorte 2402 FOX RUN</u>		<u>Paula R. DeKorte</u>
4. <u>Michael A DeKorte " "</u>		<u>Michael A DeKorte</u>
5. <u>Robert A Graham 2442 FOX RUN</u>		<u>Robert A Graham</u>
6. <u>Joyce Z Graham 2442 FOX RUN</u>		<u>Joyce Z Graham</u>
7. <u>Andrea Koch 2440 QUAIL RUN</u>		<u>Andrea Koch</u>
8. <u>Joe Koch 2440 QUAIL RUN</u>		<u>Joe Koch</u>
9. <u>Dale Gooding 711 Brookdale Ave</u>		<u>Dale Gooding</u>
10. <u>Claudia J Gooding " "</u>		<u>Claudia J Gooding</u>

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

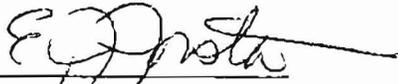
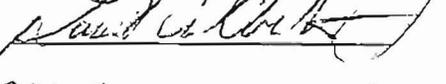
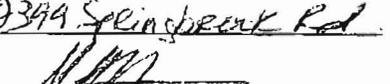
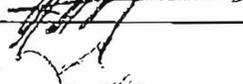
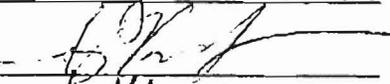
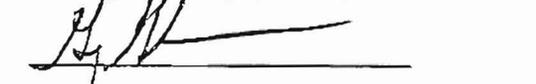
Print Name	Address (Medford, OR 97504)	Signature
1. Vincenzo DiCostanzo	730 Brookdale Ave	Vin DiCostanzo
2. Virginia DiCostanzo	730 Brookdale Ave	Virginia DiCostanzo
3. John Osmanski	808 Brookdale Ave	John Osmanski
4. Lorraine Osmanski	808 Brookdale	Lorraine Osmanski
5. Kaye Bonacina	2653 Gentry Park Lane	Kaye Bonacina
6. Sonoma Bonacina	" " "	Sonoma Bonacina
7. Raymond E. Fried	2424 Spring St.	Raymond E. Fried
8. Steve Paula Chase	2435	Steve Paula Chase
9. Paula Chase	2435 Spring St	Paula Chase
10. Steve Paula Chase	2494 Spring St. 2094 - 2095	Steve Paula Chase

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

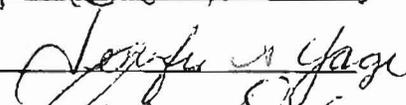
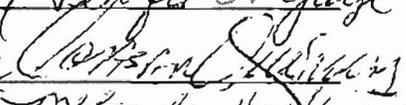
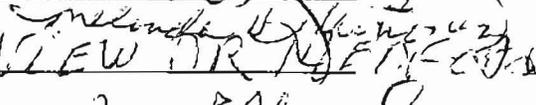
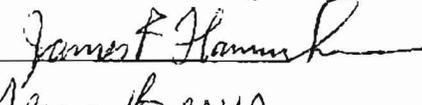
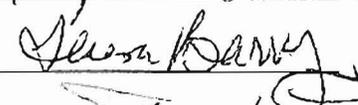
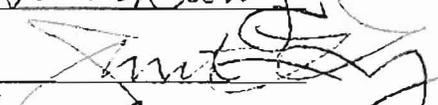
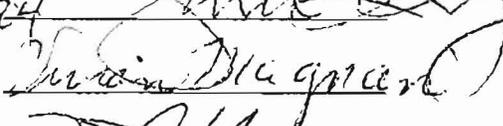
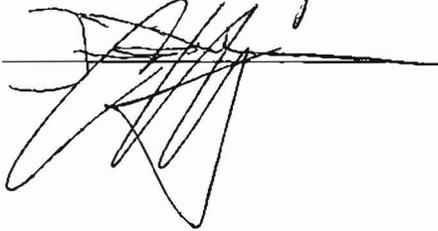
Print Name	Address (Medford, OR 97504)	Signature
1. Elizabeth Förster	2449 Greenridge Dr	
2. Doug Förster	2449 Greenridge Dr	
3. Dawn Hurley	3335 Tishotown Ave	
4. David Culbertson	403 Eastwood Dr	
5. <del>Paul Anderson</del>	<del>3399 Springbrook Rd</del>	<del></del>
6. MATT T. BRADY	3777 WINDGATE ST.	
7. <del>Paul Anderson</del>	<del>3399 Springbrook Rd</del>	<del></del>
8. STACY STRAUB	2216 Fairbanks St.	
9. Amy VanHorn	2810 Reggio Cir	
10. Greg Glass	3950 MANZANITA HTS	

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

Print Name	Address (Medford, OR 97504)	Signature
1. <u>Jen Bernard</u>	<u>2956 Sechel St</u> <sup>Medford</sup> <sup>OR 97504</sup>	
2. <u>Ron Gausman</u>	<u>2852 Frederick Dr.</u>	
3. <u>Jenny Yager</u>	<u>28 N Groveland</u>	
4. <u>Cora &amp; Guillermo</u>	<u>871 Waller Lane</u>	
5. <u>MELINDA WILMAREZ</u>	<u>870 VALLEY VIEW DR</u> <sup>Medford, OR 97504</sup>	
6. <u>James Hammel</u>	<u>593 Pierce Rd, Medford, OR 97504</u>	
7. <u>Teresa Barry</u>	<u>322 N Baumgardner</u> <sup>Medford</sup> <sup>OR 97504</sup>	
8. <u>JANET LOPEZ</u>	<u>2984 STENNIS CT</u> <sup>Medford</sup> <sup>OR 97504</sup>	
9. <u>WIAN MAGNAN</u>	<u>2868 Wilksburn Dr</u>	
10. <u>Travis Duke</u> <u>Clason Whitney</u>	<u>2810 Poppie Ln</u> <u>512 Starling Pointe</u> <u>Medford, OR 97504</u>	

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

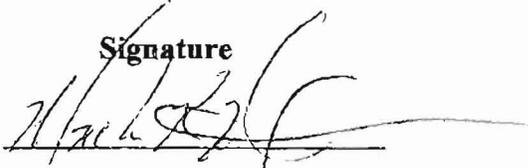
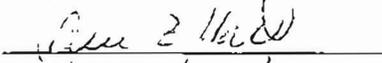
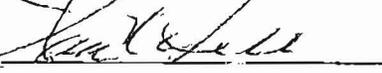
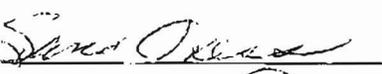
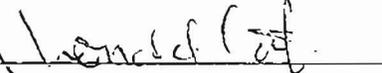
Print Name	Address (Medford, OR 97504)	Signature
1. <u>David Jones</u>	<u>2458 Quail Run Dr.</u>	<u>[Signature]</u>
2. <u>MICHELLE JONES</u>	<u>2458 Quail Run Dr</u>	<u>[Signature]</u>
3. <u>Barbara Jones</u>	<u>2451 Quail Run Dr.</u>	<u>[Signature]</u>
4. <u>ROBERT J. SEAS</u>	<u>2451 Quail Run Dr</u>	<u>[Signature]</u>
5. <u>Pamela J. Lucas</u>	<u>385 Pierce Road</u>	<u>[Signature]</u>
6. <u>Karen Wintala</u>	<u>2460 Quail Run Dr</u>	<u>[Signature]</u>
7. <u>Don Wintala</u>	<u>2460 Quail Run Dr.</u>	<u>[Signature]</u>
8. <u>Carolyn Louise</u>	<u>2459 Quail Run Dr</u>	<u>[Signature]</u>
9. <u>Jeffrey A. Louise</u>	<u>2459 Quail Run Dr</u>	<u>[Signature]</u>
10. <u>Patricia D. Kauffman</u>	<u>2690 Kerrisdale Ridge Dr.</u>	<u>[Signature]</u>

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

	Print Name	Address (Medford, OR 97504)	Signature
1.	Mark Hageman	2680 Country Park Ln	
2.	Ann & Hill	2650 Country Park Ln	
3.	Michael Hall	2650 Country Park Ln	
4.	Steve & Hess	2643 Country Park Ln	
5.	Sandra Lee Hess	2643 Country Park Ln	
6.	Jenni Ostenson	2660 Country Park Lane	
7.	Todd Ostenson	2660 Country Park Ln	
8.	Donna L. Ato	2641 Country Park Ln	
9.			
10.			

