



CITY OF LAKE OSWEGO

Planning Commission Action Minutes

April 10, 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 and Ed Brockman. Commissioner William Gaar was excused.

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

3. COUNCIL UPDATE

Councilor Kohlhoff provided an update on recent Council actions.

4. CITIZEN COMMENT

There were no citizen comments.

5. COMMISSION FOR CITIZEN INVOLVEMENT

5.1 General Updates

Commissioner Brockman provided an update of the Neighborhood Chair's Meeting with the Mayor held on Saturday, March 18th and an update on the Woodmont Park Master Plan review process.

Chair Heape announced upcoming vacancies on various boards as well as two vacancies on the Planning Commission. He also noted that many neighborhoods were planning their annual meetings and encouraged citizens to attend their neighborhood association meetings.

6. MINUTES

6.1 Consideration of the minutes for March 13, 2017, was moved to the meeting on April 24, 2017.

7. WORK SESSIONS

7.1 Tryon Creek Wastewater Treatment Plant Overlay – Work Session #2 (PP 16-0007)

The Commission continued their discussion on a proposal by the City of Portland, Bureau of Environmental Services (BES) for potential code amendments that would provide a process for facilitating required upgrades to the Tryon Creek Wastewater Treatment Plant (TCWTP). *Staff coordinator was Debra Andreades, Senior Planner.*

Staff in attendance from the City of Portland, Bureau of Environment Services (BES) included *Jim Brown and consultant Eric Eisemann, E² Land Use Planning.*

Mr. Brown and Mr. Eisemann reviewed the various projects to be included in the upgrade and received feedback from the Commission regarding the thresholds that could be used to determine the type of review for planned projects and future projects not yet identified. They answered questions from the Commission and provided clarification. Ms. Andreades stated that Work Session #2 was tentatively scheduled for June 12th.

7.2 Flag Lots, Access Lanes, and Serial Partitions – Work Session #3 (PP 16-0003)

The Commission reviewed proposed code amendments (draft text) addressing Flag Lots, including Access Lanes, and Open Space in Serial Partitions, prior to the distribution of the Public Review Draft. *Staff coordinator was Leslie Hamilton, Senior Planner.*

Citizen Comment

Jim Bolland, 804 5th Street, Lake Oswego, 97034, stated he was the chair of the Lake Oswego Neighborhood Action Coalition (LONAC). He stated that he had also served on the Infill Task Force; he advised that they never intended private access lanes to handle 8 houses. He asked the Commission to consider limiting flag lots to 2 to 3 house maximum. He said connecting two access lanes was problematic and needed to be looked at. He was in favor of increasing the front setback on flag lots from 10 feet to 15 feet. He agreed that the open space requirement needed to be revisited and that parking on access lanes needed to be increased.

Carolyn Krebs, 16925 Denney Court, Lake Oswego, 97035, spoke regarding the “Serial Partition 20% Open Space” requirement and cautioned about unintended consequences. She advised that natural resources were part of the neighborhood character. She commented that keeping height restrictions helped with compatibility. In regards to orientation of front setbacks she was opposed to any changes. She referred to certain areas in her neighborhood that had the potential for development of a lot of flag lots and advised that connecting access lanes would result in the loss of natural resources. She commented that garage appearance should be considered on flag lots, as it impacted more than those driving by.

Action Items/Comments:

- Consider standard for width of a private access lane greater than 20 feet.
- Address number of parking spaces on access lanes.
- Provide clarity in how much flexibility there is in regards to setbacks and orientation.
- Look at limiting the number of flag lots on an access lane.
- There was agreement that when the access lane was internal to a lot buffering wasn't necessary.
- Confirm minimum public street standards for developments of eight or fewer lots.

8. OTHER BUSINESS

8.1 Boones Ferry Road Project – Code Amendment to Address Non-Conformities

An update from staff on a future code amendment to address non-conformities resulting from Boones Ferry Road improvements.

9. SCHEDULE REVIEW

The schedule was reviewed, there were no action items.

10. ADJOURNMENT

There being no other business Chair Heape adjourned the meeting at 10:20 p.m.