

Feb. 13 Planning Commission hearing

Agenda item no. 50.1

File no. CP-13-032

Additional written testimony received from 2014-02-07
through 2014-02-13

RECEIVED

FEB 13 2014

Planning Dept.

February 13, 2014

Kevin and Kristina Cutting
2551 Willow Way
Medford, OR 97501

City of Medford
Planning Department
200 S. Ivy St.
Medford, OR 97501

RE: Objection to Proposed Zoning Change Internal Study Area 630

We object to the proposed zoning change to Internal Study Area 630 which includes our residence, 2551 Willow Way.

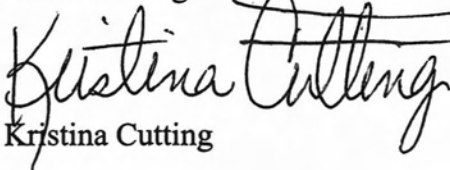
Changing the zoning from Urban Residential – Low Density (UR) to Urban Residential – Medium Density (UM) will negatively affect property values, increase traffic levels, and push Griffin Creek Elementary School's student population beyond its capacity.

Placing multiple apartment buildings in one area, surrounded by UR – Low Density, at the very edge of the city limits, outside walking distance to the city center, stores, or employment will lead to urban blight, higher crime, and adversely affect the livability of the area.

Again, we strongly oppose zoning Internal Study Area 630 Urban Residential – Medium Density.



Kevin Cutting



Kristina Cutting

RECEIVED

FEB 13 2014

Planning Dept.

Stephen C. & Patricia L. Macartney
2473 Greenfield Court, Medford, OR 97504
Telephone: (541) 840-4194

February 12, 2014

City of Medford
200 South Ivy Street
Medford, OR 97501

Attention: Planning Department and John Adam

RE: File No.: CP 13032 (parcel 930)

This letter is to set forth objections to the proposed GLUP Map changes for the File and Parcel number referenced above.

We object to the proposed changes for the above referenced GLUP as follows:

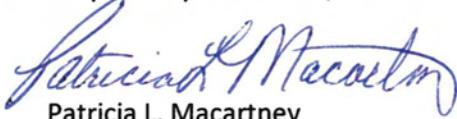
- 1.) Integrity of existing neighborhood – We have never believed that we were the only ones entitled to live in our neighborhood. However, we do believe we have the right to expect continuity in the continued growth and expansion of our neighborhood. We built and moved into our home in 1998-1999 with the belief the property surrounding it would grow and develop similarly – that is why we choose it. We know and respect how important it is to the Planning Commission to maintain this continuity as evidenced in the recent Vista Point (PUD east on McAndrews of Brookdale Meadows) requests for changes to the existing PUD.
- 2.) Existing Infrastructure – We believe the existing Infrastructure cannot support commercial and multi-residential. An Example of this would be that my neighbor and I own and support the storm drain system that is for our two homes – it is not public and does not enjoy the benefits of City ownership. If something goes wrong – we must fix it; this line could hardly be something the new developments could join.
- 3.) Over Compensation of Oregon State mandates – It is our personal perception that the State of Oregon desires that all communities be developed responsibly but that doesn't really mean without thought to the existing residents and neighborhoods. We have Hillcrest Office Park, Lone Pine Center Commercial Developments plus the Larson Creek Shopping Center just a short distance from the Hillcrest Office Park providing the ever popular mixed use/commercial/retail requirements. We have Veranda Park off of McAndrews which is a large Assisted Living Complex plus two or three others in close proximity to our neighborhoods. We also have a large HUD housing project being built at Springbrook and Berkley and although not completed should certainly contribute to the ratios required in any given neighborhood for multi-residential/medium density. The current GLUP proposal appears to over compensate and provide far more than the State of Oregon requires or suggested.

- 4.) Finally – Police and Fire Protection. We live in a sleepy neighborhood in East Medford the access is controlled – there is two entrances/exits to Brookdale Meadows. We know all of our neighbors on our street. Brookdale Meadows was recently crime free until about 6 months ago. If you start punching streets through and adding much more than needed commercial/retail establishments that won't fill up and could possibly stand empty you invite more and more petty crime. The police appear to already be over taxed. The economy does not support enlarging any tax funded personnel or programs at this time nor does the analysis of population growth for the next decade.

We would ask that you put back the annexation and development plans as originally considered for more sleepy single family dwelling subdivisions to support an already great place to live.

We want to further add that we have been members of the Rogue Valley Community for more than 40 years. I was born here in Southern Oregon, went all the way through the Phoenix-Talent Public School System and my Grandfather was a local developer here in the Valley retiring in the 1960s. We believe in Oregon and hope that you will follow your historical footsteps and make sure future development in our neighborhood works for the existing residents.

Respectfully Submitted,



Patricia L. Macartney
2473 Greenfield Court
Medford, OR 97504

P.S. – I have also signed the petition so you should have my name on file.

February 12, 2014

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

Gary & Kathy Cadle
2448 Amaryllis St.
PO Box 4112
Medford, OR 97501

Attn: John Adam

RE: CP 13-032 ISAs 240, 250, 940 & 950

RECEIVED
FEB 13 2014
PLANNING DEPT

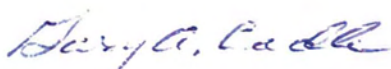
Dear Mr. Adam,

The purpose of this letter is to express our concern and displeasure with the City's consideration to rezone properties which are primarily SFR-4 to MFR-15. We want to specifically address areas along McAndrews in the neighborhood of Springbrook Ave. It surprises us that after all of the discussion and negotiations regarding low-income housing on Spring street, one of the areas being considered backs right up to this property and extends all the way to McAndrews. As it was, the low-income housing that is being built was changed from 100 units to 50 units. Now, it seems, that high density housing is being proposed for a greater area immediately behind it. This runs contrary to the whole point of the discussions and negotiations about the density of the housing in the area when the Jackson County Housing Authority made its proposal.

Only about a block going east on McAndrews is another proposed change. The north-east and south-east corners of McAndrews and Springbrook are being considered for MFR-15 designation. If you take a look at this corner, especially the north-east corner, you will see that its only possible access is right where traffic backs-up for the light at this intersection. It will either have access to Springbrook, near the light or to McAndrews near the light. To put MFR-15 housing here looks to be a future traffic and accident problem in the making.

We are already familiar with what the City's changes have done to this neighborhood. When "mother-in-law" houses were permitted on single residential lots, a home near us became, basically, an apartment complex of unrelated individuals who all park on the street. Even the garages (2) were converted into apartments. We ask that you look into this whole issue of rezoning to MFR-15, and specifically the land between Spring and McAndrews, and the corner of McAndrews and Springbrook.

Sincerely,


Gary A. Cadle


Kathy M. Cadle

Michael and Lois Michaelson
2217 Ridge Way
Medford, OR 97504-6389
February 13, 2014

RECEIVED
FEB 13 2014
PLANNING DEPT

City of Medford Planning Commission
411 West 8th Avenue
Medford, OR 97501

RE: Property rezoning identified by parcel #950, #940, and sections of #930

Dear Sirs:

We are opposed to changing the zoning of the listed parcels from SFR to MFR15. In each instance the character of the neighborhood would change dramatically, thus reducing both the livability and property value.

Parcel #950 – While vehicle traffic may default to Spring Street, no doubt pedestrians (and children) will find McAndrews Road an easier to access route to bus service, North Medford High School, and Lone Pine Elementary.

North Berkeley Way presently intersects with McAndrews Road, which creates the impression of a default crosswalk. Hence, pedestrians wishing to cross McAndrews would do so with protection of lawful right-of-way. Unfortunately, the intersection with North Berkeley Way is hidden from eastbound traffic by a knoll and trees, and traffic routinely traverses the area at speeds greater than the posted 35 miles per hour.

Sidewalks on the south side of McAndrews are seemingly sub-standard, having mailboxes, power poles, and support cables firmly embedded in the pedestrian travel area. When trash barrels share the sidewalk, pedestrians are often seen bypassing the obstruction by stepping into the street, seemingly without regard for the passing traffic.

Deficiencies existing along Spring Street will be exacerbated by additional pedestrian volume. Perhaps the zone change supporters should spend time being a pedestrian or bicyclist between N. Keeneway and Crater Lake Avenue, particularly in the darkness. Most houses in that section are on a reduced lot width for greater density per acre. Most have two or more cars. Most require some on-shoulder parking. Bicyclists have a very narrow shoulder outside the white line. Street lighting is minimal. Curb side weekly trash pickup reduces available space, forcing pedestrian and bicycle users to jockey around the hazards by moving into the traffic lanes.

Lest we forget, Horton Plaza creates considerable delivery truck traffic most mornings and service workers vie for curbside parking right up tight to the driveways, rendering visibility

mem

suspect. Wedged between Horton Plaza and the corner convenience store you will find driveways accessing various parts of a high density apartment complex. All of this action makes routine traffic movement more exciting. Pedestrians and bicyclists often provide additional surprises by their sudden, quiet appearance and non-compliance with standard rules of the road.

Supporters of the Cherry Creek development heralded the location thusly: *"Half mile from region's fifth largest employer, public transportation, and other services."* This infers foot traffic and bicycle use as a suitable alternative to vehicle use for the residents. Safety issues of walking along Spring are not mentioned. After all, **safety of the tenants must be a prime consideration.**

Feeling safe, being safe, are essential to a sense of community. Spring Street is more rural in its design with two, 10' wide travel lanes separated from a 24" shoulder by a continuous white line, no contiguous sidewalks, open ditches for surface water runoff, minimal lighting, irregular driveways and shoulder edges, and mail boxes at pavement edge. In many places the pavement is elevated, with insufficient overall width for the addition of either actual bike lanes or sidewalks. That might not be a concern for the non-resident, but those with children might need to think twice before sending a 10-year old to the Valley View Market for milk. This convenience store is the nearest store to the project, thus ensuring pedestrian traffic will be generated both east and west along this unimproved street, where walking carries a life-threat just beyond one's elbow. The 35 mph posted speed is an exercise in wishful thinking as many have their own reasons for doing 40+.

Parcel #940 – Eastbound McAndrews Road traffic at Springbrook has a tendency to "beat the red" by increasing speed. Couple that with jockeying for position as the lanes change from two to one lane, and the hazard increases. Add commercial property, such as a convenience store, and a high volume driveway feeding condos and the likelihood of bottleneck or traffic accidents will occur. So much for quality of life.

Parcel #930 – At the intersection of northwest corner of Pierce and Hillcrest Road a view obstruction currently exists in the form of a tree grove. Hence, traffic from Pierce eastbound are unable to properly view oncoming traffic and often need to accelerate rapidly due to the approach of previously hidden traffic. Creating a commercial center would ensure the condition worsens.

At the intersection of Hillcrest and N. Phoenix Road, southbound traffic in the curb lane is hidden from view of Hillcrest traffic turning south by tree plantings (part of the roadside beautification effort during the road construction). Given the propensity of some to beat the light, many are still traveling at rural speeds rather than urban speeds. Creating a commercial center would ensure the condition worsens. Perhaps the commercial development could be situated farther north.

The MFR15 zone along Pierce will generate increased traffic volume of all types on a road that is without shoulders, sidewalks, or lighting. The transition between between Spring and Pierce is a 90 degree, sub-standard curve that is intended to facilitate rapid passage through a largely rural area. As such, traffic rapidly overtakes slower forms of travel. Those traveling on the inside of the curve are at particular risk. Safety could be provided by a true, right angle intersection with sidewalks, stop signs and a "Yield" sign for right-hand turn traffic. No doubt MFR15 will include school children who will

walk or ride bikes to Lone Pine School, as well as generate walkers. Hazards that exist farther west on Spring exist on this section of Pierce, except that the traffic volume will be greater as more folks use the same space.

Adherence to the state's Land Use Planning guidelines may be the compelling issue that forces MFR15 into existing SFR zones. Success as a result of adhering to a guideline should not be based on merely stuffing people into the available space. Quality of life is the reason for life; please support quality.

Sincerely,



Michael Michaelson



Lois Michaelson

RECEIVED

FEB 13 2014

PLANNING DEPT.

February 12, 2014
2685 Lawnview Dr.
Medford, OR 97504

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

Attn: John Adam
RE: CP 13-032 ISA's 240, 250, 940, and 950

Dear Mr. Adams,

I have just heard from my neighbor that the City of Medford is proposing Zone Changes to allow Multiple Family Housing and a Commercial Use Area in the East Medford neighborhood where I live. I wish that the City had given Public Notification to all of the residents in the nearby areas, not just the actual property owners and others within 200 feet of the 5 proposed areas that may be affected!!

I purchased my home at 2685 Lawnview Dr., Medford 97504 in 1999 because the neighborhood and surrounding areas had pleasant single family homes and the streets were not congested with traffic. If high density housing and commercial businesses are allowed in this single family home area where I live, it would dramatically change the pleasant environment that I paid for by increasing the amount of traffic on our streets in these areas. McAndrews Rd. is already very congested right now!! I am definitely opposed to any proposal to allow hundreds of apartments to be built in our long-standing existing neighborhoods of East Medford. These kinds of multiple family dwellings can be built on the outer boundaries of our city so that the traffic can be managed in a better way farther away from the current single family residence areas.

Sincerely,

Arlena Harmony
Arlena Harmony

RECEIVED

Petition to the Medford Planning Department

FEB 12 2014 GLUP Map Amendment Rezoning Proposal CP 13-032

Planning Dept.

ISA's 240, 250, 940 & 950

Introduction: A notice of Public Hearings was mailed to affected property owners and those within 200 FEET. The General Land Use Plan (GLUP) amendment proposes changes to the Internal Study Areas (ISA's) listed above which would allow UM (MFR-15: 15 units of Townhouses, Duplexes and Apartment Buildings per Acre) and a Small 3-acre Commercial area in ISA 940.

Concerns: The zoning in most of the East Medford neighborhoods from Delta Waters to Siskiyou Blvd and East of Keene Way is Primarily UR (SFR-4: 4 units per acre). There are a few exceptions, which provides some diversity in select areas. These changes to UM (Medium Density) would allow Hundreds of Apartments to be built in our Long-Standing Existing Neighborhood of East Medford. It would be Negatively Impacted with Significant Adverse Environmental and Social Consequences: Increased Traffic requiring Upgrades of Public Streets; Upgrades of already Overcrowded Schools; Upgrades of Sewer & Water Systems; an Increase of Crimes and the Destruction of Property Values are just a few. An Increase of Commercial area in ISA 940 is not needed or justified.