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

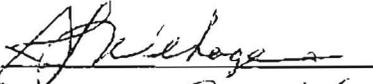
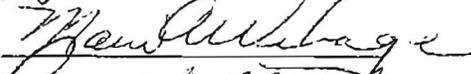
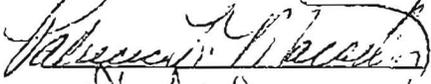
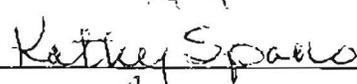
Print Name	Address (Medford, OR 97504)	Signature
1. <u>Cindy Heim</u>	<u>2477 Gardenbrook Ct.</u>	<u>[Signature]</u>
2. <u>JOANN ELY</u>	<u>2481 GARDENBROOK CT</u>	<u>[Signature]</u>
3. <u>KEITH ELY</u>	<u>2481 GARDENBROOK CT</u>	<u>[Signature]</u>
4. <u>GARRETT PEARD</u>	<u>2463 GARDENBROOK CT.</u>	<u>[Signature]</u>
5. <u>Elizabeth Peard</u>	<u>2463 Gardenbrook Ct</u>	<u>[Signature]</u>
6. <u>John Fichtner</u>	<u>2464 Gardenbrook Ct</u>	<u>[Signature]</u>
7. <u>Susan Fichtner</u>	<u>2464 Gardenbrook Ct.</u>	<u>[Signature]</u>
8. <u>LARRY BOBWEIT</u>	<u>24<del>66</del><sup>78</sup> Gardenbrook Ct</u>	<u>[Signature]</u>
9. <u>Patricia Bobweitt</u>	<u>2478 Gardenbrook Ct</u>	<u>[Signature]</u>
10. _____	_____	_____

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

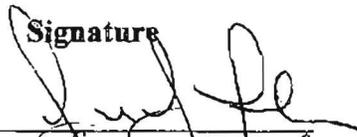
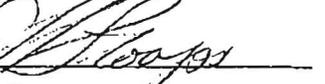
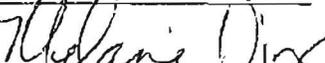
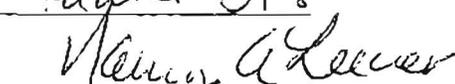
Print Name	Address (Medford, OR 97504)	Signature
1. ROBERT BARTOLINI	2461 GREENFIELD CT	
2. KAREN BARTOLINI	2461 GREENFIELD CT	
3. DAN WEHAGE	2462 GREENFIELD CT	
4. MARIE WEHAGE	2462 GREENFIELD CT	
5. PATRICIA MARANTZ	2473 GREENFIELD CT	
6. DENNIS FORD	2485 GREENFIELD CT	
7. FRANCISCA FORD	2485 GREENFIELD CT	
8. PAMELA DIETERICHS	2491 GREENFIELD CT	
9. KATHY SPAVO	2486 GREENFIELD CT	
10. SUANNE SPAVO	2486 GREENFIELD CT	

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

Print Name	Address (Medford, OR 97504)	Signature
1. Joe Fisher	2472 Gardenbrook Court	
2. Shelley Fisher	2472 Gardenbrook Ct	
3. Tim Heum	2477 Gardenbrook Ct	
4. Daniel W. Stoops	2482 Gardenbrook Ct.	
5. Christine Stoops	2482 Gardenbrook Ct	
6. Woody Dines	2487 Gardenbrook Ct	
7. Melanie Dines	2487 Gardenbrook Ct.	
8. Nancy Leever	2470 E McAndrews Rd	
9. Bill Leever	2470 E McAndrews Rd	
10. Suzanne Moss	2440 E McAndrews	

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

	Print Name	Address (Medford, OR 97504)	Signature
1.	John Thiebes	1084 Castlewood Dr	John Thiebes
2.	Nancy Thiebes	1084 Castlewood Dr	Nancy Thiebes
3.	Judith Grant	9500 meadowcreek Dr	Judith Grant
4.	Nikki Keating	2520 Meadow Creek	N. Keating
5.	Kevin Keating	2528 Meadow Creek	Kevin Keating
6.	Jane + Donna	2560 Meadowcreek	Jane + Donna
7.	Dana J. Miller	2530 meadowcreek	Dana J. Miller
8.	NORM MAINWARING	1194 RIVERROCK	N. Mainwaring
9.	PATRICIA M. MAINWARING	1194 RIVERROCK	P. Mainwaring
10.	DORIS M. DRAKE	1173 RIVER ROAD	Doris M. Drake

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

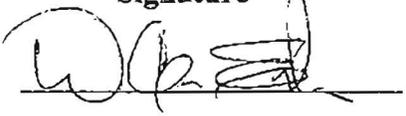
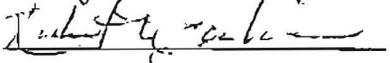
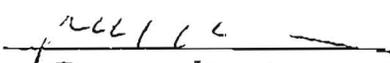
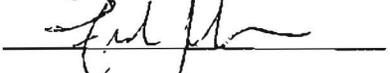
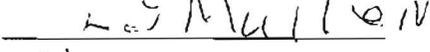
Print Name	Address (Medford, OR 97504)	Signature
1. <u>George Wood</u>	<u>1933 Castlewood Drive</u>	<u>[Signature]</u>
2. <u>Janice Wood</u>	<u>1083 Castlewood</u>	<u>Jeanne L. Wood</u>
3. <u>Randall L Nunes</u>	<u>Randall Nunes</u>	<u>1072 Castlewood</u>
4. <u>Debbie Nunes</u>	<u>Debbie Nunes</u>	<u>1072 Castlewood</u>
5. <u>Seth Nunes</u>	<u>1072 Castlewood Dr.</u>	<u>Seth Nunes</u>
6. <u>Susan Lyons</u>	<u>2549 Meadow Creek Dr.</u>	<u>Susan Lyons</u>
7. <u>Kathryn O'Day</u>	<u>1183 Riverrock Way</u>	<u>[Signature]</u>
8. _____	_____	_____
9. <u>Ann Stinson</u>	<u>2426 Rockwood Ct.</u>	<u>[Signature]</u>
10. <u>Melody White</u>	<u>1184 Riverrock Way</u>	<u>[Signature]</u>

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

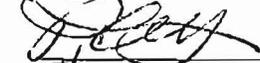
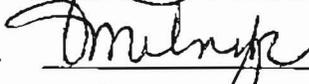
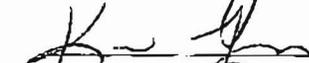
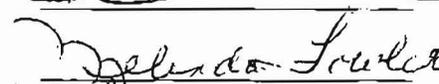
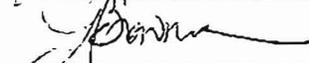
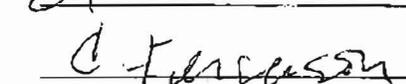
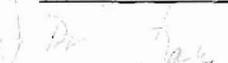
Print Name	Address (Medford, OR 97504)	Signature
1. Doug Eric	1173 Riverrock way	
2. Erica Yohner	1157 Riverrock	
3. Robert Casebman	1147 Riverrock	
4/ Nancy N. Gobel	1137 Riverrock way	
5. Jenni Johansson	1127 Riverrock	
6. Fred Johansson	1127 Riverrock	
7. Kanya J. Durrell	1117 Riverrock	
8. Hallie Grogg	1103 Riverrock way	HALLIE GROGG
9.		
10.		

