



CITY OF LAKE OSWEGO Planning Commission Minutes June 26, 2017

1. CALL TO ORDER

Chair 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 Robert Heape, Vice Chair Bill Ward, and Commissioners *Randy Arthur, Skip Baker, Ed Brockman, and Nicholas Sweers. Commissioner William Gaar was excused. Council Liaison Theresa Kohlhoff was also present.

*Arrived at 6:45 p.m.

Staff present were Scot Siegel, Planning and Building Services Director; Paul Espe, Associate Planner; Johanna Hastay, Senior Planner; Evan Boone, Deputy City Attorney; Iris McCaleb, Administrative Support; and Stacy Bluhm, Associate Engineer.

3. COUNCIL UPDATE

Councilor Kohlhoff reported that she recently joined the Lake Oswego Amateur Radio Emergency Services group during one of their practice sessions. She provided an update on the recent Council discussion on the 30-day limitation on short-term rentals, which resulted in the Council deciding to not move forward in establishing rules that would allow short-term rentals in residential zones. She advised that the Council wants uniform enforcement of illegal rentals, not a complaint-driven response. Lastly, she shared there was good reception for Secondary Dwelling Units (SDU) with the Council. Conversation covered reduction of barriers to building SDUs, such as clear and objective standards and possibly some System Development Charge (SDC) reductions for specific situations. Regarding the second piece to the economical housing discussion, she added that the Council was working through some national strategies and there would be another study session possibly in the fall.

In response to a question from Commissioner Brockman regarding SDU's and if the Council had considered allowing them where the owner does not live on-site, Councilor Kohlhoff shared there was not any discussion of that. She noted a main objection to short-term rentals was that it took affordable housing out of the market. She added that work to update the housing needs analysis was in progress. Commissioner Brockman noted he had attended a workshop in Portland on SDUs with a very knowledgeable instructor who could be invited to Lake Oswego. In response to a question from Vice Chair Ward if Council had considered reducing any of the SDC's, such as the Parks SDC, which was about \$11,000 for a single-family residence, she responded that Council was split at the moment on this topic. She added they were working through this challenging topic and recently discussed Transportation SDCs.

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4. CITIZEN COMMENT

None.

5. COMMISSION FOR CITIZEN INVOLVEMENT – GENERAL UPDATES

Chair Heape announced recruitments for City boards and commissions. He noted that the next neighborhood tour was McVey-South Shore and that it would be scheduled in July. He shared that the Waluga Neighborhood Association was holding a meeting and an ice cream social on Sunday, August 6 and would like a Planning Commissioner to attend.

Mr. Siegel advised that the recent presentation on the City's Historic Preservation Code was available on the City's Historic Resources Advisory Board webpage.

6. MINUTES

6.1 Vice Chair Ward **moved to approve the Minutes of May 22, 2017** as written. Commissioner Baker **seconded** the motion and it **passed 6:0**.

6.2 Commissioner Baker **moved to approve the Minutes of June 12, 2017** as written. Commissioner Sweers **seconded** the motion and it **passed 6:0**.

7. PUBLIC HEARINGS

7.1 Zoning Map Amendment from R-3 to R-7.5 (LU 17-0022).

A request from the City of Lake Oswego for proposed amendment to the Zoning Map for 10 Touchstone (21E05BD00200) and a portion of the public right of way from R-3 (Multi-Family) to R-7.5 (Single-Family) to correct a mapping error on this property and to make the Zoning Map consistent with the Comprehensive Plan. The staff coordinator was *Paul Espe, Associate Planner*.

Chair Heape opened the hearing and Mr. Boone outlined the applicable criteria and procedures. At time of declarations no conflicts of interest were reported and no one challenged any Commissioner's right to consider the applications.

Staff Report

Mr. Espe presented the staff report. He explained that the proposal implements recommendations of the 2015 Audit of the Comprehensive Plan (Plan) and Community Development Coded (CDC), including revisions to the Comprehensive Plan Map and Zoning Map to remove conflicts between the two maps.

