

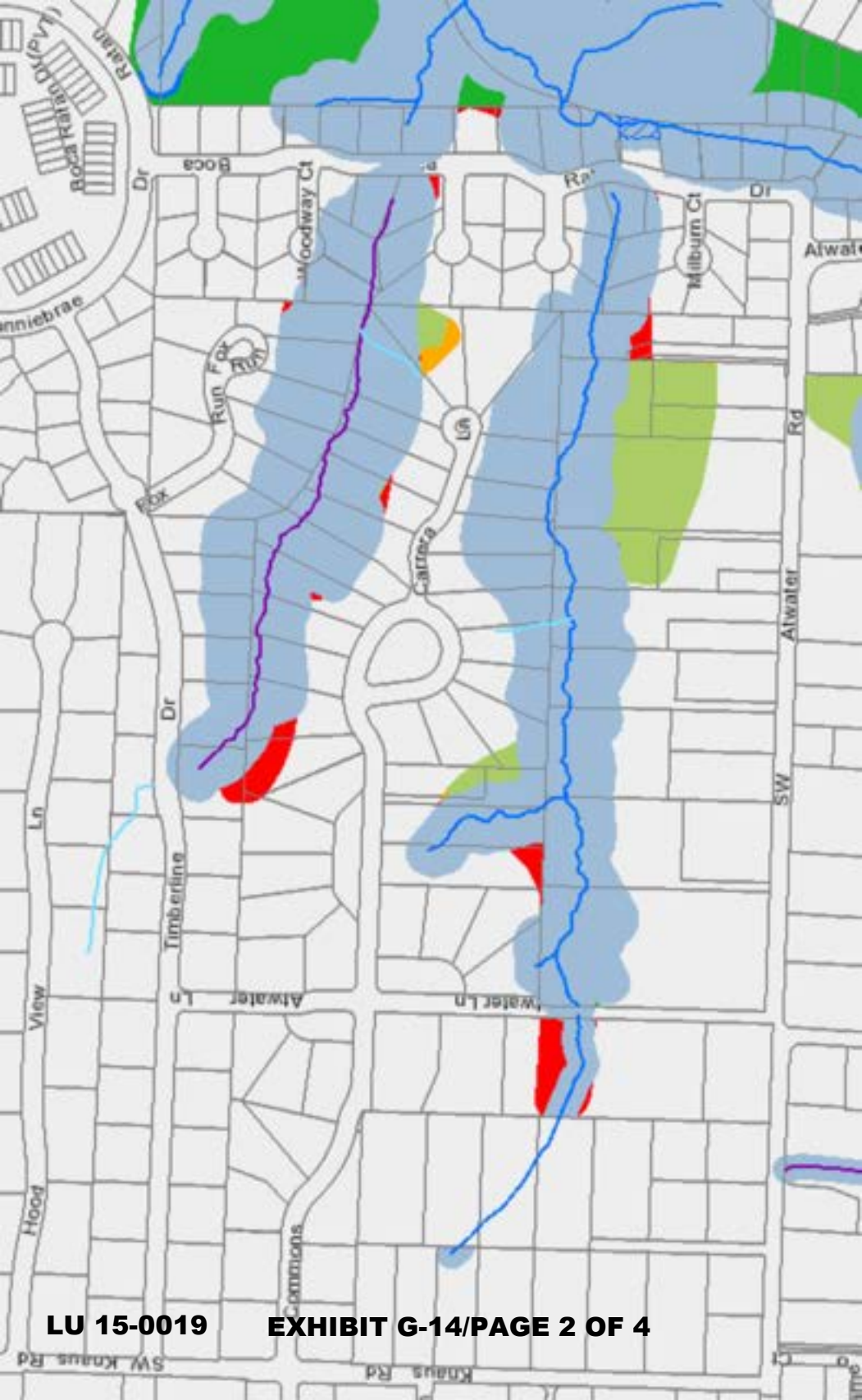
McCaleb, Iris

From: Tim Dugan <Tim.Dugan@comp-eng.com>
Sent: Tuesday, September 15, 2015 8:29 AM
To: McCaleb, Iris
Cc: Renee' Dugan; larrybrown1031@comcast.net
Subject: Slight Problem with 872 Country Commons Green Zone
Attachments: Screen Shot 2015-09-14 at 9.37.19 PM.PNG

Dear Iris,

I like the greenspace behind my property, and am in favor of protecting old tree groves in the city limits in general. However, there is a small error in the way the green space crosses into the SW corner of my lot, where there are no large trees at all, just a small (maybe 4" dia) cherry. I have already sent photos and documentation of this, and nothing has been done yet. What is the process for changing the map?

Tim Dugan
872 Country Commons
Lake Oswego, OR 97034
Cell: 503-784-2331



Siegel, Scot

From: Siegel, Scot
Sent: Wednesday, September 16, 2015 8:59 AM
To: McCaleb, Iris
Subject: RE: Slight Problem with 872 Country Commons Green Zone

Dear Mr. Dugan,

On reviewing the existing sensitive lands map I found there is a Resource Protection (RP) overlay zone that applies to the small stream tributary located to the west of your property. There is also a Resource Conservation (RC) overlay zone adjacent to the RP overlay which covers the SW corner of your lot.

