

**DR. SANDRA LAWSON
349 5TH AVENUE
OREGON CITY, OR 97045**

February 6, 2020

Peter Walter
Oregon City Planning Department
698 Warner Parrott Road
Oregon City, OR 97045

Dear Mr. Walter,

It has been brought to my attention that the Oregon City Planning Commission has put forward a proposal to designate the property located at 514 4th Avenue, belonging to Ms. Karen Lytle Blaha, as a wetland buffer.

As a resident near to Ms. Blaha's property, I am opposed to this proposal. There are several reasons. First, the City is proposing to retroactively take away the use of her land she purchased 25 years ago. At that time this property, as well as the cottage development property, was not designated as a wetland or wetland buffer. Even with a citywide wetland inventory conducted in 1999, Ms. Blaha's property was not identified as a wetland buffer. Her land is being targeted now to remedy the City's own errors in land use, natural resource identification, and permitting.

Second, if the City had informed Ms. Blaha of its intentions at least a year prior, she could have submitted necessary ADU/home addition plan documents that she was contemplating. That being the case, she would have been afforded discretion as did the cottage development now under construction at 4th Avenue and Miller Street.

Third, the City's proposal substantially reduces the market value of this property. A prospective buyer would need to know that this lot has been designated as a wetland buffer and that you cannot build on wetland property. Also, the buyer must be informed that you cannot make improvements to the wetland buffer itself. A wetland buffer property will gain little resale value and you can't do much with the property. Therefore, Ms. Blaha would lose considerable money if she were to try to sell her property.

In conclusion, the proposal places a significant hardship on Ms. Blaha now and in the future. At the very least the City should grandfather in this property or install a culvert. Plus, it is my belief that an apology to Ms. Blaha should be forthcoming for the impact that this proposal has on her property, the undo stress it has caused her and the countless hours she has spent researching and meeting with City staff and Commissions.

I appreciate your attention to my letter. Should you have any questions for me, I can be reached at the address above or my email at sjlawson00@gmail.com.

Sincerely,

Dr. Sandra Lawson