Action: We, the undersigned, request the Planning Department, Planning Commission and/or Medford City Council to omit ISA's 240, 250, 940 & 950 from the rezoning and maintain the existing UR (SFR) zoning.

Print Name	Address (Medford, OR 97504)	Signature	Date
1. <u>EUGENIA FLANIGAN</u>	<u>2693 LAWNVIEW DR.</u>	<u>E. Flanigan</u>	<u>2/07/14</u>
2. <u>MARGARET L. DEVERO</u>	<u>2693 LAWNVIEW DR.</u>	<u>Margaret Devero</u>	<u>2/07/14</u>
3. <u>STEVEN MCNEAL</u>	<u>2689 LAWNVIEW DR.</u>	<u>Steve McNeal</u>	<u>2/7/14</u>
4. <u>Maidy McNeal</u>	<u>2689 Lawnview Dr.</u>	<u>Maidy McNeal</u>	<u>2/7/14</u>
5. <u>TERCY BURKHEAD</u>	<u>2341 Stonebrook</u>	<u>T. Burkhead</u>	<u>2/7/14</u>
6. <u>Deborah L. Dill</u>	<u>2595 Roberts Rd</u>	<u>Deborah L. Dill</u>	<u>2/7/14</u>
7. <u>Twila Fogarty</u>	<u>1830 Pinedale St.</u>	<u>Twila Fogarty</u>	<u>2/7/14</u>
8. <u>JOEL CARRICK</u>	<u>1833 Valley View Dr.</u>	<u>Joel Carrick</u>	<u>2/7/14</u>
9. <u>Crystelle Carrick</u>	<u>1833 Valley View Dr.</u>	<u>Crystelle Carrick</u>	<u>2/7/14</u>
10. <u>Cora Charlene Allen</u>	<u>2680 Brookside Dr.</u>	<u>Cora C. Allen</u>	<u>2/7/14</u>
11. <u>CLIFTON WADE ALLEN</u>	<u>2680 Brookside Dr.</u>	<u>Clifton W. Allen</u>	<u>2/7/14</u>
12. <u>William Schuelker</u>	<u>1858 Filmore Dr.</u>	<u>William Schuelker</u>	<u>2/8/14</u>
13. <u>Rosemary Schuelker</u>	<u>1858 FILMORE DR.</u>	<u>Rosemary Schuelker</u>	<u>2/8/14</u>
14. <u>DONALD ROBERT SWENSON</u>	<u>1838 Cascadia Circle</u>	<u>Donald R. Swenson</u>	<u>2/8/14</u>
15. <u>Loretta Mae Swenson</u>	<u>1838 Cascadia Circle</u>	<u>Loretta M. Swenson</u>	<u>2/8/14</u>

RECEIVED

FEB 12 2014

Planning Dept.

**Petition to the Medford Planning Department
GLUP Map Amendment Rezoning Proposal CP 13-032
ISA's 240, 250, 940 & 950**

Introduction: A notice of Public Hearings was mailed to affected property owners and those within 200 FEET. The General Land Use Plan (GLUP) amendment proposes changes to the Internal Study Areas (ISA's) listed above which would allow UM (MFR-15: 15 units of Townhouses, Duplexes and Apartment Buildings per Acre) and a Small 3-acre Commercial area in ISA 940.

Concerns: The zoning in most of the East Medford neighborhoods from Delta Waters to Siskiyou Blvd and East of Keene Way is Primarily UR (SFR-4: 4 units per acre). There are a few exceptions, which provides some diversity in select areas. These changes to UM (Medium Density) would allow Hundreds of Apartments to be built in our Long-Standing Existing Neighborhood of East Medford. It would be Negatively Impacted with Significant Adverse Environmental and Social Consequences: Increased Traffic requiring Upgrades of Public Streets; Upgrades of already Overcrowded Schools; Upgrades of Sewer & Water Systems; an Increase of Crimes and the Destruction of Property Values are just a few. An Increase of Commercial area in ISA 940 is not needed or justified.

Action: We, the undersigned, request the Planning Department, Planning Commission and/or Medford City Council to omit ISA's 240, 250, 940 & 950 from the rezoning and maintain the existing UR (SFR) zoning.

Print Name	Address (Medford, OR 97504)	Signature	Date
1. James M. Keeton	1944 CANYON AVE	James M. Keeton	2/7/14
2. Kim I. Henderson	1921 Canyon Ave	Kim I. Henderson	2/7/14
3. MARIO PATTO	2680 LAUREL	Mario Patto	2/8/14
4. PAUL MEUSE	2673 LAURELVIEW	Paul Meuse	2/8/14
5. HARRY BACH	1943 CANYON AVE	Harry Bach	2/8/14
6. GRACE BACH	1943 CANYON	Grace Bach	2/8/14
7. Randy Simonson	2861 Pineland Dr	Randy Simonson	2/9/14
8. BARBARA Simonson	2861 Pineland Dr	Barbara D. Simonson	2/9/14
9. Autumn Nelson	1450 Bluebonnet Ave	Autumn Nelson	2/9/14
10. WILLIAM NELSON	1450 BLUEBONNET AVE	William Nelson	2/9/14
11. SHARON DILLINGHAM	1312 Ramada Ave,	Sharon Dillingham	2/9/14
12. Don Longan	1313 Ramada Ave	Don Longan	2/9/14
13. Martha Koepfer	1767 Spring St	Martha Koepfer	2/9/14
14. KEVIN KOEPFER	1767 SPRING ST	Kevin Koepfer	2/9/14
15. JAMES D. YERBY JR.	2240 GARDENDALE CR.	James D. Yerby Jr.	2/9/14

RECEIVED

FEB 12 2014
Planning Dept.
Petition to the Medford Planning Department
GLUP Map Amendment Rezoning Proposal CP 13-032
ISA's 240, 250, 940 & 950

Introduction: A notice of Public Hearings was mailed to affected property owners and those within 200 FEET. The General Land Use Plan (GLUP) amendment proposes changes to the Internal Study Areas (ISA's) listed above which would allow UM (MFR-15: 15 units of Townhouses, Duplexes and Apartment Buildings per Acre) and a Small 3-acre Commercial area in ISA 940.

Concerns: The zoning in most of the East Medford neighborhoods from Delta Waters to Siskiyou Blvd and East of Keene Way is Primarily UR (SFR-4: 4 units per acre). There are a few exceptions, which provides some diversity in select areas. These changes to UM (Medium Density) would allow Hundreds of Apartments to be built in our Long-Standing Existing Neighborhood of East Medford. It would be Negatively Impacted with Significant Adverse Environmental and Social Consequences: Increased Traffic requiring Upgrades of Public Streets; Upgrades of already Overcrowded Schools; Upgrades of Sewer & Water Systems; an Increase of Crimes and the Destruction of Property Values are just a few. An Increase of Commercial area in ISA 940 is not needed or justified.

Action: We, the undersigned, request the Planning Department, Planning Commission and/or Medford City Council to omit ISA's 240, 250, 940 & 950 from the rezoning and maintain the existing UR (SFR) zoning.

Print Name	Address (Medford, OR 97504)	Signature	Date
1. DAVID WILLS	1291 N. BERKELEY	David Wills	2/8/14
2. SHARON WILLS	1291 N. BERKELEY	Sharon Wills	2/8/14
3. LINDA RAMER	1802 VALLEY VIEW DR	Linda Ramer	2/8/14
4. Laura Banda	1854 Bristol Dr.	LB	2/8/14
5. J.R. WESTER	1854 BRISTOL DR	JR	2/8/14
6. Joan Fiedler	2700 Montana Dr	Joan Fiedler	2/8/14
7. Carol Burnett	1889 Filmore Dr.	Carol Burnett	2/8/14
8. Lori Koljard Johnson	1899 Filmore Drive	Lori Koljard Johnson	2/8/14
9. JOANNE VALLEE	1922 CANYON AV	Joanne Vallee	2/8/14
10. GARY SUMRAK	2485 PINEBROOK CIR.	Gary Sumrak	2/9/14
11. Janice Sumrak	2485 Pinebrook Cir.	Janice Sumrak	2/9/14
12. JANELLE ROBBINS	1325 RAMADA AVE	Janelle Robbins	2/9/14
13. Tracy Robbins	1325 Ramada Ave	Tracy Robbins	2/9/14
14. Pearley Ruth	1400 Honeysuckle Ave	Pearley Ruth	2/9/14
15. John Russell	2432 Amaryllis	John Russell	2/9/14

RECEIVED

FEB 12 2014


Planning Dept.

Petition to the Medford Planning Department
GLUP Map Amendment Rezoning Proposal CP 13-032
ISA's 240, 250, 940 & 950

Introduction: A notice of Public Hearings was mailed to affected property owners and those within 200 FEET. The General Land Use Plan (GLUP) amendment proposes changes to the Internal Study Areas (ISA's) listed above which would allow UM (MFR-15: 15 units of Townhouses, Duplexes and Apartment Buildings per Acre) and a Small 3-acre Commercial area in ISA 940.

Concerns: The zoning in most of the East Medford neighborhoods from Delta Waters to Siskiyou Blvd and East of Keene Way is Primarily UR (SFR-4: 4 units per acre). There are a few exceptions, which provides some diversity in select areas. These changes to UM (Medium Density) would allow Hundreds of Apartments to be built in our Long-Standing Existing Neighborhood of East Medford. It would be Negatively Impacted with Significant Adverse Environmental and Social Consequences: Increased Traffic requiring Upgrades of Public Streets; Upgrades of already Overcrowded Schools; Upgrades of Sewer & Water Systems; an Increase of Crimes and the Destruction of Property Values are just a few. An Increase of Commercial area in ISA 940 is not needed or justified.

Action: We, the undersigned, request the Planning Department, Planning Commission and/or Medford City Council to omit ISA's 240, 250, 940 & 950 from the rezoning and maintain the existing UR (SFR) zoning.

Print Name	Address (Medford, OR 97504)	Signature	Date
1. <u>JAMES BORHMAN</u>	<u>2400 AMARYLLIS ST.</u>		<u>2/10/14</u>
2. <u>Bonnie Borhman</u>	<u>2400 Amaryllis St</u>	<u>Bj Borhman</u>	<u>2/10/14</u>
3. <u>WILLIAM BARRETT</u>	<u>2427 AMARYLLIS ST</u>	<u>William Barrett</u>	<u>2/10/14</u>
4. <u>KATHY CADLE</u>	<u>2448 AMARYLLIS</u>	<u>Kathy M Cadle</u>	<u>2/10/14</u>
5. <u>Gary Cadle</u>	<u>2448 Amaryllis</u>	<u>Gary A. Cadle</u>	<u>2/10/14</u>
6. <u>Amber Friend</u>	<u>2464 Amaryllis</u>	<u>Amber Friend</u>	<u>2/10/14</u>
7. <u>Jack Friend</u>	<u>2464 Amaryllis</u>	<u>Jack Friend</u>	<u>2/10/14</u>
8. <u>JAMES FOUCAULT</u>	<u>2443 AMARYLLIS ST.</u>	<u>James Foucault</u>	<u>2/10/14</u>
9. <u>Jeanine Foucault</u>	<u>2443 Amaryllis St</u>	<u>Jeanine Foucault</u>	<u>2/10/14</u>
10. <u>JESSE HART</u>	<u>2567 ASHWOOD</u>	<u>Jesse Hart</u>	<u>2/10/14</u>
11. <u>JEAN HART</u>	<u>2567 ASHWOOD</u>	<u>Jean Hart</u>	<u>2/10/14</u>
12. <u>Mary Evenson</u>	<u>1500 Honeysuckle</u>	<u>Mary Evenson</u>	<u>2/10/14</u>
13. <u>MARIEANNE MACLAREN</u>	<u>1510 Honeysuckle Ave</u>	<u>MarieAnne M. MacLaren</u>	<u>2/10/14</u>
14. <u>WALTER TISWAIN</u>	<u>1510 HONEY SUCKLE</u>	<u>Walter T. Swain</u>	<u>2/10/14</u>
15. <u>MARVIN REED</u>	<u>1993 CAMELLIA</u>	<u>Marvin Reed</u>	<u>2/10/14</u>

RECEIVED

Petition to the Medford Planning Department

FEB 12 2014 GLUP Map Amendment Rezoning Proposal CP 13-032

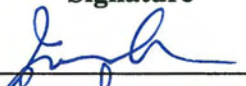
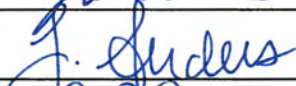

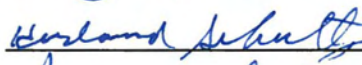
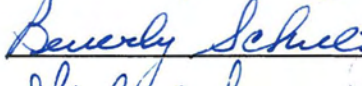

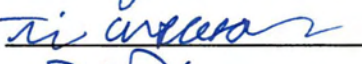
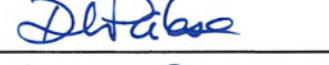

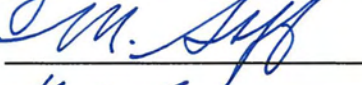

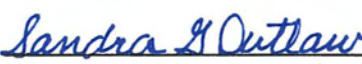


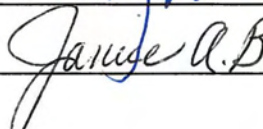
Planning Dept.

ISA's 240, 250, 940 & 950

Introduction: A notice of Public Hearings was mailed to affected property owners and those within 200 FEET. The General Land Use Plan (GLUP) amendment proposes changes to the Internal Study Areas (ISA's) listed above which would allow UM (MFR-15: 15 units of Townhouses, Duplexes and Apartment Buildings per Acre) and a Small 3-acre Commercial area in ISA 940.

Concerns: The zoning in most of the East Medford neighborhoods from Delta Waters to Siskiyou Blvd and East of Keene Way is Primarily UR (SFR-4: 4 units per acre). There are a few exceptions, which provides some diversity in select areas. These changes to UM (Medium Density) would allow Hundreds of Apartments to be built in our Long-Standing Existing Neighborhood of East Medford. It would be Negatively Impacted with Significant Adverse Environmental and Social Consequences: Increased Traffic requiring Upgrades of Public Streets; Upgrades of already Overcrowded Schools; Upgrades of Sewer & Water Systems; an Increase of Crimes and the Destruction of Property Values are just a few. An Increase of Commercial area in ISA 940 is not needed or justified.

