



November 12, 2021

John Gliebe (via email: John@NewLookDev.com)
Mr. Ed Brockman (via email: edbrockman846@gmail.com)
New Look Development
7685 SW Cirrus Dr.
Beaverton, OR 97008

Re: Annexation application AN 21-0003

Dear Mr. Gliebe and Mr. Brockman:

I have reviewed the proposed alternative of “3 houses on septic” (attached) that you sent to me on November 3, 2021 with staff in Planning and Engineering. The proposal was in lieu of the concurrent sewer extension with development required by City Council. Instead, you propose the owner record a covenant agreeing to extend sewer for future development after three houses are built with septic systems.

Unfortunately, we cannot support the modified proposal because it conflicts with the City Council’s approval of AN 21-0003, November 2, 2021, which requires a covenant be recorded to ensure extension of the sanitary sewer ahead of any new development, per the City’s Wastewater Master Plan. The concept also conflicts with the City’s Comprehensive Plan, specifically, Community Health and Public Safety ---Wastewater Collection and Treatment, Policy 2: “Require all new development within the City to connect to the City’s wastewater collection system and pay a system development charge.”

We would also caution against assuming that a certain density can be achieved or number of new homes can be built, where you say, “theoretically [we] could get 9 or 10 homes with density transfer from the wetlands with sewer.” There are several challenges to development in the subject area as discussed in the City Council staff report and per public testimony. These challenges include stormwater management (in an area with high water table), wetland protection, development of private access drives, and other planning and engineering criteria. These criteria may become more challenging to meet with the density-transfers/lot size reductions that might otherwise be allowed. You also reference a potential future allowance of multifamily housing under Oregon House Bill 2001, the “middle housing” bill; however, the bill exempts Goal 5 (wetland) protected areas from its middle housing mandates.

Finally, during the November 2 public hearing before the City Council, you spoke about additional legal lots that might exist or be established through lot line adjustments or a re-plat. Any reconfiguration of existing lots that has the effect of increasing density in the city would be subject to Minor Development Review, per LOC 50.07.3.14.a.ii(6), which would likely trigger the City's public facility standards, including the requirement to extend sewer under LOC 50.07.03.5.a.iii.

Please continue to coordinate recordation of the sewer extension covenant with Paul Espe, Associate Planner. If for some reason you are unable to fulfill that condition pursuant to the City Council's tentative approval of AN 21-0003 and wish to withdraw the application, please let Mr. Espe know.

Sincerely,

Scot Siegel, FAICP
Community Development Director

Cc: Paul Espe, Associate Planner
Todd Knepper, PE, Engineering Supervisor
Jessica Numanoglu, AICP, Planning Manager
Erica Rooney, PE, Public Works Director/City Engineer

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.

