

January 14, 2019

Mayor Dan Holladay and
Fellow OC City Commissioners
625 Center Street
Oregon city, OR 97045



Dear Mayor Holladay and City Commissioners:

My name is Kent Ziegler and I presently serve as the President of the Oregon City Business Alliance(OCBA). I am writing to you on the behalf of my Board of Directors relative to certain building design guidelines outlined in the Park Place Concept Plan. Specifically, we are referring to OCMC 17.21 and 17.22. These two chapters are quite onerous and would create some very challenging and overly expensive design features that would not be compatible with the homes in the neighboring existing residential communities. With every city facing a severe housing affordability crisis we believe it is in the best interests of the OC Commission to either remove or drastically modify these restrictive design standards as part of the ongoing code amendment process.

As we interpret the existing codes for new single-family homes under these rules it would require that all the residential structures adhere to historic plan designs that may or may not be what the consumer market is asking for in today's housing environment. A second walkway and garages that cannot face the street, if they are attached to the house, is not what is being built and purchased these days. With the rainy/windy weather we typically experience in the Portland metro area we can't imagine buyers wanting a detached garage so under the present code a resident could not drive directly through their garage from the street unless the overhead doors were pointed sideways or to the rear of the lot. We believe this is simply going too far in governing how citizens live in their own neighborhoods.

Having been personally involved in developing subdivisions and constructing new homes in the Oregon City area I know how critical it is to maintain as much flexibility in the architectural design of a home to meet a particular clients requests. Under the current code, if we decide to build something different than the approved historical styles we have to apply for a Type II land-use permit with no guarantee it will be approved in a timely manner if at all. We at the OCBA do not believe it was the intention of our appointed and elected officials to adopt such difficult design rules that in practice simply do not work. From experience, each new neighborhood will have its own set of recorded Conditions, Covenants & Restrictions which will require architectural design review by their HOA.

In summary, our goal at the OCBA is to see local businesses succeed and thrive by being able to successfully market and sell their product(s) to the buying public. Anything that creates an obstacle to that end we believe needs to be analyzed with the goal of finding a positive resolution to the problem. In this case, we believe these Sections of the OCMC must be changed to allow for market driven architectural styles and front loaded entry garages. We feel confident the developers of these new communities will do everything possible to make the homes very attractive and compatible.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kent Ziegler'.

Kent Ziegler, OCBA President