Action: We, the undersigned, request the Planning Department, Planning Commission and/or Medford City Council to omit ISA's 240, 250, 940 & 950 from the rezoning and maintain the existing UR (SFR) zoning.

	Print Name	Address (Medford, OR 97504)	Signature	Date
1.	JANICE REED	1993 CAMELLIA AVE		2/10/14
2.	Lara Anders	1485 Honeysuckle		2/10/14
3.	Claron Anders	1485 Honeysuckle		2/10/14
4.	HARLAND SCHULTZ	1536 OLEANDER		2/10/14
5.	BEVERLY SCHULTZ	1536 OLEANDER ST		2/10/14
6.	Shirley Anderson	1175 Valley View Dr		2/10/14
7.	Tim Anderson	1175 Valley View Dr.		2/10/14
8.	DON PALESE	2780 LONE PINE RD		2/10/14
9.	JEAN PALESE	2780 LONE PINE RD.		2/10/14
10.	Mark Sheaff	1462 Foxwood Dr.		2/10/14
11.	Robin Sheaff	1462 Foxwood Dr.		2/10/14
12.	Sandra Outlaw	3462 Lone Pine Rd.		2/10/14
13.	LEE NEWTON	3459 LONE PINE RD		2/10/14
14.	Tracy Newton	3459 Lone Pine Rd		2/10/14
15.	JANICE A. BAILEY	1683 EDGEVALE AVE.		2/10/14

RECEIVED

FEB 12 2014


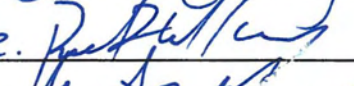
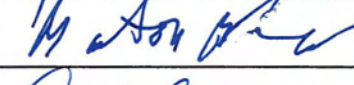
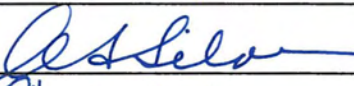
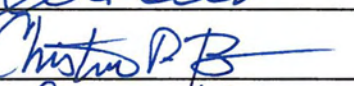
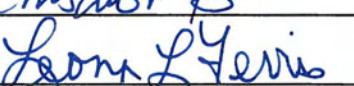


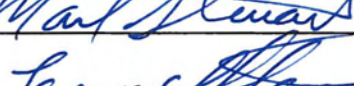
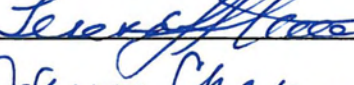
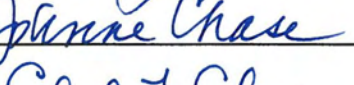
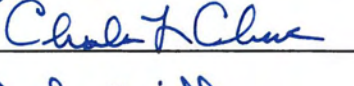
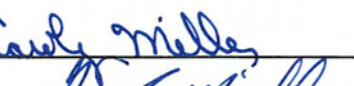

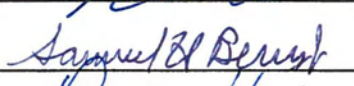
Planning Dept.

**Petition to the Medford Planning Department
GLUP Map Amendment Rezoning Proposal CP 13-032
ISA's 240, 250, 940 & 950**

Introduction: A notice of Public Hearings was mailed to affected property owners and those within 200 FEET. The General Land Use Plan (GLUP) amendment proposes changes to the Internal Study Areas (ISA's) listed above which would allow UM (MFR-15: 15 units of Townhouses, Duplexes and Apartment Buildings per Acre) and a Small 3-acre Commercial area in ISA 940.

Concerns: The zoning in most of the East Medford neighborhoods from Delta Waters to Siskiyou Blvd and East of Keene Way is Primarily UR (SFR-4: 4 units per acre). There are a few exceptions, which provides some diversity in select areas. These changes to UM (Medium Density) would allow Hundreds of Apartments to be built in our Long-Standing Existing Neighborhood of East Medford. It would be Negatively Impacted with Significant Adverse Environmental and Social Consequences: Increased Traffic requiring Upgrades of Public Streets; Upgrades of already Overcrowded Schools; Upgrades of Sewer & Water Systems; an Increase of Crimes and the Destruction of Property Values are just a few. An Increase of Commercial area in ISA 940 is not needed or justified.

Action: We, the undersigned, request the Planning Department, Planning Commission and/or Medford City Council to omit ISA's 240, 250, 940 & 950 from the rezoning and maintain the existing UR (SFR) zoning.

Print Name	Address (Medford, OR 97504)	Signature	Date
1. Susan Callaway	1665 Edgevale Ave.		2/10/14
2. Paul F. Callaway	1665 Edgevale Ave.		2/10/14
3. BURTON SILVER	1855 Inglenood		2/10/14
4. ALEXANDRA SILVER	1855 Inglenood		2/10/14
5. Chris Brown	3207 AUBURN WAY		2/10/14
6. Leona Ferris	1648 Brookdale Ave		2/11/14
7. PAUL FERRIS	1648 BROOKDALE AVE		2/11/14
8. MARK STEWART.	3284 LARUE DR.		2/11/14
9. TERESA STEWART	3284 LARUE DR.		2/11/14
10. JoAnne Chase	1664 Papago Dr.		2/11/14
11. CHARLES L. CHASE	1664 PAPAGO DR.		2/11/14
12. Carolyn Miller	2945 Long Pine Rd		2/11/14
13. GARY MILLER	2945 LONG PINE RD		2/11/14
14. Samuel Berry	1170 Westview Ct.		2/11/14
15. LINDA HUSKEY	1033 Brookdale Ave		2/11/14

RECEIVED

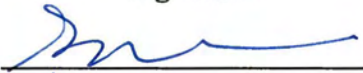




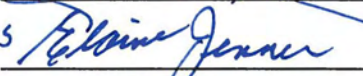

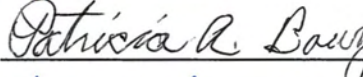



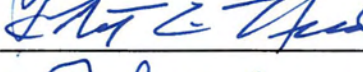

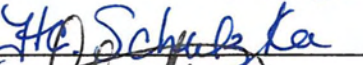

FEB 12 2014

Petition to the Medford Planning Department
Planning Dept. GLUP Map Amendment Rezoning Proposal CP 13-032
ISA's 240, 250, 940 & 950

Introduction: A notice of Public Hearings was mailed to affected property owners and those within 200 FEET. The General Land Use Plan (GLUP) amendment proposes changes to the Internal Study Areas (ISA's) listed above which would allow UM (MFR-15: 15 units of Townhouses, Duplexes and Apartment Buildings per Acre) and a Small 3-acre Commercial area in ISA 940.

Concerns: The zoning in most of the East Medford neighborhoods from Delta Waters to Siskiyou Blvd and East of Keene Way is Primarily UR (SFR-4: 4 units per acre). There are a few exceptions, which provides some diversity in select areas. These changes to UM (Medium Density) would allow Hundreds of Apartments to be built in our Long-Standing Existing Neighborhood of East Medford. It would be Negatively Impacted with Significant Adverse Environmental and Social Consequences: Increased Traffic requiring Upgrades of Public Streets; Upgrades of already Overcrowded Schools; Upgrades of Sewer & Water Systems; an Increase of Crimes and the Destruction of Property Values are just a few. An Increase of Commercial area in ISA 940 is not needed or justified.

Action: We, the undersigned, request the Planning Department, Planning Commission and/or Medford City Council to omit ISA's 240, 250, 940 & 950 from the rezoning and maintain the existing UR (SFR) zoning.

Print Name	Address (Medford, OR 97504)	Signature	Date
1. Suzanne Messer	2440 E McAndrews		2/8/14
2. Nancy Alveer	2470 E McAndrews		2/8/14
3. Kirby Messer	2440 E McAndrews		2/8/14
4. Bill Leever	2470 E McAndrews		2/8/14
5. Rick Boyd	2420 E McAndrews		2/8/14
6. ELAINE JENNER	2384 E McAndrews		2/8/14
7. Michael Rodger	2378 E McAndrews		2/8/14
8. PATRICIA BOURGAIN	1301 RAMADA		2/8/14
9. EDITH TAVALERO	1300 RAMADA		2/8/14
10. Jim Tipler	1841 GARDEN DR		2/9/14
11. Jim Hawes	1824 GARDEN DR		2/9/14
12. R.C. Nicolls	1830 GARDEN		2/9/14
13. Paul Condore	1773 Garden Dr		2/9/14
14. Holly Schulzke	1589 Inverness Dr		2/11/14
15. CHRISTIAN SCHULKE	1539 Inverness Dr		2/11/14

RECEIVED

FEB 12 2014

Planning Dept.

Petition to the Medford Planning Department
GLUP Map Amendment Rezoning Proposal CP 13-032
ISA's 240, 250, 940 & 950

Introduction: A notice of Public Hearings was mailed to affected property owners and those within 200 FEET. The General Land Use Plan (GLUP) amendment proposes changes to the Internal Study Areas (ISA's) listed above which would allow UM (MFR-15: 15 units of Townhouses, Duplexes and Apartment Buildings per Acre) and a Small 3-acre Commercial area in ISA 940.

Concerns: The zoning in most of the East Medford neighborhoods from Delta Waters to Siskiyou Blvd and East of Keene Way is Primarily UR (SFR-4: 4 units per acre). There are a few exceptions, which provides some diversity in select areas. These changes to UM (Medium Density) would allow Hundreds of Apartments to be built in our Long-Standing Existing Neighborhood of East Medford. It would be Negatively Impacted with Significant Adverse Environmental and Social Consequences: Increased Traffic requiring Upgrades of Public Streets; Upgrades of already Overcrowded Schools; Upgrades of Sewer & Water Systems; an Increase of Crimes and the Destruction of Property Values are just a few. An Increase of Commercial area in ISA 940 is not needed or justified.

Action: We, the undersigned, request the Planning Department, Planning Commission and/or Medford City Council to omit ISA's 240, 250, 940 & 950 from the rezoning and maintain the existing UR (SFR) zoning.

Print Name	Address (Medford, OR 97504)	Signature	Date
1. George Huskey	1033 Brookdale Ave	George Huskey	2/11/14
2. Rachel Felchlin	3106 Sycamore way	Rachel Felchlin	2/11/14
3. Jesse Felchlin	3106 Sycamore way	Jesse Felchlin	2/11/14
4. Sylvia Pyeatt	1872 Sonya Cir	Sylvia Pyeatt	2/11/14
5. Steph Schaeffer	1877 Sonya Circle	Steph Schaeffer	2/11/14
6. Beth Berghofer	3233 SYCAMORE WAY	Beth Berghofer	2/11/14
7. CAROL KOSZYK	3220 Parkview Ct.	Carol Koszyk	2/11/14
8. PHILIP KOSZYK	3220 Parkview Ct.	Philip Koszyk	2/11/14
9. Danilo Lee	2270 Springbrook Rd	Danilo Lee	2/11/14
10. JAIME GAIRAN	1849 GARDEN DR	JAIME GAIRAN	2/11/14
11. NATHAN GAIRAN	1849 GARDEN DR	Nathan Gairan	2/11/14
12. Steve Caldwell	1620 Edgewale Ave	Steve Caldwell	2/11/14
13. Linda Caldwell	1620 Edgewale Ave	Linda Caldwell	2/11/14
14. Brent Buchanan	3102 Sycamore way	Brent Buchanan	2/11/14
15. Erin Buchanan	3102 Sycamore way	Erin Buchanan	2/11/14

RECEIVED

FEB 12 2014


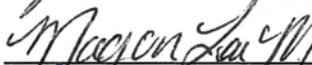

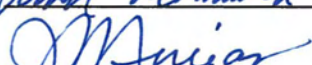
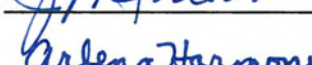
Planning Dept.

Petition to the Medford Planning Department
GLUP Map Amendment Rezoning Proposal CP 13-032
ISA's 240, 250, 940 & 950

Introduction: A notice of Public Hearings was mailed to affected property owners and those within 200 FEET. The General Land Use Plan (GLUP) amendment proposes changes to the Internal Study Areas (ISA's) listed above which would allow UM (MFR-15: 15 units of Townhouses, Duplexes and Apartment Buildings per Acre) and a Small 3-acre Commercial area in ISA 940.

Concerns: The zoning in most of the East Medford neighborhoods from Delta Waters to Siskiyou Blvd and East of Keene Way is Primarily UR (SFR-4: 4 units per acre). There are a few exceptions, which provides some diversity in select areas. These changes to UM (Medium Density) would allow Hundreds of Apartments to be built in our Long-Standing Existing Neighborhood of East Medford. It would be Negatively Impacted with Significant Adverse Environmental and Social Consequences: Increased Traffic requiring Upgrades of Public Streets; Upgrades of already Overcrowded Schools; Upgrades of Sewer & Water Systems; an Increase of Crimes and the Destruction of Property Values are just a few. An Increase of Commercial area in ISA 940 is not needed or justified.

Action: We, the undersigned, request the Planning Department, Planning Commission and/or Medford City Council to omit ISA's 240, 250, 940 & 950 from the rezoning and maintain the existing UR (SFR) zoning.

Print Name	Address (Medford, OR 97504)	Signature	Date
1. James Meeker	1589 Inverness Dr		2/11/14
2. Magon L. Meeker	1589 Inverness Dr.		2/11/14
3. Richard M. Minner	2499 Pinebrook C.		2/11/14
4. Judy Minner	2499 Pinebrook C		2/11/14
5. Arlena Harmony	2685 Lawnview Dr.		2/11/14
6. _____	_____	_____	2/___/14
7. _____	_____	_____	2/___/14
8. _____	_____	_____	2/___/14
9. _____	_____	_____	2/___/14
10. _____	_____	_____	2/___/14
11. _____	_____	_____	2/___/14
12. _____	_____	_____	2/___/14
13. _____	_____	_____	2/___/14
14. _____	_____	_____	2/___/14
15. _____	_____	_____	2/___/14

NEIGHBORHOOD ALERT!

Please Help Preserve the Livability of Our Neighborhood

The City of Medford is proposing Zone Changes to allow Multiple Family Housing and a Commercial Use area in Our Neighborhood. Sadly, Public Notification by the City was only provided to the actual Property Owners and others within 200 FEET. 5 Proposed Areas are located in our East Side Neighborhood! The Orange areas (see map on back) could be changed to MFR-15 which allow 15 Townhouses, Duplexes and Apartments per acre. Currently areas between Delta Waters and Siskiyou Blvd, East of Keene Way are primarily SFR-4, which allow only 4 Single Family Residences per acre. Approval of area 240 alone would allow an increase of up to 240 Apartments; area 950 an increase of up to 165 Apartments, etc! This would impact Our Neighborhood Negatively with significant adverse environmental and social consequences: Increased Traffic; Upgrades of Public Streets; Upgrades of already Overcrowded Schools, Upgrades of Sewer & Water Systems; an Increase in Crimes and the Destruction of Your Property Values are just a few!

