



CITY OF LAKE OSWEGO
Planning Commission Minutes
EXCERPT OF LU 17-0063

November 27, 2017

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.

ROLL CALL

Members present were Chair Robert Heape, Vice Chair Bill Ward, and Commissioners Randy Arthur, Skip Baker, Ed Brockman, Nicholas Sweers, and Bill Ward. Jeff Gudman, City Councilor was also present.

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

Comprehensive Plan Map Amendments for Certain Properties Located in the Southwest Employment Area, at 17620 Pilkington Road, and at the intersection of Bryant Road and Lakeview Blvd. (LU 17-0063)

A request from the City of Lake Oswego for proposed amendments the Comprehensive Plan Map to bring consistency between Comprehensive Plan Map and Zoning Map designations. *Staff coordinator was Paul Espe, Associate Planner.*

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

Staff Report

Mr. Espe provided the staff report and explained that one of the Planning Commission goals was to implement the recommendations of the 2015 Audit of the Comprehensive Plan and Community Development Code (CDC), including revisions to the Comprehensive Plan Map and Zoning Map to remove conflicts between the two maps. Mr. Espe described the proposed amendments for the 13 properties listed below, grouped into three distinct geographic areas.

1. GC Zone within the Southwest Employment Area Plan – Proposed Comprehensive Plan Map Amendment from IP (Industrial Park) to GC (General Commercial), (Ordinance 2765)

Mr. Espe reported this subarea of the Southwest Employment Area (SWEA) Plan had a Comprehensive Plan Map designation of IP but had a Zoning Map designation of GC. Staff recommended the Comprehensive Plan Map designation be changed to match to the current zoning designation of GC. He indicated that staff had reviewed the land use history of these parcels and found that the Zoning Map and Comprehensive Plan Map were changed from IP

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to GC through several actions, further detailed in the staff report, and concluded there was an administrative mapping error.

In response to a question from Vice Chair Ward, Mr. Espe confirmed all of the uses were currently General Commercial, not Industrial. He explained that this area was designated for certain types of commercial uses back in the 1990's, but the Comprehensive Plan Map was not changed. Mr. Siegel added that the zoning and allowed uses were carefully reviewed during the development of the SWEA Plan.

2. 17620 Pilkington Road, Medical Office Building – Proposed Comp Plan Map Amendment from R-5 (Single-Family) to NC (Neighborhood Commercial), (Ordinance 2764)

Mr. Espe showed an area map and stated that 17620 Pilkington Road had a Comprehensive Plan Map designation of R-5 and a Zoning Map designation of NC. He advised that the staff report provided a detailed review of the land use history. He reported that the 1978 Comprehensive Plan Map and Land Use Map showed the subject property was designated NC. Sometime after that it was changed to R-5, along with the rest of the block, and it was likely that the change to R-5 was not intended for the parcel with the doctor's office. Mr. Espe noted that in 1980, the zoning was changed to NC, leading staff believe that the R-5 Comprehensive Plan map designation on the subject site was the result of an administrative mapping error.

3. 16780 Bryant; 4471, 4473, 4475 and 4477 Lakeview Blvd – Proposed Comp Plan Map Amendment from R-7.5 (Single-Family) to NC (Neighborhood Commercial), (Ordinance 2763)

Mr. Espe showed an area map and noted that the lot containing the West Bay Shopping Center at the northeast corner of Bryant and Lakeview Blvd. had a split Comprehensive Plan Designation of R-7.5 (east portion) and NC (west portion); the lot had a uniform zoning designation of NC. He indicated that the discrepancies were likely caused by an administrative mapping error and that due to the lack of legislative history staff was proposing a Comprehensive Plan Map amendment to change the east portion of the lot to NC, to achieve consistency with both the west portion's NC Comprehensive Plan Map designation and the east portion's NC Zoning Map designation.

Mr. Espe reviewed the approval Criteria for all three proposed ordinances:

- Meets requirements for a quasi-judicial map amendment, and
- Complies with the Comprehensive Plan.

Mr. Espe noted that two public comment letters were received. He stated that the letters expressed concern that the zoning designations were being changed in the SWEA, however the concerns were not valid as the zoning was not being changed, rather the Comprehensive Plan Map was being changed to match the existing zoning. He added that no changes to allowed uses or the SWEA Plan were proposed. Mr. Siegel added that Metro was notified about the proposed amendments and had not provided any comments.

Mr. Espe concluded with the staff recommendation that the Planning Commission recommend approval to the City Council.

Questions of Staff

In response to a question from Vice Chair Ward, Mr. Espe and Mr. Siegel confirmed they had high confidence that Metro would not have any concerns about the proposed Comprehensive Plan map changes because the City was maintaining appropriate protection of Employment lands under Metro Code.

Public Testimony

Proponents

None.

Opponents

None.

Neither for Nor Against

Lisa Volpel, 5655 Kenny Street, Lake Oswego, 97035, noted she lived south of the Southwest Employment Area (SWEA) Plan area and was a member of the SWEA Citizen Advisory Committee. She stated she was protective of the employment zone and opined it was very important to maintain this employment zone. She added that while it was out of scope for this hearing, she would suggest that the Commission take some time to review the allowed uses in the SWEA to ensure that it remains an employment area.

Rebuttal

Mr. Siegel noted that for the GC zone in the area of Boones Ferry and Jean Road there were retail size limitations that implemented Metro employment requirements.

Questions of Applicant

None.

Deliberations

The applicant waived their right to additional time to submit a final written argument. Chair Heape opened deliberations.

Commissioner Baker **moved** to accept the staff recommendation to amend the Comprehensive Plan Map for certain properties located at the intersection of Bryant Road and Lakeview Blvd.; 17620 Pilkington Rd. and certain properties located in the Southwest Employment Area and to recommend to City Council the adoption of Ordinances 2763, 2764 and 2765 and the Findings, Conclusions and Orders. Commissioner Sweers **seconded** the motion. The motion **passed 5:0**.