



CITY OF LAKE OSWEGO Planning Commission Action Minutes January 23, 2017

1. CALL TO ORDER

Vice Chair Rob Heape called the meeting to order at 5:30 p.m. in the Council Chamber of City Hall, 380 A Avenue, Lake Oswego, Oregon.

2. ROLL CALL

Members present were Vice Chair Rob Heape and Commissioners Randy Arthur, Adrienne Brockman, Ed Brockman, and Bill Ward. Commissioners Skip Baker and William Gaar were excused.

Staff present were Scot Siegel, Planning and Building Services Director; Debra Andreades, Senior Planner; Leslie Hamilton, Senior Planner; Erica Rooney, City Engineer; Evan Boone, Deputy City Attorney; and Iris McCaleb, Administrative Support.

3. GOAL SETTING

Proposed written goals submitted by Planning Commissioners and the public were reviewed and oral comments received:

Citizen Comments

Skip Ormsby, 170 SW Birdshill Road, Lake Oswego, 97219, expressed concern with safety on Terwilliger Boulevard, citizen involvement, and criteria for citizen access to meeting areas especially when using public transportation and by those with disabilities. Commissioner A. Brockman encouraged Mr. Ormsby to take his concerns regarding issues related to the Americans with Disabilities Act (ADA) to the City Council.

John Ward, 2098 Crest Drive, Lake Oswego, 97034, asked that the code be changed so that short term rentals (such as AirB&Bs) be allowed.

Jerry Nierengarten, 15561 Twin Fir Road, Lake Oswego, 97035, representing the Lake Grove Neighborhood Association shared concerns regarding pathways, parking and the Lake Grove Village Center Plan. He indicated that pathways would provide pedestrians with a safe alternative to driving and help alleviate parking problems. He added that when a signal was installed at Lake Grove Elementary, short pathways be provided at both ends of the crosswalk to ensure safe crossing by children. Mr. Nierengarten noted that there was a more recent concern regarding the sale and future redevelopment of Mercantile Village. He emphasized the importance of the property at the intersection of Boones Ferry Road and Kruse Way. He asked that the Commission monitor the project as it moved forward to ensure that it developed according the Lake Grove Village Center Plan. Staff acknowledged that development applications were heard by the Development Review Commission. Mr. Siegel advised that the Lake Grove Village Center Overlay had rigorous development standards and zoning determined allowed uses; he pointed out that the city had also encouraged the applicant to continue reaching out to the neighborhoods.

Dianne Cassidy, 3601 Wren Street, Lake Oswego, 97034, expressed concerns regarding the need to define the word “adequate” when referring to parking; the need for code regarding size of dwelling units, specifically tiny houses in urban settings, such as cluster housing. She stated that citizen involvement was required by the state and that the volume of code changes coming from the city was significant and difficult for citizens to keep up with. Commissioner A. Brockman stated that how the city filled committees needed to be reviewed.

Staff indicated that they would return on February 13, 2017, with a consolidated list of potential goals, including those provided by commissioners, goals carried forward from 2015-16, and others contributed by the public, except that staff would follow up separately with the City Manager regarding train noise. Staff would also work with the chair to design a process to assist the Commission in prioritizing goals.

4. COUNCIL UPDATE

Councilor Kohloff was introduced as the new Council Liaison to the Planning Commission.

5. CITIZEN COMMENT

None.

6. COMMISSION FOR CITIZEN INVOLVEMENT

Chair Heape announced the Boards and Commissions Summit on February 16th, ongoing recruitments for City boards and upcoming meetings. Commissioner Ward provided an update on the Mayor and Neighborhood Chairs meeting.

7. MINUTES

7.1 Commissioner Ward **moved** to approve the Minutes of November 14, 2016, as amended. Commissioner E. Brockman **seconded** the motion and it **passed 4:0:1**. Commissioner A. Brockman abstained.

7.2 Commissioner A. Brockman **moved** to approve the Minutes of November 28, 2016, as written. Commissioner R. Arthur **seconded** the motion and it **passed 5:0**.

7.3 Commissioner A. Brockman **moved** to approve the Minutes of December 12, 2016, as amended. Commissioner R. Arthur **seconded** the motion and it **passed 5:0**.

8. WORK SESSIONS

8.1 Street Connectivity – Work Session #1 (PP 16-0004)

The Commission reviewed and discussed the Street Connectivity standard, LOC 50.06.003.4, for possible code amendments that would provide more flexibility in applying the standard based on the nearly built-out nature of the city. Staff coordinator was Debra Andreades, Senior Planner.