Do you want such High Density Housing in our neighborhood? If there is not Strong Opposition before the Public Comment Period closes (Possibly at the Public Hearing on February 13th) then this will undoubtedly happen! There are only a Few Nice Neighborhoods left in Medford. What can you do to help prevent it?

1. Sign the Petition asking that the Current SFR-4 Zoning be Retained. Please call 541-773-8711 and someone will bring it to you.
2. Write a letter to the Medford Planning Department stating your Opposition. If it is Not RECEIVED by February 13th it might be rejected?

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

Attn: John Adam

RE: CP 13-032 ISA's 240, 250, 940 & 950

RECEIVED
FEB 12 2014
Planning Dept.

3. Attend the Public Hearing and present your arguments personally.

5:30 PM Thursday February 13, 2014
Medford City Council Chambers (3rd Floor)
City Hall – 411 W. 8th Street

**Petition to the Medford Planning Department
GLUP Map Amendment Rezoning Proposal CP 13-032
ISA's 240, 250, 940 & 950**

Introduction: A notice of Public Hearings was mailed to affected property owners and those within 200 FEET. The General Land Use Plan (GLUP) amendment proposes changes to the Internal Study Areas (ISA's) listed above which would allow UM (MFR-15: 15 units of Townhouses, Duplexes and Apartment Buildings per Acre) and a Small 3-acre Commercial area in ISA 940.

Concerns: The zoning in most of the East Medford neighborhoods from Delta Waters to Siskiyou Blvd and East of Keene Way is Primarily UR (SFR-4: 4 units per acre). There are a few exceptions, which provides some diversity in select areas. These changes to UM (Medium Density) would allow Hundreds of Apartments to be built in our Long-Standing Existing Neighborhood of East Medford. It would be Negatively Impacted with Significant Adverse Environmental and Social Consequences: Increased Traffic requiring Upgrades of Public Streets; Upgrades of already Overcrowded Schools; Upgrades of Sewer & Water Systems; an Increase of Crimes and the Destruction of Property Values are just a few. An Increase of Commercial area in ISA 940 is not needed or justified.

Action: We, the undersigned, request the Planning Department, Planning Commission and/or Medford City Council to omit ISA's 240, 250, 940 & 950 from the rezoning and maintain the existing UR (SFR) zoning.

See table of ISA proposals on following page.



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

February 12, 2014

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

Attn: John Adam

RECEIVED

FEB 12 2014

Planning Dept.

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 have an office at 4 E. Clark Street in Medford and live in the Central East Side near Springbrook & McAndrews.

Apparently after the Strong Opposition from the Neighbors near the recent construction of the Capitol Hill Antenna Tower, the Medford City Staff has now found a way to meet some Minimum Notification Rule that will Only Notify the Affected Property Owners and Others within 200 FEET! This Minimum Notification Rule appears as an Attempt to Prevent any Major Opposition to the Changes Desired by the Medford City Staff!

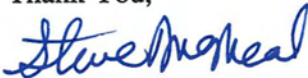
In an attempt to have the Best Interest of it's Citizens in mind, I also feel that the City of Medford should adopt a rule to Only Hire Staff & Employees that Reside either Within the Boundaries of the City Limits or At Least Within the Adjacent Close Cities to Medford!

I personally shouldered the expense of distributing approximately **1,600** of the **Attached Neighborhood Alert** letters to my neighborhood to inform the Public of this Rezoning issue!

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.

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

CC: Email to Medford City Council & Mayor

Council@ci.medford.or.us

Mayor@ci.medford.or.us

Dave Frohnmayer, Mira Frohnmayer
545 Spyglass Drive
Eugene, OR 97401

February 12, 2014

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

RECEIVED
FEB 12 2014
PLANNING DEPT

Re: GLUP Map Amendment Proposal: Internal Study Area (ISA) 950

Dear Ladies and Gentlemen:

My sister, Mira Frohnmayer, for whom I am authorized to speak, and I strongly object to any changed zoning designation for ISA parcel 950. We also join in the comments of Mr. Tom Rashe dated February 5, 2014, and stamped received February 6, 2014, respecting other nearby parcels.

Mira and I are children of Otto and MarAbel Frohnmayer, who donated the westerly portion of the highly used and much-loved Donahue-Frohnmayer Park. Our parents gave this property in the expectation that the City of Medford and its governing bodies would be wise and thoughtful stewards of this legacy in perpetuity.

The proposed zone changes in ISA 950 to high density would substantially devalue the treasured scenic vistas from the park, and especially from the serenity of the memorial plaza in its northwest corner, and from the historic "corral" site in the western oak cluster. We are intimately familiar with this landscape and the importance of the views of the Table Rocks and western foothills. These vistas would be destroyed were multi-story and multi-unit housing to be constructed in ISA 950 pursuant to dense zoning. This would be an irreparable travesty, and an insult to the philanthropic legacy of the donors.

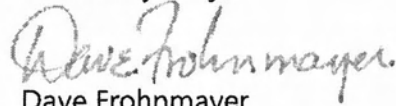
Moreover, as Mr. Rashe's letter notes, there is substantial water drainage and wetlands which historically bisects ISA 950 from south to north (this flow is through at least the "O" of "950" on the parcel map).

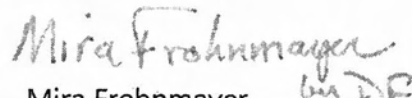
Partly in recognition of the scenic and park use values recounted above, the Housing Authority of Jackson County recently reduced the size of its "Cherry Creek" development from 100 units to 50, and as part of a global resolution with Concerned Citizens of Medford, deeded more than two acres of the easterly part of its parcel to the City of Medford for park purposes. Rezoning land immediately north of this newly deeded park parcel substantially reduces the benefit of the bargain for the city, the neighborhood and park users.

ISA 950 should be removed from rezoning consideration, and set aside for study as future wetlands restoration and park acquisition property.

Thank you for your thoughtful consideration of this request.

Yours very truly,


Dave Frohn


Mira Frohn *by DF*



CSA Planning, Ltd

4497 Brownridge, Suite 101
Medford, OR 97504

Telephone 541.779.0569
Fax 541.779.0114

Raul@CSAplanning.net

RECEIVED

FEB 12 2014

PLANNING DEPT

February 8, 2014

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

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

Dear Commission Members:

At the initial public hearing on January 23rd of this year for the above referenced project, an alternative proposal prepared on behalf of our clients (members of the Carpenter family) was generally well received by those who gave testimony that evening with the exception of the subareas designated as "CM-1" and "UM-1" along East McAndrews Road at the north end of the tract.

For the record, please be informed that our clients support the public testimony to retain the current UR GLUP Map designation for the areas CM-1 and UM-1 as identified on the previously submitted alternative proposal.

Very truly yours,

CSA Planning, Ltd.

A handwritten signature in black ink, appearing to read "R. Woerner", is written over a light blue horizontal line.

Raul G. Woerner
Principal

February 12, 2014

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

RECEIVED
FEB 12 2014
PLANNING DEPT

Attn: John Adam

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

We are writing in objection to the proposed GLUP Map changes on the referenced property. We are completely against the alternate proposal of CM-1 and UM-1 at the end of Greenridge Dr.

We not only live in Brookdale Meadows but (Liz) is a realtor as well. We have always felt the development was a very desirable area to live in with large lot single family homes. We strongly feel adding any type of commercial and medium density housing will directly affect the property values and diminish the very reasons many move to this area. Residents in this area have a substantial investment in their homes and have routinely paid increased property taxes based on increased values. It will have an enormous negative impact on the current residents as well as adversely affect the city, both because of declining revenue and diminished ability to recruit high quality professionals to the community.

The north side of Greenridge Dr. is in a designated flood zone and part of it is wetlands. We pay \$830 a year just for flood insurance. We are concerned any development of the land would change the grade elevation of water drainage that would go into our neighborhood and impact us greatly with increased runoff and decreased absorption. Then what, our flood and home insurance will increase even more?

We understand there is a proposal to connect Thrasher and Spring Streets to accommodate the Commercial Space and Medium Housing. It is inevitable that traffic will use the Greenridge Drive as well. The neighborhood is not built for that and cannot handle the dramatic traffic increase that we currently have from the residents.

The proposed amendment also appears to be an attempt to create density without any regard to the families and children districted to Lone Pine and Hoover Elementary Schools as well as Hedrick Middle School. All of these schools are at capacity at this time with classrooms too big and teachers are without support as seen currently with the teachers strike.

We ask that you please deny this proposed amendment.

Sincerely,

Doug and Liz Forster

February 12, 2014

RECEIVED
FEB 12 2014
PLANNING DEPT

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

Attention: John Adams

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

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

I previously sent you a letter regarding why I feel the proposed changes fail to meet the majority of the seven criteria set forth in Municipal Code section 10.184 so will concentrate on other issues as to why I oppose the proposed changes.

I concur 100% with the comments and reasoning set forth by letters to you by Attorney Sydnee B. Dreyer of the firm Huycke, O'Connor, Jarvis, Dreyer, Davis and Glatte LLP. Ms. Dreyer is representing John and Karin Dailey in objecting to the proposed ISA 930. I especially agree the proposal increases the deficit of UR land by proposing a disproportionate amount of UM in a single area.

The GLUP amendment would result in an increase in the deficit of UR land to 1,067 acres (from the City's established need of a 465 acre deficit). It would also create a surplus of 329 acres of UM (from the City's established need of a 39 acre deficit) and finally it would create a surplus of 126 acres of UH (from the City's established need of a 49 acre deficit).

In the planning staff reports it has been stated that the placement of high density housing will not reduce the value of nearby homes in a low density area. I respectfully and strongly disagree with that statement. I retired from a 34 year career as a federal civil servant requiring my moving myself and my family around the United States living in several communities in several states, including the suburbs of Washington, D. C. In looking for potential homes and also in discussions with real estate agents, I found that values of single family homes adjacent to or near high density residences (apartments and townhouses) to be of a lower value than such homes further away. After retiring from one career, I became a Real Estate Broker for several years. Working as a Broker, I found prospective home buyers typically shunned single family residences adjacent or nearby high density dwellings, concerned about the impact on property investment values. These experiences show me that property values do go down in areas adjacent to or near high density housing. Higher density housing needs to be integrated into residential areas in a graduated manner, gradually increasing the density rather than an abrupt across the street manner. Also high density housing, if done properly, allows for resulting high density vehicular traffic to be quickly dispersed onto main arterial transportation roads rather than routing it through low density housing.

There are existing vacant lots and rundown vacant uninhabited houses near the downtown core area that could be used for higher density housing which would provide for less expensive transportation and more convenient access to its business services. Such development in these areas would enhance the

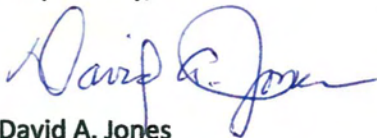
overall real estate values. Putting newer housing in lower value areas would increase overall property values in the process.

I purchased my current residence situated in a low density housing area after a thorough search of the Medford City limits. Part of the reasoning for buying in my current location was that it is in an area that has historically retained its economic value, has many amenities such as quiet, well-kept neighborhoods where residents have invested millions of dollars to keep the area desirable and of a high real estate value. I was also led to believe that due to the current zoning, that the area would remain in low density housing. Much of my family's assets rest in my home and land; I certainly am concerned about maintaining that asset's value, not of having it lessened by putting in high density across the road! I very much appreciate and enjoy the open space, wetlands and wildlife existing on ISA 930. Medford needs more open space and wildlife habitat, which is limited, within its GLUP

I oppose the planning staff's current proposed zoning for ISA 930 and asked that it be dropped from consideration.

I would not be opposed to the zoning offered by the landowner of ISA 930 for parcels UM-2, CM-2, UM-3 and CM-3 as they would be adjacent to the Foothills-North Phoenix Road, a major arterial road, which would allow for quick and easy dispersal of resulting higher vehicular traffic.

Respectfully,



David A. Jones
2450 Quail Run Drive
Medford, OR 97504

RECEIVED

FEB 12 2014

PLANNING DEPT.

Dear Planning Commission

I am writing with regard to the General Land Use Plan (GLUP) amendment; file CP13-032, Parcel ISA 930. I feel converting the Dunbar Farms land to multi-family up to 15 units per acre and commercial will irreparably harm our neighborhood and small community.

I oppose this proposal on the grounds that our neighborhood cannot accommodate the increased traffic, it will impact the safety of our children in the neighborhood, and will negatively impact our property values and quality of life. Our small neighborhood school Lone Pine is currently overfull and having to redraw boundaries to take the student population down. In Medford's current teacher strike situation many of us parents are already questioning the direction our town is taking and I am worried enough to seriously consider moving to another community to raise my children. If this proposal is approved it would be the deciding factor in making our decision.

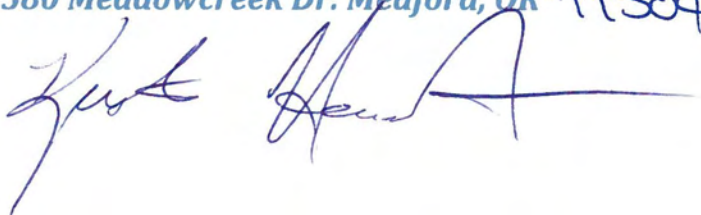
I thank the Carpenter family for their interest and willingness to develop their own alternative. I, along with my neighbors, support this alternative with the exception of CM1 and the UM1, both on the north end of the Dunbar Farms land along East McAndrews. We have plenty of commercial offerings in the area and another market is unnecessary. We have within a two mile radius Spring Street Market, Albertson's, Safeway, 7-Eleven and a Minute Market.

Thank you so much for reading my letter and considering our neighborhood's concerns. I appreciate your time and consideration in keeping our quiet, well cared for neighborhood a desirable place to live and raise my family.

Thank you for your time,

Kirsten Hammericksen

2580 Meadowcreek Dr. Medford, OR 97504

A handwritten signature in blue ink, appearing to read 'Kirsten Hammericksen', written over the printed address line.

