

File no. CP-13-032

Additional written testimony received from 2014-01-24  
through 2014-02-06

RECEIVED

JAN 23 2014

PLANNING DEPT.

Mr. John R. Wilken  
2847 Lone Pine Road  
Medford, OR 97504

19 January 2014

Medford Planning Commission  
411 W 8 Street  
Medford, OR 97501

To whom it may concern:

Subj: Amending the General Land Use Plan.

I have concerns with the Planning Commission planed amendment to the General Land Use Plan, in particular Internal Study Area (ISA) map location 240. Part of this land surrounding Lone Pine Creek is designated wetland preserve. Increasing the zoning density classification for this parcel from UR (Urban Residential – Low Density) to UM (Urban Residential – Medium Density), would be detrimental to water quality and wildlife in the area, and is not the best use this the land. This parcel is surrounded for miles by single family resident structures (excepting two schools).

At open forums held by the City Planning Department, concerning this Amendment change, not one resident living in the surrounding area of the aforementioned parcel where in favor of changing this zoning designation.

Sincerely,



John R. Wilken

JAN 21 2014  
CITY OF Medford  
c/o JOHN ADAM  
200 So 104 ST  
Medford, OR 97501

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JAN 24 2014  
PLANNING DEPT.

DEAR SIR,

I HAVE TWO PROPERTIES THAT WOULD BE NEGATIVELY AFFECTED SHOULD YOUR PROPOSED ZONING CHANGES ALLOWING MEDIUM DENSITY RESIDENTIAL PROJECTS TO HAPPEN. LIKE MANY PEOPLE, A LARGE PORTION OF MY RETIREMENT IS WRAPPED UP IN THE EQUITY OF THE REAL ESTATE I OWN. HAVING 25% - 35% GO AWAY BECAUSE OF YOUR ZONING CHANGE WOULD BE ANOTHER CRUSHING BLOW AFTER JUST COMING OUT OF THE REAL ESTATE DECLINE OVER THE PAST 6 YEARS. OTHER PEOPLE IN THE AFFECTED AREAS WHO HAVE LOANS ON THEIR HOMES WILL AGAIN SEE THEMSELVES UNDERWATER AND BANKS WILL AGAIN SUFFER BAD LOANS THAT THEY HAVE SPENT YEARS EXTRACTING OUT OF. WE ALL HOPE YOU RECONSIDER THIS CHANGE.

THANK YOU

MIKE BEATON

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JAN 24 2014

PLANNING DEPT.

January 20, 2014

City of Medford Planning Department  
Suzanne Myers, AICP and John Adam, AICP  
200 South Ivy Street, Lausmann Annex, Room 240  
Medford, OR 97501

Re: Opposition of General Land Use Plan (GLUP) zone #212

To Ms. Myers & Mr. Adam,

My name is Donald Robert Chambers and I live at 1665 Hondeleau Lane. I received notification of project Section 10.184(1) and the General Land Use Plan amendment proposal involving the re-zoning of GLUP #212.

While I am in favor of growth for the betterment of the neighborhood and community, I am not in favor of critically challenging our sewer & utility systems, an increase in traffic congestion and a compromise to our safety systems. Therefore, I unequivocally oppose the General Land Use Plan proposal of high density housing in this area.

As a longtime homeowner, I would think that the planning commission could find another location for high density apartment buildings rather than an established neighborhood of single family homes for which many of us have lived since these homes were built.

Thank you,

Donald Robert Chambers

Firefighting Pilot, Erickson Airplane



Joe & Carol Eselin  
800 Cherry St.  
Medford, OR. 97501

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JAN 27 2014

PLANNING DEPT.

1-23-14

att: John Adam

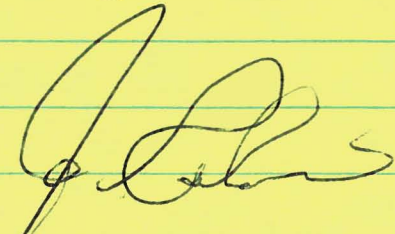
Regarding our phone conversation  
last week.

We are totally in favor of rezoning  
our property at 800 Cherry St. Medford.  
We have been waiting for this to  
happen for 22 years.

We hope to subdivide our property  
for our retirement. The sooner the  
better for us.

