

West Susan Rictor  
19500 Orchard Grove Drive  
Oregon City, OR

To the City Planning Commission,

I live on Orchard Grove Drive in the Hazel Creek Farm neighborhood. My husband and I worked with an architect and we designed our dream home that we had built. Our lot is 12,593 sq ft and my home is 4,300 sq ft. I am not going to be a short term resident of my home, I plan on staying here for many more years and continue to make improvements on my home.

I knew when we built here that someday there would be a neighborhood connecting to ours. It made sense to me that an addition to the neighborhood would be a continuation of what was already here. Houses in our neighborhood sell very quickly and it is a sought after location in Oregon City. My neighbors maintain their homes and it is a cohesive group of homes. When I have visitors come to my home they often tell me that I live in a nice neighborhood. The neighborhood across Central Point Rd from us is also similar to our neighborhood.

Now we have a new neighborhood going in next to us. It has been requested to change the zoning from R 10 to R 8. When I took a look at the plot map I saw very few lots that are 8,000 sq ft lots. In the proposed development there are only 8 lots that are 8,000 sq ft or more. That is a small percentage of the proposed lots. There are some very large lots. The 3 lots that are 60 ft wide and are almost 450 ft deep are a strange plan. Since there are a few very large lots it allows for many smaller lots and still be R 8.

The new development borders my property. The proposed lot next to me is a little over 7,000 sq ft and the plot map continues with 10 other lots that most of them are a little over 6,000 sq ft lots continuing down the street. With the zoning change these new homes have different setbacks from my neighborhood. I think that the change is going to be a noticeable difference of how my home is set back from the street to the set back of 10 or 15 feet of the homes proposed. My other neighbors living on Hazel Dell Rd. have homes built on over 10,000 sq ft lots. They will be backed by houses that are 7,000 or almost 8,000 sq ft lots.

The Hazel Creek development is on the outskirts of Oregon City and borders small farm land. Some of the lots will never have homes built behind them. Some of the lots plotted in the new development also border land that probably won't be developed. I think that the neighboring development that is proposed is prime property that would attract new home owners that want to have larger lots and be in an HOA which helps give them some protection in keeping their neighborhood a desirable place to live.

I looked at the plot map for Ed's Orchard. This is the development that has been started that borders Central Point Rd and the Hazel Creek Farm development. It is also zoned R 8. The lots sizes in that development don't have the extreme difference in sizes. The lots being developed that are connected to our development are mostly over 10,000 sq ft lots. It appears to me that there is a little more continuity to our neighborhood.

I am hoping that you will agree to continuing our neighborhood with a similar development of homes. I think that there is profit for the developers and selling potential to keeping the area R 10.

Thank You,

A handwritten signature in cursive script that reads "West Susan Rictor". The ink is dark and the handwriting is fluid.

West Susan Rictor