



City of Lake Oswego 50-Plus Advisory Board

Thursday, December 10, 2009
8:30 a.m. – 10 a.m.

Members 2009-2010:

Janine Dunphy, Chair
Thomas Brennan
Ruth Cohen
Nanci Cummings
Gail Zimmerman
Edwin Blossom
Ellie McPeak
Terry Harty
Robert Eidson

Oswego Room
West End Building (WEB)
4101 Kruse Way

For Information: 503-675-6407

City Staff:

Kristin Johnson, City Council Liaison
Kim Gilmer, PR Director (Optional)
Ann Adrian, ACC Manager
Teresa O'Halloran, ACC Admin

Approved Minutes

Guests: Ralph Tahrán, Architect and Planner

8:30 a.m.

I. Roll Call

Janine Dunphy, Edwin Blossom, Nanci Cummings, Ellie McPeak, Ruth Cohen, Tom Brennan, Terry Harty, Robert Eidson, Teresa O'Halloran, Staff. Excused: Gail Zimmerman, Ann Adrian, Staff, Kristin Johnson, Councilor

II. Approval of November minutes

Ed Blossom made a motion to approve. Ruth Cohen seconds the motion. Minutes approved with minor grammatical changes.

III. Open public communications – None

IV. Old Business:

a. Review of 2010 Work Plan presentation to Council

Janine, Terry, Ed, Bob, and Nanci all were present for the presentation to City Council, along with Ann Adrian, ACC staff. Council was most interested in the SDUs, meeting/partnering with other boards (ie: Transportation), and an arrangement or partnership with Marylhurst University.

b. Centennial Celebration

Janine handed out an outline of the Centennial Celebrations planned for the City next year. She has asked the Board to review and bring any suggestions to the next meeting and to discuss if and how we would want to participate.

V. New Business:

a. Introduction of new Board members

b. What is Infill and its role in housing options?

The Board welcomed guest Ralph Tahrán, Lake Oswego Architect and Planner and In Fill Task Force Committee member who talked about attainable housing. His goal is to get the "talk" about attainable housing, and SDU changes, Infill, etc....to move into "action" in addition to pulling together all the groups who have interest in this topic. He provided a handout of an example of what Oregon City has implemented.

He provided an overview of the Infill Development Committee, formed approx. 7-8 years ago in 2002. Larger homes were the market in the building world back then. In First Addition and in Lake Grove, some builders built to the maximum with no variances. It was within the ordinance to do this, so it was clear that changes needed to be made.

Thus the first In Fill Task Force review of the code began, starting with reviewing the height of buildings. This committee's first task was to cut the height down (28ft height limit to the peak of the roof). The next step was to limit the side yards as well as the overall size of homes. The "typical" lot size requirements for single or two level homes were created, ie: 35% of the lot size for one level home. Two stories can only cover 25% of your lot. These new requirements have been in place now for about 8 years under the Infill requirements. A discussion on various requirements and examples throughout the community regarding Infill ensued.

Setbacks have been increased several times throughout this process as a condition of some neighborhoods. Neighborhood overlays can be more restrictive than the City code. Lake Oswego's code, for builders, is extremely complicated and strict. Lake Oswego is unique in that its code is more interpretable than others; most times the opinion comes from the City Attorney and is very narrowly focused. In Lake Oswego, the City Attorney generally is the ultimate decision maker.

The City of Lake Oswego is small enough that citizens tend to get more involved than those of larger communities where not everyone is aware of what is going on.

Code examples were shared. Remodeling restrictions for example, state that if the remodel costs more than 50% of the home's assessed value, then it is considered new construction with all of the new home codes and regulations. This forces tear-downs and rebuilds.

It was recommended that someone from 50+ attend the study session on this Infill topic – Janine is going to find out when it is. There is also an open house tonight at City Hall, 6-8pm.

c. Next Meeting Date: January 14, 2010

d. Adjourn at 10 a.m.

References:

50+ Draft Meeting Minutes 11/12/09

2010 Work Plan – Memo to Council 12/7/09