Mr. Espe provided some history about the site and when it was platted as part of Mountain Park, noting the Comprehensive Plan designation at the time of platting was R-7.5. He stated that changing the zoning designation from R-3 to R-7.5 may reduce the development potential from three lots to one, but the Comprehensive Plan Map would need to be amended to realize the three lot potential. He added that the proposed zone change would not result in any non-conforming land uses on the property as this lot had been developed with a single-family residence under R-7.5 zoning requirements.

Mr. Espe concluded the staff presentation and provided the staff recommendation:

- The proposed zone change met the Lake Oswego Comprehensive Plan Goals and Policies and Lake Oswego Code.

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- Amend the Zoning Map on the subject parcel to R-7.5 to be consistent with the Comprehensive Plan and present use of the property.

Questions of Staff

None.

Public Testimony

None.

Rebuttal

None.

Questions of Applicant

None.

Deliberations

Chair Heaped opened deliberations.

Vice Chair Ward **moved** to approve LU 17-0022 as proposed by staff and to adopt the Findings, Conclusions, and Order. Commissioner Arthur **seconded** the motion and it **passed 6:0**.

8. OTHER BUSINESS

8.1 Boones Ferry Road Project Nonconformities – Work Session #1 (LU 17-0028)

The Commission reviewed proposed code amendments that would help implement the Boones Ferry Road capital improvement project and identified additional information needed for the public hearing. The staff coordinator was *Johanna Hastay, Senior Planner*.

Chair Heape stated that public comment would be accepted. Mr. Boone noted this was a work session.

Mr. Siegel made a disclaimer: one property along Boones Ferry Road, identified as the Jenike Property, had his wife's business in it; and that, while he did not believe he had any conflict of interest, he would excuse himself from the room when that item was discussed.

Comments from Boones Ferry Road Project Advisory Committee Co-Chairs

Carolyn Krebs, 16925 Denny Court, Lake Oswego, 97035, shared her thoughts about how the planning was going in regards to no net loss of parking. Ms. Krebs replied it was going about as good as it could be. She added that from the start there was agreement that public parking should be included in the Lake Grove Village Center (LGVC) District, but it was proving to be a challenge to find willing property owners since they wanted to develop their property to the highest and best use. She added that the neighborhoods would be thrilled to preserve identified trees.

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Mike Buck, 3155 Edgemont Road, Lake Oswego, 97035, stated he agreed with everything Ms. Krebs said. He added that since the vision of public parking in the LGVC had not been fully realized, the replacement parking plans were needed, though not ideal in regard to having to take down trees. He advised that the most impacted property owners did not want to have to take out trees or remove landscaping. He added that they knew the frontage was going to look beautiful when the project was done and they wanted their properties to also remain nice. Mr. Buck also shared that there was still a degree of uncertainty on the part of the property owners. Ms. Krebs recalled that there was the potential for a grant program to replace trees in the LGVC using tree mitigation money and that buffer trees between the commercial and residential areas could be added. Mr. Buck advised that the removal of significant trees could have a dramatic visual impact in the area, especially until mitigation trees mature. They both expressed appreciation for the staff's cooperation.

Input and Next Steps:

- Add a legend to the replacement parking plans.
- Clarify the Chevron parking issue and make sure the table is correct based on the property negotiations and final property acquisition.
- City consulting arborist to look at impacts to trees on the eight properties of the parking replacement plans to determine condition of trees, including analysis of additional mitigation options bringing any relevant information forward in the staff report.
- Include related engineering exhibits in staff report.
- Fix errors on Gubanc's parking plan.
- Correct small measurement error on Naomi's parking plan.
- Finalize code based on direction from work session.
- Planning Commission public hearing scheduled for August 14th.
- City Council public hearing tentatively scheduled for October 3rd.

9. OTHER BUSINESS

None.

10. SCHEDULE REVIEW

Mr. Siegel reviewed the schedule forecast dated June 24.

Action Items:

- Consider a joint meeting with Park and Natural Resources Advisory Board to consider process refinements in parks master plan process. Mr. Siegel to follow up with Parks Director Anderholm.
- Planning Commissioners were encouraged to share concerns regarding the Iron Mountain Park master plan with the Parks Director.

11. ADJOURNMENT

There being no other business Chair Heape adjourned the meeting at 9:05 p.m.