

McCaleb, Iris

From: Eero Tantt eotanttu@comcast.net
Sent: Friday, August 28, 2015 4:37 PM
To: McCaleb, Iris
Cc: Siegel, Scot
Subject: Fwd: Sensitive Lands case # LU 15-0019
Attachments: image001.jpg; ATT00001.htm; Oak Terr aerial 08-28-15.pdf; ATT00002.htm; Oak Terr RP and HBA corrections Tantt 08-28-15.pdf; ATT00003.htm; Oak Terr utilities 08-28-15.pdf; ATT00004.htm

Dear Ms. McCaleb,

As the owner of 1340 Oak Terrace I have the following comments to the proposed Comprehensive Plan amendment (File Number LU 15-0019).

The proposed new plan has both the RP and HBA districts overlapping our property in what appear to be unintended ways. I am requesting the Planning Commission to approve the proposal with the following corrections to the RP and HBA districts as they are explained in the email and attached maps below. As you can see Scot Siegel's preliminary staff finding supports their removal.

Please acknowledge the receipt and acceptability of this email as comments (or let me know if I need to format or deliver this in some other way). Also, it would be nice to know if these corrections are (or are not) made.

Thank you,

Eero Tantt
1340 Oak Terrace
Lake Oswego, OR 97034
503-407-8666 mobile

Begin forwarded message:

From: "Siegel, Scot" <ssiegel@ci.oswego.or.us>
Date: August 28, 2015 11:06:16 AM PDT
To: "eotanttu@comcast.net" <eotanttu@comcast.net>
Subject: Sensitive Lands case # LU 15-0019

Dear Mr. Tantt,

Thank you for meeting with me this morning. As requested, I have reviewed the proposed remapping of sensitive lands districts (RP and HBA) on and adjacent to your property, as presented in the Planning Commission public hearing draft for LU 15-0019.

I believe that the proposed map is incorrect where it shows the RP district stream extending south, further into Oak Terrace (street). The attached utility plan shows that there is a storm drain line on your property and the property abutting it to the south, and a surface water manhole in the street. The stream appears to begin further to the north. Staff will verify this before the Planning Commission hearing on Sept 14.

In addition, the HBA designation (an incentive program for habitat protection) should not be shown on your property, because the program applies only where properties are further dividable or contain riparian habitat.

This is a preliminary finding by staff. If you agree, or wish to see other changes to the sensitive lands proposal in LU 15-0019, I would suggest that you submit written comment (testimony) to the Planning Commission. You may want to ask that the Commission approve the sensitive lands proposal with corrections to the RP and HBA districts, as noted above.

Four maps are provided for your reference existing conditions (aerial photo), utilities, sensitive lands map with corrections are attached for your reference. Please let me know if you have any other questions or if I can be of further assistance.

