

Community Development Department, 221 Molalla Avenue, Suite 200, P.O. Box 3040, Oregon City, OR 97045, (503) 722.3789
www.orcity.org

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

September 25, 2017

Oregon City Planning Commission

In the notes addressing the zoning change from R 10 to R 8 the Community Development and Planning say their goal is a creation of a cohesive neighborhood. The neighborhood planned is not cohesive to the neighborhood that they will become a part of. What would be cohesive is to match the existing neighborhood with like properties that are on 10,000 sq ft lots.

The proposed neighborhood will noticeably look different. The lots as planned are 60 ft wide at the street contrasting with most of my neighborhood having 100 ft wide lots. A very noticeable difference will be a front set back of 10 ft from a home's porch and 15 ft set back in the back from a back porch along with houses being closer together.

When I have driven around the new neighborhoods many houses don't park their cars in the garage and park their cars on the street. The driveways are short because of the reduced set backs and there isn't room to park their vehicles. Our HOA rules don't allow us to keep cars parked in the street. This allows for 2 cars to pass on the street and doesn't cause obstruction of view of the road for safety.

Continuing down Orchard Grove Drive from my house there is a row of 11 lots planned that are mostly 6,000 sq ft. The property behind those lots will probably never be developed. It is a desirable place to put 10,000 sq ft lots that buyers would be very interested in purchasing. Putting in this row of houses is not cohesive to the homes that they border in the Hazel Creek Farm neighborhood.

The word "several" and a "number of planned lots" are used to describe how many planned lots are less than 8,000 sq ft. Counting the lots on the plot map says that in fact 65 of the 77 lots are less than 8,000 sq ft. That is more than "several".

The city's use of averaging lot size to qualify for zoning has produced what is said to be R 8 but really is an R 6 neighborhood. There are 3 lots that are 60 ft wide and about 450 ft deep, they are around 25,000 sq ft lots. These lots are what makes the development able to be called R 8 because of averaging but I think this is a deceitful use of numbers. I don't see that these 3 lots are practical for building and see them only as helping to qualify the neighborhood as R 8.

The City has approved 3,324 new dwellings within the Urban Growth Boundary. The City said that changing the zoning on the proposed development "will expand the housing types and options available within the City". I have searched on line to look at the new developments and I only see R 8 and R 6 developments. Adding more R 8 doesn't expand the availability of a variety of properties for buyers. There are buyers looking for a home that has some space around it so the houses aren't crowded and they can have a yard and have the possibility of parking an RV as my neighborhood does. Our neighborhood is a sought after area and houses in

our neighborhood sell very quickly. Keeping this property as R 10 adds more diversity and is an asset to Oregon City.

The City wants to provide and maintain affordable housing. I don't know that the prices of these homes are going to be considered affordable housing. This isn't an area that has convenient busing for those that need it and it doesn't have easy walking to go shopping.

The School District, Fire Department and Police Department were asked if changing the zoning of the property from R 10 to R 8 will have an impact on them. They answered no. That makes it sound as if they are not impacted by the larger number of homes being built. It is pointed out that changing from R 10 to R 8 will probably add 11 more houses. Their answer was to the question of adding an additional 11 homes not 77. I would like to hear what their answers to the question "what will the impact be with adding 77 more homes. I know that the Oregon City Schools are full. The development will add more streets for the police to patrol and additional calls for people in need. Our streets are noticeably congested. I don't see Central Point Road being able to handle all the additional traffic that will be added. I see your answer to that is you are making Orchard Grove Drive a main arterial street.

Another justification used for changing to R 8 zoning is because the Statewide Planning's Conservation goal says "minimum lot size results in a more efficient use of city streets and utilities. Shouldn't planning the increase in homes start with looking at the cities infrastructure How about roads for getting up to Oregon City's upper level? Do you drive McLoughlin Blvd in the downtown area. When there is a traffic problem on hwy 99 have you seen the congestion on South End Rd and Central Pt Rd?

When this property was voted to be within city limits we were told it was going to be zoned R 10 and now the city is asking us to approve changing it to R 8. It feels like the city is manipulating facts and concerns of our neighborhood and justifying the plan. I ask are you really considering the impact on the city? Where does neighborhood quality fit into this plan? Who are you trying to attract to Oregon City? Are these new residents going to vote for improving our roads and schools?

I hope that you will consider the impact to our neighborhood and city. I have invested in living in the Hazel Creek Farm neighborhood. I don't want my liveability and investment be reduced. A different plan for development than what is proposed wouldn't change what we have. The city has said that they want to develop the area with property cohesive and with continuity to our neighborhood. I hope that is what gets planned.

Subject: Public comment on File No. PC 17-100 (Wheeler Farm)

From: Rick Fernandez (rmfpdx@mac.com)

To: crobertson@orccity.org;

Cc: r.t.r@att.net; martinpokey14@gmail.com;

Date: Wednesday, September 20, 2017 4:04 PM

Dear Ms Robertson-Gardiner:

I'd appreciate it if you would please provide our comments below regarding the above-referenced matter to the Planning Commission.

Thank you very much.

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Dear Commissioners:

We are writing to join our voices to our neighbors in the Hazel Creek Farm neighborhood in opposition to the proposed rezoning detailed in File No. PC 17-100. We fully endorse the concerns our neighbors, West Susan Rector and Brenda Martin, voiced in the letter to you dated 18 Sept 2017. The proposed new development relies on a zoning change that will dramatically alter the character of our neighborhood and will create large impacts that are inconsistent with the current uses and demands generated by existing development.

The staff report indicated that the proposed 77 lots "meet the dimensional and density standards of the R-8 zone." But this statement begs the question whether such a rezoning to R-8 is appropriate for this location and neighborhood. The more basic question is whether it *should* be rezoned to R-8 and nothing in the staff report provides any justification for so doing. A change in zoning is governed by **Chap. 17.68.020 - Criteria**. The criteria for a zone change listed there include, in part:

A. The proposal shall be consistent with the goals and policies of the comprehensive plan.

C. The land uses authorized by the proposal are consistent with the existing or planned function, capacity and level of service of the transportation system serving the proposed zoning district.

