

**From:** [Erik Huffman](#)  
**To:** [Brent Bybee](#)  
**Cc:** [Geoff Wullschlager](#); [Rachel Vickers](#)  
**Subject:** Re: 01TA-24 Flag Lot Frontage Professional Opinion  
**Date:** Wednesday, September 25, 2024 2:03:50 PM  
**Attachments:** [image001.png](#)

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Hi Brent, most municipal jurisdictions allow for 20 foot wide flag poles for flag lots so it is common and typically doesn't create any issues. The reasons I can see to make them wider are 1) provide extra width to allow for septic tank/water meter/franchise utilities placement at the property line and 2) a general desire for larger lot sizes and greater setbacks than other communities in the region, which is how the City's development code is set up now.

To elaborate on 1), if the flag pole was 20 feet wide there wouldn't be enough room to place the driveway, septic tank, water meter and franchise utility connections with any separation from each other at the property line, so the developer would have to put the septic tank within the driveway. And when the septic tank is in the driveway it needs to be constructed with a reinforced concrete cap with manhole lids over the septic tank risers. If the preference is to keep septic tanks out of driveways, I would recommend a minimum of 30 feet of width for the pole.

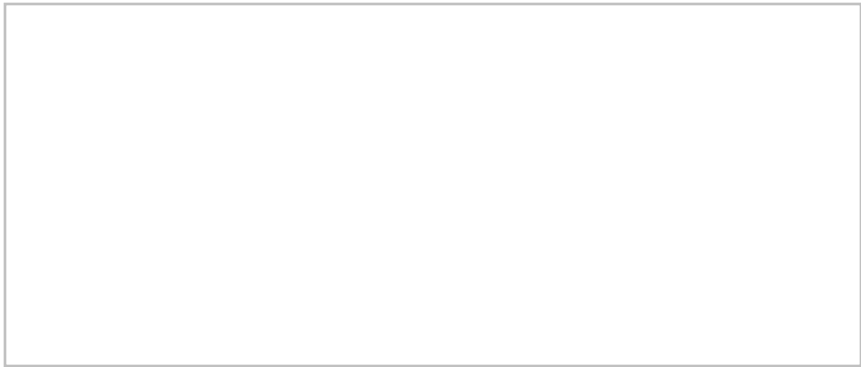
Let me know if you have any questions. -Erik

Erik Huffman, PE, PLS, CWRE, LEED AP  
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On Tue, Sep 24, 2024 at 4:43 PM Brent Bybee <[bbybee@lapineoregon.gov](mailto:bbybee@lapineoregon.gov)> wrote:

Erik,

A reminder that the deadline for new evidence is tomorrow afternoon at 5pm.



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**From:** Brent Bybee  
**Sent:** Thursday, September 19, 2024 3:51 PM  
**To:** Erik Huffman <[ehuffman@beconeng.com](mailto:ehuffman@beconeng.com)>  
**Cc:** Geoff Wullschlager <[gwullschlager@lapineoregon.gov](mailto:gwullschlager@lapineoregon.gov)>; Rachel Vickers <[rvickers@lapineoregon.gov](mailto:rvickers@lapineoregon.gov)>  
**Subject:** 01TA-24 Flag Lot Frontage Professional Opinion

Hello Erik,

During a recent Planning Commission hearing for some code amendments through File 01TA-24, part of the discussion was in relation to flag lots, and the required frontage for those lots. Initially staff proposed that the pole portion of a flag lot match the city residential frontage requirement of 50' for the entire length of the pole.

During the hearing, we received comments regarding this change, with proposals of a 20' width.

The Planning Commission ultimately continued the hearing to a date and time certain to gather further evidence regarding the feasibility and benefit of a 20' wide pole versus a 50' wide pole. Part of their request was that staff receive a professional opinion on the matter. We have until Sept 25<sup>th</sup> to submit new written evidence into the record for consideration, can you please provide a detailed response determining the feasibility for a 20' wide pole utilized for property access? The application materials, staff report, and draft code changes can be found here <https://www.lapineoregon.gov/cd/page/2024-text-amendments>.

Please let me know if you have any questions.