We are unable to attend the meeting  
on Feb 13<sup>th</sup>. Do to Joe's Hip surgery  
Scheduled the same day.

Thank you for submitting the letter  
on our behalf.

Sincerely,   
Carol L. Eselin

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JAN 29 2014

PLANNING DEPT.

January 27, 2014

15A 240

To John Adam,

I live on Canyon Avenue in Medford. We recently moved to Medford and because of some fear issues, we chose this neighborhood. We like the quiet, dead end street. We feel safe here and are happier than we have ever been. We recently found out that you are planning to put the street through and put 15 dwellings per acre. That would devastate me both mentally and financially because we would have to move!! PLEASE, I beg of you to reconsider!! I have been so happy here and feel so safe. You would increase the traffic 100% plus add non home owners that don't care of their property values!! You would put an overload on Lone Pine School which is NOT fair to those children that are currently attending. We would like to keep our neighborhood safe and friendly. You are currently building multi-family housing within a few miles of here so please don't add to the problem!!

Again, I beg of you to reconsider and leave our homes as we have them. SAFE, LOW TRAFFIC, FRIENDLY, NICELY KEPT. You would ruin the nice feeling and beauty of East Medford. There are other places, please don't ruin my home!!!!!! We are mostly retirees. We have worked many, many years very hard to have these homes where and how they are. Please let us live out our lives feeling safe without worry of our grandchildren being run over, or the constant noise of cars and more people. We pay our taxes and should have the right to live in a neighborhood that is of our choosing.

Thank you for listening to us.

Sincerely,

Ken and Kandy Meckfessel

1863 Canyon Avenue

Medford, OR 97504

541 450-3443

RECEIVED

JAN 29 2014

January 26, 2014  
Mr. & Mrs. Carl Burk  
2440 Greenridge Dr.  
Medford, OR 97504  
(541) 772-8048  
PLANNING DEPT.

Medford Planning Commission  
200 S. Ivy  
Medford, OR 97501

Re: Urban Growth Boundary Amendment ISA CP-13-032  
(Dunbar Farms property)

Dear Commissioners:

I, Carl Burk, was born in Medford, June 1928. . . I was in business for many years as Burk's Awnings. My family being long time residents here have enjoyed the quality of life Medford has had to offer. We are very **Opposed to rezoning of the ISA 930 Proposal**.

We feel it will devalue our home and surrounding properties. We're concerned about extending Greenridge Dr. as it will certainly create an enormous safety problem.. As well as, what it will do to the flood plan and wet-land located within these parcels.

I, Earlene Burk, attended the Commission meeting January 23, '14 and I don't feel The city has demonstrated the need at this time to the rezoning change. The city certainly hasn't shown the growth that was presented.

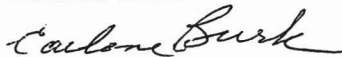
We respectfully request that this request be denied. We appreciate your many hours of service to the citizens of Medford.

Regards,

Carl G. Burk



Earlene Burk





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

ATTORNEYS AT LAW

MEDFORD OFFICE  
823 Alder Creek Drive  
Medford, OR 97504  
541-772-1977  
Fax: 541-772-3443

ASHLAND OFFICE  
125 N. 2nd Street  
Ashland, OR 97520  
541-482-8491  
Fax: 541-482-9173

office@medfordlaw.net  
www.medfordlaw.net

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

\*Also admitted in Washington

January 27, 2014

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

**RE: CP 13-032 / Internal Study Area 930**

Dear Commissioners:

As you are aware, our office represents John and Karin Dailey, who reside at 2673 Oak Circle, adjacent to ISA 930. The City has the task of planning for future growth, and in doing so, is considering a vast number of GLUP amendments to accommodate such growth, far beyond established need. Staff's expressed intent is for the Planning Commission and City Council to review these areas and whittle them down. In doing so you must provide for "good planning" within the City. It is clear you have a significant, and difficult, task before you.