Section II of staff's report states that "In the responses to Section 16.12.050, several of the planned lots are shown to be less than 8,000 square feet, but the average lot area across the project is approximately $\pm 8,279$ square feet. This standard is met." This, however, is not an accurate description of the number of lots that fail to meet the 8,000 sf minimum size. In fact, 65 of the 77 lots do not meet even the 8,000 sf standard, and only three of the lots that are located immediately adjacent to the 10,000 sf lots of our neighborhood are close to 8,000 sf. (Overall, only seven of the lots are greater than 8,000 sf.) This is dramatically different from the case with the Ed's Orchard development, where abutting lots were kept at 10,000 sf. In any case, reliance on the average lot size is a distortion of the actual impact, which can only be characterized as an attempt to achieve a de facto R-6 rezoning under the guise of an R-8 rezoning request. An average lot size should not be found to be in compliance when there is such a dramatic disparity in relative lot sizes to quantity of nonconforming lots.

We also take issue with the misleading analysis underlying the finding that the proposed rezoning complies with Goal 10.1 of the Comp Plan. Nothing in that Goal requires that existing zones be rezoned to higher density. In reality, that Goal calls for the "preservation of a variety of housing types and lot sizes." By stating

that ~24.57% of the City's existing housing is in the R-10 zone, while comparing it to the smaller numbers in R-8 and R-6 zones, this seems to create a mandate to reduce and not preserve R-10 that is nowhere found in the Plan. Furthermore, the more dense R zones account for at least 41.38% of housing stock. By that measure, R-10 does not seem excessive. In any case, approval can only "expand the housing types and options available" by continuing to eliminate R-10 housing, which is not consistent with Goal 10.1.

The proposal also fails to comply with Goal 10.2 by doing nothing to ensure creation or preservation of affordable housing. Simply creating smaller lots will not, alone, ensure that such housing is affordable. The staff finding is not so much a finding as a toothless aspiration, rooted in the hope that smaller lots will be cheaper (they "may be a lower cost to consumers"). But nowhere provided is any evidence to support such a hope. It is far more reasonable to presume that the development is designed to maximize profits for the developer, by selling at the highest prices that the market will bear. But this is not what affordable housing means. There are no conditions or measures in any way that will retain or promote affordable housing. The developer must be thanking his lucky stars for such a free pass.

With regard to the TPR analysis, while it did not find a need for any mitigation resulting from increased traffic, as a practical matter, we have reasonable concerns that the increased density will create even more congestion, especially before the proposed roundabout can be installed at Central Point and Warner Parrot/Warner Milne. This congestion is inconsistent with the character and development in our neighborhood. Increased demand on police services is also clearly contemplated, as referenced in staff condition #24 in staff's report and recommendation, but the required \$,3500 fee per lot does little to offset legitimate neighborhood concerns about the problems that the city recognizes inevitably flow from increased density.

For the foregoing reasons, we respectfully request that the Commission disallow this increased density and preserve the current density at R-10 levels. Alternatively, if the Commission is inclined to approve, we request a condition that requires there to be a transition from R-10 to R-8 in lots adjacent to our development so that lots there are more consistent with existing housing size.

Thank you.

Rick Fernández and Henry Miller
12090 Hazeldell Ave.
Oregon City OR 97045

We are asking you to sign this petition to oppose the zoning change of the proposed development that adjoins our neighborhood. West has written a letter to the City Planning Commission stating her opposition.

We are hoping you can attend the Planning Commission meeting on September 25th at 7pm at City Hall on Molalla Ave. It would be great if someone would speak at the meeting or write their letter of opposition to the zoning change. We can take letters that you write, to the meeting if you are unable to attend. We really hope that others will write letters with their concerns. When you arrive at the meeting if you want to speak you must sign up to make a public comment. Speakers are given 3 minutes for their comments. If you are willing to speak would you contact us so we can coordinate with any others speaking. We need someone that is willing to speak. Brenda has a wood milk box on her porch. If you have a letter but can't attend the meeting you could put it in her box. If there is someone living in the neighborhood that you talk to and we didn't get to them to sign the Petition there is also a petition in Brenda's box.

We have attached the plot maps for Ed's Orchard which is currently getting started and the plot map for the proposed additional development. Ed's Orchard is zoned r-8. The proposed development is zoned r-10 but it is being requested that the zoning be changed to r-8. Ed's Orchard has 41 lots and the proposed development has 77 lots. The plot maps attached have the lot dimensions on them. The front setback is 15 ft or 10 ft from the porch. Side setbacks are 7ft on one side and 9 ft on the other side. The backyard setback is 20 ft or 15 ft from a porch. The lots are 60 ft wide.

We looked at the plot maps of both developments and I have listed how many lots there are and the sizes for a comparison of the two developments to ours. For r-8 zoning the average of the lots must be 8,000 sq ft. In the proposed development there are 3 lots that are 60 ft wide and over 450 ft deep. Since there are a few very large lots it averages out as required and off sets the many 6,000 sq ft lots there are. Over half of the lots are 6,000 sq ft. This is not a balanced design and some what seems deceitful to get the R-8 zoning. In Ed's Orchard plans the properties that border our neighborhood are all 10,000+ sq ft lots. That consideration was not made in the new development. West's lot is 12,000+ and next to her is a row of 11 houses that are mostly 6,000 sq ft lots that are 60 feet wide at the road. There isn't a flow from bigger lots to smaller. The lot design could have been more cohesive to our neighborhood

ED'S ORCHARD 41 lots	PROPOSED DEVELOPMENT 77 lots
6,000+ ft there are 8 lots	6,000+ ft there are 39 lots
7,000+ ft there are 12 lots	7,000+ ft there are 26 lots
8,000+ ft there are 13 lots	8,000+ ft there are 6 lots
9,000+ ft there is 1 lot	9,000+ ft there is 1 lot
10,000+ ft there are 5 lots	10,000+ ft there are 0 lots
over there are 2 lots	over there are 4 lots

West talked to someone in the Planning Commission office. He told her that the plot map for the proposed development is strange but as long as a lot is 60 ft at the street other dimensions can be anything. He said that the planning commission wants continuity in neighborhoods and they are very receptive to listening to neighborhood groups about their concerns. He said that our concern was worth addressing.

