

Presented to the Jackson County Planning Commission April 22, 2010,
from the signed below Property Owners of Clover Lane and Meadows Lane –

AGENDA

The Property Owners of Clover Lane, adjacent to West Main Street and the Property Owners of Meadows Lane, adjacent to Lozier Lane, Medford, Oregon; as per 2007 ORS Vol 13 Chapter 222:

Hereby declare that we **do not** want or endorse the annexation of our properties into the City of Medford urban development plans. We choose to continue to keep our property under unincorporated Jackson County jurisdiction as per Medford Urban Overlay District 253.010 purpose. We, the property owners **do not** want to develop our properties consistent with the development standards of the City. We **will not** grant easements or rights of way to the City for the continuation of Charles Lane and Meadows Lane across Clover Lane to Oak Grove Lane. As the proposed West Main TOD Circulation Plan Indicates. We **do not** want a proposed street placed connecting Charles Lane to Meadows Lane at the back of our properties.

IMPACT

Documents from the Medford Planning Commission state that O.T.A.K.'s traffic analysis of the West Main T.O.D. indicated that it would create no negative impacts on the Transportation system. No study was done on the impact this plan would cause to the Community ambience and property owners of the proposed annexation area. Placing these crossing roads would cause great detriment to the community of Clover Lane and Meadows Lane. Property owners would be negatively affected in many areas:

- Currently Clover Lane is a **safe and quiet** street where families walk, neighborhood potlucks occur and children feel safe enough to recreate in the street. The T.O.D. plan for "bike boulevards" as well as these cross streets would permit an increase of traffic. Today, speeders on our street are not tolerated and we have a **successful Neighborhood Watch program** to enforce the peace and protection of our neighborhood under the fine response of the **Jackson County Sheriff's Department**.
- Proposed streets would connect our neighborhood directly to known drug traffic areas. West 8th St. currently runs through a high crime/drug traffic area of Medford. **A denser network of local streets provides easier access for criminals to our neighborhood.** If the Medford City council observed the drug deals that happen at Lewis Park, our concern about connecting to this "park" would become clear to them.
- **Economics were not considered in the T.O.D. plan.** Already, businesses that were along West Main have left the area because of the plan. The wider

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Offered by: Mike Arnold

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streets/wider sidewalks took away valuable parking that these businesses need. The dense street grid planned for residential areas create streets with 63 foot right of ways. For the businesses along West Main there is a 78-foot right of way according to Figure 2 of the West Main T.O.D. Neighborhood Circulation Plan. This **reduces property size** and as a result the owners loss of property value – as well as the plan’s proposal that adjacent property owners to pay for the development of these streets.

Robert Lofgren, 2895 Lisa Circle, Medford, OR, attended the Open House discussion of the West Main T.O.D. Plan. In a letter to the Planning Commission he noted the unanimous rejection by property owners and business owners at this Open House. As he observed, it is clear to us that the business and property owners of this area are in agreement. This is a poorly designed plan that does not take the safety or economics of the community into consideration. In these dire economic times, we cannot afford to spend money on this type of plan.

ALTERNATE PLAN

After interminable observation, the community would be better served if Lozier Lane were widened with the addition of sidewalks. The City of Medford and Jackson County already own the rights of way along Lozier Lane. The City would not need to be awarded easements for the proposed roads (Charles Lane and Meadows Lane) or cross privately owned properties. To do this, all storm drains would need to be put under ground, including, but not subject to, all utilities and overhead lines which could be relocated.

