



CITY OF LAKE OSWEGO Planning Commission Minutes December 10, 2018

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2 **1. CALL TO ORDER**
- 3 Chair Heape called the meeting to order at 6:30 p.m. in the Council Chamber of City Hall, 380
4 A Avenue, Lake Oswego, Oregon.
- 5
6 **2. ROLL CALL**
- 7 Members present were Chair Rob Heape, Vice Chair Bill Ward and Commissioners Skip
8 Baker, Ed Brockman, Vickie Hansen and Nicholas Sweers. Commissioner Christian Papé
9 was excused.
- 10
11 Staff present were Scot Siegel, Director of Planning and Building Services; Evan Boone,
12 Deputy City Attorney and Iris McCaleb, Administrative Assistant.
- 13
14 **3. COUNCIL UPDATE (THIS ITEM TAKEN OUT OF SEQUENCE)**
- 15 Councilor Kohlhoff (on behalf of Councilor Manz) provided an update on recent Council
16 activity. She agreed to take back to the Council the question of whether the Commission for
17 Citizen Involvement should review the criteria used to select potential members for the
18 Development Review Commission and solicit citizen input.
- 19
20 **4. CITIZEN COMMENT**
- 21 None.
- 22
23 **5. COMMISSION FOR CITIZEN INVOLVEMENT – GENERAL UPDATES**
- 24 Chair Heape announced current vacancies on boards and commissions.
- 25
26 **6. CONTINUED PUBLIC HEARING**
- 27 6.1 Community Development Code Amendments Establishing Incentives for Tree Preservation in Lake
28 Grove Village Center Overlay District (LGVCO) and West Lake Grove Design District (WLG)
29 (LU 18-0059)
- 30 *This hearing was continued from November 26, 2018 for deliberations only. The public*
31 *testimony portion of the hearing was closed.*
- 32 A request from the City of Lake Oswego for amendments to the Community Development
33 Code (Chapter 50) to establish incentives for tree preservation in the LGVCO and WLG;
34 standardize tree terminology in the WLG; and identify design standards applicable to single-
35 family, duplex and townhome development in the LGVCO. *Staff coordinator was Scot Siegel,*
36 *Director of Planning and Building Services.*
- 37
38 The Commission agreed to reopen the hearing to accept testimony.
- 39

1 Commissioner Brockman **moved to reopen the hearing to accept testimony.** Vice Chair Ward
2 **seconded** the motion and it **passed 4:2.** Commissioners Baker and Sweers voted no.
3

4 Mr. Boone, outlined the applicable criteria and procedures. He advised that the record would
5 include written testimony submitted by Cheryl Uchida on December 10 and oral testimony by
6 Mr. Buck.
7

8 ***Testimony***

9 Michael Buck, 3155 Edgemont Road, Lake Oswego, 97035, stated that he served on the Lake
10 Grove Business Association (LGBA) and the Lake Grove Neighborhood Association. He said
11 he along with Cheryl Uchida, Carolyn Krebs and Jeff Novak served on the advisory committee
12 and they were in concurrence regarding the goals of the Lake Grove Village Center Plan in
13 terms of trees. He indicated that they were all trying to bring back and preserve native trees
14 and it wasn't just about treed character and aesthetics, but about infrastructure, the roles trees
15 played in terms of air, soil, water and cooling from heat of parking lots. He reasoned that if the
16 same ecological-environmental values for preserving the functions and infrastructure that trees
17 provided were shared by everyone then they should all be under the same code provision. He
18 stated that the LGBA wanted mitigation of trees in Lake Grove to be the same as the rest of
19 the city. He acknowledged that the neighborhood probably would disagree with the change in
20 mitigation.
21

22 Mr. Buck stated that there was no evidence the money paid into the tree fund had been used
23 to plant native trees in Lake Grove. He suggested that a strategy be developed such as
24 looking at areas where trees could be planted (buffered areas and waysides), and not property
25 by property but looking at the whole. He held that they did not need punitive code or mitigation
26 standards and they should be treated like the rest of the city. He commented that with the
27 Boones Ferry Road project they had come to a new understanding of the difficulty with tree
28 mitigation. He emphasized the importance of education and cooperation.
29