When determining which areas to densify, it is important to keep in mind the City's established need. Medford's Housing Element adopted December 2, 2010, established the following deficits of buildable residential land:

UR – 465 acre deficit  
UM – 39 acre deficit  
UH – 49 acre deficit

However, the proposed GLUP amendment would result in the following surpluses or increased deficit:

UR – the deficit would increase to 1067 acres  
UM – surplus of 329 acres  
UH – surplus of 126 acres

As the figures show, the proposed GLUP amendment increases the deficit of needed UR land substantially, while redesignating far more UM and UH land than necessary. With far more land proposed than necessary, and strong objections from constituents as to the proposed redesignations, we propose that the City consider inclusion in the following order of priority:

Writer's Direct E-mail:  
[sbd@medfordlaw.net](mailto:sbd@medfordlaw.net)

Writer's Assistant:  
Laurie Miller

**RECEIVED**

**JAN 29 2014**

**PLANNING DEPT.**

- 1) Lands which owners are volunteering for inclusion (e.g. the GI land adjacent to ISA 216 which the owner's agent requested for inclusion in 216);
- 2) ISA's for which no objections are received; and
- 3) For any remaining need, attempt to spread such redesignations throughout the City to avoid imposition of all the impacts on one neighborhood including transportation, utility and marketability impacts.

With regard to the third priority, when looking nationwide at successful balanced pedestrian-friendly mixed-use neighborhoods, they contain, for example, a small area of commercial adjacent to a small to moderate area of multi-family which is near single family (the 70/30 ratio discussed by staff). What those neighborhoods do not have, for example is 49 acres of UH land (such as ISA 211) or 82 acres of UM (such as ISA 930).

As testified last Thursday night, placing an inordinate amount of the need in a single area creates significant adverse impacts to existing neighborhoods in terms of compatibility, life-style, traffic, utilities, and marketability of land. The goal is to accommodate growth over the next 20-years in a well-balanced fashion. Several owners testified that even if you redesignate their property, they will categorically not redevelop in the next 20-years. What happens to your land needs when you have put much or all of eggs in one basket and that owner refuses to redevelop in that planning horizon? Locating 50% or 100% of a particular need in one ISA is not well-balanced and will lead to negative impacts to current and future land owners.

In closing we request that ISA 930 either be removed from consideration or dramatically reduced. As testified last night, while the Carpenter alternative is an improvement, it continues to be too much need in one area. Thank you for your consideration.

Yours truly,

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



SYDNEE B. DREYER

SBD:lam  
c: Clients  
City Attorney's Office

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JAN 29 2014

PLANNING DEPT.

January 23, 2014

Suzanne Myers, AICP  
200 S. Ivy St.  
Lausmann Annex, Room 240  
Medford, OR 97501

RE: GLUP Map amendment proposal ISA #211,212,213

Dear Ms. Myers:

I am very interested in the proposed changes to the General Land Use Plan for Medford, as I live only two houses away from the proposed change to high-density residential.

My concerns are these:

1. Livability - the increase in noise, traffic and crime that will inevitably take place as well as the drop in home values.
2. Air quality - the land where there are single family homes existing and the land that is in consideration in your plan, is in a bowl. Fog settles in here as it does at the airport and takes longer to leave. Please don't make another mistake in this area of Medford by letting the number of people and increasing traffic reduce air quality.
3. Wetlands - there are wetlands in the area that support various wildlife.
4. Existing streets - the existing streets in most of the neighborhood are rather narrow. It is not uncommon for cars to park in the street and if cars are parked on both sides, only one car is able to get through.

I understand why the plan is needed and I would not have as much of a problem if there was a buffer zone, such as a park. There could then be single family homes built for another block or two that could be sold to homeowners that would then have knowledge of the plans for the area.

This would be a good time to look at something like the Twin Creeks area in Central Point. The area is walker friendly with a park, single family homes and retirement apartments that are pleasing to look at. Please make livability a priority in your planning.

There are many families with children in this area as well as retirees and many of them can be seen walking in the neighborhoods with or without dogs. Please keep this area a nice, safe place to walk and raise families.

Thank you for your work for our community.

Sincerely,



Janet Smith  
1689 Husker Butte Ln.  
Medford, OR 97504  
(541)608-0361  
Jslittleb6@gmail.com



30 JANUARY, 2014

15A 240

RECEIVED  
JAN 30 2014  
Planning Dept.