RECEIVED

FEB 12 2014

PLANNING DEPT.

1170 Westview Court
Medford, OR 97504
February 11, 2014

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

Attention: John Adam

Re: Rezoning Proposal CP 13-032

Dear Mr. Adam:

I am writing to voice my opposition to the inclusion of certain parcels of land in the above-referenced rezoning proposal. East Medford is currently considered a very desirable residential area, similar to Ashland in its semi-rural character. This attractiveness would be greatly diminished by the rezoning proposal as currently drafted, because it would allow large housing complexes and commercial development in the heart of East Medford.

For this reason, I object specifically to the inclusion of the following ISAs in the rezoning proposal:

240, 250, 310, 930, 940, and 950

Please protect the unique residential value of East Medford by removing these ISAs from the rezoning proposal.

Thank you for your consideration of this matter.

Yours truly,



Samuel H. Berry, Jr.

RECEIVED

FEB 12 2014

PLANNING DEPT.

Dear Mr. Adams

RE: CP 13-032 ISA's 240, 250, 940 & 950

I am writing this letter to object to the proposed Zone Changes to allow Multiple Family Housing and a Commercial Use area in our neighborhood. I live at 2270 Springbrook Rd. Medford OR 97504 and am the property owner. I feel this would ~~a~~negatively impact our neighborhood. If you would like you may contact me any time at 541-941-4940. Again we do NOT want these Zone Changes and object ~~to~~ to CP 13-032 ISA's 240, 250, 940 & 950

Sincerely
Dan Lee

February 10, 2014

City of Medford Planning Department
Lausmann Annex – Room 240
Attn: John Adam
200 S. Ivy St.
Medford, OR 97501

Mr. Adam,

RE: CP 13-032 ISA's 240, 250, 940 & 950

REQUEST:

I am writing to state my Opposition to a change in the Current SFR-4 Zoning.

I respectfully request that the Planning Department, Planning Commission and/or Medford City Council omit ISA's 240, 250, 940 and 950 from the rezoning .

Please **retain existing SFR-4** zoning for a myriad of reasons.

Respectfully submitted,



Lynda Morgan
1917 Redbud Lane
Medford, OR 97504

RECEIVED

FEB 12 2014

PLANNING DEPT.

Loris A. Erickson

2559 Meadowcreek Creek Dr. Medford, Oregon 97504

February 08, 2014

Medford city council,

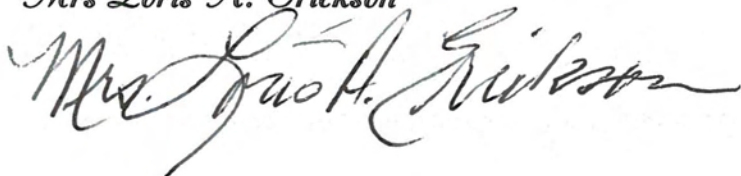
In regard to the proposed rezoning ISA 930. I would like to tell you that I am opposed to this. There are two immediate reason for this. One is that, it will be extending the avenues in my neighborhood so there are two new accesses which would allow so much more traffic thorough a quiet neighborhood that everyone feel safe to walk through because of less traffic. The second reason is if I read my maps right there are a couple rezoned areas that are already designated wetlands. I am wondering how that is possible when they are already designated.

I would like to go on record that I oppose ISA 930 and would much rather go with the Dunbar Farms proposal with the exception of opposing the north end proposal.

Thank you for hearing how all the people in my area are opposed to this and let our voices make a difference please.

thank you,

Mrs Loris A. Erickson

A handwritten signature in cursive script, appearing to read "Mrs. Loris A. Erickson", written in dark ink.

RECEIVED

FEB 12 2014

PLANNING DEPT.

February 10, 2014

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

Attention: John Adam

Re: File No: CP13-032(parcel 930)

Dear Sirs and Madam:

This letter is to voice our objections to the proposed changes you are considering to reclassify the acreage of the Dunbar farm adjacent to our neighborhood, Brookdale Meadows.

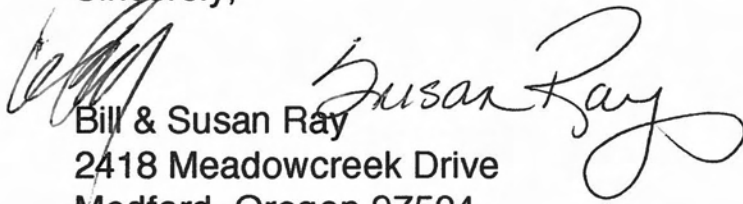
First, it is incomprehensible that you are even considering changing farmland into commercial development when there is already so much empty existing space and buildings available. The environmental impact alone should be a major deterrent to such a project. Also, we cannot fathom a need for any more of the type of housing you are considering when there are so many vacant houses and apartments already. Where will these people come from when there are no jobs coming into this area? Realizing that you need to look to the future to accommodate growth in Medford, it seems that commercializing this area would be very detrimental in so many ways. First, any added traffic stopping to turn off of North Phoenix would create congestion and possible accidents from people going 45 mph or more. Second, traffic proposed to go through Brookdale Meadows would certainly change the safety and privacy of our neighborhood. Right now, there are only two ways in and out of our subdivision and it is easy to know who belongs in the area and who is just visiting. We feel safe here and have no traffic issues or speeding going on and do not require police patrols. Third, what about our local elementary school? Lone Pine is already busting at the seams and has been for a number of years. There would be no choice but to bus students which will cost the school district money when they are already having difficulty meeting their budget constraints.

When we moved here from Nevada eight years ago, we looked over all the areas very carefully and bought here because of the rural feeling of the area behind us and up the hill. We certainly never thought there

would ever be anything like multi-density housing on such a beautiful piece of property. What a negative that would be for our property values here. We are also concerned about the impact of changing the grading behind us. We already have issues with natural springs running through our properties, thus the name "Spring" street. Greenridge homeowners have to have flood insurance and are already having sewer and drainage problems. How can adding construction behind this area be good or safe for the residents of this existing neighborhood?

This type of construction can only be detrimental for the people here in our area and must be denied or our quality of life will be greatly diminished. We urge you to wholeheartedly deny this amendment.

Sincerely,


Bill & Susan Ray
2418 Meadowcreek Drive
Medford, Oregon 97504

RECEIVED
FEB 12 2014
Planning Dept.

City of Medford Medford Planning Department
Lausmann Annex- Room 240
200 S Ivy Street.
Medford Or. 97504

To whom it may concern:

I am a concerned citizen living at 2720 Roberts Rd. My tax lot is 3000 your map plat map calls it 113. You will see I am butting against the 240 property which you once again are trying to change the classification from L-4 to higher density property. I have been on my property 18 yrs, and opposed the change proposed by Tony Jelincich in April of 1997. I appose it now for the same reasons listed here.

The traffic caused by High density could not be handled by the present streets and there are no more routes out of the property.

The school serving the area does not have enough capacity for the present population.

A large section of the property is wetlands, and early in early spring and late fall I have river in front my house. At times I have a few mallards floating in a small pond 25 ft from my east fence, This, to let you know how deep it gets at times, and to dissuade any one from building on that location. I think Jelincich discovered this.

I have since learned that the present owners themselves, say they are not interested in changing the property classification to high density, that in itself should stop you from pursuing your present drive to change it.

I hope you will consider this before making these drastic changes in our neighborhood. We do appreciate what you do very much, thank you.

Respectfully yours.
Your Neighbor
Harold Tracy

Harold & Barbara Tracy

240
Platt



Robert Rd

240





#240



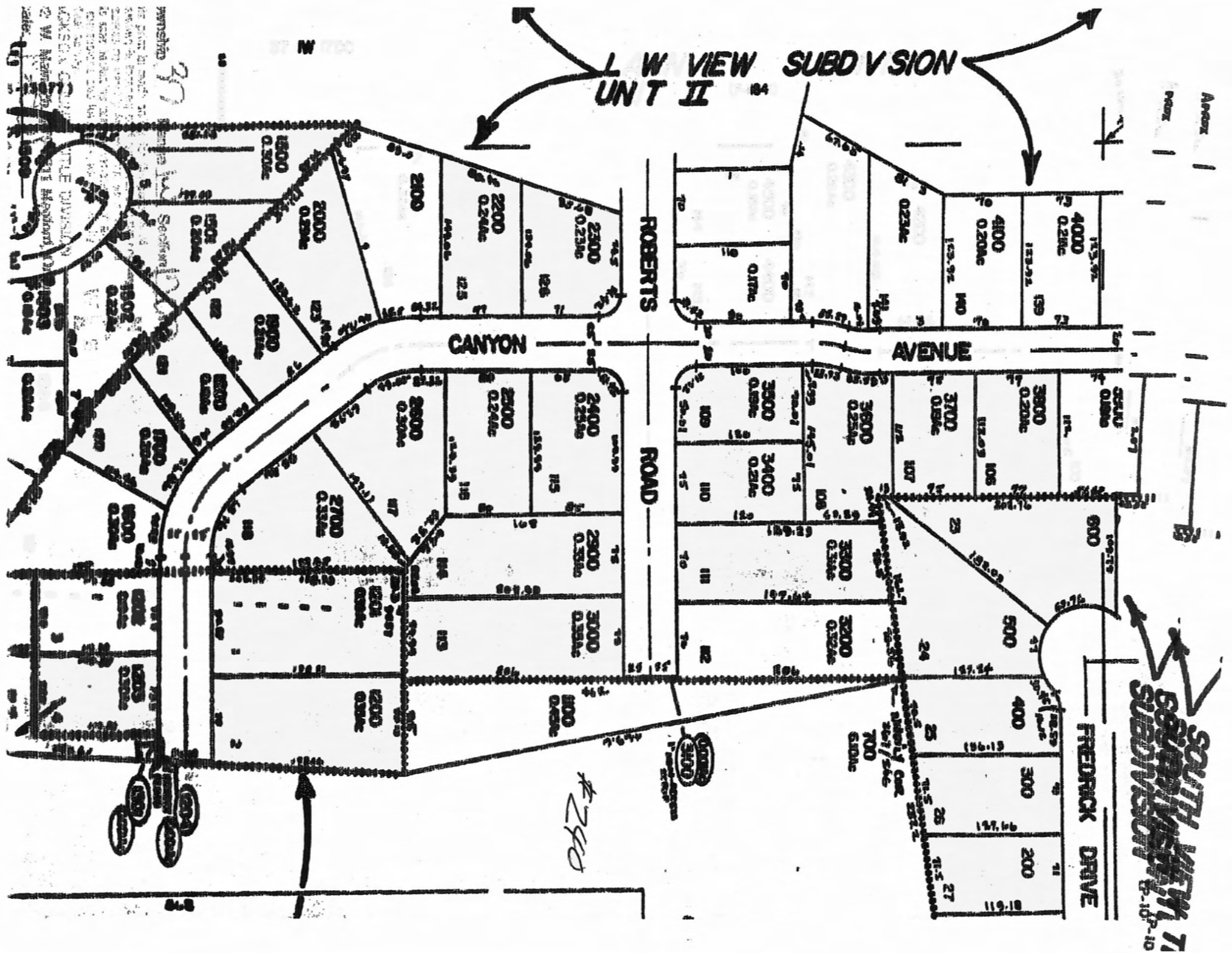
#240

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



UNIT II L W VIEW SUBDIVISION



SOUTH VIEW T
SUBDIVISION
EP-10-7-10

#246
Platt



Feb. 9, 2014

RECEIVED

FEB 11 2014

PLANNING DEPT.

City of Medford Planning Dept.

It has come to our attention that you will be reviewing a request to change a very large segment of East Medford parcels from their current SFR-4 zoning into MFR-15, allowing apartments.

I believe such a move would be a huge mistake, and my husband and I are opposed. Our streets and schools are not capable of handling such a huge influx of residents.

These areas are quiet, single-family neighborhood and should remain that way.

For these: CP 13-032 ISA's 240, 250,
940, 950

please keep the current SFR-4 zoning.

Dr. & Mrs. Randy Wooten
2740 Shannessy Dr.
Medford, Or. 97504
541 772 1790

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

February 10, 2014

RECEIVED
FEB 12 2014
Planning Dept.

Attn: John Adam

RE: CP 13-032 ISA's 240, 250, 940 & 950


We are opposed to the Zoning Changes that would allow Multiple Family Housing and a Commercial Use Area in our neighborhood on the East Side of Medford.

Future construction on the East Side should only compliment the existing type of homes already there and preserve or increase the values of existing property.

High Density Housing should not be added to existing areas, they should be far removed and in their own separate areas with supporting commercial businesses planned to compliment them.

Please don't mess up a good thing.

Thank you,


Dale E Heath and Ruth F Heath
1373 Foxwood Dr.
Medford, OR 97504-3683
541-772-2069

RECEIVED
FEB 11 2014
PLANNING DEPT.

February 7, 2014

City of Medford Planning Department
Lausmann Annex Room 240
200 S. Ivy St.
Medford, Or. 97501

Attn: John Adams
Re: CP 13-032 ISA's 240, 250 940, 950

I am requesting that the Planning Department, Planning Commission and Medford City Council maintain the current UR zoning. The areas that I am referring to are section #250 and #950 to keep the existing UR status. I live only about a block from this area.

Sincerely,

Harry Bach Grace Bach

Harry & Grace Bach
1943 Canyon Ave.
Medford, Or. 97504

RECEIVED

FEB 11 2014

PLANNING DEPT.

February 7, 2014

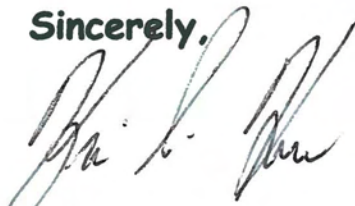
City of Medford Planning Department
Lausmann Annex Room 240
200 S. Ivy St.
Medford, Or. 97501

Attn: John Adams

Re: CP 13-032 ISA's 240, 250 940, 950

I am requesting that the Planning Department, Planning Commission and Medford City Council maintain the current UR zoning. The areas that I am referring to are section #250 and #950 to keep the existing UR status. I live only about a block from this area.

Sincerely,



1921 Canyon Avenue, Medford, OR 97504

RECEIVED
FEB 11 2014
PLANNING DEPT.

February 7, 2014

City of Medford Planning Department
Lausmann Annex Room 240
200 S. Ivy St.
Medford, Or. 97501

Attn: John Adams
Re: CP 13-032 ISA's 240, 250 940, 950

I am requesting that the Planning Department, Planning Commission and Medford City Council maintain the current UR zoning. The areas that I am referring to are section #250 and #950 to keep the existing UR status. I live only about a block from this area.

