

To: Central Point Planning Commission and Jackson County Planning Commission

Subject: Central Point Urban Growth Boundary Amendment

Date: February 2, 2021

1. We would like to thank the City for selecting the south boundary of CP-6A as shown in Figure 16, page 28 of the Location Analysis Report Alternative 1A, excluding the older neighborhood south and west of Grant Road and north of Beall Lane per the letter signed by many of the residents. We hope this boundary will be maintained in this amendment and include no street connections from the south end of new development in CP-6A into this neighborhood.

2. Statewide Planning Goal No. 1 is "to develop a citizen involvement program that ensures opportunity for citizens to be involved in **all phases** of the planning process." Jackson County has **no** formal program for citizen involvement in planning or development besides appointment to the County Planning Commission. This is the first public involvement the County has had, now, when almost all the work for this amendment has been completed. As County residents, we feel that we have had no involvement or input to any appointed or elected official during this process who is accountable to us in a meaningful way. As the urbanization process continues, who will represent us? It seems there is more concern for quality of life of future residents and developers desires than there is to our quality of life. For example:

Will County residents have meaningful input to the Master Plan for CP-6A? That is where the real effects of the new development on our life and that of our neighbors will be determined.

Will nearby residents have protection from noise and dust during the years of construction? Who will enforce or propose such measures?

3. There are no areas designated for parks or open space in CP-6A. There are 94 acres of open space and parks, including 17 acres of core park allocated to CP-6A. According to page 17, Findings of Fact, the exact location will be determined as a function of development through the master planning process. We believe it is the City staff, in the interest of residents, not developers, who should make the determination of where parks and open space are located.

Open space would be a perfect way to protect an area with mature native oaks on Grant Road or to create a buffer between existing County neighborhoods and new development similar to the open space on Grant Road at Twin Creeks Crossing. The oak grove on Grant Road is currently included in an area proposed as Medium and High Residential and Neighborhood Commercial zoning. Every conservation organization on the West Coast including the Southern Oregon Land Conservancy and the Klamath Bird Observatory emphasize over and over the importance of protecting our remaining large native oaks as absolutely crucial habitat for many bird and other wildlife species. The City's own regulations pursuant to Goal 5 require it to protect natural resources, open space resources and wildlife habitat, and its urbanization policy states that it will "maintain and reinforce the City's small-town image by emphasizing and strengthening the physical connections between people and **nature** in the City's land development patterns and infrastructure designs." These requirements are not met by replacing mature oaks with apartments and shopping centers and neglecting to designate parks and open space.

We want the County to make more effort to see that our input and concerns about this UGB amendment proposal are addressed in a meaningful way. Thank you for your consideration.

Sincerely, /s/ *Katy and Duane Mallams*, 2855 Heritage Road, Central Point, Oregon 97502

Date: February 1, 2021

To: Jackson County Commissioners, Central Point; City Council, Planning Commission and Citizen Advisory Committee.

Subject: Central Point Urban Growth Boundary

Greetings,

As the owner of land located in the CP-6A Urban Reserve area, I ask you to vote affirmatively to move forward with including the land within Central Points Urban Growth Boundary.

As a lifelong resident of the Rogue Valley and father of young children growing up calling Central Point their home. I believe proper planning and structured growth can help create a future in which my children will be proud of their town and provide opportunities to live and work where they don't need to leave our valley in order to provide for their own families in the future.

Over the past eight year I have participated in many public meetings with Central Point's; City Council, Planning Commission and Citizens Advisory Committee. During these meeting all sides of the issues were addressed with valid concerns expressed and answered on both sides of the issues. From these public hearings, the citizens helped formulate future; Park Plans, Road Plans and Housing Plans to name a few.

I believe adding the land outlined in the Urban Growth Boundary Amendment is a positive step forward in the responsible development and growth of the Rogue Valley.

Sincerely,



Russell Kockx, 4419 Grant Rd, Central Point Oregon

(PA 19001

tax:s i now pay ABOUT \$6000.00. PLUS UTILITIES, IRRIGATION, garbage, medical & then add central point plus new 110 tax, and up valuation & so on DOC. bills, general living expenses.

The hold THE GOV. HAS ON US IS BECOMING WAY TOO MUCH. TAXES ON THE INCREASE .

what happens when tha money runs OUT? do you factor that in?

MY WIFE & I DID WHAT WE WERE TOLD. PLAN FOR

YOUR RETIREMENT & WE DID. NOT FOR THE INCREASE IN GOV. Wants! Like wage increaSES.

