

Siegel, Scot

From: James Adkins <JamesA@hbapdx.org>
Sent: Monday, October 23, 2017 11:13 AM
To: Siegel, Scot
Cc: Ed Brockman; Jim Standing; Paul Grove
Subject: Lake Oswego Community Development Code (CDC or City code), amending the standards for development of flag lots and private access lanes

Hi Scot,

On behalf of the Home Builders Association of Metropolitan Portland, I would like to thank you for the opportunity to comment on the proposed amendments to the Lake Oswego Development Code.

We are reaching out to you to reiterate our concerns with the code updates presented to the planning commission on Monday, October 9th in addition to the new policy direction that is now being pursued after that meeting by the planning commission. *Our concerns pertain to the requirement for a public street as opposed to a private lane for developments of more than three lots, the additional parking space required for flag lots and the proposed reduction in allowable total flag lots from 8 to 3.*

With regard to the public street requirement, this presents a range of obstacles to realizing any lot development of smaller parcels in general. Small parcels of land and skinny lots will most likely be forced into smaller partitions than currently available under code. Serial partitions would most likely become prohibited if future partitions would now require a 50 ft. right of way, where the land allotted for future development only planned for a 20 ft. access lane. The new parking requirement would require an additional easement and would encroach even further upon net buildable land for any future partitions. Additionally, the overall engineering requirements are much greater for public roads standards in contrast to a 20 ft. access way.

With regard to the reduction of allowed flag lots, we believe that had the Planning commission included this proposal in the notifications to the public, a greater deal of input would have been delivered to the Planning commission by your citizens and neighbors. It would also appear that such a policy decision could cause measure 49 claims moving forward with this proposal.

The HBA values its long-standing partnership to support the economic and community development goals of Lake Oswego, while ensuring residents have access to a wide range of housing options that meet varying needs and income levels. The HBA and our members are here as a resource to the City of Lake Oswego as the conversation on these code amendments develops.

I hope this is helpful perspective from our members. Please share this with staff and others as you see necessary and feel free to contact me any time at this email or on my cell number below.

James Adkins
Government and Political Relations Coordinator
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