



June 16, 2014

City of Lake Oswego
 Design Review Commissioners
 C/O Mrs. Debra Andreades
 Senior Planner
 380 A Avenue
 City of Lake Oswego, OR 97034

**The Highlands Master Plan – LU 14-0031
 Lake Oswego, OR**

Dear Design Review Commissioners,

3J Consulting, Inc. acts on behalf of Goodall Knaus, LLC. and JT Smith Companies regarding the properties located at 12800 SW Goodall Road (Tax lot numbers 2s1e04ba 00500 and 502 and 503) and the Application for a Master Plan for the Highlands Development. This letter and the attachments has been prepared in response to the June 6, 2014, Staff Report for the proposed Master Plan for the property. As you are aware, this site has been selected by the Homebuilders Association of Metropolitan Portland as the 2015 Street of Dreams and it will be an amazing showcase for the best craftsmanship and design in the region.


The Applicant would first like to express our appreciation to the City's staff for their support in preparing and reviewing the Master Plan. While we've prepared this letter to request a few minor changes to the conditions of approval, we are satisfied with the staff report and the findings prepared by the City's staff.

The Applicant respectfully requests the following changes to the wording of the following conditions. The Applicant requests that these changes to the conditions be adopted along with any decision to approve the proposed Master Plan.

Condition Reference	Condition of Approval	Proposed Change
A	Prior to Submittal of any Partition Application Subsequent to this Approval, the Applicant/Owner shall:	Prior to Submittal the Approval of the 2015 Partition Application Subsequent to this Approval, the Applicant/Owner shall:
Justification for Change	The Applicant is working through multiple partitions for the property which are time sensitive in order to achieve an opening date for the Street of Dreams. The Applicant may not be able to complete all of the required conditions of approval prior to submission of the next round of partitions for the property.	
B	Prior to the Issuance of any Grading of Building Permits to Construct any Structure on any Lot, the Applicant/Owner Shall:	Prior to the Issuance of any Grading of Building Permits to Construct any Structure on any Lot (with the exception of permits which may be necessary for the renovation of the existing dwelling on Lot 9) , the Applicant/Owner Shall:
Justification for Change	The existing home is scheduled to undergo a remodeling project and may need to pull permits prior to the finalization of site construction activities.	

We trust that the proposed adjustments to the Conditions of Approval will be acceptable to staff as the changes are simply intended to allow for construction and renovation activities to proceed as the remaining land use reviews are processed by the City. Should you have any questions or comments, please feel free to give us a call.

Sincerely,



Andrew Tull
Principal Planner
3J Consulting, Inc.

copy: Mr. Jeff Smith, JT Smith Companies
Mr. Jesse Nemec, JT Smith Companies
Mr. Mike Robinson, Perkins Coie
Mr. John Howorth, 3J Consulting, Inc.
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