

Exhibit 2.1

From: Glen Hamburg <Glen.Hamburg@oregonmetro.gov>
Sent: Wednesday, August 30, 2023 8:54 AM
To: Brett Cannon
Subject: [EXTERNAL] Findings for LU32023-00537

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Good morning Brett,

Our office received notice of the upcoming hearing for consideration of LU32023-00537 (16290 NW Bronson Rd). It's our understanding that the proposal, if approved, would result in the subject property being rezoned from "Residential Mixed B" (RMB) to "General Commercial" (GC).

The subject property may be well-suited for commercial uses, given its proximity to major roadways and to residential areas that currently lack walkable access to commercial services. Correct me if I'm wrong, but it appears from my read of the Development Code that the GC zoning district also permits residential uses, including multi-dwelling developments that are not allowed in the existing RMB zoning district.

Nonetheless, we respectfully ask that any staff report on this proposal include findings addressing [UGMFP](#) Subsection 3.07.120(a) and, as applicable, (c), (d), or (e). The findings could clarify whether the proposal would result in any change in the minimum zoned residential capacity of the subject property and, if so, quantify that change. If the proposal would result in a reduction in the minimum zoned residential capacity of the property, the findings could explain how that reduction will have a negligible effect on the city's overall minimum zoned residential capacity.

Kind regards,

Glen Hamburg | Metro | Associate Regional Planner

Cell: 971.666.1048

My gender pronouns: he/him/his