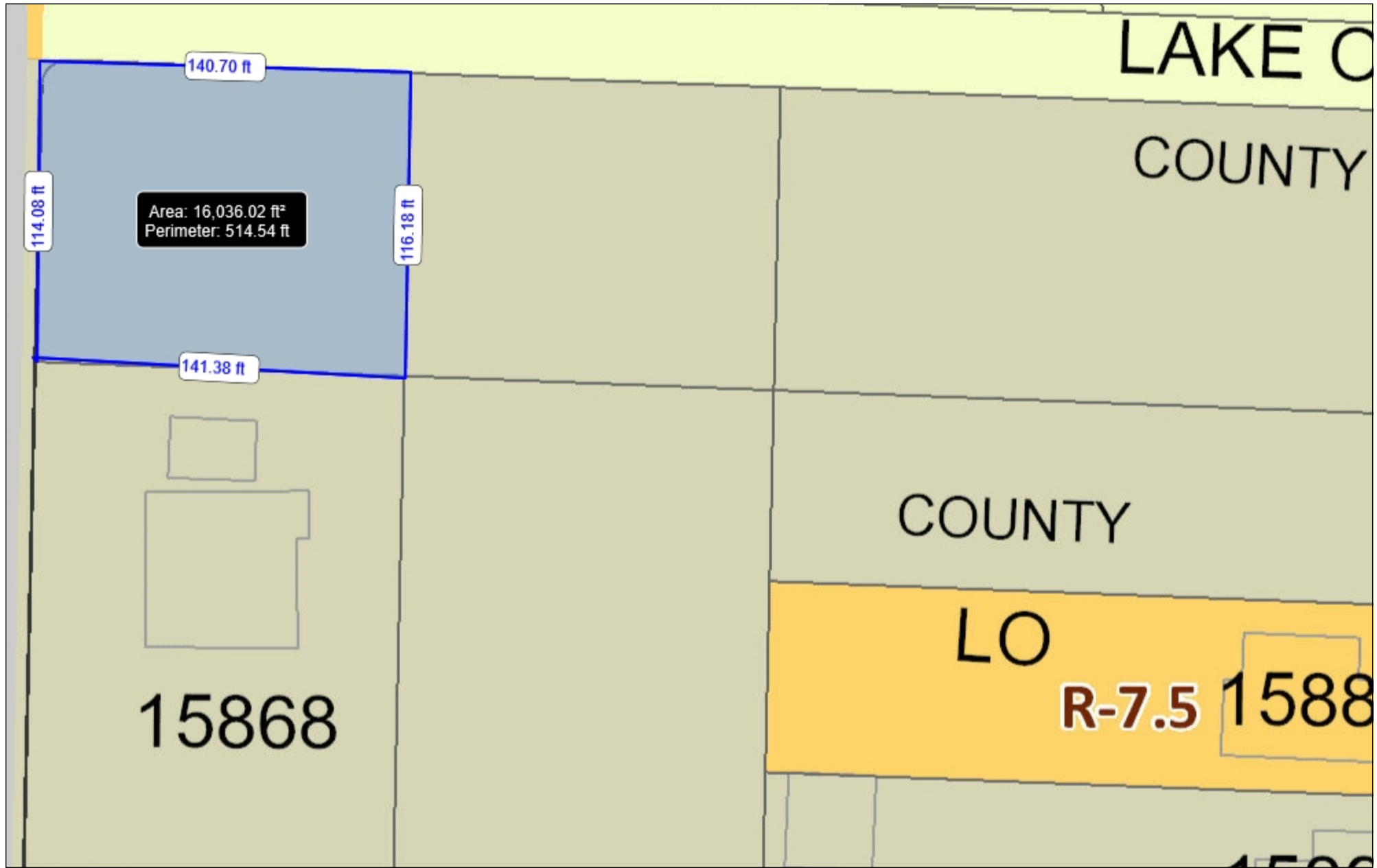
Thank you,

Ed Brockman
Land Brokers NW
16805 Gassner Lane
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EdBrockman846@gmail.com

Real Estate & Land Use Consulting



100.0 0 50.00 100.0 Feet

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

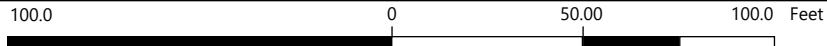
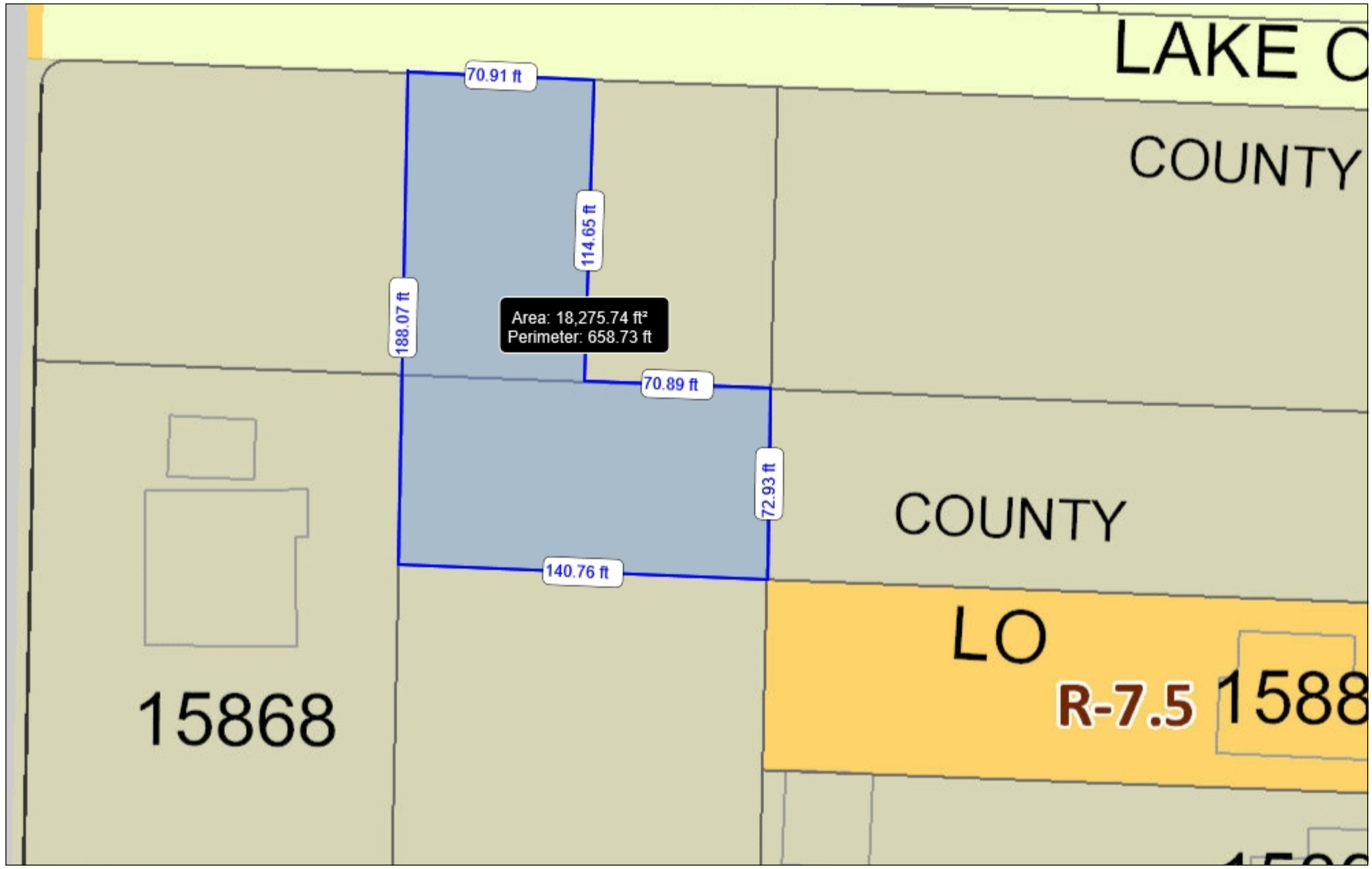
141.82 ft

100.0 0 50.00 100.0 Feet

11/3/2021



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11/3/2021



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