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**CITY OF LAKE OSWEGO
Planning Commission Minutes
EXCERPT OF LU 18-0035**

October 8, 2018

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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.

ROLL CALL

Members present were Chair Rob Heape and Commissioners, Skip Baker, Vickie Hansen and Nicholas Sweers. Vice Chair Bill Ward and Commissioners Ed Brockman and Christian Papé were excused. City Councilor Theresa Kohlhoff was also present.

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

PUBLIC HEARING

Community Development Code Annual 2018 Amendments (LU 18-0035)

A request from the City of Lake Oswego amending Chapter 50 (Community Development Code) to clarify and update various provisions, including increasing setbacks on lots zoned high-density when abutting lots that would be zoned low-density upon annexation; updating Solar Code tree terminology; removing Solar Access Permit; and identifying exemptions from utility undergrounding. *Staff coordinator was Leslie Hamilton, Senior Planner.*

Chair Heape opened the hearing. Mr. Boone, outlined the applicable criteria and procedures. No conflicts of interest were declared, and no one challenged any Commissioner’s right to consider the application.

Staff Report

Ms. Hamilton, provided an overview of the staff report. She noted that the only comment received was from the Oregon Department of Land Conservation and Development (DLCD) asking clarifying questions. She stated that in order to meet a noticing requirement, staff was requesting that the hearing remain open and be continued to October 22nd at which time the Commission would accept any additional testimony, conduct deliberations and consider the Findings, Conclusions and Order.

Questions of Staff

Chair Heape questioned whether changing the deadline for submitting testimony from 5:00 p.m. the day of a public hearing to 12:00 p.m. was enough, should it be 24 hours. Ms. Hamilton stated that she didn’t think changing it to 24 hours would help because testimony could still be submitted at the hearing. Staff noted that an earlier deadline provided more time for staff to organize and copy testimony prior to the hearing.

1 Ms. Hamilton clarified for the Commission that the Uplands Neighborhood Association was in support
2 of the amendments related to the Flag Lot Standards in the Uplands Overlay.
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4 The Commission discussed review comments received from DLCD staff regarding increasing
5 setbacks on higher density lots abutting lower density unincorporated lots and whether the City had
6 considered increasing the setbacks on the lower density lots instead since there was likely to be more
7 room to allow for more generous setbacks. Ms. Hamilton pointed out that the proposed amendment
8 was for code consistency, as increased setbacks already existed if both lots were in the City and
9 historically the code had protected the low density lots over medium and high density lots. Mr. Siegel
10 advised that there were Comprehensive Plan policies that addressed high density development and
11 required, through implementing codes, that addressed the relationship between higher intensity uses
12 and lower intensity uses; he pointed out that higher density was more likely to have an impact. He
13 commented that from Metro's perspective they were probably looking from a regional standpoint at
14 how to achieve the highest density allowed whereas the City was looking at it from a community
15 perspective and was guided by the Comprehensive Plan. He stated that there was supporting plan
16 policy for the proposed amendment.
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18 ***Testimony***

19 None.
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21 Chair Heape observed that the Commission was in general agreement with staff recommendations.
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23 The hearing was continued to October 22nd for additional testimony, deliberations and consideration of the
24 Findings, Conclusions and Order.