MR. JOHN ADAM,

I HAVE TAKEN THE LIBERTY OF INCLUDING A TRANSCRIPT OF MY COMMENTS FROM THE PUBLIC HEARING 23 JANUARY, 2014. I ALSO WISH TO SUBMIT A FEW THOUGHTS AFTER ATTENDING THE HEARING. CLEARLY, ALL THE OTHER PUBLIC TESTIMONY CONCERNING THE PROPOSED ZONING CHANGES REFLECT MY OWN CONCERNS.

I WATCHED THE HEARING IN ITS ENTIRITY ON THE CITY'S WEBSITE SO THAT I MAY HEAR ALL THE TESTIMONY MORE CLEARLY. WHAT STRUCK ME MOST WAS THE PLIGHT SOME PROPERTY OWNERS ARE IN RIGHT NOW. THEY ARE VIRTUAL PRISONERS IN THE LAST HOME THEY WILL EVER OWN. THE HOME THEY PLANNED, SAVED AND SACRIFICED FOR IS NOW SURROUNDED BY HUD HOUSING. THIS WAS NOT THEIR EXPECTATION WHEN THEY BOUGHT HOMES IN AREAS ZONED UR. THEIR INVESTMENT IS NOW A FAILURE, THEIR SAFETY AND COMFORT IS COMPROMISED. THEY CAN'T AFFORD TO SELL OR MOVE AND WILL HAVE TO TOLERATE AN ENVIRONMENT YOU CERTAINLY WOULD NOT WANT TO LIVE IN!

MY NEIGHBORS AND MANY OTHERS IN MEDFORD NOW FIND THEMSELVES FACING THE SAME PROSPECT OF HAVING THE CITY "PULL THE RUG FROM UNDER THEM".

IS THIS THE BEST THAT "PLANNING" CAN COME UP WITH AFTER YEARS OF CONSIDERATION? TWO YEARS AGO WHEN THIS PROPOSAL WAS MADE PUBLIC, THE RESPONSE WAS THE SAME AND STILL, HERE WE ARE AGAIN. THE MESSAGE SHOULD BE CRYSTAL CLEAR BY NOW.

THERE ARE MORE SUITABLE AREAS FOR MEDIUM DENSITY HOUSING THAT WILL LESSEN THE IMPACT ON AREA PROPERTY OWNERS, USE THOSE. **OCCUPANTS OF SUBSIDIZED HOUSING AND RENTAL APARTMENTS HAVE NO STAKE IN THEIR HOUSING OR THE NEIGHBORHOODS IN WHICH THEY ARE LOCATED.** THEY WILL QUICKLY DEGRADE ANY SURROUNDING NEIGHBORHOOD LIKE AN UNTREATABLE INFECTION. IT'S A FACT, I HAVE WITNESSED IT!

PROPERTY OWNERS ARE WHO HELP MAKE MEDFORD WHAT IT IS. RESPECT THEM, PROTECT THEM.

SINCERELY,

*Thomas A. Howard*

1851 CANYON AVE  
MEDFORD

COMMENTS AT PLANNING COMMISSION HEARING, 23 JANUARY, 2014  
**1851 CANYON AVENUE**

CANYON AVENUE CURRENTLY TERMINATES AT THE WESTERN BOUNDARY OF THE AREA INDICATED ON THE MAP AS NUMBER **240**, ABOUT 60 PACES FROM MY PROPERTY.

THE CITY IS PROPOSING TO REZONE THIS 16 ACRE PARCEL FROM URBAN RESIDENTIAL -LOW DENSITY TO URBAN RESIDENTIAL -MEDIUM DENSITY. THIS CHANGE, IF APPROVED WOULD ALLOW CONSTRUCTION OF APARTMENTS, TOWNHOUSES AND DUPLEXES. NOT MENTIONED, BUT ALSO INCLUDED IN THAT LIST IS SO-CALLED LOW INCOME HOUSING. THAT OMISSION IS IMPORTANT AND I HAVE SOME INSIGHT FROM PERSONAL EXPERIENCE THAT I WOULD LIKE TO SHARE SHORTLY.

THIS 16 ACRE AREA IS VIRTUALLY SURROUNDED BY EXISTING SINGLE FAMILY HOMES THAT ARE NEAT, CLEAN AND QUIET. ACCESS TO THIS AREA WOULD HAVE TO BE OVER EAST ROBERTS ROAD, CANYON AVENUE, WILKSHIRE DRIVE AND VOSS DRIVE. TRAFFIC WILL HAVE TO WIND ITS WAY THROUGH THE MAZE OF STREETS IN THOSE NEIGHBORHOODS TO REACH LONE PINE, SPRINGBROOK OR CEDAR LINKS.