Sincerely,

Scot Siegel

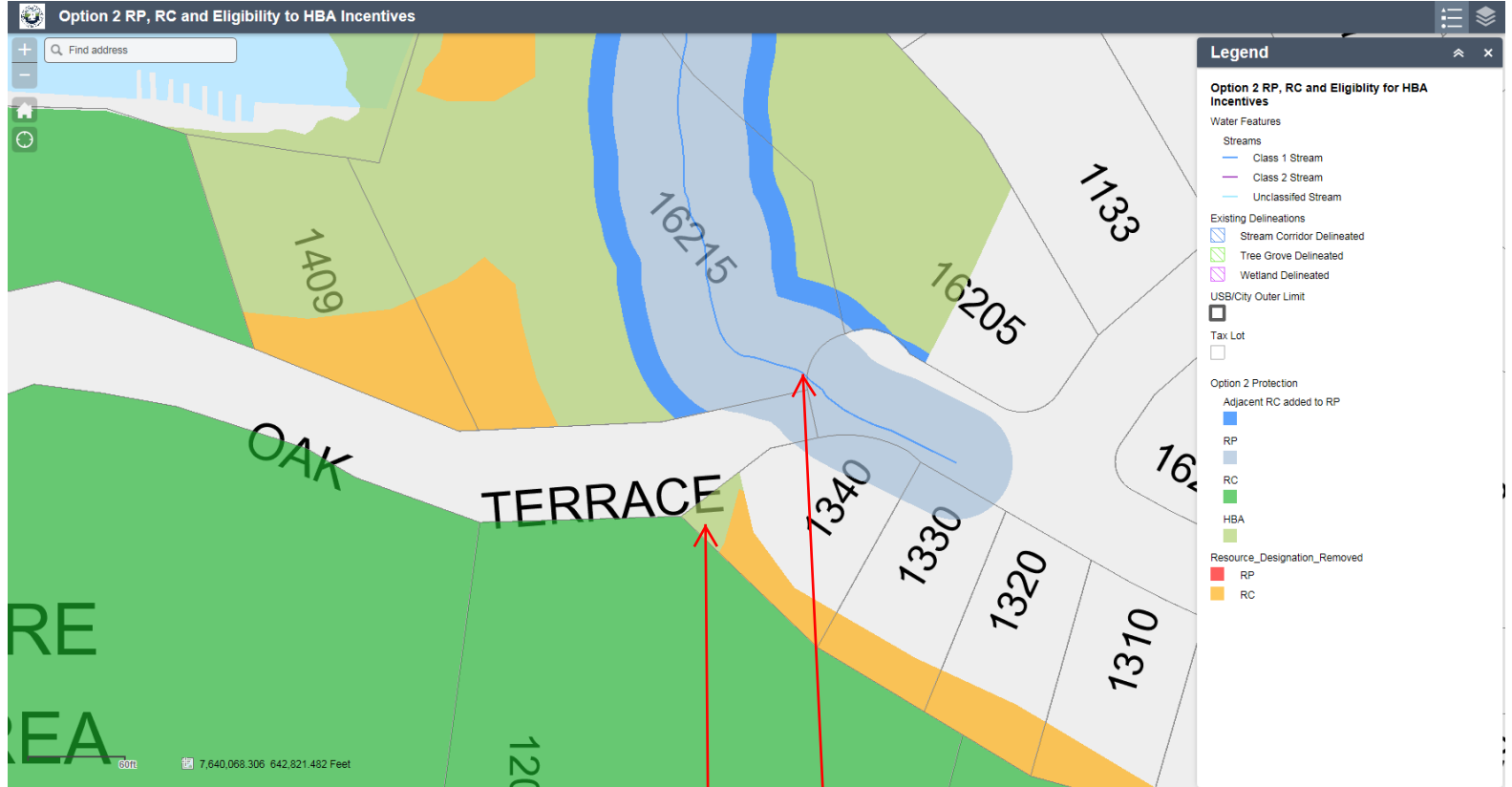
Planning & Building Services Director

[City of Lake Oswego](#)

PO Box 369

Lake Oswego, OR 97034

tel: 503.699.7474



Remove HBA, as property is not dividable.

End of stream for purposes of RP. Utility plan shows storm line at 1340 and 1330 Oak Terrace, and manhole in street.

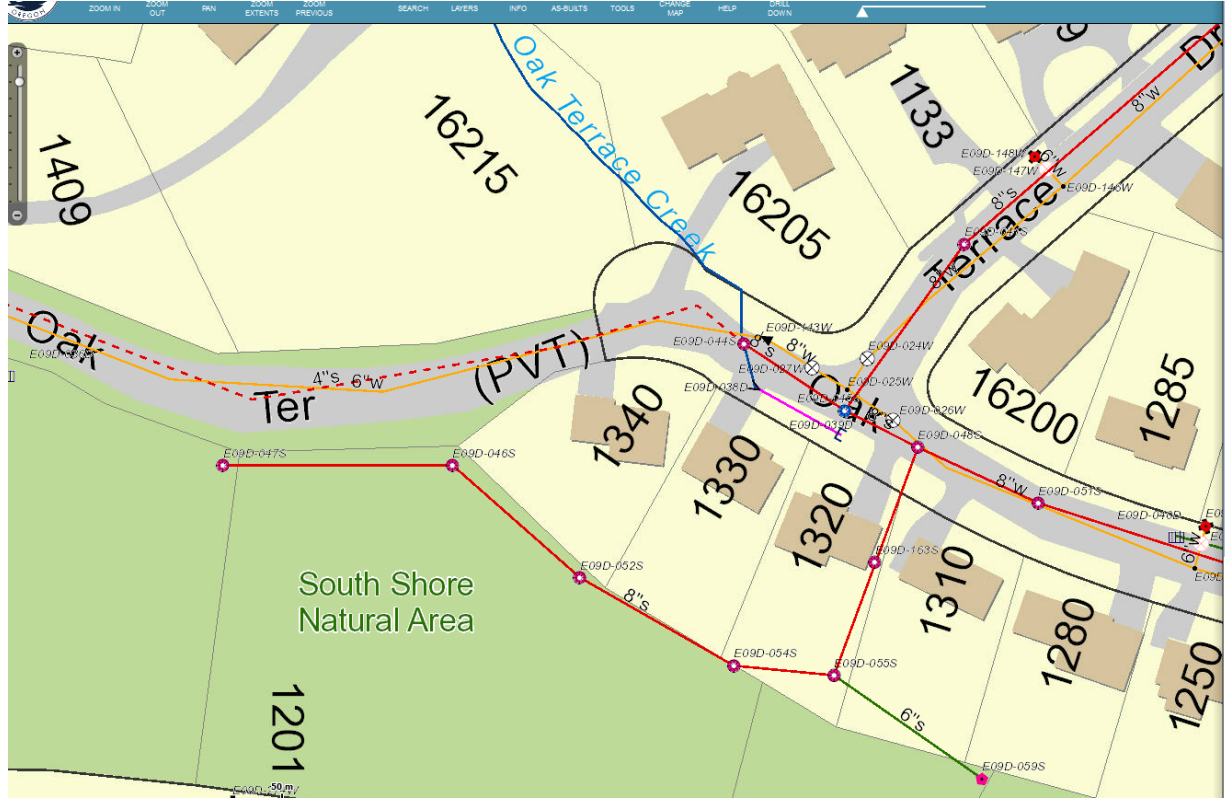


IN OUT PAN EXT PRE
ZOOM IN ZOOM OUT PAN ZOOM EXTENTS ZOOM PREVIOUS

S L I A T M H D
SEARCH LAYERS INFO AS-BUILTS TOOLS CHANGE MAP HELP DRILL DOWN

MAP AERIAL





- Surface Water Features
 - Other
 - I Pipe Stub
 - V Pipe Outlet
 - L Pipe Inlet
 - ⊗ Manhole
 - ⊙ Pollution Control Manhole
 - ⊕ Manhole With Grated Lid
 - ▲ Drywell
 - ☐ Catch Basin
 - ☐ Catch Basin Pollution Control
 - Cleanout
 - ⊗ Valve
 - ⊗ Reducer
 - ⊗ Fitting
 - ☐ Vault
 - ☐ Pump Station
 - ☐ Box Culvert
 - Detention Pond
 - Detention Basin
 - ☐ Swale
 - Wetland
 - Pond
- Surface Water Lines
 - Streams
 - Open Channel/Ditch
 - Below 10" Diameter Mainline; SV
 - 10"-12" Diameter Main
 - 15" and Above Diameter Main
 - Perforated Main
 - Unknown Diameter Main
 - Private
 - ▬ Detention Tank

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