

Payson Farms HOA
P.O. Box 152,
Oregon City OR 97045

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CITY OF OREGON CITY

17 January 2014

Oregon City Planning Commission
211 Molalla Ave. Suite 200
Oregon City OR 97045

RE: ZC 13-03 Requested Zone Change from R-10 to R-6

In addition to issues listed in accompanying petitions, homeowners in Payson Farms subdivision have the same concerns as previously submitted in regard to File Number TP 13-03, the 27 unit subdivision at Central Point and White Lane and delineated below.

Impact on storm water drainage with pending disturbance of water table:

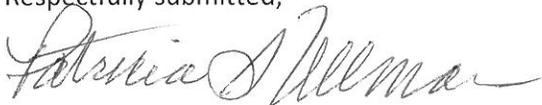
1. Planned site for drainage pond is in a swale which naturally drains into portions of Payson Farms.
2. 11836 Payson Lane has a continuously running sump pump (year round).
3. 11853 Payson Lane (next to drainage area) had subterranean water/drainage problems shortly following construction and occupancy . Had to install French drains to prevent impact on house foundation
4. Other homes have yet to inspect, discover or report drainage problems.

Payson Farms HOA (40 homes) needs assurance that disturbance of water table with grading and prep for subdivision will not adversely affect drainage which would entail costly repair and/or negative impact on existing homes. In addition to grading and prep, finished streets and driveways of new subdivision on higher ground will naturally drain toward Payson Farms with greatly increased quantities of storm water.

Traffic implications:

Central Point is a designated Incident Route. In such cases, homeowners in Payson Farms and the new subdivision residents will have no escape routes from our neighborhoods in case of personal or health emergencies.

Respectfully submitted,



Patricia S. Ullman
President, Payson Farms HOA