

Siegel, Scot

From: Ed Brockman <edbrockman846@gmail.com>
Sent: Wednesday, November 3, 2021 2:42 PM
To: Siegel, Scot
Cc: john@newlookdev.com
Subject: Fwd: Plan with 3 Septics for three houses
Attachments: Kimball-Baleine lot 1.pdf; Kimball-Baleine Lot 2.pdf; Kimball-Baleine lot 3.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Ed Brockman
Land Brokers NW
16805 Gassner Lane
Lake Oswego, OR. 97035
EdBrockman846@gmail.com
971-506-4148

Real Estate & Land Use Consulting

----- Forwarded message -----

From: Land Brokers NW <edbrockman846@gmail.com>
Date: Wed, Nov 3, 2021, 3:01 AM
Subject: Plan with 3 Septics for three houses
To: john@newlookdev.com <john@newlookdev.com>

Dear Scot,

This option makes sense to appease the concerns by the council and the public. We would develop 3 houses on septic instead of 5 on sewer. They wanted a minimum of 15,000 sq ft lots. With this plan we have 3 lots that exceed 15,000 sq ft. We could go ahead and record the covenant for any future development. This plan avoids the path down Baleine and protects the wetlands. We might even donate the remainder of the property to Waluga Park. Your previous email in June was prior to the closing on Kimball and we thought septic might be an option. This would be a much faster development and avoid the expenses involved in the other plan and will be much less invasive. We theoretically could get 9 or 10 homes with density transfer from the wetlands with sewer. We also might be able to use HB 2001 to develop middle housing which could allow for even more units. Although we would be very satisfied with 2 or 3 homes on septic. We are looking forward to the meeting in the near future to discuss our options.