WE GET NO WAGE INCREASES ONLY A FIXED INCOME BASED ON AN AVERAGE OF WHAT YOU EARNED OVER

35 YEARS. ON THE OTHER HAND GOVE. RETIRES ON An avarage of 5 years, a big differance & the sad point , non gov. workers pay for gov, retiremrnt

[we get no increase in ours.

AGAIN, WHAT HAPPENS WHEN WE CANNOT PAY? TAKE US OVER?

wherE are the GOLDEN YEARS? ARE THEY ONLY FOR

THE GOVERNMENT? ANYONE OVER 80 SHOULD PAY NO LOCAL TAXES.

THERE SHOULD BE AWAY FOR THOSE WANTING TO

**SELL
THEIR COUNTY LANDS TO DEVELOPERS BUT NOT
FORCE
US TO BE FORCED IN THE CHANGE WITH THEM & THE
CITY'S TAX BASE.
SORRY FOR SPELLING ERRORS AND RAMBLING ON
BUT
I HOPE YOU GET THE POINT.**

NO TO ANNEXATION!

ANTONE J PEDERSEN

4269 GRANT ROAD, CP.

SOCIALISM IS ALREADY HERE



Oregon

Kate Brown, Governor

Attachment 14

Department of Transportation
Region 3 Planning and Programming
100 Antelope Drive
White City, Oregon 97503
Phone: (541) 774-6299

February 1, 2021

Stephanie Holtey, CFM
City of Central Point – Community Development
140 South Third Street
Central Point, OR 97502

Re: CPA-19001

Dear Ms. Holtey,

Thank you for providing the Oregon Department of Transportation (“ODOT”) with the opportunity to provide comments associated with the proposed Comprehensive Plan Amendment, adding 444-acres to the Urban Growth Boundary.

I would like to express our appreciation for your diligence in coordinating with ODOT’s Transportation Planning Analysis Unit in modeling traffic scenarios, and including ODOT’s Development Review team in the development of the Traffic Impact Analysis. We do not have any concerns with this proposal, and will be referring other municipalities within Region 3 to your process, deliverables, and Goal 12 Findings, as a great example of a well-prepared UGB expansion.

I look forward to working with you on future development proposals. Please feel free to contact me at Michah.HOROWITZ@odot.state.or.us or 541-774-6331 should you have any questions or concerns.

Sincerely,

Michah Horowitz

Michah Horowitz, AICP
Senior Transportation Planner

January 31, 2021

Donald & Janet Hubbard

5203 Gebhard Rd

Central Point, Or 97502

Dear Sir/Madam:

To the council in regards to the urban growth annex on Gebhard Road.

We do not want our farm land turned into residential property!!

So no we are not interested or in favor in destroying good ag land to a lot more homes.

We would like to say we live in the country - as our family has owned this property since the 1930's.

We're hoping to keep the country look with the deer, coyotes, raccoons, Canadian Geese, Quail and Pheasant's plus much more wildlife in their habitat. Many wild life live in this area from Bear Creek up through the fields here.

Sincerely,

Don & Janet Hubbard

January 30, 2021

Donald Hubbard
5183 Gebhard Rd
Central Point, Or 97502

Dear Council,

In regards to the Annex for the Urban Growth on Gebhard Road.

I am not in favor of destroying nice perfect nutritional soil for growing alpha, and other ag farming. To put in a dirty top soil in which to build homes instead.

My family has had over five generations who have lived here on Gebhard Road, and the last few years have been sad. Watching the perfectly good soil from Gebhard orchard be covered up by top dirty soil. Then covered by many large homes, while these owners ask the families across the street to rent areas to park their extra RV vehicles. This is because they have no extra land to use for parking. Mrs Gebhard sold this land to the developer on his word that he would not build. Soon after the purchase was done. The new owner immediately started to develop the land for a subdivision. So sad to the Gebhard family of trying to keep the land for ag purposes. The new owner even took the original wetland pond and moved it to a new location. I now have no nice view just a brick wall and massive houses to look at instead of Mt Pitt. Plus, now Beebe farms land is getting the same treatment. You take the best White Peach trees in the valley and destroy them, then wait five plus years and declare the land unusable so you can build homes on it is sad too. Just a few of the things you see and hear in this part of the neighborhood. Let's not destroy all the farmland and livestock area and cover with homes. Why not exclude the good growing ag areas and build in the foothills, or rocky area where you cannot grow ag in the Central Point area. At least will still have nice soil for the next many generations to still survive and grow ag in.

