



## CITY OF LAKE OSWEGO Planning Commission Action Minutes November 13, 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 Rob Heape, Vice Chair Bill Ward and Commissioners Randy Arthur, Skip Baker, Ed Brockman, Nicholas Sweers.

Staff present were Scot Siegel, Director of Planning and Building Services; Leslie Hamilton, Senior Planner; Sarah Selden, Senior Planner; Evan Boone, Deputy City Attorney; and Iris McCaleb, Administrative Assistant.

### 3. COUNCIL UPDATE

Councilor Kohlhoff provided an update on recent Council activity.

Scott Lazenby, City Manager, shared with the Commission that last week the Council agreed to split the cost of a feasibility analysis with the City of Portland for a potential alternative approach for the Tryon Creek Wastewater Treatment Plant; results should be available in 90 days. He advised that the Council was also looking at the feasibility of combining the Planning Commission and Development Review Commission.

### 4. CITIZEN COMMENT

Charles (Skip) Ormsby, 170 SW Birdshill Road, Portland, 97219, spoke about the Tryon Creek Wastewater Treatment Plant and major defects in the Foothills Framework Plan. He expressed concerns about safety with the proposed intersection of Foothills Road with Highway 43 (State Street).

### 5. COMMISSION FOR CITIZEN INVOLVEMENT

Chair Heape announced an upcoming neighborhood association meeting.

### 6. MINUTES

#### 6.1 October 9, 2017

Vice Chair Ward **moved** to approve the Minutes of October 9, 2017 as amended. Commissioner Baker **seconded** the motion and it **passed 6:0**.

APPROVED: 01/08/2018

6.2 October 23, 2017

Commissioner Baker **moved** to approve the Minutes of October 23, 2017 as amended. Commissioner Sweers **seconded** the motion and it **passed 5:0:1**. Chair Heape abstained.

7. **FINDINGS, CONCLUSIONS AND ORDER**

7.1 Comprehensive Plan Map and Zoning Map Amendments – 1770 and 1774 Ridgecrest Drive (LU 17-0024)

On October 23, 2017, the Planning Commission made a preliminary recommendation that the City Council approve the proposed amendments as recommended by staff. *Staff coordinator was Paul Espe, Associate Planner.*

Commissioner Baker **moved** to adopt the Findings, Conclusions and Order for LU 17-0024. Commissioner Sweers **seconded** the motion. The Commission discussed the motion.

Vice Chair Ward did not agree with the proposed zoning designation for the property at 1770 Ridgecrest Drive because it did not make sense.

Commissioner Arthur stated he was persuaded by testimony from the owner, neighborhood association and a member of the public regarding the property at 1770 Ridgecrest Drive and he supported the alternative recommendation in the staff report of denial.

The motion **passed 4:2**. Vice Chair Ward and Commissioner Arthur voted no.

7.2 Community Development Code Amendments – Flag Lots and Access Lanes (LU 17-0052)

On October 9, 2017, the Planning Commission made a preliminary recommendation that the City Council approve the proposed amendments as recommended by staff. *Staff coordinator was Leslie Hamilton, Senior Planner.*

After discussion the Commission decided to reopen the public hearing limited to the subject of private streets and instructed staff to re-notice those who were provided notice previously including those who had testified.

Commissioner Baker **moved** to reopen the public hearing on November 27, 2017, with testimony and deliberations limited to the subject of private streets. Commissioner Ward **seconded** the motion.

Commissioners Brockman and Arthur stated that they preferred to see the hearing opened to all topics.

The motion **passed 4:2** with Commissioner Arthur and Brockman voting no.

7.3 Community Development Code Amendments – Street Connectivity Standard (LU 17-0053)

On October 23, 2017, the Planning Commission made a preliminary recommendation that the City Council approve the proposed amendments as recommended by staff. *Staff coordinator was Debra Andreades, Senior Planner.*

Chair Heape recused himself from this portion of the meeting and Vice Chair Ward led the meeting.

Commissioner Baker **moved** to approve the Findings, Conclusions and Order for LU 17-0064 as written. Commissioner Arthur **seconded** the motion and it **passed 5:0**.

Chair Heape rejoined the meeting.

APPROVED: 01/08/2018

7.4 Community Development Code Amendments and Comprehensive Plan Amendment – Tryon Creek Wastewater Treatment Plant (LU 17-0064)

On October 23, 2017, the Planning Commission made a preliminary recommendation that the City Council approve the proposed amendments as recommended by staff. *Staff coordinator was Debra Andreades, Senior Planner.*

Commissioner Baker **moved** to approve the Findings, Conclusions and Order for LU 17-0064. Commissioner Sweers **seconded** the motion and it **passed 6:0**.

**8. OTHER BUSINESS**

8.1 Forest Highlands Neighborhood Planning Update

The Commission received an update from Forest Highlands Neighborhood Association board members and staff on the association's proposed Comprehensive Plan Map and Zoning Map amendments, next steps and public hearing timeline. *Staff coordinator was Sarah Selden, Senior Planner.* Gary Willihnganz, Co-Chair of the Forest Highlands Neighborhood Association and Phil Zald, Board Member were also present.

Action Items

- Mail M56 notice to property owners.
- Staff Report issued end of December.
- Planning Commission public hearing scheduled for January 8, 2018, with consideration of Findings, Conclusions and Order tentatively scheduled for January 22, 2018.
- City Council Study Session tentatively scheduled for January 18, 2018, with public hearing on February 6, 2018.
- Staff to provide information on capacity for new dwelling units in the neighborhood (buildable lands inventory under current zoning and proposed) prior to hearing.

***Citizen Comment***

Sam F. Taylor, 13170 Thoma Road, Lake Oswego, 97034, stated that he had lived in Lake Oswego for about 40 years and that most of the changes he had seen were good. He pointed out that the neighborhood had completed in-depth research and that it was important to do what the people in the neighborhood were asking. He also expressed concern about traffic, speeding and lack of a place for people to safely walk. When asked if he was aware of any objections towards the proposed changes, he commented that a few people he had spoken with had attended meetings (Development Review Commission and appeals of higher density development) and given up when they didn't see a desired outcome, they simply gave up.

**9. SCHEDULE REVIEW**

Mr. Siegel reviewed the forecast.

**10. ADJOURNMENT**

There being no other business Chair Heape adjourned the meeting at 8:25 p.m.