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

Print Name	Address (Medford, OR 97504)	Signature
1. Jim Garrison	2200 Siskiyou Blvd	
2. Pam Garrison	2200 Siskiyou	
3. Vera Melnyk	2651 Oakview Circle	
4. Kristen Jorizzo	2651 Oakview Circle	
5. Paul Jorizzo	2651 Oakview Circle	
6. Doug Burwell	2670 Country Park Ln	
7. Mike & Melinda Fowler	3046 Signature Ct.	
8. Lorrie & John Benwick	1297 Garfield Way	
9. Charlyne Ferguson	2233 Oakwood Dr	
10. Andrew Chidwell	158 Cedarwood	
Lori Schultz	2518 Woodlawn Dr	

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

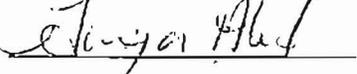
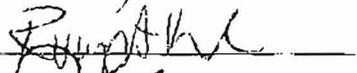
Print Name	Address (Medford, OR 97504)	Signature
1. Jessica Hamlin	2325. Modoc Ave	Jessica Hamlin
2. Shirley Huycke	2631 EASTOVER Tr	Shirley Huycke
3. Liza Barrows	1537 Devonshire Pl	Liza Barrows
4. Tiffany Graeber	2451 LYMAN AVE	Tiffany Graeber
5. Judy Chiosso	6555 Calle Vista Pl	Judy Chiosso
6. Ann Huycke	3051 Cherry Lane	Ann Huycke
7. Cathy G. Theew	3625 Old Cherry Ln	Cathy G. Theew
8. Linda Maddy	3642 N Rocky Dr	Linda Maddy
9. Tiffany Cox	4635 HARBOR Dr	Tiffany Cox
10. Anne Barry	1959 Old Military Rd CP 97502	Anne Barry

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit this parcel from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

Print Name	Address (Medford, OR 97504)	Signature
1. Marie Wells	2411 Fox Run	
2. MARY JOHNSON	2412 FOX RUN	
3. Gregory Akil	2441 Fox Run	
4. Romeo Akil	2441 Fox Run	
5. Robert A. Graham	2442 Fox Run	
6. Joyce E. Graham	2442 Fox Run	
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

Print Name	Address (Medford, OR 97504)	Signature
1. Lakon Leavers	1152 Gardendale Ave Medford	Lakon Leavers
2. Snelli Jakes	101 Kensington Sq Medford OR 97504	Snelli Jakes
3. Gary Bates	101 Kensington Sq Medford OR 97504	Gary Bates
4. Tammy Smith	346 Stanford Ave Medford OR 97504	Tammy Smith
5. Layne Snyder	1203 Gardendale Ave	Layne Snyder
6. Marty Holland	3224 Woodbine Drive	Marty Holland
7. Jane Norris	3247 Auburn Wy	Jane Norris
8.		
9.		
10.		

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

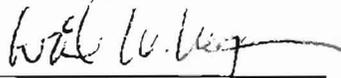
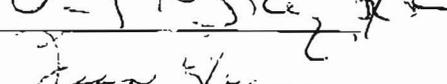
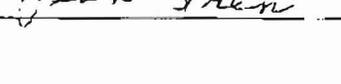
Print Name	Address (Medford, OR 97504)	Signature
1. <u>ANNE M. CARPENTER</u>	<u>363 PIERCE Rd.</u>	<u>Anne M. Carpenter</u>
2. <u>MICHAEL CARPENTER</u>	<u>363 PIERCE RD.</u>	<u>Michael R. Carpenter</u>
3. <u>JENNIE E. TOWNE</u>	<u>396 PIERCE Rd</u>	<u>Jennie E. Towne</u>
4. <u>Fritz Schuler</u>	<u>570 Pierce rd</u>	<u>Fritz Schuler</u>
5. <u>Jana C Cruz</u>	<u>585 Pierce Rd</u>	<u>Jana Cruz</u>
6. <u>Johanna Cruz</u>	<u>585 PIERCE Rd</u>	<u>Johanna Cruz</u>
7. <u>Danore Soulagnot</u>	<u>543 Pierce Rd</u>	<u>Danore Soulagnot</u>
8. <u>Roy Stynes</u>	<u>543 Pierce Rd</u>	<u>Roy Stynes</u>
9. <u>Daisy Hendrix</u>	<u>417 Pierce Rd</u>	<u>Daisy Hendrix</u>
10. <u>Barb C. Hendrix</u>	<u>417 Pierce Rd</u>	<u>Barb C. Hendrix</u>

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

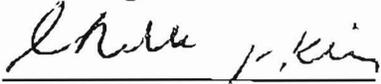
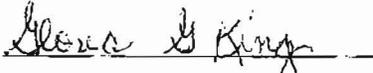
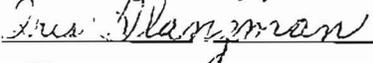
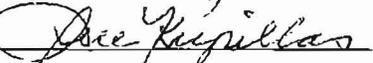
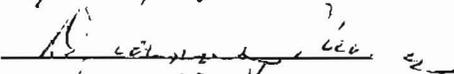
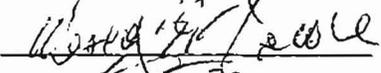
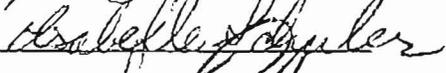
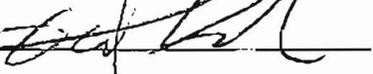
	Print Name	Address (Medford, OR 97504)	Signature
1.	DAVE WAYDA	580 PIERCE ROAD	
2.	Tracey Wayda	580 Pierce Rd.	
3.		575 Pierce Rd	
4.	Kyndall Wiley	591 Pierce Rd	
5.	Hirica Grader	709 Pierce Rd	
6.	Jean Gren	579 Pierce Rd	
7.			
8.			
9.			
10.			

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

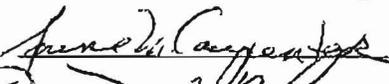
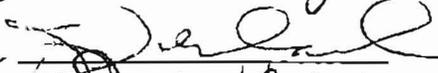
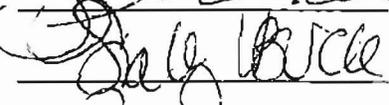
Print Name	Address (Medford, OR 97504)	Signature
1. CHARLES KING	737 PIERCE RD	
2. GLORIA KING	333 PIERCE RD	
3. Jacqui Coffman	333 Pierce Rd	
4. Mrs Glanzman	333 Pierce Rd.	
5. Dore Kupillas	749 Pierce Rd	
6. <sup>Dianne</sup> Dianne C. Menas	625 Pierce Rd	
7. Wesley K. Thomas	396 Pierce Rd	
8. Camille Schuler	570 Pierce Rd	
9. Isabelle Schuler	570 Pierce Rd	
10. Daniel Schuler	570 Pierce Rd	

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit this parcel from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