OVERCROWDING THIS AREA WITH ANY FORM OF MEDIUM DENSITY HOUSING WITH THE ATTENDING TRAFFIC, NOISE AND RELATED PROBLEMS WILL HAVE A PERMANENT NEGATIVE IMPACT ON ALL RESIDENTS LIVING IN THE VICINITY.



THIS IS A NICE, LIVABLE AREA THAT DESERVES TO REMAIN ZONED LOW DENSITY. I ASK THE CITY TO BE GOOD STEWARDS, RESPECT THE AREA AND BE CONSIDERATE OF THOSE WHO HAVE KEPT THIS NEIGHBORHOOD ATTRACTIVE. THERE IS NO UPSIDE TO THE PROPOSED CHANGE.

WITH REGARDS TO THE POSSIBILTY OF SOME TYPE OF LOW INCOME HOUSING BECOMING A REALITY IN THIS AREA, I WOULD LIKE TO SHARE MY PERSONAL EXPERIENCES. I PREVIOUSLY OWNED A HOME THAT BORDERED A LOW INCOME APARTMENT COMPLEX ON DELTA WATERS ROAD. THE CHAIN LINK FENCE SEPARATING MY DRIVEWAY AND THE BACK SIDE OF THE WEST UNITS WAS A VIRTUAL WINDOW ON A WORLD OF DOMESTIC DISTURBANCES, VANDALISM AND REGULAR, ILLEGAL DRUG ACTIVITY. IF YOU THINK THIS CAN'T HAPPEN IN YOUR NEW NEIGHBORHOOD..... THINK AGAIN.

PLEASE KEEP MY NEIGHBORHOOD LIVABLE AND FAMILY FRIENDLY. KEEP IT ZONED LOW DENSITY.

A handwritten signature in blue ink, reading "Thomas Alvarez". The signature is fluid and cursive, with the first name "Thomas" and last name "Alvarez" clearly legible.





January 28, 2014

**City of Medford Planning Department**  
Attn: John Adam  
City Hall – Lausmann Annex – Room 240  
200 South Ivy Street  
Medford, OR 97501

RECEIVED

JAN 30 2014

PLANNING DEPT.

15A 240

Re: Wilkshire Terrace Zoning

Mr. Adam,

My wife, Tina and I, have lived in Amblegreen Estates on Wilkshire Dr. since 1989. Before Gene Cameron and even before Wilkshire went through to Cedar Links Dr.

We built our home in that subdivision because we knew the upscale development would sustain marginal depreciation due to its tough CCR's and the quality of the subdivision. When the Gene Cameron homes were built it added to the value with additional upscale homes and ridged CCR's.

The proposed re-zoning of the Wilkshire Terrace will negatively affect our subdivision, cause undue traffic up and down Wilkshire Drive specifically, but impact the entire neighborhood community - to say nothing of the property values of what a MFR-15 that close to our beautiful subdivision would do.

We purchase our homes for longevity of the value of that investment. We plan of staying in this beautiful subdivision for the rest of our lives. There is a beautiful park planned on Cedar Links Drive to add to that beauty and value. If the Planning Department re-zones the proposed 15 acre Wilkshire Terrace piece to MFR-15 it would devastate those values and negatively affect the dynamic beauty and livability of what Amblegreen and the surrounding Gene Cameron subdivision was set up to be.

We are asking the Planning Department to retain the current SFR-4 zoning!

Sincerely,



Mark R. Pedersen  
2674 Wilkshire Dr.  
Medford, OR 97504

147

John Adam

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**From:** Debbie L Strigle <debbie.strigle@cityofmedford.org> on behalf of Dept - Planning  
<planning@cityofmedford.org>  
**Sent:** Friday, January 31, 2014 7:10 AM  
**To:** 'John Adam'  
**Subject:** FW: Zoning discussion

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JAN 31 2014  
PLANNING DEPT

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

From: Barbara Hanson [mailto:barbaramgh@charter.net]  
Sent: Thursday, January 30, 2014 7:00 PM  
To: planning@ci.medford.or.us  
Subject: Zoning discussion

Please remove the RVCC references in your up coming proposal.

