

**From:** Laura Terway  
**To:** "[gremaxpet@comcast.net](mailto:gremaxpet@comcast.net)"  
**Subject:** Letter from a citizen  
**Date:** Tuesday, July 21, 2015 10:38:26 AM

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Mr. Peterson,

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.



**Laura Terway, AICP**  
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**From:** Greg Peterson [<mailto:gremaxpet@comcast.net>]  
**Sent:** Friday, July 17, 2015 6:54 PM  
**To:** Tony Konkol  
**Subject:** Letter from a citizen

Please forward to the appropriate party. Thanks

*Greg Peterson*  
*18865 Shenandoah Dr.*

City of Oregon City  
The Office of Planning and Development  
221 Molalla Avenue, Suite 200  
Oregon City, OR 97045

Regarding the pending zoning change (ZC15-01) and attendant proposed 19-lot subdivision on 4.25 acres at 19371 Pease Road in Oregon City (see locator map<sup>1</sup>).

The subject property has been previously annexed to the City of Oregon City, and falls within certain criteria established for consistent site development standards that are designed to protect the property values and other common interests of the citizens of Oregon City. The default zoning code (applied to all Low-Density Residential property) stipulates a minimum criteria for lot sizes, along with appropriate improvements to handle new residents and scalable impacts on the built-out infrastructure. The developer proposed lots of at least 8,000 sq. ft., which meets the requirement. Site drainage and traffic loads and so forth have all been addressed, at least to my untrained eye.<sup>2</sup> (This info comes from the narrative provided by the developer, attached to the planning and development department's website<sup>1</sup>

I concede that I have no hope of proving that the Owner and developer will fail to create the type of neighborhood that Oregon City officials have aspired to for decades. I also believe that the tax base will reap benefits for many years to come.

I would like to suggest however, that the citizens of the City need to see the site in its current state, and see what will be lost to us and to our heirs if this development goes forward. This property is a rare thing, a quiet site with tall trees. It is also a fine counterpoint to the large residential development across the street, recently completed, and not yet fully sold out.

I hear a lot about those folks who, upon realizing that some precious or natural landmark is endangered, take a stand and say "Not in my backyard". It makes good copy in certain markets, and I think that there is generally a good result every time something like that happens.

What I propose is that the property at 19371 Pease Road will be of more value to our ancestors than another housing development, however big or small the lots are. What I propose may be as hopeless as tilting at windmills, and I haven't the help of either Dulcinea or Sancho Panza. But I would like to suggest that this property has a value that can't be measured and can't be recovered after its gone.

It's time to say, "NIMBY".

A concerned citizen

Gregory Peterson  
18865 Shenandoah Dr.  
Oregon City

#### Footnotes

- 1) [http://www.orcity.org/sites/default/files/citydocuments/planning/landuse/documents/boulder\\_run-application\\_narrative\\_0.doc](http://www.orcity.org/sites/default/files/citydocuments/planning/landuse/documents/boulder_run-application_narrative_0.doc)
- 2) [http://www.orcity.org/sites/default/files/citydocuments/planning/landuse/documents/zc\\_15-01\\_map.pdf](http://www.orcity.org/sites/default/files/citydocuments/planning/landuse/documents/zc_15-01_map.pdf)