



CITY OF LAKE OSWEGO Planning Commission Action Minutes February 27, 2017

1. CALL TO ORDER

Chair Rob Heape called the meeting to order at 6:30 p.m. in the Council Chamber of City Hall, 380 A Avenue, Lake Oswego, Oregon.

2. ROLL CALL

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

Staff present were Debra Andreades, Senior Planner; Leslie Hamilton, Senior Planner; Sarah Selden, Senior Planner; Evan Boone, Deputy City Attorney; and Iris McCaleb, Administrative Support.

3. COUNCIL UPDATE

There was no Council update.

4. CITIZEN COMMENT

There were no citizen comments.

5. COMMISSION FOR CITIZEN INVOLVEMENT

Chair Heape announced upcoming neighborhood association meetings.

Staff from the Parks and Recreation Department requested that a representative of the Planning Commission be designated as a liaison to the Planning Advisory Committee (PAC) for the Woodmont Park Master Plan.

Commissioner Arthur nominated Commissioner E. Brockman, he accepted and a vote was held:

Commissioner Baker **moved** to appoint Commissioner E. Brockman as the liaison to the PAC. Commissioner Arthur **seconded** the motion and it **passed 7:0.**

Commissioner A. Brockman expressed concern with members of the City Council and Planning Commission serving on committees; she stated that the whole citizen involvement process needed to be studied.

Commissioner A. Brockman announced her resignation from the Planning Commission effective after approval of the Findings, Conclusions and Order for the Uplands Neighborhood Plan and Uplands R-10 Overlay (LU 17-0001).

6. MINUTES

- 6.1 Commissioner Arthur **moved** to approve the Minutes of January 23, 2017, as amended. Commissioner E. Brockman **seconded** the motion and it **passed 6:0:1**. Commissioner Gaar abstained.
- 6.2 Commissioner E. Brockman **moved** to approve the Minutes of February 10, 2017, as written. Vice Chair Ward **seconded** the motion and it **passed 5:0:2**. Commissioners A. Brockman and Gaar abstained.

7. FINDINGS, CONCLUSIONS AND ORDER

7.1 Uplands Neighborhood Plan and Uplands R-10 Overlay District (LU 17-0001)

Commissioner A. Brockman **moved** to adopt the Findings, Conclusions and Order for LU 17-0001. Commissioner Gaar **seconded** the motion and it **passed 7:0**.

Commissioner A. Brockman left the meeting.

8. WORK SESSIONS

8.1 Tryon Creek Wastewater Treatment Plant Overlay – Work Session #1 (PP 16-0007)

The Commission provided input on a proposal by the City of Portland, Bureau of Environmental Services (BES) for potential code amendments that would provide a process for facilitating upgrades to the Tryon Creek Wastewater Treatment Plant (TCWTP). Staff coordinator was Debra Andreades, Senior Planner. *City of Portland staff in attendance included Debbie Caselton, Paul Suto, Jim Brown and consultants Stacy Thomas, JLA and Eric Eisemann, E² Land Use Planning.*

The public process was discussed briefly. Ms. Thomas indicated that at the request of the First Addition Neighbors-Forest Hill Neighborhood Association (FAN-FH) they have extended an invitation to all adjacent neighborhood associations to participate.

Input Items:

- Reach out to Sustainability Advisory Board and encourage their participation.
- Consider second visit to wastewater treatment plant.
- Commission will be looking at potential impacts to Foothills Framework Plan and to natural resources.
- Consider increasing capacity if there is an opportunity and support to do so.

Citizen Comment

Charles “Skip” Ormsby, 170 SW Birdshill Road, Portland, 97219, stated that he believed many facets of the public involvement process were designed to discriminate against him and that he was furious. He also expressed concern about the seriously impaired access to his neighborhood as a result of the Terwilliger Boulevard Sewer project. He stated that he was hyper concerned about the capacity of the plant and whether it should be expanded or decommissioned. He pointed out that there were no clear and objective standards and no quality of life indicators; he stated that they should be a priority. He also indicated that there was no communication between the City of Lake Oswego, City of Portland (BES) and Lake Oswego Corporation. He stated that the costs were huge and at some point would be incurred by Lake Oswego rate payers. Regarding the citizen input process, he suggested modeling it after the Oak Lodge Sanitary District.

Additional Input on Approach:

- Commissioner Gaar and Ward liked the idea of ministerial review on early modifications (those with limited or no impact).
- Commissioner Ward liked the use of an overlay that would allow them to complete many of the proposed projects using the example of the Durham facility.
- Chair Heape commented that he agreed with the other Commissioners and liked the idea of categorizing the types of impacts and streamlining the review process.
- Chair Heape asked if there were additional attributes (beyond odor, noise, traffic, visual character and natural resource impacts) that should be considered.
- Commissioner Gaar commented on the need to understand the baselines on these impacts before any decision could be made.

8.2 Flag Lots, Access Lanes, Serial Partitions, and Noise-Producing Accessory Structures – Work Session #2 (PP 16-0003)

Overview and options on potential amendments to the Community Development Code relating to flag lots, access lanes, dwelling orientation and landscaping buffers. Staff coordinator was Leslie Hamilton, Senior Planner.

Input and Action Items:

- Number of Lots on Access Lane/Parking
 - If Uplands standards were applied citywide, what impact would that have on the number of lots (with regard to density)?
 - Regarding creating more off-lane parking look at other jurisdictions and return with options.
 - Flexibility in width of the lanes
- Orientation/Setbacks
 - Delete Connectivity requirement and return with flexibility for last lot.
 - Show conventional setbacks related to underlying zoning.
- Setback Distribution
 - Return with options showing different distribution (R-5, R-3, R-0).
- Screening/Access Lanes
 - Preference to run utilities under landscaping rather than under paved surfaces.
- Open Space-Serial Partitions
 - It makes sense to require open space in a serial partition the same as subdivisions.
- Return to Commission before publishing Public Review Draft.

9. OTHER BUSINESS

None.

10. SCHEDULE REVIEW

Based on input received from the Commission, the retreat will be scheduled for April 24th (regular meeting date/time). There were no other changes to the schedule.

11. ADJOURNMENT

There being no other business Chair Heape adjourned the meeting at 9:55 p.m.