

Date: January 20, 2014  
To: Oregon City Planning Commission  
From: Kathy Hogan and Tom O'Brien, Co-chairs HGWFNA  
Subject: ZC 13-03

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CITY OF OREGON CITY

The above named individuals are responding to the ZC 13-03 application representing the Hazel Grove Westling Farms Neighborhood Association.

On October 17, 2013, Mimi Dukas of Venture Properties Incorporated presented the above application at our NA meeting. Some discussion ensued at that time. The neighborhood did not make a decision at that time as additional information was needed to understand the impact of ZC 13-03.

On January 16, 2014, our neighborhood once again addressed this zoning upgrade. Much discussion ensued. After discussion was closed, one of the property owners involved in the application, Vern Johnson, an active member of our Neighborhood Association was asked to share his views on the matter and to respond to questions. He willingly did so. After he finished a vote of members present was taken.

The results were as follows:

In Favor	0
Opposed	26
Abstained	5

Some residents were unable to attend our meeting but wanted to comment. Additional information received prior to and after our meeting is attached.

Respectfully submitted,

Kathy Hogan

Tom O'Brien



# Hazelgrove - Westling Farm Neighborhood Association

Date 1/16/14 Event GENERAL MEETING

NAME(S)	ADDRESS	E-Mail	TELEPHONE
Kathy Hoogren Liberty & King	19721 S. Central		5036579435
Bruce Cox	11847 Payson Lane		503723-4558
Richard Stanley	11530 Salmonberry A 10710 Birchwood dr	68 R Stanley@gmail.com	503-658-3728
Shannon Pace			503-875-6869
Lisa Normand	19220 S. Southwind 10000 S. River McLaughlin School	lisa.normand@orecity.k12.or.us	5037858650
Jim & Cathy Elting	19531 S. Central Pt.	cjeltin@aol.com	503-656-9434
Al & Ginger Blakely	11817 Payson LN.	ginger-graham@comcast.net	503 656 0130
Vern Johnson	19882 White LN		503-680-4689
Dick Juggert	19384 HAZEL GROVE DR		503-657-4225
Curt & Carolyn Dagner	19230 Pine Pt		503-655-4385
Alan Babel	19352 S. South End		503-657-7482
Gregg & Seanne Howard	19372 HAZEL GROVE DR	goghoward@gmail.com	503-303-4340

# Hazelgrove - Westling Farm Neighborhood Association

Date 1/16/14 Event General Meeting

NAME(S)	ADDRESS	E-Mail	TELEPHONE
JESS BALOWIN	12079 HAZELDELL AVE	BALOWIN857@comcast.net	503-656-3776
Dant Gene Tupper	19165 Elder Tract	tupperd@comcast.net	503 656 4535
Mike + Beth Miesing	19365 Hazel Grove Ln	birdybrt@aol.com	503-656-9417
JOHN MATZKA	11351 PARRISH RD	JOHNW42E44@MSN.COM	503-657-3705
Bob Healey	11831 Skelby Nose Dr		503-723-2889
Miranda Forger	19700 Central Point Rd	miranda.forger@gmail.com	916-833-2211
Beth Nium	19755 Tri Pine	williamnium@comcast.net	909.804.6277
<del>Beth</del>			
E. Chelson	11524 Shelby Rose Dr	ebchelson@q.com	503-557-7212
A. Soles	11293 Karen Scott Dr	tmasoles@msn.com	503 708-5969
Ted Thonstad	19612 Alexis Court	ted_thonstad@oregon.k12.or.us	503-785-8421
Shelly Wasmuth			