Sincerely,



Maria Martin & William Mastin
2699 Lawnview Dr
Medford, OR. 97504

RECEIVED
FEB 11 2014
PLANNING DEPT.

February 7, 2014

City of Medford Planning Department
Lausmann Annex Room 240
200 S. Ivy St.
Medford, Or. 97501

Attn: John Adams
Re: CP 13-032 ISA's 240, 250 940, 950

I am requesting that the Planning Department, Planning Commission and Medford City Council maintain the current UR zoning. The areas that I am referring to are section #250 and #950 to keep the existing UR status. I live only about a block from this area.

Sincerely,



1932 Canyon Av.

RECEIVED
FEB 11 2014
PLANNING DEPT.

February 7, 2014

City of Medford Planning Department
Lausmann Annex Room 240
200 S. Ivy St.
Medford, Or. 97501

Attn: John Adams

Re: CP 13-032 ISA's 240, 250 940, 950

I am requesting that the Planning Department, Planning Commission and Medford City Council maintain the current UR zoning. The areas that I am referring to are section #250 and #950 to keep the existing UR status. I live only about a block from this area.

Sincerely,

James M. Keith
1944 Canyon Ave
Medford, OR 97504

RECEIVED

FEB 11 2014

PLANNING DEPT.

January 10, 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 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.

City of Medford Planning Commission
January 10, 2014
Page 2

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.

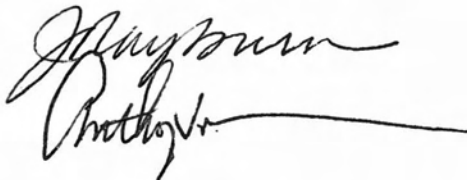
Available Alternatives: There is available land nearby that is either already zoned for multifamily or more suitable for multifamily development than these parcels.

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,



Anthony Rayburn
Jamie Rayburn
2400 Meadowcreek Dr.
Medford OR 97504

Purchased home in 2003

RECEIVED

FEB 11 2014

PLANNING DEPT.

1870 St Clair St

2/10/14

Medford 97504

City of Medford Planning Department ;

Comments on Zone changes for the East Side Neighborhood.

I oppose the 940 and 950 and other changes for the following reasons;

This would cause irritating traffic problems on McAndrews with the added on/off entering of cars on this very busy street.

What is the need for CM in this area? What is the overall need in Medford for more commercial property?

Are there carrying capacity study results to show how many people Medford can accommodate and how much commercial land would then be needed? If so how much reserved land is being saved for future commercial needs? All commercial property should be for environmentally sustainable economic development! If the commerce and its products are not sustainable we don't need it.

Proposal to remove existing houses for high density housing.

Does Medford have a carrying capacity study to see how many people can live here in a sustainable high quality fashion? Is the proposed high density housing going to reduce our quality of life as normally happens with high density housing?

Is there any land being reserved for future housing as illustrated by your(if you have one) carrying capacity study for a sustainable high quality of life?

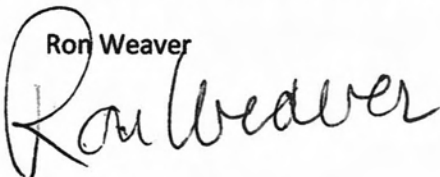
Anything less than a sustainable high quality of life is unacceptable for me and my grandchildren!

What evidence is provided to show what our maximum population should be in order to support a sustainable high quality of life? Do we have the local resources to support this population?

Any activity that would increase the density and associated decrease in the quality of life should be shelved until the activity is justified by a study to determine the maximum population for a sustainable high quality of life. Do we already have a long of people such that our quality of life is deteriorating?

Retain the current SFR-4 Zoning until the above questions are answered.

Ron Weaver

A handwritten signature in black ink that reads "Ron Weaver". The signature is written in a cursive style with a large, looped "R" at the beginning.

RECEIVED

FEB 11 2014

PLANNING DEPT.

February 9, 2014

City of Medford Planning Department
Attn: John Adam, AICP
200 South Ivy Street
Medford, Or. 97501

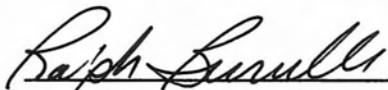
Re: GLUP amendment; file CP13-032, Parcel ISA 930

We are most concerned with the proposed zoning changes of Dunbar Farms from single family dwellings to multi-family dwellings up to 15 units per acre and to commercial development. We want to voice strong opposition to these proposed changes. Living on Brookdale Avenue for the past 12 years, we have seen a dramatic increase in traffic flow since the opening of McAndrews Road to Hillcrest Road. The proposed changes in zoning of Dunbar Farms would, in our opinion, not only significantly increase traffic usage even further in a neighborhood not designed to support such traffic but would impact travel patterns on relative narrow roads like Pierce Road and Spring Street to a point of unsustainability. In addition, the potential explosion in population to this area would require the development of additional school(s) to support the influx of children residing in multifamily housing developments (Lone Pine School appears to be operating at capacity even now). While we realize that the Medford School District would be charged with the responsibility of providing classroom space for any increase in population, we in effect are the Medford School District, and the costs will be shared by all of us. The quality of life currently being experienced by those in neighborhoods near Dunbar Farms would be negatively impacted in a severe manner by such a rezoning.

While we are grateful for to the Carpenter family for suggesting an alternative to the proposed zoning changes currently being considered by the Planning Department, we remain concerned about the rezoning for commercial and any remaining multifamily developments that are included in that plan.

Please weigh all of these potential consequences clearly and carefully before rezoning parcel ISA 930. Thank you for your consideration.

Respectfully,


Ralph Burrelle
1132 Brookdale Avenue
Medford, Or. 97504


Cathy Burrelle

RECEIVED

FEB 11 2014

PLANNING DEPT.

Dear Planning Commission

I am writing with regard to the General Land Use Plan (GLUP) amendment; file CP13-032, Parcel ISA 930. My concerns are great and varied but in short, converting the Dunbar Farms land from single family (SFR) to multi-family up to 15 units per acre and commercial will irreparably harm our neighborhood and small community.

I oppose this proposal on the grounds that our neighborhood cannot accommodate the increased traffic, it will impact the safety of our children in the neighborhood, it will put an unnecessary strain on our small neighborhood school (that is already bursting at the seams) and will negatively impact our property values and quality of life.

I thank the Carpenter family for their interest and willingness to develop their own alternative. I, along with my neighbors, support this alternative with the exception of CM1 and the UM1, both on the north end of the Dunbar Farms land along East McAndrews. We have plenty of commercial offerings in the area and another neighborhood market is seen by the inhabitants of this neighborhood as a negative as it will bring increased traffic, smoking, a loitering spot in the middle of a residential area and overall negative behavior we would rather keep out of our neighborhood if possible. Multi-family units being dropped into high value areas is not a solution to housing issues either. Social integration has no proof of being an effective tool and we feel this is the motive of some in this case.

Thank you so much for reading my letter and considering our neighborhood's concerns. We understand your job is a difficult one and balancing everyone's needs is no easy task. Our neighborhood is a very special place to live to us and our neighbors and we feel the proposed additions are a detriment to everything we hold dear about this land.

Thank you again for your time,



Jamie Hammericksen

2580 Meadowcreek Dr. Medford, OR 97504

RECEIVED

FEB 11 2014

PLANNING DEPT.

February 10, 2014

City of Medford Planning Dept.
Attn: John Adam, AICP
200 South Ivy Street
Medford, Or. 97501

Re: General Land Use Plan Amendment
File CP13-032, Parcel ISA 930

Thank you for the opportunity to explain our views on this matter.

As a way of background, before purchasing our home on Greenridge Drive, we noticed the barricade on the east end of the street. That told us that someday Greenridge Drive would be extended. We looked up the land use plan and noticed it was single family low density and was comfortable with relying on the zoning in place.


We are familiar with the various classifications of streets and realized that Greenridge Drive was built to single family residential standards. Since the properties along Greenridge are built out with single family homes, the street cannot be upgraded or improved to handle other types of development. Consequently, it would not be appropriate to up-zone property and funnel its traffic onto Greenridge Drive.

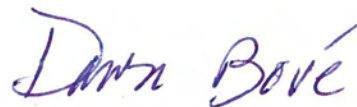
When Brookdale Meadows subdivision was approved, the character of this neighborhood was established, the street standards were set and the residents who have purchased homes have a right to rely on these decisions. As newly developed property in the area come to fruition, traffic from any higher density properties must flow out to a higher classification roadway system.

Our economic recovery is fragile. In the past six years, Brookdale Meadows properties decreased in value from forty to sixty percent. We have recovered only part of that decrease and any negative impact could upset our slow and fragile recovery. Brookdale Meadows properties have slightly decreased in the last sixty days according to Zillow and Homes.com exposing the fragile nature of our real estate recovery. We believe funneling multifamily and/or commercial traffic onto Greenridge Drive will negatively impact our property values. With the recession, the only investment most people can make is their home and it needs to be protected as much as possible.

Thank you for the opportunity to speak.

Sincerely,


Dawn Bove
David Sturdevant
2460 Greenridge Dr.
Medford, Or. 97504



RECEIVED
FEB 11 2014
PLANNING DEPT.

February 5, 2014

City Of Medford Planning Department
Attn: Mr. John Adam, AICP
200 South Ivy Street
Medford, OR 97501

Re: Parcel ISA 930

Mr. Adam:

I am writing this letter to be on record of opposing the proposed zoning change to Dunbar Farms, ISA 930. Our property at **1071 Castlewood Drive** shares a property line with the farm so of course we are concerned with the proposed, higher density zoning changes. We moved here from Jacksonville in August, 2011, and chose this area for its quality of homes and quiet surroundings.

I attended the January 23rd meeting and was very pleased to see the number in attendance and heard some good arguments against the proposed changes. I will not repeat the points brought up at the meeting, but urge the planning members to consider other areas of vacant land available within the city limits that would better be suited for higher density development. The mixing of higher density and commercial zoning with single family zoning does not help property values in most cases and requires a lot more thought into the planning for traffic flow and city services.

The Carpenter family, by hiring their own planning expert and offering an alternative zoning change plan, has shown their concern about disturbing the Brookdale Meadows development and I thank them for their efforts. Their plan would minimize the impact to our neighborhood and would keep the zoning consistent with the surrounding area. With the exception of the development on E. Mc Andrews Road, I feel I could support their proposal and hope the planners can see the benefits of relocating the commercial zoning to N. Phoenix/Foothill Rd area.

Thank you for time and I hope you will consider the concerns brought to you by our neighborhood when you make your final decisions on zoning changes to our area.

Sincerely,


Steve Wittenbrock

RECEIVED

FEB 11 2014

PLANNING DEPT.

February 10, 2014

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

Regarding: Suggested Zone Change on ISA #240

Dear Planning Commission Members:

It has been said, "Don't fall in love with the house, fall in love with the neighborhood". And we have, so many of us, we who live in the Northeast corner of Medford, between East McAndrews and Owen, Springbrook and Foothills. Real Estate Sellers list the properties as "highly coveted", and "very popular". And there is a reason for this. The neighborhoods are settled by respectable middle class families who place value on clean well maintained homes and grounds, and courteously respect their neighbors' rights and boundaries. Most homes are owner occupied. We nurture, build, grow and care.

Multi-family homes, (Townhouses, Duplexes, Apartment complexes), on the other hand, are generally rental units that attract a transient population. That population has very little investiture in their neighborhood past their last month's rent and cleaning deposit. If they are unhappy with any aspect of their surroundings, they can easily go someplace else. This freedom eases their level of responsibility and commitment to the neighborhood and to each other. This leads to a lack of care, a slow deterioration of property, apathy or disregard for neighbors, an absence of trust, and all too often, unwanted criminal activity.

To place a multi-family rental development in the midst of an established, well-loved single family community penalizes and undermines the devotion of those who have come before, and have worked diligently to create a place of comfort, safety and beauty.

There is one ISA under consideration for higher density zone change in the above listed boundaries. This is ISA #240. I respectfully request that you remove this ISA from your proposed list. When this property is developed as single family

dwelling, it will be a welcome addition to our community, a perfect fit you might say. As indicated in your Staff Report Number 1, page 7, table 2.5 (Housing Land Need), there is a future need of this type of home also, and I humbly submit, place them here. (16 acres of the 465 needed.)

Other locations seem better suited for UM development. ISA's #250, #730, and #950 in the north half of town, and ISA's #630, #640 and #670 (plus nearby commercial development) in the south. (163 acres, far in excess of the 39 acres required.)

Thank you for your time and consideration of my request. I realize your job is very complicated and difficult, and you are trying to do what is right to serve the greatest good with future development choices.

Sincerely,

A handwritten signature in cursive script that reads "Debra Bartels".

Debra A. Bartels
1938 Canyon Avenue
Medford OR 97504-2129

541-842-0544

RECEIVED

FEB 11 2014

PLANNING DEPT.

City of Medford Planning Dept.
Lausmann Annex--Room 240
200 So. Ivy Street
Medford, Oregon 97501

ATTN: John Adam

RE: CP 13-032 ISA's 240, 250, 940 & 950

It has been brought to our attention that the City of Medford is proposing Zone Changes from SFR-4 to MFR-15. Unfortunately this is happening without notifying anyone in the city except actual property owners and others within 200 feet. This is BIZARRE !


We oppose STRONGLY for some of the following reasons;

1. Increased traffic
2. Upgrade of public streets
3. Overcrowded schools
4. Upgrade & enlarge schools
5. Upgrade sewer and water systems
6. Increase in crime
7. DESTRUCTION OF PROPERTY VALVES

Area 240 alone (16 acres) approximately 240 apartments, Area 950 (11 acres) approximately 165 apartments. 4 blocks from my house

We do not wish to have High Density Housing in our neighborhood. It would impact our neighborhood negatively with significant environmental and social consequences as aforementioned in items 1 thru 7.

Thank you.


William and Rosemary Schueller
1858 Filmore Dr
Medford, Or. 97504
(541) 776 2709

RECEIVED
FEB 11 2014
PLANNING DEPT.

February 8, 2014

City of Medford Planning Dept.
Lausmann Annex-Room 240
200 South Ivy Street
Medford, OR 97501

Attn: John Adams

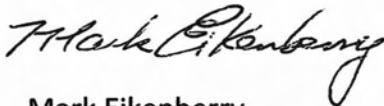
This letter is in reference to the proposed zoning change of ISA #240 of the GLUP.