Both of us have concerns about how the new neighborhood will be different than ours and how it will affect us and the entire neighborhood even if you are not living next door to one of the new homes. I am hoping with giving you some information that you will want to share your concerns with the Planning Commission about the zoning change and the negative impact on our neighborhood. We have a great location and buyers seem to want to live in our neighborhood. I think that there are others that wish to live in a neighborhood like ours and the developer will be able to sell his properties without the zone change.

You can drive around O.C. and look at the developments of row style homes that have been built a few years ago and what do they look like now? Look at the developments where the houses are crammed in with small set backs. That isn't the neighborhood we wanted to live in. Since they will have short driveways their cars will be parked in the street. That makes the streets narrow for driving through. Brenda has a friend that is part of the "Oregon City Chat" and she told Brenda that there are police calls constantly to the houses over there.

We agree that we need to have some affordable housing. It just seems that O.C. is not balancing the smaller homes to homes that are attractive to buyers that want some space around them and want to be able to park an RV. Some people like living in a neighborhood with HOA's so they can count on the homes around them being kept up.

Brenda and I built our dream homes and planned that they would be our forever home. We knew that someday homes would be built next to us. We thought that someone would want to continue building comparable homes because our homes sell quickly so there is a market for similar homes. **When the city lines were changed and this property was brought in to the city it was Zoned R - 10. We do not want that changed to R - 8.** I know that there was someone interested in the property that would have built a cohesive development to ours.

We are unsure about O.C. being able to handle all the new homes. We believe this is going to have a big impact on our schools which are already full and the traffic which is noticeably congested now. Think about how many more cars this will be in our town. We don't think that OC can handle the increase in people. We wonder if the new homeowners will be people that will vote for our schools and other improvements in our city.

Rian Park Development, Inc. is the company that wants to develop the property. I have looked the company up and found that they have been in business for 7 years. The other developments of Rian Park in Oregon City have even smaller lots.

You can contact either of these neighbors:

West Rictor
r.t.r@att.net
503-518-6808

Brenda Martin
Martinfokey14@gmail.com

THANK YOU

Dawn McArthur
Mark McArthur
John McArthur

PETITION

ZONING CHANGE ZC-17-0002

7

SUBDIVISION TP-17-0003

Currently the proposed Subdivision TP-17-0003 is zoned as R 10. We are petitioning that this property not be changed to R 8 zoning.

We are residents in the Hazel Creek Farm neighborhood. We oppose changing the zoning from R 10 to R 8 on the property that adjoins our neighborhood. We want the new development to be a cohesive neighborhood to our current neighborhood. The lots plotted in the new development only have 8 lots that are 8,000+ sq ft. That doesn't appear to be cohesive to the lots currently being developed in Ed's Orchard which also adjoins the proposed development.

	Printed Name	Signature	Address	Date
1	LEO L. MARSH	Leo L Marsh	12121 Hazeldell Ave	7-18-17
2	VIRGINIA L. HOKKANEN	Virginia L. Hokkanen	12121 Hazeldell Ave	7/18/17
3	JESS BALDWIN	Jess Baldwin	12079 HAZEL DELL AVE	9/17/17
4	Tammy Baldwin	Tammy Baldwin	12079 Hazell Ave	9/17/17
5	Douglas Thurston	Douglas Thurston	12070 Hazell Ave	9/17/17
6	ROGER DUNIGAN	Roger Dunigan	12099 " "	9-17-17
7	MICHAEL EUBANKS	Michael Eubanks	12190 " "	9/18/17
8	Robert Kelly	Robert Kelly	12456 Orchard Grove Rd	9/25/17
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PETITION

ZONING CHANGE ZC-17-0002

13

SUBDIVISION TP-17-0003

Currently the proposed Subdivision TP-17-0003 is zoned as R 10. We are petitioning that this property not be changed to R 8 zoning.

We are residents in the Hazel Creek Farm neighborhood. We oppose changing the zoning from R 10 to R 8 on the property that adjoins our neighborhood. We want the new development to be a cohesive neighborhood to our current neighborhood. The lots plotted in the new development only have 8 lots that are 8,000+ sq ft. That doesn't appear to be cohesive to the lots currently being developed in Ed's Orchard which also adjoins the proposed development.

	Printed Name	Signature	Address	Date
1	Kathy Boeckel	Kathy Boeckel	12131 Hazeldell Ave	9/20/17
2	LEAH SIMPSON	Leah Simpson	19446 Orchard Grove	9/21/17
3	Corinne Kinnaman	Corinne Kinnaman	19476 Orchard Grove Dr.	9-21-17
4	JEFF LAMSTRON	Jeff Lamstron	19427 Orchard Grove	9-21-17
5	WILFEDA RAFFERTY	Wilfeda Rafferty	19448 Orchard Grove Dr.	9-21-17
6	Larry Rafferty	Larry Rafferty	19448 Orchard Grove Dr.	9-21-17
7	Haley Harpaul	Haley Harpaul	19436 Orchard Grove Dr.	9-21-17
8	Audrey Jupp	Audrey Jupp	19410 Orchard Grove Dr.	9-21-17
9	Dennis Wacker	Dennis Wacker	19384 Orchard Grove	9-21
10	Earl Hill	Earl Hill	19391 Orchard Grove	9-21
11	Emma Kimble-Mark	Emma Kimble-Mark	19395 Orchard Grove	9/21
12	ROBERT TERRILL	Robert Terrill	19435 ORCHARD GROVE DR.	9/21
13	Andrew Ruter	Andrew Ruter	19500 Orchard Grove Dr.	9/21
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PETITION

ZONING CHANGE ZC-17-0002

SUBDIVISION TP-17-0003

Currently the proposed Subdivision TP-17-0003 is zoned as R 10. We are petitioning that this property not be changed to R 8 zoning.