# Hazelgrove - Westling Farm Neighborhood Association

Date 1-16-14

Event GENERAL MEETING

NAME(S)	ADDRESS	E-Mail	TELEPHONE
Jodie Hammond	11799 Nancy O'Farrells	NUT	503-734-0192
Ray Flaherty	11799 Nancy O'Farrells		503-887-8690
Dick Orr	BCT		
Mark Peary	19406 Westwoods		503.310.3655
Steph	11776 Parkway Plk		503.534.6296
Shel Clem	11506 Pennys Way	smclem54@earthlink.com	503.722.5275
Pat Finera	15236 Minuet Ct	pat_finera@comcast.com	503-344-4482
Kieron Spellman	19267 Minuet Ct	kspellman@comcast.net	503-754-9650
Doug Steley	11614 Farnesh Rd	imtsstats@sbcglobal.net	503-650-5033
Debbie Chelson	11524 Shelby Rose Drive	dchelson@gmail.com	503-557-7212
Tom O'Brien	19344 Hazelle Grove Dr O.R.		503-723-3334

The following e-mail was received 16 January 2014 at 9:25 A.M.

I will be unable to attend the meeting today, but I would like to share my views on the proposed zoning change with you. I am strongly opposed to the change in zoning from R10 to R6, if approved it opens the door for the higher density development when other undeveloped properties in the area are sold. This change does nothing to benefit the current or future residents of Oregon City, the only ones I see that will benefit from this change are the developers.

Myself and everyone I have talked to choose to live in Oregon City because of the availability of larger lots, neighborhoods that are well kept, the more rural feel of the city, lower crime and have a wide variety of house styles and types including single story houses to choose from. Most people have multiple vehicles, trailers, boats, RVs or other things that need a place preferably behind a fence to keep the look of our neighborhoods desirable.

Neighborhoods along Central Point closer to Warner Parrot that were built on the smaller lots look cluttered, and trashy. The owners do not have enough room to park vehicles, and store their belongings, many leave their garbage cans out in plain view adding to the undesirable look, what appears to be a 5' offset from the house to property line doesn't leave room for anything and I feel doesn't fit in this area. Also developers building on small lots typically will construct only two story houses that all look the same. Any R6 development within Oregon City needs to be on smaller infill parcels of land that are closer to the city, areas that are already zoned for R6 or R8, rather than large developments on the outskirts of the city that are zoned R10.

Central point is in poor condition and has problem intersections at Warner Parrot and at Partlow, adding the number of vehicles that R6 zoning would include creates more traffic issues with Central Point, Partlow, McCord, South End and other streets in this area.

Other infrastructure in this area is lacking to consider adding this number of houses including Parks, Schools, Police coverage, bike lanes, sidewalks etc.

I am also concerned what affect this may have on the already high ground water levels during the rainy periods, this could create increased water problems for properties in the area that already have sump pumps and/or drains to address water in their crawl spaces.

No matter the zoning I feel the 35mph speed limit on Central point needs to be extended to Parrish rather than ending at Partlow, when this property is developed.

Thank You

Tony Bottger  
11837 S. Skellinger Way  
Oregon City, OR 97045

Maps of the locations under consideration for a zone change from R-10 to R-6.

This aerial map was provided by the applicant.

## II. SITE DESCRIPTION / SETTING

The project site is located south of S Central Point Road and east of White Lane, as depicted in the aerial photo below and on Sheet 3 of the preliminary plan set.