Citizen Comments

Sam Taylor, 13170 Thoma Road, Lake Oswego, 97035, shared his concerns regarding dangerous portions of Goodall Road and Knaus Road with blind spots, no place to walk and speeding vehicles. He stated that he had participated in a neighborhood walking tour and recalled that he had been told, when he asked, that city staff would provide a report detailing the problems, however he had not seen one. In response to a question from the Commission

regarding Amber Place, he agreed that there was a problem, but clarified he was not necessarily in support of the connection. The Commission and staff encouraged Mr. Taylor to share his observations and concerns with the City Council, Transportation Advisory Board and Budget Committee. It was also suggested that he reach out to neighbors in the area and work on building their case (collect accident rates, provide pictures, etc.).

Mary Jo Avery, 1575 View Lake Court, Lake Oswego, 97034, commented that sometimes code, laws, and regulations didn't work. She asked when common sense and logic fit into the equation. She shared difficulties she was having with developing a one acre lot that she owned due to access issues. She asked for language in the code that would allow the Council flexibility.

Commissioner A. Brockman commented that the current rules and regulations were a result of the Home Builders Association, not citizens, going to the legislature wanting clear and objective standards. She clarified that state law did not provide the flexibility to the Council that she was asking for. Vice Chair Heape commented that economics was another criteria to consider and having costs up front. Mr. Boone clarified that there were two different types of cost being referred to, the cost of the road and the cost of reduced development on the site. Mr. Siegel commented that a map showing the remaining developable lots would be helpful and that alternatives and tradeoffs needed to be considered. Vice Chair Heape suggested that to keep it simple an exception could be made as long as a development didn't block connectivity.

John Boden, 1808 Ridge Pointe Drive, Lake Oswego, 97034, stated that he was a homeowner in Bella Terra and that he was in opposition to the road going through due to traffic concerns.

Rob Callaway, 18253 Siena Drive, Lake Oswego, 97034, shared his concerns related to a specific development not before the Commission where he did not want the street to go through. He stated he was in support of the letter submitted by Bella Terra.

Issues to consider based on Commission input:

- Question whether street system connection is needed.
- Consider pedestrian safety when looking at exceptions to street connectivity.
- Look into possibility of requiring a traffic/trip distribution study or evaluation; would help determine if connection meets code.
- Residents being impacted should not be expected to fund a study.
- Consider livability.
- Show map of remaining developable lots.
- Consider negative impacts and cut-through traffic, avoid shifting congestion onto small residential streets.
- Define what's considered a hardship.
- Look at how lots can potentially develop, not maximizing connectivity of all lots.
- Review potential topographical exceptions.
- Consider whether the impact and benefit are in balance.
- Retain ability to require pedestrian connection when a roadway connection was not appropriate.
- Provide Council with flexibility or discretion for exempting development where a connection may serve a small number of future lots, connection wasn't compatible with existing neighborhood development or it wasn't cost effective.

8.2 Flag Lots, Access Lanes, Serial Partitions, and Noise-Producing Accessory Structures – Work Session #1 (PP 16-0003)

The Commission reviewed potential amendments to the Community Development Code (CDC) related to flag lots, access lanes, accessory structure (noise-producing) setbacks, and open space requirements for serial partitions. Staff coordinator was Leslie Hamilton, Senior Planner.

Input and Action Items:

- Setbacks
 - Development should be sensitive to quality of life especially in relation to setbacks on flag lots.
 - Consider redistributing setbacks to allow greater setback to neighbors.
 - Consider front yard setback distances.
 - Provide legislative history regarding disparity in setback distribution of R-5, R-3 and R-0 flag lot standards.
- Screening and buffering
 - Consider eliminating inside buffering
 - Look at minimum percentage requirement for landscaping of exterior edges
- Lot coverage and floor area
 - Provide background on why basis for floor area and lot coverage were different, why the calculations were based on a different area.

9. OTHER BUSINESS

9.1 Nomination/Election of Chair and Vice Chair for Remainder of Fiscal Year (July 1, 2016 – June 30, 2017)

Postponed to next meeting on February 13, 2017.

10. SCHEDULE REVIEW

There were no changes to the schedule.

11. ADJOURNMENT

There being no other business Vice Chair Heape adjourned the meeting at 9:50 p.m.