Proposed zoning changes-UR to UM-to the ISA's north of Jackson Street include approximately 162 acres; ISA #240 makes up roughly 10% of the total acreage. Of the ISA's impacted by the proposed UR to UM zoning changes, #240 is the only one fully surrounded on four sides by long established single family home neighborhoods.

While the city of Medford must plan for future growth, I fail to see how the presumed acreage needed requires the rezoning of a parcel like #240. The surface streets that access north, east, and west sides of the parcel are not designed for high traffic or public transit buses. The main access would presumably be south on to Lone Pine, a street heavily used by children from Lone Pine Elementary and North Medford High Schools.

The adverse impacts to the ISA #240, reduction in property values of homes on all four sides of the parcel, traffic patterns, and loss of goodwill to the city, is a high price to pay for a UM zoning on ISA #240. I urge the Planning Department and Medford City Council to remove ISA #240 from the proposed rezoning.

Sincerely



Mark Eikenberry
1883 Canyon Ave
Medford, OR 97504

To City of Medford Planning Department and Medford City Council,

1/22/14

We are responding to the notification dated December 20, 2013 regarding a reclassification of areas 856 proposal of re-developable acres in our neighborhood near Springbrook and Owen Drive and nearby "vacant" properties!

We absolutely do not want these areas used for HUD housing because of the following reasons.....

(a) When we purchased our home in this neighborhood over 5 years ago we were told by the builder that the neighboring areas were all zoned for single family dwellings. Not multiple family dwellings! If I had known we were going to have HUD housing nearby I would have NOT have purchased my property!

(b) The newly built HUD housing presently in our neighborhood has a smoking area offsite. Throughout the day smokers are standing on the corner puffing away with small children wandering next to the main street. I haven't examined the corner area but wonder about cigarette butts on the ground! I also have the thought that if they can afford cigarettes then why do they get our tax dollars to help subsidize their monthly rental fees!

(c) The concern of increased crime threatens us statistically with lower income and the crime rate has gone up in our area

(d) The already "upside downside" (financial speaking) house we purchased is most likely and potentially going to be even more upside because of the resale value with HUD housing nearby!

(e) This will overwhelm the existing sewer and utility system in our area

(f) The increased traffic congestion will be a threat to our families and pets. The new HUD housing has already created much more traffic zooming thru the side streets with younger drivers not paying attention.

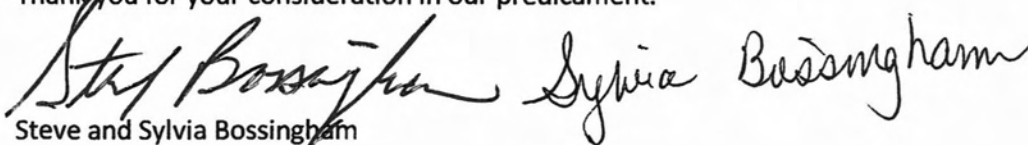
(g) The construction will be potentially be non-stop for years through our neighborhood of mud, dust, noise, ground pummeling and unsightly garbage onsite

(h) Danger to children playing on the sites after hours

We agree that progress has to happen but why right next to and near single family dwelling homes?

There has got to be other areas in Medford where HUD housing would fit in! Where I live if the changes made are approved and occur we will live in a box with tall buildings completely surrounding us! How depressing to look from every angle from my home and have tall buildings obscuring any view I have!

Thank you for your consideration in our predicament.


Steve and Sylvia Bossingham

RECEIVED

FEB 11 2014

PLANNING DEPT.

165

RECEIVED

Attn: John Adam

FEB 11 2014
PLANNING DEPT.

We, the undersigned, request
the Planning Department,
Planning Commission and/or
Medford City Council to
omit ISA's 240, 250, 940,
and 950 from the rezoning
and maintain the existing
UR (SFR) zoning.

Calvin R. Malcor

Nancy J. Malcor

3225 Lone Pine Road
Medford, OR 97504
February 11, 2014

RECEIVED
FEB 11 2014
Planning Dept.

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

Attn: John Adam

Re: CP 13-032 ISA's 240, 250, 940 & 950

To Whom It Concerns:

We received a flyer at our door this morning. We were amazed that the City thinks so little of us that they do not notify us about a neighborhood change that could be devastating. The Planning staff should recommend a change.

Regarding ISA # 240 on Lone Pine Road, we urge you to maintain the SFR-4 Zoning. This lot is presently surrounded on all sides by detached single family dwellings. The proposed MFR-15 does not fit. Plus, a big negative impact is traffic. Lone Pine, Roberts, and the eastern access point cannot handle the added volume of traffic from 200+ units without negative impact to the existing residential properties.

By contrast the ISA #940, at the SE corner of East McAndrews and Springbrook, has immediate access to major streets. Plus, there are apartments located immediately to the west (I think that they are apartments, maybe condos). Also, there is a high density complex, within eye sight, located off Spring Street.

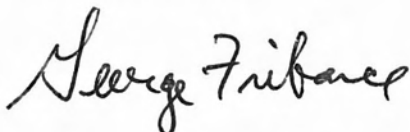
Likewise, ISA #930 is located on major roads – East McAndrews and Foothill.

These make sense for medium density residential, not a "land-locked" parcel.

Thank you, in advance, for considering our concerns.

Respectfully,

George Fribance



Connie Fribance



RECEIVED

FEB 11 2014

Planning Dept.

February 10, 2014

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

Re: File No. CP 13-032
Wilkshire Terrace,
ISA 240

Attn: John Adam

Attached is an 11-page petition signed by 148 people who oppose rezoning of Wilkshire Terrace., an open field north of Lone Pine, located at the terminus of Wilkshire, Roberts, Canyon and Voss. The petitioners live on streets surrounding the open field.

Signatures were collected between January 25, 2014 and February 9, 2014 by:

Charlene Beaty
2902 Fredrick Dr.
Medford, OR 97504
541-778-1963

Betty Ellison
2851 Fredrick Dr.
Medford, OR 97504
541-779-2187

1

PETITION TO CITY OF MEDFORD PLANNING DEPT.

We, the undersigned residents, oppose the proposed amendment to the General Land Use Plan which would change the zoning of ISA 240 known as Wilkshire Terrace from SFR-4 to UM-15. Please retain a zoning of SFR-4 which is compatible with the existing neighborhoods surrounding Wilkshire Terrace.

NAME

ADDRESS

<u>Melvin H. Scott</u>	<u>2902 FREDRICK DR. MEDFORD, OR</u>
<u>Candi K. Galbreath</u>	<u>2852 Fredrick Dr. Medford, OR</u>
<u>William R. Shaw</u>	<u>2848 Fredrick Dr, Medford, OR.</u>
<u>Susan A. Shaw</u>	<u>2848 Fredrick Dr., Medford, OR</u>
<u>Judith McQuone</u>	<u>2201 FAIRFIELD DR, Medford OR</u>
<u>Robert A. Roth</u>	<u>2211 Fairfield Dr., Medford, OR</u>
<u>Jeff Cundick</u>	<u>2910 Fredrick Dr., Medford, OR</u>
<u>Shirley A. Coi</u>	<u>2209 Sun Cameron Way Medford OR</u>
<u>Tan L</u>	<u>2201 Gene Cameron Way Medford, OR</u>
<u>Tiffany Beall</u>	<u>1932 Gene Cameron Way Medford, OR</u>
<u>Sean Beall</u>	<u>1932 Gene Cameron way medford, OR</u>
<u>Beverly Peebler</u>	<u>1879 Gene Cameron Way, Medford, OR</u>
<u>Jack M. Peebler</u>	<u>1879 GENE CAMERON WAY, medford, OR</u>
<u>Gail Hickey</u>	<u>2912 VOSS DR. medford, OR</u>

PETITION TO CITY OF MEDFORD PLANNING DEPT.

We, the undersigned residents, oppose the proposed amendment to the General Land Use Plan which would change the zoning of ISA 240 known as Wilkshire Terrace from SFR-4 to UM-15. Please retain a zoning of SFR-4 which is compatible with the existing neighborhoods surrounding Wilkshire Terrace.

NAME	ADDRESS
Rick Hickey	2992 Voss Dr Medford
LARRY A. DENN	OWNERS OF 1821 GENE CAMERON WAY "
Elba A. Denn	1821 Gene Cameron Way
JERRY F. ARRELL	2220 Gene Cameron Way
Martha E Arrell	2220 Gene Cameron Way
Kevin McLoughlin	2248 Gene Cameron Way
MELISSA McLOUGHLIN	2248 GENE CAMERON WAY
David Lively	2258 Gene Cameron Way
Donna Maybee	2768 Gene Cameron way
Virginia Greer	2302 Gene Cameron way
ADAM L. MILLER	2302 GENE CAMERON WAY
Linda E. Rue	2308 Gene Cameron
Jacqueline B Clair-Horn	2325 Gene Cameron Way
Helmi Lemons	2335 Gene Cameron way

PETITION TO CITY OF MEDFORD PLANNING DEPT.

We, the undersigned residents, oppose the proposed amendment to the General Land Use Plan which would change the zoning of ISA 240 known as Wilkshire Terrace from SFR-4 to UM-15. Please retain a zoning of SFR-4 which is compatible with the existing neighborhoods surrounding Wilkshire Terrace.

NAME

ADDRESS

Beverly Layer	2341 Gene Cameron Way Medford, Or.
Jason Anderson	2844 Fredrick Dr. Medford, OR
Richard Carl	2849 Fredrick Dr Medford, OR
K. Anderson	2901 Fredrick Dr Medford OR 97504
D. Anderson	2901 Fredrick Dr Medford 97504
Harold H. Hoag	2720 Roberts Rd Med 97504
Barbara Tracy	2720 Roberts Rd. Med. 97504
Thina Smith	2715 ROBERTS RD. MED 97504
Kristal Brewer	2714 Roberts Rd Medford, OR 97504
Sean Brewer	2714 Roberts Rd Medford, OR 97504
Melody Brewer	2714 2714 Roberts Rd Medford, Or
Chesie Cummings	2709 Roberts Rd Medford OR
John [Signature]	2709 Roberts Rd Medford OR.

PETITION TO CITY OF MEDFORD PLANNING DEPT.

We, the undersigned residents, oppose the proposed amendment to the General Land Use Plan which would change the zoning of ISA 240 known as Wilkshire Terrace from SFR-4 to UM-15. Please retain a zoning of SFR-4 which is compatible with the existing neighborhoods surrounding Wilkshire Terrace.

NAME	ADDRESS
Betty M. Bayless	2701 Roberts Rd.
JOSH CHRISTIAN	1888 Canyon Ave.
Josh Hindman	1840 Canyon Ave
Julina Hindman	1840 Canyon Ave
Julie DaVee	1830 Canyon Ave
R. J. N. N.	1857 Canyon Ave
Archie S. Ross	1857 Canyon Ave.
Ken Meckessel	1843 Canyon Ave.
Ken Meckessel	1863 Canyon Ave.
Chris Jhu	1809 Canyon Ave
Muriel Jhu	1877 Canyon Ave
Leson & E. W. W.	1883 Canyon Ave.
Mary E. Campbell	1887 Canyon Ave
Michelle L. J.	2695 Roberts Ave

PETITION TO CITY OF MEDFORD PLANNING DEPT.

We, the undersigned residents, oppose the proposed amendment to the General Land Use Plan which would change the zoning of ISA 240 known as Wilkshire Terrace from SFR-4 to UM-15. Please retain a zoning of SFR-4 which is compatible with the existing neighborhoods surrounding Wilkshire Terrace.

NAME	ADDRESS
Thomas Howard	1851 CANYON AVENUE
Connie Howard	1851 Canyon Avenue
Kala Lenn	2721 Roberts Rd
Edward Sato	2629 Wilkshire Dr
Frank Hernandez	2681 WILKSHIRE DR.
Carmen Hernandez	2681 Wilkshire Dr
Mary Stanton	2698 Wilkshire Dr.
Gwen Hutchings	2660 Wilkshire Pr.
Tim Hutchings	2660 Wilkshire Dr.
Steve McMeal	2689 Lannier Dr. 97504
Joe C. Bator	2834 Fredrick 97504
Hayden Robitaille	2846 Fredrick
Paul Weiner	2921 FREDRICK DR. 97504

PETITION TO CITY OF MEDFORD PLANNING DEPT.

We, the undersigned residents, oppose the proposed amendment to the General Land Use Plan which would change the zoning of ISA 240 known as Wilkshire Terrace from SFR-4 to UM-15. Please retain a zoning of SFR-4 which is compatible with the existing neighborhoods surrounding Wilkshire Terrace.

NAME

ADDRESS

SANDRA SMOLA 2657 Wilkshire Dr

Mel R 2674 WILKSHIRE

Charles Korte 2734 Wilkshire Dr

Carol C. Hanson 2686 Wilkshire Dr

~~James~~ 2643 WILKSHIRE DRIVE

Shelby Lee 2643 Wilkshire Drive

PAM Turnipseed 2923 Wilkshire DR.

Robert Michaels Robert Michael 2895 Wilkshire Dr.

Barbara Michaels Barbara Michaels 2895 Wilkshire Dr.

KATHRYN R. SMOOT Kathryn R. Smoot 2871 Wilkshire Dr

Linda Almond Linda Almond 2387 Gene Cameron Way

Mary Jayne 2377 Gene Cameron Way

Bob Ross 2744 Amblerwood Circle

Kathleen Jamison-Ross 2744 Amblerwood Circle

PETITION TO CITY OF MEDFORD PLANNING DEPT.

We, the undersigned residents, oppose the proposed amendment to the General Land Use Plan which would change the zoning of ISA 240 known as Wilkshire Terrace from SFR-4 to UM-15. Please retain a zoning of SFR-4 which is compatible with the existing neighborhoods surrounding Wilkshire Terrace.

NAME

ADDRESS

Sara Harbaur Sara Harbaur 2955 HOWE PINE RD

MATTHEW OWEN Matthew Owen 1754 Inverness Dr.

MARIELA OWEN Mariele Owen 1754 Inverness Dr.