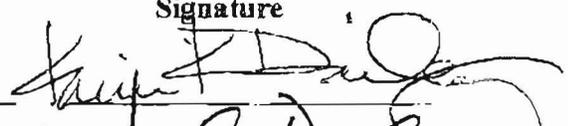
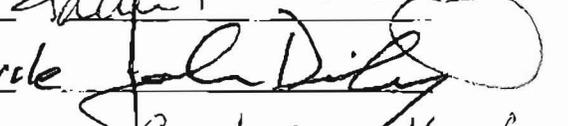
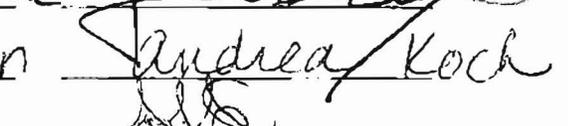
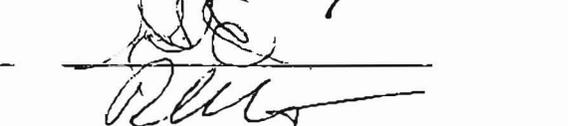
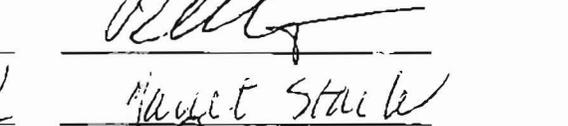
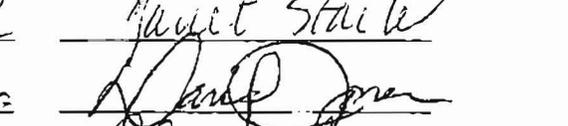
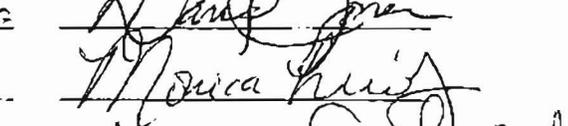
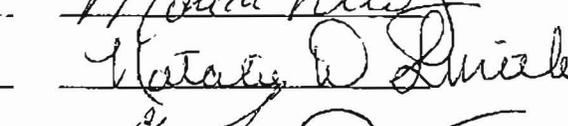
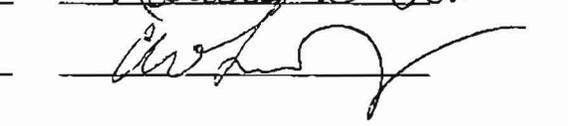
Print Name	Address (Medford, OR 97504)	Signature
1. Rick McClure	2711 Oak View Cir	
2. Anne M. Carpenter	363 PIERCE Rd	
3. MICHAEL CARPENTER	"	
4. Jim Penland	2655 Oakview	
5. Sally Buck	2680 Cantrell Pl	
6. James Morris	3247 Auburn Way	
7. PAM GARRISON	2200 Siskiyew	
8. Lezlie McClure	2711 OAK View Circle	
9. Nancy Thiebes	1084 Castlewood Dr.	
10. Jim Garrison	2200 Siskiyew	

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit this parcel from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

	Print Name	Address (Medford, OR 97504)	Signature
1.	KAREN DAILEY	2673 Oak View Cr.	
2.	John Dailey	2673 Oak View Circle	
3.	Andrea Koch	2440 Quail Run	
4.	Steve Swartley	174 Littrell Dr.	
5.	Heckle STARK	2940 Hillcrest Rd	
6.	Janeit Stack	2940 Hillcrest Rd	
7.	Harold Jones	2450 Quail Run Dr.	
8.	Monica Lewis	2625 Jackson Dr.	
9.	NATALIE SMITH	190 Littrell Dr.	
10.	RICK SMITH	190 Littrell Dr.	

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit this parcel from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

Print Name	Address (Medford, OR 97504)	Signature
1. SHERI DRISKILL	3243 Arnold Palmer Way	Sheri Driskill
2. Chris Augeris	3222 Arnold Palmer Way	Chris Augeris
3. Joan M. B. Smith	3192 Arnold Palmer Way	Joan M. B. Smith
4. Terry Smith	3192 Arnold Palmer Way	Terry Smith
5. J. L. Lougee	65 Jack Nicklaus Rd	J. L. Lougee
6. Nancy Bendickson	49 Jack Nicklaus Rd.	Nancy Bendickson
7. Lloyd Bendickson	" " "	Lloyd Bendickson
8. Jane W. Gossett	21 Jack Nicklaus Rd.	Jane W. Gossett
9. Mack Gossett	" "	Mack Gossett
10. Renee Fisher Renee Fisher	40 Jack Nicklaus	Renee Fisher

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

Print Name	Address (Medford, OR 97504)	Signature
1. Diane Wolter	1725 Dove Ln Mid 97504	Diane Wolter
2. Wile Dawell	721 Brownsboro Meridian Rd	Wile Dawell
3. Carol Little	126 LITTRILL DR	Carol Little
4. KARY BIRNIN	1557 Ricker Way	Kary Birnin
5. James C. Franklin	720 D St	James C. Franklin
6. SUSAN KEIZER	3239 Chandler Egan	Susan Keizer
7. Linda P Keizer	3239 Chandler Egan	Linda P Keizer
8. Norma J. Doney	3215 Chandler Egan Dr.	Norma J. Doney
9. MICHAEL DONEY	3215 CHANDLER EGAN DR	Michael J. Doney
10. SHERRY BECKMAN	3181 ARNOLD PREMIER WY	Sherry Beckman

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a 5 acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit this parcel from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

Print Name	Address (Medford, OR 97504)	Signature
1. Sandra Ashley	3236 Arnold Palmer	Sandra Ashley
2. Judy Carroll	3231 Arnold Palmer	Judy Carroll
3. Donald Carroll	3231 Arnold Palmer	Donald Carroll
4. CANDACE Ruhl	59 JACK NICKLAUS	Candace Ruhl
5. THOMAS Ruhl	59 JACK NICKLAUS	Thomas Ruhl
6. JACK PRYDE	3171 ARNOLD PALMER	Jack Pryde
7. Laura Pryde	3171 Arnold Palmer	Laura Pryde
8. Kathleen Pose	3168 Arndd Palmer	Kathleen Pose
9. HALLAN POSE	3168 Arnold Palmer	Hallan J. Pose
10. BETTY-JOHANSON	3163 Arnold Palmer	Betty Johanson

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

Print Name	Address (Medford, OR 97504)	Signature
1. Lora Angeris	3222 Arnold Palmer Way	Lora Angeris
2. Barbara Davies	381 Arnold Palmer Way	Barbara Davies
3. Carl Beckmann	3181 ARNOLD PALMER WAY	CARL BECKMANN
4. LOUISE BECKMANN	3181 ARNOLD PALMER WAY	Louise Beckmann
5. Jenni Everett	3164 Chandler Edge	Jenni Everett
6. Terr & Doreen	3273 ARNOLD PALMER	Terr Doreen
7.		
8.		
9.		
10.		

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

Print Name	Address (Medford, OR 97504)	Signature
1. THOMAS E. BARRY	172 GREENWAY CR.	Thomas E Barry
2. WYNNE VAN WYK	4643 HATHAWAY	Wynne Van Wyk
3. I. LOU WORLAND	178 Greenway Circle	I Lou Worland
4. MARGARET BOYD	88 GREENWAY DR.	Margaret Boyd
5. John BOYD	88 GREENWAY DR.	John Boyd
6. MIKE FISCHER	180 GREENWAY DR	Michael Fischer
7. Richard Worland	100 Greenway	Richard Worland
8. Jones Palmer	156 Greenway	Jones Palmer
9. REBECCA BARRY	172 GREENWAY	Rebecca Barry
10. Laura Running	2695 Montego Pl.	Laura Running

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

Print Name	Address (Medford, OR 97504)	Signature
1. <u>Ronald G. Wickham</u>	<u>124 Greenway Circle</u>	<u>Ronald G. Wickham</u>
2. <u>Nancy J. Collins</u>	<u>124 Greenway Circle</u>	<u>Nancy J. Collins</u>
3. <u>LAWRENCE COLLINS</u>	<u>124 GREENWAY CIR</u>	<u>L E Collins</u>
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____

*C*

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

Print Name	Address (Medford, OR 97504)	Signature
1. <u>DANIEL KOSMATA</u>	<u>33 Bel Air Ct Medford OR 97504</u>	<u>Daniel Kosmatta</u>
2. <u>BONNIE HALL</u>	<u>1353 Ryan Drive, mfr OR 97504</u>	<u>Bonnie Hall</u>
3. <u>Cam McCandless</u>	<u>356 White Oak Circle, Medf 97504</u>	<u>Cam McCandless</u>
4. <u>Christine K. VanZee</u>	<u>2668 Oak View Circle</u>	<u>Christine VanZee</u>
5. <u>Grace E Van Zee</u>	<u>2668 Oak View Circle</u>	<u>Grace Van Zee</u>
6. <u>Cris Alton</u>	<u>2573 Oak View Cir</u>	<u>Medford, OR 97504</u>
7. <u>JANICE COX</u>	<u>140 GREENWAY CIR.</u>	<u>Medford OR 97504</u>
8. <u>RAY COX</u>	<u>140 GREENWAY CR</u>	<u>Medford, OR 97504</u>
9. _____	_____	_____
10. _____	_____	_____

