

December 28, 2017

RE: LU 17-0052

The Honorable Kent Studebaker and City Council  
City of Lake Oswego  
380 A Avenue  
P.O. Box 369  
Lake Oswego, OR 97034  
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Dear Mayor Studebaker and City Council:

On behalf of the Hallinan Heights Neighborhood Association Board of Directors, we ask for your support and approval of Ordinance 2759 regarding flag lots and private access lanes.

We support the Planning Commission's Findings, Conclusions and Order (LU 17-0052-1928) recommending approval of amendments to the Community Development Code (CDC) for the purpose of limiting the number of flag lots to two and number of lots served by an access lane to three lots; and increasing the minimum parking requirements associated with flag lot developments.

Over the last eight months, we have been actively involved in the City's process of amending the CDC related to flag lots and access lanes (LU 17-0052). We prefer that the number of flag lots be limited to one additional lot behind the parent/original lot; however, the Planning Commission's finding is a reasonable approach that we support. In addition to limiting the number of flag lots to two additional homes, we strongly support increased parking on private lanes. Our Neighborhood Association position is supported by at least six other Neighborhood Associations and LONAC.

As we believe you are aware, the 8-home flag lot development on Cedar Street has had negative effects on the character of our neighborhood, not to mention issues with increased traffic congestion, parking, and poor emergency vehicle access. Furthermore, we are concerned with what appears to be a preference for the construction of private access lanes as opposed to public streets by the Planning Department and Public Works Engineering Division. Private access lanes are just that, private property. They typically fragment and isolate the homes from the rest of the neighborhood. They provide only nominal parking and create challenges for garbage collection and emergency vehicle access. Our Neighborhood Association strongly believes that any proposed land

division that creates four or more new lots should be required to construct a public street that either connects with another public street or terminates in a fully code-compliant cul-de-sac.

For these reasons, we support the proposed CDC amendments and ask that you approve Ordinance 2759. If you have any questions, please contact me at 503-347-4266 or babadie@comcast.net.

Sincerely,

*Bill Abadie*

Bill Abadie  
Vice-Chair  
Hallinan Heights Neighborhood Association

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