Also please upgrade your future estimates of growth as they seemed incorrect at your meeting. It just seems that there is not the needs that you propose for high density housing. Just drive around Medford and notice all the empty high density housing.

Is there anything published that reflects the comments of the people of Medford. Do you change your opinions based on the input of the public?

It does not seem to me that anyone wants or is ready for your growth plans. What about other cities in Oregon such as Brookings or Bandon. I see no changes there at all. When your growth map was drawn up by someone in Portland, how could this person/persons know what this really looks like. Why not use local people? Don't we have any qualified map experts in southern Oregon?

Thanks for answering,  
Barbara Hanson

Sent from my iPad

RECEIVED  
FEB 03 2014  
Planning Dept.

February 3, 2014

City of Medford Planning Department  
Lausmann Annex – Room 240  
200 S. Ivy Street  
Medford, OR 97501

Attn: John Adam

RE: File No. CP 13-032 ISA 760

I am the owner of 2 Properties within ISA 760 (4 E. Clark Street & 10 E. Clark Street) and have No Opposition to the reclassification from HI to Commercial (CM).

Thank You,



Steven F. McNeal  
2689 Lawnview Drive  
Medford, OR 97504  
541-773-8711

February 3, 2014

City of Medford Planning Department  
Lausmann Annex – Room 240  
200 S. Ivy Street  
Medford, OR 97501

RECEIVED  
FEB 03 2014  
Planning Dept.

Attn: John Adam

RE: File No. CP 13-032 ISA's 240, 250, 930, 940 & 950

I am Retired, a former owner of Several Medford Businesses and a Medford Resident for 50 Years!

I STRONGLY OPPOSE the GLUP Map Amendment to reclassify the above properties from the existing UR to UM (MFR-15). The Central East Side of Medford, a few blocks East of Crater Lake Avenue, is primarily zoned SFR and in my opinion there is already enough diversity with select MFR-20 & MFR-30 High Density properties. More Medium Density or High Density Apartment Buildings will cause significant adverse environmental and social consequences including the Increase in Crimes and Destruction of Property Values. There are only a Few Nice Neighborhoods left in Medford.

ISA 240 Approval would Reverse the prior Medford Planning Commission decision from 2007. Local residents supported maintaining the SFR-4 zoning which was compatible with the existing neighborhoods. Increasing that density would also put a strain on several narrow streets and probably the utilities as well. You have heard the oral testimony at the Public Hearing on January 23, 2014 representing 83% ownership of the ISA 240 properties requesting removal from your list of those considered for UM. William Barchet (50% Owner of 73%) stated that he represented the owners and stated "Please take 240 off your list of considered properties". Carolyn Miller (Owner of 10%) stated "I don't want to see a change because it would really change the whole dynamics of the area ... so Please keep it low density". The remaining 17% property owner, Ron Beick, assured me that he was opposed and would send a letter to the Planning Department.

ISA 940 & 950 Approval would put an additional strain on Springbrook and McAndrews Traffic. It sometimes takes nearly 5 minutes just to exit from Lone Pine onto Springbrook. McAndrews must already be Medford's Busiest Street!

ISA 950 should be Eliminated since it adjoins the Cherry Creek Apartments on Spring Street. It would appear that the existing 50 units might be expanded to become over 200 units? The neighbors have already spent more than 2 years and about \$75,000 of their own money in getting the project reduced from 100 units.

Currently there are large parcels available for multi-family development which probably exceed Medford's requirement for over 20 years. Your ISA study for UM indicates that there are over 350 Acres Available and that Only 69 Acres are Actually Needed. Please choose these from other areas that will not greatly impact the existing neighborhoods. Other areas are also available where many existing properties are Vacant or Not Maintained that would benefit with an upgrade!

Thank You,



Steven F. McNeal  
2689 Lawnview Drive  
Medford, OR 97504  
541-773-8711



January 25, 2014

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

Re: File No. CP 13-032

Attn: John Adam

~~RECEIVED~~  
~~FEB 03 2014~~  
~~PLANNING DEPT~~

RECEIVED  
FEB 03 2014  
PLANNING DEPT

Recently we received notice that the planning department was considering zone changes on an area near where we reside. We want to go on record as strongly opposing the proposed amendment to the General Land Use Plan rezoning the area known as Wilkshire Terrace, which is designated as 240 on the GLUP map. This is the area located at the terminus of Wilkshire, Roberts, Canyon and Voss. Now it is surrounded by neighborhoods zoned SFR-4 and we strongly feel that development should be compatible with them.

