

JUNCTION CITY PLANNING
ACTA Annexation (A-14-01), Rezone (RZ-14-01) and
Minor Text Amendment (AMD-14-01) Type IV Procedure – Legislative Land Use Decision

SUPPLEMENT TO STAFF REPORT DATED August 14th, 2014

Since the development of the Staff report dated August 7th, 2014, Staff has received an additional public comment in regard to the ACTA Annexation, Rezone, and Zone Text Amendment applications (A-14-01, RZ-14-01, AMD-14-01). Specifically, Staff received a comment expressing opposition from Mark and Linda Sebring on August 14th, 2014 (See attachment). The comment period for the subject applications ended August 11th, 2014.

The property owner's email letter addressed the proposed changes adjacent to their property and the financial hardship that may result from the proposed annexation. The Sebring's testimony raised concerns over issues regarding safety within the community, continuity of the community aesthetic, and the potential for decreased property values as a result of allowing an RV or Mobile Home park within R2 zones. Additionally, the Sebrings raised concerns regarding transient populations and the increased traffic, noise, and activity as a result.

Attachment, A: Mark and Linda Sebring comments dated Thursday August 14th, 2014

Attachment, A:

From: [REDACTED]
Sent: Thursday, August 14, 2014 5:03 PM
To: JC Planning
Cc: [REDACTED]
Subject: Urgent Response to Notice of Hearing

Dear Jordan,

In response to the Public Hearing Notices we received this week (Annexation Request A-14-01, Rezone Request RZ-14-02, and Text Amendment AMD-14-01), we are submitting the following comments for consideration at the hearings.

We oppose the annexation of the subject property, the rezoning of the subject property, and the text amendment to the zoning code for the following reasons:

- We do not want any special assessments for utilities, streets, etc. on our property on David Lane, adjacent to the subject property.
- Property Values: Allowing temporary housing in the form of a mobile home or RV park across the street from our property would devalue our property. We do not want our property at the end of David Lane to lose value as a result of rezoning or amendments to current zoning code.
- We desire to maintain the congruency of our neighborhood with single family homes or duplexes (on the corner lots), rather than having constantly changing residents, and increased traffic, noise, and activity across the street from our property.
- We believe RV parks, with their transient population, should be kept separate from R2 zoning for safety and continuity reasons.

Mark and Linda Sebring