We are residents in the Hazel Creek Farm neighborhood. We oppose changing the zoning from R 10 to R 8 on the property that adjoins our neighborhood. We want the new development to be a cohesive neighborhood to our current neighborhood. The lots plotted in the new development only have 8 lots that are 8,000+ sq ft. That doesn't appear to be cohesive to the lots currently being developed in Ed's Orchard which also adjoins the proposed development.

	Printed Name	Signature	Address	Date
1	Rose Vanden Bos	Rose Vanden Bos	12132 - Hazel Park Dr	9-20
2	Rob Temple	Rob Temple	12122 Hazel Park Dr	9-20
3	Dale Larsen	Dale Larsen	12112 Hazel Park Dr	9-20
4	KEVIN RAMSEY	Kevin Ramsey	12062 HAZEL PARK DR.	9-20
5	Laura Gertz	Laura Gertz	12032 Hazel Park Dr, cc	9-20
6	J Heins	J Heins	12120 Hazel Dell	9/20
7	N. Watt	N. Watt	19452 Orchard Grove	9/21
8	Delmer Wankent	Delmer Wankent	19447 Orchard	9/21/17
9	Katie Tracy	Katie Tracy	19439 Orchard Grove	9/21/17
10	Robert Whiting	Robert Whiting	19431 Orchard Grove Dr	9/21/17
11	Julie Whiting	Julie Whiting	19431 Orchard Grove Dr	9/21/17
12	Lisa Perrigo	Lisa Perrigo	19415 Orchard Grove Dr	09/21/17
13	NEAL ROBINSON	Neal Robinson	19405 Orchard Grove Dr	9/21/17
14	Dennis Kennedy	Dennis Kennedy	12140 HAZEL AVE	9/24/17
15	RONDA KENNEDY	Ronda Kennedy	12140 HAZEL AVE	9/24/17
16	West S. Richter	West Susan Richter	19500 Orchard Grove Dr	9/24/17
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PETITION

ZONING CHANGE ZC-17-0002

18

SUBDIVISION TP-17-0003

Currently the proposed Subdivision TP-17-0003 is zoned as R 10. We are petitioning that this property not be changed to R 8 zoning.

We are residents in the Hazel Creek Farm neighborhood. We oppose changing the zoning from R 10 to R 8 on the property that adjoins our neighborhood. We want the new development to be a cohesive neighborhood to our current neighborhood. The lots plotted in the new development only have 8 lots that are 8,000+ sq ft. That doesn't appear to be cohesive to the lots currently being developed in Ed's Orchard which also adjoins the proposed development.

	Printed Name	Signature	Address	Date
1	Alice Hayden	Alice Hayden	19493 Orchard Grove Dr.	9/20/17
2	Terry Boyd	Terry Boyd	19492 Orchard Grove Dr.	9/20/17
3	Karen Boyd	Karen Boyd	19492 Orchard Grove Dr.	9/20/17
4	Linda Simonton	Linda Simonton	19484 Orchard Grove Dr.	9/20/17
5	Ben Simonton	Ben Simonton	19484 Orchard Grove Dr.	9-20-17
6	Becki Coulsey	Becki Coulsey	19480 Orchard Grove Dr.	9/20/17
7	Ann Kemnitz	Ann Kemnitz	19464 Orchard Grove Dr.	9/20/17
8	Bill Kemnitz	Bill Kemnitz	19464 Orchard Grove Dr.	9/20/17
9	David Stoup	David Stoup	19483 Orchard Grove Dr.	9-20-17
10	Shelley McCoy	Shelley McCoy	12129 Hazel Park Dr.	9/20/17
11	Jim Durr	Jim Durr	12119 Hazel Park Dr.	9/20/17
12	Kathy Ballinger	Kathy Ballinger	12102 Hazel Park Dr.	9/20/17
13	Nick Ballinger	Nick Ballinger	12102 Hazel Park Dr.	9/20/17
14	Michael Penseau	Michael Penseau	19494 Hazel Creek Dr.	9-22-17
15	Robert Adams	Robert Adams	12082 Hazel Park Dr.	9/20/17
16	Susan Adams	Susan Adams	12082 Hazel Park Dr.	9/20/17
17	Danielle Clark	Danielle Clark	12051 Hazel Park Dr.	9/20/17
18	Stephen Zeburk	Stephen Zeburk	11982 Hazel Park Dr.	9/20/17

PETITION

(17)

ZONING CHANGE ZC-17-0002

SUBDIVISION TP-17-0003

Currently the proposed Subdivision TP-17-0003 is zoned as R 10. We are petitioning that this property not be changed to R 8 zoning.

We are residents in the Hazel Creek Farm neighborhood. We oppose changing the zoning from R 10 to R 8 on the property that adjoins our neighborhood. We want the new development to be a cohesive neighborhood to our current neighborhood. The lots plotted in the new development only have 8 lots that are 8,000+ sq ft. That doesn't appear to be cohesive to the lots currently being developed in Ed's Orchard which also adjoins the proposed development.

	Printed Name	Signature	Address	Date
1	Sherry Gregory	<i>Sherry Gregory</i>	12130 Hazeldell Ave	9/19/17
2	Chuck Gregory	<i>Chuck Gregory</i>	12138 Hazeldell Ave	9-19-17
3	Brian Zietlow	<i>Brian Zietlow</i>	12111 HAZELDELL AVE	9-19-2017
4	RICK Fernandez	<i>Rick Fernandez</i>	12090 Hazeldell Ave	9-19-17
5	HENRY MILLER	<i>Henry A. Miller III</i>	12090 HAZELDELL AVE	9/19/17
6	Brodie Nielsen	<i>Brodie Nielsen</i>	12060 Hazeldell ave	9/19/17
7	Forry Anderson	<i>Forry Anderson</i>	12050 Hazeldell Ave	9/19/17
8	Lauri Anderson	<i>Lauri Anderson</i>	12050 Hazeldell Ave	9/19/17
9	Norman Wiebold	<i>Norman Wiebold</i>	12058 Hazeldell Ave	9-19-17
10	DARLENE Wiebold	<i>Darlene Wiebold</i>		
11	Anjill Schindler	<i>Anjill Schindler</i>	12049 Hazeldell Ave	9/18/17
12	Terrin McEachern	<i>Terrin McEachern</i>	12030 Hazeldell Ave	9/19
13	Jim McEachern	<i>Jim McEachern</i>	12030 Hazeldell Ave	9/19/17
14	Tamara Peyton	<i>Tamara Peyton</i>	12019 Hazeldell Ave	9/19/17
15	Jim Sanderson	<i>Jim Sanderson</i>	12022 Hazeldell	9-19-17
16	Car Sanderson	<i>Car Sanderson</i>	U	9-19-17
17	DEBRA CARINO	<i>Debra Carino</i>	12031 Hazeldell Drive	9-19-17
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PETITION

ZONING CHANGE ZC-17-0002

SUBDIVISION TP-17-0003

Currently the proposed Subdivision TP-17-0003 is zoned as R 10. We are petitioning that this property not be changed to R 8 zoning.