We feel that changing this parcel to a higher density would be detrimental to the existing neighborhoods, overtaxing the streets and schools and affecting the livability of the whole area. With hundreds of additional people, there is also a high probability that there would also be a much higher rate of crime.

Several years ago, on May 10, 2007, the City rejected an application for development by Tony Jelincich that would have required a zoning change. Residents strongly supported the decision to maintain the SFR-4 zoning for Wilkshire Terrace.

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

Two of the current owners of most of the parcel also are in opposition to the zone change. In a letter to us they said, "While increasing the density from UR to UM would presumably increase the value of our property, it is not clear to us that it is the best use of the land."

We strongly urge you to vote "NO" on rezoning Wilkshire Terrace, area 240 on The GULP. Maintain the current SFR-4 zoning for Wilkshire Terrace so it will be compatible with the existing neighborhoods around it.

Thank you,



Earl and Betty Ellison  
2851 Fredrick Drive  
Medford, OR 97504  
541-779-2187

Theresa Johnston  
1877 Canyon Avenue  
Medford, OR 97504  
541-245-1888 [tmi001@charter.net](mailto:tmi001@charter.net)

RECEIVED  
FEB 04 2014  
PLANNING DEPT.

February 1, 2014

Mr. John Adam  
City of Medford Planning Department  
City Hall – Lausmann Annex, Room 240  
200 South Ivy Street  
Medford, OR 97504

Re: Objection to proposed zoning change to medium density housing – CP-13-032, parcel 240

Dear Mr. Adam:

I am writing to respectfully urge the City of Medford to reconsider the above noted zoning change. This is just not the appropriate location for such zoning, and it will negatively impact our neighborhood.

My concerns:

- The greatly increased level of traffic on Roberts Road, Canyon Avenue and Lone Pine. Roberts Road and Canyon Avenue are residential streets I am sure were never intended to become access to 16 acres of apartment buildings. Lone Pine is more heavily travelled, but is populated by school children of all ages going to and from Lone Pine Elementary and North Medford High, and waiting for the Hedrick school bus. It is a safety and quality-of life issue. Please keep this parcel zoned SFR-4.
- The dramatic change in character of our neighborhood. When I purchased my home in 2010, I didn't expect parcel 240 to remain undeveloped forever, but neither did I expect it to be zoned for apartment buildings. I live on Canyon Avenue. It is a very quiet location, both private and relatively safe. Most of the people driving past my home today are my close neighbors or their visitors. I chose to live here for this very reason, and anticipate that development of apartments will bring a different element to the area with associated higher crime rates.
- Our property values will suffer. It would be so much better to locate this this proposed medium density housing in a more appropriate location that will not be so adversely impacted.

My neighborhood is economically modest but it is safe and clean, with homes that exhibit pride of ownership, close-knit neighbors, and an environment where children can ride their bicycles and play. Please keep it this way by maintaining an SFR-4 zoning designation for new development of parcel 240.

Sincerely,

  
Theresa M. Johnston



February 4, 2014

RECEIVED  
FEB 05 2014  
PLANNING DEPT.

Bill and Susan Shaw  
2848 Fredrick Drive  
Medford, OR 97504

John Adam,  
City of Medford Planning Dept.  
City Hall-Lausmann Annex Annex-Room 240  
200 South Ivy St.  
Medford, OR 97501

Re: ISA General Land Use Plan  
Wilkshire Terrace ISA 240

Dear Mr. Adams;

We attended the public hearing January 23rd of this year along with the hundreds of other concerned citizens to voice our opposition to the proposed zoning changes in various parts of Medford. At issue with us personally is the piece of property known as Wilkshire Terrace. Our property backs up to this property.

We moved to Medford 7 years ago from Yreka, Ca. Moving to Medford was always our retirement dream. We wanted to live in a clean, well planned city that enforced its noise and nuisance ordinances and thought we found a perfect fit in Medford.

