

Development Review Board - Oral Testimony - Mike Lama
April 12, 2021 - 6:30 pm meeting
Canyon Creek Rd S - 8 lot subdivision

Good Evening,

I'm Mike Lama and I live at 28425 SW Canyon Creek Rd S - on the same street as this proposed development.

Patti and I are long term area residents, raising our family here - our son was in the first class of Wilsonville High School.

I am also a previous member of the Clackamas County Planning Commission and the Oregon City Planning Commission.

We love this community. 6 years ago we built our dream home in the Renaissance Neighborhood on Canyon Creek Rd S and our daughter and her family built their home next to ours. It's a wonderful neighborhood with wide streets, parks for kids to play in, a community pool.

When we built our new home, the homes across the street were on small acreages. It was a wonderful blend of housing density and several of the neighbors were investing in their homes and property. Some of them are here tonight, testifying, and when you drive through our neighborhood, you can see that these families are making long term investments in their homes and property.

A few years ago the Planning Department started advocating for the approval of zoning changes and setback variances for these homes and it's now changing the livability and safety of our neighborhood.

Unlike this proposed subdivision, our neighborhood was required to have actual grass parks, where our kids now play all year long, and we have a community pool. There are kids everywhere - riding their bikes up and down the streets, playing basketball after school, all that kid stuff . . .

Our 9 year old granddaughter, who lives next-door is one of them - Liv learned to ride her bike on Canyon Creek Rd just 2 years ago.

That's now changing . . .

Because of the Planning Department's promotion these "small lots with private streets" zoning changes, coupled with their ongoing allowance of zoning setback variances, our new neighbors are now forced to park their cars 1-2 blocks away from their homes - LITERALLY on streets outside of their subdivision.

The so called park in other "new neighborhood" is not a park at all - it's so steep that no one will ever use it - the developer just threw down bark dust and installed a gratuitous picnic table at the bottom of the steep slope. IT'S NOT A PARK THAT ANYONE WILL USE. Drive by and look at it.

Also, there is no room for kids to play here. Because of the setback variances that were approved, there are more homes here than there should be, virtually eliminating all reasonable on-street parking and at the same time creating streets that are not kid friendly.

There are private streets in these subdivisions because there isn't room for traditional streets and they are not safe! You will never see a basketball hoop in these subdivisions - there's no room !

I urge you to learn from these past planning mistakes and unintended consequences. Please keep our neighborhood safe and kid friendly - DO NOT APPROVE THIS ZONING CHANGE - AND STOP GRANTING SET-BACK VARIANCES.

Sincerely,

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