We are residents in the Hazel Creek Farm neighborhood. We oppose changing the zoning from R 10 to R 8 on the property that adjoins our neighborhood. We want the new development to be a cohesive neighborhood to our current neighborhood. The lots plotted in the new development only have 8 lots that are 8,000+ sq ft. That doesn't appear to be cohesive to the lots currently being developed in Ed's Orchard which also adjoins the proposed development.

	Printed Name	Signature	Address	Date
1	Scott & Lori Stamps	Lori Stamps	12072 HAZEL PARK	9/19/17
2	Karen Sackos	Karen Sackos	19498 Hazel Creek Dr	9/20/17
3	Shawn Zietlow	Shawn Zietlow	12111 Hazeldell Ave	9/25/17
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PETITION

ZONING CHANGE ZC-17-0002

SUBDIVISION TP-17-0003

Currently the proposed Subdivision TP-17-0003 is zoned as R 10. We are petitioning that this property not be changed to R 8 zoning.

We are residents in the Hazel Creek Farm neighborhood. We oppose changing the zoning from R 10 to R 8 on the property that adjoins our neighborhood. We want the new development to be a cohesive neighborhood to our current neighborhood. The lots plotted in the new development only have 8 lots that are 8,000+ sq ft. That doesn't appear to be cohesive to the lots currently being developed in Ed's Orchard which also adjoins the proposed development.

	Printed Name	Signature	Address	Date
1	Angie Crone	Angie Crone	11942 Hazel park	Sep 19
2	Mark Crone	Mark Crone	11942 Hazel park	Sep 19
3	Paula Carl	Paula Carl	11942 Hazel park	Sep 19
4	LEON MULLER	Leon Muller	11952 Hazel Park Dr.	Sep 19
5	Susan E. Muller	Susan E. Muller	11952 Hazel Park Dr.	Sep 19
6	Jaileene Embanks	Jaileene Embanks	11982 Hazel Park Dr.	Sep 19
7	Beverley A. Hirsch	Beverley A. Hirsch	11992 Hazel Park Dr.	Sep 19
8	John M Peyton	John M Peyton	12014 Hazeldell Ave	9/19/17
9	Peter Bennett	Peter Bennett	12029 Hazeldell Ave	9/24/17
10	Paula Bennett	Paula Bennett		
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12				
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15				
16				
17				
18				

