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February 3, 2018

Anne-Marie Simpson, City Recorder  
Third Floor, City Hall  
389 A Avenue  
Post Office Box 369  
Lake Oswego, Oregon 97034

Regarding: LU 17-0078 Plan and Zoning Map Designations for Forest Highlands Neighborhood

Dear City Council Members:

We **strongly** support the Planning Commission's recommendation to increase the minimum zoning in the Forest Highlands neighborhood to R-15. We believe such increase in the minimum lot sizes will reflect much of the development that has already occurred in the area and protect the existing "rural" characteristics of the neighborhood. We further believe this increase will lessen future impact on the neighborhood and city infrastructure such as roads (especially Country Club Blvd., Knaus Road and Goodall Road), schools and public areas.

We own a home on property that was part of a five-lot development built in 2014. Each lot on our lane (which is off Goodall Road) is in excess of 15K square feet and each lot has little to no use impact from issues such as sensitive lands setbacks, challenging topography or unusual lot orientation. Even with what amounts to complete use of every foot of the 15K square feet and setbacks that meet or exceed City requirements, we feel that our home is very close to that of our neighbors. We have, and will continue, to employ landscaping options to maximize privacy and reduce ambient sound. We cannot imagine

being closer than we are to other homes without feeling as though we were in the middle of a dense urban area. We moved to Lake Oswego, and particularly the Forest Highlands neighborhood, precisely because we desired an open, more rural neighborhood that offered proximity to Portland, but not the hustle-bustle of its more urban areas. We do NOT want our neighborhood to change.

We are unaware of any lots in the Forest Highlands neighborhood, and specifically around the Goodall Road corridor, that have been developed as 7500 square foot lots. Many properties are still larger parcels of up to an acre or more. Those that have been partitioned and developed created lots larger than current minimum size. Since the City has consistently approved the development of lots well in excess of 7500 square feet, the City should now conform the City Code to reflect this reality. Doing so will provide certainty for land owners and developers (that does not currently exist) and lessen disputes when properties are divided and proposed for development.<sup>1</sup>

Respectfully submitted,

*Lisa and David Shotwell*

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<sup>1</sup> Additional comments regarding further development of the Forest Highlands Neighborhood: As the City considers additional development in our neighborhood it should consider the rural nature of the area and existing infrastructure. We have hilly, narrow and winding roads and lanes built for low-density use. There is no bus service (not practicable given the foregoing), virtually non-existent sidewalks (except as improved in "hopscotch" fashion as lots are developed) and no bike lanes. As building continues in the neighborhood, traffic is increasing as are safety issues along roadways such as walking, dealing with trash bins and retrieving mail. Finally, additional development and density will place pressure on our local schools including at least one school that is reportedly having to consider bringing in portable modules to accommodate increasing student population.