Name	Address 81%	Signature
	34 Clover Lane, Medford, OR	NOT AVAILABLE
Steven Neiman	36 Clover Lane, Medford, OR	Steven Neiman
Jeri Thomasson	66 Clover Lane, Medford, OR	Jeri Thomasson
Vesta Huffman	72 Clover Lane, Medford, OR	NOT AVAILABLE
Emilda Vincent	73 Clover Lane, Medford, OR	Emilda Vincent
Ardis Crumm	86 Clover Lane, Medford, OR	Ardis Crumm
Raul Magana	95 Clover Lane, Medford, OR	NOT AVAILABLE
Billy Norton	96 Clover Lane, Medford, OR	Billy Norton
Bill Hoffert	110 Clover Lane, Medford, OR	Bill Hoffert
Jane	111 Clover Lane, Medford, OR	Jane Hoffert
Jacob Stead	125 Clover Lane, Medford, OR	Jacob Stead
Cleatis/Barbara Lemley	126 Clover Lane, Medford, OR	Barbara Lemley
Janet Millbank	130 Clover Lane, Medford, OR	Janet M. Millbank
Charlotte Seely	131 Clover Lane, Medford, OR	Charlotte Seely
	135 Clover Lane, Medford, OR	NOT AVAILABLE
Ray Reid	136 Clover Lane, Medford, OR	Ray Reid
Carolyn Compton	140 Clover Lane, Medford, OR	Carolyn J. Compton
Mike/Catrina Ettinger	141 Clover Lane, Medford, OR	Mike Ettinger
Barry Kirkwood	156 Clover Lane, Medford, OR	Barry Kirkwood
Thomas/Debra Ruberto	157 Clover Lane, Medford, OR	Debra Ruberto
Lane/Mary Ann Case	169 Clover Lane, Medford, OR	Mary Ann Case
Larry Crain	184 Clover Lane, Medford, OR	Larry Crain
JEFF Elliott	185 Clover Lane, Medford, OR	Jeff Elliott
Christina Paul	190 Clover Lane, Medford, OR	Christina Paul

Name	Address	Signature
Anderson TERI / STEVE	191 Clover Lane, Medford, OR	Teri Anderson
Nic/Dana Lazarreschi	196 Clover Lane, Medford, OR	Nick Lazarreschi Dana
Celetta Katski	197 Clover Lane, Medford, OR	NOT AVAILABLE
Lillian Olson	200 Clover Lane, Medford, OR	Lillian Olson
Bruce/Valerie Brown	211 Clover Lane, Medford, OR	NOT AVAILABLE
Barre, Ernest	222 Clover Lane, Medford, OR	Ernest Barre
FRANK. Fischback	273 Clover Lane, Medford, OR	Frank Fischback
Judy Simpson	285 Clover Lane, Medford, OR	Judy Simpson
Anita Thomson	290 Clover Lane, Medford, OR	Anita Thomson
Deborah Boen	325 Clover Lane, Medford, OR	Deborah Boen
Patricia Lamontagne	340 Clover Lane, Medford, OR	Patricia Lamontagne
Mike/Kim Arnold	355 Clover Lane, Medford, OR	Mike Arnold Kim Arnold
Michelle Schaefer	392 Clover Lane, Medford, OR	Michelle Schaefer
Ana macias	429 Clover Lane, Medford, OR	Ana macias
	443 Clover Lane, Medford, OR	NOT AVAILABLE
Harry/Alta Hershey	450 Clover Lane, Medford, OR	Alta Hershey
Mike/Michelle Nelson	455 Clover Lane, Medford, OR	Michelle Nelson
Merle/Ginger Kenaston	475 Clover Lane, Medford, OR	Ginger Kenaston
Carol Hubbard	480 Clover Lane, Medford, OR	Carol Hubbard
Susan Farnsworth	495 Clover Lane, Medford, OR	Susan Farnsworth
Don/Donna Marshall	523 Clover Lane, Medford, OR	Don Marshall Donna Marshall
Gerard & Barbara Payne	530 Clover Lane, Medford, OR	Gerard Payne Barbara Payne
Wreatha Haanstra	545 Clover Lane, Medford, OR	Wreatha Haanstra
Scott/Kendra Allen	560 Clover Lane, Medford, OR	Scott Allen Kendra Allen

Cheri Ferns	570 Clover Lane, Medford, OR	c. ferns
	573 Clover Lane, Medford, OR	NOT AVAILABLE
Uchytel, Peggy	590 Clover Lane, Medford, OR	Peggy Uchytel
	593 Clover Lane, Medford, OR	NOT AVAILABLE
Sari Elliott	2466 Sunset Court	Sari Elliott

ADDITIONAL PAGES

Copy as required with details completed and attached to Petition Cover Page.