TP 17-03, ZC 17-02

Wheeler Farms Subdivision

Planning Commission September 25, 2017



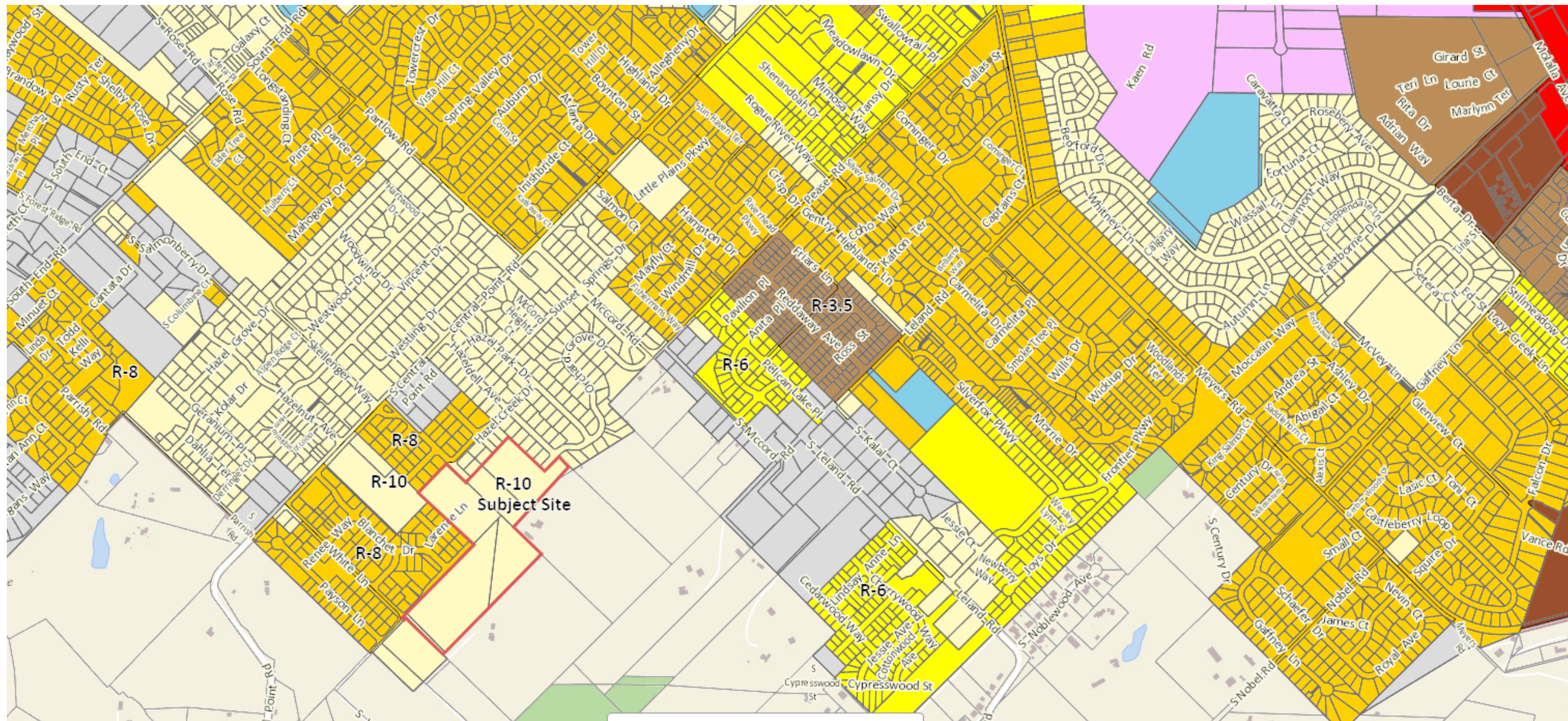
Background

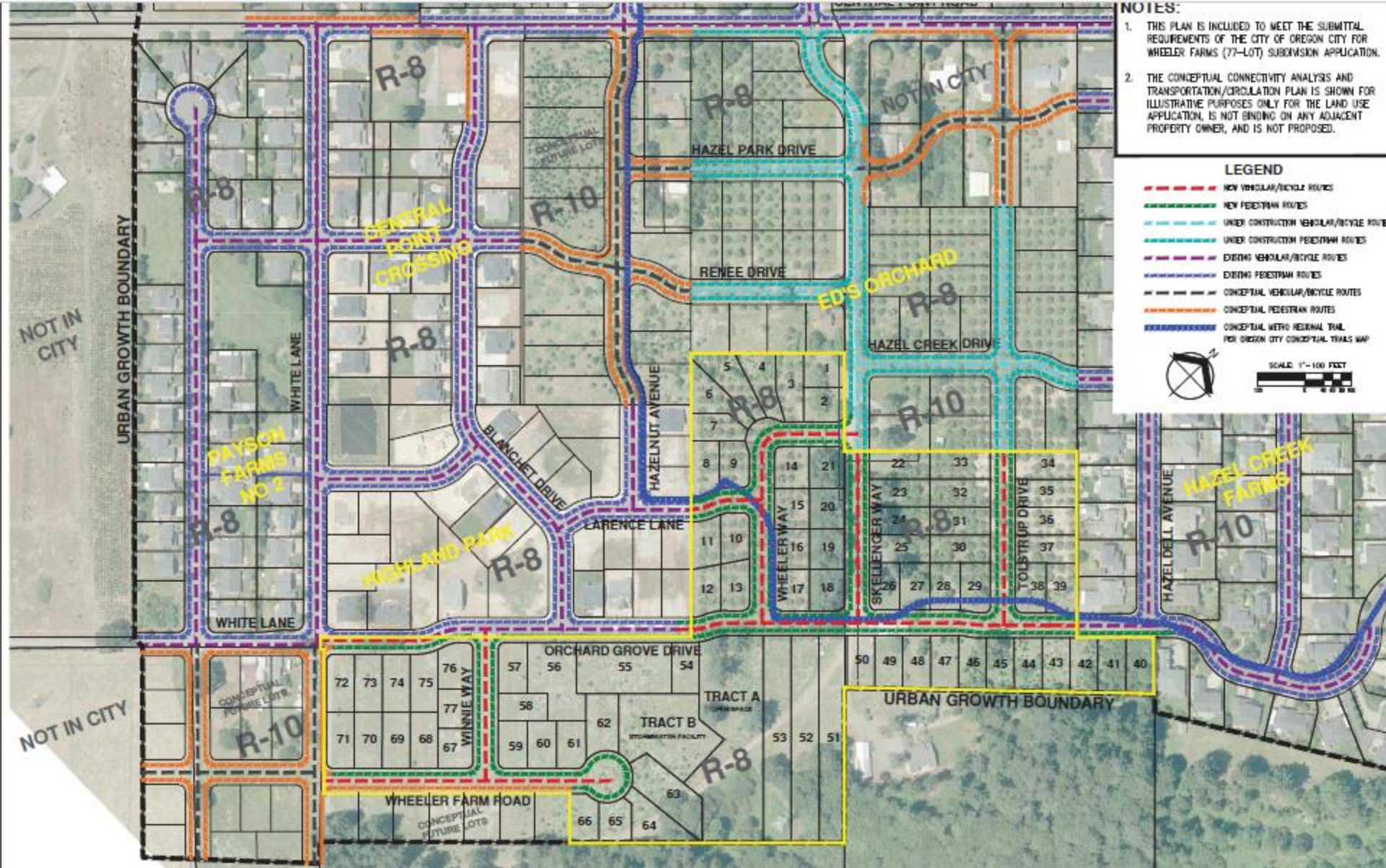
- The applicant proposed a Zone Change from R-10 to R-8 for a 77-lot subdivision (Wheeler Farms) in the City of Oregon City for the future construction of single-family detached residential homes.
- Modification
 - Block standard (26 feet)
 - Cul-de-sac- (89 feet)
- Allowance of a constrained street near Tract A to save a large tree.
- Meets the dimensional and density standards of the R-8 zone
- A voluntary 1.35-acre open space area
- An integrated on-site stormwater management system including street side vegetated filtration swales and flow control
- An approximately ± 1.3 -acre remainder property to be incorporated into the abutting Wheeler property located off-site to the southeast

Subject Site



Subject Site- Existing Zoning





AKI

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1000 N. OREGON STREET, SUITE 200
PORTLAND, OREGON 97227
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WWW.AKIARCHITECTS.COM