The City is proposing to remove the RC regulation (which presently limits development to 50% of the designated area) and replace it with a voluntary, incentive based program for habitat protection. Only properties that are dividable or contain lands within a Metro-designated riparian wildlife habitat area are eligible for the incentives. Your property is not large enough to be divided but the incentive program is proposed because the SW corner of the property is within a Metro-designated riparian habitat area.

The proposed incentives include exceptions to building setbacks where a property owner voluntary protects a habitat area or, in the case of a lot with no significant trees, where the owner voluntarily restores or plants native trees within the designated habitat area. I understand that this may or may not be of any benefit to you. However, the City is proposing to remove the RC regulation that currently exists on your property.

I am glad to discuss this with you by phone or in person.

Sincerely,

Scot Siegel

Planning & Building Services Director

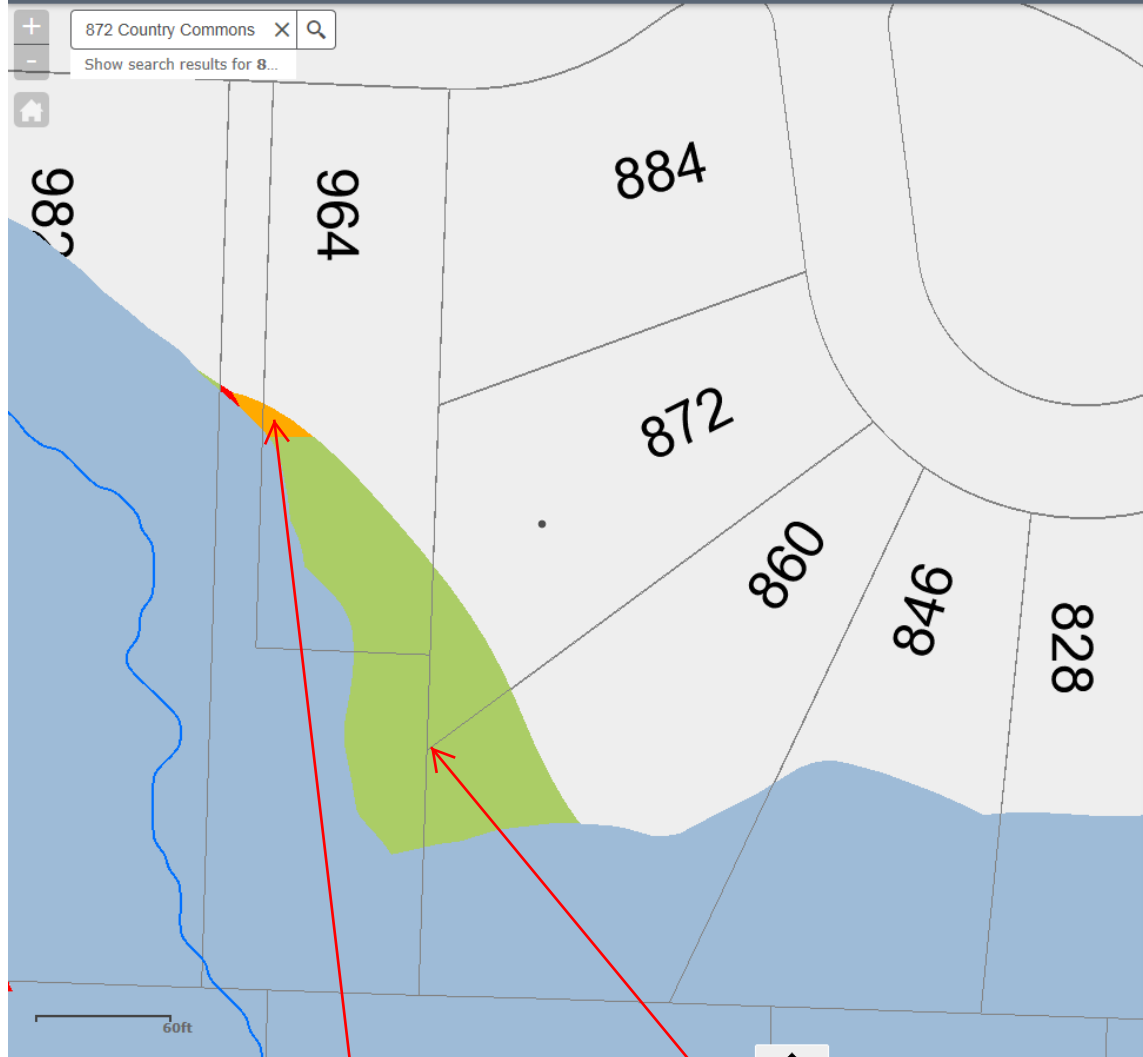
[City of Lake Oswego](#)

PO Box 369

Lake Oswego, OR 97034

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Legend

Revised_Option_2_RP_RC_HBA

Water Features

- Streams
 - Class 1 Stream
 - Class 2 Stream
 - Unclassified Stream

Existing Delineations

- Stream Corridor Delineated
- Tree Grove Delineated
- Wetland Delineated

USB/City Outer Limit

Tax Lot

Option 2 Protection

- Adjacent RC added to RP
- RP
- RC
- HBA

Resource_Designation_Removed

- RP
- RC

Not Metro Title 13
(RC removed)

Metro Title 13
Riparian (RC
replaced with HBA)