George Pearce	250 Locier Lane	George Pearce
Charles Keen	235 Meadows Blvd	CK
Jim Day	2364 Meadows Ln	Jim Day
Kaye A. Carpenter	2395 Meadows Ln.	Kaye A. Carpenter
George E. Cox	2365 MEADOWS LANE	George E. Cox



Bob Hart
Consulting LLC

Land Use Planning and Development

April 21, 2010

Jackson County Planning Commission

Dear Commissioners,

On behalf of the Perry Trust I offer the following testimony regarding the RPS for the Bear Creek Valley Regional Plan. The Perry Trust owns 51.56 acres in five contiguous lots adjacent to the west boundary of the Medford Urban Growth Boundary. The land is zoned EFU and is shown to be part of the agricultural buffer between Medford and Jacksonville. This land is one of the lands that may look like a wonderful area for farm use on paper but when analyzed it has significant limitations that do not fit the classic resource lands. These types of practical problems opposed to theoretical resource assumptions have plagued the land use system of Jackson County since the adoption of the Comprehensive Plan.

This land is located between the urban development of Medford in the Oak Grove School/ BiMart Roadhouse Grill area and the Pioneer Subdivision which is located outside the urban area but has lots that are generally .39 acres in size and improved with single family dwellings. This subdivision area has over 100 lots. The area on the south side of West Main just past the Perry property also in divided into lots of less than ½ acre in size and improved with a single family dwelling. The subject property is sandwiched between these two highly developed areas with conflicts bound to exist that adversely impact farm uses. Much of the plan focuses on protection of farm land and maintaining community identity through the use of buffers between communities. However the impacts to the farm lands are not given any consideration when there is existing impact on the lands because of existing urbanization.

Chapter 5 contains information about Monitoring and Implementing the plan and in section 2 addresses agricultural buffering standards. In the discussion, it states that there is a an assumed potential conflict between agricultural use and urban use within 500 feet. Assuming this to be the case, when land that has been identified as farm land with I-IV class soils, it was designated as "unsuitable " for urban development because of desire to protect farm land for farm use and to reduce potential conflicts. A map is attached that shows the impacts of the 500 feet outside the subject property and 500 feet inside the property. With the inside area as shown, there would be approximately 3.75 acres of the 51.56 acres that would not be subject to the impact of a possible conflict between urban use and resource management. Looking to the outside impact buffer, there are over 80 lots that could expect to have an impact from farm use to include the Oak Grove School. This situational conflict for existing uses is not addressed by the proposal but is locked in for 50 years of no development change allowed with to apparent solution proposed.

5126 West Evans Creek Road Rogue River, Oregon 97537 (541) 582-8890 Jackson County Planning Commission

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There is some discussion about a program to compensate the property owner for the use of the land for a buffer purpose but this appears to be voluntary at best. There is a comprehensive section on the construction of vegetative buffers that show the vegetation on the development side and also on the agricultural side. While this made provide options and flexibility for specific areas, some property owner will be giving up land for the creation of these buffer areas. We do not see a specific standard on who provides these buffers and who will stand the cost.

With the proposal the way it appears, the Perry property would be some of the land that will be designated as an agricultural buffer and would stay that way for at least 50 years. We conclude that if there is no provision to provide some for of compensation for this additional land limitation, then such a designation could be a taking under the Measure 49 provisions of state law. We would urge that the lands owners for those lands that are to be used for buffering, if that is the final decision that is made, should be compensated by implementing a mandatory program as this land is to be used as part of a community solution without regard for the impacts on the owners.

Sincerely,



Bob Hart
Planning Consultant
Bob Hart Consulting LLC
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Rogue River, OR 97537
541 582-8890