

**From:** Liz Martin martinliz@me.com  
**Subject:** final letter...  
**Date:** January 2, 2018 at 11:18 AM  
**To:** liz martin martinliz@mac.com

Dear Mayor Studebaker and City Council:

We are not able to attend the meeting tonight that includes the approval of Ordinance 2759 regarding flag lots and private access lanes. We hope that you all vote in favor of the 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.

We can speak from personal experience now that the flag lot subdivision of 8 homes on a private access lane is almost complete, but construction has been going on for over 3 years. It hasn't been a pleasant experience to have it built and it is not one now that it is nearing completion. Here are a few of our concerns. (The problems listed below are not listed in any particular order. We understand that everyone is going to have a different perspective on what is most egregious.)

The parking is grossly inadequate and the closer we neighbors are to the development, the more likely we are to have the a constant stream of vehicles (service and otherwise) parked in front of our homes. We also have the development's party overflow parking and guest parking in front of our homes, when, ironically, the subdivision does NOT because of their limited street parking.

Also, private access lanes are confusing and alienating: walking or parking on them is illegal if you are not a resident or guest but these same residents can walk and park on the public adjoining street. This is not equitable; nor does this create community, connectivity and friendliness. It doesn't feel like the Lake Oswego we want to live in, nor is it what the Comprehensive Plan describes as LO's core values.

There WAS an understanding between the neighbors, the city, and the developer that the gate to Freepons Park would be open and accessible. It is locked — except to the flag lot residents . This inability of neighbors to access Freepons through the development further alienates the neighbors and combined with the increased traffic from the 8 new homes, has negatively changed the neighbors walking patterns of Cedar, Bickner and Spruce. Most notable is the decreased number of children using these streets walking to and from school. The sights and sounds of children walking and talking is sorely missed especially because this area is a frequent route to Hallinan Grade School, parks, and stores.

Finally, it is difficult for garbage trucks and any large vehicle (think: firetrucks!!!) to maneuver the private access lanes.

We have learned a lot from how this uncharacteristic development unfolded and how little actual input we had with the City as neighbors and citizens . The decisions were

already in place by the time we were informed about what was happening to the existing home and land. The idea that a flag lot was anything but one house behind another sharing a driveway was astonishing news.

Our goal is that these small land parcels that are left can be developed in a way that is consistent with the neighborhood character and not overdeveloped with private lanes and substandard parking and inaccessibility to the community.

Thank you for your time and all you do for our city....

Liz and Jeff Martin (1017 Cedar Street)  
Suzanne and Alan Elstad  
Wendy McLennan  
Geri and Ray Stoneking