

Peter Gutowsky

From: gramma <gslate@hotmail.com>
Sent: Tuesday, April 07, 2015 11:27 AM
To: joel and hannelize slate; otis_mavis@yahoo.com; Board; Tony DeBone; PlanningCommission@deschutes.org; Nick Lelack; Peter Gutowsky; _admin
Subject: Haner Park Zoning

To County Commissioners, Planning Commission and Staff:

I am a property owner in Haner Park, a South County rural subdivision on the Upper Deschutes River. Over the last few years, our Homeowners Association has been advocating on our behalf to correct the zoning errors and issues in Haner Park. We are a rural residential area that is still zoned F-2 Forest Use. We had hoped this would be corrected as part of implementing the South County Plan and were encouraged staff proposed this as part of their annual work plan. We are discouraged and concerned that this may not be the case.

We urge you to continue seeking fast and efficient ways to correct the most challenging of the zoning requirements. If re-zoning to RR-10 is not an option, please consider other ways to fix items such as the setback requirements. As it stands, I must obtain land use approvals on projects that don't even require a building permit, and with narrow and small lots, it is simply not possible to meet the F-2 setback requirements. Many of our lots are 110 feet wide, so setbacks of even 25 feet (which is the narrowest possible) make many small projects impossible.

Our CCRs are written to maintain forest safety and aesthetics. Yet, if I want to build a small woodshed to contain the dry wood, I must obtain a land use permit, a variance and may need landscape management review. This can cost over \$3,500 which is a significant financial barrier.

Many lots are owned by older people who may be considering selling. Most structures were built by parents or grandparents in 1960s and 1970s when requirements were less specified. Now improvements become tangled in current codes.

We urge you to fix this as fast as possible through processes less complicated than initially proposed. Thank you for your considerations.

Respectfully,

Gordon Slate gslate@hotmail.com