

McCaleb, Iris

From: Dianne Cassidy <cassidy@pacifier.com>
Sent: Wednesday, August 30, 2017 11:28 AM
To: Planning Commission
Subject: Comments regarding Flag Lot codes

To The Planning Commission:
Re: Flag Lot Code revisions

There should be no flag lot developments with more than 3 lots. 4 or more are a Planned Unit Development and require appropriately sized streets (below) and builder-paid infrastructure. If more than 3 flag lots are allowed, the PUD designation becomes irrelevant and the codes can be interpreted capriciously as staff understands it or desires. Codes should be clear and fair to everyone.

Newly created access lanes must allow for emergency vehicles. Use of fire sprinklers should be for extreme cases where vehicles would be slowed or big rigs could not go because of terrain, not because of newly built, inadequate infrastructure. Terrain considerations examples: steep hills, within a high wildfire risk zone, etc. Consult with fire department - responses should be independent and politically protected - if that is possible.

Small PUDs should not be required to have curbs and sidewalks. If roadways are wide enough for two cars, then people can walk and cars can stop in one direction if there is traffic coming from the opposite direction. Adding sidewalks eats up more land that can be used for parking on graded shoulders (ROW).

Access lanes must be wide enough to allow for parallel parking on at least one side of the lane. Each residence connecting to the lane should be able to have a minimum 4 outside parking spaces, including parking on lane. All parking must be accounted for with no overlaps in parking space requirement. IE: 3 houses, each with 2 outdoor parking spaces on the property, will each need 2 spaces on the lane. The lane should have min. 6 parking spaces total, 2 for each house. If no provisions are made for adequate parking, home owners, their guests and neighbors will be negatively impacted. The city consistently fails to consider the reality of life in the suburbs and that homes need to have sufficient parking and this is creating problems chiefly in the town centers. We do not need to extend parking problems into the single family residential areas and upset the natural order of life here. Urban planning ideology does not fit suburban towns.

Other:

Stormwater runoff has been a problem for newly developed lots, even with engineered on-site drainage facilities. (Hallinan neighborhood was especially hit hard.) No matter how many lots are developed, neighborhoods must be protected! How? If developers can follow code and still create a nightmare for a whole neighborhood, what can be done to prevent this from occurring again?

Thank you,

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