

Hello,

The purpose of this email is to directly request a denial for a zoning permit change to the property located at 6141SW Canyon Court.

I reside on SW 61st Drive. This property is located at the one end of my street that intercepts SW Canyon Court. SW 61st Drive is a very narrow, short, two lane, winding, tree lined, quiet neighborhood street absent of sidewalks and bearing a very short shoulder in either direction. The street is comprised of speed bumps to direct the rate at which cars are driven due to its very narrow passage in either direction without turnout options or a shoulder in which to merge, should a driver find that to be a necessary option to avoid an untoward encounter. SW 61st Drive is lined only with single family houses, most with a bit of natural property around them, that support and sustain the low flow traffic model best suited for a neighborhood street of this character and engineering.

The owner of the property referenced above is requesting to make an unusual zoning change to this very stable, sustainable neighborhood. They are requesting to place a multi-family dwelling complex where a single family home has, in the history of the neighborhood, always existed. It is insult enough to the neighborhood that all the trees on this property were harvested without a permit. This act alone significantly changed the structure and character of this small rural neighborhood. Those trees not only supported the beauty of this natural, ergonomically friendly vegetated neighborhood but they also supplied a boundary of noise control from the very busy Highway 26 that runs parallel to this neighborhood. To further allow a complex for multiple families to reside on this single property would completely defy the structure and character of this neighborhood from a small, rural, quiet, stable neighborhood to a polluted, transient neighborhood with unfavorable traffic congestion on a very short street that only has two main entrances/exits. This property sits at the main entrance/exit with the closest access to Highway 26 and larger feeder streets to Portland proper and its surrounding cities. Moreover, this property intersects SW Canyon Court which is the main feeder street to a neighborhood bordering 61st Drive that is rot with multi-family complexes such as condominiums, apartments and row houses, in addition to a variety of commercial buildings. SW Canyon Court, therefore, has an already established and demanding flow of traffic with limited access, one way in and the same direction out. Adding a multifamily complex to the corner of this intersection will only serve to also congest SW 61st drive and create a merging traffic nightmare on these shallow two lane streets. In addition, East Sylvan Middle School is located just around the corner from this property and intersection. The traffic congestion surrounding this school, for both neighborhood residents and parents of children attending the school is already taxed and precarious. Inviting additional traffic congestion from a complex at this intersection would be haphazard, unreasonable, careless and in direct disagreement with the traffic model design of this neighborhood street.

I feel further impelled to highlight the negligence the property owner(s) have placed on this property leading them to this request to drastically alter the structure and character of this neighborhood. It is well known that the owner(s) hastily performed a clear cut of this heavily tree filled property. The clear cutting was thorough, leaving a very barren, non vegetative piece of property consisting of dirt with a house. As distressing as it was to watch, we neighbors trusted that this clear cutting was authorized by the city via the appropriate city assigned permits. Only after the clear cutting was complete, it was then discovered that the cutting was completed against city regulations and without a proper permit. It is understood the owner(s) received a fine for this act. Shortly after, the property and house were placed on the market. The owner(s) did place a lawn over the barren lot and erected a concrete driveway to the house upon placing it on the market. The house was on the market for quiet some time, listed as a single family home with acreage. The house did not sell and was taken off the market a couple months ago or so. Now the owner(s) are requesting a drastic zone change specifically to increase the marketability of their demoralized property. This is not for the enrichment of this neighborhood and does not conform to the historical structure, character, environmentally harmonizing nature of this neighborhood. I do not believe a property owner should have the authority to demoralize a neighborhood simply because they negatively altered their property and subsequently

have been unable to sell it as it was zoned, built and intended to be, a single family home on a rare, small, quiet rural street of single family homes within the city.

In conclusion, as a close neighbor who would experience a direct negative impact as defined in the body of this letter, I would like to affirm that I am adamantly against allowing the rezoning of this property from a R20 zoning permit to a multi-family complex or Multi-Family 2,000 zoning permit.

Most Sincerely,

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