



**Marcia L. Sexton, Secretary**  
**ParkWay Manor Condominium Homeowners' Association**

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Tuesday, February 16, 2010

Springfield Planning Commission

Honorable Commissioners Cross, Kirschenmann, Moe, Beyer, VanGorden, Smith, and Moore;

I write to you today on behalf of our Condominium Homeowners' Association. Our Association is comprised of eight households in an apartment conversion located on the Northeast corner of Pioneer Parkway East and F Streets.



As you may be aware, Association Boards of Directors such as ours are legally obligated to fulfill a number of requirements; among these responsibilities are insuring our property for replacement and protecting the value of our Condominium. We are very concerned that adoption of the current planning map as a zoning map could present a number of very serious concerns for us and our membership.

If you refer to our property on "map A," you'll see that our parcel is currently "zoned" low-density residential; but we are in reality probably high-density residential. Although the three parcels directly across F Street from us are designated high-density residential, they each have a single-family house; these map anomalies may be a simple case of a clerical error.

Date received: 2-16-10  
Planner: LP

I don't expect that the personnel in the Planning and Permitting department would be anything less than the good, hardworking people I know them to be; however, if we should have to replace one or both of our structures, we would (at the very least) expect to face additional delay in acquiring the permits we would need; in fact, at this time we are not sure that this situation makes us insurable for replacement of our homes! Should some catastrophe leave us homeless, we are left with the possibility that the greatest asset possessed by most of us is, essentially, worth only a fraction of our investment in it—and the very complicated dilemma of how to settle our ownership shares and where we will live. Until we, as a Board, can see this situation remediated all of us face the very real possibility that our homes may be virtually unsellable. Our homes are nearly all owner-occupied and none of us is well-to-do. Delay or complications arising from adoption of the current planning map could well cause all of us financial ruin in tandem with loss of our homes.

Please help us correct the current planning map prior to adoption as part of the current statewide planning directives. Please know that I am largely at your service in terms of any help I can offer in this effort, and please don't hesitate to contact me. I am including our tax lot ID numbers below for your reference. We also hope that bringing our plight to your attention might help our friends and neighbors in the properties surrounding us that may be in our same plight.

With sincere respect for your efforts and service to our community,

Marcia L. Sexton  
Secretary

From no later than 1965 to the time that the first five of our unit sales recorded, our buildings occupied tax lots 17-03-35-21-11405 (formerly and currently 306 F Street) and 17-03-35-21-11406 (formerly 316 F Street and currently also 306 F Street). With the conversion, our tax lots were re-platted on May 15, 2008. We are now tax lot 17-03-35-21-90000 (our lot held in common), and the households' tax lot numbers are 17-03-35-21-90001 through -8.

Upon receipt of the letter informing us of your public hearing, we examined your most current planning map (A), and found that it does not appear to accurately reflect the actual character of our immediate surroundings. While we, and the neighboring apartment complexes to our immediate North and East, are probably high-density residential, all three parcels are color coded for low-density residential. Conversely, the three parcels opposite us on the South side of F Street are color coded on the map for high-density residential, while they each contain a single-family dwelling.