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long-standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wetlands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

Print Name	Address (Medford, OR 97504)	Signature
1. <u>J. Allen Ault</u>	<u>2447 Meadowcreek Dr</u>	<u>[Signature]</u>
2. <u>Chuck Starnel</u>	<u>2457 Meadowcreek Dr</u>	<u>[Signature]</u>
3. <u>TODD ORTON</u>	<u>2411 MEADOWCREEK DR</u>	<u>[Signature]</u>
4. <u>Ed Seward</u>	<u>2407 MEADOWCREEK DR</u>	<u>[Signature]</u> 840-32
5. <u>Cassio Hill</u>	<u>2445 Meadowcreek Dr</u>	<u>[Signature]</u>
6. <u>Phil Anderson</u>	<u>2444 Myrtle Road</u>	<u>[Signature]</u>
7. <u>Linda White</u>	<u>2412 Meadowcreek</u>	<u>[Signature]</u>
8. <u>Paul T. White</u>	<u>2412 Meadowcreek</u>	<u>[Signature]</u>
9. <u>Ronald Anderson</u>	<u>2458 Meadowcreek Dr</u>	<u>[Signature]</u>
10. <u>[Signature]</u>	<u>[Address]</u>	<u>[Signature]</u>
11. <u>FLORENCE SHEROVTZ</u>	<u>" " " "</u>	<u>[Signature]</u>

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

Print Name	Address (Medford, OR 97504)	Signature
1. <u>Russell D. Doss</u>	<u>2429 Rockwood Ct.</u>	<u>Russell D. Doss</u>
2. <u>Sandi Doss</u>	<u>2429 Rockwood Ct</u>	<u>Sandra Doss</u>
3. <u>Piyapong Kanjanakaset</u>	<u>2437 Rockwood Ct</u>	<u>Pi 1st</u>
4. <u>Aree Kanjanakaset</u>	<u>2437 Rockwood Ct</u>	<u>Aree K.</u>
5. <u><del>Bill</del> <sup>Carol</sup> Russell</u>	<u>2441 Rockwood E</u>	<u>Carol Russell</u>
6. <u>Bill Russell</u>	<u>2441 Rockwood Ct</u>	<u>Bill L. Russell</u>
7. <u>Richard Acken</u>	<u>2445 Rockwood Ct</u>	<u>Richard A. Acken</u>
8. <u>Judith Acken</u>	<u>2445 Rockwood Ct</u>	<u>Judith A. Acken</u>
9. <u>Jennifer Lynn</u>	<u>2447 Rockwood Ct</u>	<u>Jennifer Lynn</u>
10. <u>Heather Bagley</u>	<u>2444 Rockwood Ct</u>	<u>Heather Bagley</u>
11. <u>Ben Bagley</u>	<u>2444 Rockwood Ct.</u>	<u>Ben Bagley</u>
12. <u>Linda Marrella</u>	<u>2442 Rockwood Ct</u>	<u>Linda Marrella</u>
13. <u>John Gram</u>	<u>2442 Rockwood Ct.</u>	<u>John Gram</u>
14. <u>Mildred Kemler Heald</u>	<u>2436 P</u>	<u>Mildred Kemler Heald</u>

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

Print Name	Address (Medford, OR 97504)	Signature
1. Kim McMurtry	Medford, OR	Kim McMurtry
2. Amy Alvarez	27236 August Medford	Amy Alvarez
3. Leah Stelle	Medford, OR	Leah Stelle
4. Renee Spahn	Medford, OR	Renee Spahn
5. <del>Kim McMurtry</del>	<del>Medford, OR</del>	<del>Kim McMurtry</del>
6. Kathy Fischer	Central Point	Kathy Fischer
7. Tomi Thompson	Medford, OR	Tomi Thompson
8. Jennifer Chapman	Medford, OR	Jennifer Chapman
9. Andrea Worthington	Medford, OR	Andrea Worthington
10. Bobi Templer	Medford, OR	Bobi Templer

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

Print Name	Address (Medford, OR 97504)	Signature
1. MAVIS OWENS	2474 MEADOWCREEK DR	Mavis Owens
2. Roni Snowden	2479 Meadowcreek Dr.	Roni Snowden
3. Jon Snowden	2479 Meadowcreek Dr.	Jon Snowden
4. Robert Hill	2465 Meadowcreek Dr.	Robert Hill
5. Doug Jantzi	2450 Meadowcreek Dr.	Doug Jantzi
6. Anne Jantzi	2450 Meadowcreek Dr.	Anne Jantzi
7. Trevor Thornlike	230 Scaginar drive	Trevor Thornlike
8. Doug MERSE	2460 MEADOWCREEK DR.	Doug Merse
9.		
10.		

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning.

Print Name	Address (Medford, OR 97504)	Signature
1. <del>Russell D Doss</del>	<del>2429 Rockwood Ct.</del>	<del>[Signature]</del>
2. <del>Sandra Doss</del>	<del>2429 Rockwood Ct</del>	<del>[Signature]</del>
3. ERTE Hollis	2430 Rockwood Ct	[Signature]
4. Loretta Hollis	2430 Rockwood Ct	[Signature]
5. Salvador Medina	2493 Meadowcreek Dr	[Signature]
6. Prudence C Marquardt	2423 Meadow Creek	[Signature]
7. George Marquardt	2423 Meadow Creek	[Signature]
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____
11. _____	_____	_____
12. _____	_____	_____
13. _____	_____	_____
14. _____	_____	_____

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

	Print Name	Address (Medford, OR 97504)	Signature
1.	Barbara Hammock	3909 Winter Nell Medford 97504	Barbara Hammock
2.	Nancy Hamlin	5300 Merial Heights HFR 97504	Nancy Hamlin
3.	HEATHER MCINTYRE	970 Eastridge Dr. Medford 97504	Heather McIntyre
4.	CAROL HAMLIN	3486 HERITAGE WAY 97504	Carol Hamlin
5.	Jeri Olson	248 Island Pointe DR	Jeri Olson
6.	Linda Dunlevy	301 Murphy Rd. 97504	Linda R. Dunlevy
7.	Richard Stark	2940 Hillcrest Rd 97504	Richard Stark
8.	Janet Stark	2940 Hillcrest Rd.	Janet Stark
9.			
10.			

**Petition to the Planning Department Regarding Rezoning Proposed for ISA 930 CP 13-032**

**Introduction:** A Notice of Public Hearing was sent to all property owners within 200 feet of the General Land Use Plan (GLUP) Map amendment proposal. The rezoning of Internal Study Area (ISA) number 930 of 93 acres would result in a 13 acre Commercial zone at the corner of Hillcrest and Pierce Roads, a five acre Commercial zone at the corner of Hillcrest and Foothill Roads and Urban Residential - Medium Density in the remaining 75 acres of property.

**Concerns:** The zoning in the neighborhood is currently SFR-4 but many of the homes are on much larger lots. An addition of 75 acres of Urban Residential - Medium Density would add 1,125 dwellings to this area of East Medford. This will vastly increase traffic on these streets, and is not compatible with long - standing existing development. The density will also affect the water, sewer and utility capacity and radically alter the wet lands.

**Action:** We, the undersigned, request the Planning Commission omit ISA 930 from the rezoning. We request that independent studies be conducted assessing the impact of increased housing density on the neighboring communities and environment, including traffic, utilities, water, sewage, storm runoff and wetlands mitigation.