James A Macie / James Macie / 3051 Jason Way

Kristi Reynolds Kristi Reynolds 3033 Jason Way

Lisa Wells Lisa K Wells 1803 Gene Cameron Wy

James S. Wells James S. Wells 1803 Gene Cameron Way

Diane Menzie Diane Menzie 3002 Jason Way

George Menzie George Menzie 3002 Jason Way

Daren Croy Daren Croy 3038 Jason Way

Heidi Croy Heidi Croy 3038 Jason Way

Tyler Banks Tyler Banks 3056 Jason Way

Clay TenBrink Clay TenBrink 3074 Jason Way

Edward Standridge Edward Standridge 1745 Inverness Dr.

PETITION TO CITY OF MEDFORD PLANNING DEPT.

We, the undersigned residents, oppose the proposed amendment to the General Land Use Plan which would change the zoning of ISA 240 known as Wilkshire Terrace from SFR-4 to UM-15. Please retain a zoning of SFR-4 which is compatible with the existing neighborhoods surrounding Wilkshire Terrace.

NAME	ADDRESS
Nancy Cooper	Nancy Cooper 3047 Aitken wy Medford, OR 97504
Hannah Cooper	" " Hannah Cooper 3047 Aitken wy medford, OR 97504
Robert Woodward	Robert Woodward 3031 Aitken Way medford OR 97504
April Woodard	April Woodard 3031 Aitken Way medford OR 97504
EVERETT MEADE	3096 Aitken Way MEDFORD OR 97504
Cheryl Ousey	C Ousey 3010 Aitken Way Medford OR 97504
Charles Haines	Chris Hain 1967 Inverness DR Medford OR 97504
Donald Crosson	1973 Inverness Dr Medford OR 97504
Robert D. Diller	no name 1990 Inverness Dr. Medford, OR.
meissa Buchanan	1970 Inverness Dr. Medford OR 97504
Dale Yokum	Dale Yokum 1877 Inverness Dr medford or 97504
Sandy Yokum	Sandy Yok 1877 Inverness Dr. 97504
Jenny Hodge	3092 Pippin Circle Medford, OR 97504
Gerald Aust	Gerald Aust 2311 Fairfield Dr medford or 97504

PETITION TO CITY OF MEDFORD PLANNING DEPT.

We, the undersigned residents, oppose the proposed amendment to the General Land Use Plan which would change the zoning of ISA 240 known as Wilkshire Terrace from SFR-4 to UM-15. Please retain a zoning of SFR-4 which is compatible with the existing neighborhoods surrounding Wilkshire Terrace.

NAME

ADDRESS

Betty Ellison	Betty Ellison	2851 Fredrick Dr.
EARL ELLISON	Earl Ellison	2851 FREDRICK DR
Ronda Sheffield	Ronda Sheffield	2916 ELISA COURT 97504
Nancy White	Nancy White	2903 ELISA CT. 97504
TERRY QUAST	Terry Quast	2923 ELISA CT
Jackie Quast	Jackie Quast	2923 ELISA CT 97504
Doug Spani	Doug Spani	2922 ELISA CT 97504
Ollie J. Talley Jr	Ollie J. Talley Jr	2241 Fairfield Dr 97504
Mike Yorker	Mike Yorker	2271 Fairfield Dr
CAROLE JENNINGS	Carole Jennings	2281 FAIRFIELD DR
Fred Jennings	Fred Jennings	2281 Fairfield
Cheryl Aust	Cheryl Aust	2311 Fairfield Dr.
Nancy L. Swan	Nancy L. Swan	2299 Fairfield Dr. 97504
Daniel R Fair	Daniel R Fair	2831 Hanover Cir., Medford, 97504

PETITION TO CITY OF MEDFORD PLANNING DEPT.

We, the undersigned residents, oppose the proposed amendment to the General Land Use Plan which would change the zoning of ISA 240 known as Wilkshire Terrace from SFR-4 to UM-15. Please retain a zoning of SFR-4 which is compatible with the existing neighborhoods surrounding Wilkshire Terrace.

NAME

ADDRESS

Kathy Nyquist	2804 Lone Pine Medford OR
SHARON ISPAS	2824 Lone Pine Road
Jeanine Carvalho	2858 Lone Pine Rd, Medford, OR
Kenneth J. Carvalho	2858 Lone Pine Rd.
HEIDI SAEVAN GRACA	2894 Lone Pine Rd
Summer Brendlinger	1491 Severson Dr.
Molly Beick	2933 Lone Pine Rd
Ron Beick	2933 Lone Pine Rd
Tina Bert	1374 Buila Ave
Kathy Kemper	3034 Lone Pine Rd
Greg Kemper	3034 Lone Pine Rd
Michelle	3017 Lone Pine Rd
Ann	3017 Lone Pine Rd
Anna Hagler	3017 Lone Pine Rd
Bert Formander	3017 Lone Pine Rd

PETITION TO CITY OF MEDFORD PLANNING DEPT.

We, the undersigned residents, oppose the proposed amendment to the General Land Use Plan which would change the zoning of ISA 240 known as Wilkshire Terrace from SFR-4 to UM-15. Please retain a zoning of SFR-4 which is compatible with the existing neighborhoods surrounding Wilkshire Terrace.

NAME

ADDRESS

DAVID ROBINSON 2819 HANOVER CIR

Douglas Lindsey Douglas Lindsey 2806 Hanover Cir

Kathy Lindsey 2806 Hanover Cir Medford 97504

Joyce HANLIN Joyce HANLIN 2362 FAIRFIELD DR Medford 97504

Karen Weather Karen Weather 2374 FAIRFIELD DR Medford 97504

Ron Weather Ron Weather 2374 FAIRFIELD DR Medford 97504

Lorin Smith Lorin Smith 1723 Inverness DR 97504

Donna Smith Donna Smith 1723 Inverness DR 97504

Charlene Beaty Charlene Beaty 2902 Fredrick Dr, 97504

February 10, 2014

RECEIVED

FEB 11 2014

Planning Dept.

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

Re: File No. CP 13-032
ISA 240 (Wilkshire Terrace)

Commissioners:

Tuesday, February 11, 2014 we submitted a petition signed by 148 residents who live on streets surrounding Wilkshire Terrace. **The petitioners strongly oppose** rezoning Wilkshire Terrace, designated as ISA 240 on the proposed amendment to the General Land Use Plan. They wish to retain the current SFR-4 zoning.

In 2007 the Planning Commission made two decisions which supported SFR-4 zoning for this area. When Tony Jelincich, the previous owner, applied for a PUD incorporating a higher density in Wilkshire Terrace, the Planning Commission DENIED his application.

Later that same year, however, when Mr. Jelincich applied for a second PUD which did comply with the SFR-4 zoning, the Planning Commission APPROVED that application. In doing so it set a precedent supporting SFR-4 as the best use for Wilkshire Terrace.

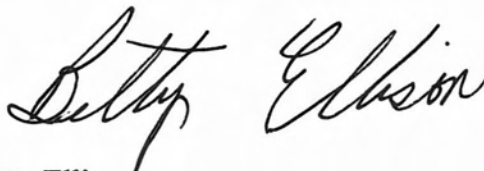
We ask that you reaffirm those decisions. Our neighborhood is the same today as it was in 2007. If SFR-4 was appropriate in 2007, it should be appropriate today.

Please omit ISA 240 from the proposed amendments to the GLUP. Retain Wilkshire Terrace's current SFR-4 zoning which is compatible with existing neighborhoods that completely surround it.

Thank you.



Charlene Beaty
2902 Fredrick Dr.
Medford, OR 97504



Betty Ellison
2851 Fredrick Dr.
Medford, OR 97505

February 10, 2014

RECEIVED

FEB 11 2014

Planning Dept.

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

Attn: John Adam

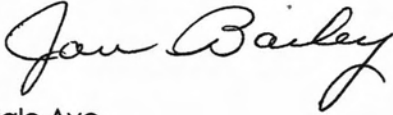
RE: CP 13-032 ISA's 240, 250, 940 & 950

Dear Mr. Adam,

I received today at my front door a notice regarding the Zone Changes proposed in my neighborhood. I am 100% against these changes. It makes me sick to think you could possibly consider changing these areas from SFR-4 to MFR-15. I have lived in my house for 21 years and hope to live here until I die. I think this would ruin the neighborhood to have Townhouses, Duplexes and Apts. built in these neighborhoods. Since I have lived here I have seen Veranda Park go in which was supposed to be high end houses when it was originally brought up to the neighborhood. I wasn't even notified about the little shopping center on Foothill and Lone Pine. What a disaster that is so far. I'm amazed the few business' are even surviving. Now I have some kind of medical facility opening soon I can see from my front window. Looking at the map, why isn't that huge area from Cedar Links to Delta Waters being considered. A golf course was there and now the land seems to just be sitting.

Please take my response regarding the above into consideration and think about how you would feel if this were proposed in your neighborhood.

Thank you.


Jan Bailey
1683 Edgevale Ave.
Medford, OR 97504



1887 Canyon Ave.
Medford, Or 97504

RECEIVED

FEB 10 2014

PLANNING DEPT.

Medford Planning Dept.
Medford - Oregon
Dear Mr. Adam -

In regard to the rezoning of [#]40,
it would be a mistake to have
multiple family housing in the center
of a nice neighborhood. Our down
town area has become very attractive.
Please do not ruin the few nice
neighborhoods we have in Medford.

Sincerely,
Mary E. Campbell

RECEIVED

FEB 10 2014

PLANNING DEPT.

Rex A. Holt
480 Charlotte Ann RD.
Medford, Oregon
97501

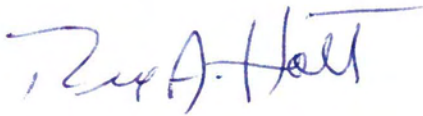
2/5/2014
Medford City Council &
Medford City Planning department
411 West 8th St.
Medford, Oregon
97501

ISA 510

Dear James E. Huber
Planning director:

I received notice not long ago about proposed zoning changes for the road I live on at the above address. The zoning change would allow for a higher density of housing per acer that would make it possible to have town homes and apartments, as many as 20 to 30 units per gross acer. I would like you to know that I am fully supportive of such a zoning change to better use the land within the city limits of Medford is in my view a smart idea.

Sincerely,



Rex A. Holt

158

RECEIVED

FEB 10 2014

Planning Dept.

February 5, 2014

Pamela Dieterichs
2491 Greenfield Ct.
Medford, Or 97504

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

Attention: John Adam

RE: General Land Use Plan amendment: file CP-13-032
Parcel ISA 930

Dear Members of the Planning Commission:

I am compelled to voice my concern for the proposed rezoning of ISA 930 by the City Planning Department.

It appears there is little or no consideration for the increase of traffic on Pierce Road which is not very wide as it is and there is no room to widen without encroaching on the property that is already developed.

As I recall, it was about 2 months ago that I heard Lone Pine School was overcrowded and a number of students already enrolled will have to change to other schools. ISA 930 would exacerbate the crowding when developed.

To extend Greenridge Dr. through a wetlands section seems environmentally disruptive. It is home to deer, fox, raccoons, birds and other wildlife.

Rezoning even without building will affect the existing homes values and I don't imagine our property taxes will be adjusted down. As always seems to be the case, we get more taxes and nothing in return. This plan is sure to do just that.

The Commission should also consider the effect on law enforcement and fire services. We have many commercial, as well as residential buildings sitting empty because people cannot afford to do business in Medford or have lost their jobs as well as their homes.

I am grateful that the Carpenters have given you an alternative to consider. If, in that plan, CM-1 and IM-1 were removed, I would support it wholeheartedly. I would prefer the Commission find another area of the city to comply with what you say is a state mandate.

Thank you for the opportunity to voice my concerns. I understand the difficulties of your jobs.

Sincerely,

A handwritten signature in black ink, reading "Pamela D. Dieterichs". The signature is written in a cursive style with a large, looped "P" and "D".

Pamela D. Dieterichs

RECEIVED

FEB 11 2014

PLANNING DEPT.

Monday, February 10, 2014

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

Attention: John Adam

Regarding the: GLUP Rezoning Proposal CP-13-032 (ISA's 240,250,940,950)

I find that our city's management team and elected council membership out of control. People have moved to Medford because of the size of the city, because of the openness of the city, because of the easy of moving around in Medford (traffic), because it isn't Portland, because it isn't San Francisco, or San Jose or Los Angeles.

But yet, our government wants it to be those places. I seriously doubt that anyone in Medford would think that we have enough water to whether drought, or sewer capacity for expansion or police/firefighters for the increased population, we will have a new parking structure for the new police/fire building that is almost next door to the county's parking garage, nobody in the city had the skill to go into a cooperative effort with the county to make the parking structure 50% bigger and save some \$\$\$\$. We can't even the stop the flow of crime that moves up and down I-5.

But we do have more parking for Lithia, we will be paying for a new police/fire building, we do have parks that go empty, we do have a library that can't be easily funded (I don't believe that we can't even afford to heat the place or pay for the 24hr/day lighting)..

So, NO, I don't want to see high density re-zoning .. all for more tax \$\$\$ and ultimately more additions to our utility fees. Be honest, that all it's about. After all, you just add a few more fees -- that easy -- you don't even need to ask anyone what they think.

Isn't it time that someone in Medford understands what the citizens want .. from previous City actions I guess not .. but you surely care about Lithia, Adroit Construction, Knife River ..

A Medford Citizen

A handwritten signature in blue ink, appearing to read "John Adam".

February 9, 2014

Medford Planning Commission

RECEIVED
FEB 10 2014
PLANNING DEPT

GLUP Amendment – Parcel #950

I am opposed to changing Parcel #950 from single family to multifamily because:

1. Donahue Frohnmyer Park is enjoyed by many for its scenic views. This view shed has already been degraded by the Cherry Creek Project. Multistory buildings on the property to the north and northwest of the park will create more of a wall around the park.
2. #950 contains a designated wetland which is the low point for the drainage in the park area. This wetland appears to be unbuildable and the city planning process should be looking into what would happen to the drainage system if this low point were filled.
3. The eastern part of #950 is very appropriate for single family homes.
4. Berkeley Way (if extended) and Honeysuckle Avenue do not meet to form a straight line intersection. Any building on #950 would need to have access to McAndrews. What are the plans?
5. With the Cherry Creek Project, building another high density project directly adjoining would dramatically change the character of the neighborhood. Parcel #940 is a short distance away. Why so much high density so close together?

I am also opposed to extending the Urban Growth Boundary. Urban Growth Boundaries are not extended because of demand for high density housing complexes. They are extended because of demand for single family homes. Reducing the acreage available for single family home is just a means to next asking for an extension of the Urban Growth Boundary.

Dennis H. Hill 1630 Spring Street, Medford