

COMMENT FORM



PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to 3 MINUTES.
- Give to the Clerk in Chambers prior to the meeting.

Date of Meeting 9/10/18

Item Number From Agenda 2. Public Comment

NAME: Norma Luna

***Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).

ADDRESS: Street: 13531 Clairmont way unit #126

City, State, Zip: Oregon City OR 97045

PHONE NUMBER: (503) 737-5692

E-MAIL ADDRESS: Xochilluna5656@hotmail.com

SIGNATURE: Norma Luna

COMMENT FORM



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- Give to the Clerk in Chambers **prior** to the meeting.

Date of Meeting

9/10/18 - not on an agenda

Item Number From Agenda

- PLANNING COMMISSION 2. Public Comment

NAME:

PAUL EDGAR

***Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).

ADDRESS:

Street:

City, State, Zip:

OREGON CITY

PHONE NUMBER:

E-MAIL ADDRESS:

SIGNATURE:

COMMENT FORM



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Date of Meeting

9/10/18

Item Number From Agenda

2. Public Comment

NAME:

Rachel Smith

***Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).

ADDRESS:

Street: 13260 Deer Meadows Rd.

City, State, Zip: Oregon City OR 97145

PHONE NUMBER:

571-235-3856

E-MAIL ADDRESS:

lyles.smith@oregoncity.gov

SIGNATURE:

Rachel Smith

COMMENT FORM



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Date of Meeting

9/10/18

Item Number From Agenda

2. Public Comment

NAME:

Debbie Sorensen

***Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).

ADDRESS:

Street:

13531 Clairmont Way #23

City, State, Zip:

Oregon City, OR, 97045

PHONE NUMBER:

503-432-7501

E-MAIL ADDRESS:

Chloe Pink Chloe 427 @ Gmail. Com

SIGNATURE:

Debbie L Sorensen

COMMENT FORM



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Date of Meeting

9/10/17

Item Number From Agenda

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3a. Code

NAME:

Mary Zellhauie

***Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).

ADDRESS:

Street: 5273 SE Jackson

City, State, Zip: Milwaukie Ore 97222

PHONE NUMBER:

503-786-8218

E-MAIL ADDRESS:

m.zellhauie@comcast.net

SIGNATURE:

Mary Zellhauie

West Coast Mobile Home Parks, Inc.

Richard Delaney -- CA BRE# 00781389
Suzanne Michaelson -- CA BRE# 01056851
Hazel Bautista

August 29, 2018

Shirley Truesdell
13531 Clairmont Way #133
Oregon City, OR 97045

Notice of Owner's Interest in Selling Park Served by First Class Mail

Dear Shirley and all others:

This is your notification ("Notice") that pursuant to City of Oregon City ordinance 15.52.060 as well as ORS 90.842 the owner is providing you with the following information:

1. The Owner has received an unsolicited offer and is considering selling the Park;
2. The Owner of the park is Clairmont Manufactured Housing Park LLC. The representative authorized to negotiate a sale of the manufactured home park is Richard Delaney. The owners representative can be reached at 31 Airport Blvd. Suite G, South San Francisco CA 94080, 650-589-8757.
3. The Park tenants, through a tenants committee, have an opportunity to compete to purchase the Park;
4. In order to compete to purchase the Park, Per ORS 90.842 within ten (10) days ("Ten Day Period") commencing on the fourth calendar day following the above Date of Mailing of this Notice, the tenants must form, or identify, a tenants' committee, for the purpose of purchasing the Park, and notifying the Owner in writing of the following information.
 - a. The tenants' interest in competing to purchase the Park; and
 - b. The name and contact information of the representative of the tenants' committee with whom the Owner may communicate about the purchase.The Oregon City ordinance has a different time frame than ORS 90.842. It is unclear if the State law or the City ordinance prevails.
5. An authorized representative to the tenants' committee may request certain financial information described in ORS 90.844 from Owner within the Ten Day Period. Such requests should be made to Richard Delaney, the agent of the Owner, at the address below and should be made in writing.
6. Information about purchasing a manufactured dwelling park is available from the Office of Manufactured Dwelling Park Community Relations of the Housing and Community Services Department. (<http://www.oregon.gov/OHCS/pages/index.aspx>), and they, as well as the City of Oregon City, have been provided with a copy of this Notice.