**Print Name                      Address (Medford, OR 97504)                      Signature**

- 1. Michael Mether 2932 Hillcrest \_\_\_\_\_
- 2. Lizanna GANFF 2908 Hillcrest \_\_\_\_\_
- 3. GARY J. GELVA 2908 Hillcrest \_\_\_\_\_
- 4. FRANK BROWN 2901 Hillcrest \_\_\_\_\_
- 5. Coral Martin 2829 W. Main St. Coral Martin \_\_\_\_\_
- 6. Destiny Marquez 2948 Hillcrest Rd. Medford, OR 97504 \_\_\_\_\_
- 7. ERIC MARQUEZ 2948 Hillcrest Rd. Medford, OR 97504 \_\_\_\_\_
- 8. Elizabeth Lyon 2948 Hillcrest Rd. Medford, OR 97504 \_\_\_\_\_
- 9. Bentley Lyon 2948 Hillcrest Rd. Medford, OR 97504 \_\_\_\_\_
- 10. ERIC C. PEAKSON 2948 Hillcrest Rd. Medford, OR 97504 \_\_\_\_\_

Destiny Marquez  
ERIC MARQUEZ  
Bentley Lyon  
PAA  
Destiny Marquez

Eric C. Peakson

# Exhibit J

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

---

January 15, 2014

## Exhibit J-3

### Requests for inclusion

<u>Name</u>	<u>dated</u>	<u>map/taxlot</u>	<u>request</u>
Cogswell	2013-10-18	37-1W28AA/3300	change UH to CM (near ISA 930)
Wilson	2013-12-19	37-1W-18AA/2100	change GI to CM
		37-1W-07A/1200	change GI to CM
		37-1W-07A/1300	change GI to CM
Gibson	2014-01-04	37-1W31C/300	change UR to UM (near ISA 540)
Pasnik	2014-01-07	37-1W-21A8/101	change UR to GI/LI (near 310)

**Montero & Associates, LLC**  
Consultants in Urban Development

4497 Browridge Terrace, Suite 105 • Medford, Oregon 97504  
Telephone (541) 779-0771 • Fax: (541) 779-0114 • E-mail: [info@monteroassoc.com](mailto:info@monteroassoc.com)

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

RECEIVED  
OCT 18 2013  
Planning Dept

October 18, 2013

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.

Cogswell Limited Partnership is the owner of the property described in the records of Jackson County as 37 1W28A 3300 that is depicted on the attached exhibit. This parcel is presently split designated as Urban High Density Residential and Commercial.

As previously discussed, 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.

Cogswell Limited Partnership requests that the City change the GLUP Map designation on the Urban High Density Residential (UH) portion of this parcel to Commercial (CM) through its Internal Study Area process. Inasmuch as the parcel is transportation served, partially designated Commercial and, according to current City ISA mapping, substantial Urban Medium Density Residential adjustments are planned in the vicinity, it would appear that the requested change can be found to be consistent with ISA objectives.

We request that the City notify this office of meetings scheduled to discuss the ISA process to enable us to participate in the process. Feel free to contact our office if you have questions or additional information is desired.

Respectfully submitted,

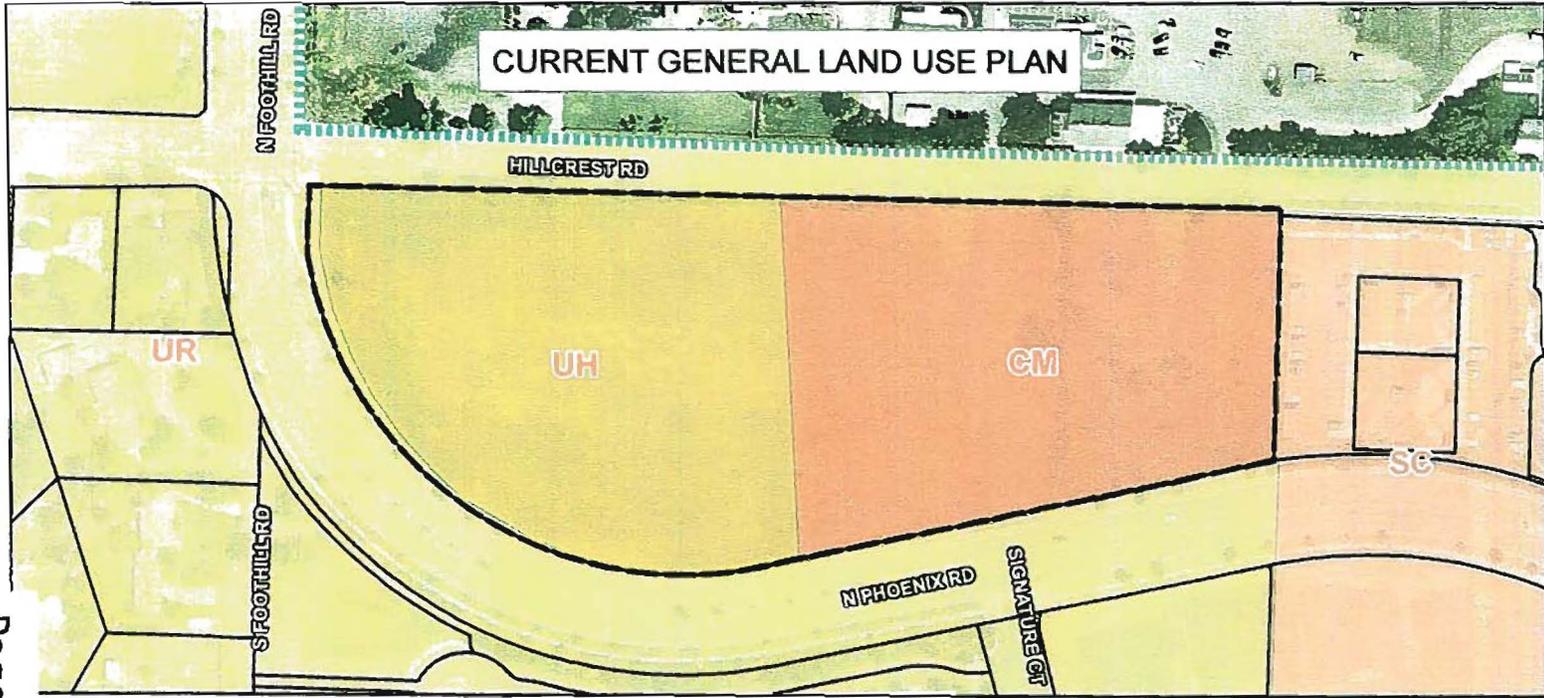
MONTERO & ASSOCIATES, LLC.



Michael A. Montero, Principal

**Enclosure:** Proposed General Land Use Plan (GLUP)

**CURRENT GENERAL LAND USE PLAN**



**PROPOSED GENERAL LAND USE PLAN**

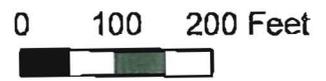


**Proposed  
General Land-  
Use Plan (GLUP)**

RECEIVED  
OCT 18 2013  
Planning Dept.

**Legend**

-  Subject
-  Urban Growth Boundary
-  Taxlots
- General Land Use Plan (GLUP)**
-  A - Airport
-  CM - Commercial
-  SC - Service Commercial
-  CC - City Center
-  GI - General Industrial
-  HI - Heavy Industrial
-  PS - Parks & Schools
-  UH - High Density Residential
-  UM - Medium Density Residential
-  UR - Urban Residential



DEC 20 2013

PLANNING DEPT.

December 19, 2013

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

Attn: John Adams

John,

I would like to submit two properties to be considered for the proposed GLUP changes. I have reviewed the map of the proposed commercial properties that are being recommended for a GLUP change and the two properties on the attachments are not on the map.

1. A commercial property at 2840 Crater Lake Hwy. My family has owned this property for over 54 years. It is zoned IL with an underlying zone of IG. I am requesting this property to be included in the GLUP proposed changes with a zone change from IG to COM.

This property is at the corner of Whittle Ave. and Crater Lake Hwy. It is surrounded by retail properties including Lava Lanes, Del Taco, and Hubbard's Hardware. Across the highway from the property is all retail including Sportsman's Warehouse, Starbucks, AT&T, Verizon, Olive Garden, etc. etc. on the Delta Waters/Lear Way retail district.