WHEELER FARMS

OREGON CITY

PRELIMINARY CONCEPTUAL CONNECTIVITY ANALYSIS, TRAFFIC/TRANSPORTATION, CIRCULATION, & CONCEPTUAL REDEVELOPMENT PLAN

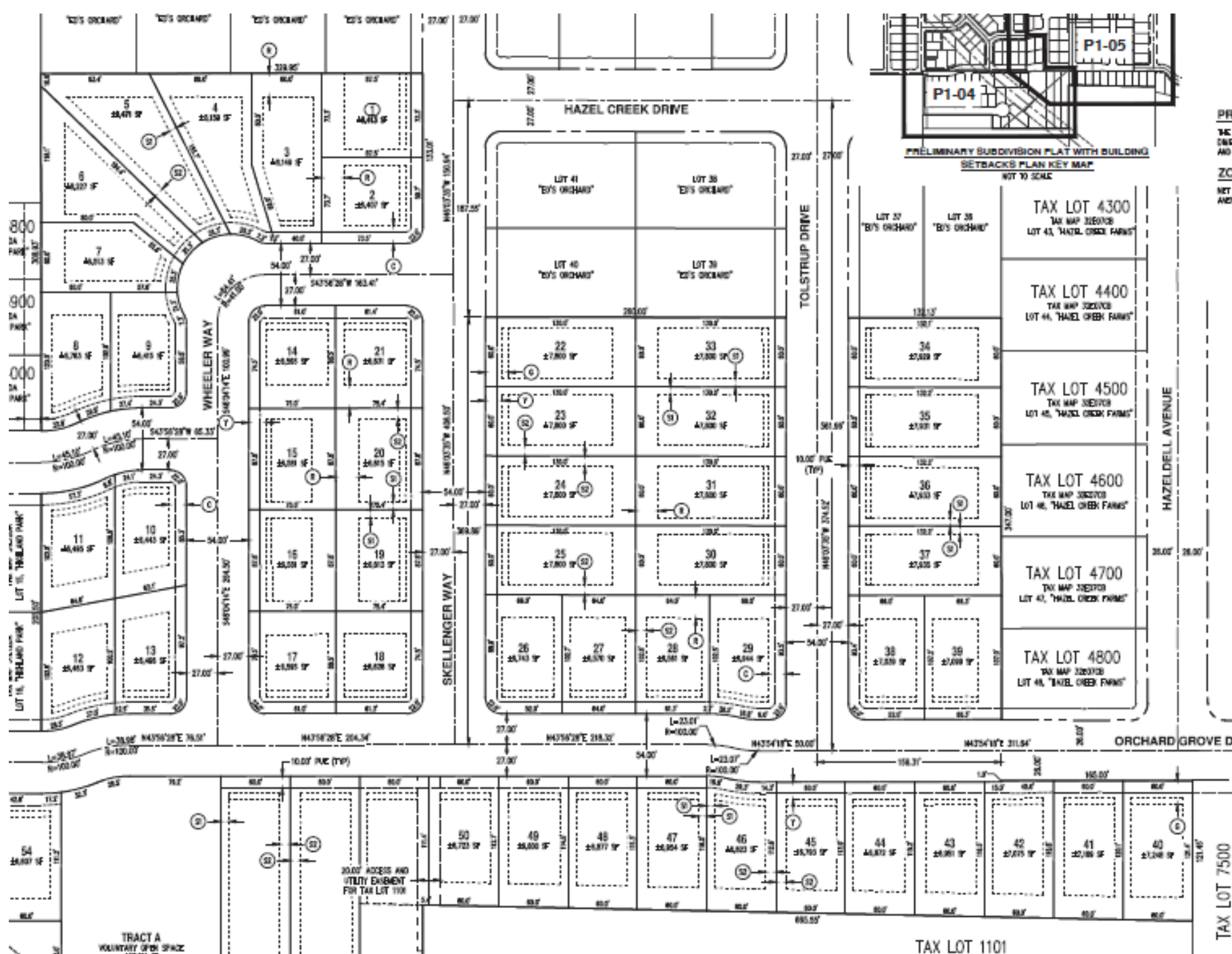
DATE: 06/20/2017

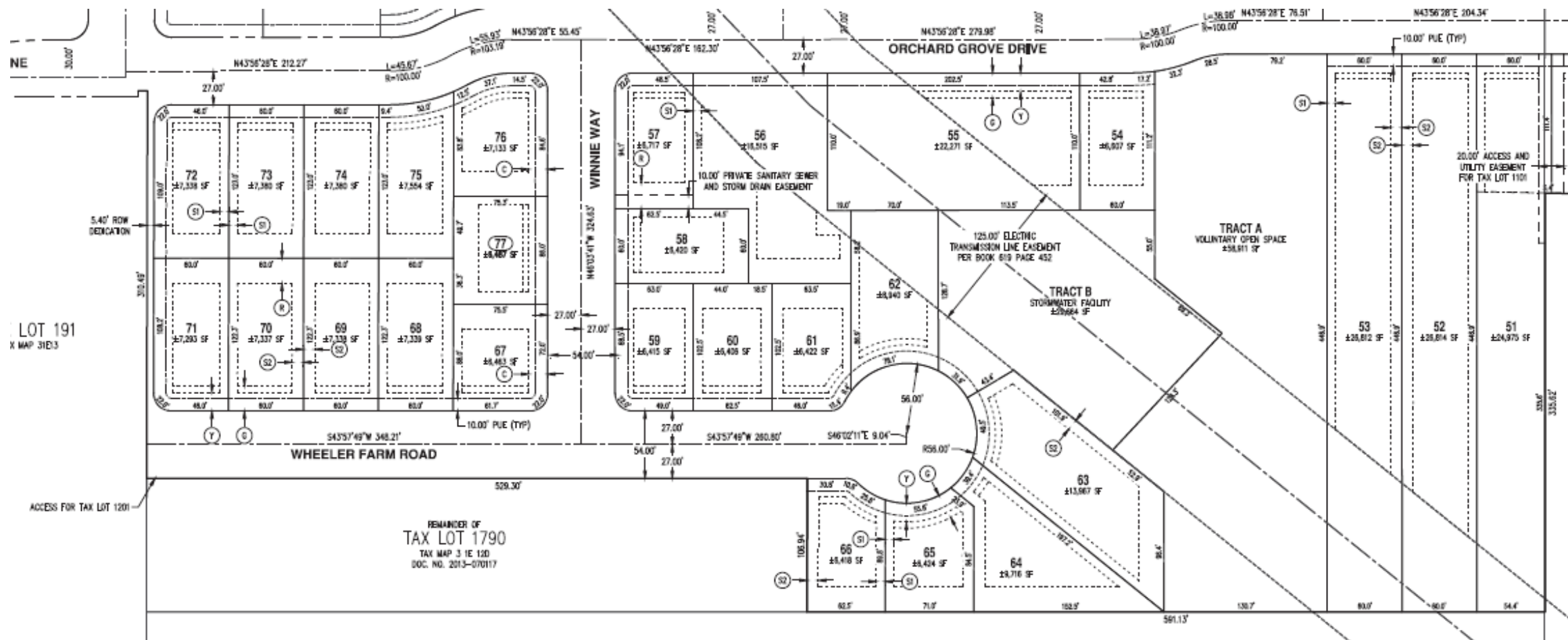
BY: [Signature]

