

McCaleb, Iris

From: Hamilton, Leslie
Sent: Tuesday, February 07, 2017 3:21 PM
To: McCaleb, Iris
Subject: FW: LU 16-0030

From: Carol [<mailto:caradich@hotmail.com>]
Sent: Tuesday, February 07, 2017 10:54 AM
To: Council Distribution <CouncilDistribution@ci.oswego.or.us>
Subject: LU 16-0030

To: Lake Oswego City Council

Subject: LU- 16-0030 Comments/Testimony

On behalf of the Evergreen Neighborhood Association (ENA), we are submitting these comments to the Council regarding LU 16-0030, the Community Development Code updates. Our comments refer specifically to 50.06.001 2.h (p. 24-25 of Attachment 2).

This section of code for residential structural design defines narrow lots and specifies the maximum height and length of **long wall planes** for residential dwellings on those narrow lots.

In our neighborhood, the residential area between A Avenue and Evergreen Road was platted with 25' wide lots. To build on these narrow lots, the property owner of two adjacent lots can build two houses, one on each of the narrow lots, with a shared common wall (zero-lot line dwellings).

Currently, these zero-lot line dwellings must adhere to the Long Wall Plane code because of their narrow lot size. However, LU 16-0030 would change this. A proposed new exception (page 25) specifically eliminates this code restriction for zero-lot line dwellings. The rationale is that the standard should no longer apply because the two narrow lots should now be regarded as one unified larger lot.

Our board voted unanimously to oppose this change in development code. This is not a *removal of ambiguous code* and does not *clarify text which is consistent with past interpretations*. On the contrary. Current code is unambiguous; a narrow lot is clearly defined. And, in past interpretations, the city has consistently applied the Long Wall Plane code to all zero-lot line dwellings. The code is there, as stated, to breakup building mass and provide grater privacy on narrow lots. We object to new code that significantly weakens the height and length restrictions on development in our neighborhood.

Carol Radich
Co-chair Evergreen Neighborhood Association