Thank you,

Don Hubbard

February 1, 2021

Ronda Settgast
5203 Gebhard Rd
Central Point, Or 97502

Dear Sir/Madam:

In, regards to Central Point Urban Growth Annex on Gebhard Road.

I wanted to address a few views and points in regards to the area on Gebhard Road. Most for one is the homeowners living on Gebhard Road now love there properties. I realize the old Miller Ranch is now owned by Jackson County Expo and it's excluded from the Residential Growth as well as the property next to it for a future church.

My Great Grandma bought the property at 5203 Gebhard Road in the early 1930's. Then raised my father on this property and now we have the 5th generation living here too. So you can see my family has much history here. Including, my Dad working in the Gebhard Orchard and Beebe orchard smudging in his early years. We have seen how well the land is for growing agriculture and hate to lose this great soil. The soil is great to grow in with little rock, good nutrients and easy to grow agriculture in with little work. Plus, sunlight all day long without shade blocking the growing area, making for excellent crop areas.

The Residence along Gebhard Road, use their land for many agriculture farm uses and livestock. They keep the property well-manicured and use it yearly.

Not only is the area great for growing in, but also many wild life live here. From Bear Creek up to Gebhard Road, you will see deer, raccoons, possums, squirrels, chipmunks, hawks, owls, Canadian geese, coyotes, quail, pheasants, ducks and more using the natural resources in the area.

Since you sent out the letter regarding the Urban Growth in the Gebhard Road, area the neighbors have started to talk together about it. I'll list some of the responses of many concerns.

- One of the Biggest Concerns was residence were told that it was a done deal and they have no choice that it was going through. This was also told to the last three buyers that purchased land at: 5161 Gebhard Rd, 5243 Gebhard Rd, and 5223 Gebhard Rd. through there realtors.
- The current owners like the country feel and do not want to be enclosed by residential homes built all around them. By taking the good agriculture farm land and putting new streets and homes on it. Destroying this valuable soil for future generations.
- Losing all the natural wildlife from living in the area, by destroying their original habitat. Like the Canadian geese that come each year to the pond at 5275 Gebhard Road. You can hear them honking loudly as the huge amount come flying in. Sometimes almost 50-100 fly in groups to this pond.
- Losing another beautiful view from their properties. Now from the front of the properties the view of Mt Pitt is gone forever. Just a very large brick wall with massive homes reaching above to block out the previous view.
- Lastly why do you want to destroy more agriculture farmland in the valley for future generations? Like my Great Grandfather stated, Indian's always said white people build in flat land instead of foothills where it's no good to grow agriculture. I see why it's important not to cover up all are natural resource, once it's gone there is no way to get it back. This is why we need to educate the public about are land uses for future generations.

I wanted to list the some of the view from all the neighbors on Gebhard Road. Since most were upset thinking this was a done deal.

- 5095-Gebhard Rd. Formerly Stella Ayres Home-used for personal agriculture and some livestock during the years.
- 5117 Gebhard Rd. Wade still like to use his land for personal ag farming. Not in favor of any change.

- 5133 Gebhard Rd. Roger loves is land the way it is. Not in favor of any change.
- 5139 Gebhard Rd- Uses land for personal ag farming, hay and cows. Looking to buy more land on Gebhard Rd previously.
- 5161 Gebhard Rd-previously Warner residence. The new owners have goats and want to continue personal ag growing on their land. Not in favor of any change
- 5183 Gebhard Rd. Don likes the land as is and not in favor of change.
- 5203 Gebhard Rd-The family likes the land as the country look. Please do not destroy any more good soil. Not in favor of change
- 5223 Gebhard Rd- previous owner Mary used land for horses.
- 5243 Gebhard Rd-Loves using their land for personal growing. Not in favor of any change.
- 5263 Gebhard Rd-previous owner Danny raised goats and used the land for personal ag farming. Plus, has a white owl living in the old barn now for many years. Still fly's around each night.
- 5275 Gebhard Rd-owner grows alpha hay here yearly, premium grade. Plus, there pond is the annual grounds for hundreds of Canadian geese each year.
- 5333 Gebhard Rd.-family uses land for cows, horses and chickens.

As you can see the neighborhood loves its land, soil and easy use to grow many personal crops. Plus, using it for livestock and watching the many wildlife that frequent too. This is why the many neighbors feel strongly against covering up more good soil from nature. I know other areas have preserves for the fairy shrimp excluded. Could you please exclude this area for the wildlife use and soil needed for future agriculture generations?

Sincerely,

Ronda Settgast