

From: Laura Terway
To: ["Dan Neils"](#)
Subject: RE: McCord Rd proposed zone change ZC15-02
Date: Monday, July 20, 2015 2:29:18 PM

Good Afternoon,

Thank you for your comments, I will include them in the staff report. Please feel free to contact me with any additional questions or concerns.



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From: Dan Neils [mailto:danneils@gmail.com]
Sent: Friday, July 17, 2015 2:42 PM
To: Laura Terway
Subject: McCord Rd proposed zone change ZC15-02

July 17, 2015

Hello Ms. Terway,

I live at 19652 McCord Rd, just 2 houses from the pending development coming in the next year. I saw you were the planner assigned as contact regarding Icon's proposed change of ZC-15-02 from R-10 development to an R-6. As a concerned affected neighbor, I have a few safety concerns to address:

1. **SAFETY:** I've talked with a number of neighbors on McCord, and my biggest concern is safety should the plan change be approved (From R10 to R6 lots). Although S. McCord rd. is 25mph technically, with the large dip and narrow road, drivers regularly drive 35-45 mph. The new neighborhood street access is proposed to come out on McCord Rd, just on the top of the blind hill, which

would create and incredibly dangerous situation. McCord is a county road with no street lights. It is already a dangerous street, and adding a new access street would increase the danger to folks pulling out and the new pedestrians using the road. It would be much safer to have the new houses back up to McCord.

2. McCord is a country, county road. Most of the lots are from ½ to 1 acre, and further development is unlikely. Why have the new city street come out on McCord, and not on Leland, which is better able to handle to added travel?
3. MASTER PLAN: In the OC Master plan, the Reddaway St. area was set aside for high density housing. High density housing is great when buffered by lower density, as was set forth in the plan. Little Pease Rd. is a sorry street, narrow, and very unsafe for pedestrians as some points require you to walk on the street. Adding even more houses than ICON could build on the new lot would add even more cars to this already unsafe street. Leaving the plan at R-10 would leave a nice buffer between high density and the country.

We all have concerns that no one says no to ICON, and that it's not much use trying to thwart their proposed plans. It's our hope that in finishing up development of our little corner of Oregon City, that ICON could get one "No" to their constant drive to infill every space with large homes on tiny lots at the cost to neighborhood livability.

I appreciate your considering my concerns.

Sincerely,

Dan Neils

Agape Insurance

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Learn about health insurance,
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Should you apply add: Dan Neils NPN 757811