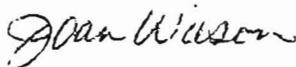
There is no IG use anywhere near this property nor planned anywhere into the future. Anticipated future use for this area is 100 percent retail.

2. A commercial property at 3843 Crater Lake Hwy. My family has owned taxlots 1200 and 1300 for over 33 years. It is zoned IG with an underlying zone of IG. I am requesting this property to be included in the GLUP proposed changes with a zone change from IG to COM.

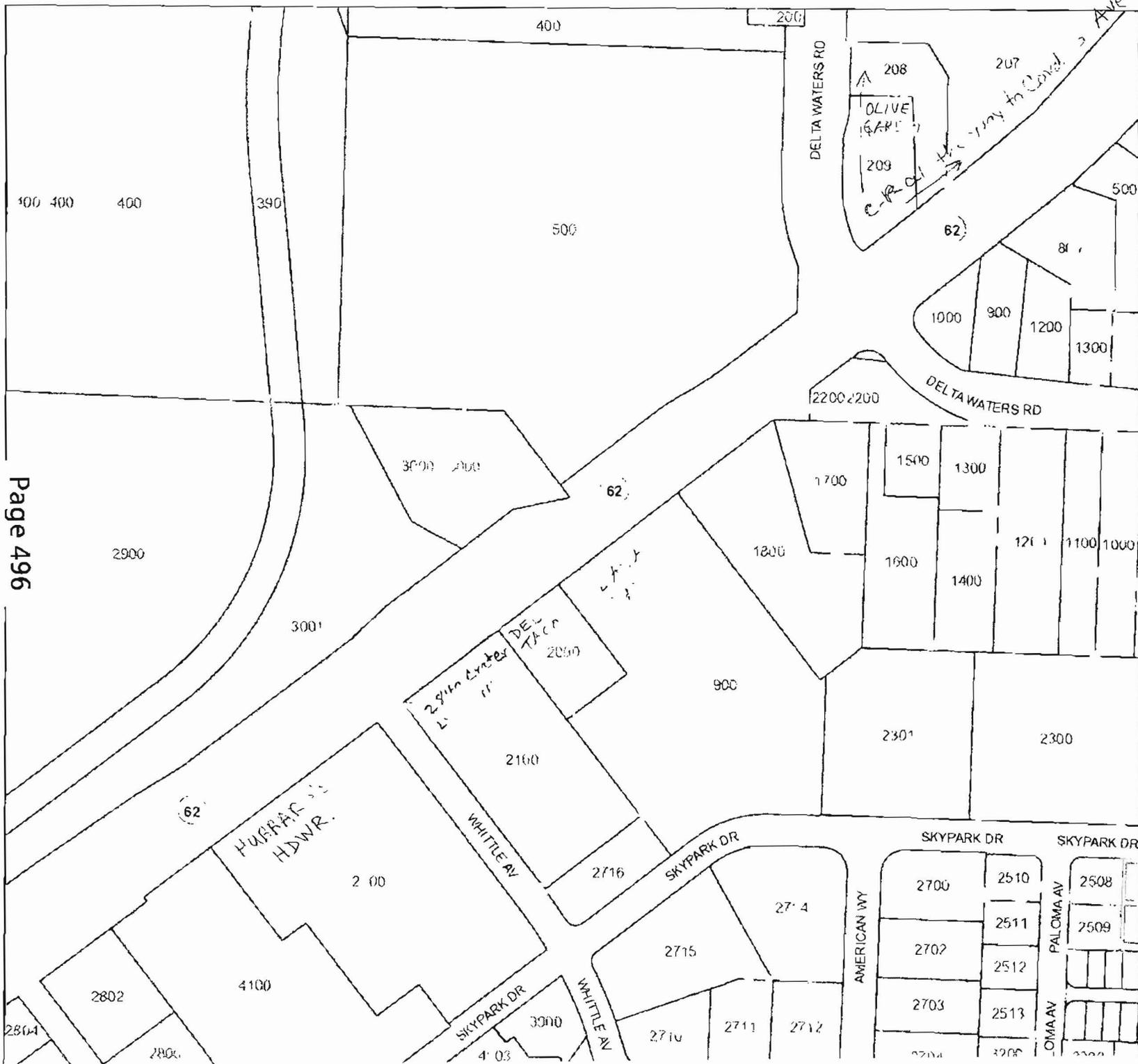
This property is 1 block past Costco. With Lear Way being extended and the Coker Butte realignment connecting at a stoplight intersection at Lithia Superstore, future anticipated COM use would be more realistic than future IG use. The large Costco/Lowe's/Safeway retail complex is just 1 street over from this property. In addition, this property is very near several sites currently on the proposed GLUP map that will be changing from IG to COM.

We are requesting these two taxlots to be included in the GLUP zone change. Taxlot 1200 has a building on it and taxlot 1300 is bare land.

Thank you John for your consideration. If there is additional information I need to provide to get these properties onto the proposed map or some sort of follow up I need to do please let me know. My family has been the owners of these properties for many, many years and Medford has changed substantially over these many years so it is time they get updated to a more relevant zone with today's use.

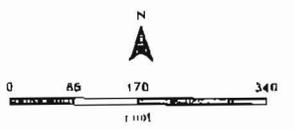


Joan Wilson  
3447 Viewpoint Drive  
Medford, OR 97504  
541-621-2189



**Jackson County GIS**

-  County Line
-  Streets - Label Only
-  Taxlots
-  Ashland
-  Butte Falls
-  Central Point
-  Eagle Point
-  Gold Hill
-  Jacksonville
-  Medford
-  Phoenix
-  Rogue River
-  Shady Cove
-  Talent



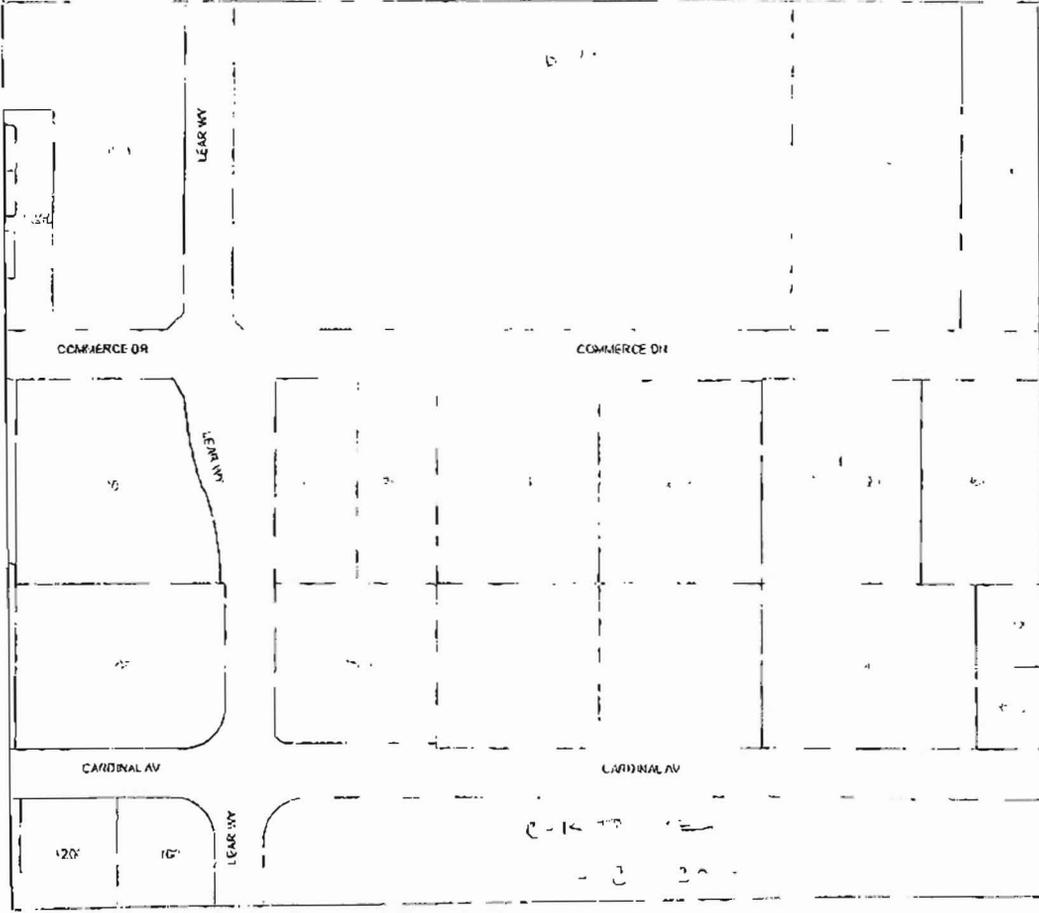
The map is based on a digital database compiled by Jackson County from a variety of sources. Jackson County cannot accept responsibility for errors, omissions, or positional accuracy.



