

From: [Beth Perigo](#)
To: [Laura Terway](#)
Subject: The 24 housing unit on 310 Pleasant Ave...
Date: Friday, December 01, 2017 4:27:44 PM

Hello and Good day Ms.Terway... I after reading most of the Geological survey am very disturbed at the list of what was referred to as grass and shrubs...is ACTUALLY HUGE Oak and Giant Pine/spruce trees that if someone had been honest are the only things sucking up the spring water not regular ground water...there are SEVERAL houses UPHILL that have springs that burst through on occasion and I am worried about the sheer VOLUME of what your proposing on an already not enough access off the roads as we are on basically a one way out street NOW so adding MORE with no proposal for this will have me fighting this at all costs much less blocking what little mountain views I BOUGHT WITH MY HOUSE!! I see a huge piece of property next to the PGE which would be better suited for the over abundance of humanity in an already overtaxed by vehicle neighborhood much less that this area is inundated with sexual predators and the Dispensaries in FRONT of and the kids would all but have to walk through the smokers shop areas to get to the school bus...its not a good spot for the size of project the TREES HAVE SPOKEN... and the land cant take what is being proposed...so I understand there is official statement papers I can get before the hearing... if you can please tell me how or where to get these I would be happy to help find the RIGHT spot for this to fit...maybe even bigger. There are already too many plexes sliding off the hillside as it is adding more in a different area will not impress any possible insurers either and I noticed they sent someone OTHER than Oregon City Knowledge to get around the giant tree issue.. Thank you for your time and as a new home owner am just learning how to navigate the system. .Beth Combs property tax payer

Sent from [Mail](#) for Windows 10



LAND USE APPLICATION TRANSMITTAL

Emailed December 7th, 2017

DISTRIBUTION OF APPLICATION

- Building Official
- Development Services
- Public Works Operations
- City Engineer
- Public Works Director
- Parks Manager
- Community Services Director
- Police
- Economic Development Manager
- Traffic Engineer
- Natural Resources Committee
- City Manager’s Office
- Oregon City Neighborhood Associations
- Clackamas County Transportation
- Clackamas County Planning
- Clackamas Fire District #1
- ODOT – Division Review
- Oregon City School District
- Tri-Met
- Metro
- PGE
- South Fork Water Board
- Hamlet of Beavercreek
- Holcomb Outlook CPO
- Central Point / Leland Road / New Era CPO
- Other – See Email List

NOTICE OF THE APPLICATION MAILED TO

- All Properties within 300 feet

COMMENTS DUE BY: January 10, 2018

HEARING BODY: ___Staff Review; **XX** **PC**; ___HRB; ___CC Hearing Date: **January 22, 2018**

FILE # & TYPE: SP-17-0119: Site Plan and Design Review

VR-17-0011: Variance

PLANNER: Laura Terway, AICP, Community Development Director (503) 496-1553

APPLICANT: KASA Architects, Kevin Saxton

OWNER: Northwest Housing Alternatives

REQUEST: The applicant submitted a Site Plan and Design Review application for a two-story, 24-unit affordable housing development for veterans and their family. The applicant requests a variance from Multi-Family Site Plan and Design Review code sections 17.62.057.G.1, 17.62.057.G.2, and 17.62.057.G.3.b.

WEBPAGE: <https://www.orcity.org/planning/project/sp-17-0119-vr-17-0011-0>

ZONING: “MUC” Mixed Use Corridor

LOCATION: 314 Pleasant Avenue, Oregon City, Clackamas County Tax APN 2-2E-32CC-04700

This application material is referred to you for your information, study and official comments. If extra copies are required, please contact the Planning Department. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return the attached copy of this form to facilitate the processing of this application and will insure prompt consideration of your recommendations. Please check the appropriate spaces below.

- The proposal does not conflict with our interests.
- The proposal conflicts with our interests for the reasons attached.
- The proposal would not conflict our interests if the changes noted below are included.

Project must comply with the applicable Oregon Specialty Codes.

Signed Michael G. Roberts

PLEASE RETURN YOUR COPY OF THE APPLICATION AND MATERIAL WITH THIS FORM.