Note: Pursuant to ORS 90.846(4), following issuance of this Notice, Owner may list the Park for sale and/or solicit, seek, and negotiate with potential purchasers, other than the tenants, or an entity formed by, or associated with them.

Sincerely,

Richard Delaney
Agent for, Clairmont Manufactured Housing Park, LLC

31 Airport Blvd, Suite G, South San Francisco, CA 94080
(650) 589-8757 Facsimile (650) 589-7453
www.westcoastmobilehomeparks.com

ENTERED INTO THE RECORD
DATE RECEIVED: 9/10/18
SUBMITTED BY: D. Soleson
SUBJECT: Public Comment

Extremely important - read this letter carefully!

What is the Clairmont Park Homeowners Cooperative? It is an organization that has existed here in the park for over 10 years. Its express purpose is to save our homes from development by real estate speculators. This can be accomplished by joining the growing ranks of manufactured home parks that have become Resident Owned Communities. Otherwise referred to as ROCs.

A little history. If you did not live here in 2007, here is what happened. We woke up one day and discovered that the park was for sale. And we were all in danger of losing our homes so that high dollar condominiums could be built. As park residents we did two things. First we lobbied the Oregon City Council to pass an ordinance giving us some compensation for our homes if the park were to sell. You would get \$7,500 if you owned a singlewide and \$15,000 if you owned a doublewide. Otherwise, because these older homes usually can't be moved, they would be bulldozed and we would get nothing. The Oregon City law offers higher payouts to home owners than the minimum set by the state of Oregon.

The second thing we did was create the Clairmont Park Homeowners Cooperative. The Co-op is organized under a law providing the legal framework for us to own and operate the park ourselves as a non-profit corporation. This has the advantage of stabilizing the space rent and making the homes more valuable over time because each member actually owns a share of the entire park. And you will never lose your home to real estate development. In the end the deal did not proceed because the real estate market collapsed in 2008.

The Co-op has been notified that the owners of the Park have received an unsolicited offer to purchase the park and are considering selling Clairmont. But do not panic or lose hope.

The Day has come! Even though the park has not been for sale we have continued to keep the Co-op together as a legal entity for just such a day as this. We do not yet know for sure if the park is being sold for re-development or not. But chances are good that re-development is in the works. We will find out soon. But we have a plan to purchase the park as a non-profit corporation.

Here is where you come in. If you joined the Co-op back 10 years ago you are still a member. If you have moved into the park in more recent times, you can become a voting member of the Co-op for \$15 per home. **We strongly urge you to do so!** We will have an open house at the park clubhouse where you can join and have your questions answered on Sunday, September 9, from 1 to 4 p.m.

We can save our homes. We need your support.

ENTERED INTO THE RECORD
DATE RECEIVED: 9/10/18
SUBMITTED BY: D. Sorenson
SUBJECT: Public Comment

ENTERED INTO THE RECORD

DATE RECEIVED: 9/10/18

SUBMITTED BY: Eugene Zakharov

SUBJECT: Horsely
Item 3a. 1

9-10-18

HOW TO SPEAK (WRITE)
TO CITY/COUNTY
OFFICIALS:

- 1.) SPEAK (WRITE) CLEARLY
- 2.) IDENTIFY YOURSELF
AND WHERE YOU LIVE
- 3.) DO NOT USE PROFANITY
OR AGITATE
- 4.) SMILE AND THANK THE
LEADER OF THE MEET-
ING FOR THE OPPORTUNI-
TY TO ENGAGE THOSE
PRESENT.
- 5.) Be BRIEF AND con-
cise.

MY NAME IS Eugene
ZAKHAROV. I LIVE IN
MILWAUKEE, OR. I VOTE
REGULARLY. I'm smiling

AS I WRITE THIS. THANK
YOU FOR ALLOWING ME TO
SUBMIT THIS STATEMENT
RE: WARMING SHELTERS

TO THE MAYOR AND
DIRECTOR OF OREGON CITY
ZONING OFFICE, PLEASE
REMOVE ANY code RESTRICTIONS,
ZONING BARRIERS, INSTITUTIONAL
HURDLES OR OTHER IMPEDIMENTS THAT
DISALLOW WARMING SHELTERS
TO OPERATE.

WARMLY YOURS,
EUGENE ZAHARIE