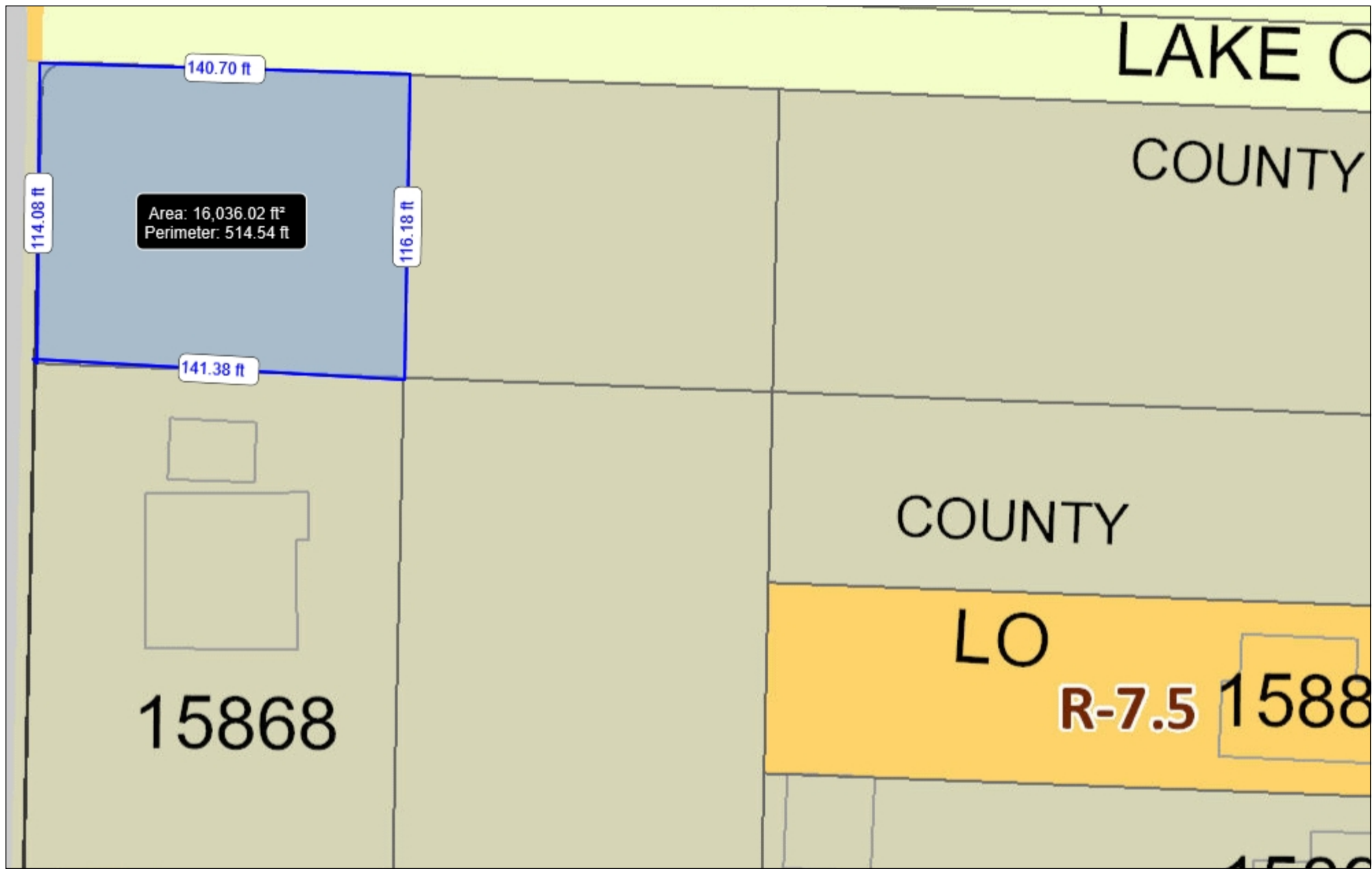
Thank you,

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11/3/2021



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LAKE OS
COUNTY

COUNTY

LO

R-7.5 15883

15891

15868

121.94 ft

139.82 ft

121.38 ft

Area: 17,170.81 ft²
Perimeter: 526.12 ft

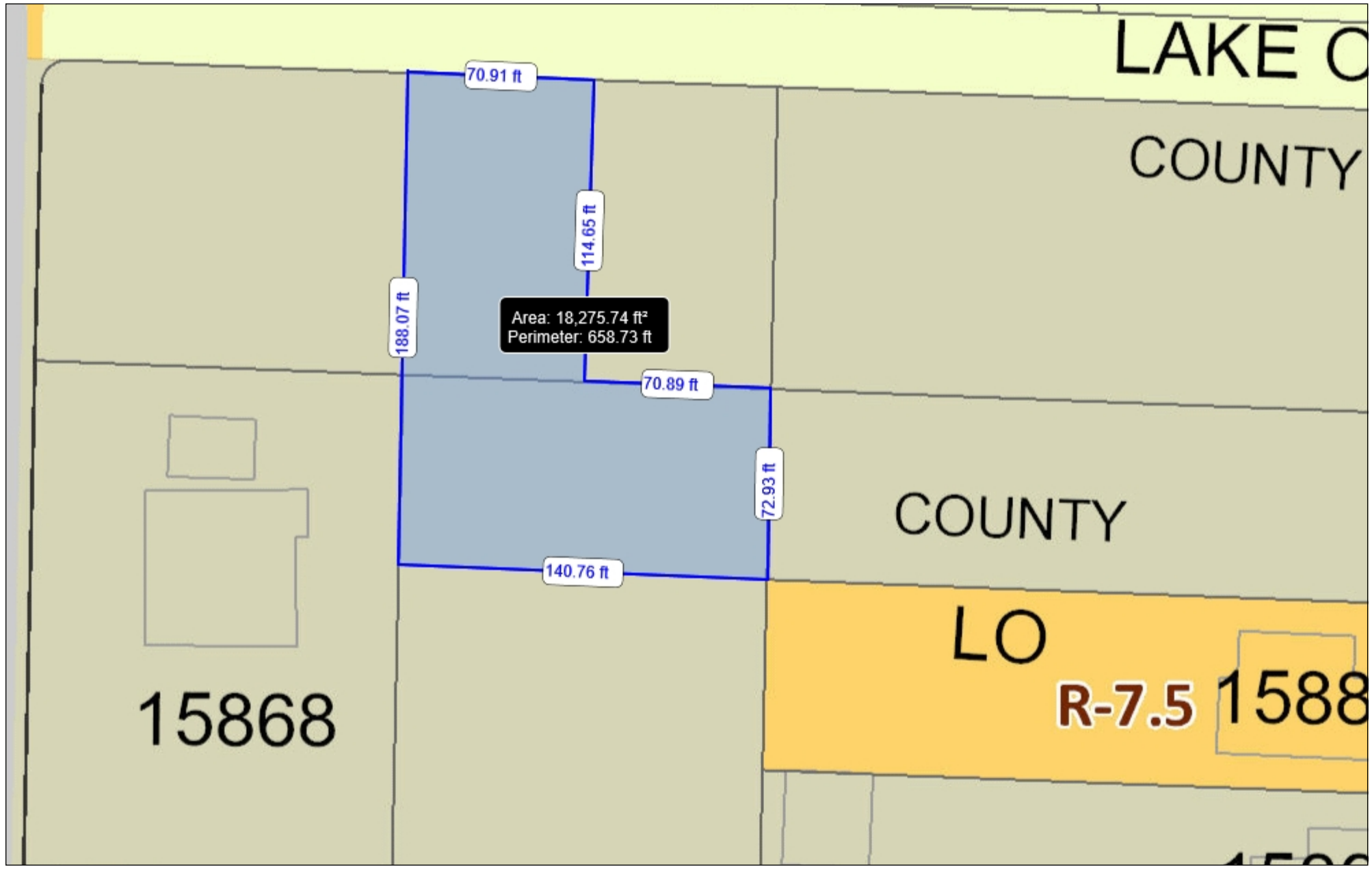
141.82 ft

100.0 0 50.00 100.0 Feet

11/3/2021



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100.0 0 50.00 100.0 Feet

11/3/2021



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