30 Regarding an e-mail submitted by Mr. Buck that was not incorporated into the hearing record,
31 Mr. Siegel advised that it was submitted earlier in the fall when the advisory committee was
32 meeting and when the Planning Commission had held a work session, not during the public
33 hearing process.
34

35 Mr. Siegel addressed concerns mentioned in an e-mail received from Ms. Uchida regarding
36 the advisory committee and comments made by Leslie Hamilton, Senior Planner, at the
37 November 26 meeting. He advised that the committee was made up of representatives of the
38 neighborhood association, business association and those involved in the early development
39 of the LGVC Plan; the committee was well balanced. He indicated he had intentionally not
40 been involved in the process because he had a spouse who owned a business in the Lake
41 Grove area.
42

43 Commissioner Baker **moved to close the public testimony and open deliberations.**
44 Commissioner Brockman **seconded** the motion and it **passed 6:0.**
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Deliberations

Chair Heape noted that the Commission had previously deliberated and the one remaining item was related to tree mitigation. He indicated that there were three options:

- Keep current code as is.
- Reduce current mitigation rate to 50%.
- Tree for tree mitigation (one 3-inch caliper tree planted for each tree removed).

Vice Chair Ward advised that caliper was measured 6 inches above finished grade and diameter was measured 4.5 feet above grade.

Chair Heape recalled that the Commission was evenly split when considering the 50% reduction mitigation and that two Commissioners were not present who were now present. Commissioners Sweers and Hansen stated that they were in favor of Option 3 (one 3-inch caliper tree for each tree removed). Commissioner Brockman stated that after further consideration and testimony he was in favor of the 50% mitigation rate. Commissioner Baker said he had changed his mind and was now in favor of Option 3 (one 3-inch caliper tree for each tree removed).

A straw poll was taken and the majority of the Commissioners present were in favor of the one tree for one 3-inch caliper tree (5:1).

Chair Heape advised that based on previous straw polls the Commission was in agreement with correcting terminology, identifying incentives, and amending applicability of certain LGVC design standards.

Chair Heape **moved** to accept proposed amendments based on recommendations and straw polls of the Commission and to return on January 14, 2019 with Findings, Conclusions and Order. Vice Chair Ward **seconded** the motion and it **passed 6:0**.

7. WORK SESSION

7.1 Citizen Involvement Guidelines – Work Session #3 (PP 18-0005) and Planning Commission/ Commission for Citizen Involvement – Goal Setting

The Commission reviewed survey results and discussed goals to forward to the City Council. *Staff coordinator was Scot Siegel, Director of Planning and Building Services.*

Citizen Comment

Charles “Skip” Ormsby, 170 SW Birdshill Road, Portland, 97219, spoke of the complex problems faced by the Birdshill Neighborhood Association/CPO. Areas of concern included the intersection of Highway 43 and Terwilliger Boulevard, Tryon Creek Cove Trail Master Plan, future upgrades or replacement of the Tryon Creek Wastewater Treatment Plant and access to and organization of public records.

Action Items

- Staff to look at possibility of video recording some trainings for viewing later.
- Add to the Commission’s goal list support of the Historic Resource Advisory Board in updating the City’s preservation code.

APPROVED: 02/11/2019

- 1 • Include the goal list in the recommendation to City Council for 2019 Planning Commission
2 goals.
3
- 4 **8. OTHER BUSINESS**
- 5 8.1 Check-in on Review of Community Development Code for Affordable Housing (PP 18-0008)
6 There were no action items.
7
- 8 **9. SCHEDULE REVIEW**
- 9 Action Item
- 10 • Staff to work with Chair on scheduling possible work session for January 14 on affordable
11 housing.
12
- 13 **10. ADJOURNMENT**
- 14 There being no other business Chair Heape adjourned the meeting at 9:00 p.m.