FOR: [Signature]

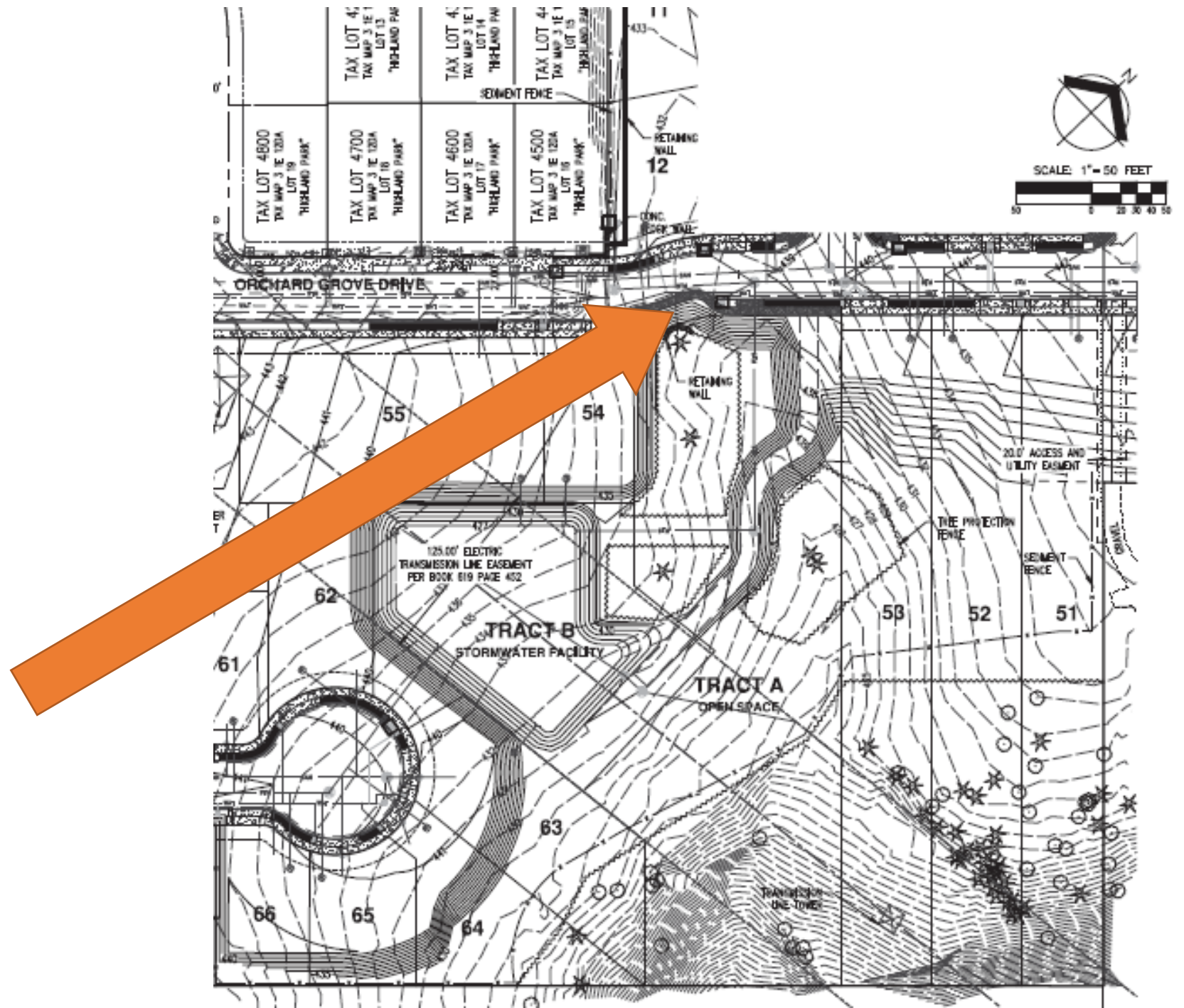
REVISION: [Signature]

Subject Site





Constrained Street
Large Douglas Fir



Public Comments received

- West Susan Rictor
 - 1st letter attached to staff report
 - 2nd letter enter into record this evening

Criteria for Zone Change OCMC 17.68

17.68.020 - Criteria.

The criteria for a zone change are set forth as follows:

- A. The proposal shall be consistent with the goals and policies of the comprehensive plan.
- B. That public facilities and services (water, sewer, storm drainage, transportation, schools, police and fire protection) are presently capable of supporting the uses allowed by the zone, or can be made available prior to issuing a certificate of occupancy. Service shall be sufficient to support the range of uses and development allowed by the zone.
- C. The land uses authorized by the proposal are consistent with the existing or planned function, capacity and level of service of the transportation system serving the proposed zoning district.
- D. Statewide planning goals shall be addressed if the comprehensive plan does not contain specific policies or provisions which control the amendment.

Recommendation

Approval with Revised Conditions 19

19. NROD and Geohazard overlay shall be clearly delineated on the public facilities construction plans, and on the subsequent building site plans for each affected lot. (DS)

Revised

- COA #19. “The Geohazard overlay shall be clearly delineated on the public facilities construction plans and on the subsequent building site plans for each affected lot as described in the Geotechnical Engineering Report prepared by GeoPacific Engineering, Inc. dated June 17, 2017. Per City File No. NR 17-03, no natural resources exist on the subject site.”