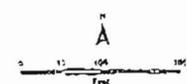
- Jackson County GIS
- County Line
  - Streets - Label Only
  - Taxlots
  - Ashland
  - Butte Falls
  - Central Point
  - Eagle Point
  - Gold Hill
  - Jacksonville
  - Medford
  - Phoenix
  - Rogue River
  - Shady Cove
  - Talent



© 2014 Jackson County GIS  
 All rights reserved. No warranty is made for the accuracy of the data. The data is provided as is. The user assumes all liability for any use of the data.



- Jackson County GIS
- County Line
  - Streets - Label Only
  - Taxlots
  - Ashland
  - Butte Falls
  - Central Point
  - Eagle Point
  - Gold Hill
  - Jacksonville
  - Medford
  - Phoenix
  - Rogue River
  - Shady Cove
  - Talent



© 2014 Jackson County GIS  
 All rights reserved. No warranty is made for the accuracy of the data. The data is provided as is. The user assumes all liability for any use of the data.

SCOTT AND ALICE GIBSON  
200 GARFIELD ST  
MEDFORD OR 97501  
541-944-8892

1-4-2014

CITY OF MEDFORD PLANNING DEPARTMENT

PLANNING COMMISSION

This is a request by David Scott Gibson and Alice Ann Gibson owners of 200 garfield street ,medford to be included in the legislative general land use plan map amendment to reclassify ISA 540.file cp13-032

This property is presently zoned SFR-6

We request a change of zoning to UM MFR-15

To acquire maximum efficiency of land uses within the current urbanizable area

It is a small parcel 1.82 acres

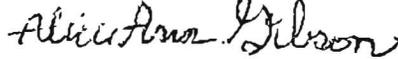
excellent open space and street access ,sidewalks,walkable shopping,easy I-5 access

code 4901  
map 37w31c0003000  
200 garfield st  
medford or 97501

located at the south west corner of parcel 540 stewart meadows golf course

DAVID SCOTT GIBSON

ALICE ANN GIBSON



1-4-14

RECEIVED

JAN 06 2014 

Planning Dept.

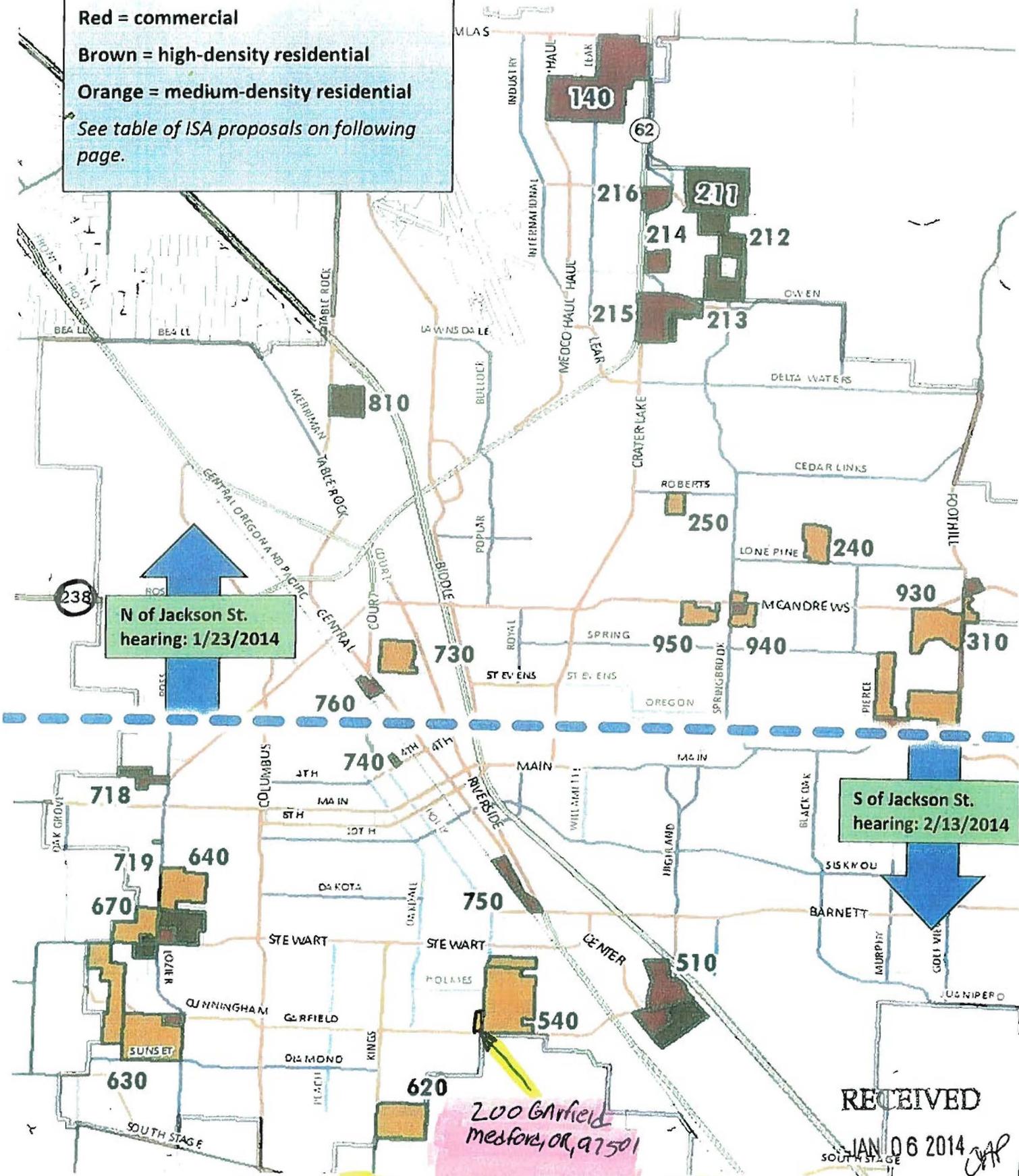
The map colors correspond to the potential, analyzed GLUP

Red = commercial

Brown = high-density residential

Orange = medium-density residential

See table of ISA proposals on following page.



200 Garfield  
Medford, OR, 97501

RECEIVED

JAN 06 2014

Planning Dept.



CITY OF MEDFORD

PLANNING DEPARTMENT

RECEIVED

Date of Notice: December 20, 2013

JAN 07 2014

File No.: CP 13-032

PLANNING DEPT. Contact: John Adam

NOTICE OF PUBLIC HEARINGS
PLANNING COMMISSION

ISA 310

for areas North of Jackson Street

for areas South of Jackson Street

Thursday, January 23, 2014

Thursday, February 13, 2014

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

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

5:30 PM

5:30 PM

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

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 follow-
ing:

- 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.

Handwritten note: Jan 2, 2014. Since this property is located across the street from a Pacific
Power Substation, please consider the zoning as heavy industrial
so it can be utilized to a better use.

Handwritten signature: Wally Point TTE
Wally J. Point Trust