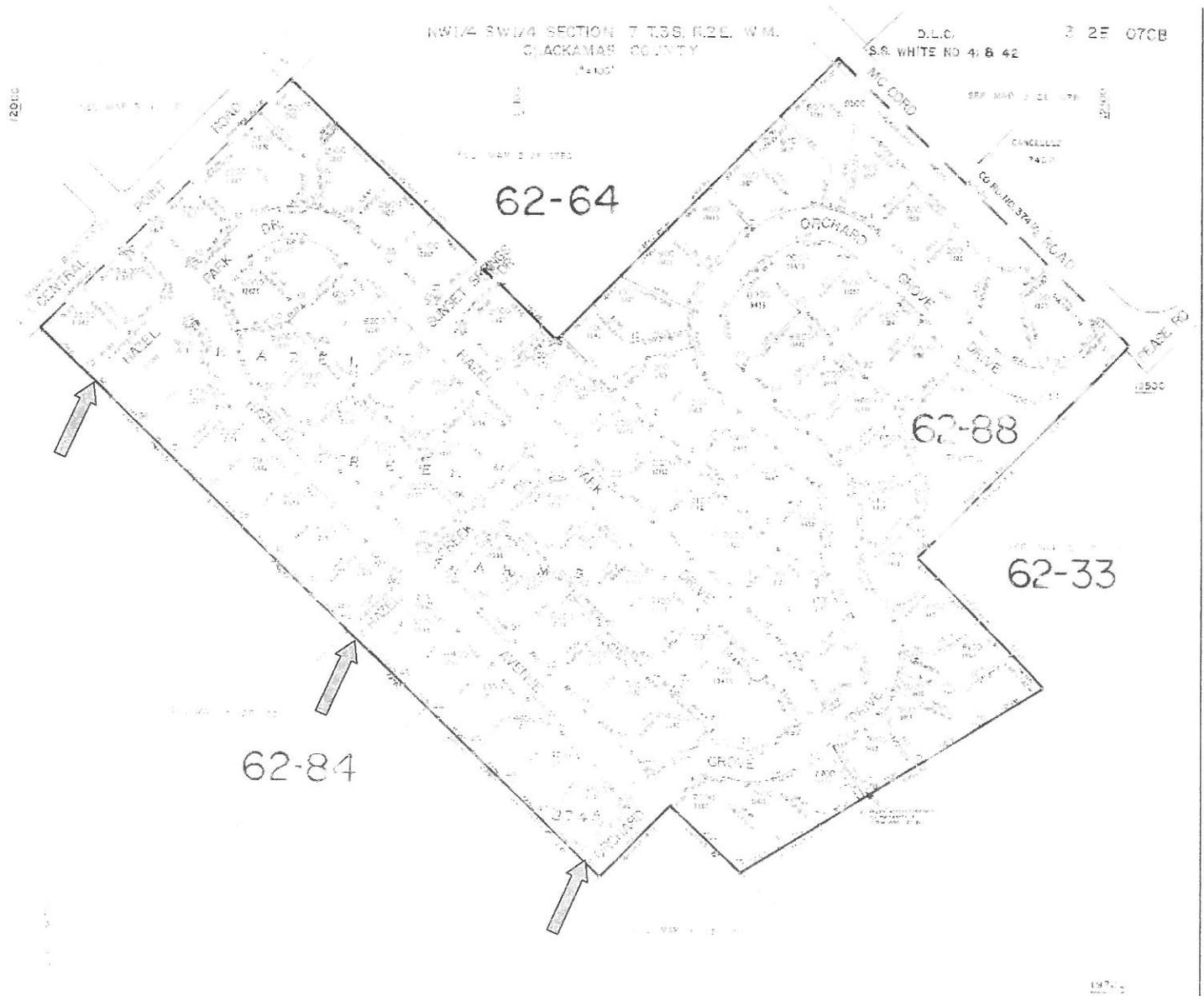
Aerial Photo

The Zoning map of the area surrounding the proposed zone changes shows primarily R-10 properties with a few zoned R-8. There are no R-6 properties in the immediate area.

The stub out locations are indicated with Green Arrows.



This is the tax lot map showing the adjacent Hazel Creek Farms development shows the R-10 tax lots in this development. The stub out locations are indicated with Green Arrows. From left to right the streets are Hazel Park Dr., Hazel Creek Dr. and Orchard Grove Dr.



During a recent hearing to change zoning in the area of Pease Rd., the representative for the developer used an argument saying that it was extremely difficult to deviate from the proposed R-6 as the adjoining stub outs were set at R-6. The application was approved.

The three green arrows show R-10 stub outs that exist on the adjoining development in this case. Since the argument persuaded the Planning Commission on past decisions we see no reason why it is not equally appropriate for this application.