We brought our State of California PERS retirement, Social Security income and home equity with us to what we hoped would be our forever home. We wanted a safe and friendly neighborhood in a good part of town where people took pride in their homes. We found the perfect home on Fredrick Drive. In the seven years we have lived in our home, we have only seen law enforcement in the neighborhood once and that was to capture a suspect who broke into a house in another neighborhood. The majority of our neighbors are retirees like us and we are friendly people who look out for each other. We are safe to say that our neighborhood isn't a drain on city resources but adds generously to the city coffers.

We always knew the property to the south of us would be developed some day and knew we could live with single family houses over our back fence. Imagine our shock and dismay to find the city we had always loved and looked forward to living in is trying to build higher density multi-family homes (HUD?) right over our back fence. We have had experience with living near such developments and know firsthand that the crime rate is much higher in these neighborhoods than in the single family ones.

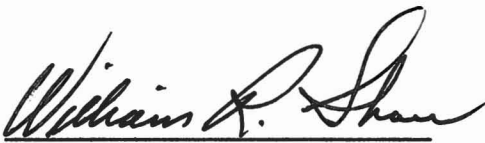
We understand the need for low income housing, but not in close proximity to established low crime neighborhoods.

If the Medford City Planning Commission does in fact enact the zonal changes, we will seriously consider whether we want to continue living in Medford. This proposal is a slap in the face to those of us who bought our homes after carefully considering future growth. In the past few years, we have noticed the deterioration of air quality in our city. Why would the city want to add to this pollution problem by cramming more homes into this narrow valley?

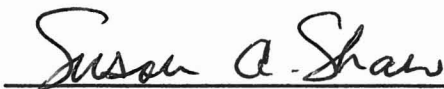
There are other cities that would appreciate having retired people who make no demands on law enforcement, the justice system and subsistence programs. The way we see it, we are an asset to a community and not a liability. We have disposable income with which to shop in the stores, eat in the restaurants, use our medical insurance to avail ourselves of the wonderful medical facilities Medford has to offer and pay pretty hefty property taxes. Medford should make living attractive to retired seniors and do what they can to draw them, not destroy their standard of living by crowding high density housing into their neighborhoods.

We respectfully ask the Medford Planning Dept. to reconsider the proposed zoning changes. Please preserve our way of life by keeping the population to a slow growth.

Sincerely,

A handwritten signature in cursive script, reading "William R. Shaw". The signature is written in dark ink and is positioned above a horizontal line.

William R. Shaw

A handwritten signature in cursive script, reading "Susan A. Shaw". The signature is written in dark ink and is positioned above a horizontal line.

Susan A. Shaw

February 5, 2014

City of Medford Planning Department  
Lausmann Annex – Room 240  
200 S. Ivy Street  
Medford, OR 97501

**RECEIVED**  
**FEB 06 2014**  
**PLANNING DEPT.**

Attn: John Adams

RE: ISA's 950, 940 & 930

My wife and I have lived at 1644 Spring Street, Medford, Oregon for 32 years. I am requesting that you remove the above properties from being rezoned. There are many reasons for not increasing the density in these areas.

1. Traffic Hazard. Spring Street and Pierce Roads are not designed for the present traffic. In the next few months we will have the residents of Cherry Creek impacting this area. We not only have vehicle traffic, we also have foot traffic. Most of this area does not have sidewalks and is extremely dangerous.
2. This area is already impacted with more than its share of high density development. On Spring Street, between Crater Lake Avenue and Berkeley Way there are 6 apartment houses plus Horton Plaza. Off Wabash and Woodrow, there are probably another 10 apartment houses. Then at the corner of Spring Street and Berkeley Way we have the Cherry Creek project (50 units). Please keep the remainder of 950 SR 4 and 6.
3. Wetlands. I would consider most of 950 wetlands. In the late 70's or early 80's, the City put Springbrook through from McAndrews to Sunrise and destroyed a considerable amount of wetlands. Please reconsider and don't destroy all of the wetlands.

The neighborhood has already spent about \$75,000 on the Cherry Creek project. I hope the City of Medford does not force us to spend another \$75,000 to \$100,000 fighting the next developer.

Thank you,



Tom Rashe  
1644 Spring Street  
Medford, OR 97504  
541-779-6837