

West Susan Rictor
Brenda Martin
Hazel Creek Farm Neighborhood

September 18, 2017

Oregon City Planning Commission,

We are currently gathering signatures from our neighbors to Petition opposing the zoning change on the proposed development that adjoins our properties.

There are two developments that will join our neighborhood of Hazel Creek Farms. It will be an addition of 118 homes to our city. Recently there have been many new developments built in O.C. It appears that most of the developments are R 8. I understand the value and need of lower priced homes. I also feel that there needs to be a variety of homes for a balance in the city.

For most of my neighbors their home is not their first home. These are the homes that they dreamed of having and designed their custom built home. We are part of an HOA and everyone takes similar care of their home. We want our homes to hold their value and want our neighborhood to continue with cohesive homes. We are concerned about the value of our homes.

This area is a prime area of Oregon City which would attract others that want to have a home with a little space instead of feeling cramped in with smaller set backs. Some of the new lots will never have a neighbor behind them. They would be attractive lots to buyers wanting their dream home too. Homes in my neighborhood sell fast so I know that there are others that would want to be in a similar neighborhood.

One of the new developments that borders my neighborhood is Ed's Orchard, it is currently being built. It is zoned R 8. The homes in Ed's that border my neighbor's homes are on 10,000+sq ft lots which will blend with our current neighborhood. We have looked at the plot map for Ed's Orchard and compared the two developments.

Ed's Orchard

There are 41 lots with a balance of sizes.

Set backs are 15 ft from the street or 10 ft from a porch. 20 ft in the back of the house or 15 ft from a porch. Side set backs are 7 ft on one side and 9 ft on the other. The lots are smaller with smaller set backs from our neighborhood.

6,000+ sq ft there are 8 lots

7,000+ sq ft there are 12 lots

8,000+ sq ft there are 13 lots

9,000+ sq ft there is 1 lot

10,000+sq ft there are 5 lots

over there are 2 lots

The proposed Development next to us, if changed to R-8 from R-10 will be 77 lots. Set backs are the same as Ed's. All lots are 60 ft wide at the street.

6,000+ sq ft	there are 39 lots
7,000+ sq ft	there are 26 lots
8,000+ sq ft	there are 6 lots
9,000+ sq ft	there are 2 lots
10,000+ sq ft	there are 0 lots
over	there are 4 lots

Along with the zoning change we oppose the configuration of the proposed lots. There is not a balance of lot sizes. Over half of the lots are 6,000+ sq ft lots. There are only 12 lots that are 8,000+ sq ft. Of the 12 lots there are 4 lots that are over 9,000 + sq ft. They are very odd lots. Three of those lots are 60 ft wide at the street and about 450 ft wide. This plotting of lots is not sensible. Since there are a few large lots it allows many more small lots. There are homes in our neighborhood on 10,000+ sq ft lots next to 6,000 and 7,000 sq ft lots. It is going to be obvious that our neighborhood quit and another one started that doesn't flow with the current neighborhood. The development could have been designed to flow.

We have concerns of the impact on our city. Our schools are already overcrowded. Are these new neighbors going to attract voters that support our schools? The traffic in town is getting so congested during all times of the day. There is not convenient bus service to our area. We are concerned about the liveability in our town and what kind of town is being constructed with the new business's and homes. We hope that you don't let this zone change slide by without thinking about our concerns.

Thank you,

West Susan Rictor and Brenda Martin